

PROJECT:	22 Thoroughgood Road, Clacton on Sea CO15 6DD
SUBJECT:	Planning Design and Access Statement
DATE:	March 2024
REV:	-

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PLANNING DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This Design Access and Planning Statement provides an overview of development proposals submitted in this planning application.

Permission is sought for a single storey infill side extension to the existing building on site.

2.0 SITE DESCRIPTION, SITE LOCATION & CONTEXT

The site is located on the eastern side of Thoroughgood Road to the east of Clacton's Town Centre, and within a short walk of the railway station, leisure centre, schools and regenerated seafront and pier.

The site comprises of a detached three storey building used as a day nursery. There is hardstanding to the forecourt used for car parking, and a private garden with an outbuilding to the rear.



The site viewed from Thoroughgood Road

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3.0 THE DEVELOPMENT PROPOSAL

The project aims to improve the existing classroom provision. We propose to reinstate the garage structure that previously stood to the side of the property by way of an infill side extension to improve the existing ground floor classroom.

LAYOUT

The proposal is for extending the existing toddlers' classroom on the ground floor level to the rear.

The new extension area is located along the front and south side elevations. It will be combined with the existing classroom (to the rear) and fitted with an additional toilet.

The toddlers' classroom as extended will provide a more attractive, comfortable and broader learning environment for children.

ACCESS

The existing (stepped) main point of entry to the building from the forecourt will be retained. Further access to the building is provided from the rear.

The extension proposal will improve on the existing provision by introducing a new access door to the forecourt area. This will be an openable third of the 'garage door' - a new level-access entrance/exit, and also a fire escape which needs to be retained.

MASSING

The proposal has been carefully designed to ensure there would be no adverse impact to neighbouring occupants through overlooking, overbearing, overshadowing or loss of outlook.

The design broadly follows the scale and massing of similar side extensions in the area, so the impact on the street scene would be minimal.

ELEVATIONS & MATERIALS

The extension is designed to look like an original flat roof garage for the Edwardian villa host building. The proposal will use red brick to match existing as exterior wall finishes, red creasing tile detail to the front and side parapets, flat roofing and white framed doors to complement the existing windows. All windows will be minimum double glazed and fitted with obscure glass.

DAYLIGHT

The extension area will be fitted with windows providing a good degree of natural daylight within the classroom.

AMENITY

There will be no impact on the existing amenity provision.

We also propose obscure glass to the proposed extension to prevent any unauthorised views into the nursery indoor area.

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REFUSE STORAGE AND COLLECTION

We propose to move the existing refuse area to the south to the north part of the forecourt area. The refuse area will be easily accessed from Thoroughgood Road.

Containers: Bins for recyclables, kitchen waste, and general waste will be provided as per current arrangement.

The refuse will be collected on designated collection days as per current arrangement.

SUSTAINABLE CONSTRUCTION & DESIGN

The proposed scheme is seeking to complement the existing building structure where practically possible.

An Energy Plan will be developed in accordance with the 'Be Lean, Be Clean and Be Green' philosophy in terms of energy conservation and use. That is: 1. 'Be Lean'-striking the right balance between reducing energy loss through the building fabric and gains produced by systems within the building; 2. 'Be Clean'- ensuring that energy is efficiently used by employing building systems that use energy efficiently; and 3. 'Be Green'- using appropriate renewable sources of energy.

The structure it will be well insulated and ventilated to provide a comfortable indoor environment for children during both summer and winter months.

The water consumption rate of not more than 105 litres, per person, per day will be specified for the extension element.

4.0 CONCLUSION

The proposal will provide a much needed and robust addition to the existing childcare setting in the local area, all in harmony with its surroundings.

We therefore respectfully request Thurrock Council support this planning application.

Ends