

Design and Access Statement

Proposed Material Minor Amendment to application Y16/0622/SH

Land to the rear of 162 High Street, Hythe, Kent, CT21 5JR



Design

Introduction

This application proposes minor amendments to Planning Consent reference Y16/0622/SH.

In summary, the proposed design changes are as follows :

- Relocation of staircase so as to enable scheme to conform with Building Regulations Requirements
- Access arrangements, Bin store, Cycle store and layouts to be generally rearranged in order to accommodate revised staircase layout.
- Changes to ground floor flat layout, including additional bedroom.
- External rising bollard removed from scheme
- Rooflight incorporated above staircase at third floor on automated opening vent (AOV) to satisfy Building Regulations Part B.

Detail of Proposed Changes and Access

The main driver behind the proposed changes is the fact that the staircase arrangement under the approved scheme is unable to comply with Building Regulations in terms of head height clearance. In order to address this, this application proposes to reposition the staircase so that it conforms with Building Regulations 'Part K' (Diagram 1.3). These require a minimum of two metres head height above the pitch of the stair.

Relocation of the staircase has been achieved without any detriment or change to the extant approved footprint of the scheme. In order to accommodate the relocation of the staircase, the Bin Store and Cycle Store needed to be relocated within the footprint of the building, whilst retaining access from the parking area.

We have rearranged the layouts in order to achieve what we believe to be the most efficient layout. The proposed layout is shown the drawing 17/0452-501 Proposed Ground Floor Plan. This plan also incorporates the proposed changes to the ground floor flat which provide an additional bedroom for this flat and removes the previously approved communal front entrance to the building from Prospect Road.

Minor external changes are proposed to the front of the building to reflect the new ground floor flats layout. These changes have been kept to a minimum in order to retain as high a degree of consistency as possible with the extant approved permission.

As a result of the layout changes to the ground floor flat, the former corridor window on the north east elevation is now proposed to be a bedroom window. In order to address privacy concerns, it is proposed that this window be obscure glazed to a height that the window cannot be seen into by pedestrians externally.

Building Regulations 'Part B' (Diagram 9), requires that an automatic opening vent with a geometric free area of at least 1.0m² is required at the top of the stair, to be operated on detection of smoke at any storey in the stairwell. In consideration of this, we have proposed the inclusion of a Velux window in the roof above the staircase at third floor. This window cannot be seen by neighbouring properties.

We propose to omit the external rising bollard to the car park area. The number of parking spaces proposed remains at five, as approved under the extant planning consent. Current local plan policies for flatted developments such as this are based on a certain number of spaces being required per unit, without regard to the number of bedrooms within each unit.

On this basis and in light of the flexibility in car parking standards available under PPG3 and the guidance in PPG13 in relation to sustainable transport choices and reduced reliance on cars, we believe that the number of car parking spaces proposed for the scheme remains sufficient.

We trust that this statement clearly explains the proposed changes and the reasoning behind them. Should any further questions arise during the course of consideration of this application, we would be pleased to address them.