

Design & Access Statement

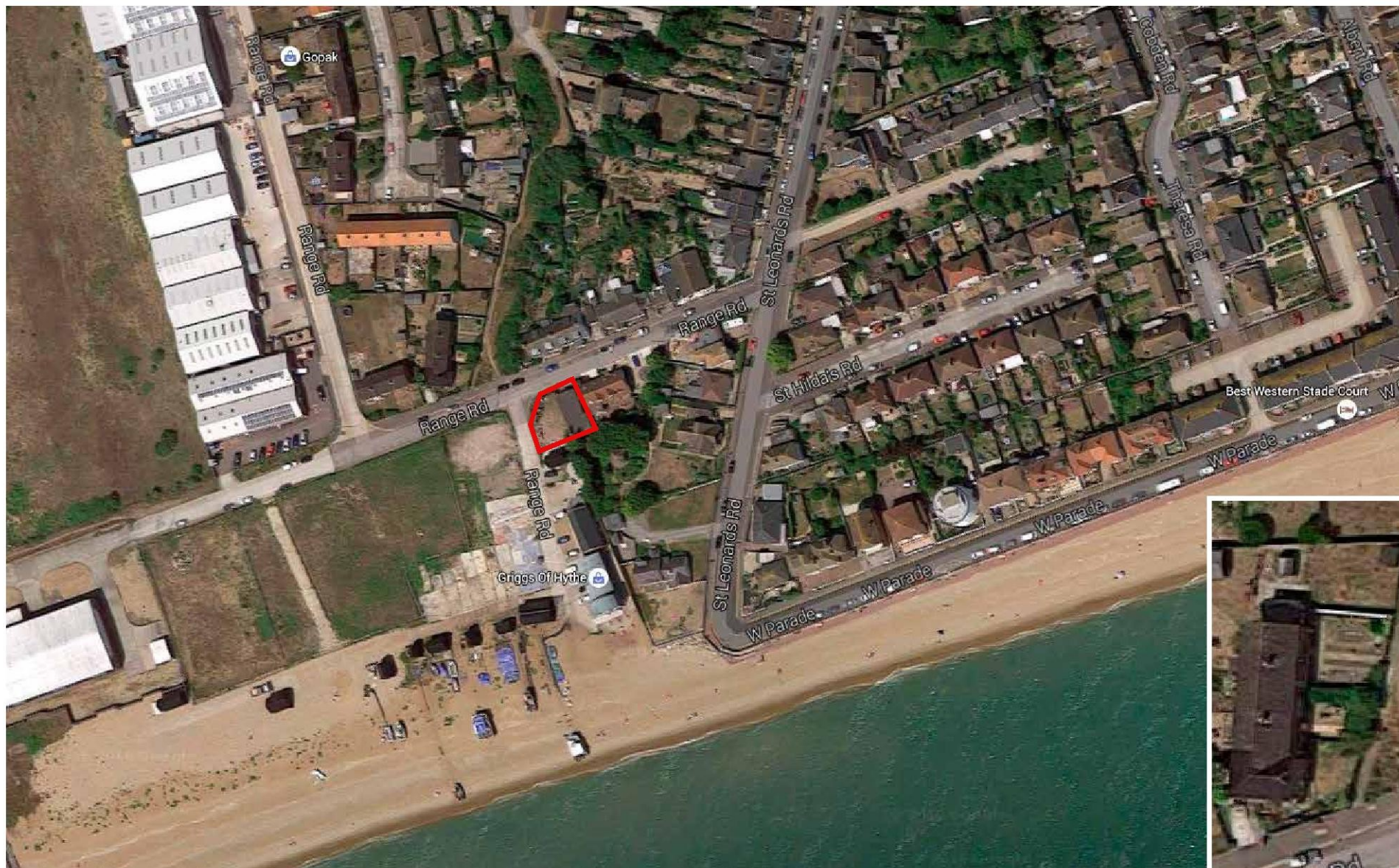
Site of the Former Hythe Scout Hut, Range Road, Hythe, Kent

Version	1.0
Date	July 2017
Project Number	16.025

guy hollaway
ARCHITECTS

1

Site Analysis



Images obtained from Google Maps



Red line indicates extent of the site application boundary

The site is located off of Range Road, Hythe. The existing single storey building on site was formerly used by Hythe Scout group. The club has since moved to new premises leaving this building vacant. The site sits adjacent to the Fisherman's Beach development to the West and Shingle Bay Development to the south east of the site; both are currently under construction.



Images obtained from Google Maps

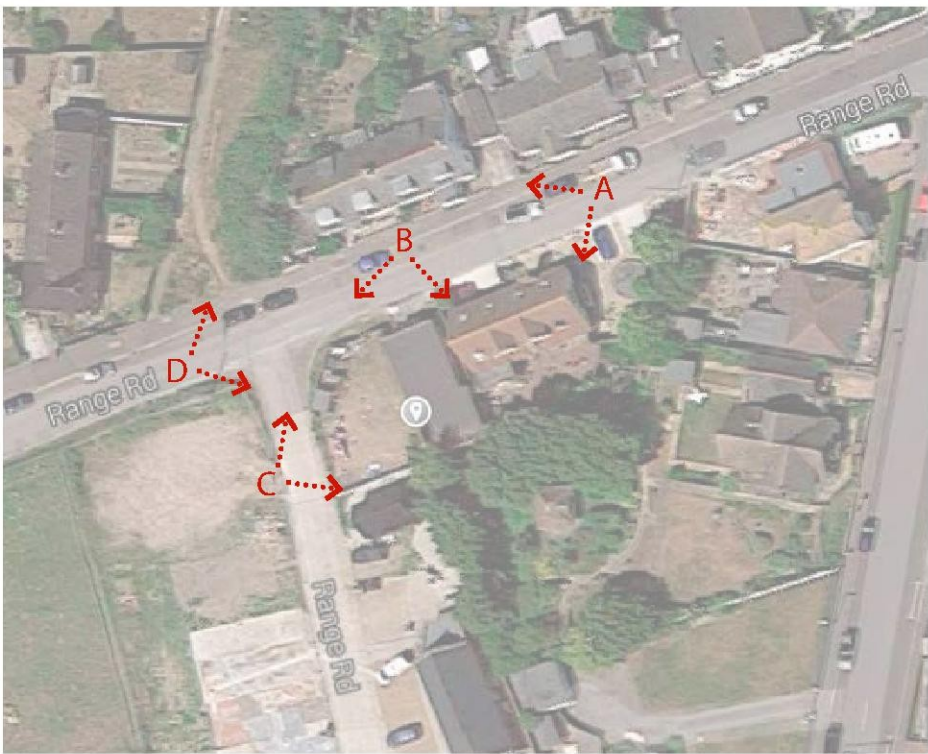
1. Site location



IMAGE A - Range Road, facing west towards existing Scout hut



IMAGE B - Front of existing Scout Hut, adjacent to residential dwelling



Key Plan



IMAGE C - View from access road on the west side of existing Scout hut



IMAGE D - Range road facing east towards St Leonards Road

1. Site Photographs



IMAGE A - Facing south towards existing Scout hut and adjacent residential development "Fishermans Beach"



IMAGE B - Facing North towards Range road



Key Plan

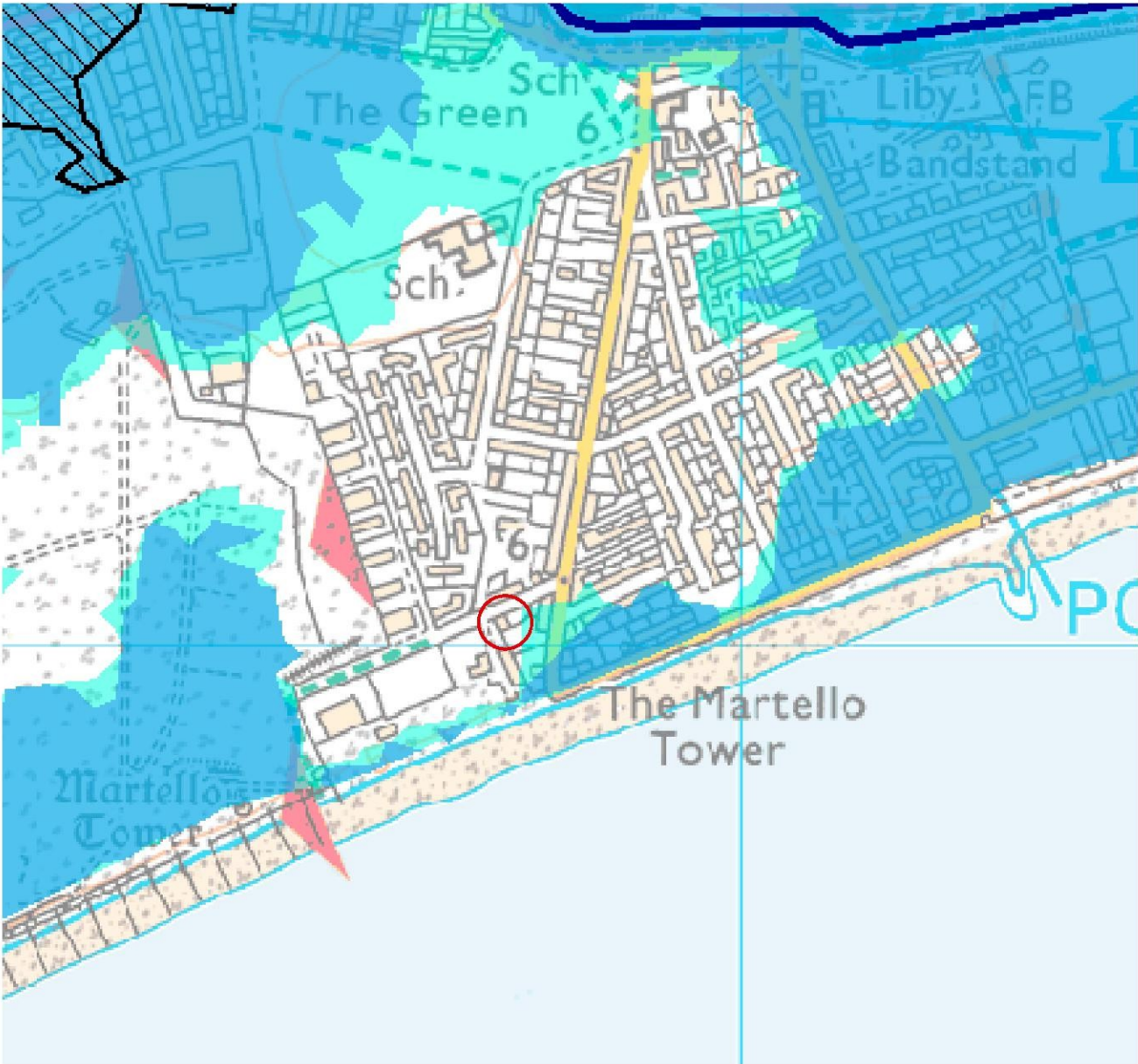


IMAGE C - Facing the rear of proposed site taken from access road to beach



IMAGE D - Facing south towards existing Scout hut

1. Site Photographs

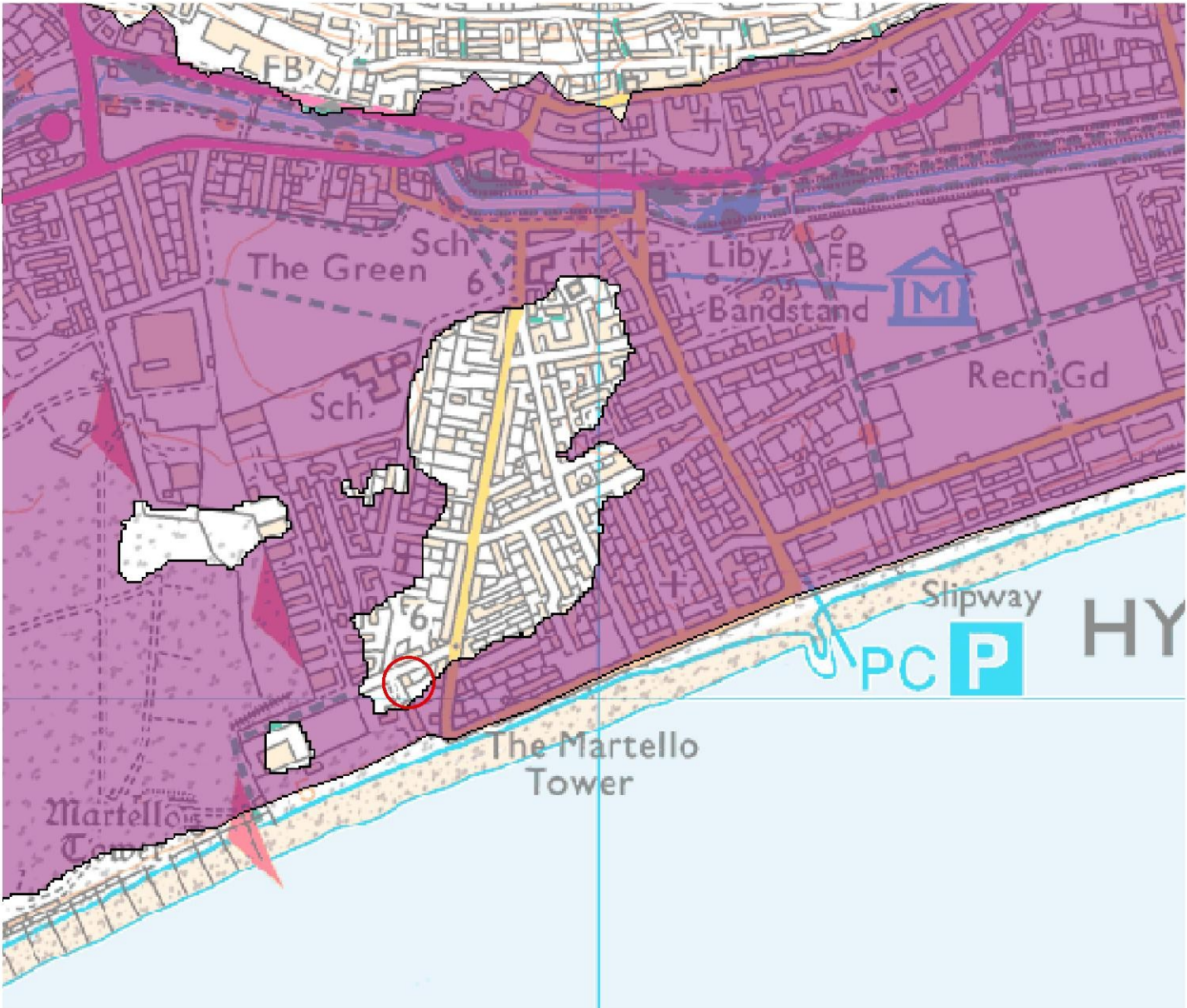


Map obtained from the Environmental Agency's website

Flood Zone 2 Flood Zone 3 Main river

Searches conducted on the Environment Agency's website indicate that the site does not fall within a flood zone.

1. Site analysis



Map obtained from the Environmental Agency's website

Areas where flood warnings are issued

The Shepway Interactive map has provided analysis of:

- Ancient Monuments
- Ancient Woodlands
- Area of Outstanding Natural Beauty
- Article 4 Directions
- Conservation Areas
- Listed Buildings
- Local Nature Reserves
- Local Wildlife Sites
- National Nature Reserve
- Ramsar (Proposed)
- Special Areas Conservation
- Special Protection Areas
- Site of Special Scientific Interest
- Tree Preservation Orders

Those which affect the site in question or the immediate surrounding area are shown below.



 Pink hatch indicates areas of conservation. Image obtained from Shepway Interactive Map.: shepway.gov.uk/map.

The site does not lie within an area of Conservation.

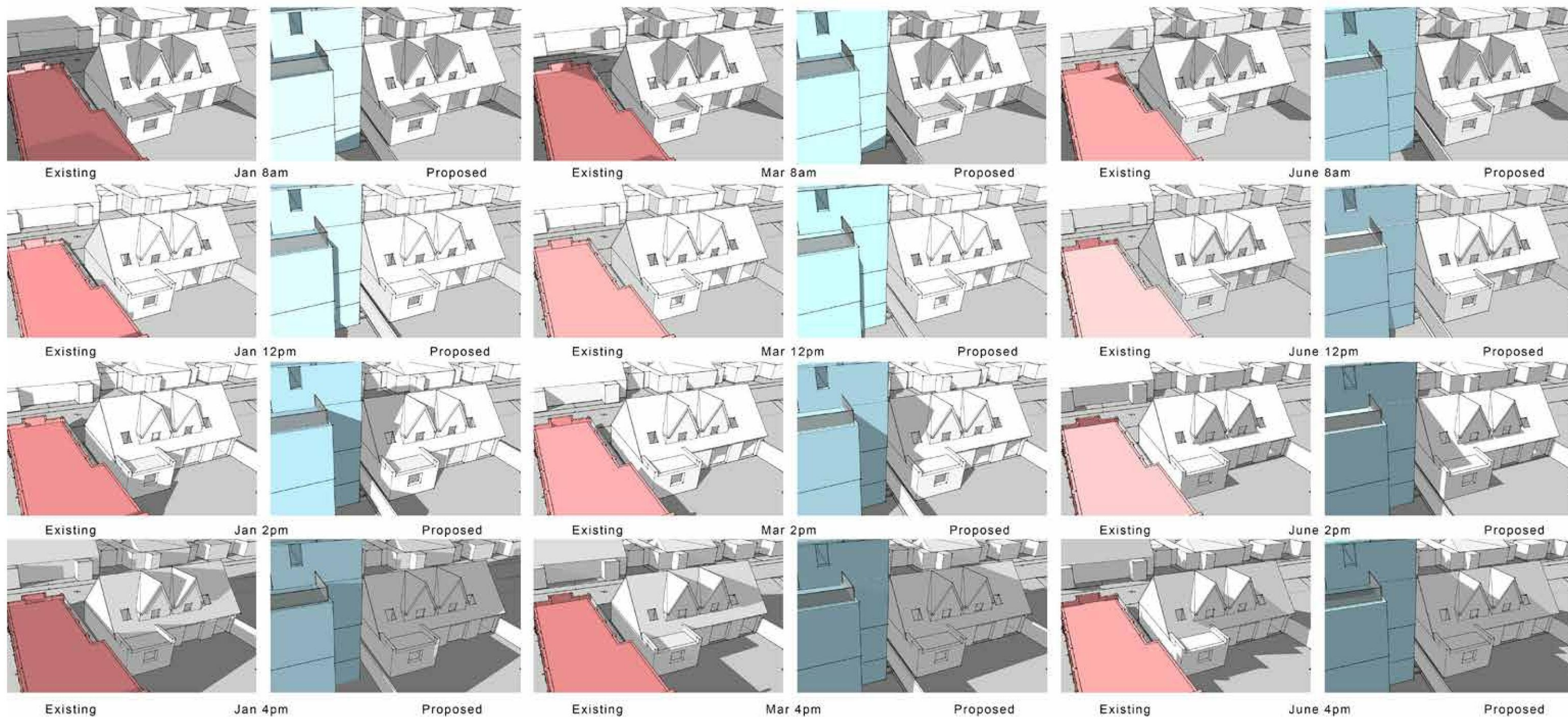
 Extent of site boundary



 Green circles indicate areas of listed buildings. Image courtesy of Shepway Interactive Map.: shepway.gov.uk/map.

There are no listed buildings on the site.





The Scout Hut, Range Road, Sunlight Analysis

2

Design & Access Statement

2.1 Use

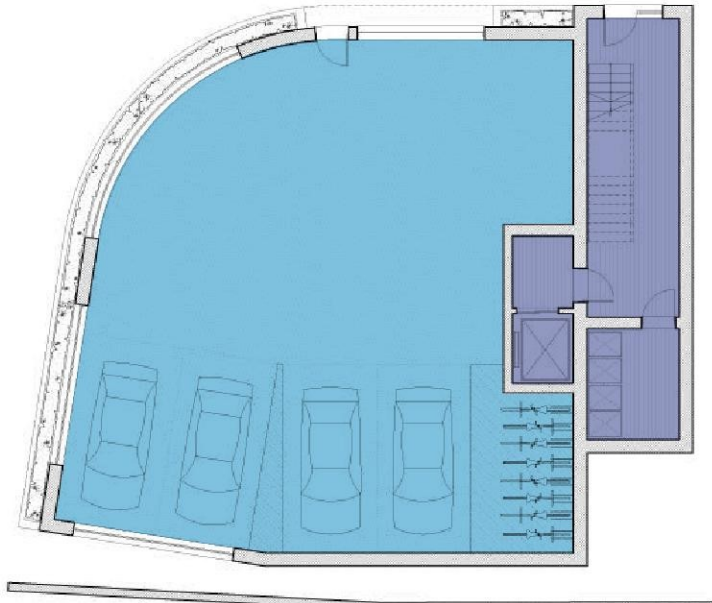
The site is currently occupied by a one-storey former scout building in a poor state of repair. Since the scout group moved their activities to a more appropriate building, the existing building on site has remained empty.

An application to determine whether the prior approval of the local planning authority was required for the demolition of the former scout hut was made on 12/11/16 (application ref: Y16/1277/SH). The building was not nominated as a community asset and it was decided that prior approval was **not** required.

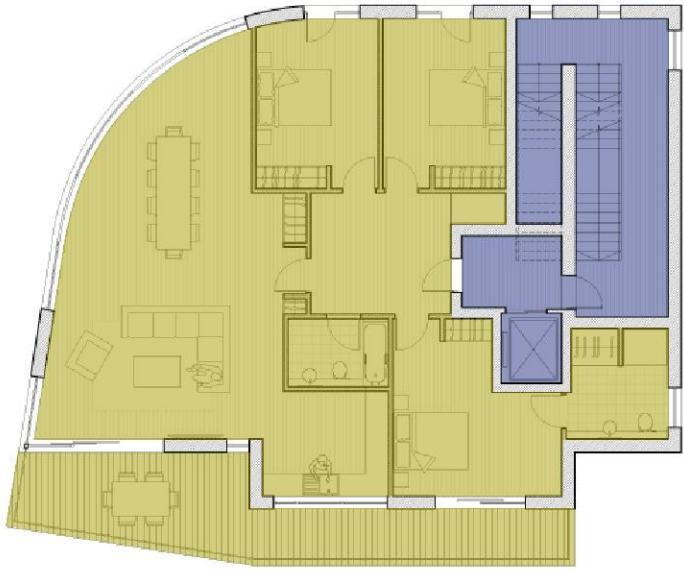
The proposal includes for the demolition of the existing former scout building and the erection of a 4 storey, 4 unit apartment building. A new residential building in this location is supported by local plan policy HO1 .

2.2 Amount

The footprint of the existing building is approximately 92sqm; the proposal increases the built footprint on site to approximately 217sqm.



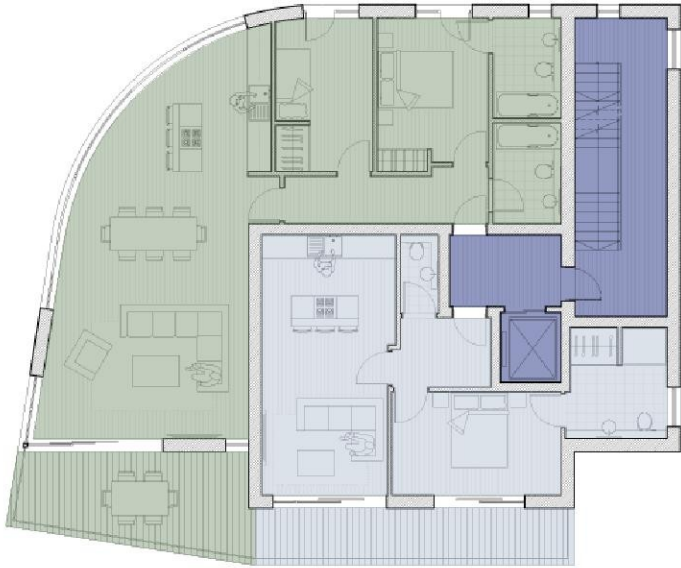
Ground Floor Plan (nts)



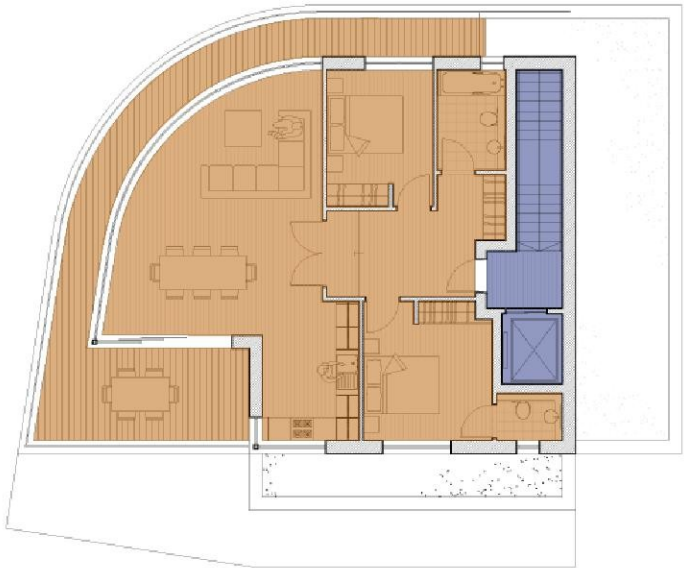
Second Floor Plan (nts)

Key to Accommodation

- Circulation
- Parking
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- 2 Bed Penthouse



First Floor Plan (nts)



Third Floor Plan (nts)

2.3 Layout

The proposal will be accessed via Range Road. Undercroft parking can be accessed via the vehicular and pedestrian doors where 4 parking spaces (1 no. parking space per unit) are available. An area is also allocated to bin and cycle storage within this space.

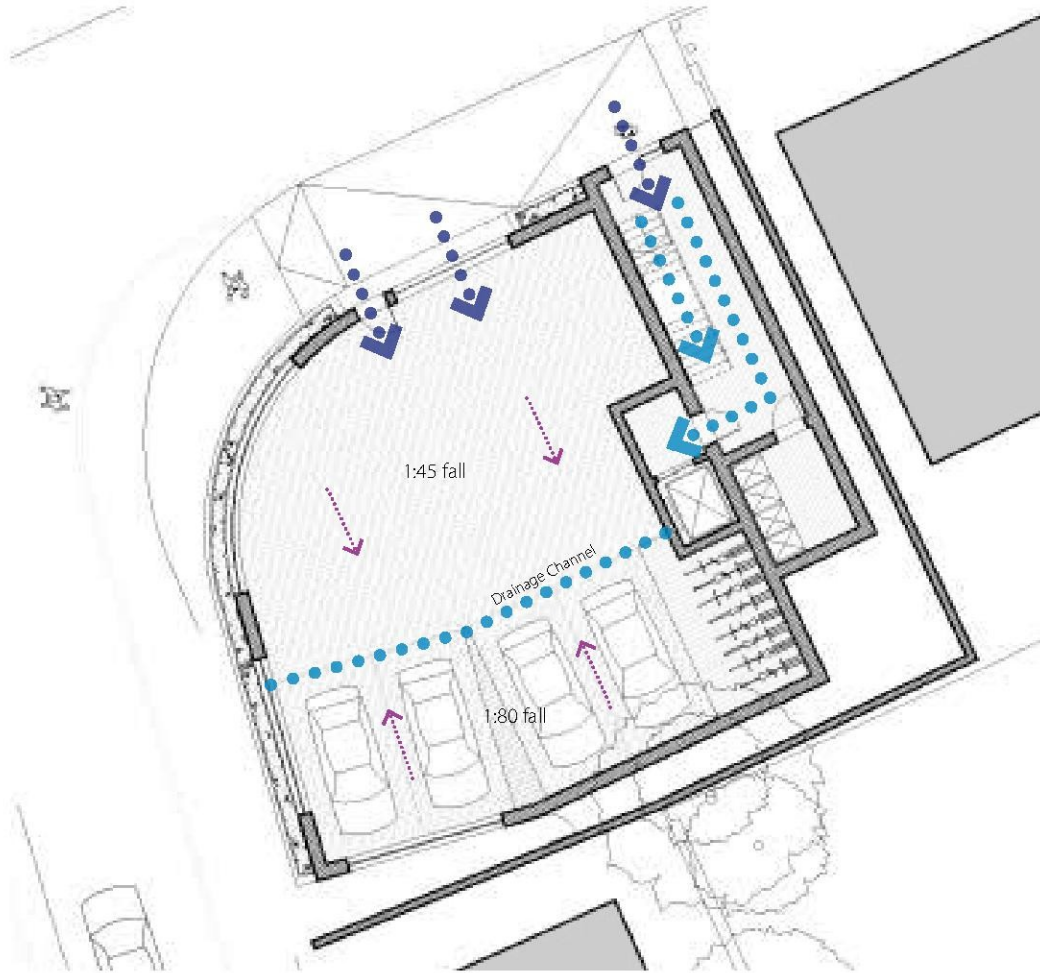
The proposal is set back from the road allowing for a pathway surrounding the North and East perimeters. The main stair core (also accessed from Range Road) allows for access to the lift and apartments on the first, second and third floors.

Apartments are accessed via entrance lobbies connected directly to the staircore - all apartments contain entrance hallways leading to bedrooms, bathrooms and open planned kitchen/ living/ dining spaces.

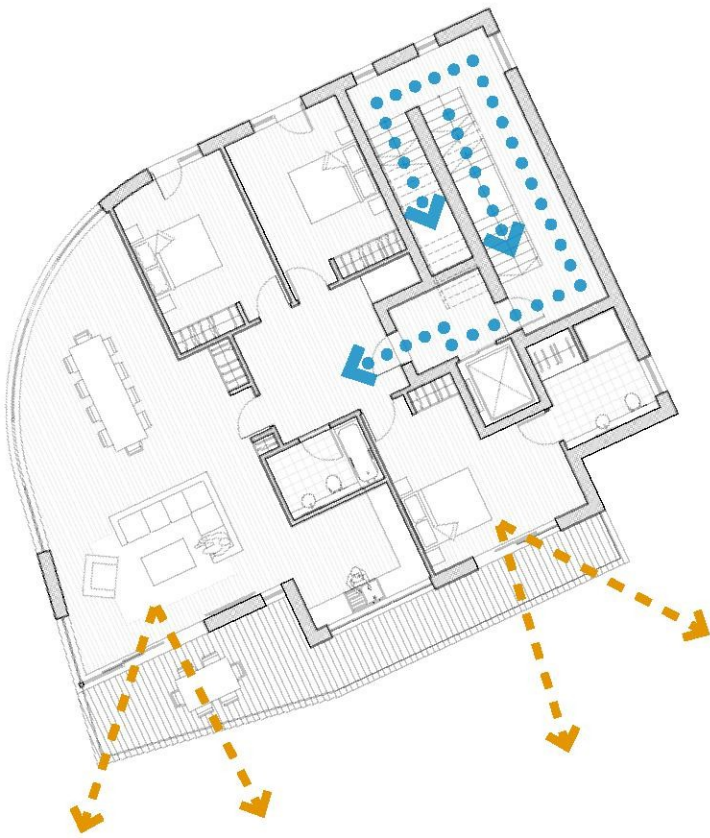
Each apartment is has its own external space via south facing roof terraces to the rear of the building.

A new boundary wall has been proposed on the east and south boundaries to the site. Access to the perimeter of the building is gained via a locked gate on the west elevation.

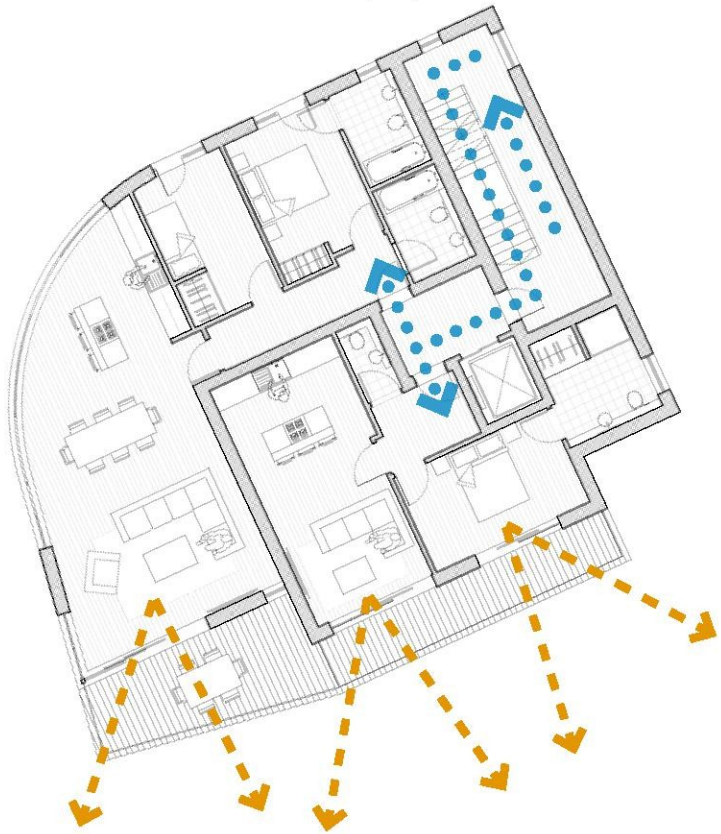
- Key
- ➡ Access
 - ➡ Circulation
 - ➡ Direction of key views



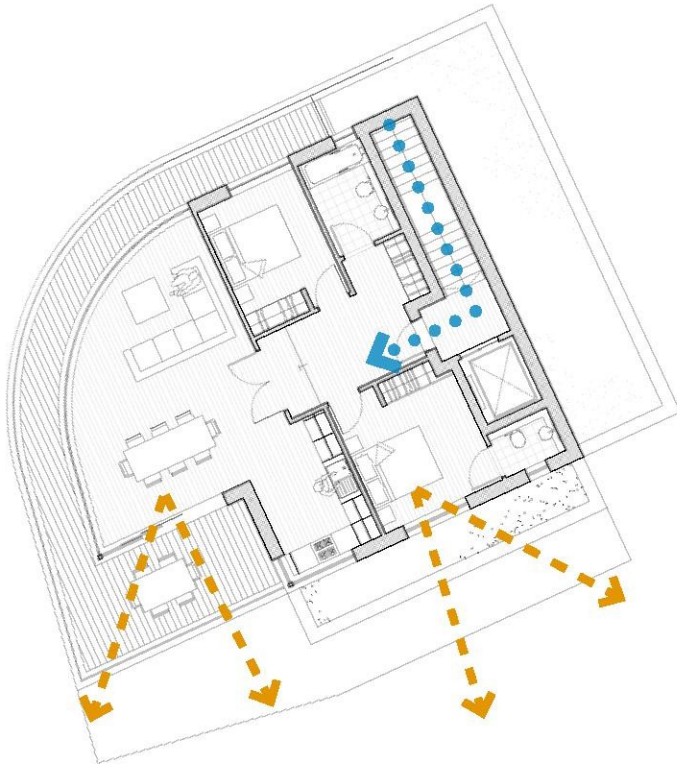
Ground Floor/ Site Plan (nts)



Second Floor Plan (nts)



Second Floor Plan (nts)



Third Floor Plan (nts)

2.4 Form, Scale & Mass

The proposed building has been carefully considered in order to minimise the visual impact when viewed from the east travelling towards the site on Range Road and the north elevation to the front of the building. The design features a four storey structure which steps in on the top floor minimising the impact on neighbouring Irvine House.

The undercroft parking level is slightly sunken in order to minimise the overall height of the building; creating a 'step' down in the street scene between the neighbouring Fisherman's Beach development and Irvine House.

The fourth floor plan of the proposal is also stepped in from the rest of the building order to maintain the line of the existing neighbouring buildings and minimise the impact on neighbouring Irvine House.



North elevation (nts)



West elevation (nts)

2.5 Appearance

The design for the proposed building has been carefully considered; taking cues from the neighbouring Fisherman’s Beach development (under construction) whilst also creating its own visual identity separating it from the development.

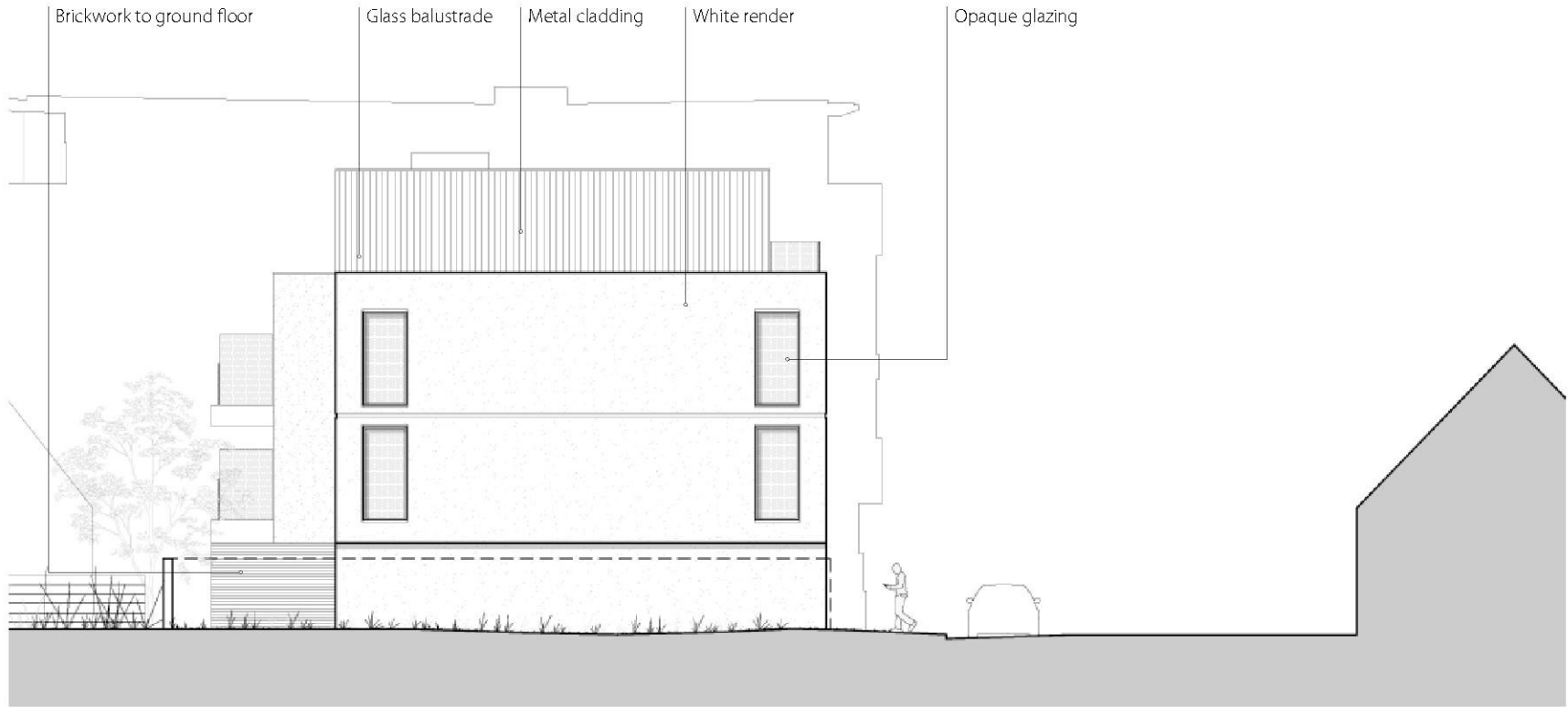
The curved form and careful selection of materials mirrors that of the adjacent Fisherman’s Beach development. The brickwork to the ground floor is supplemented by a feature planter which softens the appearance of the proposal. Render bands are broken up with horizontal timber cladding emphasising the width of the building. A feature band through the centre of the render helps to elongate the elevation.

The top floor is set back from the main elevation and clad in vertical timber. The large expanse of glazing maximises views out whilst reducing the perceived mass of the top floor

Opaque glazing to the east elevation breaks up the white render appearance reducing the impact of the proposal as it is approached from the east along Range Road.



South elevation (nts)



East elevation (nts)

2.6 Landscape & Access

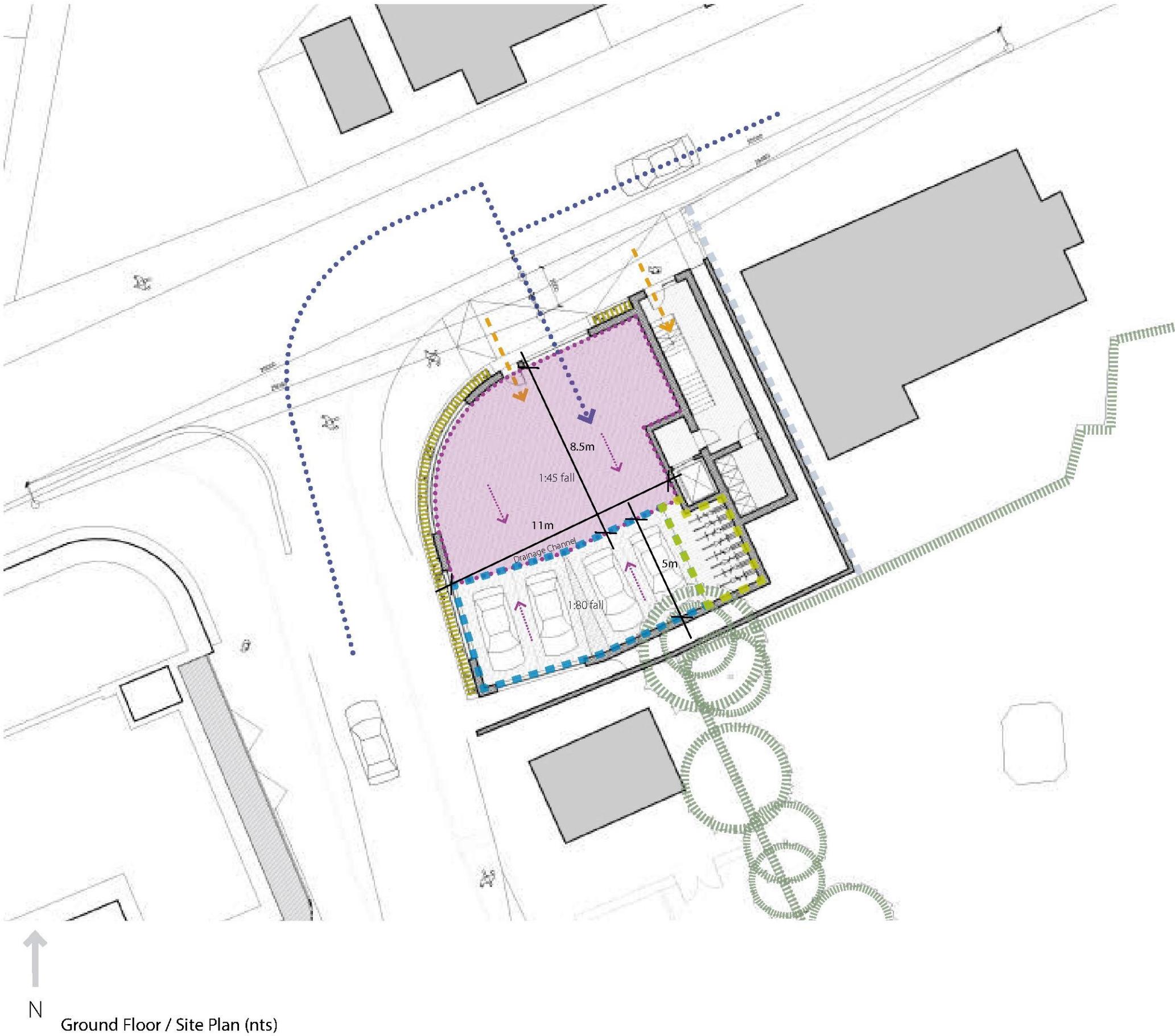
A feature planter on the north and east elevations of the ground floor help to soften the appearance of the proposed building whilst anchoring it into its setting.

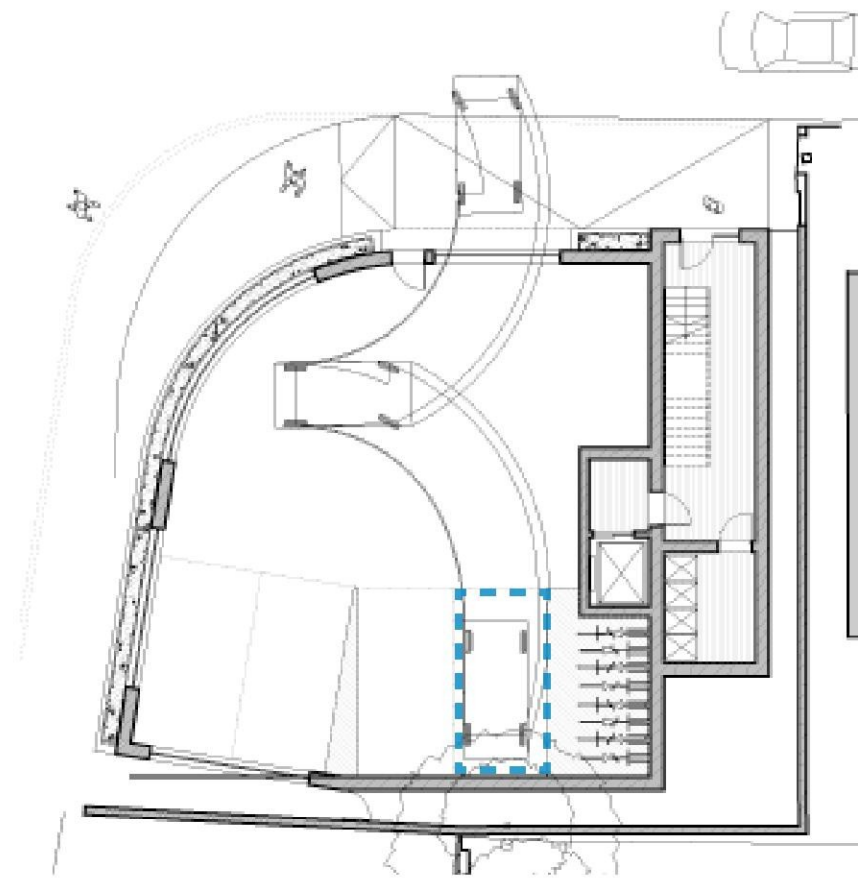
The building is accessed via the north elevation on Range Road. Access to the perimeter of the building is allowed via a locked gate on the west elevation.

Sufficient space within the parking area (8.5m x 11m) has been allocated to allow for vehicle turning and exit in a forward gear.

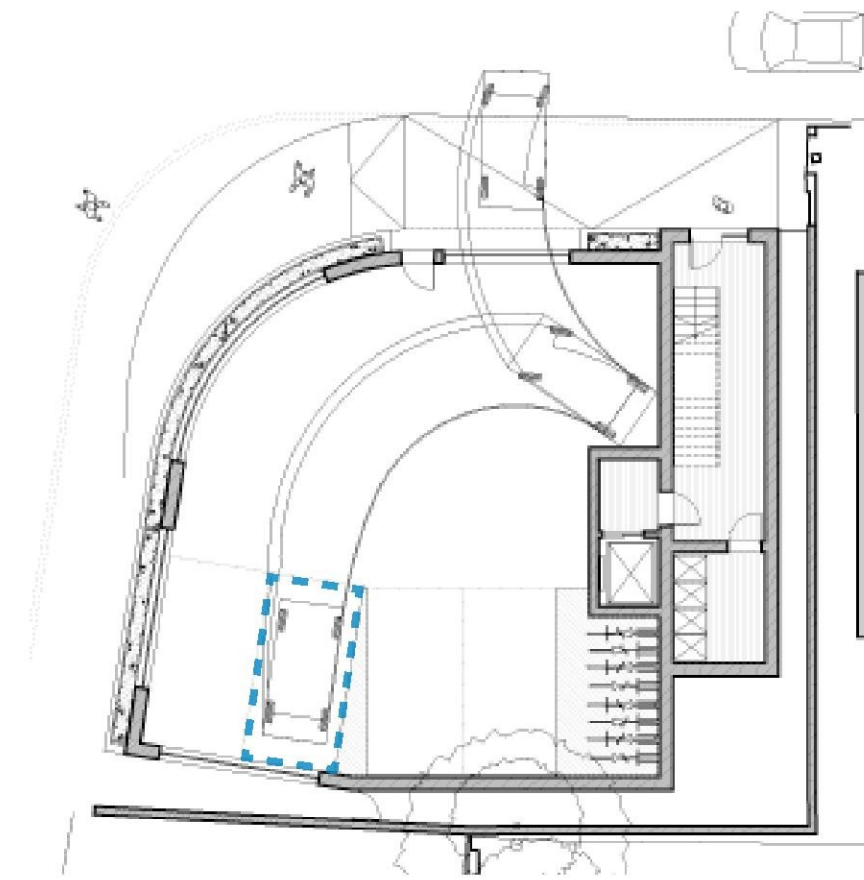
The parking area contains a 1:45 ramp sloping down from the entrance towards the parking spaces and drainage channel to the rear of the space to allow for adequate headroom within whilst minimising the overall height of the building and reducing its impact on the surroundings.

- Key
-  Vehicular access
 -  Proposed parking
 -  Cycle Storage
 -  Sensitive Boundary
 -  Existing trees & hedgerows
 -  Proposed landscaping
 -  Pedestrian access
 -  Extent of access ramp (1:45)

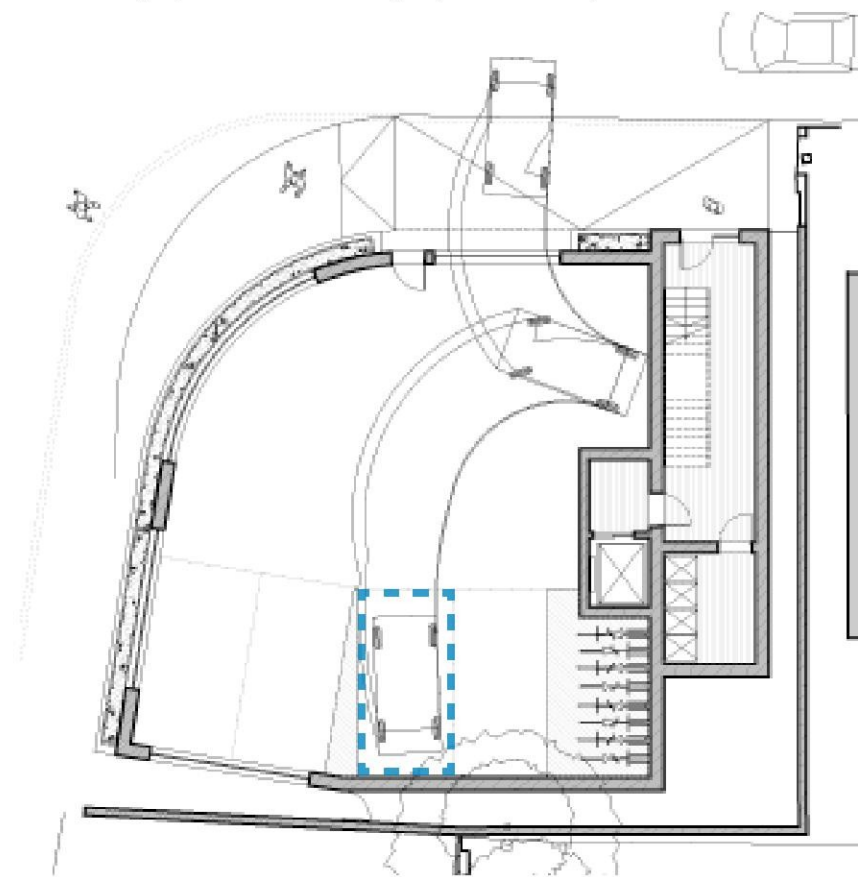




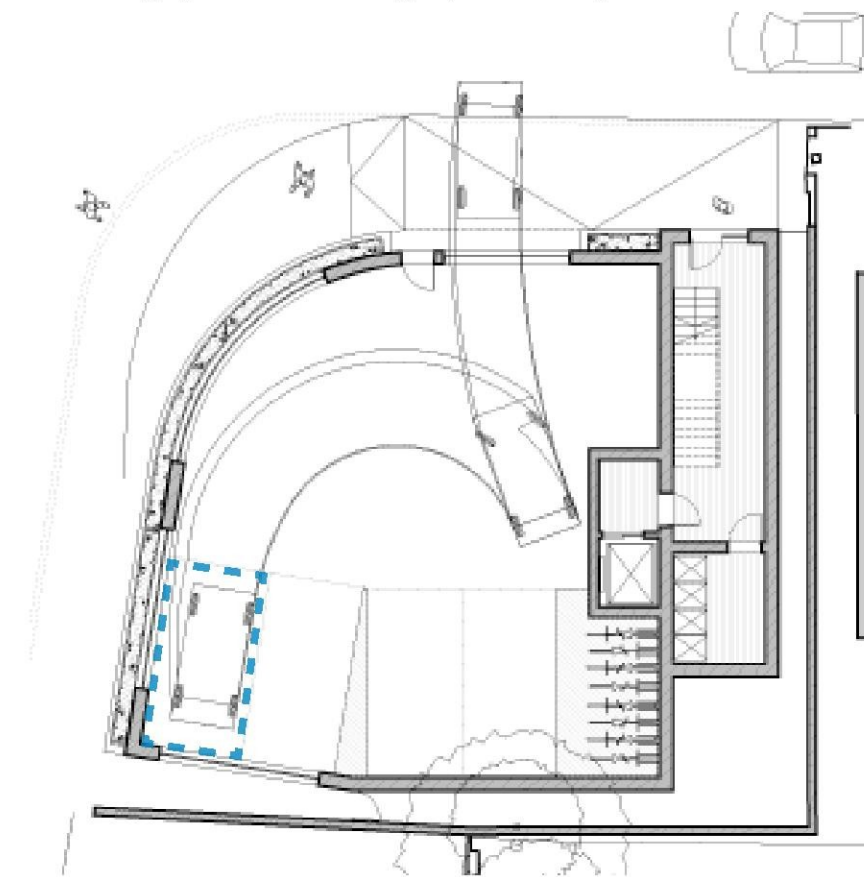
Parking Space and Turning 1 (1:200 @ A3)



Parking Space and Turning 3 (1:200 @ A3)



Parking Space and Turning 2 (1:200 @ A3)



Parking Space and Turning 4 (1:200 @ A3)

2015	RIBA regional Award (Pobble House)
2014	Kent Design Awards - Best House (Pobble House)
2013	World Architecture Award (Pobble House)
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 (short listed)
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 (Shortlisting)
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 Shortlisting)
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

QMS ISO 9001 registered firm
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Ref: Y16/1277/SH / PAH
Direct Dial: 01303 853455
E-mail: planning@shepway.gov.uk
Date: 9th December 2016



Mr John Wooding
C/o Mr Mike Simmonds
Kent Planning
18 Sene Park
Hythe
CT21 5XB

Dear Mr John Wooding,

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

APPLICATION NO: Y16/1277/SH

**LOCATION: SCOUT ASSOCIATION HEADQUARTERS RANGE ROAD
HYTHE KENT**

**PROPOSAL: DETERMINATION AS TO WHETHER THE PRIOR APPROVAL
OF THE LOCAL PLANNING AUTHORITY IS REQUIRED FOR
THE DEMOLITION OF FORMER SCOUT HUT.**

This decision notice relates to your application received in this office on 14th November 2016 relating to these works.

The Local Planning Authority hereby determines that prior approval is not required for the proposed development. You may proceed without further reference to the authority providing the works are carried out strictly in accordance with the details which you provided with your application. Any material deviation from these details will be a breach of planning control which will render you liable to enforcement proceedings. If you wish to change your plans in any way, you will need to reapply.

Please note that this letter does not give clearance or approval under any other legislation including the Building Regulations. It relates only to the notification under The Town and Country Planning (General Permitted Development) (England) Order 2015.

Yours sincerely

Ben Geering
Head of Planning

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Planning and Building Control
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DX 4912 Folkestone
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Kent Planning	
13 DEC 2016	
File Ref:	
MS	
LS	
KC	
WP	
Action Required	
Action Taken	Date

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