

**Proposed development of 6 no. 2 bedroom flats at
7 Bournemouth Road, Folkestone, Kent CT19 5BA**

DESIGN AND ACCESS STATEMENT

Revision 'A' – 3.2.2017

Site Location and Description:

7 Bournemouth Road is a triangular site in the space created between the back gardens of the terraces of houses of three roads, Bournemouth Road to the North-east, Victoria Road to the West and Broadmead Road to the South-east. The terraces are 3- and 4-storey Victorian town houses with an average of 5-metre-long gardens ending in garden walls forming the triangular space accessed from Bournemouth Road.

The site is occupied on all three sides by a derelict 2-storey building that has had many uses, primarily as a carpentry workshop. The buildings have been unoccupied for more than ten years.

Access to the site is via a small driveway adjacent to No.6 Bournemouth Road. There is a flying freehold over the access constituting a flat attached to No.6 Bournemouth Road.

The boundary to the South is formed by a large two storeys high concrete retaining wall that continues along the West boundary. As the ground falls away this wall becomes free-standing and forms the ends to the gardens of the flats in Bournemouth Road and the northern end of Victoria Road.

Planning History:

Planning permission with conditions has been granted twice for this scheme on this site:

- November 2004: Planning Reference Y04/1109/SH
- 10th November 2010: Planning Reference Y10/0564/SH

The latter approval was valid for three years and lapsed as a result of no start having been made on site (as for the previous approval).

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Proposal:

It is proposed to reapply as per the previous application in 2010. Therefore, the design and layout of the development is unchanged. The basic principles have been retained in that the development looks inwards on an internal courtyard and respects the adjoining properties in that there are no issues of overlooking nor of loss of amenity to neighbours.

To ensure that the proposed development does not impose on the adjoining properties the roof line has been kept **lower than (rev. 'A')** the roof line of the existing building.

**Revision 'A': Technical Housing Standard –
Nationally Described Space Standards - 19th May 2016:**

To comply with national space standards the following amendments apply:

Flats 1, 2, 5, and 6: Lengthen the Living Areas by 450mm
Flats 3 and 4: Comply
Single and double bedrooms comply, as does built-in storage.

National Space Standards have been set at a level that gives the occupants acceptable living conditions.

These flats have a spacious feel and are ideal for young families, the elderly, first time buyers and as rental accommodation. The residential amenities are many and positive including; ground and first floor living giving easy access, close neighbourliness, safe gated play space for young children and quiet, away from traffic noise.

This scheme is a city centre courtyard development where the site has been designed to be utilised to a maximum, which is the right strategy for its location. This scheme does not represent overdevelopment compared to a block of flats. These flats are low rise and with high level of privacy along the perimeter walls.

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Revision 'A': Overlooking and Privacy:

England has a long and dear tradition of hanging net curtains in windows to protect privacy in the urban landscape, very effectively. The proposed window type in this scheme lends itself positively to partial translucent glazing.

We propose that the following windows have translucent glazing to the lower section of the window to protect privacy, mainly to the bedrooms:

W1, W4, W6, W7, W8 and W11 on the Ground Floor

W19, W22, W23 and W24 in the First Floor

It is assumed that residents will use curtains and blinds in living areas in the usual manner if they wish.

Further enhancement towards separation of the flats, if deemed necessary, can be achieved by planting small trees and/or shrubs in the corners of the junction of Flats 1 and 3 and the junction of Flats 3 and 6 and remove the planting from the centre.

Access:

Access will remain through the same entrance from Bournemouth Road and the access road surface will be improved. It is proposed to install a set of gates at the southern end of the entrance to provide an element of security to the development.

Once inside the development, the ground floor flats will have full access for people of all levels of mobility. However, the first-floor flats, by virtue of their elevation will have limited levels of access. It is proposed to provide **stairs suitable for the semi-ambulant to the first-floor flats (rev. 'A')** and the internal arrangement, the door and corridor widths will all ensure that the accommodation is as inclusive as possible.

Following the principles set out in previous applications and given the town centre setting of the development there is no on-site parking.

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Landscaping:

The area in the middle of the courtyard is to be formed of a sealed gravel surface. There is to be a large planted bed in the centre of the courtyard to act as a focal point.

The communal areas in the North and South-west corners are to be finished with a timber decked area and small planting beds in the very corners of the site.

The materials selected for the external finishes have been chosen to provide low maintenance and enduring quality.

Sustainability:

Both the Shepway Core Strategy Local Plan 2013 (SCSLP) and the National Planning Policy Framework (NPPF 2012) have sustainable development at the heart of their policy formulation. The on-going drive to provide more efficient homes in terms of energy use is the cornerstone of the drive to reduce carbon emissions. The detailed design of the fabric and construction methodology of the building will seek to achieve energy savings better than those required by the current building regulations.

This will include:

- Low flush toilets and aerated taps for reduced water use.
- Making as much use of recycled materials following demolition of existing structures on site to avoid transport of new materials, extraction of aggregate etc.
- Ensuring that all timber used is sustainably sourced
- Providing solar collectors where possible to pre-heat hot water.
- Provision of water butts for collection of rainwater, washing lines and cycle storage.
- Provision of space for two refuse bins per flat, one for recycling.

This list is not exhaustive but indicates the approach taken in the initial design stage that will be characteristic of the detailed design and implementation of the development to ensure as high a quality as possible is achieved in environmental terms.

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Conclusion:

This application is for the renewal of an expired planning approval. Shepway have asked that the proposal is tested against the current Shepway Core Strategy Local Plan 2013 and the National Planning Policy Framework 2012. Examining these documents, we find that this scheme sits comfortably within the aspirations and intent of both.

For the **Shepway Core Strategy Local Plan 2013:**

- **Policy SS1, SS2 and SS3:** The scheme uses a derelict and previously developed site in the central area of Folkestone. It contributes to the Extended Regeneration of Inner Folkestone. See Fig. 5.5

Saved Policies:

- **SD1:** It meets the following criteria of sustainable development;
 - Within walking distance of shops and public transport
 - Brownfield development
 - Appropriate density
 - Incorporating renewables and energy efficiency
- **HO1:** infill development on previously developed land

For the **National Planning Policy Framework 2012**, where there is a presumption in favour of granting approval of sustainable development on brownfield sites:

- **Para. 17:** We consider that this scheme meets the requirement for high quality design and use of a brownfield site
- **Para. 23:** This scheme contributes to the vitality of the town centre.
- **Para. 111:** This scheme uses brownfield land.

Revision 'A': Summary:

This is an attractive and clever solution to an awkward site, creating dwellings of character in an inner-city location, much needed for the non-car owning population. This scheme is still an effective use of redundant inner city land and we commend it to the planning committee.

4th February 2017 – Revision 'A'

Marianne & Robb Oliver RIBA