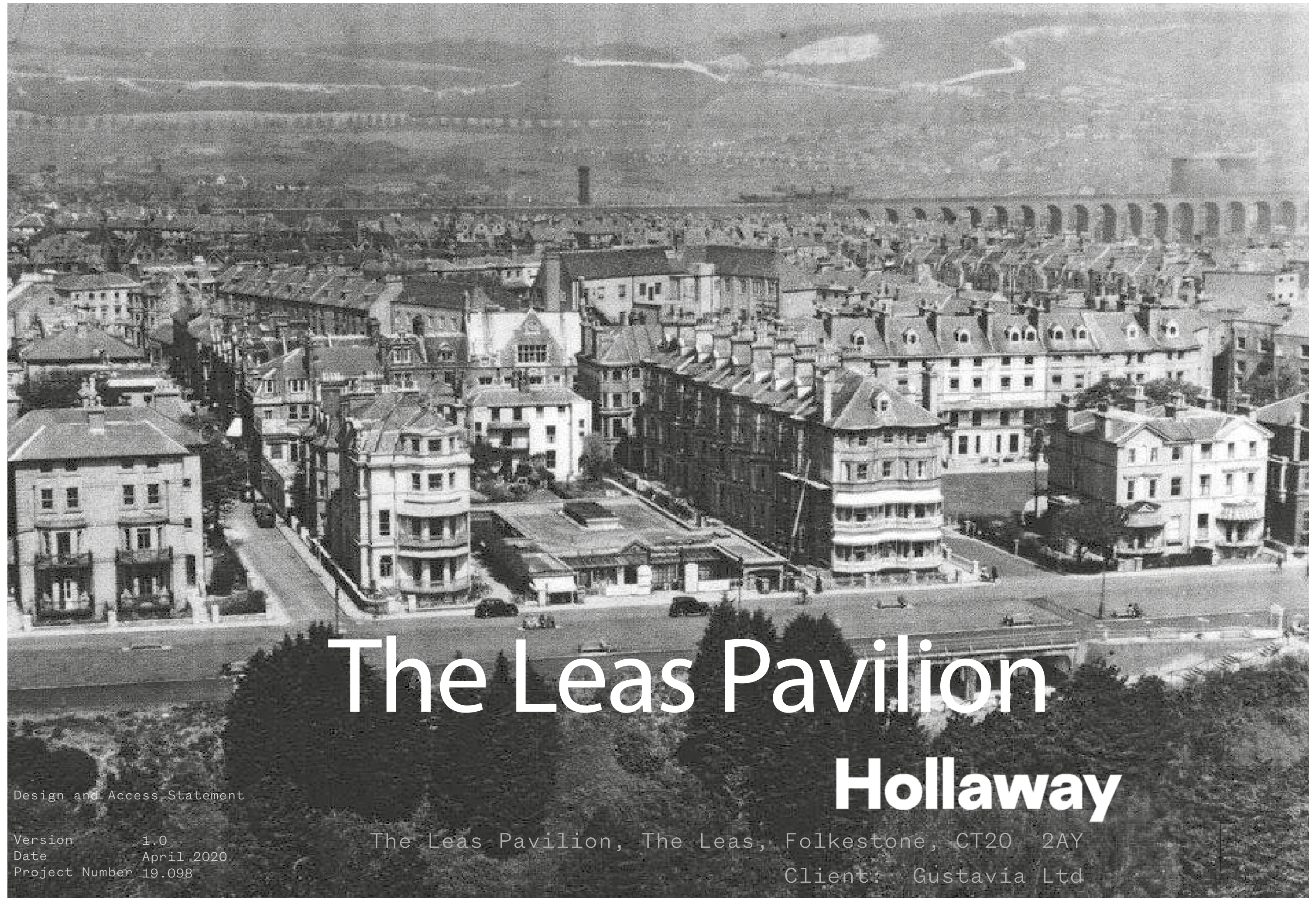




The Leas Pavilion

Hollaway

Design and Access Statement

Version 1.0
Date April 2020
Project Number 19.098

The Leas Pavilion, The Leas, Folkestone, CT20 2AY
Client: Gustavia Ltd

1 Introduction

Hollaway have been instructed by Gustavia Ltd (the applicant) to produce designs for the restoration of the grade II listed Leas Pavilion, and proposals for a residential development to the adjacent car park sites facing Cheriton Place and Longford Terrace. This has presented a special opportunity to restore this historic building so important to Folkestone's history, and to ensure its long term future.

The Friends of the Leas Pavilion, a local group who have been campaigning to save the listed building have been consulted on the proposals from an early stage and are in full support of the scheme.

The following consultants have worked closely with Hollaway and the applicant during the design process and have produced various reports to accompany the planning application:

- Hollaway - Architectural Design
- Barton Willmore - Planning Consultant
- Heritage Collective - Heritage Statement
- PAYE Stone - Terracotta Specialist
- Ramboll - Structural Engineer
- Stantec- Transport Assessment
- Quinn Ross - M&E and Sustainability
- Lloyd Bore - Townscape Visual Impact Assessment
- Herrington - Sunlight and Daylight Assessment
- Lustre - Contamination report
- CAT - Archaeology report

Hollaway

 Heritage Collective

RAMBOLL

QuinnROSS
CONSULTANTS LTD

herrington
CONSULTING LIMITED

CANTERBURY
ARCHAEOLOGICAL
TRUST LTD

**BARTON
WILLMORE**

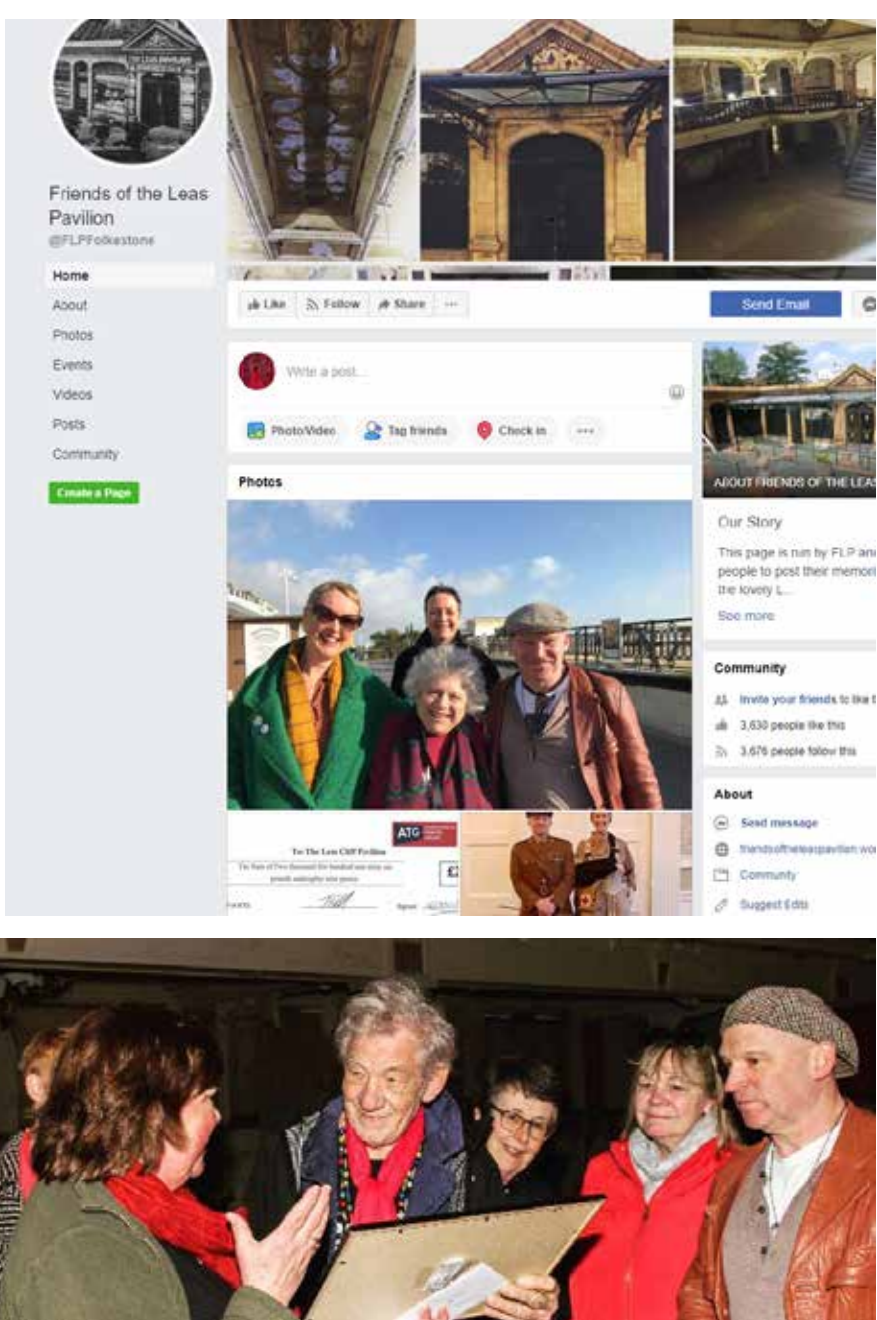

PAYE

 **Stantec**

lloyd bore

Gustavia and Hollaway are grateful to the Leas Pavilion Archive for use of images from its collection.

Gustavia and Hollaway have liaised closely with the Friends of the Leas Pavilion on this development from an early stage, and they are in full support of the proposals.



Page 4

2 Site Analysis



The site is comprised of the Grade II Leas Pavilion, originally constructed in 1902 as an Edwardian tea room and later used as a theatre and club. The pavilion has not been in use in the last ten years and requires extensive repair. Two surface car parks located adjacent either side of the Leas Pavilion accessed via Longford Terrace and Cheriton Place form part of the application site.

The site is located to the north of The Leas, Folkestone, providing views to the South across The Leas and to the sea. To the east and west of the site are residential apartment blocks, and commercial properties back onto Sandgate Road.



Site Images taken from Google Maps

The following photos show the location of the site and the immediate surrounding context.



Photo 1: View of The Leas Club and surrounding context from The Leas



Photo 2: Site and its surroundings SW side (Apartment block, White Cliffs)



Photo 3: Site surroundings NE side (Priors Leas and No. 1 The Leas)



Photo 4: View of Longford Terrace



Photo 5: View out across the sea south of the site

Site Photos - Surrounding Context

The following photos show the current state of the external areas and facades of the Leas Pavilion and adjacent car parks.



Photo 6: View of Leas Club from The Leas



Photo 7: Front terracotta elevation



Photo 8: Cornice detail and temporary propping



Photo 9: View of shop front windows, front facade



Photo 10: Detail of front courtyard wall



Photo 11: Salvaged railings

Site Photos - Exterior



Photo 12: Failing asphalt to external entrance steps



Photo 13: View from Longford Terrace car park



Photo 14: Car park to Cheriton Place



Photo 15: Masonry wall to Cheriton Place car park



Photo 16: Lightwell seen from Cheriton Place car park

Site Photos - Exterior



Photo 17: Rear elevation



Photo 18: Rear elevation



Photo 19: Side elevation from Longford Terrace car park



Photo 20: Side elevation from Longford Terrace car park

Site Photos - Exterior

The following photos show the current state of the Leas Pavilion interior.



Photo 21: View of main entrance from central hall



Photo 22: View of stage from gallery



Photo 23: View of stage and decorative lantern structure



Photo 24: View across the gallery and ceiling detail



Photo 25: Beneath the NE gallery

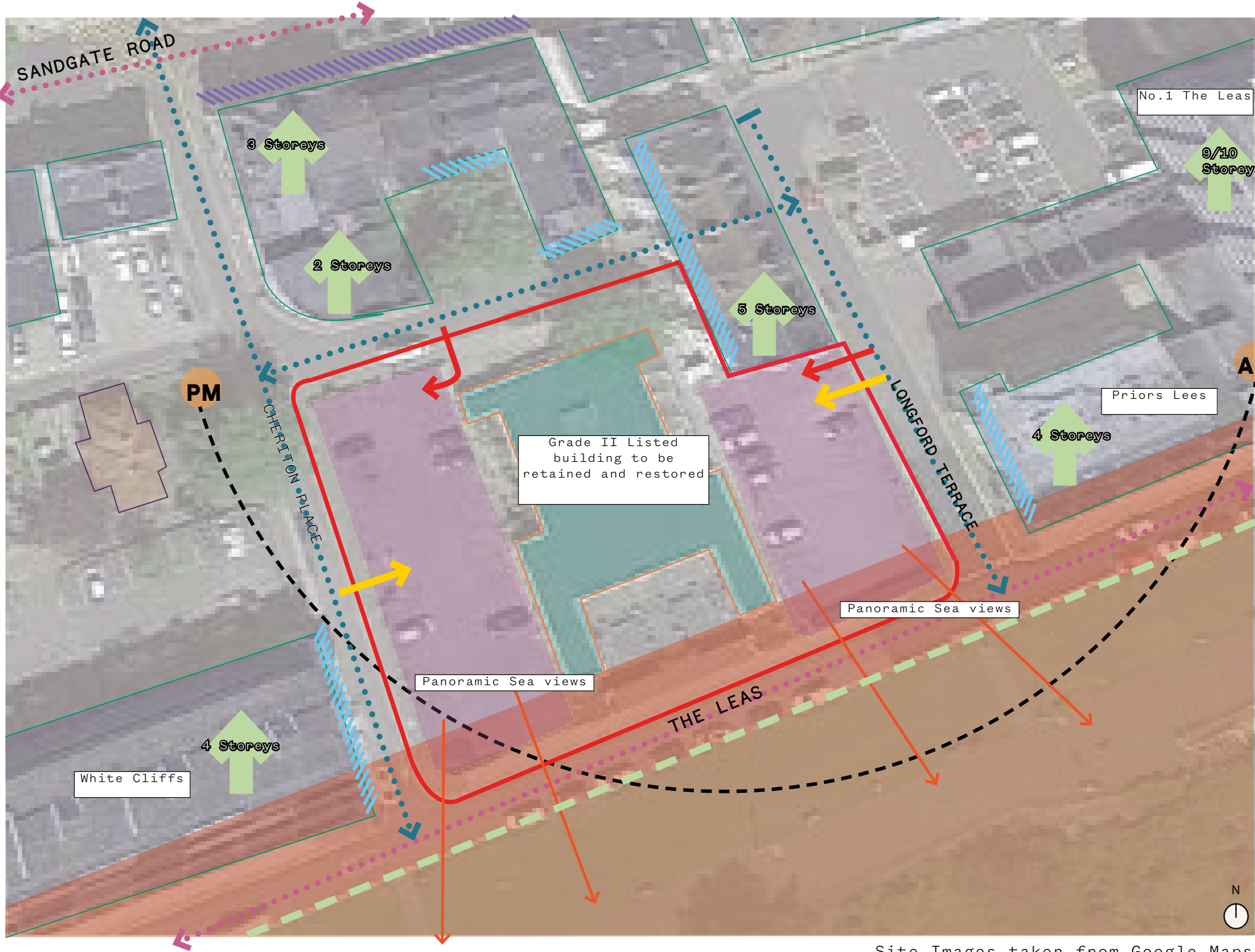


Photo 26: Decorative detail above door by entrance

Leas Pavilion - Interior

The site is located within a residential area, with Longford Terrace to the east and Cheriton Place to the West. To the North of the site is Sandgate Road, a secondary shopping street. The surrounding architecture is comprised of large Victorian terraced houses and a series of 20th century modernist apartment blocks, including No.1 The Leas and Priors Lees to the East and White Cliffs to the West.

Key site considerations include the sensitive restoration of the Grade II listed building at the centre of the site, the location within a Conservation Area, and a consideration of the affect of the proposal on the listed building. A key opportunity presented by the site is the panoramic sea views and south facing orientation.



Site Images taken from Google Maps

KEY

The site is located in Folkestone Leas and Bayle Conservation Area

- Designated 'Open Space Value'
- Primary Road (The Leas)
- Secondary Road
- Referenced by FHDC as an 'Other' Housing Site
- Public Toilets
- Existing structures
- Listed Building
- Potential Proposed Vehicular Access
- Existing Car Park Entrance
- Panoramic Sea Views
- Consider Sunlight / Daylight
- Secondary Shopping Area
- Area of Archaeological Potential
- Site Boundary



Photo from <https://tigergrowl.wordpress.com/2015/08/08/folkestone-and-the-sea/>



Existing facade

Historic England Listing for The Leas Club

Grade: II
Date first listed: 24-Dec-2007

The Leas Club is designated at Grade II for the following principal reasons: * As a rare example of a purpose-built Edwardian high class tearoom and its poignant evocation of troops departing for France in World War I and early 20th century popular entertainment; * The entrance front is of special architectural merit for its high quality moulded terracotta work, ironwork grilles and attached veranda and for its Art Nouveau style stained glass, the other elevations are much plainer; * The plan form survives intact; * The interior with its imperial staircase, galleried interior and ceiling survives substantially intact apart from a few alterations to convert it into a theatre in 1928; * As an important Edwardian seaside building, comparing in interest with the later Leas Cliff Hall and Pulhamite caves which are both listed Grade II.

Central pediment with 'dolphin' motifs

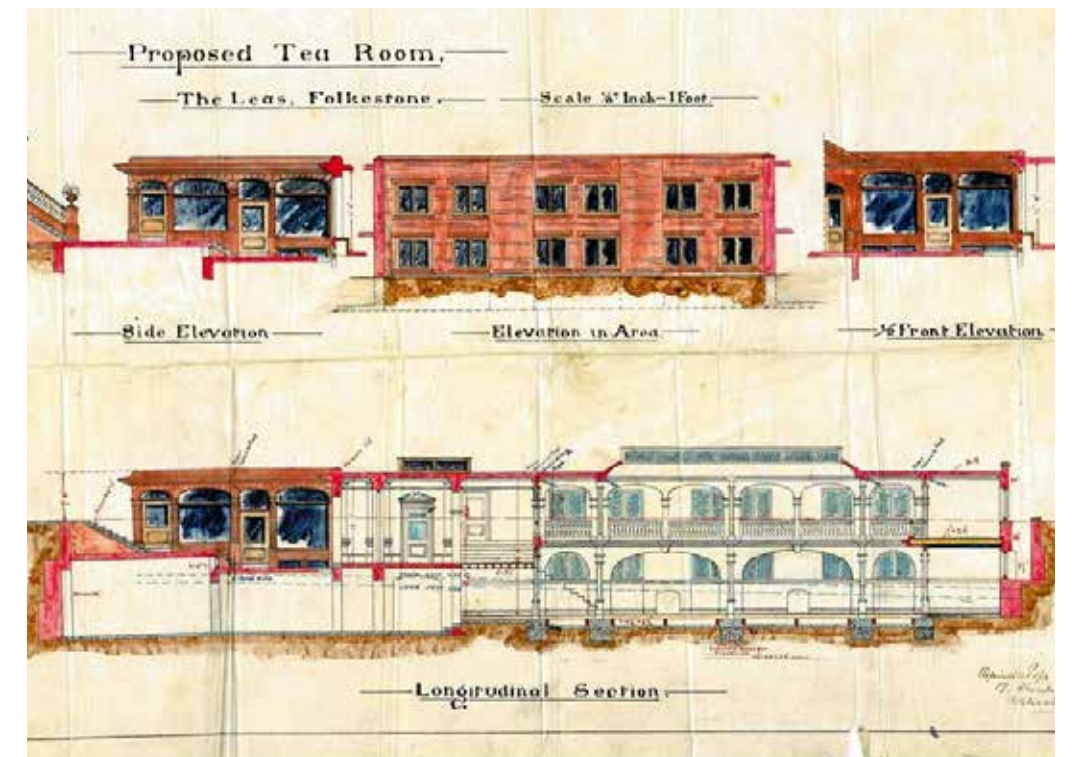
Moulded terracotta work. Elaborate dentil cornice

Arched doorcase with keystone and pilasters

Segmented arched windows

Central narrow doors

Sunken Courtyard



Original Plans 1902

Image used with permission from Folkestone Estate

Historic England Listing

The Leas Pavilion has a rich heritage. It was opened in 1902 as an Edwardian tea room for client Mr Frederick Ralph. The building was located on a former open garden on the Leas between large late 19th century hotels.

In 1906 a makeshift stage was constructed beneath the gallery at the far end of the building. During WW1 farewell concerts were held here for the troops before they embarked for the continent.

In 1928 a formal stage was constructed at the north end of the building and the building became the Leas Theatre, a popular repertory theatre for plays and tea matinees.

In 1986 the Leas Pavilion re-opened as the Leas Club. It ran as a pub with snooker room and bowling alley, cafe and night club until 2010.



From at least 1873 until 1902 the site of the Leas Pavilion was an open garden. Surrounding the site were residential buildings and hotels.



The Leas Pavilion was built in 1902. The site lay between two hotels leased from the Radnor Estate.



Historic postcards of the hotels either side of the Leas



During WW1 farewell concerts were held at the Leas Pavilion for troops about to depart for the continent.



The Leas Pavilion was opened by Lord Radnor on 1st July 1902 as a tea room for the Edwardian aristocracy. The building's construction cost £10,000.



Concert Parties were introduced in 1906 on a makeshift platform.



In 1928 a stage was built in the main hall and the Leas Pavilion was re-opened as The Leas Pavilion Theatre. In September 1985 the theatre closed.



In 1986 the Leas Pavilion reopened as the Leas Club, a bar, cafe and venue for live music

Site Timeline



In 1994 the Longford hotel on the East side of the Leas Pavilion was partly destroyed by a fire and in 1995 both the hotel and the building to the west of the site were taken down.

1994



The Leas Club in the 2000s.

1995



Since 1995 the two sites adjacent to the Leas Club have been used as car parks with part of the sites given over to landscaped gardens fronting onto the Leas.

2000



In the 1990s and 2000s the Leas Club was a popular bar and music venue.



© Mark Hourahane
There were pool tables on the gallery of the Leas Club 2008.



In 2005 planning consent was granted for the landscaped gardens adjacent to the Leas Club to be removed and for the car parks to be extended across all of the available space.

2005



In 2020 the Leas Pavilion has been closed for 10 years. The building is in a state of disrepair and needs renovation.

2020



In 2010 the Leas Club closed. It has been disused since then.

2010



In 2015 planning permission was granted to Churchgate for apartments to be built on the car parks either side of the Leas Pavilion and bridging across the pavilion roof. Building work was never started and the planning permission expired.

2015



In 2020 Gustavia are proposing a full restoration of the Leas Pavilion and the redevelopment of the adjacent car parks.

Site Timeline

3 Leas Pavilion Restoration Proposals

The southern main facade is in a poor state and in need of restoration. The proposals are to restore it to the original 1902 facade, removing the 1920s metal and glazed canopy. The facade has been inspected by PAYE Stone and Ramboll Structural Engineers who have prepared reports in regard to the investigation, repair and restoration required. The photos below outline the current state and potential areas of repair required.



1. The building frontage has suffered serious structural damage. Specialist structural work will be undertaken to stabilise the facades and restore them to their former glory, including the dismantling of the failed southern arches, under the recommendations of the structural engineer and terracotta specialist.



2. The terracotta is damaged in several places and will be sensitively repaired by a terracotta specialist.



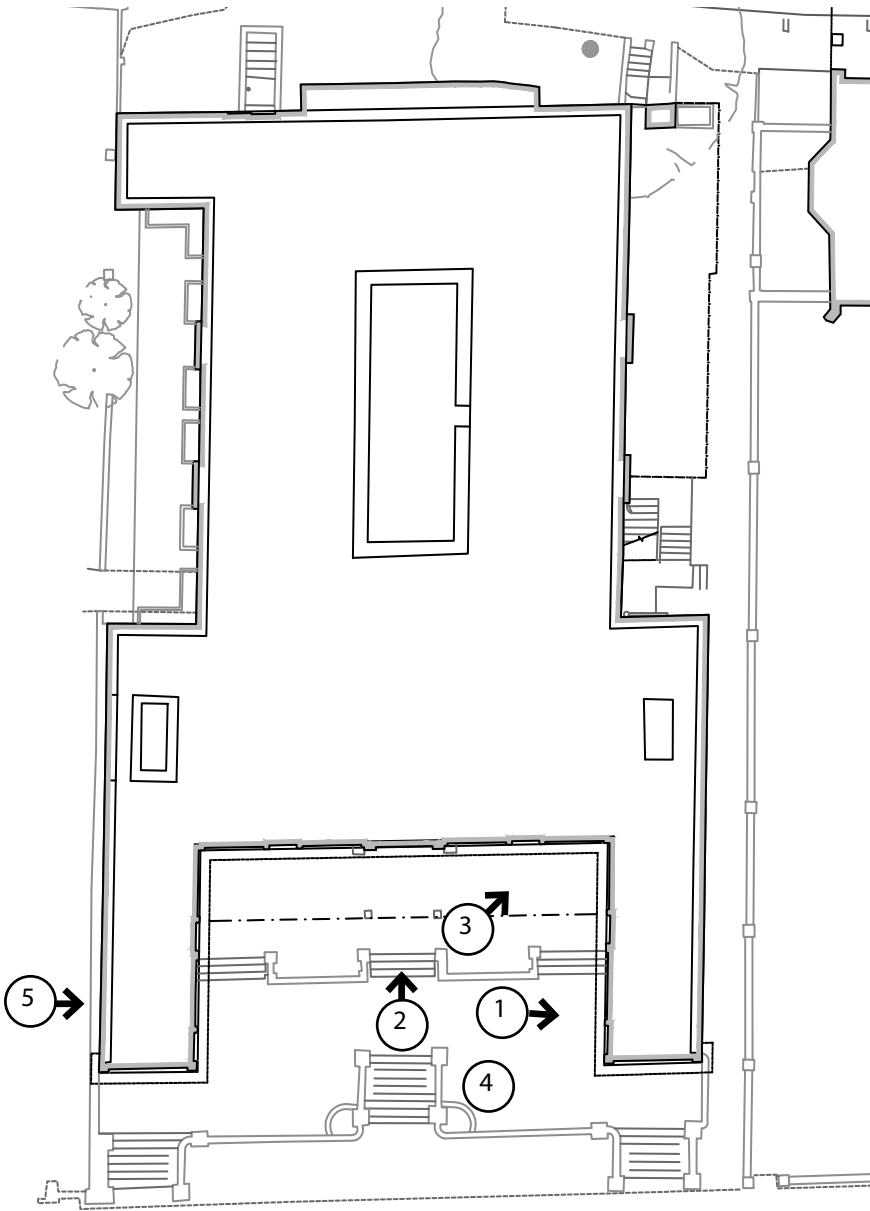
3. The asphalt courtyard has cracked and bubbled. Water gathering in the lower areas is leaking into the basement below. This will be removed and replaced, the structure repaired, and a new waterproof covering laid with a paving finish to be agreed with the conservation officer.



4. Broken terracotta pieces from the front facade have been salvaged and will be repaired and returned to their previous locations where possible.



5. The brickwork on the east facade is in need of repair. This will form part of a semi-basement car park.



Existing Roof Plan and Stepped Entrance

Leas Pavilion - Main Southern Facade Current Condition

The following photographs show the state of the existing building internally, and the works required to repair and restore it.



6. The stage has been stripped to a bare concrete structure which dominates the interior of the main hall.



7. Water is leaking into the old bowling alley. Works are required to stop the ingress of water, to ensure the area is structurally sound and to repair and refurbish the space.



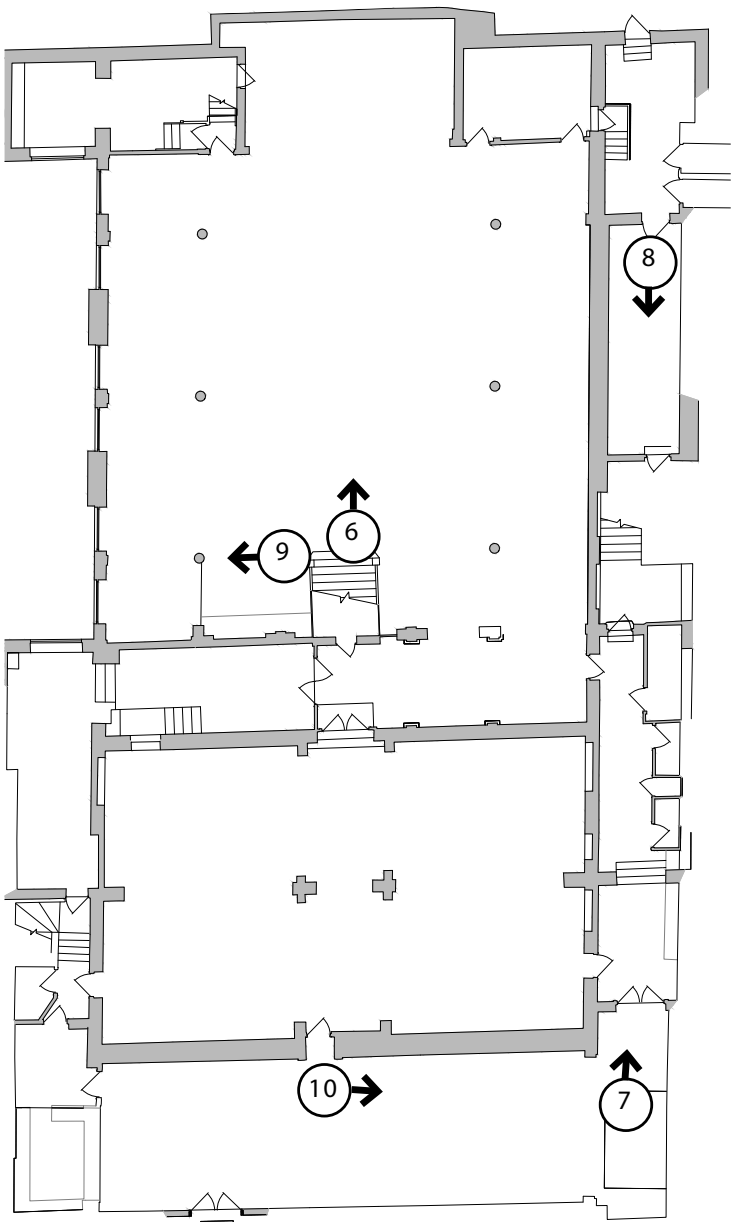
8. The roof of the beer cellar has collapsed.



9. The columns in the main auditorium will be restored.



10. The bowling alley is affected by water ingress.



Leas Pavilion Interior Current Condition - Lower Ground Floor



11. The Leas Pavilion has an ornate interior that will be carefully restored in line with heritage advice.



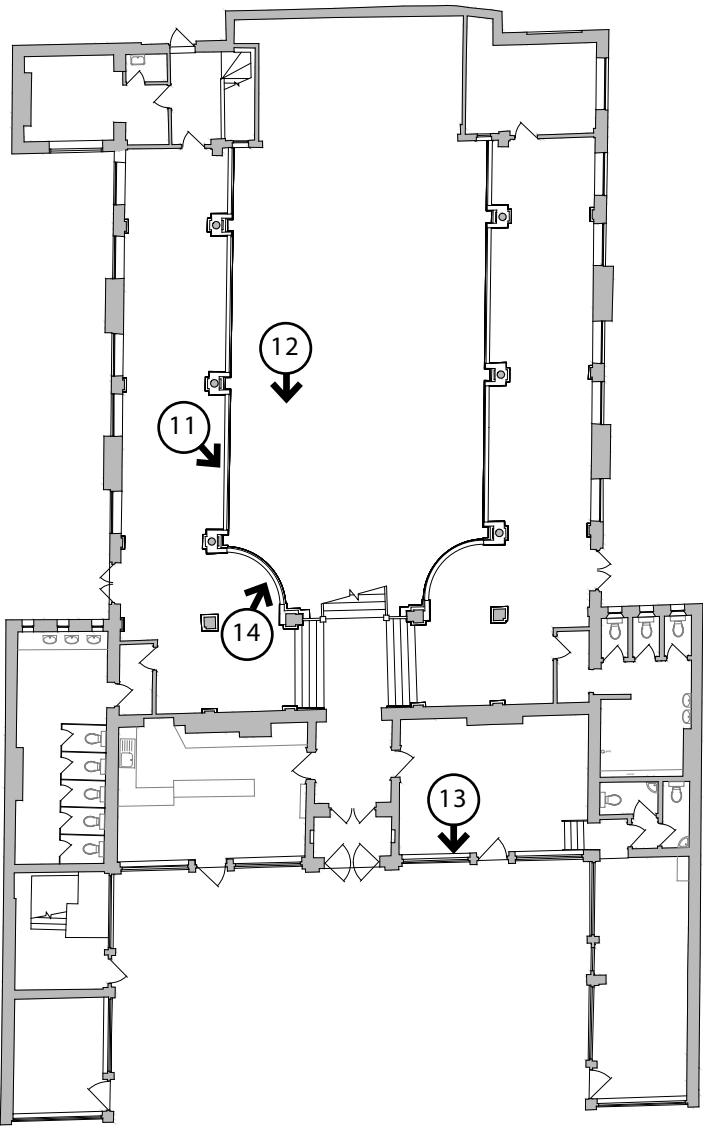
12. Although the main roof is now watertight, the ceiling has been damaged.



13. The Art Nouveau stained glass windows on the front facade will be carefully restored.



14. The highly decorative ceiling and lantern ceiling feature will be restored.



Leas Pavilion Interior Current Condition - Ground Floor

Internally, the proposals include the restoration of the main hall to the 1902 layout, and the restoration of the main entrance terracotta facade and stepped courtyard.

Although much of the original main hall of the interior and the terracotta facade remain, through the changes in use the building and interior has been adapted to best suit each iteration. One main alteration was made in 1928 to convert the original tea room to a theatre. This included removing the colonnade and gallery at the northern end of the main hall to create a stage. The arched colonnade was also removed on the lower ground floor to allow more seating in the auditorium space, and to improve sight lines to the stage.

Smaller alterations have been made over time including the conversion of the original kitchens and stores at Lower Ground Level to a bowling alley and snooker room during its use as a club.

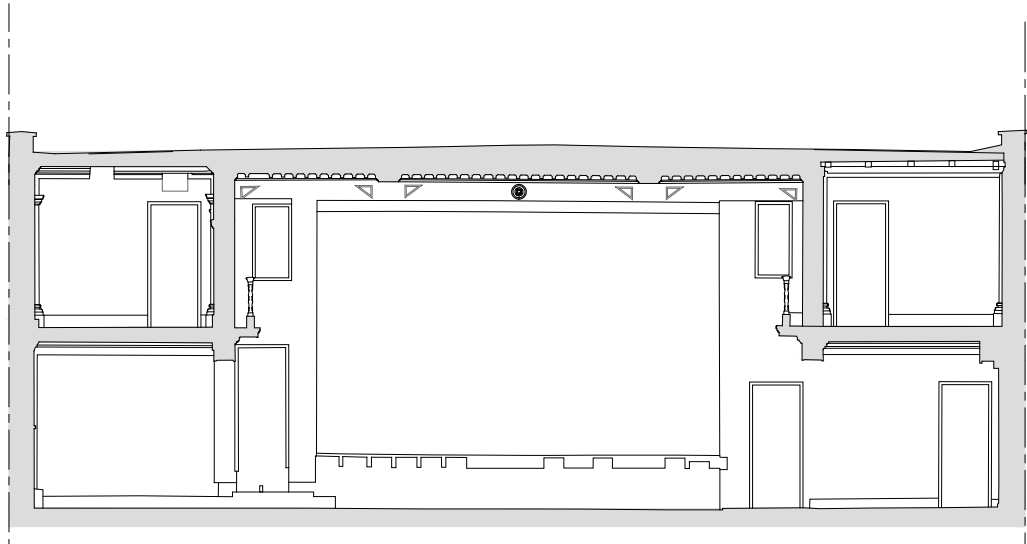
As the building has been disused for approximately 10 years, this has also contributed to the current state of the building, in that it has not been well maintained and is in need of urgent restoration.

The building currently lies empty and unused. On entering the building, the main view is of the main hall, from the standpoint on the top of the main steps. What was once a grand space with decorative colonnades and gallery is now somewhat lacking the grandeur, as the large, empty stage occupies most of the view. In Pre Application discussions with Historic England and the Folkestone and Hythe Conservation Officer, the building was visited and the proposed layout discussed. This led to the proposal to reinstate the northern gallery and colonnade, and the lost arches to the east and west colonnades as discussed and agreed with the various stakeholders.

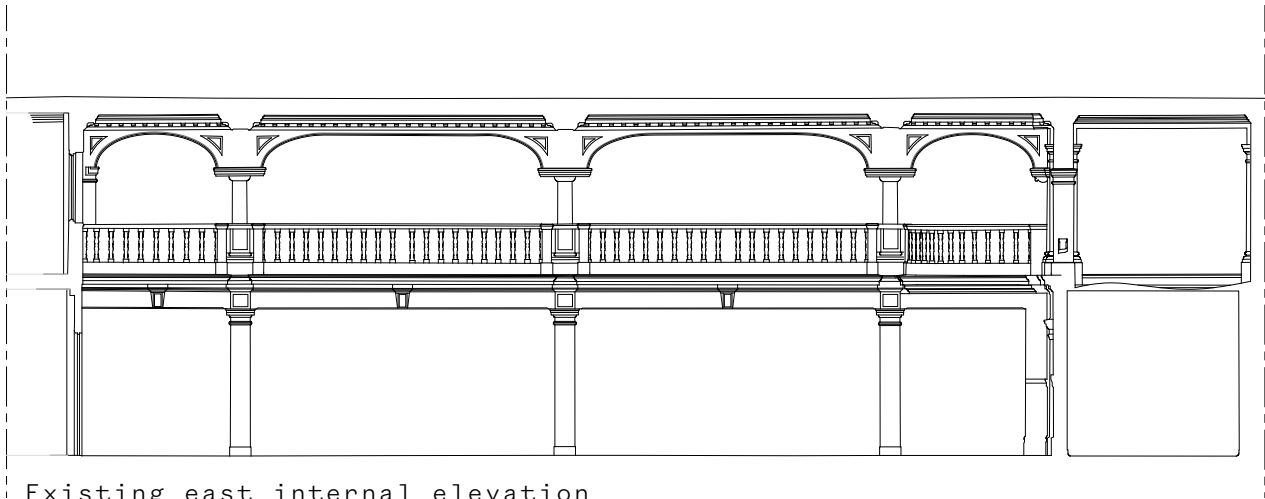
Detail of the gallery and colonnade can be found on the original architect's drawings and historical photos. A number of details also remain within the building and can be referred to for restoration details.



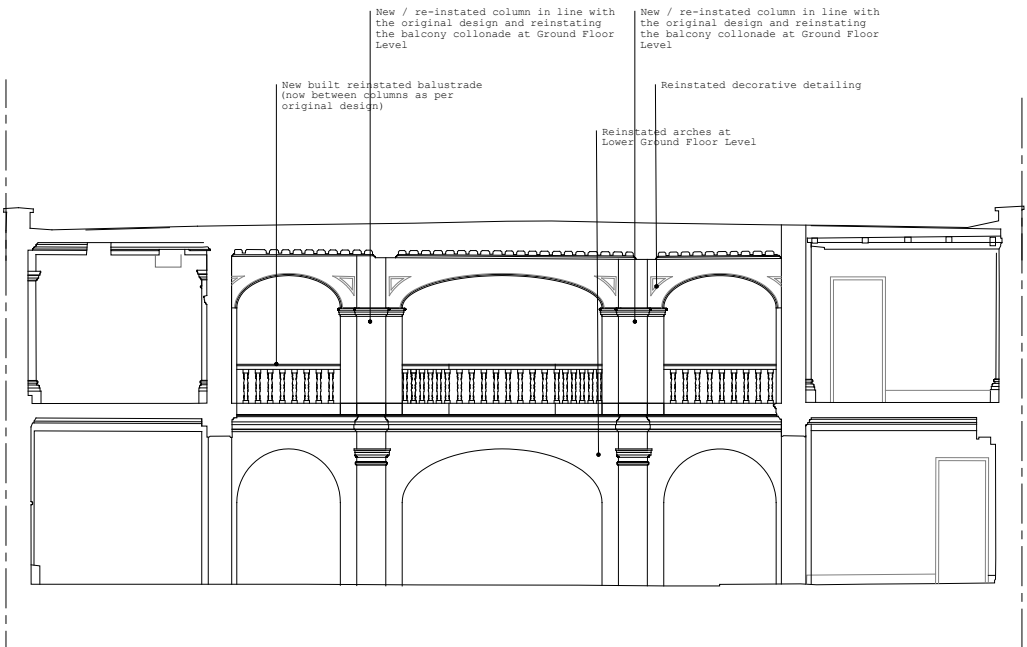
The drawings below show the existing north internal elevation (stage) and existing east internal elevation showing the current colonnade and missing columns. Also shown are the proposed north and east internal elevations showing the proposed replacement gallery and colonnade, replacement columns and balustrade.



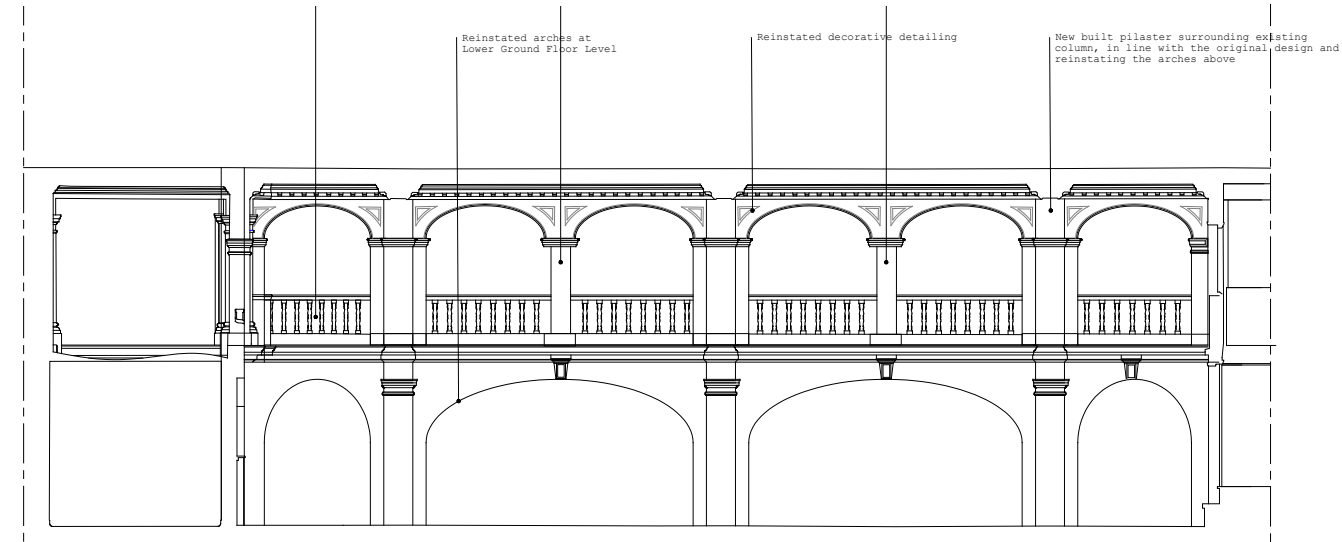
Existing north internal elevation



Existing east internal elevation



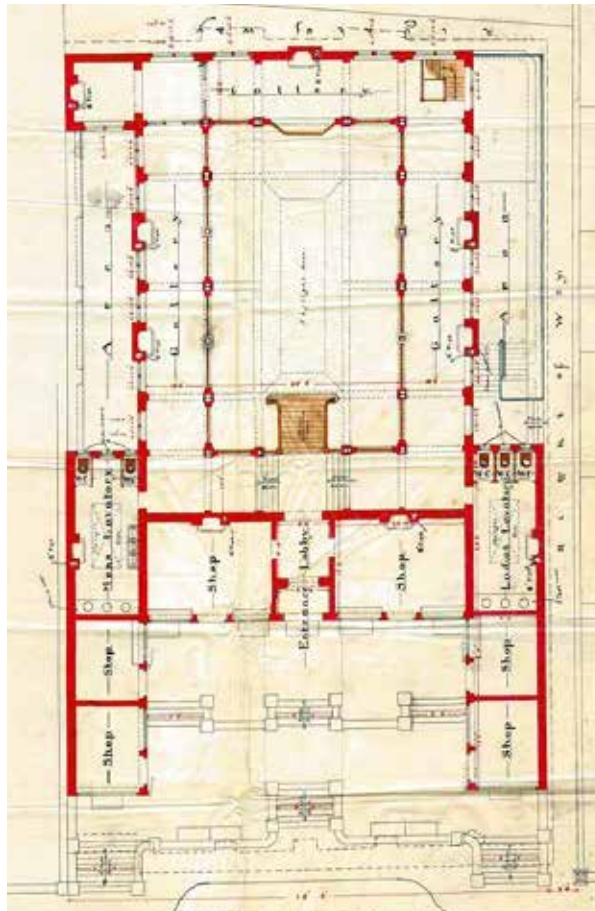
Proposed north internal elevation



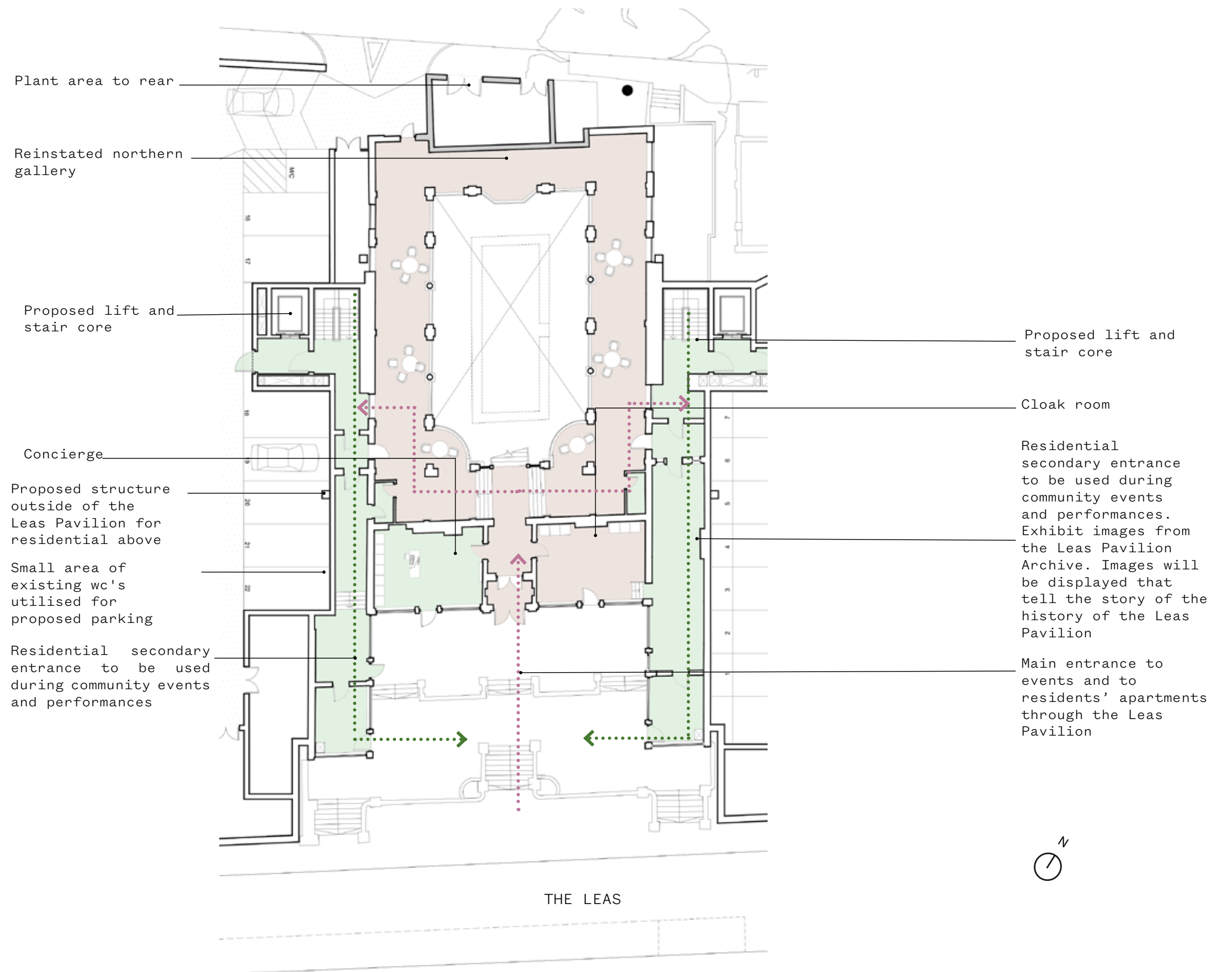
Proposed east internal elevation

The proposal is for an element of community use to the main hall and galleries. The following plans show a variety of potential layout using a demountable stage and stackable chairs which can be stored in dedicated rooms to the north west of the main hall.

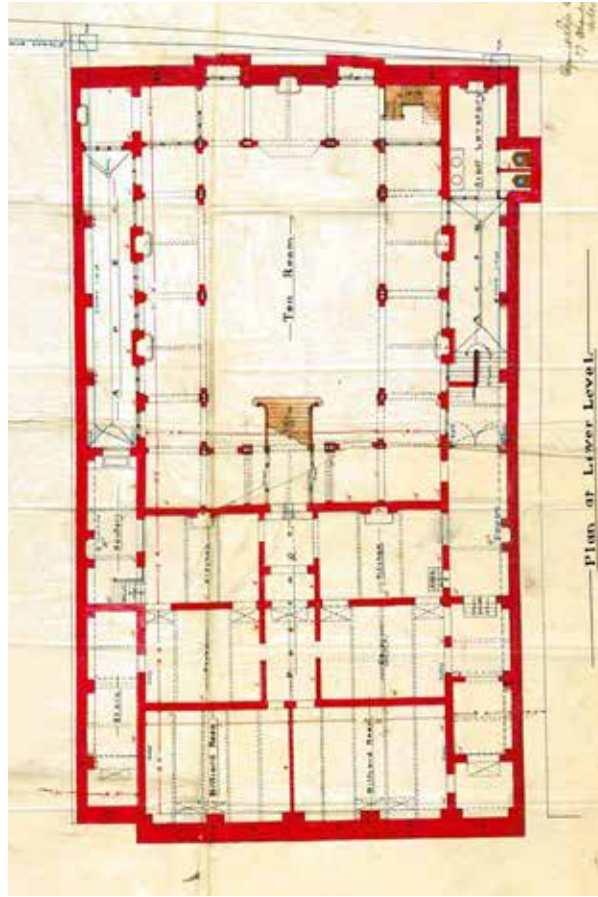
The community use of the main hall will provide opportunities for local groups to utilise the historic building for what is envisaged to be small musical, theatrical or spoken word performances, or weekly clubs.



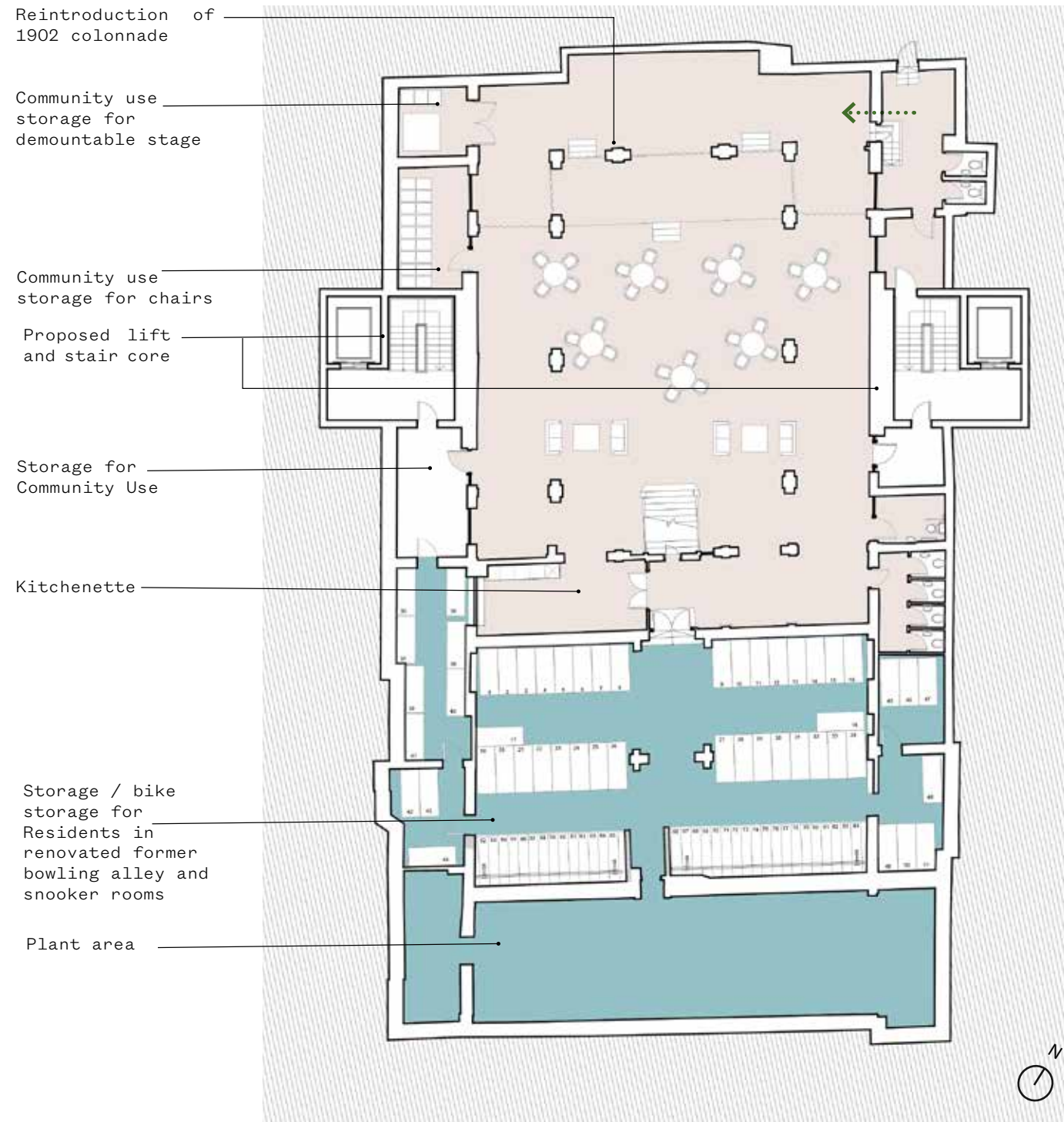
Original Plans 1902
Image used with permission from Folkstone Estate



Leas Pavilion - Interior Proposals - Ground Floor



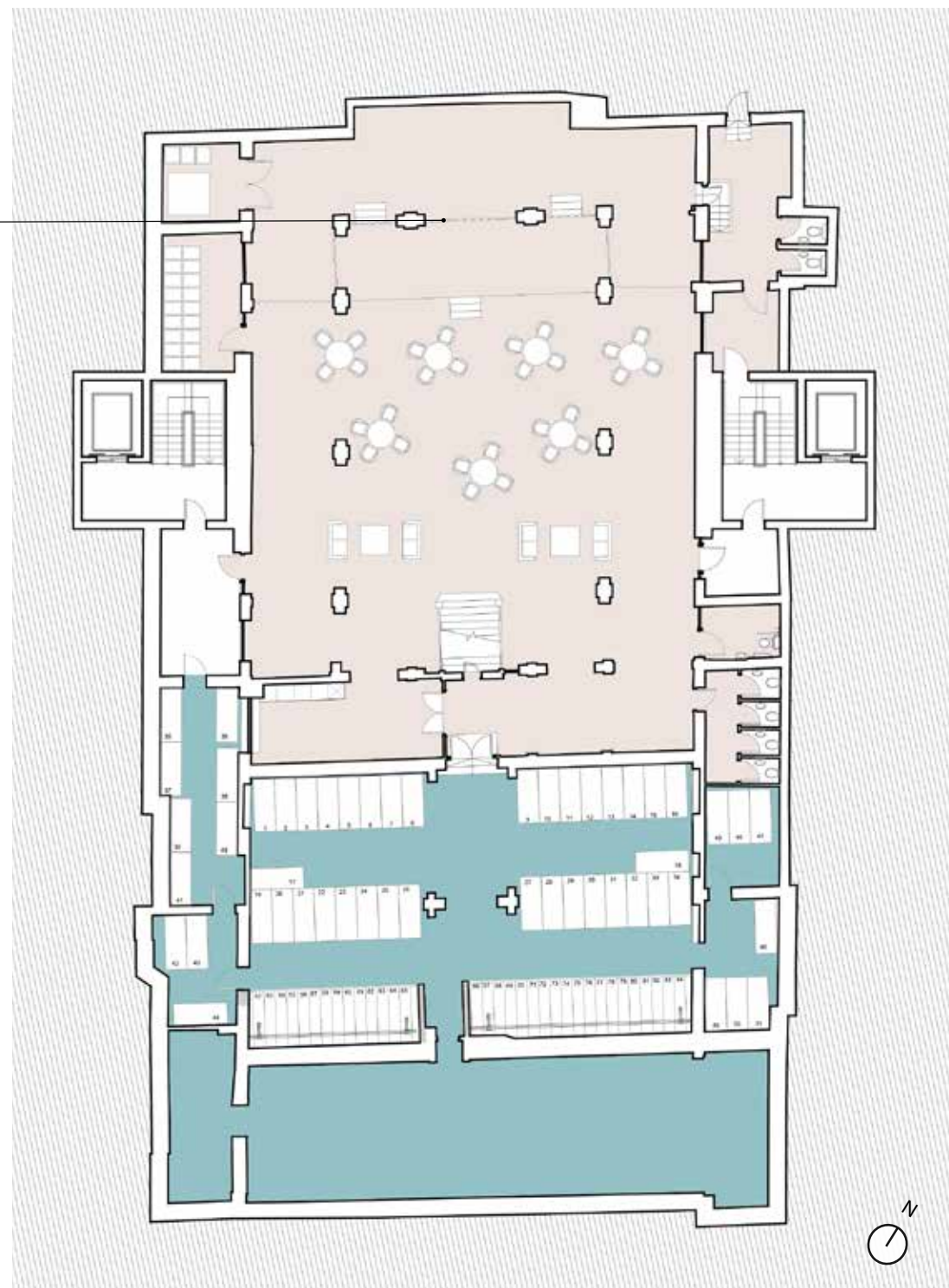
Original Plans 1902
Image used with permission from Folkstone Estate



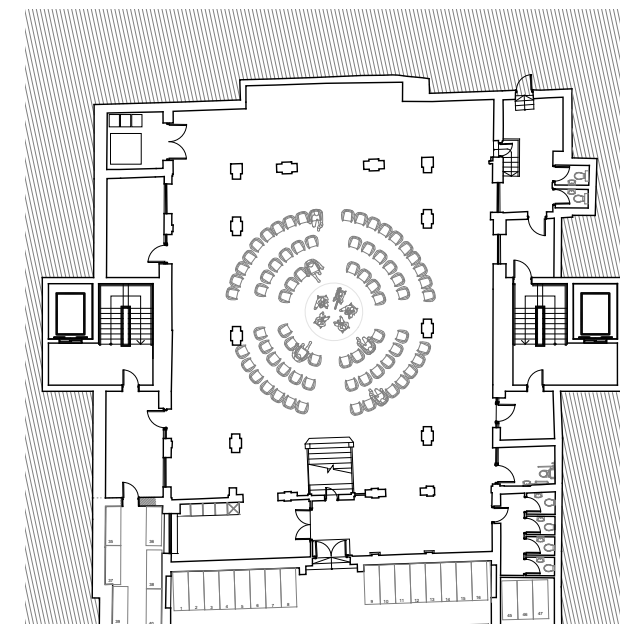
Proposed Lower Ground Floor

Leas Pavilion - Interior Proposals - Lower Ground Floor

Curtains can be hung in the arches to demarcate a more formal stage with wings

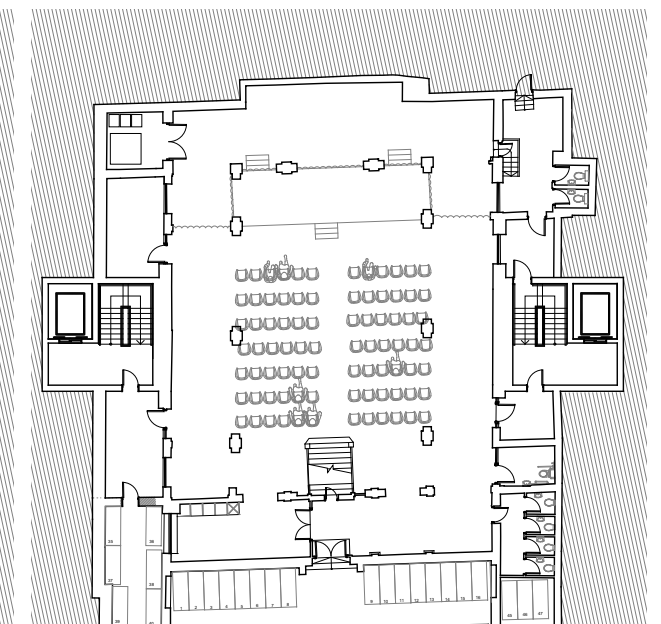


Proposed Lower Ground Floor
Layout showing tables and chairs can be laid out for other types of community function including talks and music events



Proposed Lower Ground Floor

Layout showing chairs and stage arranged for smaller, intimate performances



Proposed Lower Ground Floor

Layout showing formal seating facing temporary stage



Potential community uses

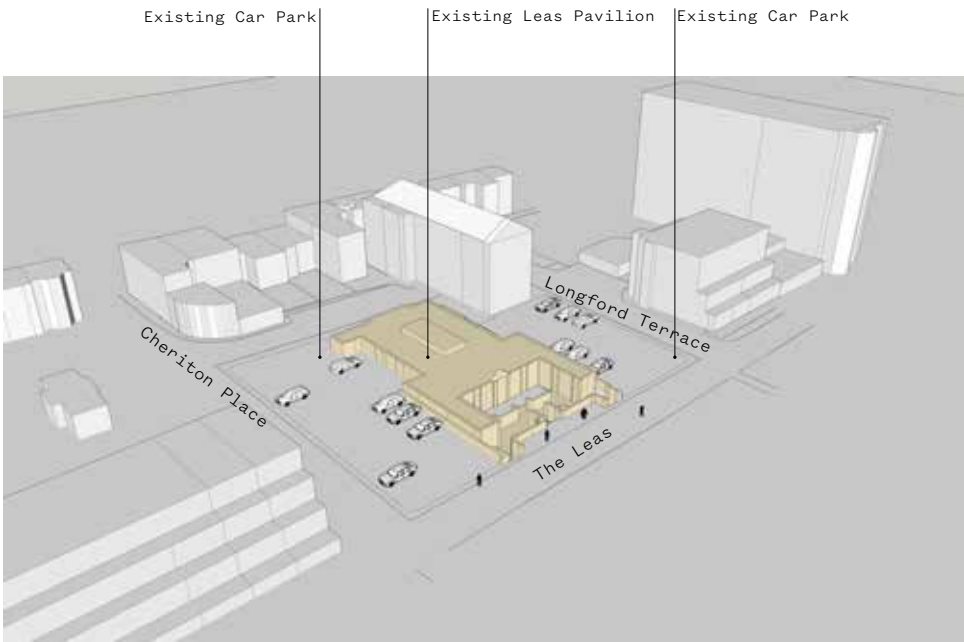
Lower Ground Floor - Options for Community Use

4

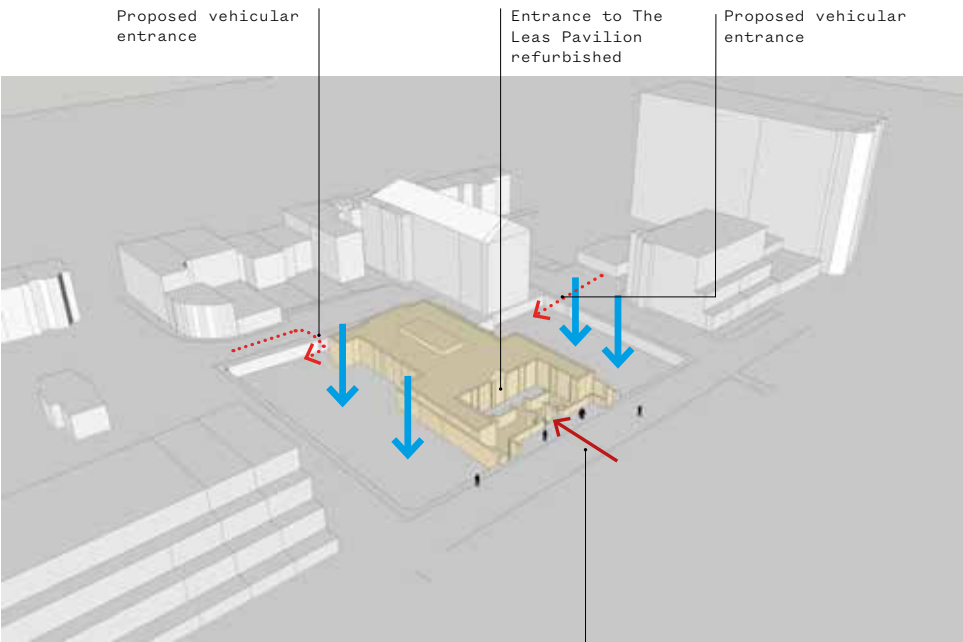
Residential Development Concept Design

The restoration of the Leas Pavilion is estimated to cost approximately £4m. In order to fund the restoration, the adjacent car park sites are proposed to be developed with 91 residential units and associated car parking.

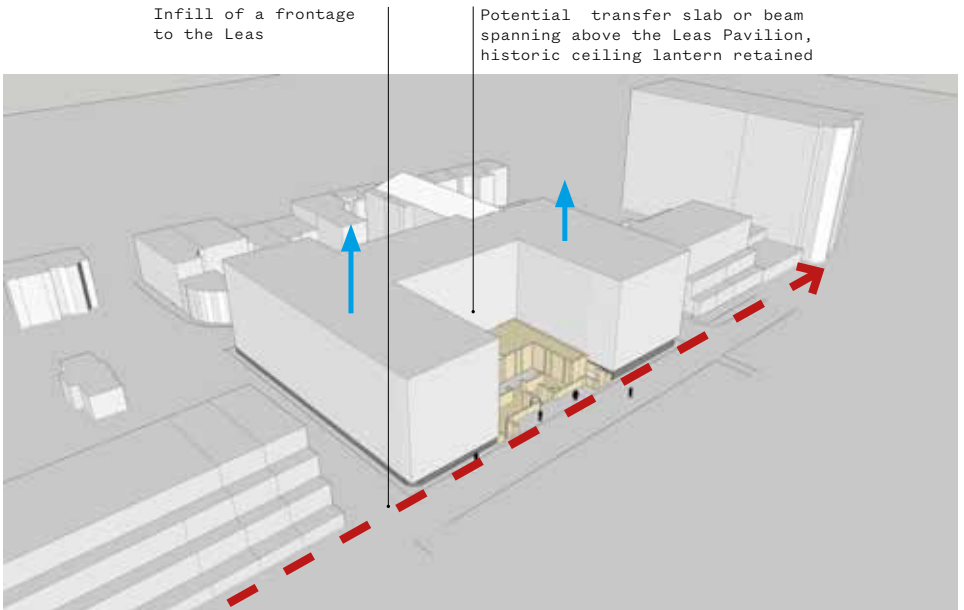
The following diagrams show the key steps that have been taken to develop the proposed scheme at concept stage.



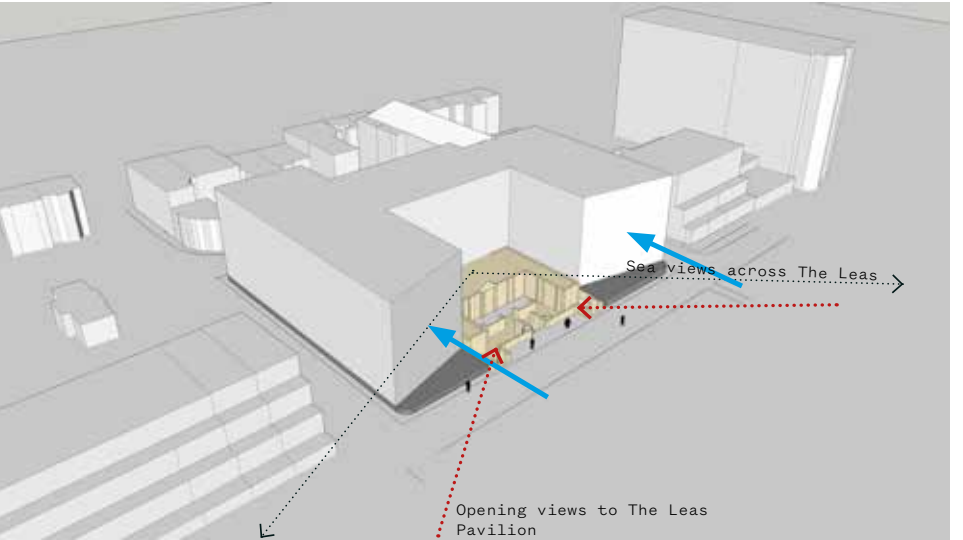
Existing site - Leas Pavilion and car parks to Longford Terrace and Cheriton Place



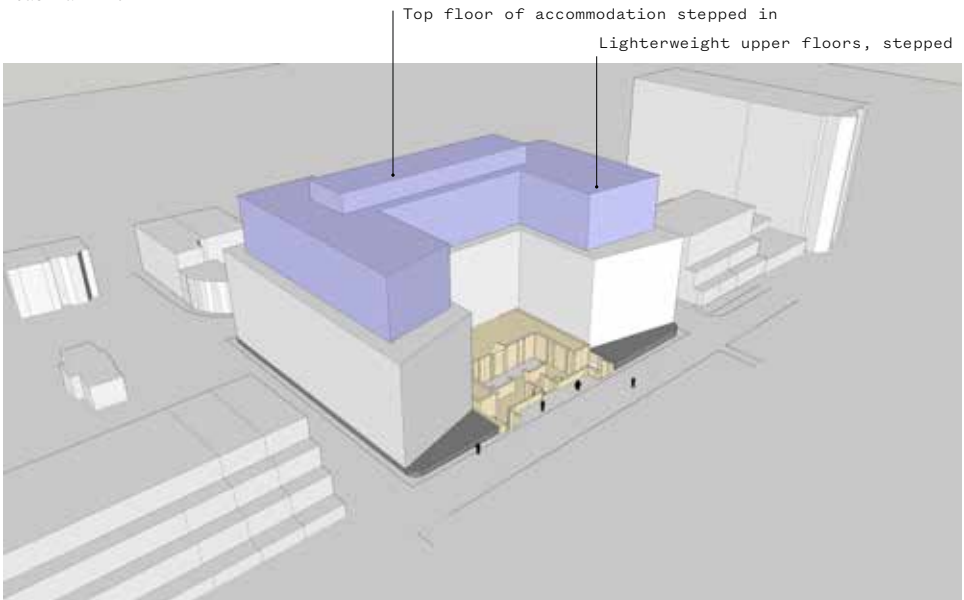
Car parks to Longford Terrace and Cheriton Place reduced in level



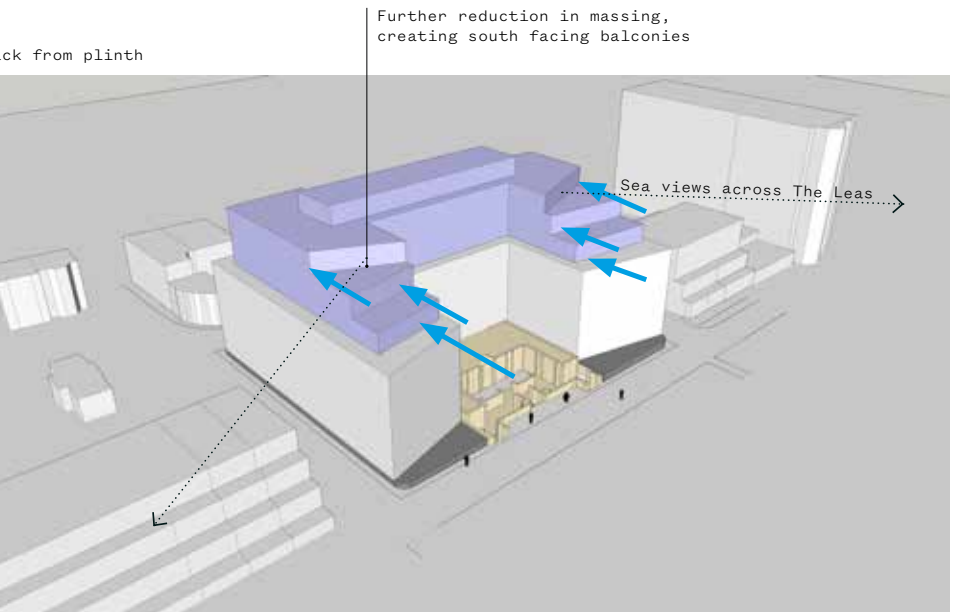
5 Storey residential accommodation plinth above car parks and bridging over the Leas Pavilion



Angled frontage to The Leas



Upper residential levels



Upper floors tiered to reduce massing

Concept Diagrams

The wider context to the Leas shows a number of large residential buildings dating from the 1890s to recent times. In the local context to the building, there is a strong linear frontage to the Leas. The proposed building has been developed in response to this context.

Strong linear frontage to The Leas

LEAS PAVILION SITE





The Metropole (7.5 storeys, circa equivalent to 9 standard storeys tall)



Historic photo of The Metropole and The Grand



The Grand (9 storeys tall)



Historic photo of The Grand

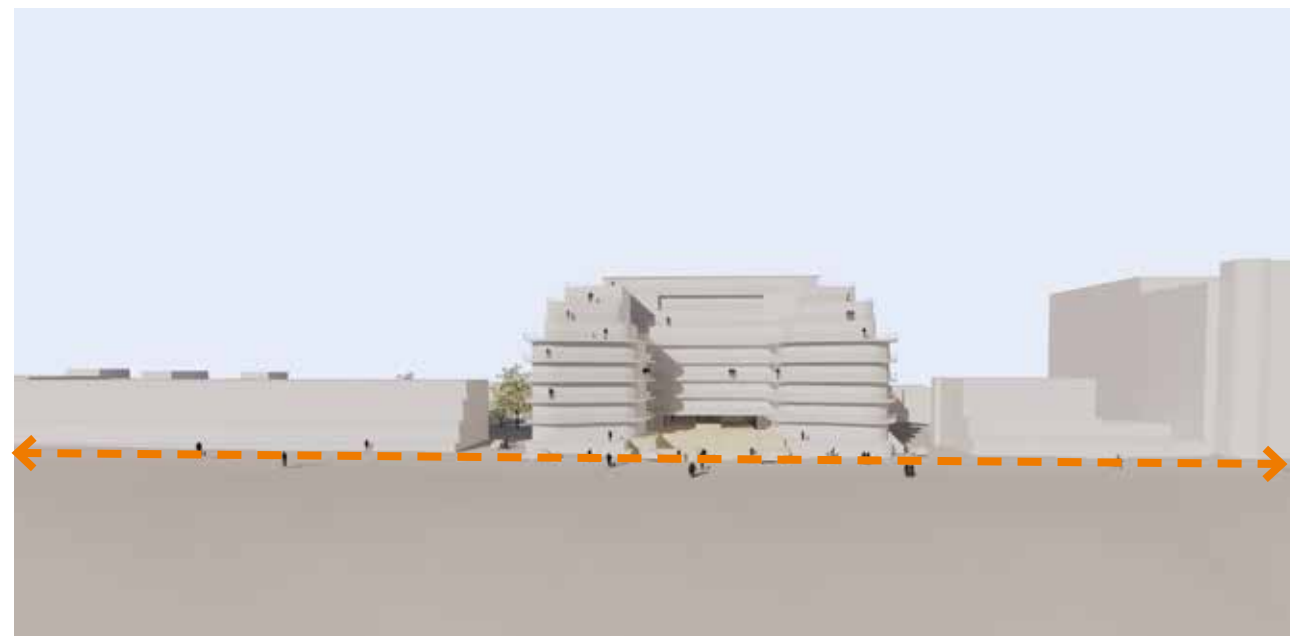


No1 The Leas (10 storeys tall)

There is a strong linear frontage to the Leas. When the hotels either side of the Leas Pavilion were destroyed in the 1990s, two gaps were created in the street scene. The proposed apartments would infill the frontage to the Leas and bring new life to the site.

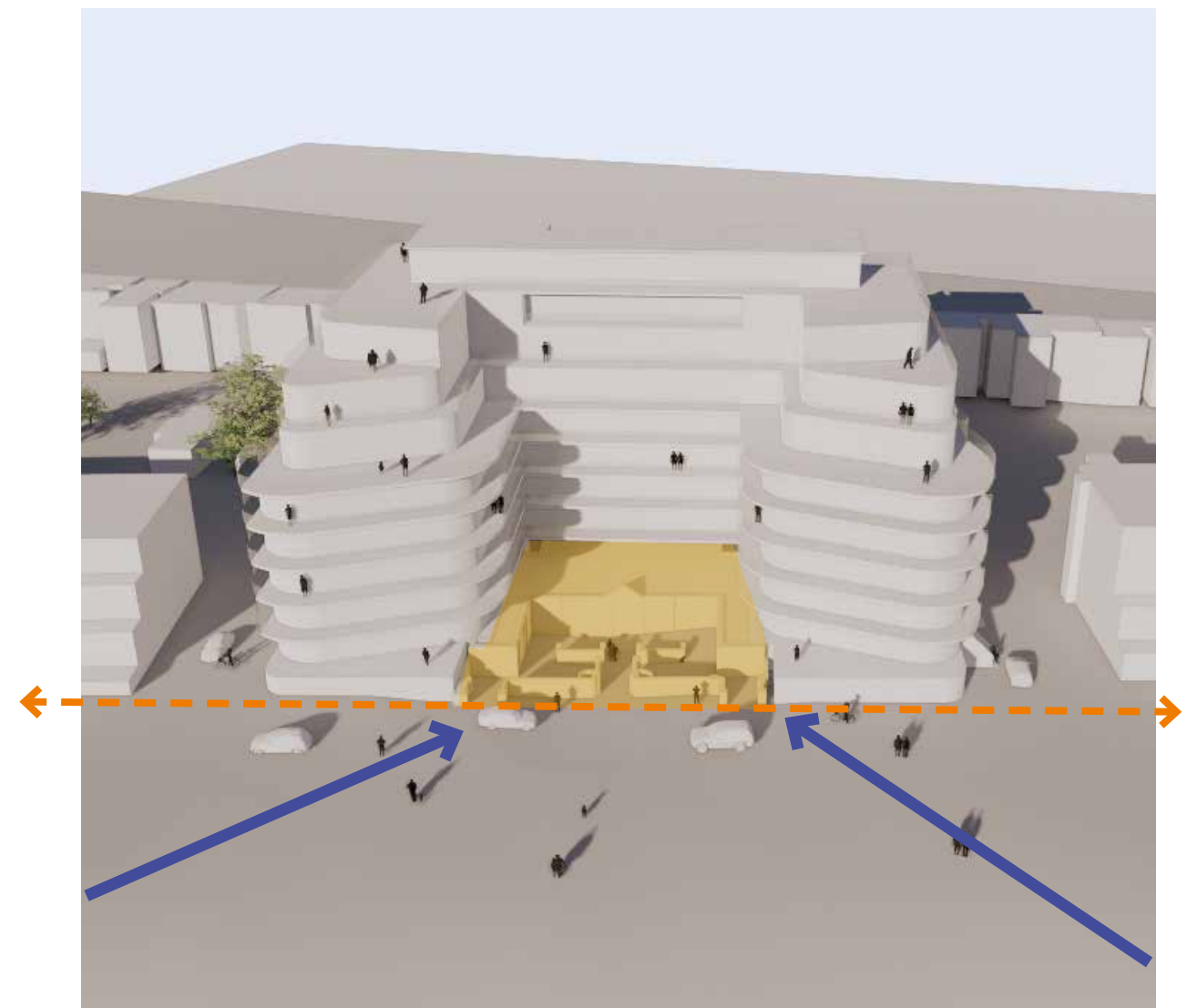


The Frontage to the Leas - Aerial View



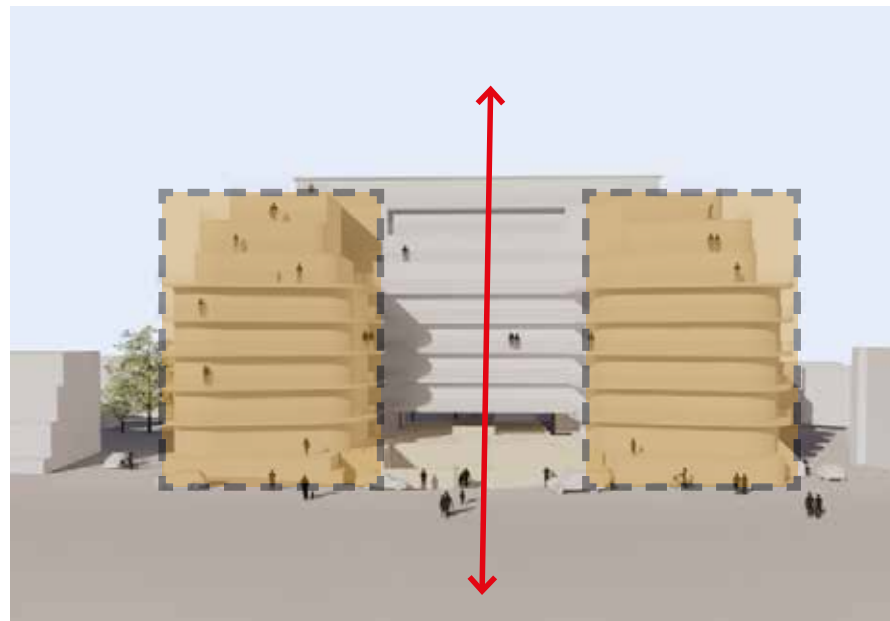
The Proposed Building - Looking North from the Leas

The proposed building is designed to give prominence to the Leas Pavilion whilst also infilling the historic frontage to the Leas. The building above the parking level is angled to give breathing space to the Leas Pavilion and to allow the front facade to be viewed from a wide range of locations along The Leas.

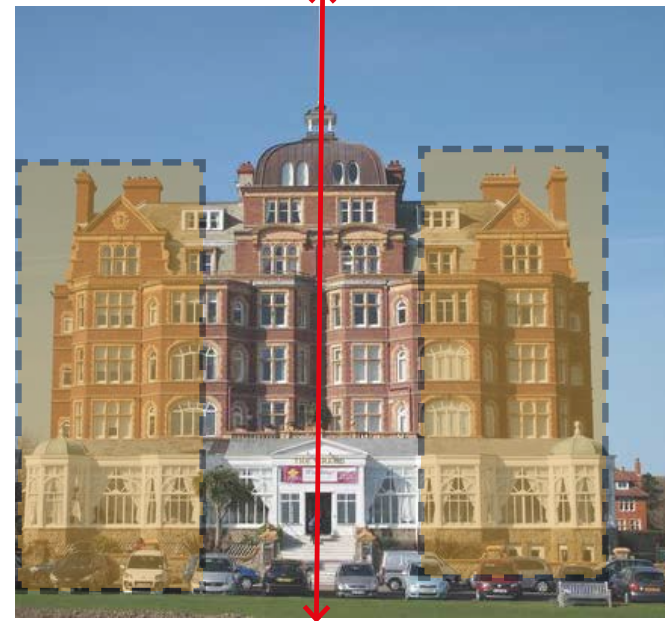


The Proposed Building - The building is shaped to give prominence to the Leas Pavilion from the street

Building Analysis - Frontage to the Leas



The Proposed Building



The Grand, The Leas

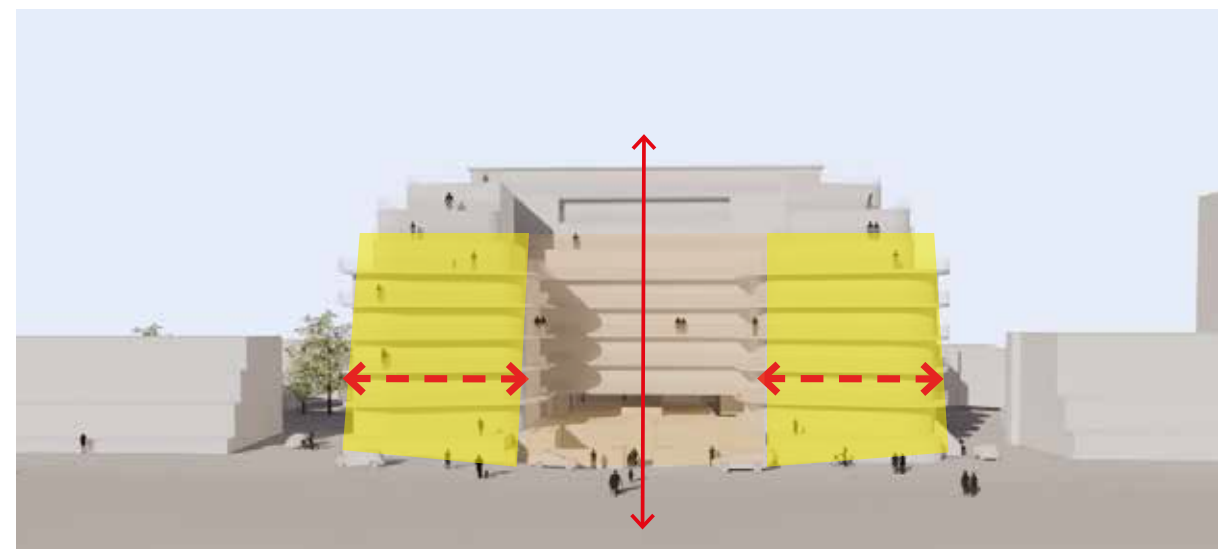


The Metropole, The Leas

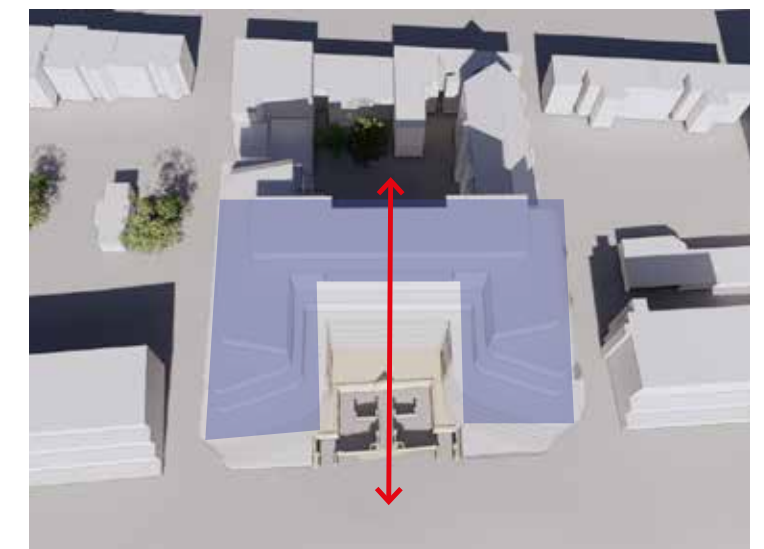
The proposed building is designed in the context of the other large scale residential buildings situated on the Leas. Many of the large scale buildings on the Leas demonstrate a strong sense of symmetry.

Many of these buildings also show two tower-like elements, one at each end of the buildings' front façades.

The proposed building mirrors the strong sense of symmetry visible in the Leas Pavilion building. Like the Leas Pavilion the proposed apartments have two symmetrical wings joined by a central building section.



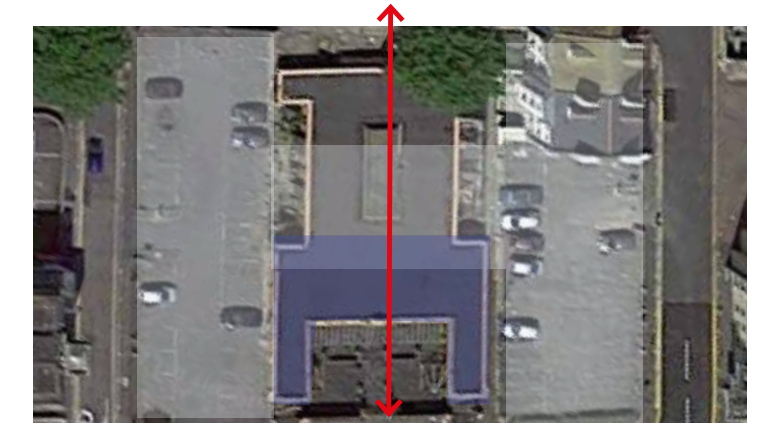
The Proposed Building - Front Elevation



The Proposed Building - Aerial View

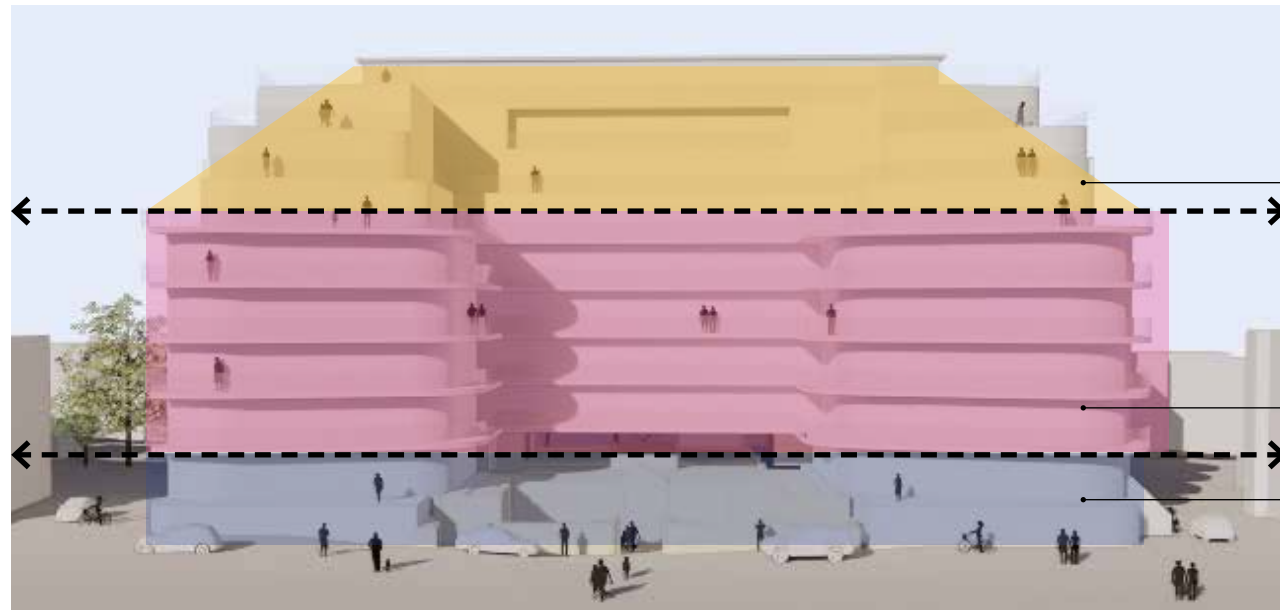


The Leas Pavilion - Front Elevation



The Leas Pavilion - Aerial View

Building Analysis - Building Symmetry



The Proposed Building

Accommodation tiering back

Solid building mass

Plinth and listed building



The Metropole, The Leas

-Accommodation tiered back into the slate roof

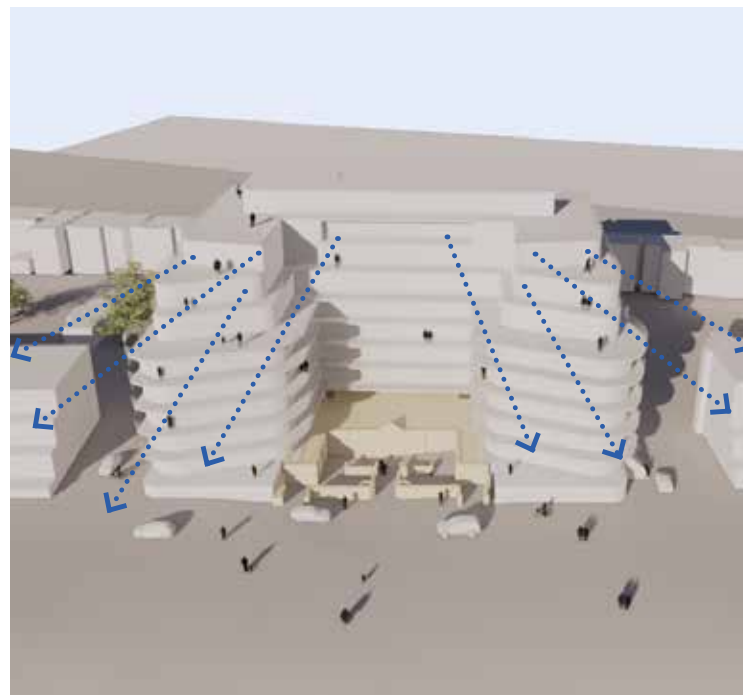
- Main block of accommodation (brick and bays of windows)

- Taller ground floor with a different visual language to the upper floors

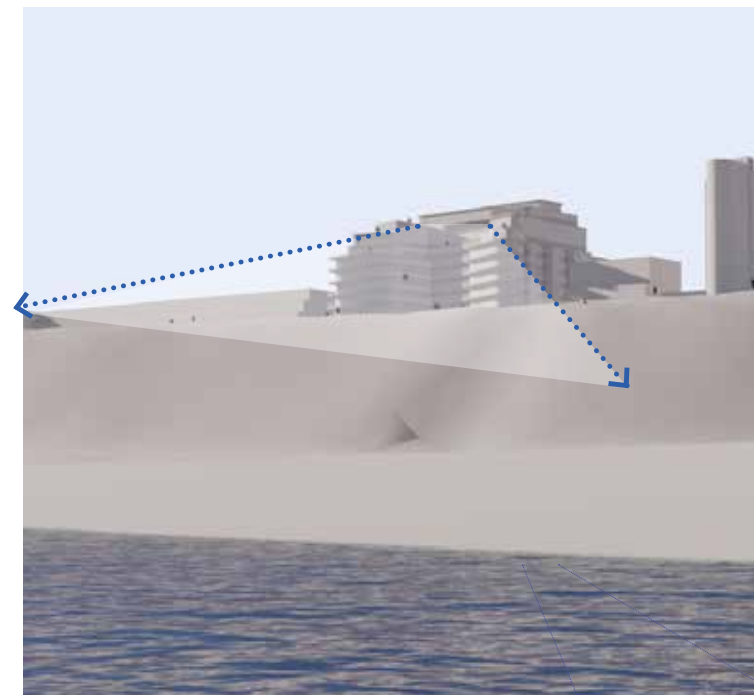
Many of the surrounding buildings demonstrate a different visual language at ground floor level- through the use of a different materiality, textures or different rhythm to the facade. Most of the surrounding buildings then have a main block of accommodation which demonstrate strong vertical bays and horizontal decorative ribboning.

The taller buildings tier the accommodation back into the roof. The proposed building also uses a different visual language at ground floor level (a terracotta plinth), a main solid block of accommodation and tiered back accommodation at high level.

The proposed design is front facing. As the building tiers back it creates large south facing terraces capturing views of the sea.



The Proposed Building - Front View



The Proposed Building, The design is orientated to gain maximum views of the sea



View from the Leas

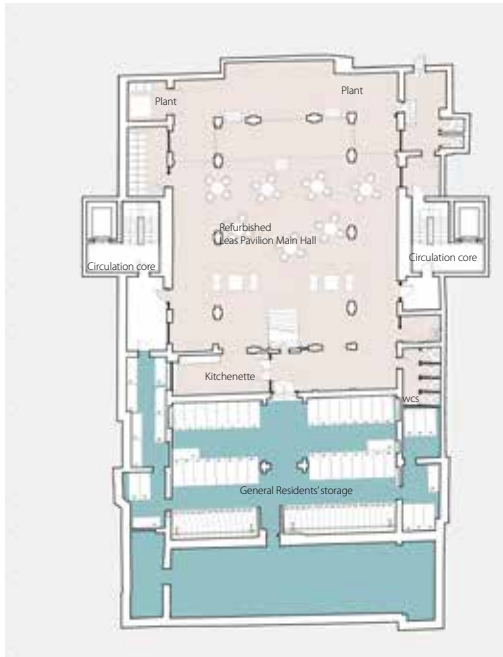
Building Analysis - Floor layers and views

5

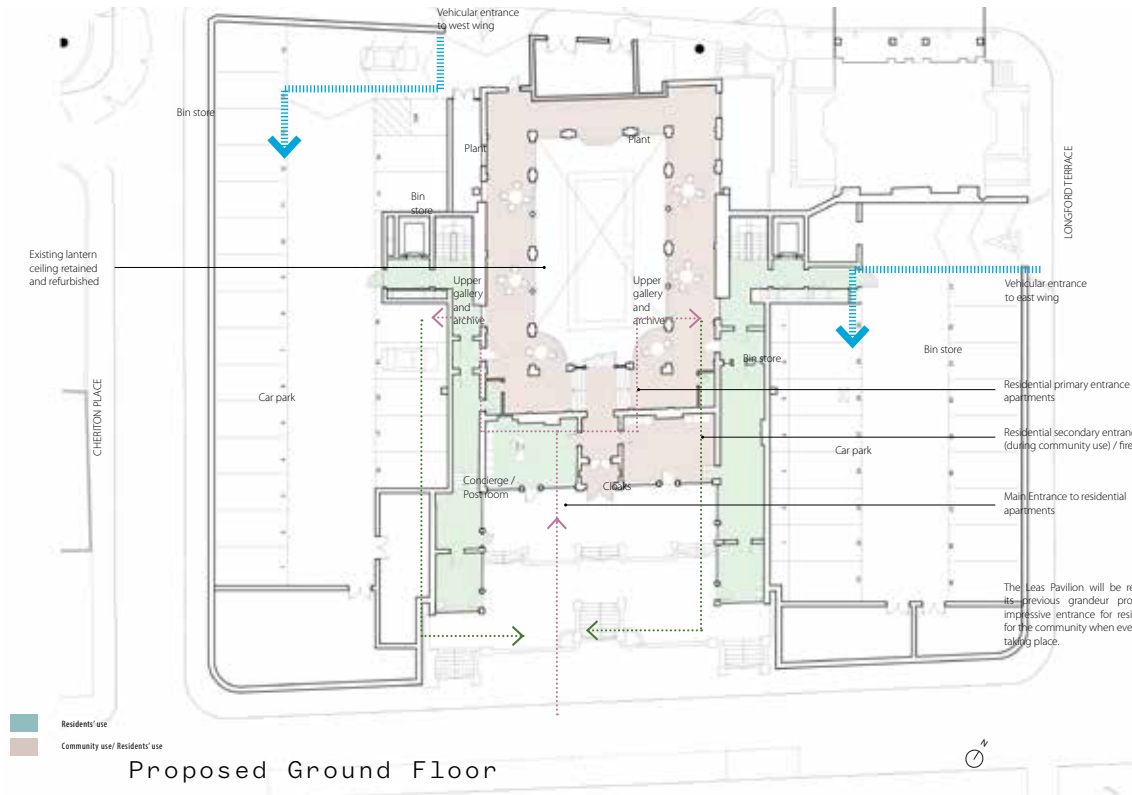
Pre Application Advice and Design Development

Three pre-application advice meetings and a Members' Briefing have been held with Folkestone and Hythe District Council ahead of the submission of the detailed planning application. Two pre-app meetings have been held with representatives from Historic England. Initial sketch proposals and early computer generated models were submitted to the council for initial feedback. These images demonstrated the key concepts behind the proposed design which have followed through into the current design proposals.

The following images represent the proposals presented at the first pre-application meeting with Folkestone and Hythe Planning Officers. The proposal was for the restoration of the Leas Pavilion southern facade and internal current layout, with proposed community use and day to day residential use of the Leas Pavilion. The proposed residential development was for approximately 94 residential apartments with associated residential parking to the existing car park areas.



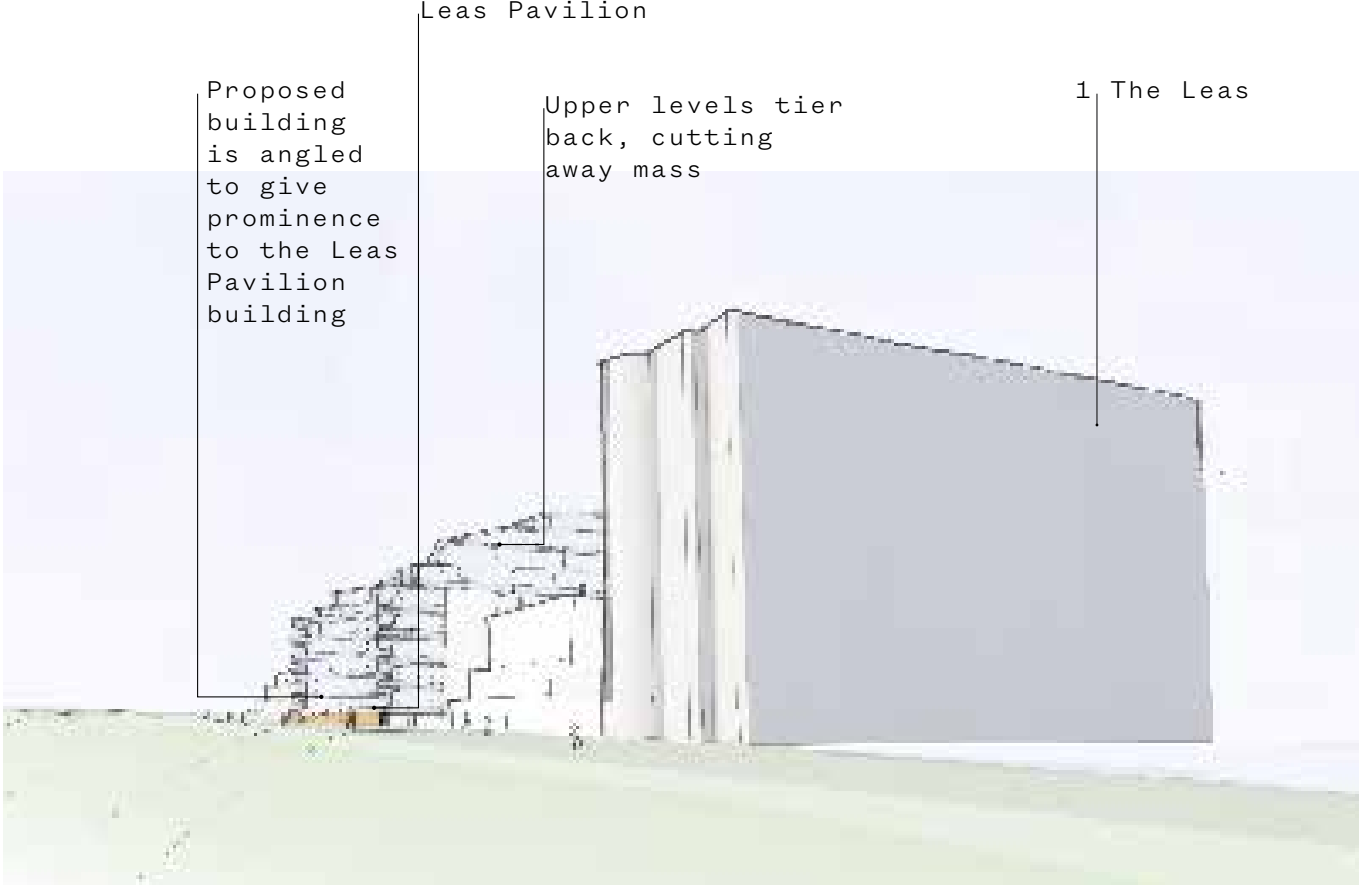
Proposed Lower Ground Floor



Proposed Ground Floor



Proposed Typical Floor



For the second pre application meeting, the design of the residential apartments had been developed taking into consideration the influence of surrounding Victorian Terraces on the east and west side elevations. A curved bay and recessed balcony was developed to directly relate the side wings to Longford Terrace.

A site visit was undertaken at the second pre application meeting by the applicant, Hollaway, members of the design team, FHDC Planning Officers, FHDC Conservation Officer and Historic England. During this meeting, the restoration of the interior of the Leas Pavilion was discussed, and it was proposed to restore the interior of the main hall to the original 1902 layout by the re-introduction of the northern gallery and colonnade in order to provide the original focal point on entering the hall, and to replace the large stage area. This was discussed and agreed with the various stakeholders.



South east view from The Leas

Lightweight upper floors stepping back

Plinth to building demonstrating a different architectural language to the main body of the building

Contemporary interpretation of bay window



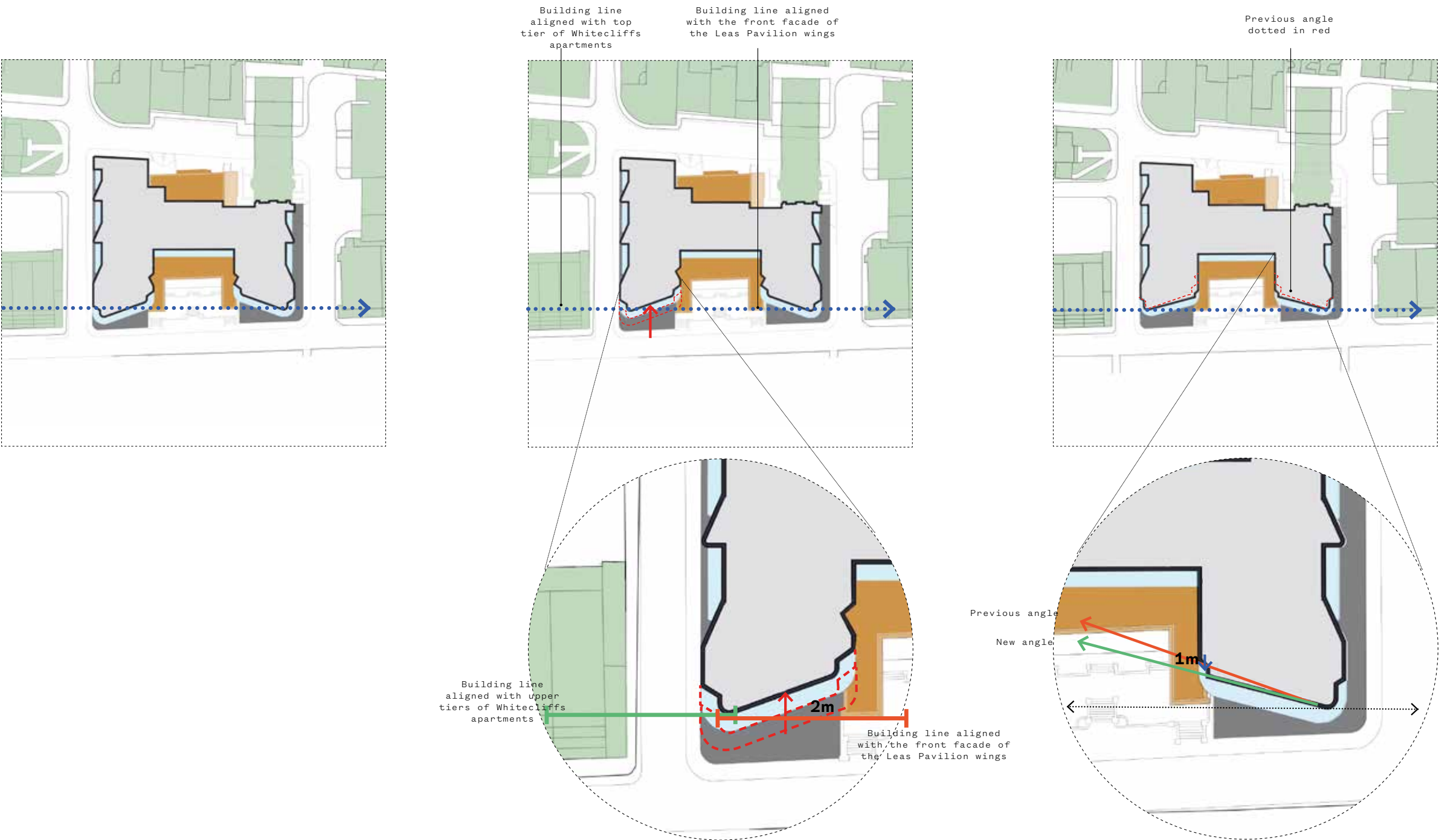
South west view from The Leas



Modern bays from Longford Terrace

Pre-Application Meeting 2

Following the advice given by the council and conservation officer in the second Leas Pavilion. The angled front facades to the building were softened to make the pre-application advice meeting the proposals were altered as demonstrated in the proposed building appear more square on to The Leas, more in keeping with the diagrams below. The building was pushed back giving more breathing space to the historic buildings in the locality.



1. Previous scheme, as presented at Pre-application Advice Meeting

Previous design as presented at pre-app meeting (approximately). The building is aligned to The Leas (road).

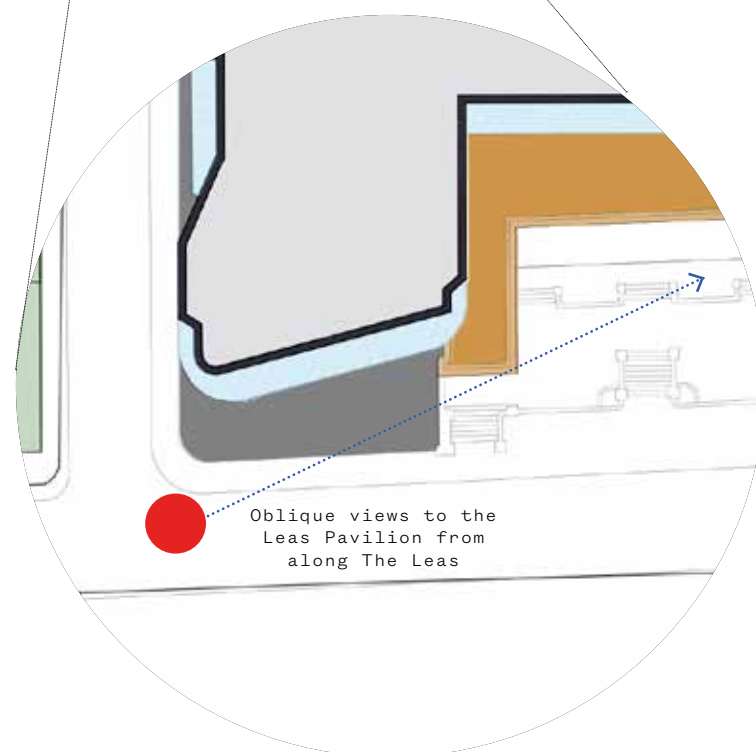
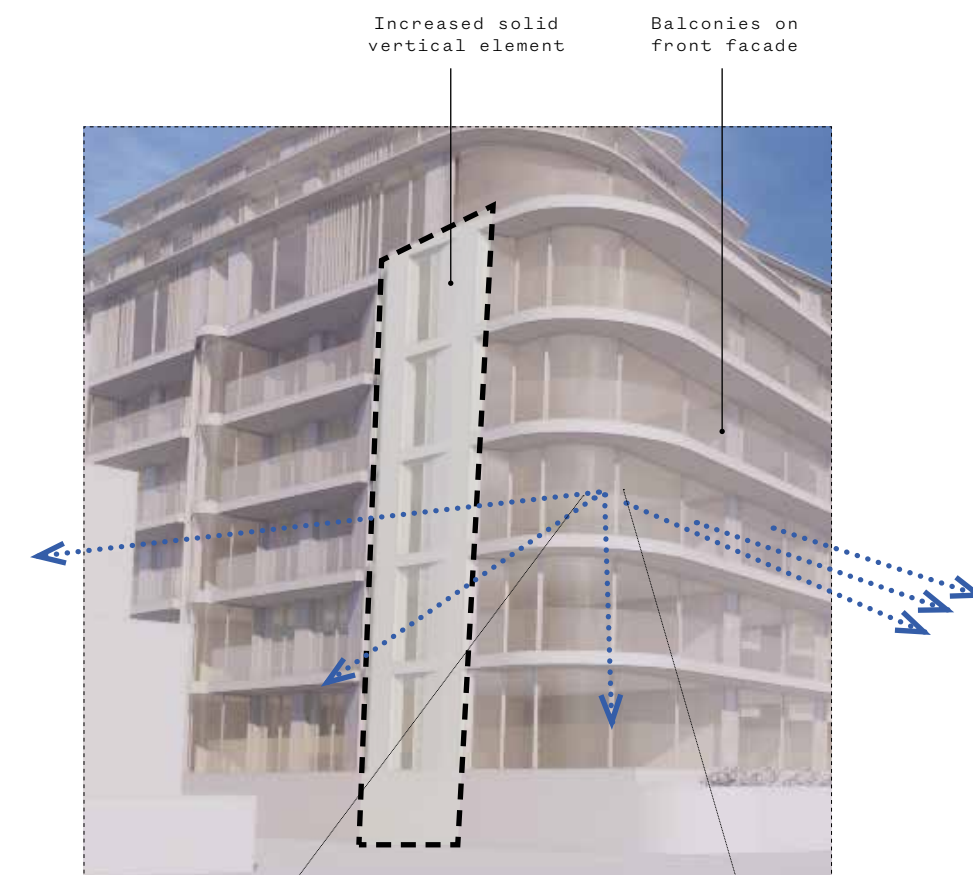
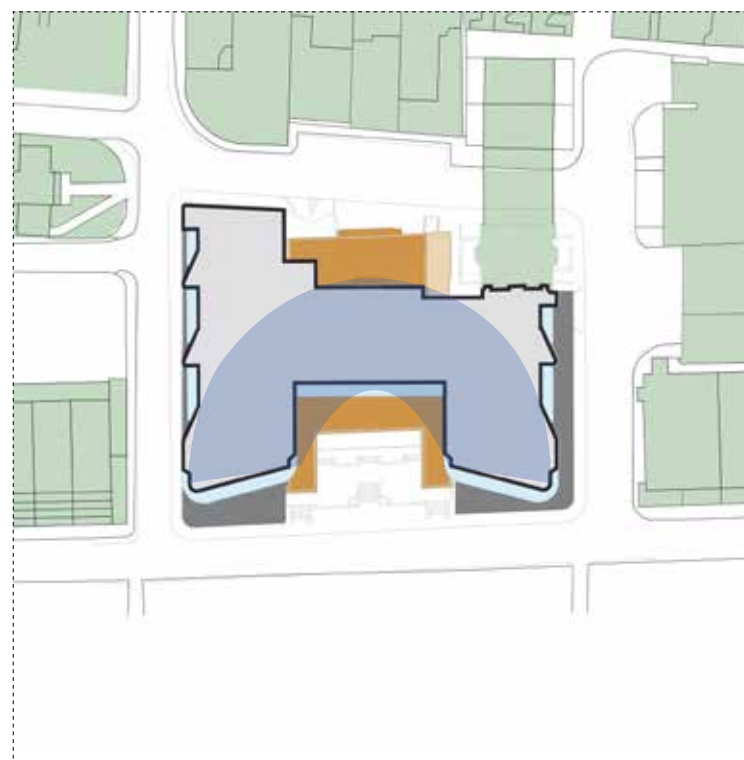
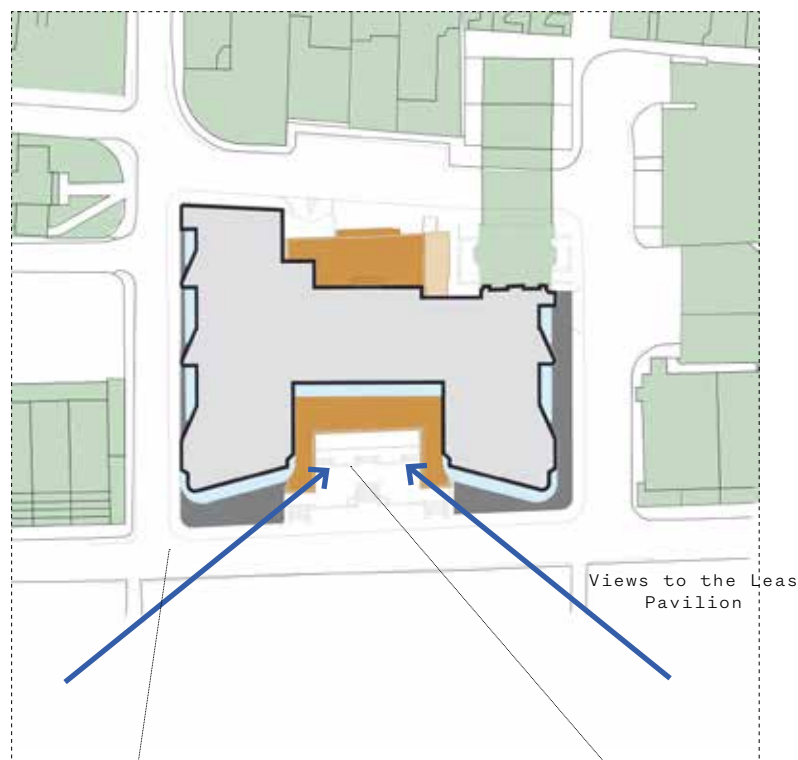
2. Wings pushed back following pre-app advice

The west wing of the building has been pushed back by 2 metres. The front of the apartments are now aligned with the front wings of the Leas Pavilion and the upper tiers of the Whitecliffs apartment blocks (to the west of the site.)

3. Angle of front facade re-orientated (following pre-app advice)

The angle of the front facade has been re-orientated so that the building appears more square on to the Leas. The furthest point of the facade has been brought forward a metre, reducing the angle by 25% (5 degrees).

Design Development following Pre-Application Meeting 2



4. Retaining a gentle angle to enhance views of the Leas Pavilion

Retaining a gentle angle on the front facade opens up view to the listed Leas Pavilion at the centre of the scheme and allows oblique views of the pavilion from a multiple locations along The Leas.

5. Creating a unified building

The angled front facade helps to unify the proposed building, bringing the two wings, the bridging element and the Leas Pavilion into one cohesive scheme.

6. Increased solid vertical elements

There is increased solid element to closer reflect the Victorian architecture within the locality. The glass further towards the front has been retained to allow panoramic sea views from the front apartments and to make the building appear more lightweight at the front.

The design was developed and refined at the third pre application meeting as seen in the Computer Generated Images below. This shows the development of the bay facade facing Cheriton Place and Longford Terrace, the addition of a terracotta coloured reconstituted stone plinth which emphasises the presence of the Leas Pavilion in the street scene. The residential development shows a more vertical solid architecture to the lower block, and lighter weight facades to the upper floors and central



Southern view from The Leas



South west view from The Leas

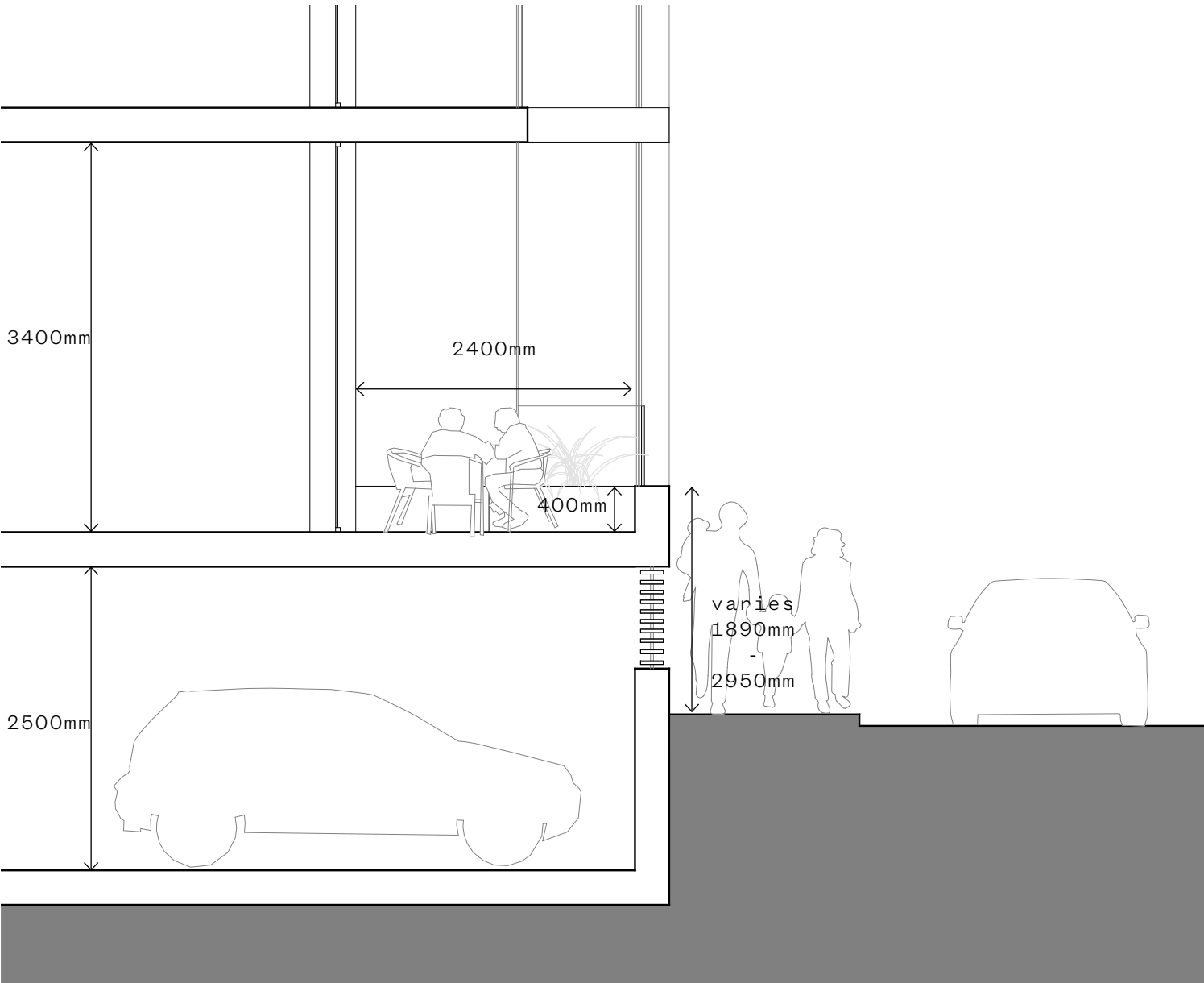


Bays to Cheriton Place facade

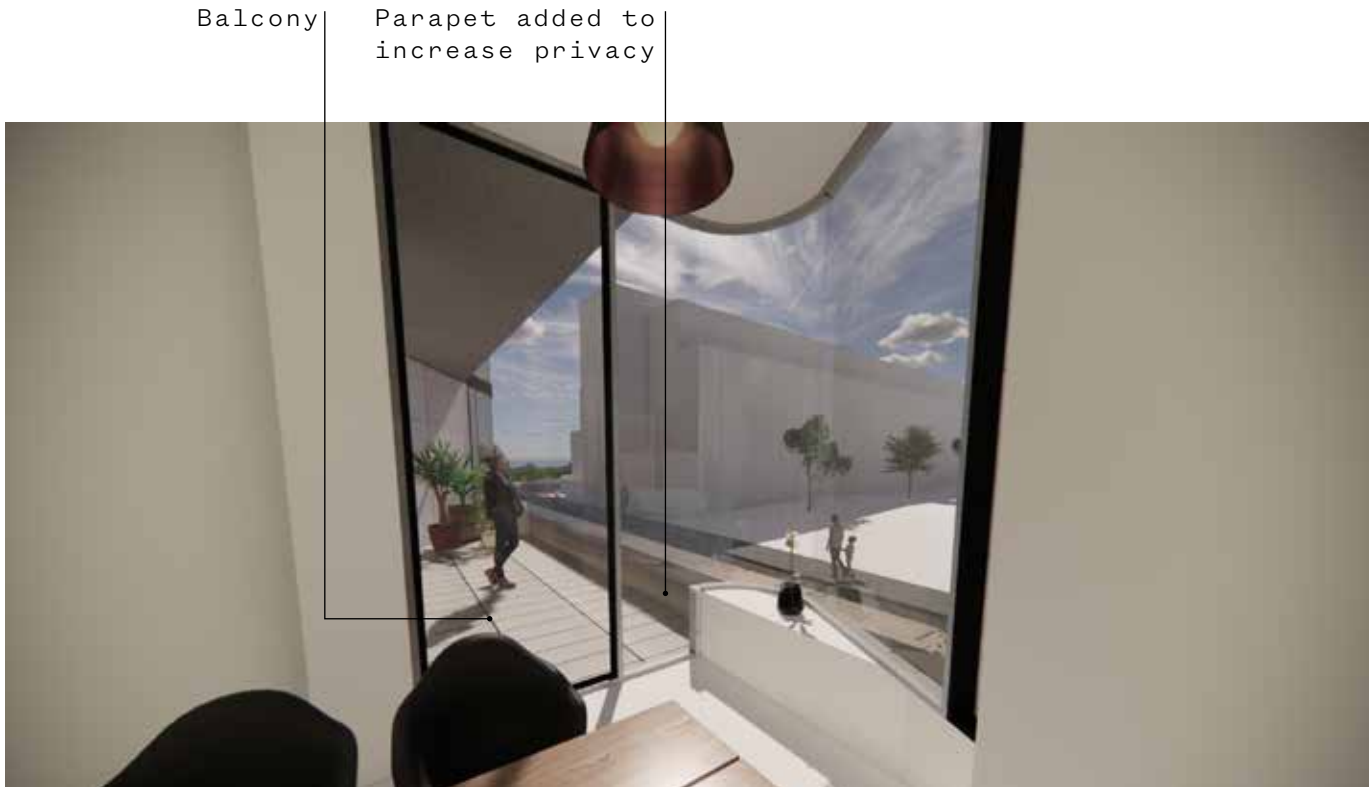
The following information is in response to feedback discussed at the third Pre Application meeting from FHDC Planning Officers, Conservation Officer and Historic England.

Amendments have been made to the plinth to allow for increased privacy to the first floor of accommodation, and to increase interest to the street scene via the following:

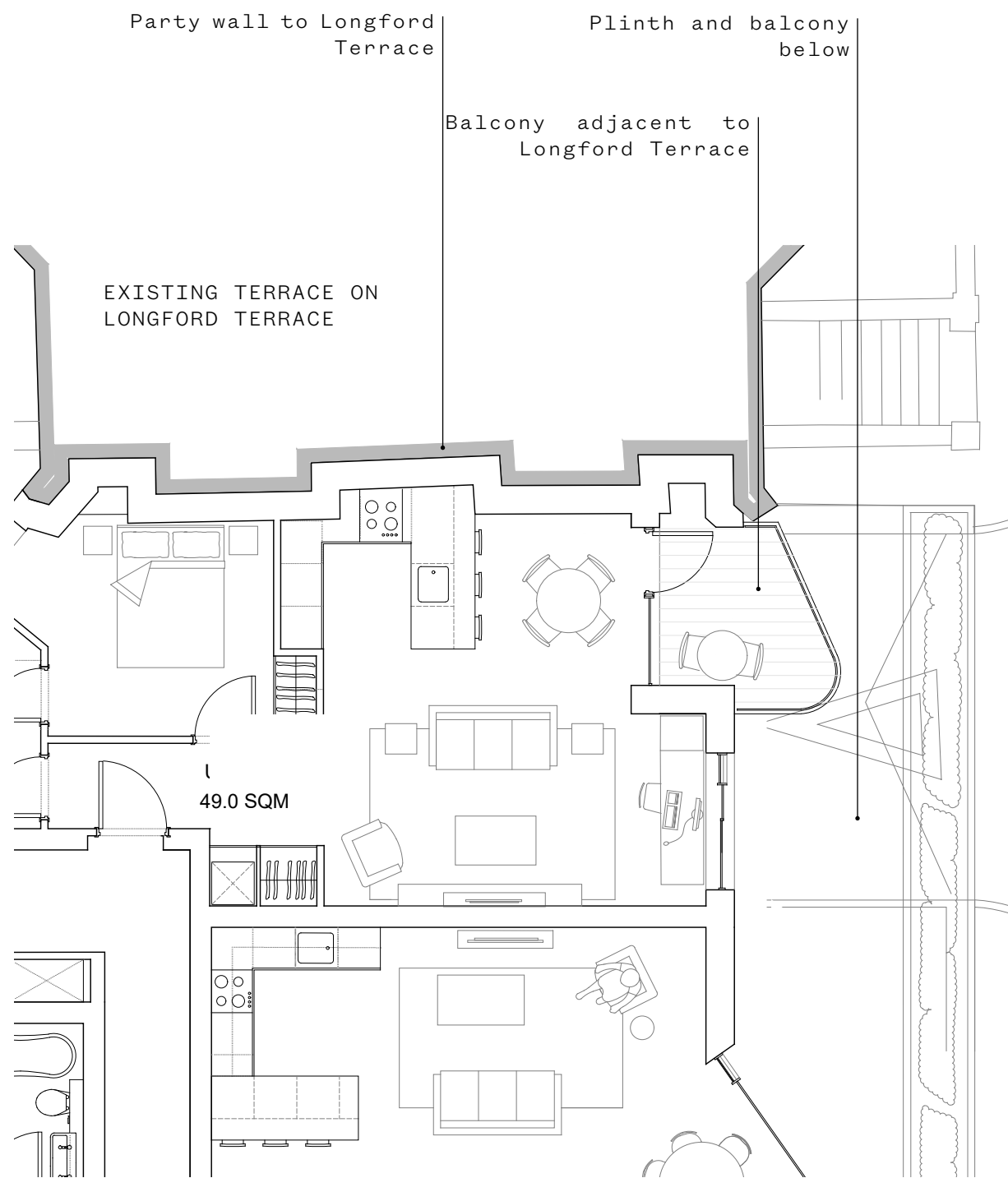
- Façade to lower block on west wing facing Cheriton Place has been pushed in by 500mm to create a balcony at plinth level
- Parapet added to plinth to create 400mm upstand with 700mm glazed balustrade to increase privacy to first floor apartments
- Curved bays accentuated
- Ventilation to car park added within plinth



Section through car park, plinth and first floor apartment, Cheriton Place



View from bay window at first floor, Cheriton Place



Apartment Plan levels 2-5 adjacent to Longford Terrace

The junction where the proposed building meets the existing building on Longford Terrace has been considered further and has resulted in the following changes:

- Balcony to the north east apartments has been relocated directly adjacent to Longford Terrace
- Curved bay repeated within balcony shape and glazed balustrade to reflect bays in Longford Terrace
- Parapet to plinth added to create privacy to first floor of accommodation



Proposed Building adjacent to Longford Terrace

The architectural detail of the Victorian Longford Terrace was referred to in regard to the vertical bays, vertical solidity, horizontal decorative banding, and detail to first floor. These have been applied to the proposed lower floors within contemporary detailing.



East Elevation to Longford Terrace

Design Development following Pre-Application Meeting 3

The articulation of the front wing facades has been explored to create a stronger contrast between the lower floors, against the upper floors and central section:

- Additional solid walls to lower floors, vents and louvres removed to lower floors
- Additional glazing to upper floors and central block, with vents and louvres
- Thinner profile roof overhang to upper floors and central section

Louvres and vents to upper floors and central section

Thinner profile roof overhang to upper floors and central section

Vertical division to balconies

Taller floor to ceiling height at first floor of apartments

Parapet upstand to plinth

Planting to plinth



View from The Leas

Design Development following Pre-Application Meeting 3

6 Public Consultation

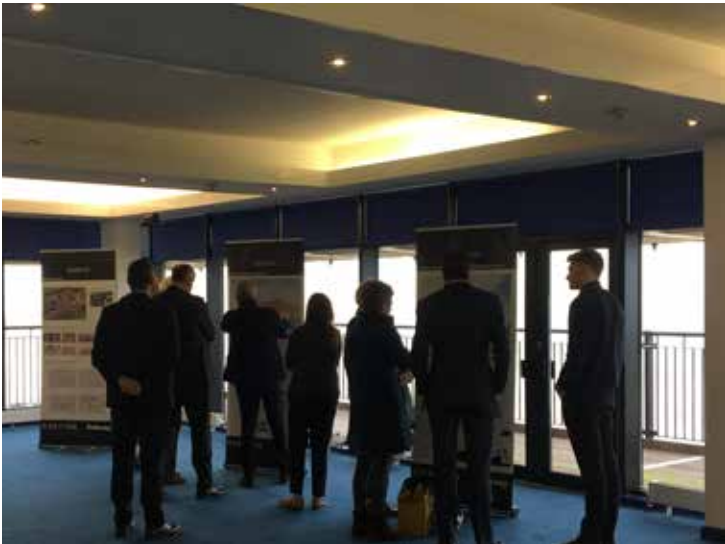
A public consultation was held in the Channel Suite of the Leas Cliff Hall on March 10th 2020 2pm-8pm. Representatives from Gustavia (represented by its Project Manager Kantion), Hollaway and Planning Consultants alongside the Friends of the Leas Pavilion were on hand to answer questions from the public.

Local residents, Members, Councillors and other interested groups were invited including The Friends of The Leas Pavilion, The Leas Residents Association, The Victorian Society, Go Folkestone, Heart Forum, and The New Folkestone Society. The event was also publicized online by the local news.

The public consultation was well attended. 138 people signed into the event. Those who attended were given the opportunity to visit the Leas Pavilion and 37 signed up for this.

The local press attended the public consultation and footage from the event was broadcast on ITV Meridian News.

<https://www.itv.com/news/meridian/2020-03-12/new-vision-for-kent-s-most-at-risk-building/>



The proposals have also featured on Kent online, and the scheme was endorsed by several high profile supporters.

New images reveal flats plan at Leas Pavilion in Folkestone

KENT TRAVEL NEWS

SIGN ME UP FOR NEWS ALERTS

By Sam Williams swilliams@thekmggroup.co.uk [Read all comments](#) | 17

Published: 06:00, 11 March 2020 | Updated: 09:10, 11 March 2020



Exciting new images have been released of a luxury apartment block proposed to be built around Folkestone's neglected Leas Pavilion.

The CGIs have been unveiled by a team at Hollaway architects, formerly Guy Hollaway, who have worked on a rescue plan for the former theatre and nightclub along The Leas.



www.kentononline.co.uk/folkestone/news/exciting-new-images-of-luxury-flats-223491/

Liz Mulqueen said: "I have met with the founders of Kantion several times and they have impressed me with their professionalism, expertise and transparency. The Friends of the Leas Pavilion have fought for many years now to have this building restored and brought back into community use. We have now identified a partner who shares the same passion. This is undoubtedly our best, and possibly our last chance to restore the building to its glory and grace of 1902."

Griff Rhys Jones said: "I have closely followed the campaign to save the Leas Pavilion. I visited on a couple of occasions on behalf of the Victorian Society, to witness both its sad decline and the concerted attempts by the community to bring about its rescue. I know that we must not underestimate the value of this delightful heritage asset - The Leas Pavilion. It is part of the history of Folkestone. It is a little gem. Too much of the world of "seaside" has gone. The history of the emancipation of the working man, and the enlightened Victorian attitude that created Bank Holidays, paid vacations, and the demand for the glorious British resorts of Kent, has been swept away. This is a chance to save a great memento of that period. Much more than that, the careful preservation of these assets will greatly enhance any modern development, by retaining character and acting as a magnet for visitors. The current proposals seem such a good solution to me. And I think they deserve everybody's support."

Miriam Margolyes said: "I'm utterly thrilled to hear the Leas Pavilion will live again and provide beauty for the eye AND live entertainment as it did in my childhood. It's one of the many glories of Folkestone. Bless it and all who made this happen."

Sir Ian McKellen said "From this distance, the development of Leas Pavilion sounds very hopeful. I'm sorry that I can't, at the moment, do any more than send you my best wishes."

The following boards show the information displayed at the event.

Kantion is a brand name created by Olivier Daelemans and business partner Miles MacKinnon. Kantion acts as a Project Manager.

LEASPAVILION

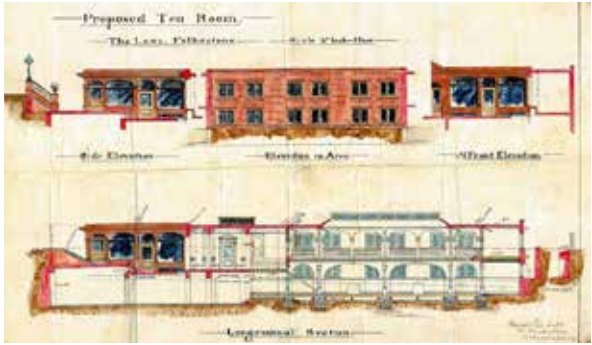
Introduction

LEASPAVILION

History of The Leas Pavilion

LEASPAVILION

The Leas Pavilion Current Condition



The Leas Pavilion in the news

Since the closure in 2006 the Leas Pavilion has featured in the local and national press in regard to its decline. The friends of the Leas Pavilion, a not for profit organisation, have been campaigning to save the building and has gained local and national press coverage.



KANTION

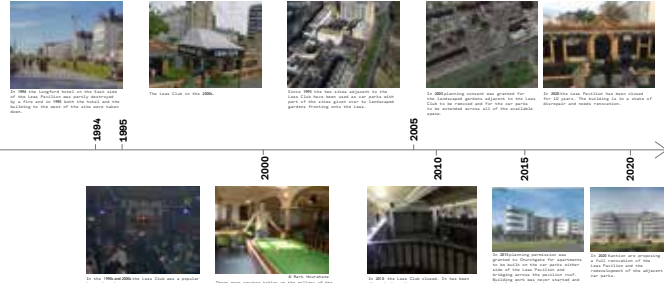
Hollaway



The Leas Pavilion has a rich heritage. It was opened in 1902 as an Education hall run for clients Mr Frederick Brough. The building was located in a former open garden on the site between large 19th century houses.

Interior Alterations, 1902 - present

When the Leas Pavilion was converted into a theatre in 1902 there were several alterations made to convert the original hall into a theatre. This included removing the auditorium and gallery on the upper floor and to create space for the stage. The arched entrance was also removed at the lower ground floor to allow



KANTION

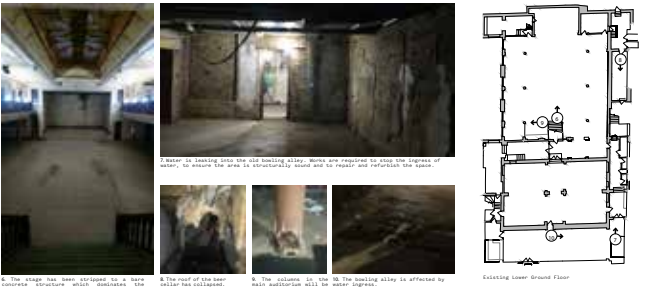
Hollaway



Exterior



Lower Ground Floor



Ground Floor



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Hollaway

LEASPAVILION

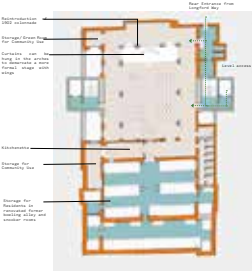
Restoration of The Leas Pavilion



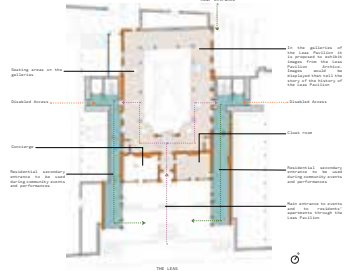
Leas Pavilion showing the main entrance, 2009

As part of the proposed development The Leas Pavilion will be fully restored to the 1880 layout which includes an entrance of an auditorium. The main hall and auditorium will be available for community events. Designed to be built to modern building standards, the main hall and auditorium will be constructed using sustainable materials and will be designed to be a regular base for community events. The upper galleries will retain a permanent display of the Leas Pavilion history.

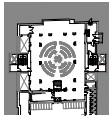
Interior Layouts



Proposed Lower Ground Floor (Temporary stage layout)



Proposed Ground Floor



Proposed Lower Ground Floor



Proposed Lower Ground Floor



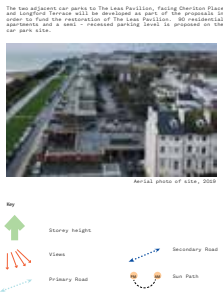
Leas Pavilion Original Architect's Drawings 1880s



Kantion and Hollaway are grateful to the Leas Pavilion for use of images from this collection

LEASPAVILION

Site Opportunities

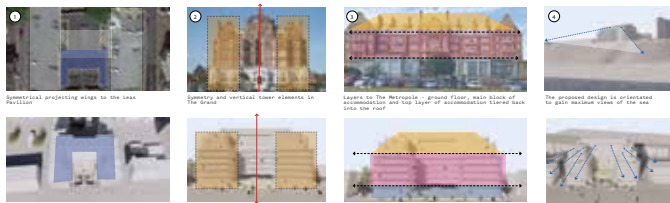


Site image taken from Google Maps

Influence from Landmark Buildings along The Leas

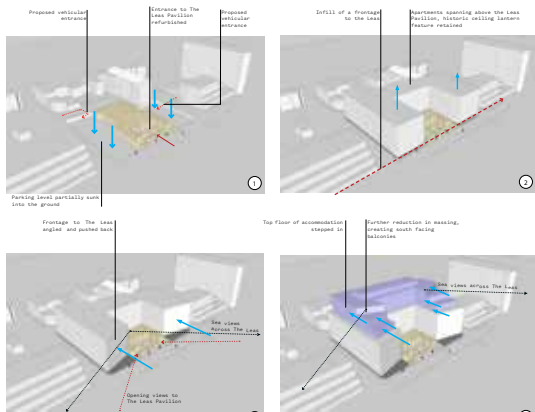
The form of the proposed residential building references the local context. The Grand and The Metropolitan are the nearest of large residential and hotel accommodation within Falmouth's central area and are closest to The Leas.

The following diagrams demonstrate the influences from these historical and important buildings and how they are translated into the current proposals:



Concept for the Proposed Residential Development

The following images show the steps taken to form the concept for the proposed residential development:



Kantion and Hollaway are grateful to the Leas Pavilion for use of images from this collection

LEASPAVILION

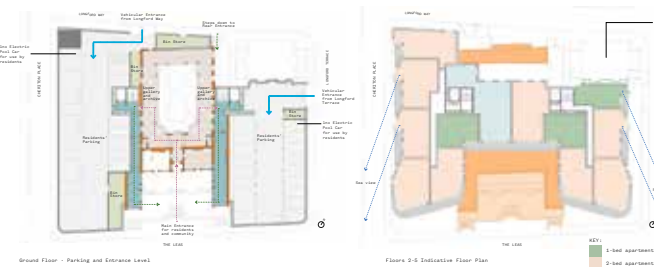
Residential Development Proposals



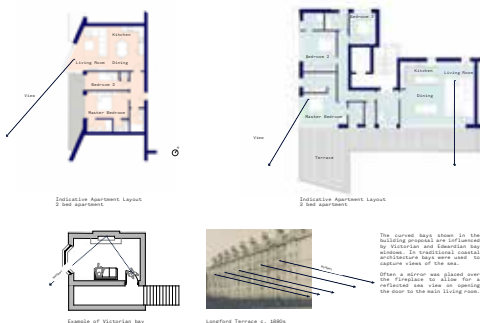
Developer Generated Image of the Proposal for The Leas Pavilion

Typical Floor Plans

The proposed development will accommodate 80 1 bed, 2 bed and 3 bed apartments. Each apartment will have an external terrace and sea view.



Indicative Apartment Layouts



Kantion and Hollaway are grateful to the Leas Pavilion for use of images from this collection

LEASPAVILION

Residential Development: Materiality and Elevational Treatment

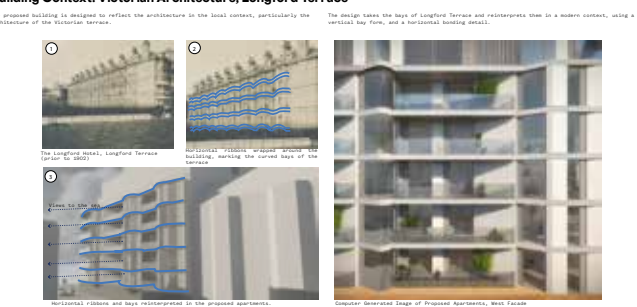


Developer Generated Image of the Proposal for The Leas Pavilion from the South West



Building Context: Victorian Architecture, Longford Terrace

The design takes the base of Longford Terrace and reinterprets them in a modern context, using a strong vertical bay form, and a horizontal bonding detail.



Developer Generated Image of Proposed Apartments, West View



Kantion and Hollaway are grateful to the Leas Pavilion for use of images from this collection

KANTION Hollaway

KANTION Hollaway

KANTION Hollaway

KANTION Hollaway

Comment sheets were available on the day for public feedback. The boards were also available to view online on the applicant's website www.leas-pavilion.co.uk and comments could be made there.

Of the 138 who attended the public consultation 34 left written feedback at the event. Several others left feedback online at the above website.

The feedback has been reviewed by the applicant and design team. The general feedback was as below:

- The vast majority of the people who came to the public consultation were overwhelmingly in support of the plans to save and restore the Leas Pavilion, many were particularly pleased to hear the 1902 layout would be reinstated and the terracotta facade restored.
- The majority of people were pleased with the idea of a temporary stage that could be used for a range of community performances. Almost everyone appreciated that there was not sufficient demand to continue the Leas Pavilion's use as a formal theatre with the existing large stage but were happy to see an aspect of performance in the proposed use of the pavilion.
- Most people seemed positive about the combined use of the Leas Pavilion for community and resident's use as a secure means of protecting the Leas Pavilion's long-term future.
- There were many positive comments about the architecture of the proposed apartments.
- There was positive feedback on the proposed electric charging shared cars.

- Several people living in the local area were concerned about potential disruption during the construction process.
This has been analysed within the Townscape Visual Assessment.
- Several people were concerned about the scale of the building.
This has been analysed within the Townscape Visual Assessment.
- There were concerns about the impact of extra traffic on the surrounding roads and the number of parking spaces.
This has been analysed within the Transport Statement.
- Residents from the neighbouring properties were concerned about loss of existing views and overlooking from the proposed apartments.
Glazing to the east and west wings facing Longford Terrace and Cheriton Place has been reduced to address these comments.
- Several individuals commented the architecture of the building was too modern for the locality.
- There were concerns expressed in regard to how community access to the Leas Pavilion would be ensured for the long-term future.

Leas Pavilion, Folkestone
Public Consultation Event

Any comments or suggestions would be greatly appreciated.

Name (optional) _____

Address (optional) _____

Do you have any comments?

This project seems very promising
I like the way the residential
and community aspects can be
integrated. The general facade
is attractive and doesn't look as
though it would overwhelm the
listed building.

Please fill in the information below and drop into the box provided at the public consultation event, if you are unable to attend the event please post to: Hollaway, 7 Framway Stables, Ramsgate Road, Hythe, Kent CT21 8BG by 25th March 2020. The information will be also available online at www.leas-pavilion.co.uk from Wednesday 11 March and you will be able to leave your comments until 25 March 2020.

Hollaway



You are invited to view and comment upon the proposals of The Leas Pavilion and adjacent car parks to Cheriton Place and Longford Terrace. The event will be held in the Channel Suite at the Leas Cliff Hall where you will have the opportunity to discuss the scheme and provide feedback prior to the submission of a Planning Application. Representatives will be available to provide detailed information about the scheme and answer any questions that you may have. The information will also be available online at www.leas-pavilion.co.uk from Wednesday 11 March and you will be able to leave your comments until 25 March 2020.



Public Consultation location
The Channel Suite, Leas Cliff Hall, The Leas,
Folkestone, Kent, CT20 2DZ

Hollaway



7

Consultant Report Summaries

A number of consultant reports accompany this planning application, the following points are a summary of the reports and their key considerations.



Planning Statement

The Proposed Development would deliver a high quality development that would make a positive contribution to the local streetscape and wider townscape, and would incorporate the highest quality materials and design appropriate to its context. The new building would enhance the local context, and respond to the character of this part of Folkestone, and ultimately would represent a high quality and standard of design. It is considered that the Proposed Development represents a policy compliant scheme with a high-quality architectural design.

The Proposed Development has been thoroughly considered against the requirements of national and local planning policy, and it has been demonstrated that the proposals accord with the adopted and emerging Development Plans and national Planning Practice Guidance. In the context of the NPPF, the Proposed Development represents a sustainable form of development.



Townscape and Visual Assessment

Overall, the assessed effect on townscape that would be brought about by the proposed development is Beneficial. It is assessed that the proposed development is an appropriate land use for the site, and its design, scale, massing and choice of materials respects the character and appearance of the conservation area and is not of detriment to the setting of nearby listed buildings. In this the proposal is compliant with national and local planning policies aimed at protecting and enhancing townscape and visual resources, including the historic environment.

The listed Leas Pavilion is in a poor state of repair and requires extensive structural and decorative restoration work. The redevelopment of the site will result in significant improvements to the fabric of the listed building, enhancing the prominent southern façade and ensuring it is retained for community use and managed for future generations. The townscape and visual appraisal concludes that the site has a high capacity to accommodate a development of the type proposed.



Heritage Statement

The proposals are found to preserve and enhance the significance of the grade II listed Leas Pavilion and the Folkestone Conservation Area. Overall, the proposals amount to a high quality and carefully considered approach for the redevelopment and conversion of the listed building and wider site. The proposals are clearly informed by the significance of the listed building, conservation area and nearby assets and townscape.

The proposals would secure the conservation of the listed building back, providing it with an active use that it is likely to be its optimum viable use.

Given the deteriorated and deteriorating state of the building there is a clear urgency in terms of securing consent so that on site works can begin to ensure the future of the building is secured.

Proposals to provide new built form on the current flanking carparks are sensitively designed and bring about a number of heritage benefits, particularly with regards to the Folkestone Conservation Area. Considered holistically, the proposals are found to preserve and enhance the significance of the grade II Leas Pavilion and conservation area.



Structural Report

The Structural Report describes the structure of the Pavilion and provides an overview of its current condition. It includes Ramboll's appraisal of the causes of damage and the risks of further deterioration, together with a summary of

the anticipated impact of the proposed new construction. Recommendations are presented for further inspection, investigation and indicative types of repairs to the listed building.



Terracotta Methodology Statement in regard to the terracotta front facade. PAYE have inspected the building and provided a methodology to outline the approach to the cleaning, repair and reconstruction of the terracotta external fabric, including surveying and recording existing terracotta, dismantling of

the masonry, investigation and repair of the structure, reconstruction, and repair of damaged terracotta via various methods outlined in the PAYE Stone report.



Desktop Based Assessment

Existing evidence is insufficient to judge the likelihood of pre-nineteenth-century archaeology being found within the PDA. There is no current evidence of occupation or other use of the site prior to the development of the area the nineteenth century, at least nothing recorded on maps from the eighteenth century onwards; however, the proximity of the PDA to the Roman Road and Medieval monastery and church raises the possibility of some form of archaeology surviving in the vicinity from earlier periods. Finally, it must be noted that

the relative lack of archaeological interventions in the vicinity may itself suggest a lack of archaeological potential that may belie the actual situation, a situation only remedied by future archaeological work.

In order to mitigate potential impacts on the archaeological record, an archaeological field evaluation, in liaison with the Local Authority Archaeologist, is recommended.



Sustainability Statement

The Energy Strategy highlights the energy reduction methods that will be required, using the London Plan's Energy Hierarchy of 'Be Lean', 'Be Clean' and 'Be Green', including how the building form would be efficient as possible, exploring heating options such as district heating and Combined Heat and Power (CHP), and low or zero carbon technologies such as high efficiency heat pumps.

The whole development, including the new build and refurbished Leas Pavilion, is analysed in terms of energy use and CO2 emissions through thermal and energy modelling. The predicted tonnes of CO2 and savings are detailed, with a cumulative CO2 saving of 49% over current Building Regulations and Baseline targets.



Sunlight and Daylight Report

The detailed analysis undertaken as part of this assessment has examined the impact of the proposed development on the amount of daylight enjoyed by the neighbouring buildings. Properties identified as sensitive receptors for this study have been tested.

The BRE Guidelines are intended to be applied in a flexible manner. This is in line with the NPPF which states that 'a flexible approach in applying guidance

relating to daylight and sunlight must be taken where they would otherwise inhibit making efficient use of a site'.

The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has shown that all rooms will receive acceptable levels of sunlight throughout the year.



Transport Statement

A positive pre application meeting has been held with KCC Highways. A review of national and local transport planning policies has been undertaken, including the NPPF. The development is found to be compliant with transport policies. The site will two provide vehicular accesses to the respective east and west wings. The site benefits from being within Folkestone town centre. It is evident the location of the proposed site and the existing sustainable transport network and facilities allow for a real alternative to residents using private cars.

39 parking spaces are provided and this is deemed an appropriate provision for a town centre environment, where a maximum standard applies. Cycling is provided with one locker per flat in the basement. EV charging will be provided in all parking spaces. It is expected that the proposed development should not result in any adverse unacceptable impacts in terms of highway amenity, capacity and safety.

8 Design Assessment

Current Use

The Leas Pavilion currently is disused and has fallen into a state of disrepair. It's formal use remains as a club (Sui Generis). Much local and high profile support has been given to 'save' the Leas Pavilion, given its rich history and current poor state and disuse.

The current use of the land adjacent either side of the Leas Pavilion are privately owned public car parks, which are both in a poor state.

Proposed Use

This application proposes the restoration of the Leas Pavilion to its 1902 layout, and a proposed development of 91 residential units to the two adjacent car parks to Cheriton Place and Longford Terrace.

The proposed use of The Leas Pavilion will be ancillary residential use with community use. The Leas Pavilion will form the main entrance to the residential units. The main hall will be used day to day as a lounge area for the residents, and will also be available for community use.

The community use of the main hall will provide opportunities for local groups to utilise the historic building for what is envisaged to be small musical, theatrical or spoken word performances, or weekly clubs.

It is envisaged that the applicant will develop draft Articles of Association, defining the community use and frequency of use of the main hall, and will be signed by every resident and transferred on to new residents. This will be under the control of a board comprised of residents of the apartments, representatives of The Friends of the Leas (or its relevant future guise), and local resident(s).



Existing site



Proposed scheme

Existing Amount

The Leas Pavilion is a two storey building, built into the ground.
The existing areas are as follows:

782sqm	Lower Ground Floor
392sqm	Ground Floor

Proposed Amount

The areas to the Leas Pavilion remain largely as existing, with a small change in area due to alterations to take the layout of the main hall back to the 1902 layout, and small interventions to link the Leas Pavilion to the proposed residential development.

The proposed residential development is for nine storeys of accommodation above one floor of car parking.

The apartments are comprised of a mix of 1, 2 and 3 bedroom apartments.

Lower Ground Floor 860m2
Leas Pavilion main hall and residential storage

Ground Floor 1734m2
Leas Pavilion Entrance and Gallery and 39 residential car park spaces

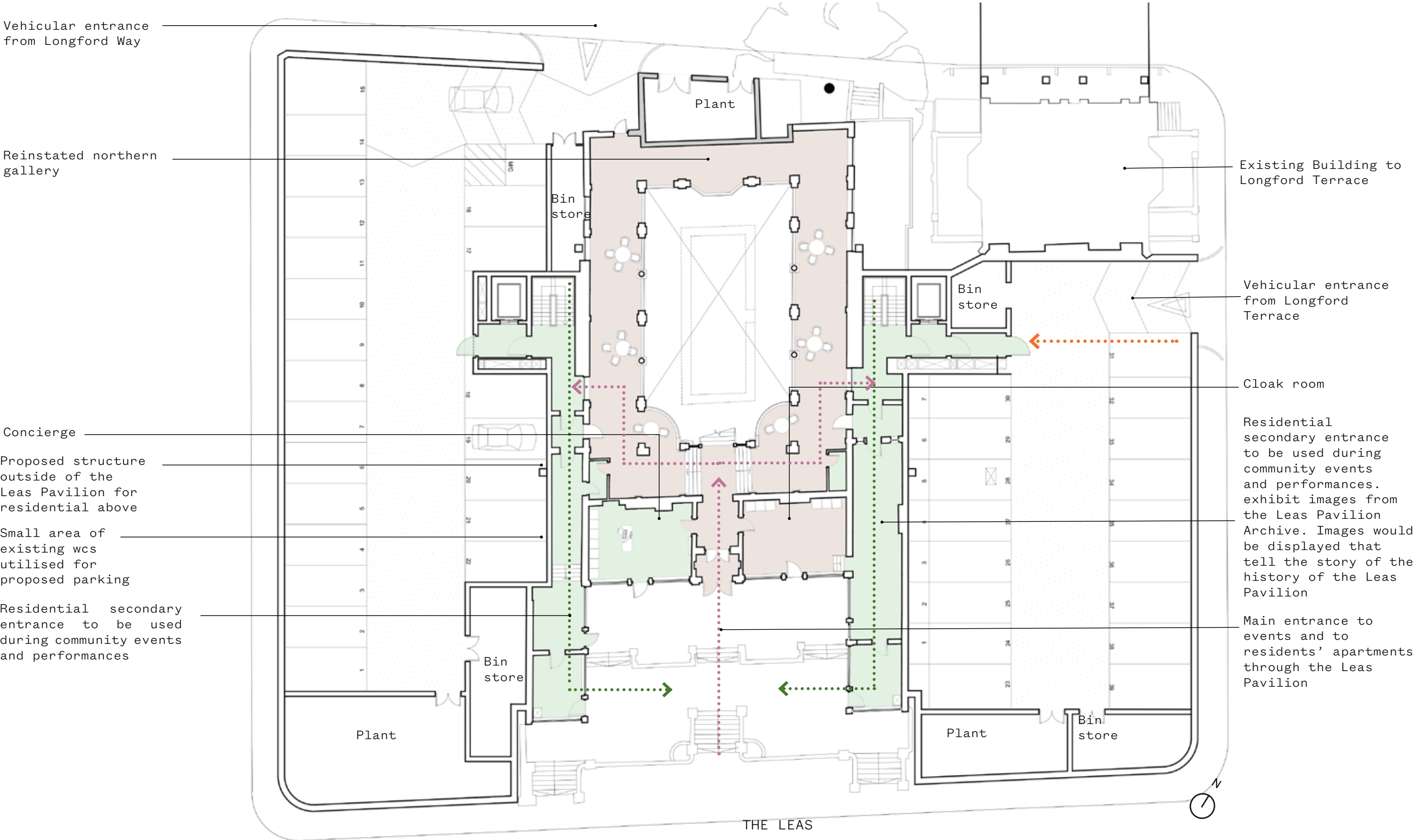
Floor 1	3 x 1 bed apartments 10 x 2 bed apartments
Floor 2	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 3	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 4	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 5	3 x 1 bed apartments 9 x 2 bed apartments 1 x 3 bed apartments
Floor 6	7 x 2 bed apartments 2 x 3 bed apartments
Floor 7	9 x 1 bed apartments
Floor 8	1 x 1 bed apartments 2 x 2 bed apartments 3 x 3 bed apartments
Floor 9	1 x 2 bed apartments 1 x 3 bed apartments
	TOTAL 91 Residential apartments

Detailed studies of the original plan and the surveyed existing information have been made to understand the historical changes, and they have informed the proposed alterations required to restore the main hall.

The proposed layout reinstates the northern gallery as per the original 1902 layout, the reintroduction of columns and column detailing to the altered colonnades, repair to damaged plasterwork, and minor alterations to the rear of the ground floor, and west wing wcs in order to accommodate parking and plant areas.

Day to day the ground floor galleries will be used by the residents, and the galleries will also be available for use by the community in conjunction with the main hall.

Residents' car parks are located to the existing car park sites as well as refuse and recycling stores and plant rooms.

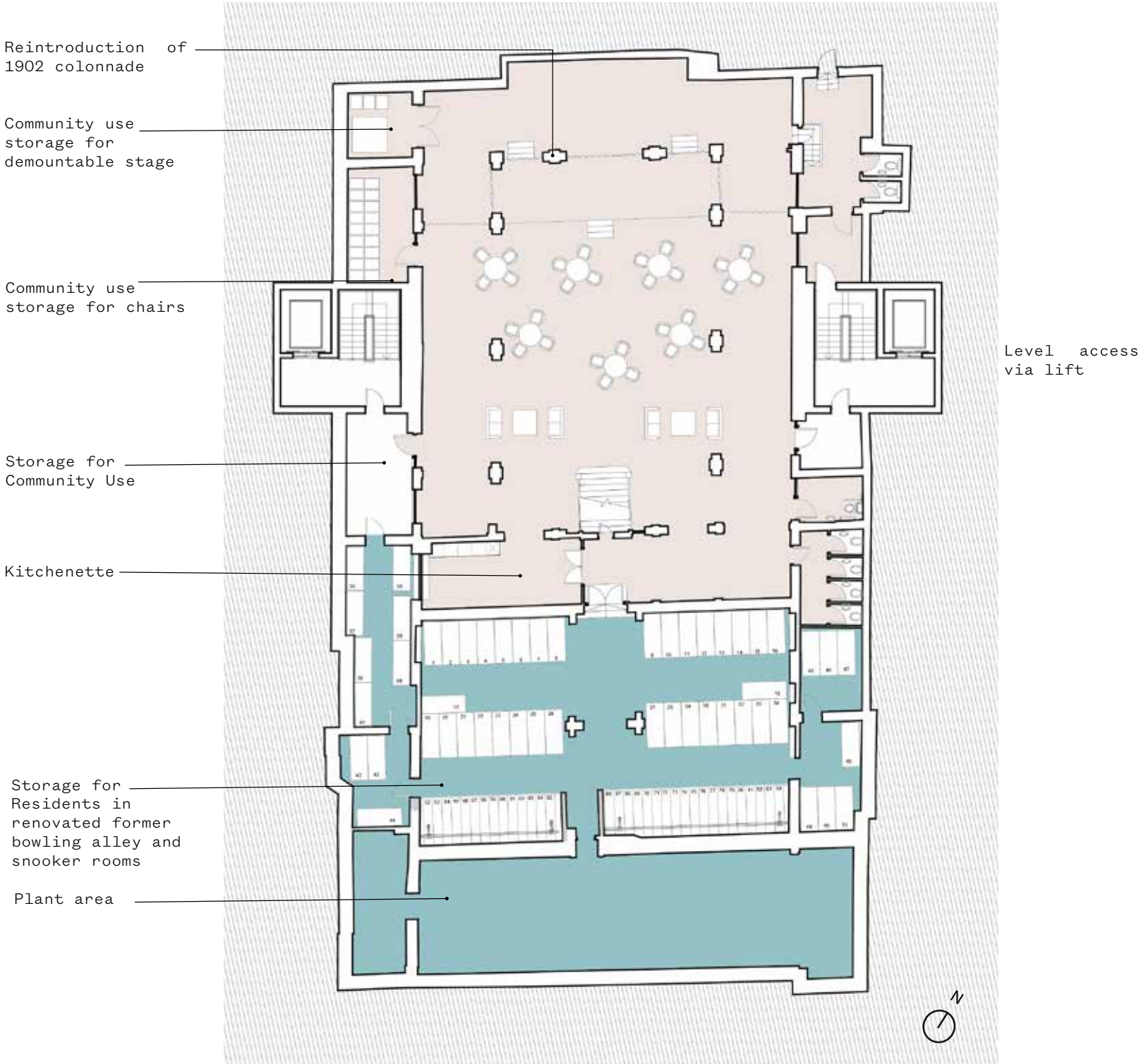


Layout - Leas Pavilion Ground Floor

At Lower Ground Floor level, the colonnade beneath the proposed north gallery will be reinstated. The main hall will be used day to day by the residents as a communal lounge. For community use, the main hall can be set up for a variety of events. A dedicated store for a demountable stage and a separate chair store for stackable chairs is located to the north west. A kitchenette for prepping food (no cooking facilities or ventilation) is located in the former kitchen area and can be used for community use events.

Storage for residents and plant rooms are located in the south former snooker room and bowling alley as these rooms have the least historical detail and no natural light. Wcs for both residents and community use are located to the south east.

The Lower Ground Floor is accessed via the main steps from the main entrance landing, or via the proposed stair and lift cores which can be accessed from the galleries or car parks. Access is therefore available to people with all levels of mobility.



Each stair and lift core lead to the nine storeys of accommodation. On each floor a central corridor leads to each of the apartments.

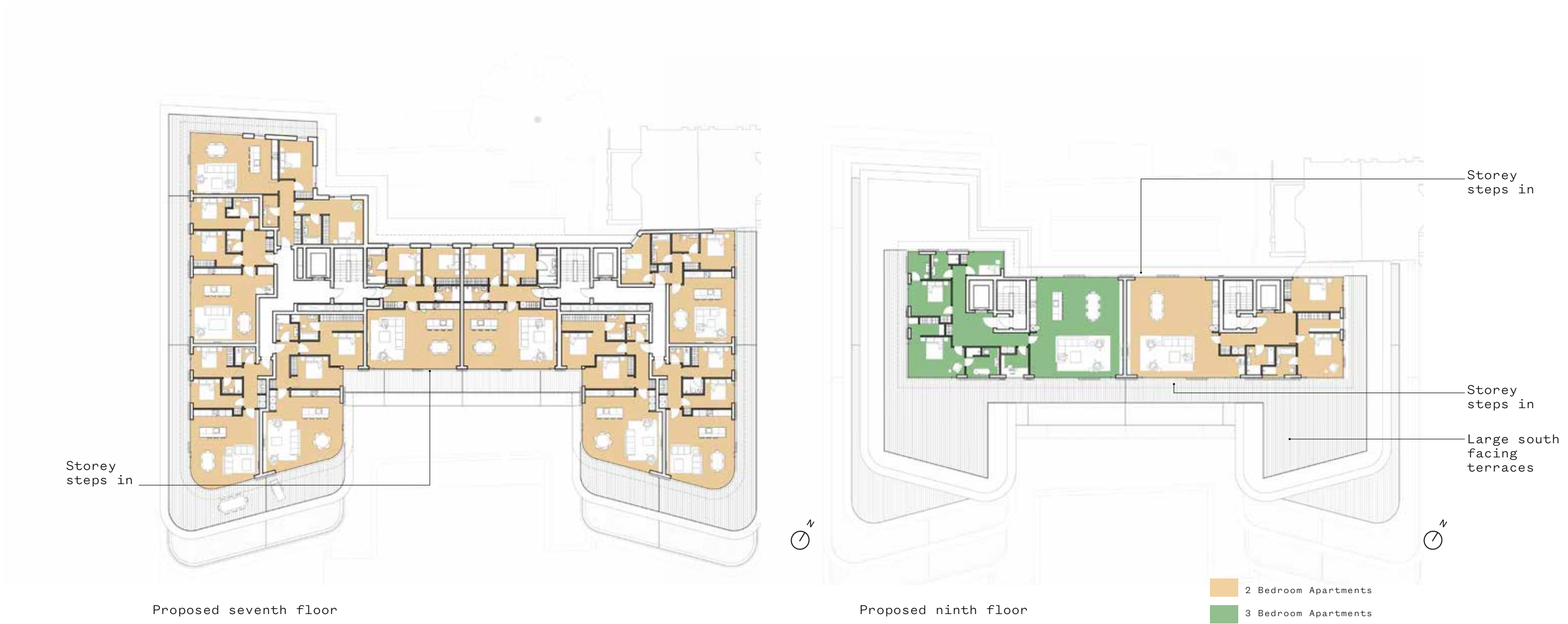
All apartments have been carefully positioned to allow for a sea view.

The typical floor plan is for the first to fifth floor which comprise the wings to Longford Terrace and Cheriton Place.



Layout of Typical Upper Floor

As the building rises by each storey from the sixth to the ninth floor, the floor plan steps in from each side in order to reduce the mass and provide generous terraces to the south. Glazing is increased on the upper levels to contrast the architecture to the lower wings.



Layout - Typical Upper Floor (7-9)

Layout of Typical Apartments

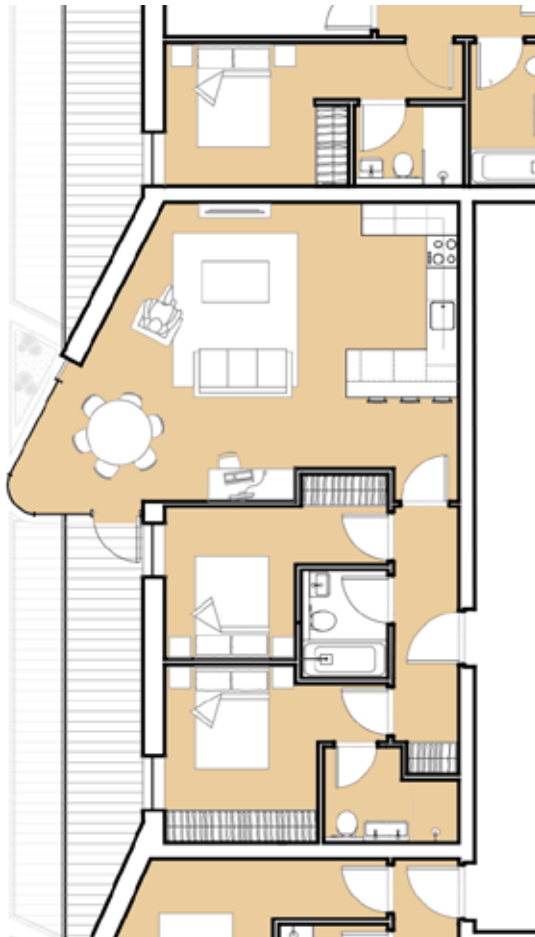
The apartments range from 1 to 3 bedroom apartments. Each apartment has been carefully planned to have a sea view via a balcony. Open plan kitchen, living and dining rooms offer a contemporary way of living. Master bedrooms and many other secondary bedrooms have ensuites. Living areas are located to the south where possible, and large south facing terraces to the upper floors.

Taking inspiration from the local Edwardian and Victorian terraces surrounding the site, and including the Victorian terrace that once stood on the eastern car park to Longford Terrace, the traditional bay window floor plan and rhythm has been used to influence the proposed residential apartment

The curved bays shown in the building proposal are influenced by Victorian and Edwardian bay windows. In traditional coastal architecture bays were used to capture views of the sea.

Often a mirror was placed over the fireplace to allow for a reflected sea view on opening the door to the main living room.

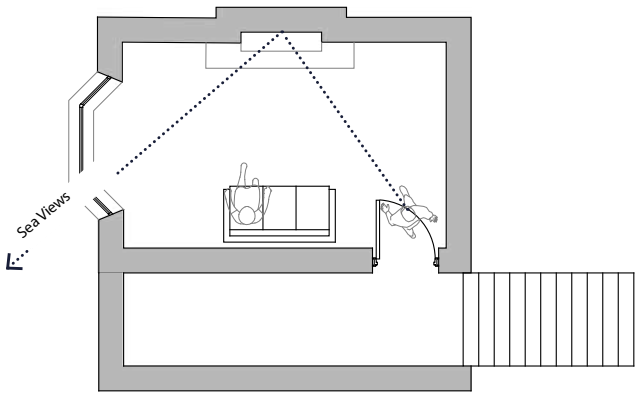
Curved bays are located in the outer parts of the wings from first to fifth floors, and they echo the traditional Victorian bay which offered a reflected view of the sea on entering the room. This architectural device has been modernised to a south facing curved bay, offering a sea view and creating a recessed bay as a balcony.



Typical bay Apartment



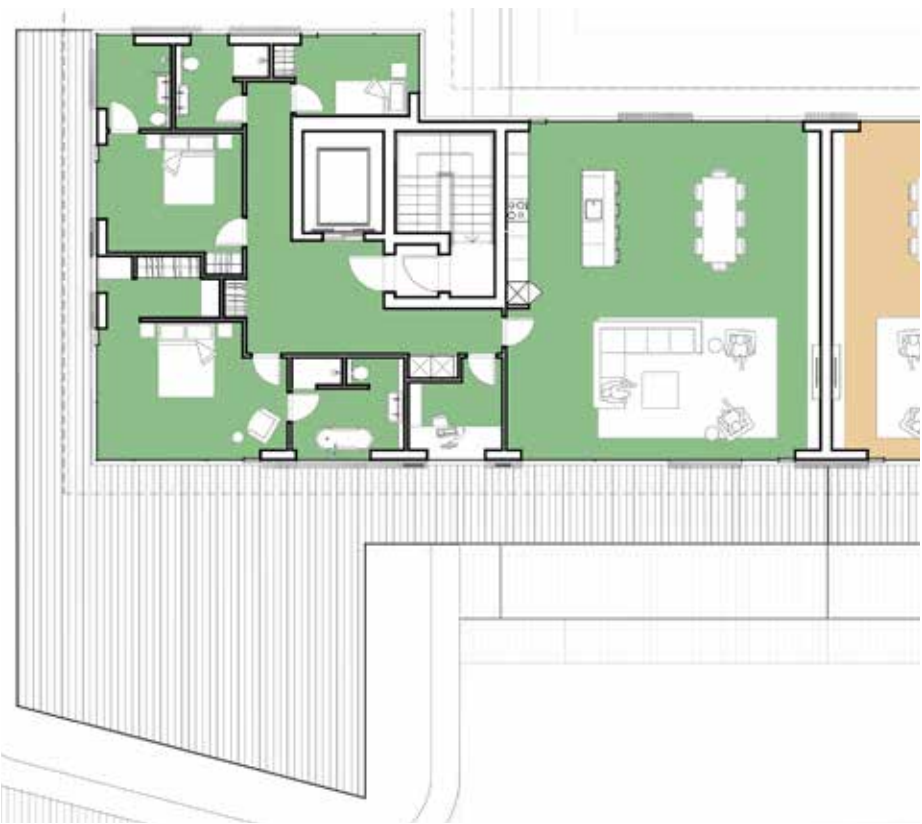
Longford Terrace c. 1880s



Example of Victorian Bay



2 Bedroom Apartment (level 7)



3 Bedroom Apartment (level 9)

Layout - Typical Apartments

Existing Scale

The existing Leas Pavilion lies very low in the street scene as historically it was built into the ground level by approximately one storey. Therefore the building is approximately one storey above the ground level.

The car parks are located at ground level with low walls to the perimeter.

With the low profile of the Leas Pavilion and the surface car parks, the existing site currently provides a gap in the street scene, which to the east and west has a strong built form line to the back of pavement, comprised of buildings of various heights from 4 storey to 10 storey.

Proposed Scale

The scale of the proposed residential building has been explored carefully and has been analysed further in the Townscape and Visual Assessment by Lloyd Bore.

The proposed car park levels have been reduced from the existing ground level to tie in with the level of the Leas Pavilion galleries (ground floor) in order to create level access between the car parks and galleries.

At first floor, the central bridging element and balconies the inner wing sit above the Leas Pavilion roof in order to retain the roof structure.

The outer areas of the wings step slightly lower than the Leas Pavilion roof level in order to create a taller floor to ceiling height, traditionally seen in the Victorian and Edwardian terraces that surround the site.

The upper floors from sixth - ninth tier as the storeys increase, reducing the mass and placing emphasis on the east and west wings from first to fifth floor.

The proposed building emphasises the location of the Leas Pavilion by wrapping around it and via the proposed terracotta coloured plinth.

The proposal completes the strong built form line, and fills the 'gap' created by the surface car parks and low lying pavilion.

Longford Terrace sits directly adjacent to the eastern wing of the proposed building. The scale, storey heights and detailing of this building has been reviewed. The form of the bay windows and balconies addresses the connection to the existing terrace and provides a modern interpretation of the traditional Victorian Terrace. The proposed building tiers away from Longford Terrace as the proposed building rises above it to echo the rhythm of the terrace.



Existing South view The Leas



Proposed South west view from The Leas

The following images show the proposed building for local view points



View from Pleydell Gardens



View from Pleydell Gardens



View from Cheriton Place towards Longford Way



View along Longford Terrace from Sandgate Road



View along Longford Terrace



View from Sandgate Road

Existing Landscaping

The external areas to the Leas Pavilion are comprised of the stepped sunken courtyard to the main entrance which is currently in need of much repair. The existing ground surface is a asphalt which is failing, being bubbled and raised in some parts and leaking to the lower ground floor below.

The eastern and western sunken lightwells are also in a poor state, and having not been maintained, they are over grown with weeds and foliage growth and have no merit.

Only a small area of external space (mainly steps) remains to the eastern lighter, as the beer store was built in the majority of the light well. This is also in a poor state and has no merit.

The two car parks have a tarmac surface and are both in need of repair to the surface as large pot holes have formed and rubbish collects to the sides.

There are no areas of soft landscaping within the site, with the exception of a single tree to the north of the site.

Proposed Landscaping

The stepped, sunken entrance to the Leas will be restored with terracotta balustrade and planters will be reinstated as per evidence from historic drawings and photographs. The ground finish will be stripped and made watertight, and finished with a suitable paving to be agreed with the Conservation Officer.

The proposed residential development provides an opportunity for elements of soft landscaping particularly at the ground floor plinth level.

Proposed balconies and terraces will have decking and planters, and the Leas Pavilion and ninth floor roof will have green roofs to add soft landscaping to the development and increase biodiversity.



View from The Leas

Existing Appearance

Due to its sunken location, the Leas Pavilion is not particularly visible within the existing street scene. The current state of the facade and the lack of maintenance have resulted in relatively recent additions of propping to structural failures, and boarding over of glass has left the building in a poor state and in much need of restoration.

Proposed Appearance

Leas Pavilion

The main entrance on the southern facade will be restored in collaboration with a terracotta specialist. This will include surveying and recording existing terracotta, dismantling of the masonry, investigation and repair of the structure, reconstruction, and repair of damaged terracotta via various methods outlined in the PAYE Stone report.

The 1920s canopy will not be reintroduced, and a Listed Building Planning Application has already been granted for its removal.

Proposed Residential Development

The proposed residential development is located in the two car park areas, and bridges over the Leas Pavilion. The proposed structure has been designed to space over the Leas Pavilion with structural columns located outside of the existing building, therefore not disturbing the roof of the Leas Pavilion.

The building consists of two wings formed around the Leas Pavilion, and outwardly facing Longford Terraced and Cheriton Place. The form of these wings relate to the Victorian buildings which previously stood on the site until the 1990s.

The proposed wings above the proposed car parks are taller at first floor and have a varied detailing in the stone work to relate to the detailing and storey heights found in the surrounding Victorian terraces, including Longford Terrace which is immediately adjacent to the east elevation.

The wings extend to the fifth floor which and have solid appearance in comparison to the upper and central floors. In order to relate the proposed residential development to the surrounding context, the typical Victorian and Edwardian terraces have been studied and analysed in order to make reference to architectural element - the wings include a modern curved bay to allow for sea views from all apartments, and based on the typical Victorian bay as demonstrated in the diagram below.

Horizontal detailing to surrounding terraces is expressed on the proposed wings through a recessed band.

The upper floors (sixth - ninth floor) are expressed with a lighter weight architecture in order to contrast against the lower floor wings. The floors tier back to reduce the mass of the building and provide generous terraces to the south.

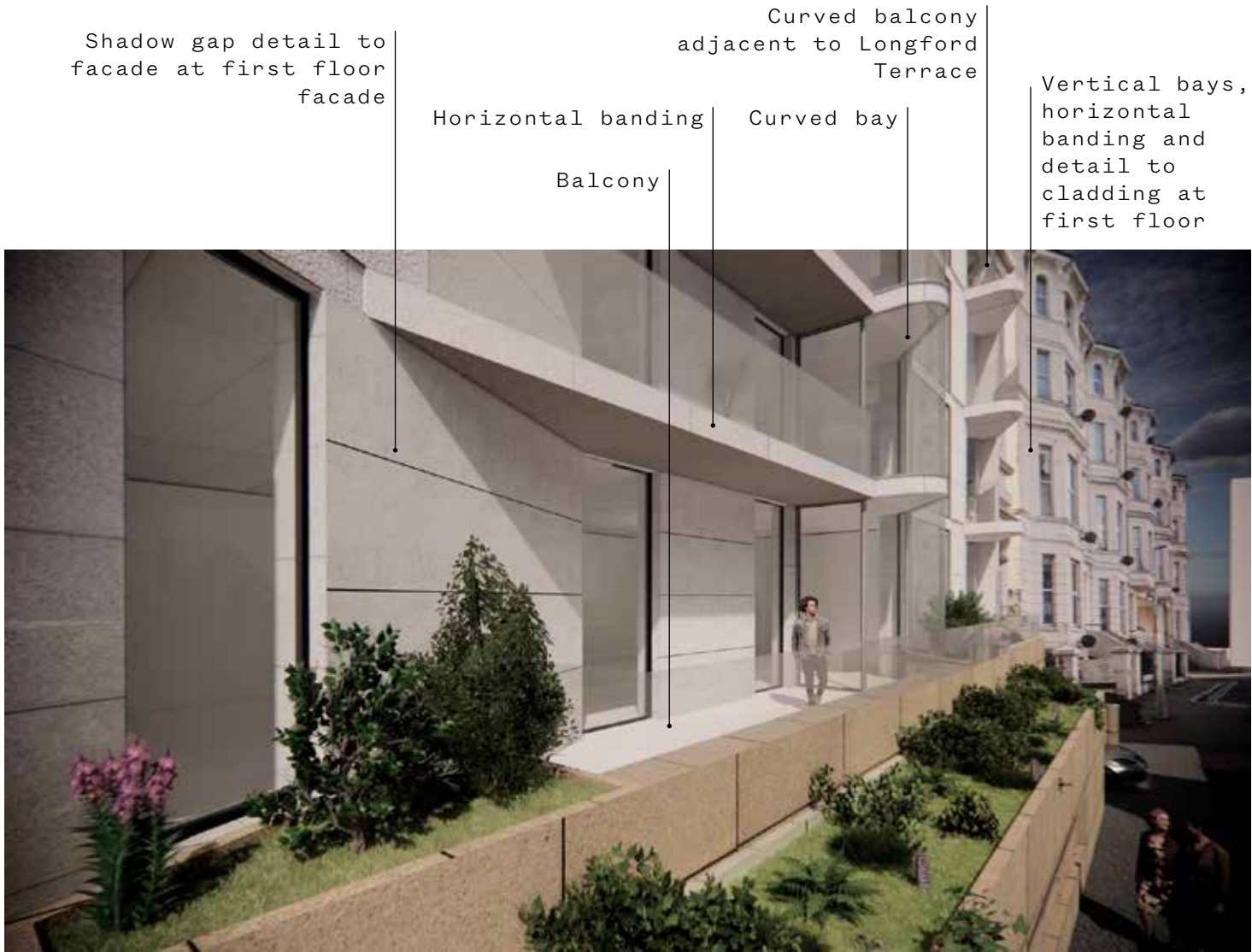


In reference to the detailing at first floor on the surrounding Victorian Terraces, further detailing has been added to the first floor cladding behind the plinths.

- Shadow gap detail added to first floor vertical panels
- Slimmer joints between cladding from second - fifth floor cladding



Plinth and balcony to Cheriton Place



Plinth and balcony to Longford Terrace



Plinth and balcony to Cheriton Place

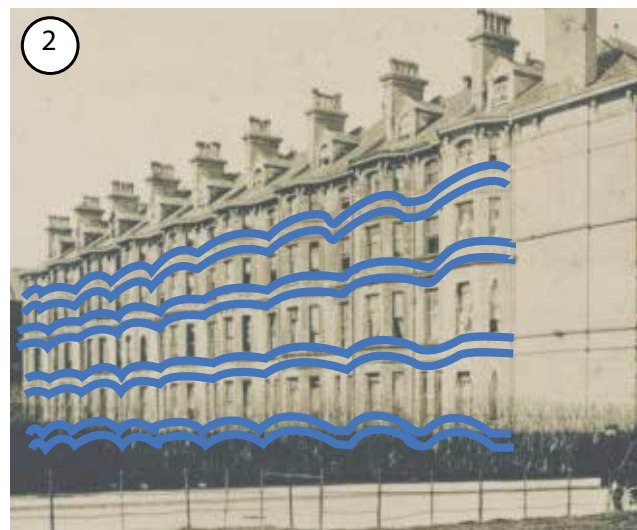
Appearance - Ground Floor Plinth



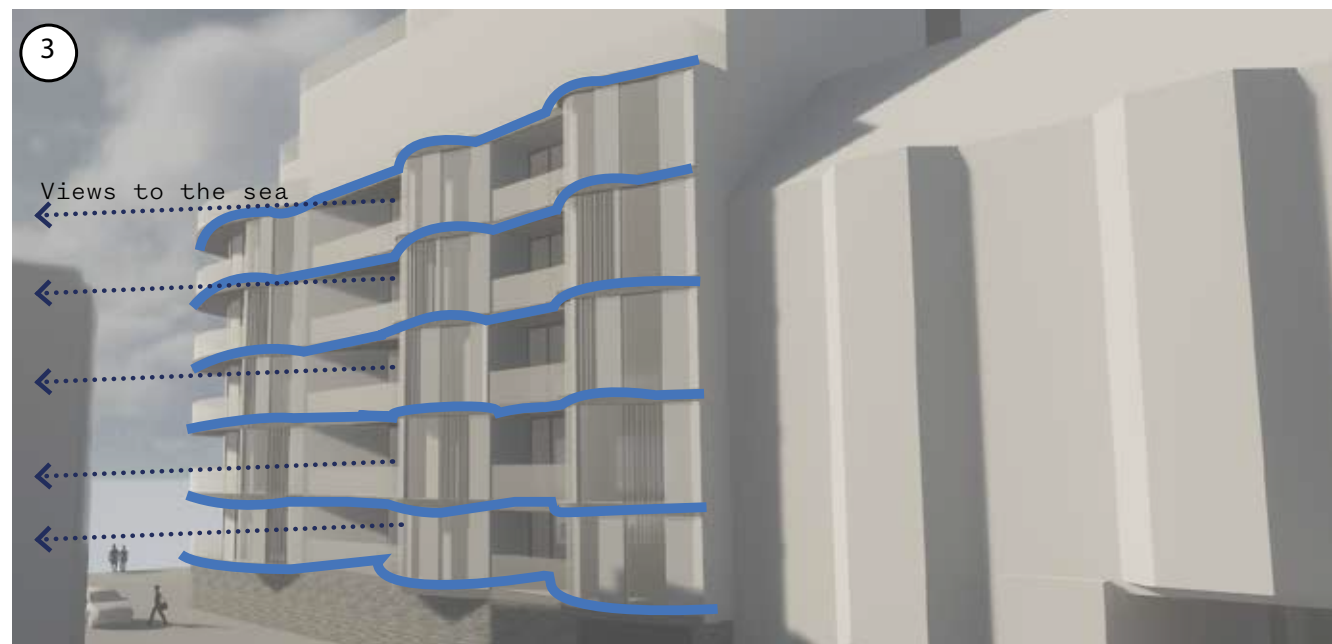
We propose using a modern interpretation of the decorative horizontal banding visible on Longford Terrace and other surrounding buildings.



The Longford Hotel, Longford Terrace (prior to 1902)



Horizontal ribbons wrapped around the building, marking the curved bays of the terrace



Horizontal ribbons and bays reinterpreted in the proposed apartments.



Computer Generated Image of Proposed Apartments, West Facade

The proposed building is designed to reflect the architecture in the local context, particularly the architecture of the Victorian terrace. The design takes the bays of Longford Terrace and reinterprets them in a modern context, using a strong vertical bay form, and a horizontal bonding detail.

Appearance - Bay Study

The contrast between the facade treatment to lower and upper floors is also seen in the east and west facades through the following:

- Additional solid walls to lower floors, reduced glazing
- Vents and louvres removed to lower floors
- Parapet added to sixth floor
- Additional glazing to upper floors and central block, with vents and louvres
- Thinner profile roof overhang to upper floors and central section



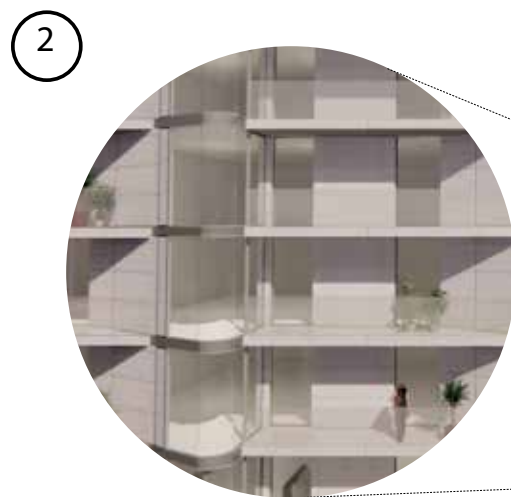
West Elevation from Pleydell Gardens

Appearance - Contrast to Lower and Upper Floors



1

1. Large South-facing terraces



2

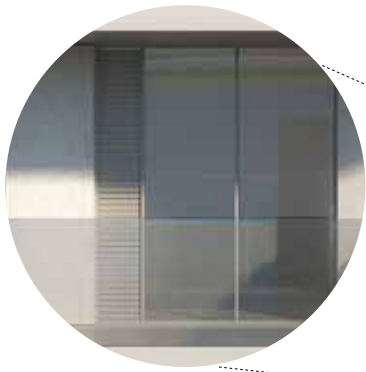
2. Modern interpretation of Victorian bay windows



South west view from The Leas

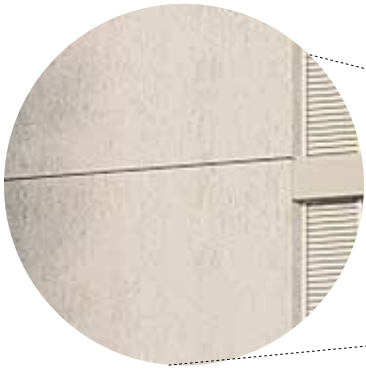
Materiality

①



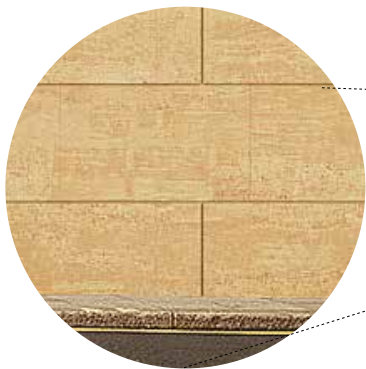
1. Vent panels and glazing

②



2. Off white reconstituted stone panels

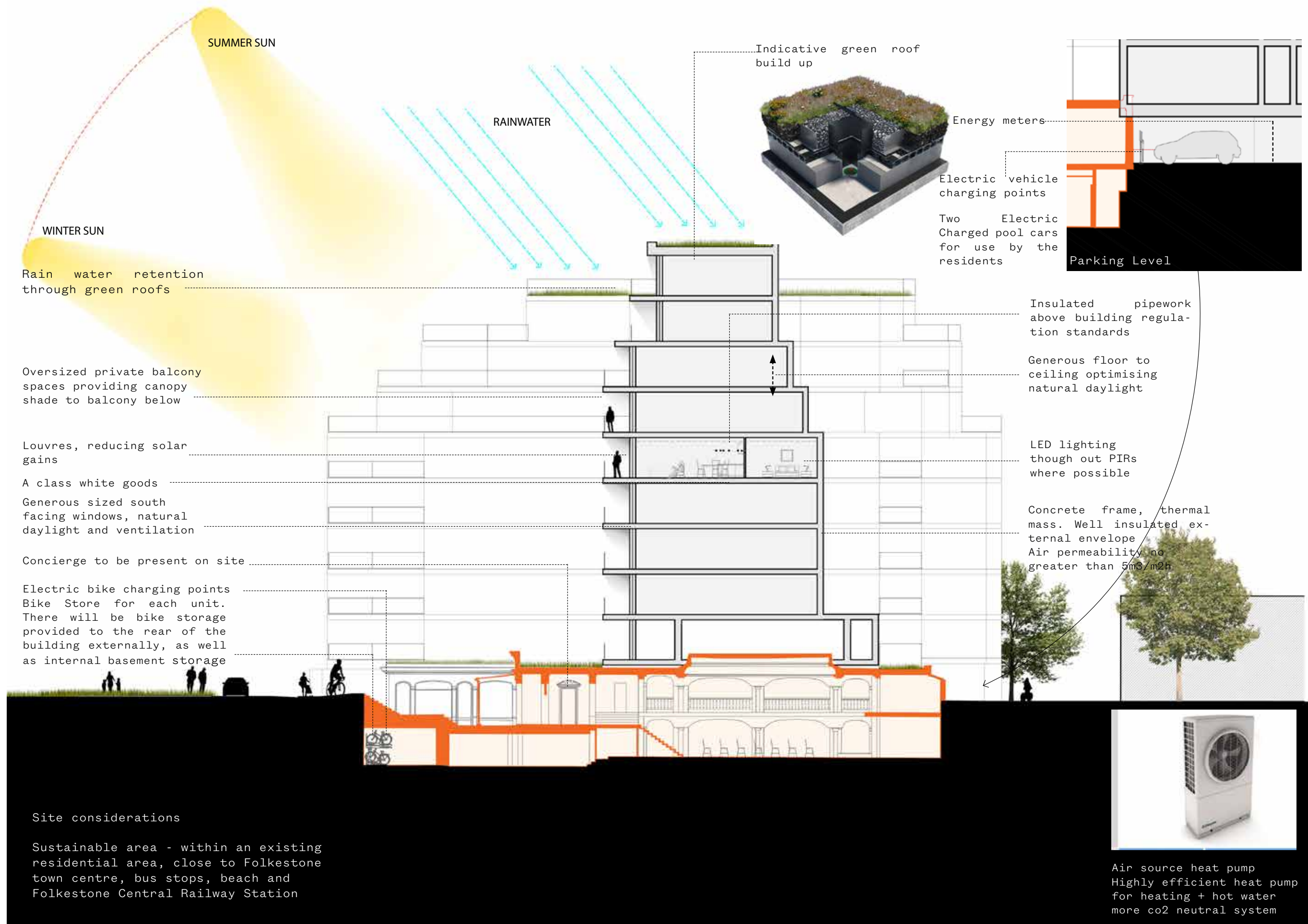
③



3. Terracotta coloured reconstituted stone panels



View from The Leas



note: section shown diagrammatically

Existing Vehicular Access

Currently vehicular access to the car parks are from Cheriton Place and Longford Terrace.

There is no existing parking associated with the Leas Pavilion.

Proposed Vehicular Access

The residential accommodation accessed via an eastern and western stair and lift core leading to the eastern and western wings respectively.

Vehicular car parking for each wing is located on the Ground Floor and accessed from Longford Way and Longford Terrace. Each entrance ramps down to the car parking level.

Car parking

39 spaces are located across the two wings of the car parks. All parking spaces will have electric charging points.

A parking space in each car park wing is reserved for an Electric Charged Pool car for use by residents.

A Transport Statement by Stantec accompanies this planning application, and a Pre Application meeting has been held with KCC Highways.

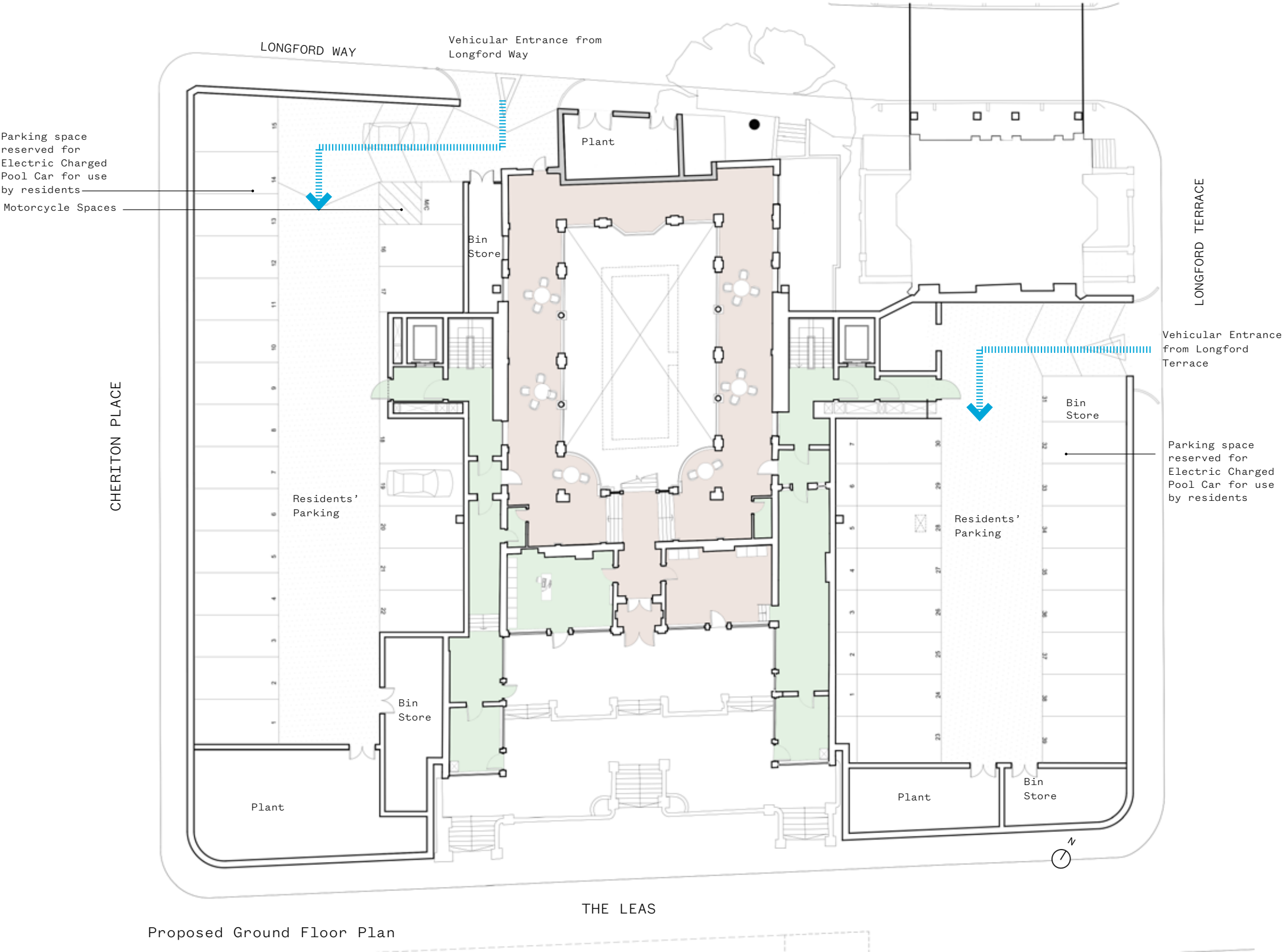
Refuse and Recycling

Refuse and recycling stores are allocated in the Ground Floor car parks. Residents leave their refuse and recycling in the bins stores, and bins are then relocated by the management to the street for refuse and recycling collection on Longford Way and Longford Terrace.

Deliveries

Small, quick deliveries to be handled by the concierge are envisioned to be via a proposed loading bay immediately south of the Leas Pavilion entrance.

Larger deliveries to be taken directly to the apartment, for example groceries or furniture deliveries are envisioned to be to the north of the building and via the ramped entrances to the car park, or via the rear entrance to the building. Access to the stair and lift cores can be gained from these access points.



Existing Pedestrian Access

Existing Pedestrian Access to the Leas Pavilion is currently down 14 steps leading from The Leas to a main entrance landing slightly lower than ground floor. Access within the Leas Pavilion is via steps up to the gallery level, or via steps down to the Lower Ground Floor level.

Side entrances to the original shops of the Tea Rooms are also via steps, however these entrances area currently bordered over.

A rear access to the north eastern corner of the building is also stepped, as was an entrance (now blocked) to the eastern elevation.

Both car parks adjacent to the Leas Pavilion are relatively level and are accessible via entrances between low walls to Longford Terrace, Longford Way and Cheriton Place.

Proposed Pedestrian Access to the Leas Pavilion

The proposal maintains the stepped access from The Leas to the main entrance of the grade II listed Leas Pavilion main entrance and side entrances to the Leas Pavilion wings (originally shops). The balustrade to the main steps will be restored in accordance with the terracotta specialist and structural engineer's recommendations.

Day to day access for residents will be via the existing main entrance, past a concierge and post room, and up to a lift and stair core via the east and west galleries. The stair and lift cores service all residential levels to either the east or west wing. They also connect to the ground floor of the Leas Pavilion (gallery level), and the lower ground floor (main hall).

Level access to the stair and lift cores are via the ramped access to the car parks via Longford Terrace and Longford Way. The car parks are level with the gallery level.

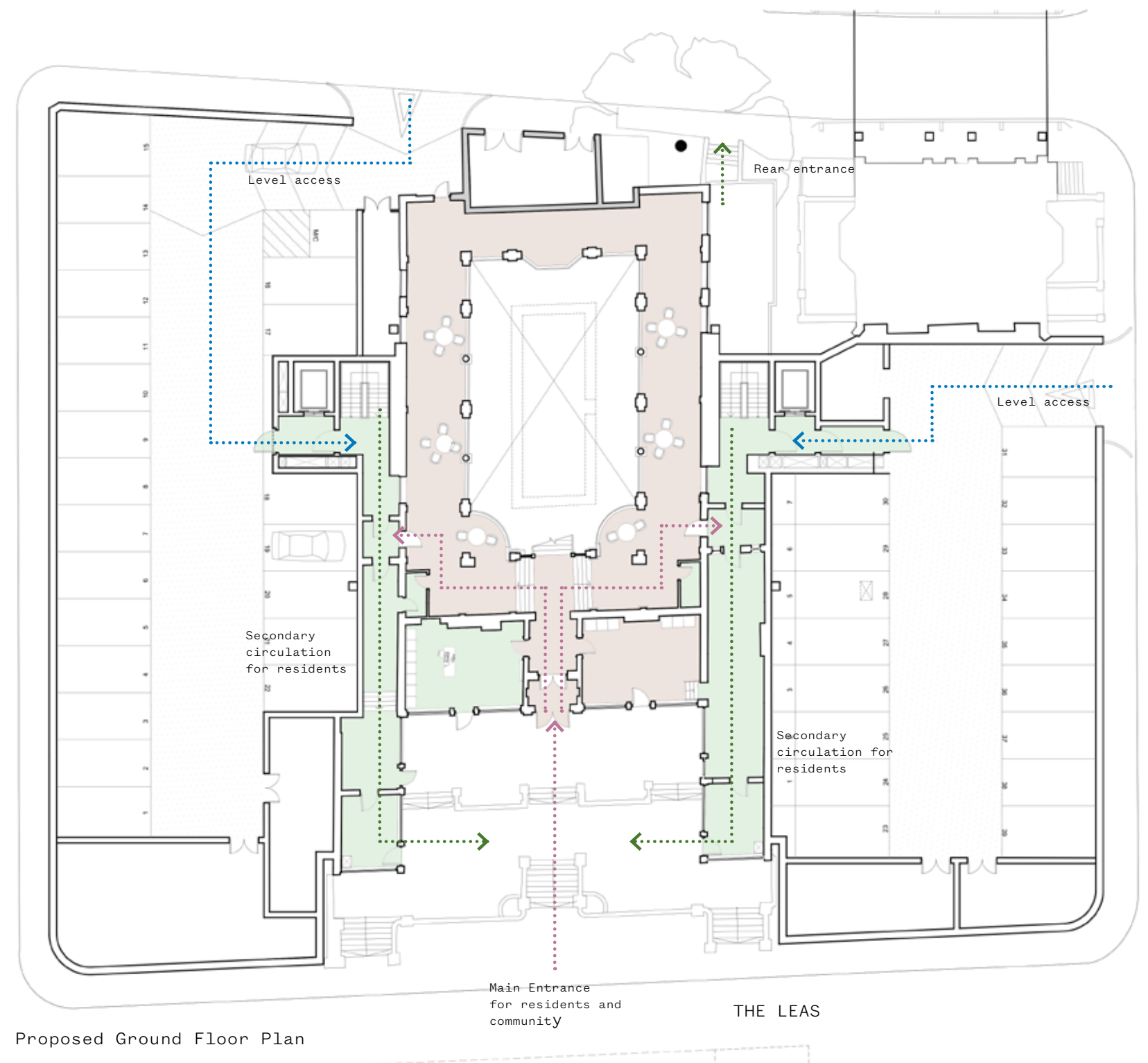
The introduction of the proposed lift and stair cores via the ramps offer level access to all floors, including the two floors of the Leas Pavilion, which is currently unavailable.

When the main hall is used for community use, access will be gained via the main entrance, past a cloaks room to the right. Access will be to the main hall, gallery, kitchenette, wcs, accessible wc at lower ground floor, and to storage rooms for a demountable stage and chairs respectively.

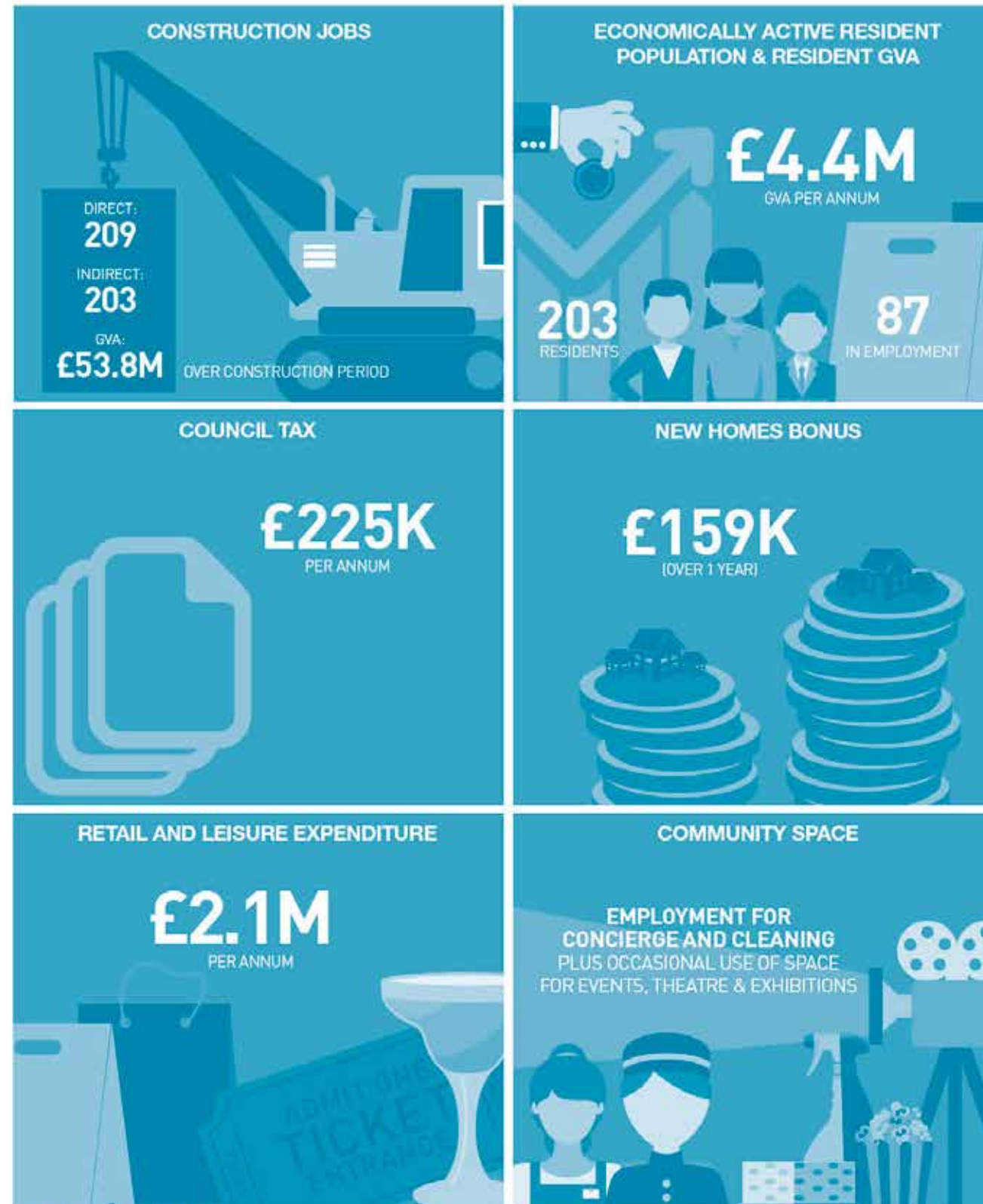
During community use, residents will be able to access the side wings to enter and exit the building without interrupting the community use.

Access to proposed apartments

All apartments are accessed via the stair and lift cores. The majority of the apartments have level access from the circulation corridors, with the exception of the two central apartments on the first floor which step up above the Leas Pavilion roof.



9 Conclusion



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The Design and Access Statement sets out the basis for the proposals and seeks to explain how they have evolved from a concept to a well considered design, with an understanding of the local context as well as carrying through the principles and parameters into the proposed development.

The proposal for the restoration of the Leas Pavilion, and the development of 91 residential apartments with associated parking delivers a number of benefits that will positively contribute towards the local area:

- The ‘saving’, restoration and securing a sustainable future for the derelict Grade II listed Leas Pavilion
- Restoration of the grade II listed Leas Pavilion front facade and sunken courtyard to the 1902 design
- Restoration of the grade II listed Leas Pavilion interior to the 1902 main hall layout
- Introduction of community use of the main hall and gallery space to allow the building to be enjoyed by a wider number of people
- Long term use of the Leas Pavilion secured - to be used, heated, maintained and enjoyed on a daily basis by residents of the apartments
- Infill of a gap in the street scene with a high quality design, maximising the potential of the site whilst respecting the listed building central to the scheme
- Use of robust materials to ensure the building will age well with low maintenance
- Provision of 91 residential units
- Use of sustainable energy and introduction of green roofs to reduce energy consumption and aid with water attenuation
- 209 direct and 203 indirect jobs are expected to be generated during the construction phase
- A number of jobs expected to be generated during the operational phase through concierge, property management and cleaning services
- Benefit of new residents’ expenditure to the local economy of £4.4m per annum

The proposals are in accordance with the draft planning policy and Folkestone and Hythe’s planning policies as well as national guidance set out in the National Planning Policy Framework.

As has been demonstrated through this Design and Access Statement, the proposals have been further developed to take account of statutory and non-statutory consultation responses received. Ultimately it will become a high quality vibrant sustainable development which will have a positive affect on the character of the local area.

2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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