

## **FRINTON AND WALTON HERITAGE CENTRE AND COMMUNITY SPACE**

For Frinton and Walton Heritage Trust

Project No 22-01

Planning Issue 22/02/2024

### **DESIGN AND ACCESS STATEMENT**

The Frinton & Walton Heritage Trust have purchased the former Ambulance Station, 120 Pole Barn Lane, Frinton on Sea, CO13 9NG, with the intention to turn it into a museum of material assets, archive and increasingly digital archive, an interpretation centre with electronic displays and presentations. The Trust also intends the meeting room to be available for other community activities and to accommodate meetings of 20 or more attendees.

The building is within easy walking distance of the Railway Station (distance 0.2miles, walking time 4 mins) just inside the Gates of Frinton, with trains from Walton-on-the-Naze running to Colchester and connecting with Clacton trains to London. Buses stopping at the Bus Stop immediately outside the Gates (distance 0.2miles, walking time 5 mins) connect with the local villages as well as Clacton and Colchester. The local small bus No 9 passes the seaward end of Pole Barn Lane providing bus connections within Frinton and Walton. There is adequate parking for a minibus and three cars on the forecourt area, subject to fence and gate design. Two parking spaces will be dedicated to Wheelchair and Disabled use. The forecourt will also be used by vehicles for the delivery of exhibition material. Visitors will be encouraged to park elsewhere in designated parking places, e.g. the Esplanade, so as not to put pressure on the local street parking and there is a commercial car park at the railway station (distance 0.2 miles).

The existing building, designed by the County Architect, H Conolly FRIBA, in 1959, is built using red wire-cut facing bricks, the windows are mainly pvcu with a few earlier timber windows to the rear and a steel roller shutter to the vehicle access. The pitched roof is interlocking concrete tile with areas of flat felt roof to the projecting garage area. The rainwater goods are pvcu. The interior comprises entrance lobby, with the ambulance garage and wash-down area to the right, personnel rest room to the left, store cupboard with electricity consumer unit and a single unisex cloakroom. The core building has

a tiled pitched roof with the ridge running parallel to the road, the projecting ends of the higher ceilinged vehicle area has flat roof front and back.

The intention is to house the new function within the existing structure with ancillary accommodation at the rear to use as furniture storage. There may also be free standing M&E plant such as an air-source heating unit to the rear. The intention is to make the lobby into the reception and sales area, use the personnel rest area as a meeting, IT and exhibition area with break-out space to the rear through glazed fold-back doors, the toilet facilities will be re-ordered to provide a unisex WC and a Wheel Chair Access WC. The vehicle area will be made into the main exhibition space with a glazed screen with access doors for exhibits replacing the roller shutter to the front. The step between the vehicle area and the main building required when used for vehicles will be levelled and an access ramp will be provided to the left of the front entrance. The entire envelope will be upgraded to a high insulation standard and photovoltaic panels fitted to the roof to provide green energy to the space heating system. The aim is to use no fossil fuel from the start.

The security fencing and gates to the front, which will be installed when the funds have been raised for phase 2, will be embellished with design by a local metalwork artist craftsman to project images of local history and culture. The forecourt which is currently laid with tarmac will be re-laid with permeable jointed brick pavers in contrasting colours showing vehicle and pedestrian designated areas.

The new Heritage Centre will take pressure off the Railway Cottage site adjacent to the level crossing which is unsuitable for long term archive storage and will in part alleviate the issues caused by the loss of the exhibition space at the Old Lifeboat House in Walton, providing an exciting space to exhibit the Trust's growing collection of local artefacts in a secure and dry environment.

The expected visitors to the Centre will be private individuals, family groups and school education parties. The Trust, supported by the FWHT membership, will also be developing its existing service providing archive information to residents of the area about the history of their property. It is intended that the design is flexible and should accommodate changes in the way heritage is

exhibited and displayed while allowing for developments in technology and methods of education.

The FWHT expect the museum and interpretation facility to be open during the hours of 9.30am and 6.00pm with shorter hours at the weekend. While the use for community activities will on occasions need to be after the working day it is not expected that these will be late finishing or noisy. The overall intention is to provide a venue for cultural tourism, education and a sustainable building for the longterm use of the community of Frinton and Walton.

As former Ambulance Station which we propose to convert to a community facility including museum, archive, interpretation & education services and a meeting room. The environmental impact is significantly different and lower than domestic dwellings. In an endeavour to reach our target of zero carbon emissions the client has removed the gas supply. We are upgrading the insulation to above that required by building regulations and we are installing photo-voltaic panels which will provide power to the instant heat hot water unit and the underfloor heating. Storage batteries will be installed to the rear of the museum for surplus electricity. However, there is no onsite requirement for a vehicle charging point as all our volunteers live within the local area and the client's priority is for dedicated disabled space.

A compost bin will be provided for the kitchenette and located at the rear of the meeting room. The museum has minimal waste which will be separated and recycled where possible. While we have very little spare area for landscape planting, however, moveable planters will be located in front of the building and secured in place. For watering this a new water butt will be installed to the rear of the building. Composting will be undertaken at the FWHT gardens at Railway Cottage for use at both properties.