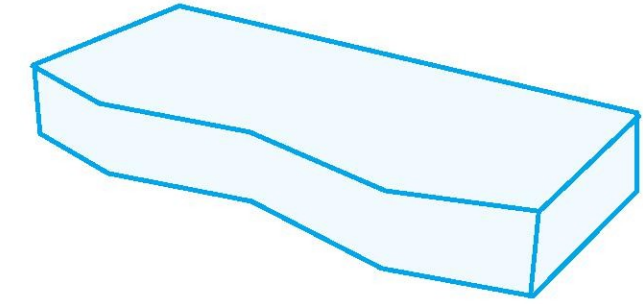




Design & Access Statement

Site Address: 69A Seabrook Road, Hythe, CT21 5QW

Client: Roma Capital

Project No: PR182

Date: 17.08.2017

Version: 4

1

SITE ANALYSIS

SITE ANALYSIS - SITE LOCATION



Maps Obtained from Google Maps

 Site Application Boundary

The site is situated on a plot consisting of mostly flat tiers with an access road which slopes down to Seabrook Road. The site is currently occupied by 69A, which is a single residential property. Neighbouring property no. 69 is located to the South of the site. Residential property Calverton sits to the North of the site with Cliff Road beyond and private dwelling No. 71 sits to the East of the site. The former St Saviours hospital lies to the East of the site and is accessed via Seabrook road.

The site does not fall within a Conservation Area or an Area of Outstanding Natural Beauty, however the site does fall within an Area of Archaeological Potential and there is a TPO within the site, which lies to the South of the existing building.

The site does not fall within an area at risk of flooding.



Maps Obtained from Google Maps

SITE ANALYSIS - SITE PHOTOGRAPHS



IMAGE A - View looking North towards the site access off Seabrook Road



IMAGE B - View looking North towards the front elevation of the existing building



KEY PLAN not to scale



IMAGE C - View looking South East towards rear elevation of the existing building



IMAGE D - View looking North East towards front of existing building



IMAGE E - View from rear garden looking West

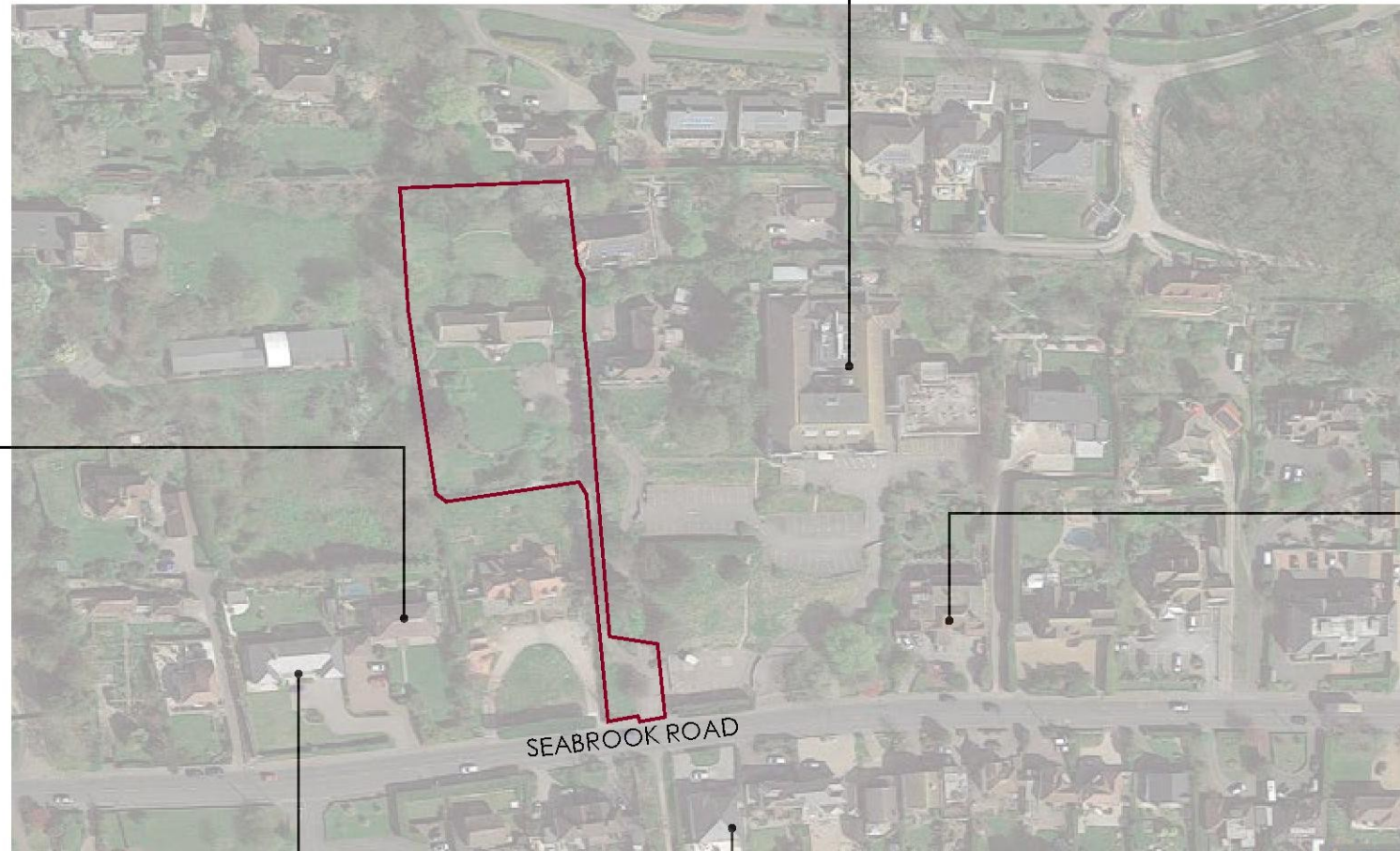
SITE ANALYSIS - SITE PHOTOGRAPHS & CONTEXTUAL STUDY



View of 2 storey residential property on Seabrook Road



View of 2 storey residential property on Seabrook Road



View of the former 2 storey St Saviours hospital



View of 2/3 storey Highfield Care Home



View of 2 storey residential property on Seabrook Road

The site is surrounded by an eclectic mix of residential properties as well as the former St Saviours Hospital and Highfield care Home. The neighbouring buildings are predominantly 2-3 storeys with 4 storey buildings also located along Seabrook road and the majority of buildings are residential. The properties boast a wide range of materials of which an assortment of brick, render, timber, plain tile and slate tile are commonly seen. There is no one distinctive architectural style in the area as the properties range in both style and age which adds to the visual interest of the area. There is a varied grain of buildings, which is demonstrated on the map above.

SITE ANALYSIS - LOCAL DEVELOPMENT PROPOSALS

Planning Application reference: **Y03/1108/SH**
Status: Approved 2004 (see previous planning history page for details)

Erection of 12 flats in three blocks with ancillary car parking and landscaping following demolition of the existing building.



 Site Application Boundary

There have been previous planning applications for redevelopment in the area. Below are a few examples of these.

Planning Application reference: **Y16/0794/SH**
Status: Registered

Description: Conversion of the Dutch House to provide 4 residential units and associated parking, together with an outline application for the demolition of the main hospital buildings and outbuildings to provide 47 residential units, associated car parking and landscaping.

Image by Halliday Meecham Architects



Planning Application reference: **Y15/0845/SH**
Status: Approved

Erection of a 4-storey block of 10 flats with associated off-street parking and landscaping following demolition of the existing house.

Image obtained from Shepway planning portal

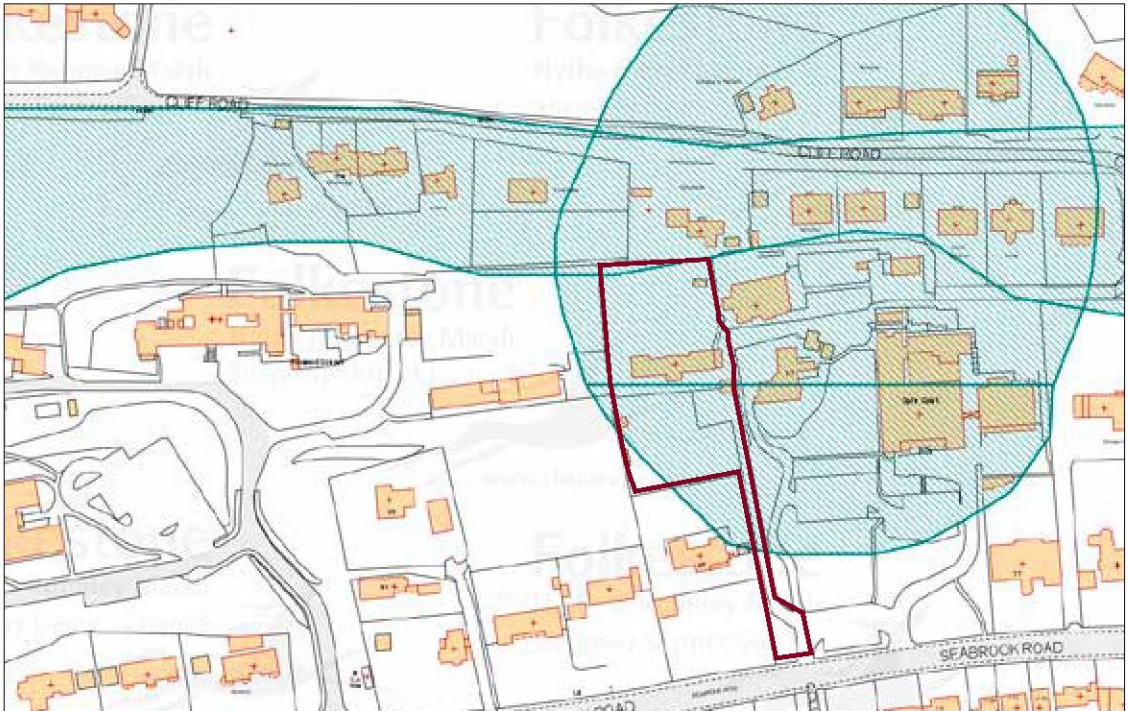


SITE ANALYSIS - SITE ANALYSIS



Map obtained from SDC website

- Tree preservation order
- Site Application Boundary



Map obtained from SDC website

- Area of Archaeological potential
- Site Application Boundary

Detailed site analysis has been carried out using the Shepway District Council and Environment Agency website. The site does not fall within a Conservation Area or an Area of Outstanding Natural Beauty. There is a Tree Preservation Order within the site application boundary to the South of the existing building. The site also falls within an Area of Archaeological Potential. The site falls within Flood Zone 1 and therefore has a low probability of flooding in accordance with information obtained from the Environment Agency website.



Map obtained from Environment Agency website

- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- Site Application Boundary

SITE ANALYSIS - PREVIOUS PLANNING HISTORY

The site has been subject to a previous planning application of a residential nature. Application No. Y03/1108/SH

The site was granted permission in 2004 for the erection of 12 flats in three blocks with ancillary car parking and landscaping following demolition of the existing building.

Below is an extract from the decision notice obtained from the Shepway District Council website.

Application No: Y03/1108/SH

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Gillcrest Homes
c/o Cheney, Thorpe & Morrison
The Tramway Stables
Rampart Road
Hythe
Kent
CT21 5BG

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at:

69A SEABROOK ROAD HYTHE CT21 5QW

and being:

ERECTION OF 12 FLATS IN THREE BLOCKS WITH
ANCILLARY CAR PARKING AND LANDSCAPING
FOLLOWING DEMOLITION OF EXISTING BUILDING.

referred to in your application for permission for development received on 25th September 2003.
This Approval is subject to the following conditions.

CONDITIONS

1

The development must be begun within five years of the date of this permission.

Reason:
As required by Section 91 of the Town and Country Planning Act 1990.

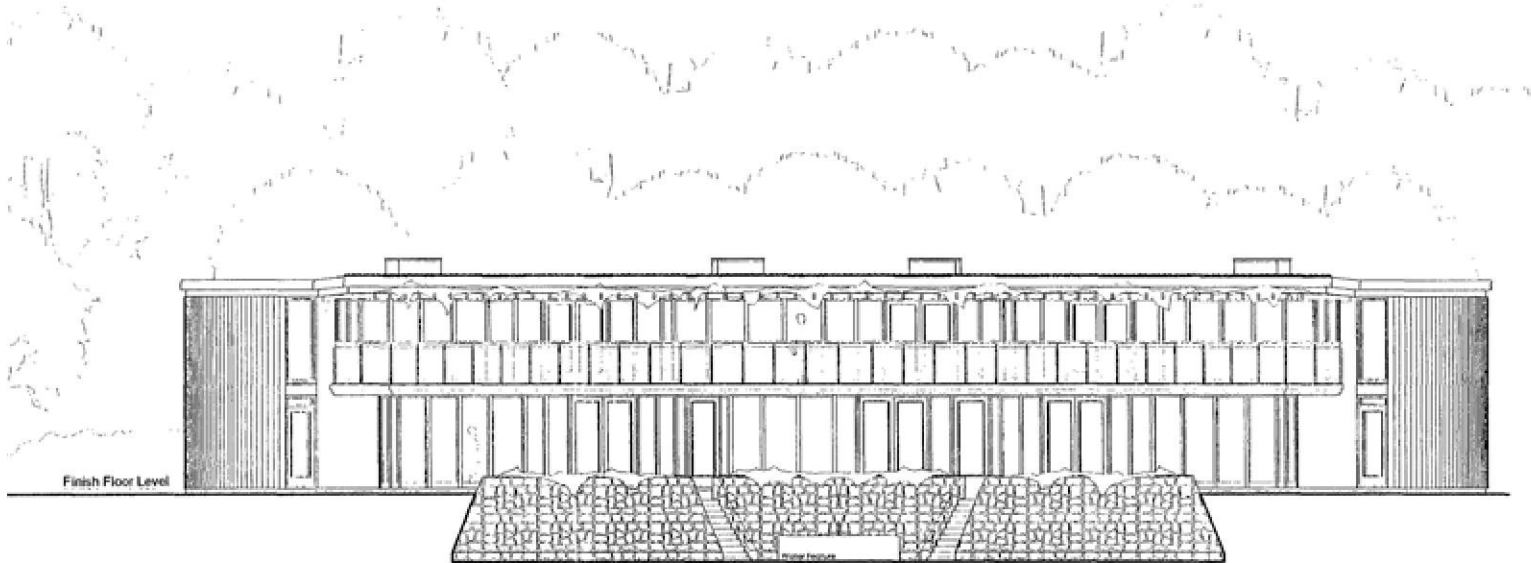
2

This permission incorporates the details shown on drawing nos. 03.63.01 Rev E dated received 17th March 2004 and 03.63.10 Rev B dated received 29th January 2004 and noise report by ANV Acoustic Consultants date stamped 13th November 2003 submitted subsequent to the initial application and the development shall not be carried out otherwise than in accordance with these details.

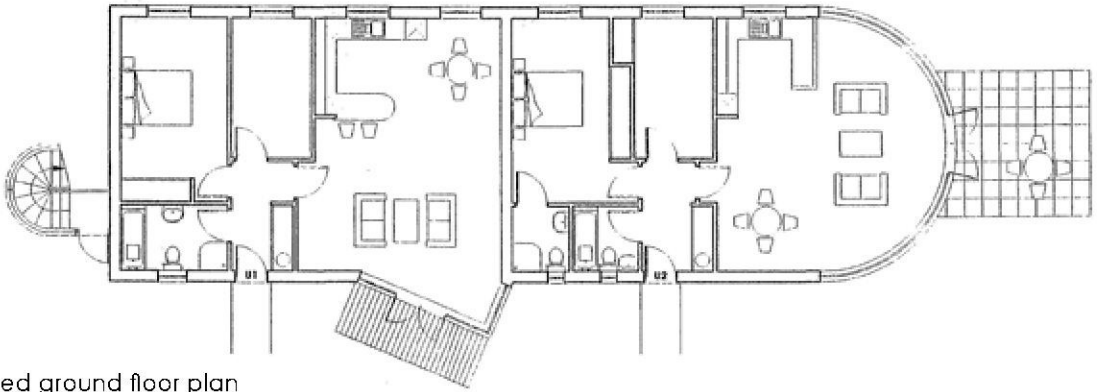
Reason:
For the avoidance of doubt.

3

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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.

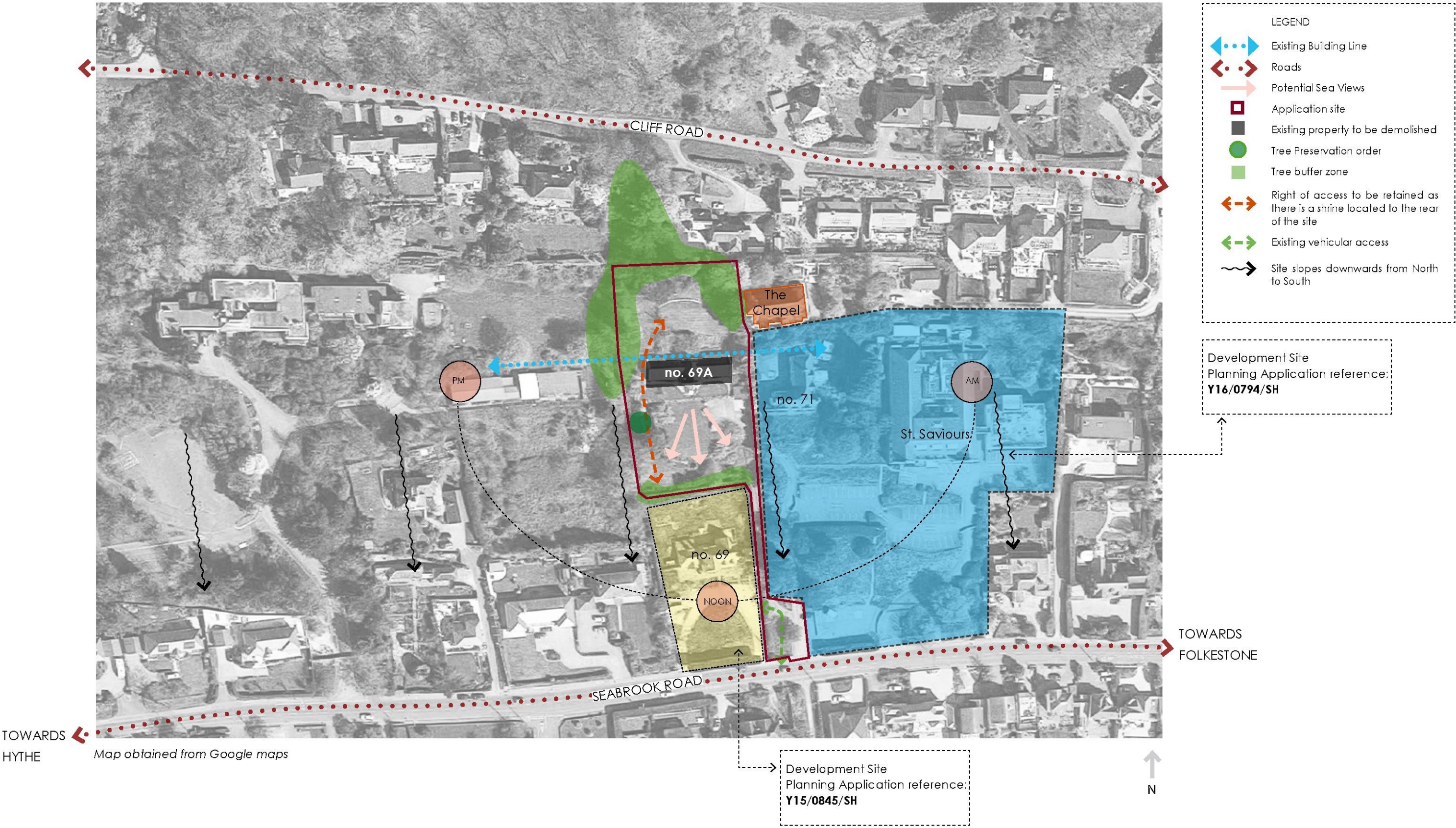


Previously approved front elevation
Cheney Thorpe & Morrison Architects



Previously approved ground floor plan
Cheney Thorpe & Morrison Architects

SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS DIAGRAM



2

DESIGN & ACCESS STATEMENT

The following section explains the key design principles of the proposals and explains the site strategies

DESIGN & ACCESS STATEMENT - USE, AMOUNT, LAYOUT, OVERLOOKING

USE

The existing building was historically used as a convent, but its current use is residential. The proposals include the demolition of the existing residential property, and the redevelopment of the site to provide a block of 9 no. Apartments including a penthouse apartment along with associated parking and amenities.

AMOUNT

The proposals include the redevelopment of the site to provide 9 apartments over 3 floors and a cycle, refuse store and garages to the ground floor. Each apartment is proposed to be 2 bed.

LAYOUT

The proposed layout has been carefully designed to sit within the sloping landscape by cutting the parking into the slope at Lower Ground Level. The 9 apartments are located over 3 storeys, including a stepped back penthouse at 2nd floor. The facade steps back at Upper Ground and Second Floor to provide substantial terraces to each unit.

OVERLOOKING

The orientation of the proposed building and windows has been carefully considered to respect the existing neighbouring properties. There are no windows proposed to the side elevations of the building to ensure that there is no overlooking between the existing and proposed. The main building line follows no. 71 to ensure there is no impact on the neighbouring property. At second floor the penthouse steps back to both the East and West as indicated on the diagram opposite, this helps to reduce the building's impact on neighbouring properties and reduce the overall mass of the building.

LEGEND

Proposed building line

Ground floor building line

Building line steps back at top floor

no overlooking

Demolition of existing buildings



PROPOSED SITE PLAN (not to scale)



DESIGN & ACCESS STATEMENT - SCHEDULE OF ACCOMMODATION, ACCESS, REFUSE STRATEGY & CYCLE STORAGE

SCHEDULE OF ACCOMMODATION			
GROUND FLOOR			
Garages with secure cycle storage			
Refuse Store (separate to building)			
FIRST FLOOR			
2 bed 4 person Unit - circa 98sqm	(63 sqm - Terrace)	2	
2 Bed 4 person Unit - circa 91sqm	(51 sqm - Terrace)	2	
SECOND FLOOR			
2 bed 4 person Unit - circa 98sqm	(22 sqm - Terrace)	2	
2 Bed 4 person Unit - circa 91sqm	(21 sqm - Terrace)	2	
THIRD FLOOR			
2 bed 4 person Unit - circa 156sqm	(69 sqm - Terrace)	1	
TOTAL UNITS = 9			
TOTAL PARKING SPACES = 24			
NB - EXISTING BUILDING AREA = 200sqm			

ACCESS

Pedestrian Access - Pedestrian access to all 9 units is proposed to be at ground level, with the main entrance positioned at the centre of the front facade. All units are accessed via a central stair and lift core as indicated on the diagram opposite. There is also pedestrian access to the main core at the rear of the site at first floor level.

Vehicular Access - Vehicular access is proposed off Seabrook Road via the existing access road. Residents are able to access either their secure garages or the parking courtyard.

REFUSE STORAGE

A secure refuse store is provided by the external parking for the tenants which will accommodate both general waste and recycling. The store is accessed internally. There will be a management system in place to ensure that refuse is moved to the secondary refuse store by Seabrook road.

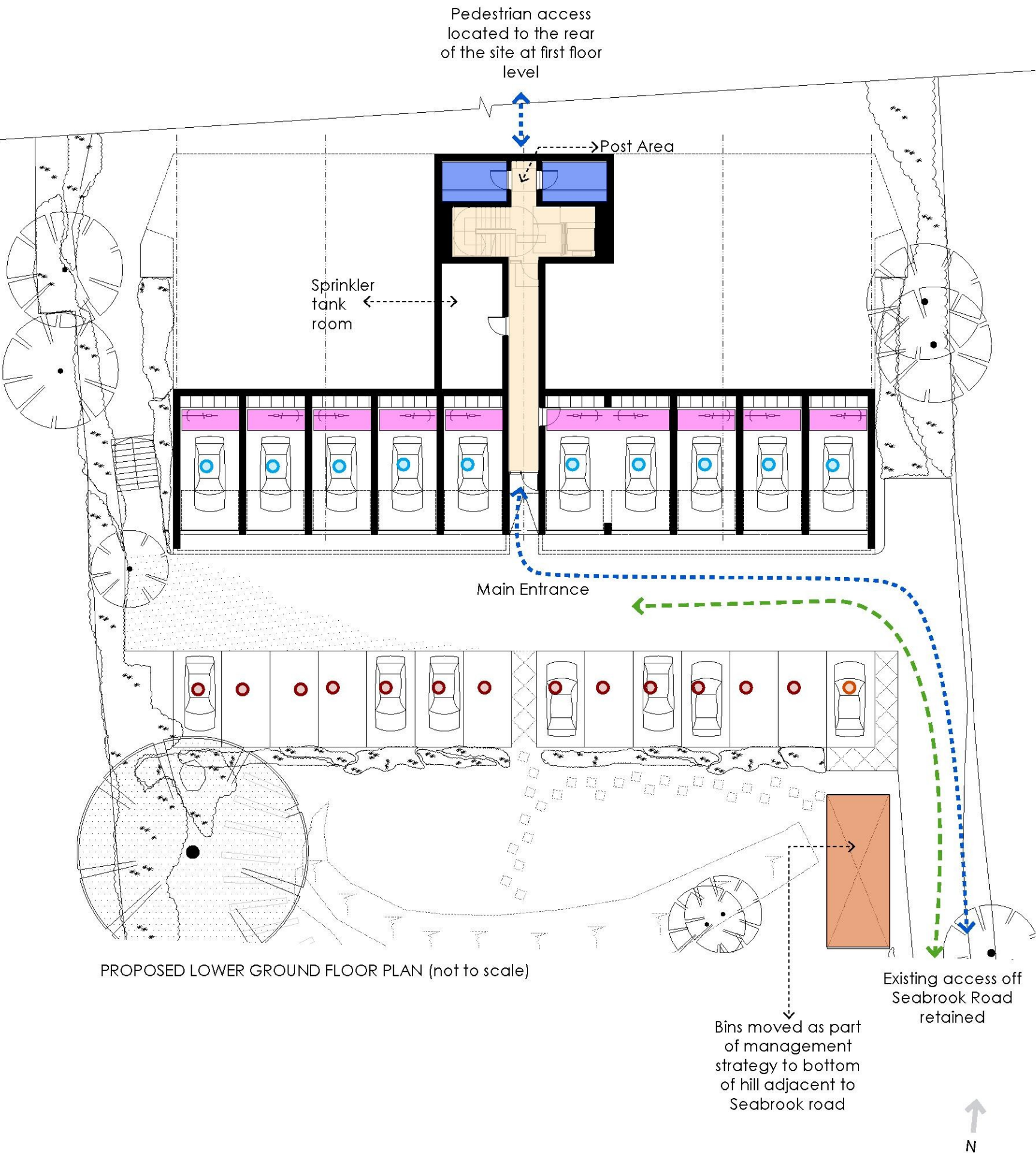
SECURE CYCLE STORAGE

To encourage the use of sustainable transportation the proposals include the provision for 2 secure cycle storage spaces per residential unit, these are located within the garages.

PARKING

The development proposed one secure garage per residential unit with a double garage proposed to the Penthouse. 14 no. Shared resident's and visitor parking spaces are proposed, giving a total of 24 no. parking spaces.

LEGEND			
	Pedestrian access		Plant Room
	Vehicular Access		Secure cycle store
	Residents Parking		Circulation
	Shared resident's parking & visitor parking		Refuse Store
	Disabled parking space		



DESIGN & ACCESS STATEMENT - SCALE, MASS & FORM

SCALE

There is an eclectic mix of buildings within close proximity to the site with variety in scale, mass and form. The current building is incoherent to the surrounding buildings with a large visual drop in scale. The proposal seeks to create a building that's more in-keeping with the surrounding built context and architecture. The proposal has been carefully considered to be of a similar scale to that of the previously approved development for 12 units (Application No. Y03/1108/SH)

MASS

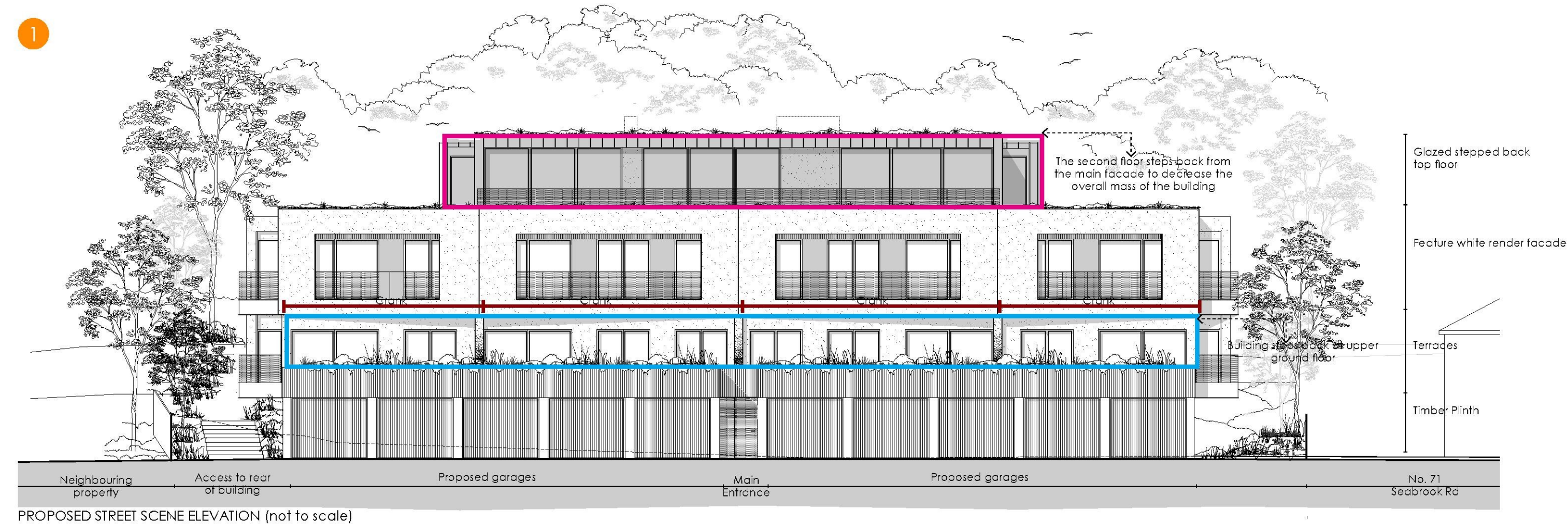
The mass of the proposals have been carefully designed to be sympathetic to the existing surrounding buildings. The facade steps back at the ground and third floor to the street scene which helps to break the mass of the building and add architectural interest.

FORM

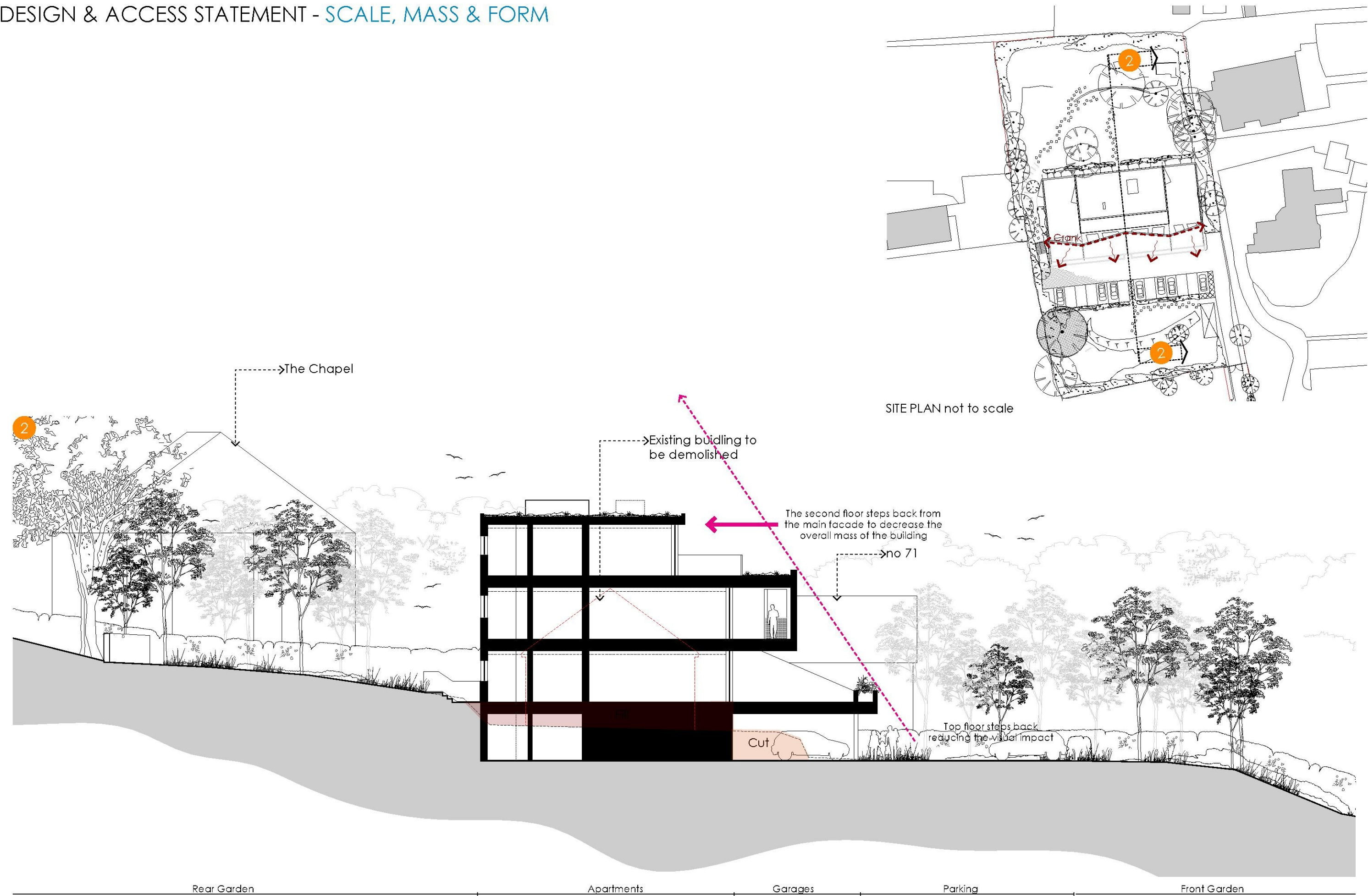
A contemporary approach to the architecture is proposed as there are a variety of architectural styles in the area with a mix of either flat roofs or pitched roofs. The majority of buildings along Seabrook Road have a long frontage and the proposal seeks to follow this, with a long frontage proposed to the road. The front facade is designed with a kinked form to redirect views away from neighbouring properties and encourage seaward views.



SITE PLAN not to scale



PROPOSED STREET SCENE ELEVATION (not to scale)



PROPOSED SECTION (not to scale)

DESIGN & ACCESS STATEMENT - LANDSCAPE

LANDSCAPE & AMENITY SPACE

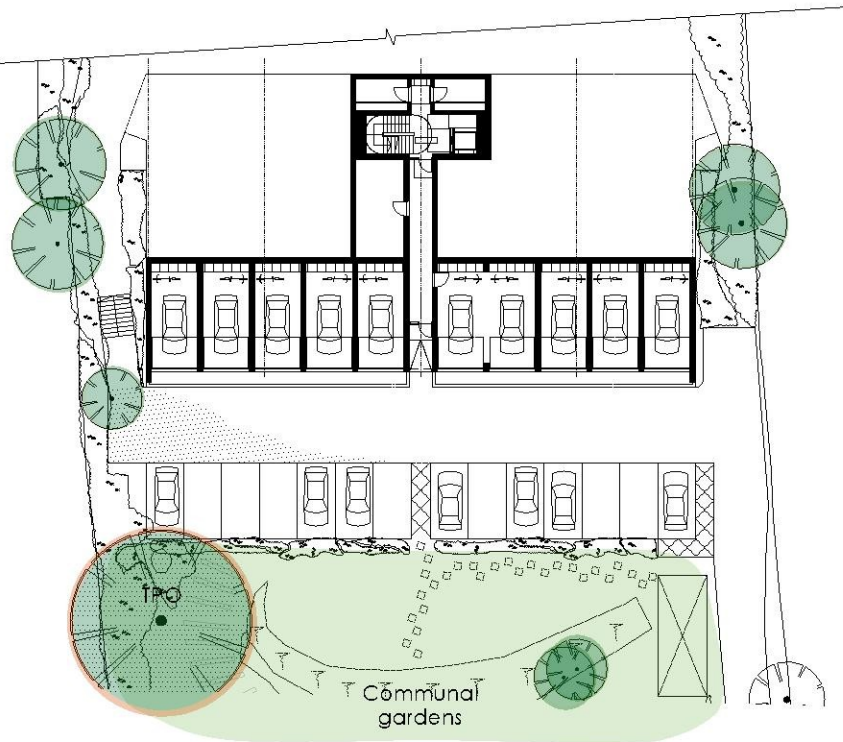
Landscaping has been carefully considered within this proposal to ensure that each unit has access to a private external space with seaward views.

External amenity spaces for the apartments are provided to the south of the building and the end units also have terraces to the bedrooms as indicated on the diagram opposite.

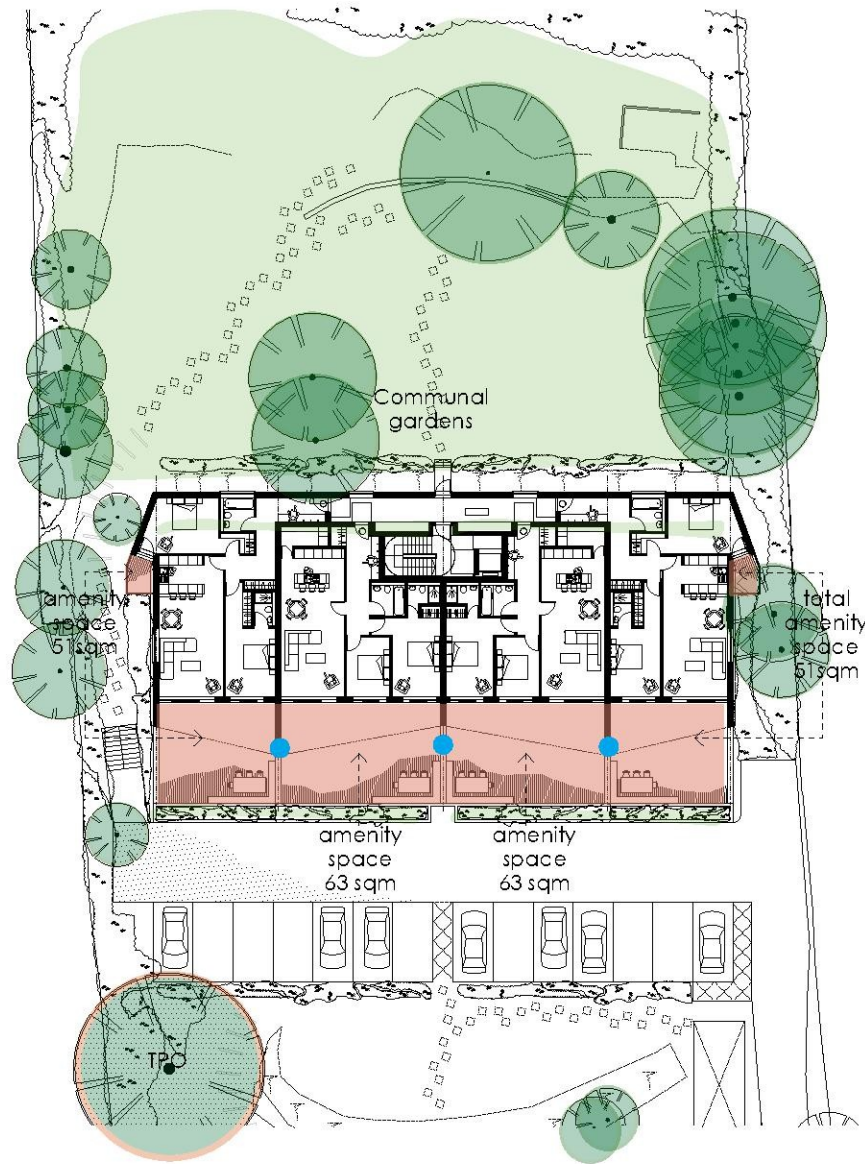
A total of 383sqm of private external amenity space is provided along with communal garden to both the North and South of the site.

SUSTAINABILITY

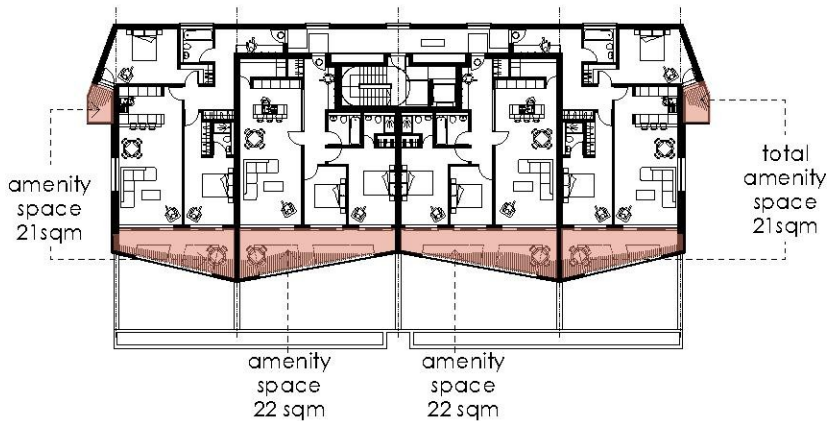
The sustainability approach seeks balance between the need to mitigate climate change and to offer residents enhanced indoor living standards, with minimum environmental impact and a low energy footprint.



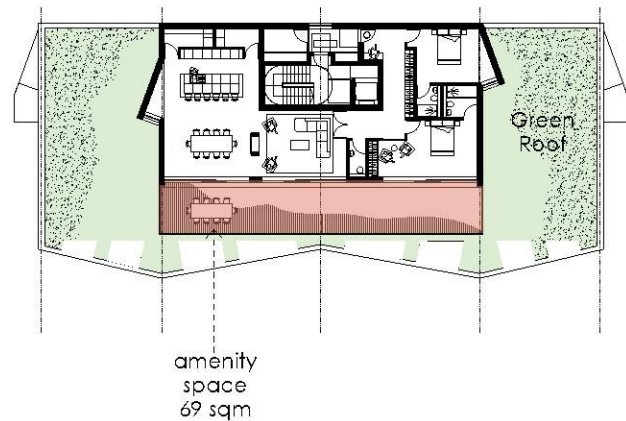
PROPOSED GROUND FLOOR PLAN not to scale



UPPER GROUND FLOOR PLAN not to scale



PROPOSED FIRST FLOOR PLAN not to scale



PROPOSED SECOND FLOOR PLAN not to scale

LEGEND

Existing trees to be retained

Existing tree TOP

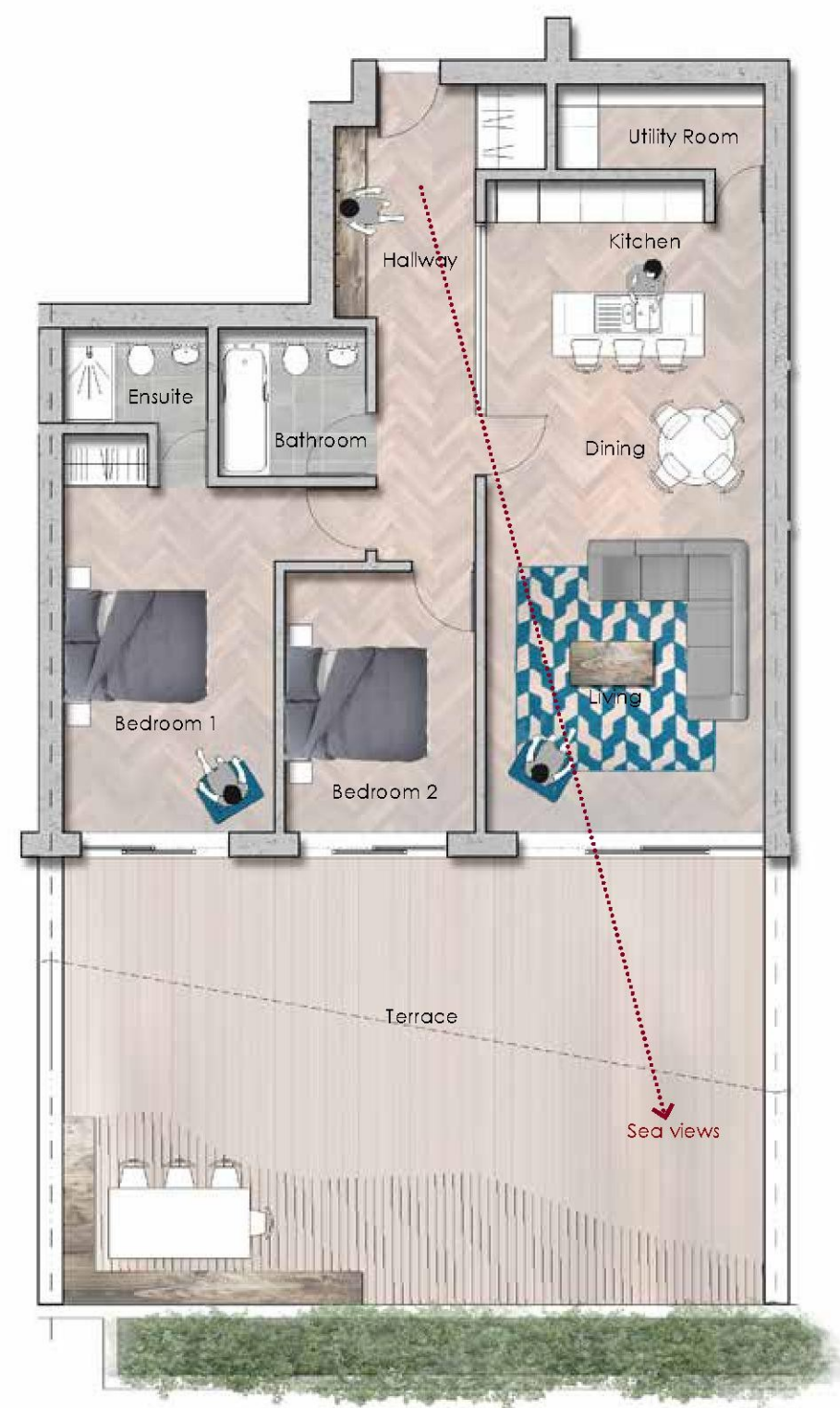
Communal gardens

Private amenity space (383 sqm in total)

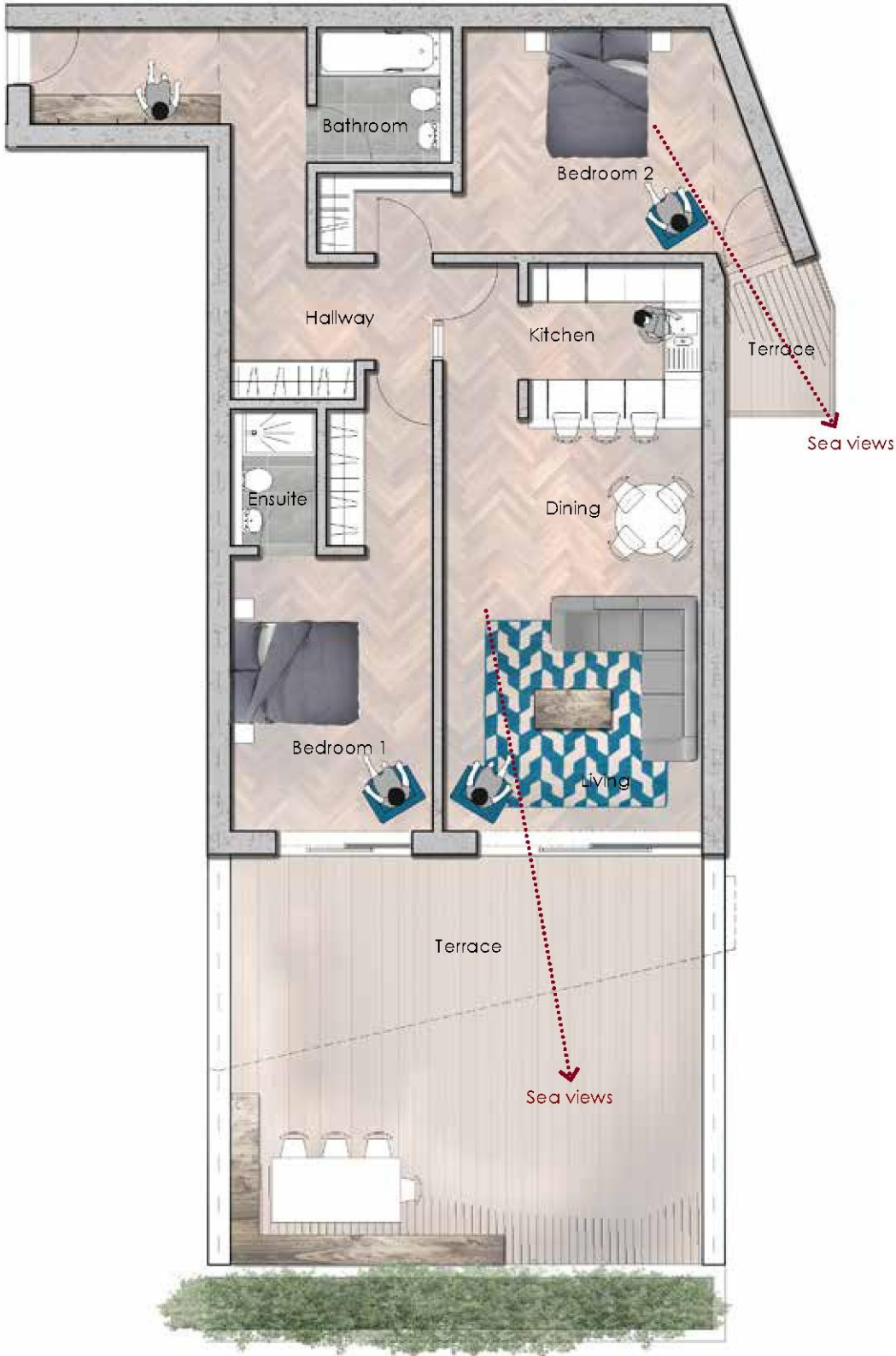
1.8m high privacy screens will be installed between terrace areas to protect visual amenity



DESIGN & ACCESS STATEMENT - PROPOSED TYPICAL UNIT TYPES



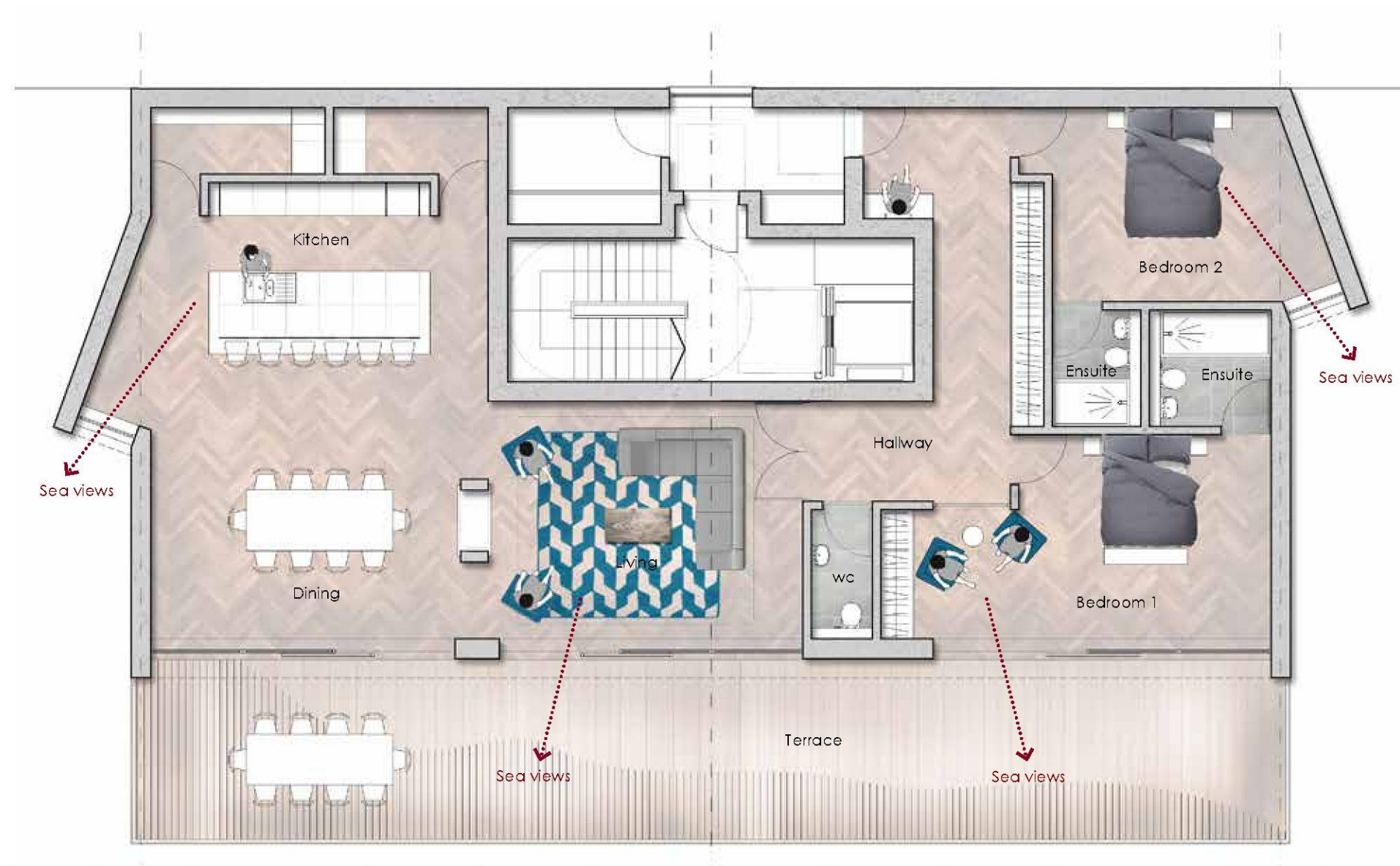
PROPOSED TYPICAL 2 BED APARTMENT 1.100 @ A3
Gross Internal Floor Area: circa 98 sqm
Private External Terrace Area: circa 63 sqm for first floor apartments
circa 22 sqm for second floor apartments



PROPOSED TYPICAL 2 BED APARTMENT 1.100 @ A3
Gross Internal Floor Area: circa 91 sqm
Private External Terrace Area: circa 51 sqm for first floor apartments
circa 21 sqm for second floor apartments

Please note: All apartments have been designed to meet with GLA & National Space Standards.

DESIGN & ACCESS STATEMENT - PROPOSED PENTHOUSE APARTMENT

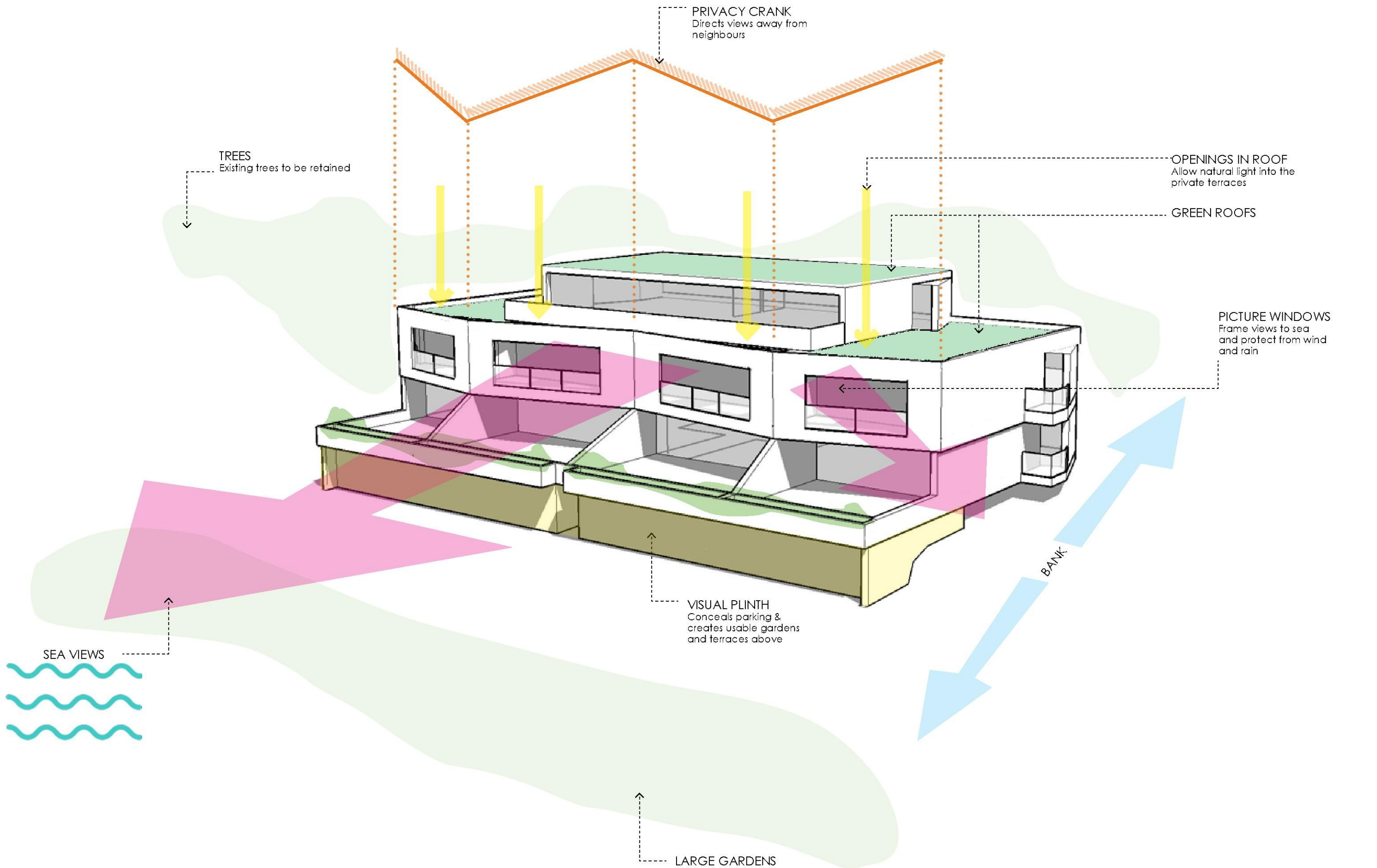


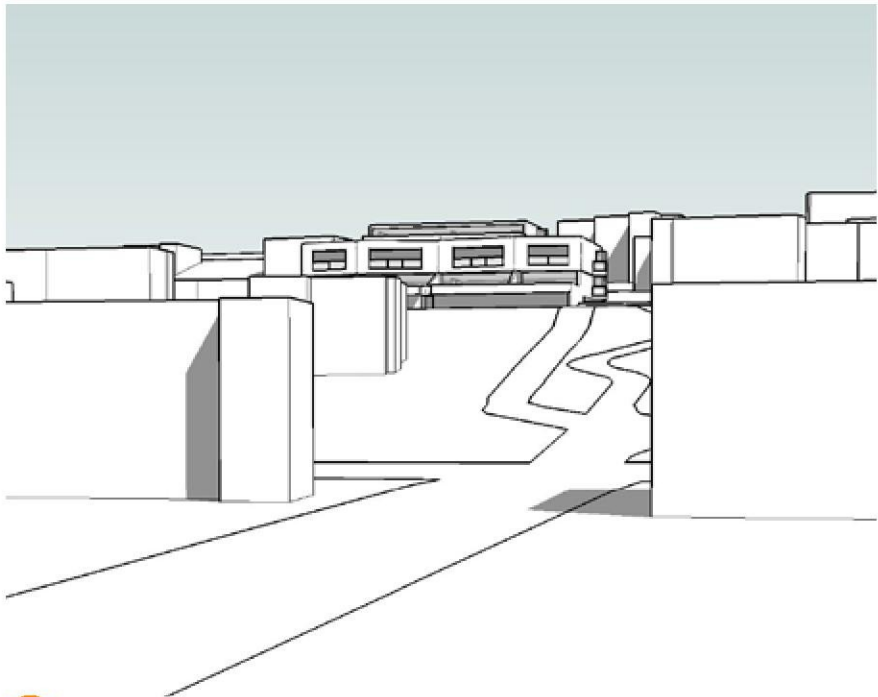
PROPOSED THIRD FLOOR PENTHOUSE APARTMENT 1.100 @ A3

Gross Internal Floor Area: circa 156 sqm

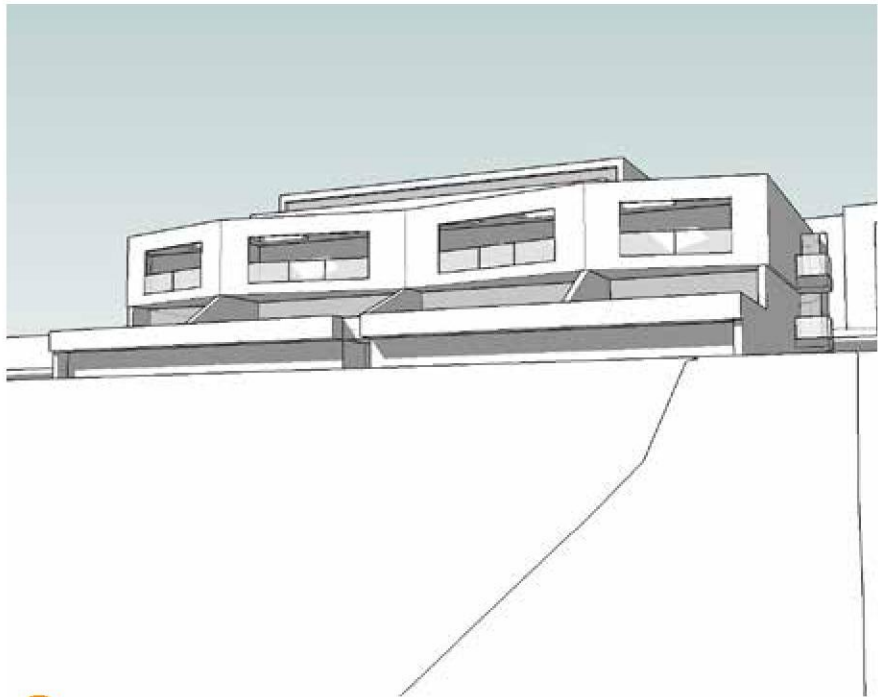
Private External Terrace Area: circa 69 sqm

DESIGN & ACCESS STATEMENT - DESIGN ANALYSIS

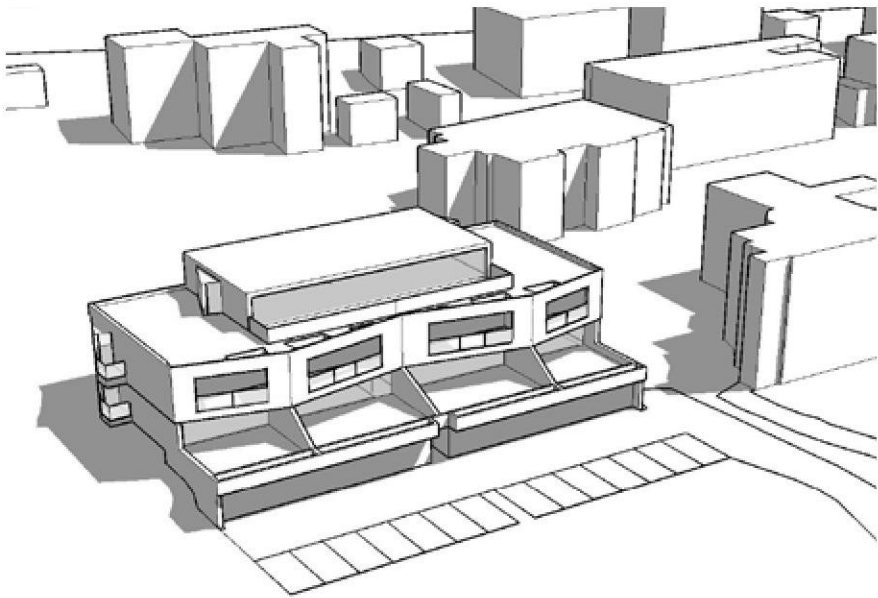




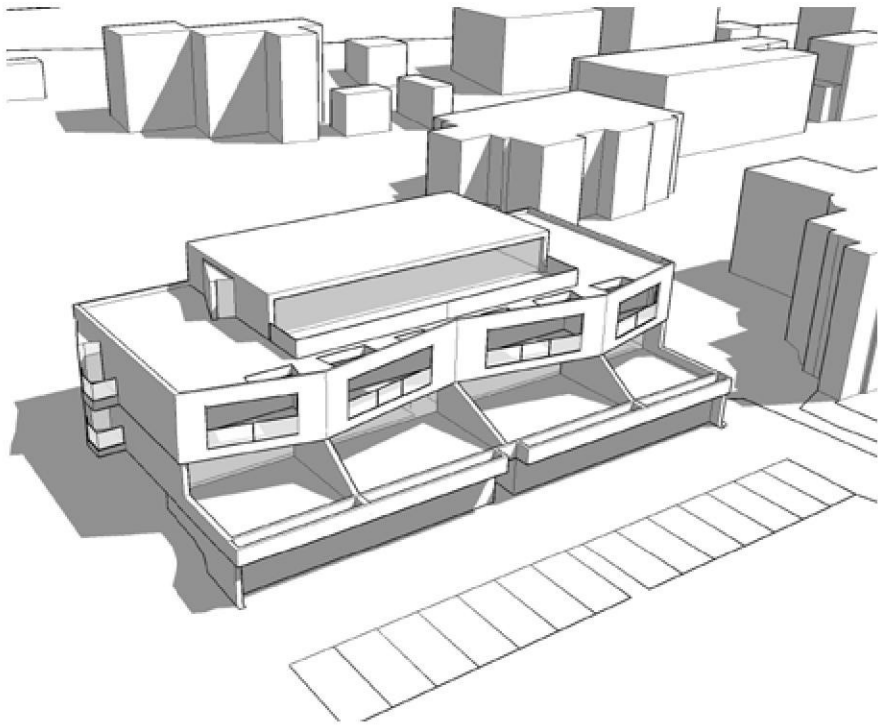
1



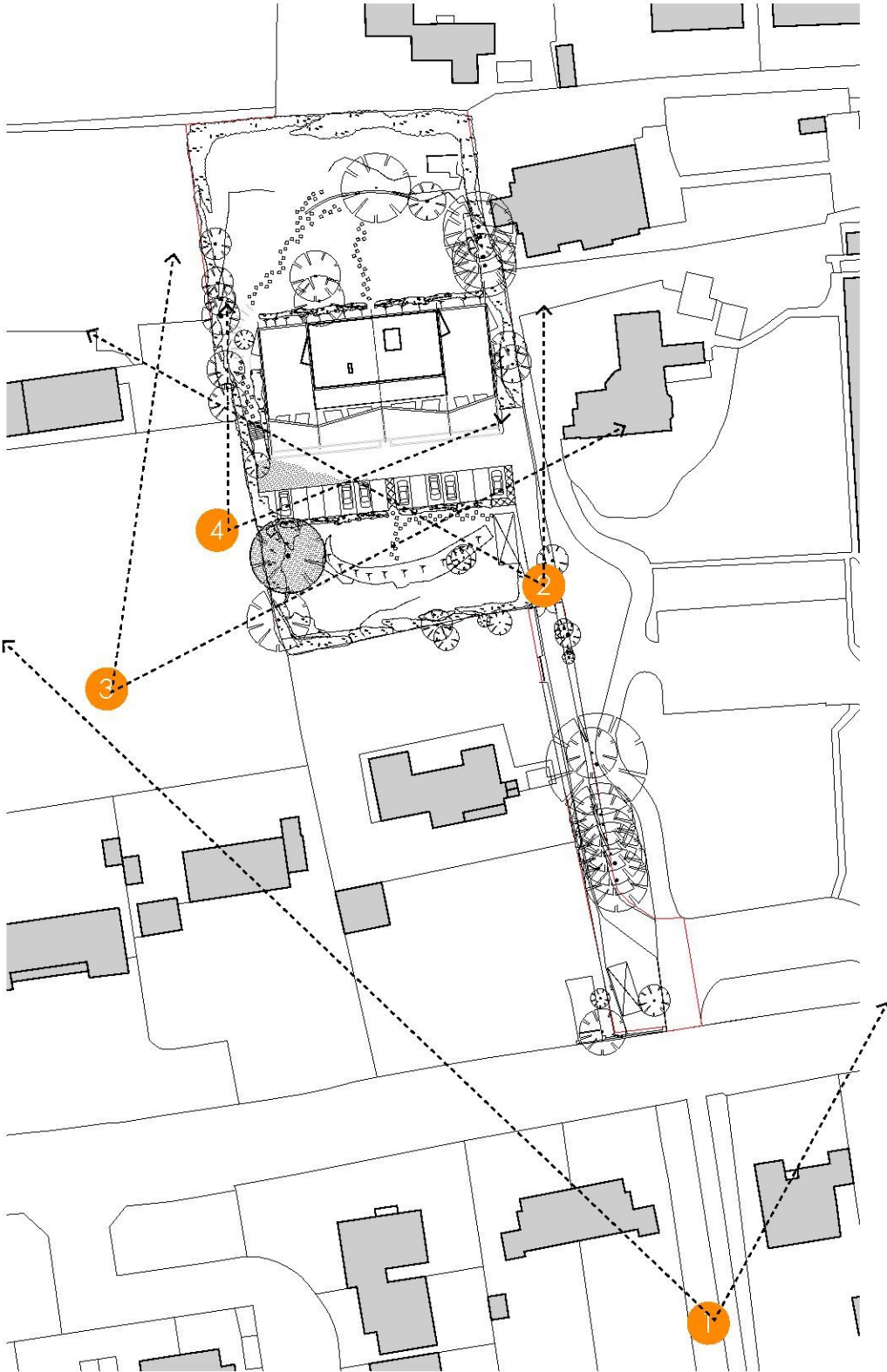
2



3



4



KEY PLAN not to scale

DESIGN & ACCESS STATEMENT - [COMPUTER GENERATED IMAGE](#)



COMPUTER GENERATED IMAGE - VIEW FROM SEABROOK ROAD



COMPUTER GENERATED IMAGE

DESIGN & ACCESS STATEMENT - EXTERNAL MATERIALS



PROPOSED ELEVATION not to scale

Proposed materials to be lightweight in appearance & reflective reducing the visual mass



Precedent image of metal cladding



Precedent image of white render



Precedent image of cedar cladding

MATERIALS

All materials proposed are to be of high quality and will be finished to an equally high standard. Where possible materials will be locally sourced to increase sustainability.
The existing surrounding buildings boast an eclectic mix of materials with no overarching architectural style.



info@onarchitecture.co.uk: [E](mailto:info@onarchitecture.co.uk)
onarchitecture.co.uk: [W](http://onarchitecture.co.uk)

This document and the enclosed design are the copyright of
On Architecture Ltd only. The design should not be copied or
reproduced without written consent.

On Architecture, The Old Brewery Business Centre, 75 Stour Street, Canterbury, CT1 2NR