

Claw, Katy

From: Ben Fletcher <ben.fletcher@phdevelopments.co.uk> on behalf of Ben Fletcher
Sent: 20 March 2020 13:49
To: clive@anthonyswaine.co.uk
Cc: Katy.Claw@folkestone-hythe.gov.uk; Jason Elias; Mike Boatwright; rob.colley; Dave Dommett; Tim Vince; Chris Tomlin
Subject: FW: 3 Clifton Crescent, Folkestone -
Attachments: 6384-29 Rev_C.PDF; 6384-26 Rev_C.PDF; Flushglaze-Glazing-Vision-Europe-datasheet-n.pdf; 6384-70 Rev_A.PDF; Reinstatement of heritage cornicing - Feb 2020.pdf; Offset - 6384-35 Rev_Preliminary - Cornice Details May 2018.pdf; 6384-PD-VIS-001A to 006A Sunken Terrace.pdf; 6384-PD-16 Rev F.PDF; 6384-PD-14 Rev F.PDF; 6384-PD-15 Rev F.PDF

Hi Clive,

Please ignore the earlier email, I had omitted to add all the information.

Please see below.

Many thanks

Good afternoon Clive,

Planning Condition ref: Y18/0629/FH and Listed Building Condition ref: Y18/0630/FH

I hope you are well in these crazy times.

Further to comments in your report 511, received 8th January 2020, and discussions during the meeting held on site at Clifton Crescent on 13th February 2020 please find attached some revised information. As discussed and agreed we're sending this to you informally initially and we should be very grateful for your thoughts and comments before formally issuing to the Portal. Hopefully, this will ensure we meet with your expectations and make the final process as efficient as possible.

1. Planning Condition ref: Y18/0629/FH and Listed Building Condition ref: Y18/0630/FH – Condition 4

"No work on the construction of the dormer windows or side basement extension eaves shall take place until details of the construction hereby permitted have been submitted to and approved in writing by the Local Planning Authority (at a scale of 1:5 or 1:10). The development shall be carried out in accordance with the approved details."

- Drawing 6384-29-C – Proposed dormer construction, showing the addition of the timber profiled moulding to the window reveals to lessen the impact of the dormer cheek widths, as discussed and agreed.
- Drawings 6384-26-C – Sections through the basement roof soffit to the West elevation, showing the revision of the rooflights from circular "domes" to more traditional rectangular flat glazed rooflights. To make these work with the room spaces below and the roof structure we propose individual rooflights to each penetration.
- Flushglaze data sheet – illustrating our proposed, bespoke-made, product for the basement rooflights.

2. Planning Condition ref: Y18/0629/FH and Listed Building Condition ref: Y18/0630/FH – Condition 5

"No work on the construction of the rear (south) sunken area shall take place until details of the construction of the sunken area and its retaining walls, steps, planting area and hard paving have been submitted to and approved in

writing by the Local Planning Authority (at a scale of 1:10 or 1:20). The development shall be carried out in accordance with the approved details."

- 6384-PD-VIS-001A to 006A Sunken Terrace – A 3D visual pack to show revised proposals for the rear sunken terrace and rear boundary wall railing and gate:
 - Access stairs running centrally into sunken terrace
 - Cycle storage relocated beneath new coverings along the boundary retaining wall, thus shielding them from view
 - Provision of a stone-finished landing at the top of the stairs with rendered wing walls and railings above to match the boundary wall detailing – all at the same level
 - All coping stones thickened to match existing
 - Removal of close boarded fencing within the sunken terrace, replaced by less imposing white-painted picket fencing

3. Planning Condition ref: Y18/0629/FH and Listed Building Condition ref: Y18/0630/FH – Condition 6

"Detailed drawings of joinery work for replacement windows and doors (at a scale of 1:1 or 1:2 and 1:5), including their relationship with the adjoining masonry, shall be submitted to and approved by the Local Planning Authority before any joinery work or fittings are carried out and the development shall only be carried out in accordance with the approved details."

Specifically the detailing of the main entrance door and steps – as commented on within your report 511

- Drawing 6384-70-A – Elevations and sections showing proposal to maintain the entrance door as it is currently, including the cast iron panelling to the upper section (not shown here).
 - A new single-leaf door will be manufactured to match the current arrangement exactly, with the existing cast iron panelling removed from the existing door leafs and fitted to the new.
 - The existing entrance steps will be broken out and reformed to suit the original arrangement, and that of neighbouring properties, with less steps with an increased rise, with York stone risers and treads. Rendered wing walls will be constructed with black hand railing fixed internally.
 - This drawing also shows the outline for the refuse arrangements. Following liaison with the council the required bin volumes were prescribed and have been added. You will see this has meant that, to create sufficient space for the number of bins prescribed we have had to locate 2no. to the LHS of the main entrance as well. The original intention was to locate all bins to the RHS only. We feel this will greatly detract from the building visuals, and the existing structural arrangement and levels to the LHS may mean this is not possible anyway, but we should be grateful for your views.

4. Listed Building Condition ref: Y18/0630/FH – Condition 9

"No work on the cornices to the two principal ground floor rooms and hallway shall take place until details (at a scale of 1:1, 1:2 or 1:5) of the retention or reinstatement of the cornices have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details."

- Report "Reinstatement of heritage corning" – Detailing the proposals for removing/relocating the existing corning beneath the new mf ceilings. Or use of mouldings taken from the originals to produce exact replicas to be fitted should relocation of the originals not be possible.
- Drawing 6384-35- - Graphical depiction of the proposals as above (previously submitted)

I also attach the following revised elevation drawings which pick up the various changes/proposals as above:

- 6384-PD-14-F – Proposed (and approved) Elevation 1 – North elevation, building frontage:
 - Shows proposal for main entrance door, steps, wing walls and railings
- 6384-PD-15-F – Proposed (and approved) Elevation 2 – West elevation:
 - Shows proposals for revised basement rooflights
- 6384-PD-16-E – Proposed (and approved) Elevation 3 – South elevation, building rear:
 - Shows proposal for rear boundary wall, railing and gate arrangement

Hopefully this makes sense, if not please don't hesitate to contact me to discuss. Equally Dave and Rob from Offset would gladly field any queries you may have.

As above your comments now are greatly appreciated to allow us to turn attention to efficiently pulling together final information for formal submission.

Many thanks in advance

Regards,

Ben Fletcher BSc (Hons)
Construction Director

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