

DESIGN AND ACCESS STATEMENT

28 NORTH ROAD CLACTON ON SEA CO15 4DA

INTRODUCTION:

This design and access statement has been submitted in support of an application for 28 North Road Clacton on Sea CO15 4DA. This statement comprises the supporting documentation to the planning application. All information necessary to determine the application would be found within this document.

The proposed development is in accordance with local and national space. The development will provide a high standard of outdoor quality time living space for residents. This statement seeks to demonstrate that the proposed development is in accordance with the National Planning Policy Framework (NPPF) and local planning policies and should be considered for approval.

PROPOSAL:

The proposal is as follows:

“REPLACEMENT OF THE WINDOWS”

The proposal considerably supports the following council and National planning Policy Framework such as:

POLICY CONSIDERATION:

Tendring District Local Plan 2013-2033 and Beyond

SP3 Sustainable Design

PPL8 Conservation Areas

PPL9 Listed Buildings

EXISTING SITE CONTEXT:

Great Clacton Hall is a large 18th Century Grade II listed building forming part of the core of what would originally have been the small village of Great Clacton and is now a conservation area. Sited behind St. Johns the Baptist's church (grade II Listed), the hall has no direct road frontage. Its main aspect of public visibility is therefore side-on from the Somerfield car park.

To the north, east and west of the Somerfield car park lies unattractive 1960's and 1970's retail and residential development in concrete. To the south lies what is a very attractive view of the side of Great Clacton Hall with mature trees and St John the Baptist's church as a backdrop.

The front of the hall is publicly accessible via a footpath that runs along the side of the Somerfield store, and connects the car park with North Road and the rest of Great Clacton shopping center. From the aspect the hall appears as an attractive, symmetrical building in yellow render and with slate roof. The building currently functions as a residential home.

PRINCIPLE OF DEVELOPMENT:

The application is for the change of the windows. Sliding Sash Windows are an authentic conservation replacement to retain the traditional features of a period property renovation. These styles of windows are commonly found in older properties. There would be no changes to the front of the property.

IMPACT AT THE NEIGHBOURING PROPERTY:

As the windows would match the character of the area, it is our opinion that the proposed development would not have any impact at the neighboring properties.

ASSESSMENT AND EVALUATION:

It is our understanding that the replaced windows would not be detrimental to the special architectural or historic interest of the building, the materials proposed, and detailed design will complement the existing building.



