

Cottage in the Dell

Design & Access Statement

CLIFF ROAD, HYTHE,
KENT,
CT21 5XJ

MR & MRS PRIESTLEY
PROJECT NUMBER: 20.011

Hollaway

Hollaway is an award winning architecture and interiors practice that places people and feeling at the core of its philosophy of architecture. With offices in Kent and London and a strong reputation for design, the practice is working in a wide range of sectors including hospitality, hotels, restaurants, education and housing, and in recent years has worked on a number of large scale regeneration schemes across Kent including Dreamland at Margate, the transformative Rocksalt restaurant at Folkestone, and Folkestone Academy.

Recent projects include the award winning Process Gallery for artist Nick Veasey, the first new build Picturehouse in the UK at Ashford for developers Stanhope, a new Winery, Gin Works and Brewery for Chapel Down, and a number of large regen and housing schemes in London including Bromley South Central for U & I and the Fisheries in Hackney's London Fields.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.



SITE ANALYSIS

SITE LOCATION

Connections and Access



The proposed application lies off a private access road directly off Cliff road in Hythe, and sits adjacent to Sene Valley Golf Course.

The site primarily accessible by car but benefits from transport links to Folkestone (approx. 10-15 minute drive) and Hythe town centre (approx. 5-10 minute drive) with wider bus links from Seabrook Rd as well as links to Ashford and London via the South Eastern train line from Sandling or Folkestone railway stations.

- SITE LOCATION
- RAILWAY STATION
- HIGH-SPEED RAILWAY
- - - - - MAJOR BUS ROUTE
- MAJOR HIGHWAY



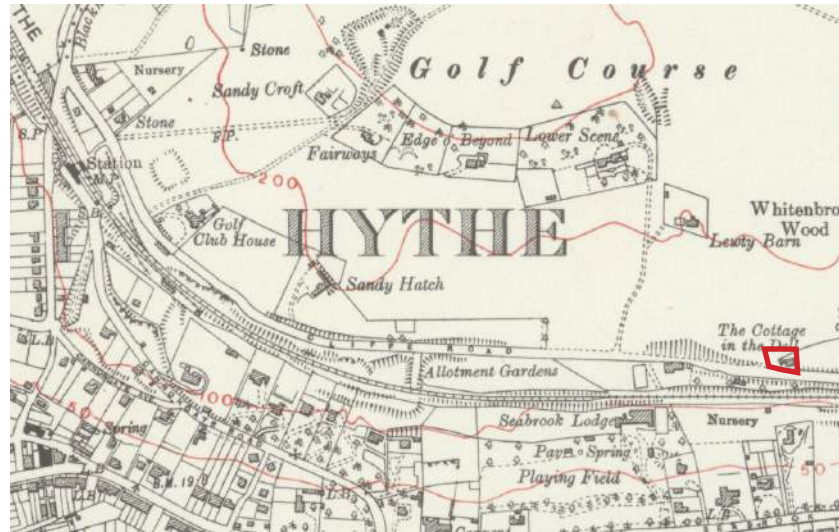
The following aerial photographs and historic maps dating from 1872, demonstrating the continual development of residential dwellings on the site and in the surrounding areas.



HYTHE : 1872



HYTHE : 1896



HYTHE : 1933



HYTHE : 1940



HYTHE : 1960



HYTHE : 1990



- Seabrook Rd/ A259
- Cliff Rd
- Listed Buildings
- Schedule Monuments
- Site Boundary

IMAGE OBTAINED FROM GOOGLE MAPS

SITE LOCATION





IMAGE A



IMAGE B

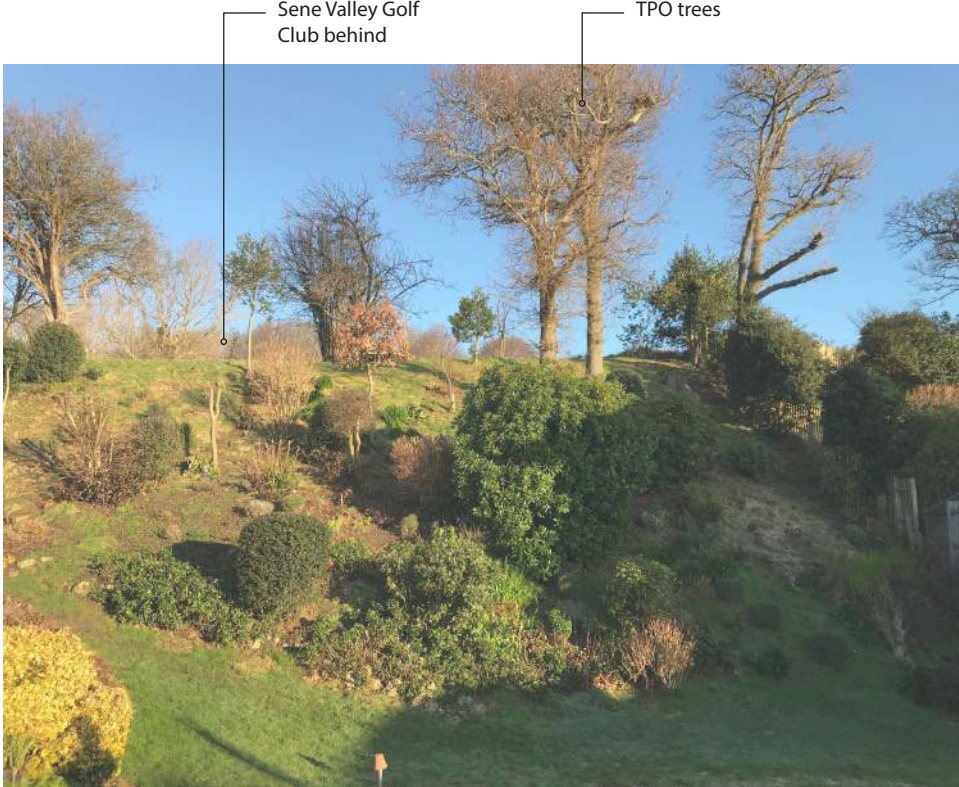


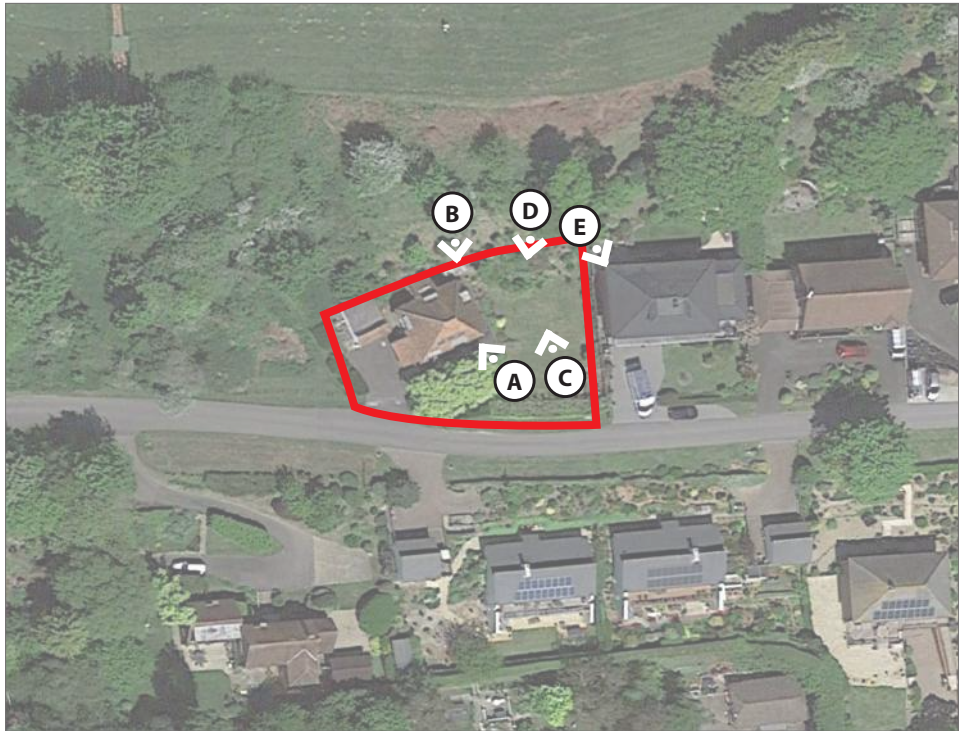
IMAGE C



IMAGE D



IMAGE E



KEY PLAN



IMAGE A



IMAGE B



IMAGE C



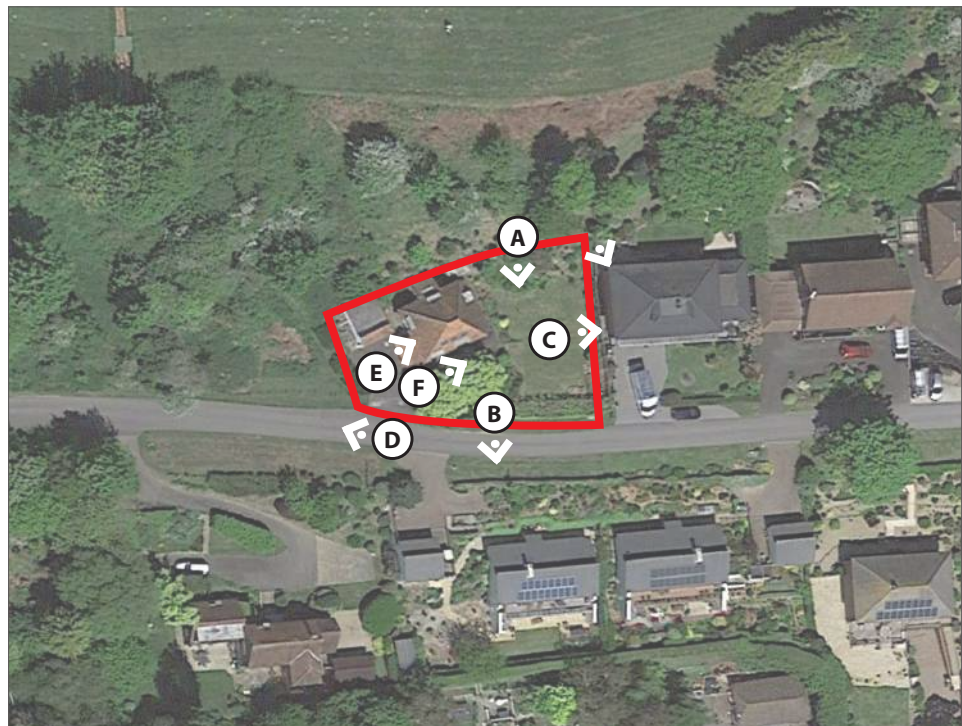
IMAGE D



IMAGE E



IMAGE F



KEY PLAN

PRE-APPLICATION

SITE MASTERPLAN

1.200@A3



KEY PLAN

- ① Level driveway
- ② Parking & turning head
- ③ Outdoor patio area
- ④ Sedum roof
- ⑤ Roof terrace

GROUND FLOOR

1.100@A3

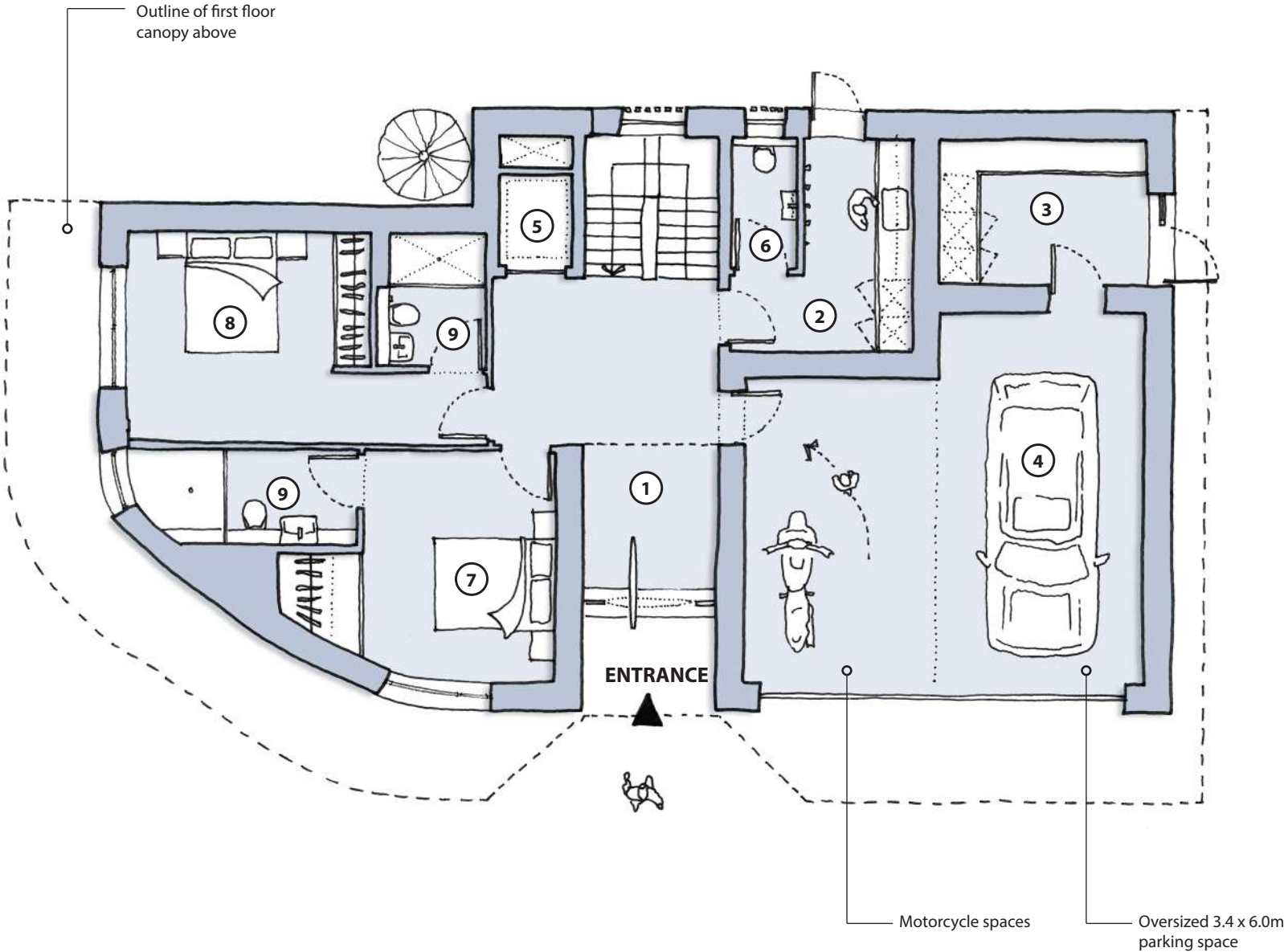
KEY PLAN

- ① Hallway
- ② Laundry / utility
- ③ External store
- ④ Garage
- ⑤ Lift
- ⑥ WC
- ⑦ Bed 1
- ⑧ Bed 2
- ⑨ En-suites

PROPOSEDS WALLS

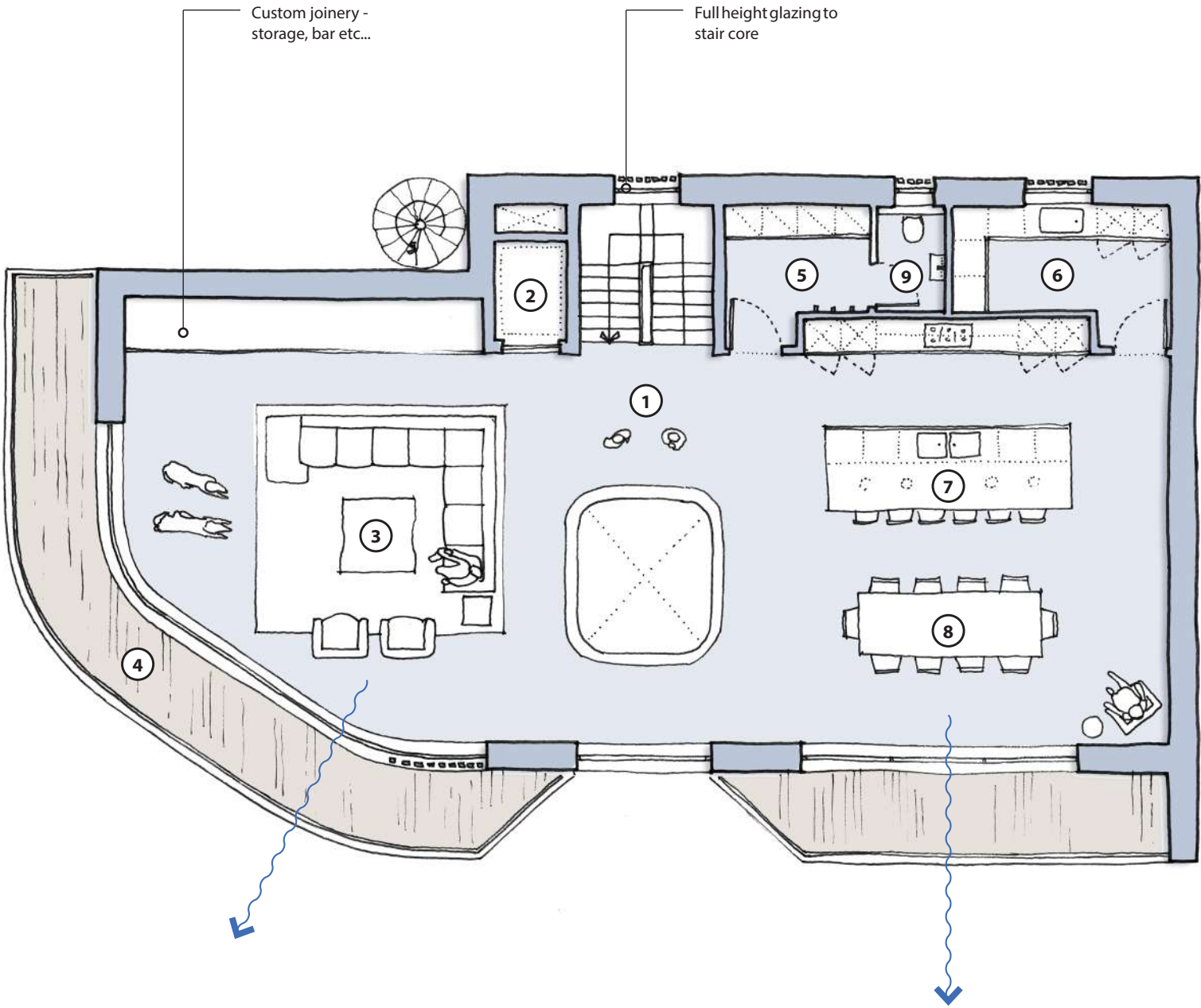
EXISTING STRUCTURES FOOTPRINT:
Circa 126.5 SQM (based on OS Data)

PROPOSED HOUSE FOOTPRINT:
Circa 155 SQM



KEY PLAN

- ① Gallery
- ② Lift
- ③ Lounge
- ④ Covered balcony
- ⑤ Store
- ⑥ Larder
- ⑦ Kitchen
- ⑧ Dining
- ⑨ WC

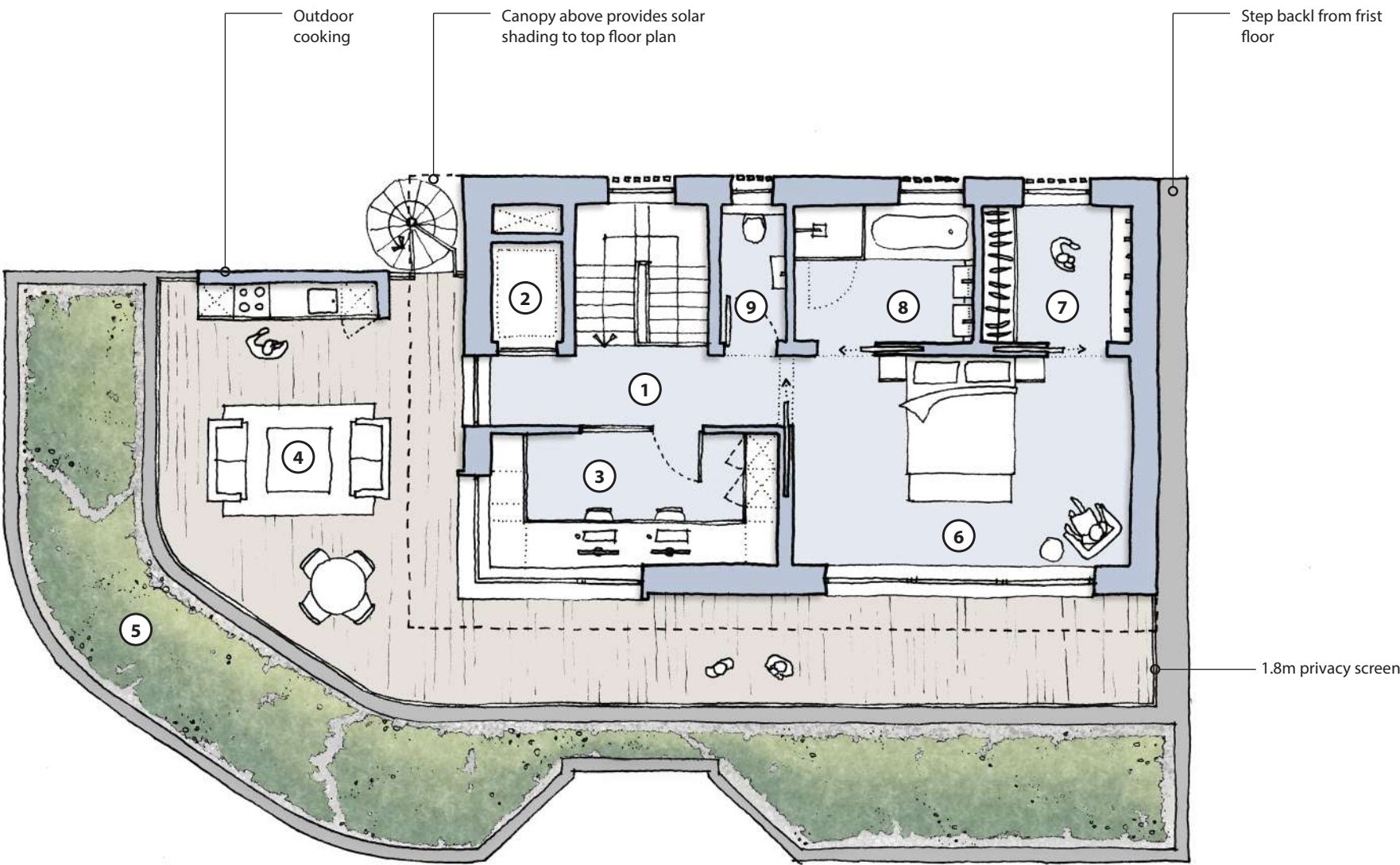


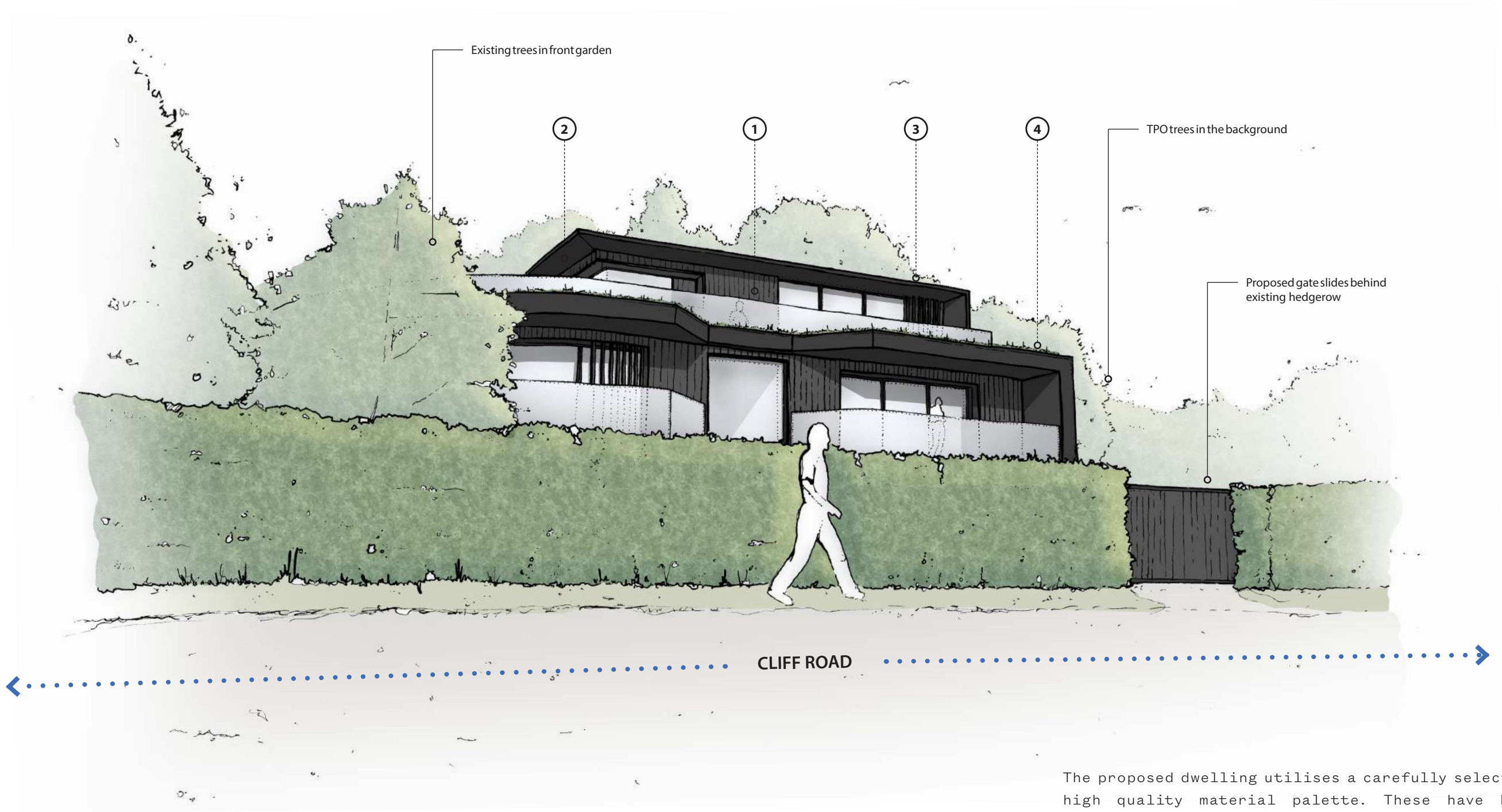
SECOND FLOOR

1.100@A3

KEY PLAN

- ① Landing
- ② Lift
- ③ Study / office
- ④ Terrace
- ⑤ Sedum Roof
- ⑥ Master bedroom
- ⑦ Walk in dressing
- ⑧ En-suite
- ⑨ WC





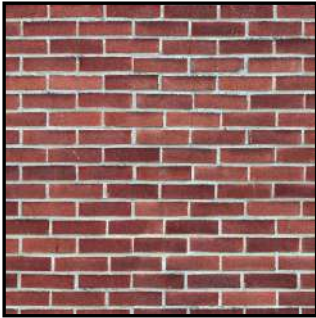
1 - TIMBER CLADDING



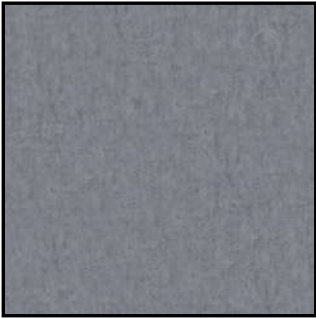
2 - ANODIZED ALUMINIUM



3 - RED BRICKWORK



4 - CONCRETE STEPS



5 - SEDUM ROOF

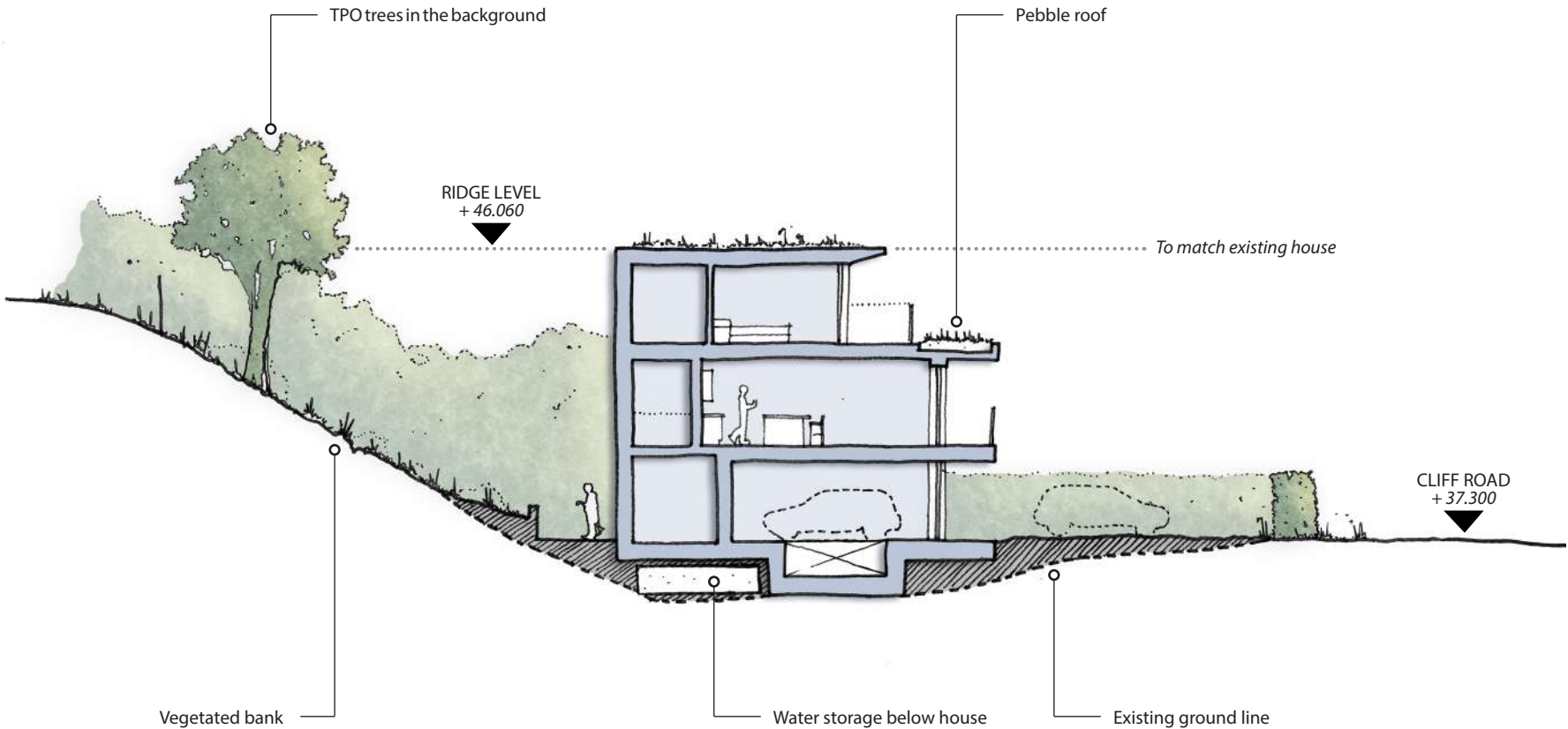


The proposed dwelling utilises a carefully selected, high quality material palette. These have been chosen to compliment the sites context and one another. The dark palette reduces reflectivity minimizing the dwellings visual impact.

The ground floor uses red brickwork to create a 'plinth' for the dwelling to site on. An oversailing canopy and terrace at first floor provides external amenity space and acts as solar shading in summer. The second floor set back is set back in plan proving a top floor terrace area and green roof for the master bedroom and office.

‘As the site is within the settlement boundary the principle of a replacement dwelling is acceptable in planning policy terms.

I consider that repositioning the dwelling on the site would be acceptable provided a view of the tree cover to the rear can be maintained over the top of the building, that the green vistas are replaced in the western part of the site when the current dwelling is removed and that it can be demonstrated that the proposed building would not be prominent in the hillside in longer distant views from the seafront to the south.’



DESIGN & ACCESS STATEMENT

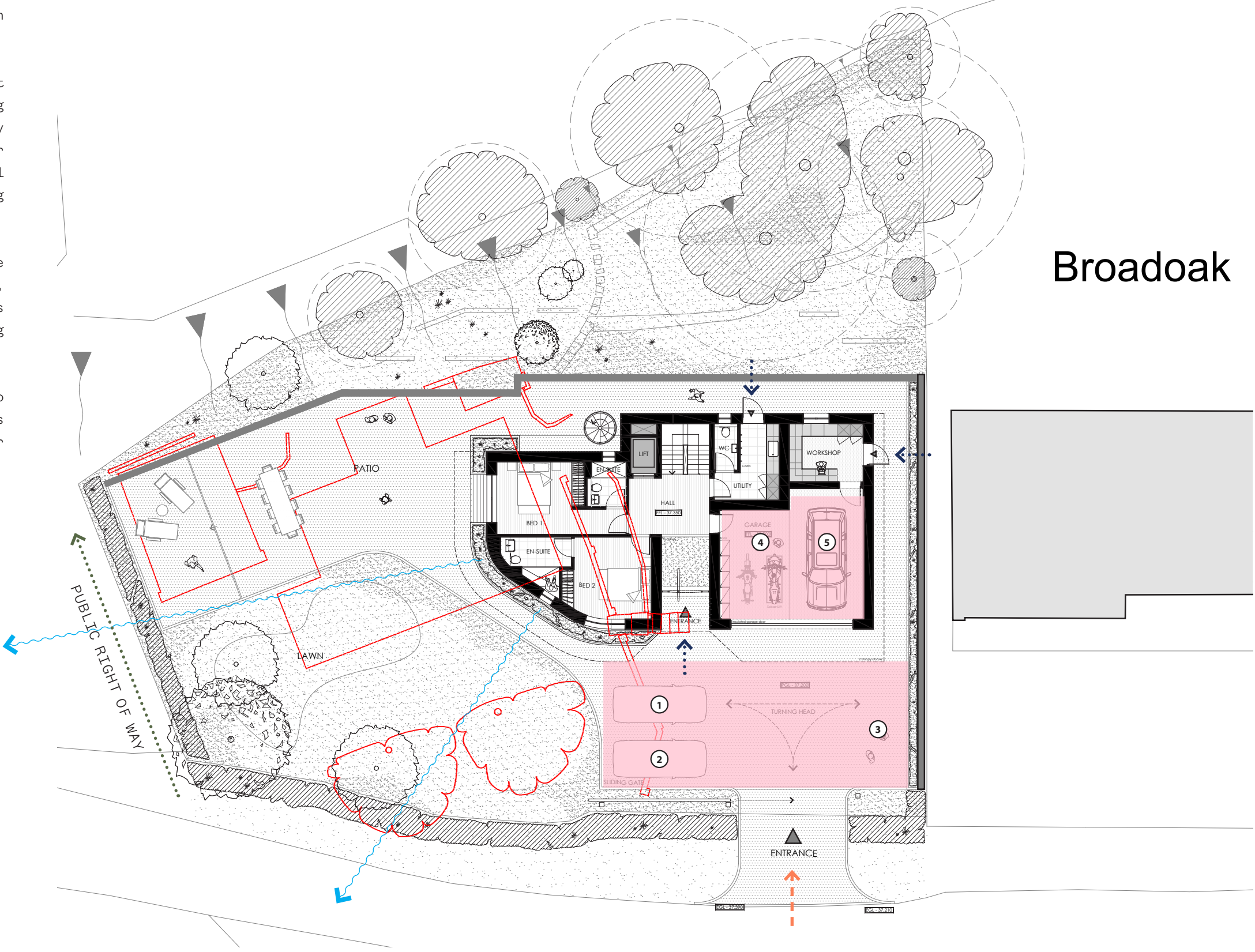
LAYOUT & ACCESS

The proposed design seeks to demolish the existing dwelling and garage and reposition a new dwelling to the eastern side of the site.

The design responds to the existing street scene by aligning the proposed dwelling to the neighbouring properties. Similarly the driveway has been relocated to mirror the neighbouring dwelling with 2 internal garage spaces and 3 external parking spaces provided.

The front door has been recessed into the façade providing a covered entrance space, similarly the first floor balcony provides a canopy to the ground floor providing cover for the residents.

The existing site tapers from east to west, in response the new dwelling curves to address the plot shape and to better address Cliff Road.



Broad oak

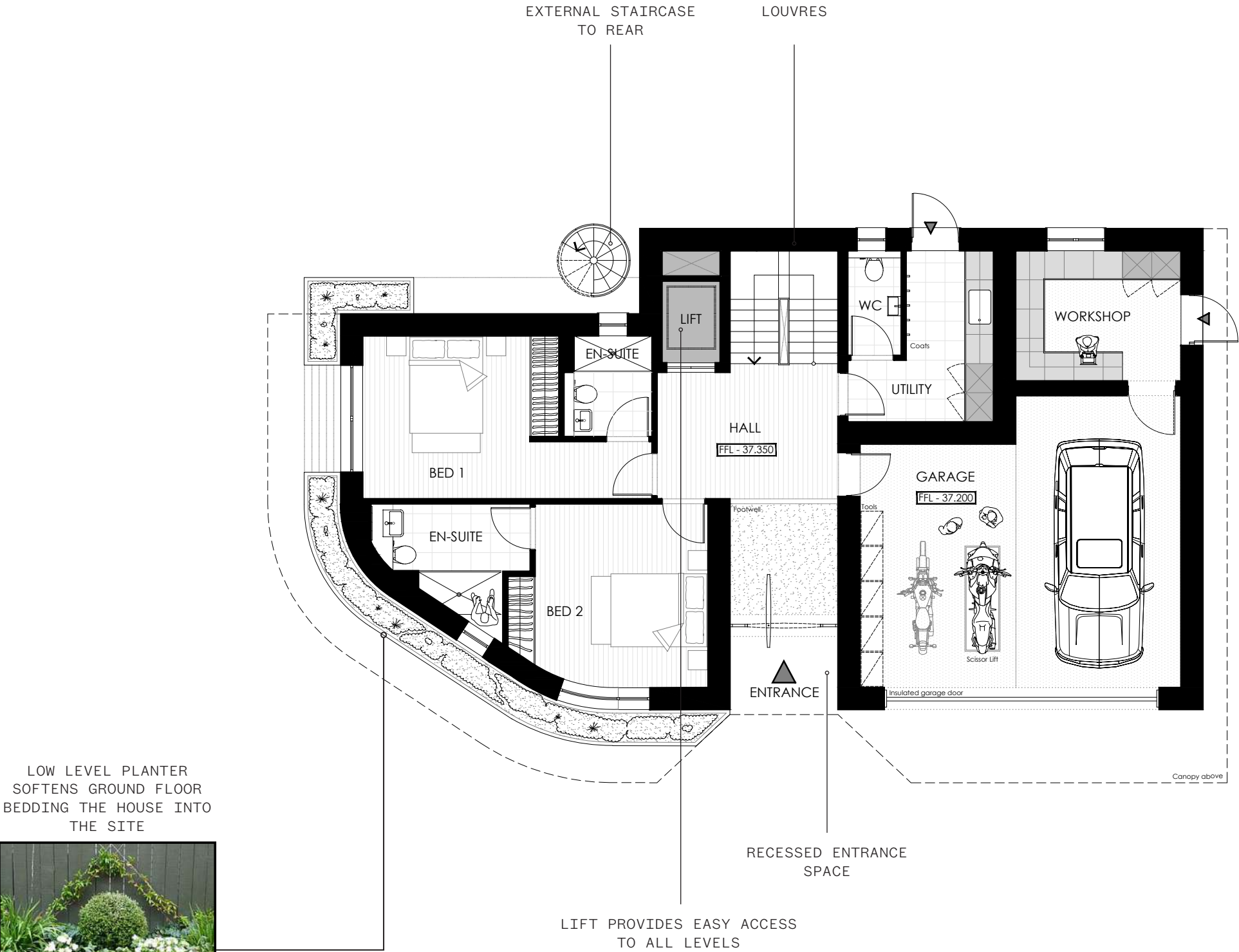
- PARKING - INTERNAL & EXTERNAL
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS
- PUBLIC RIGHT OF WAY

The house provides 3 bedrooms in total, with two located at ground floor and the master bedroom located on the second floor to take advantage of the sites panoramic views.

An internal garage has been designed into the ground floor plan to reduce the amount of structure required on site and to maximise the garden area. Service spaces such as the utility room and workshop / store room have been provided at the rear of the plan.

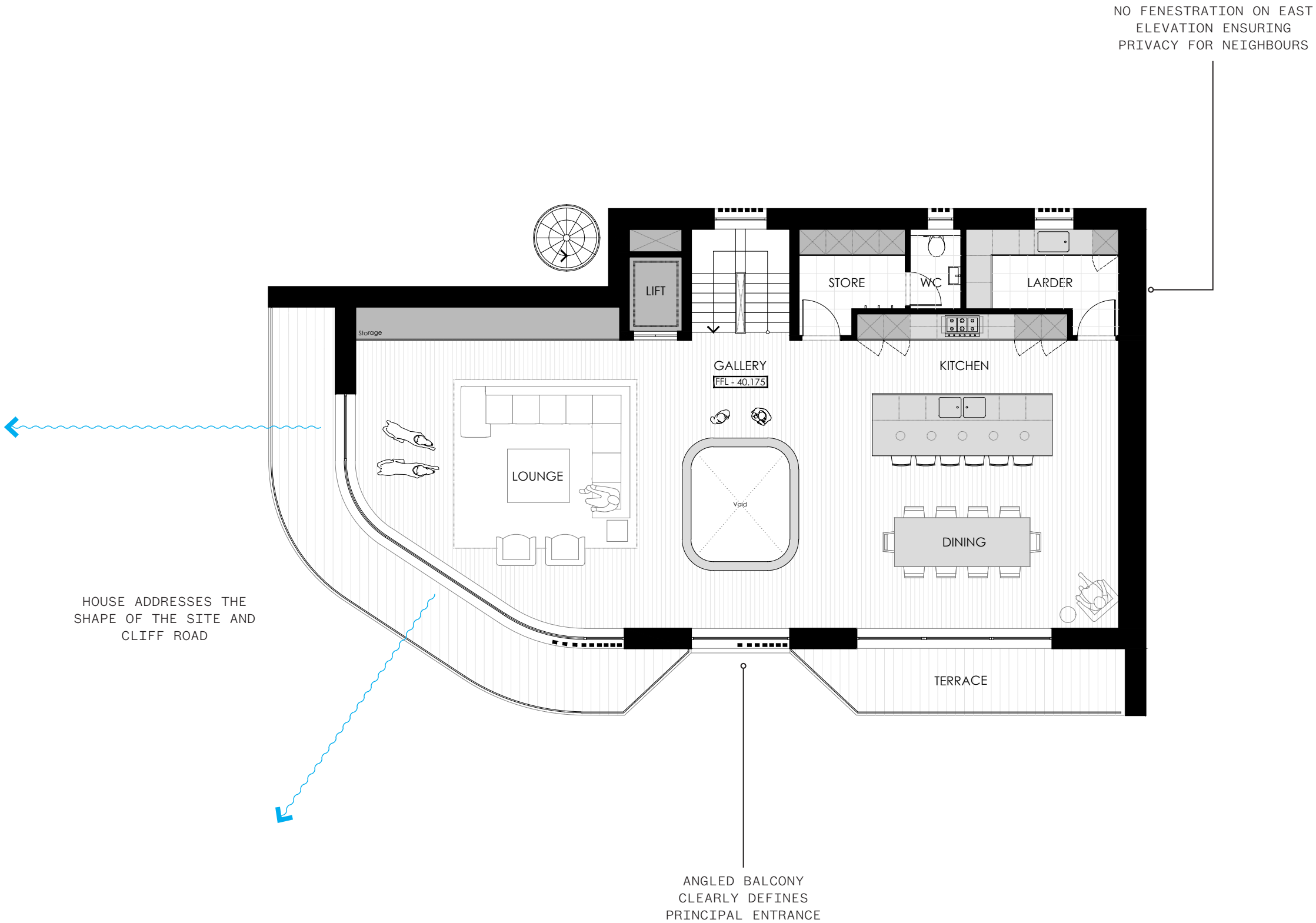
The staircase and lift core are located centrally in the plan. The lift ensures that each level is accessible to both residents and visitors.

The two ground floor bedrooms look into the private garden which consists of a patio terrace area and green space to the front and rear of the plot.



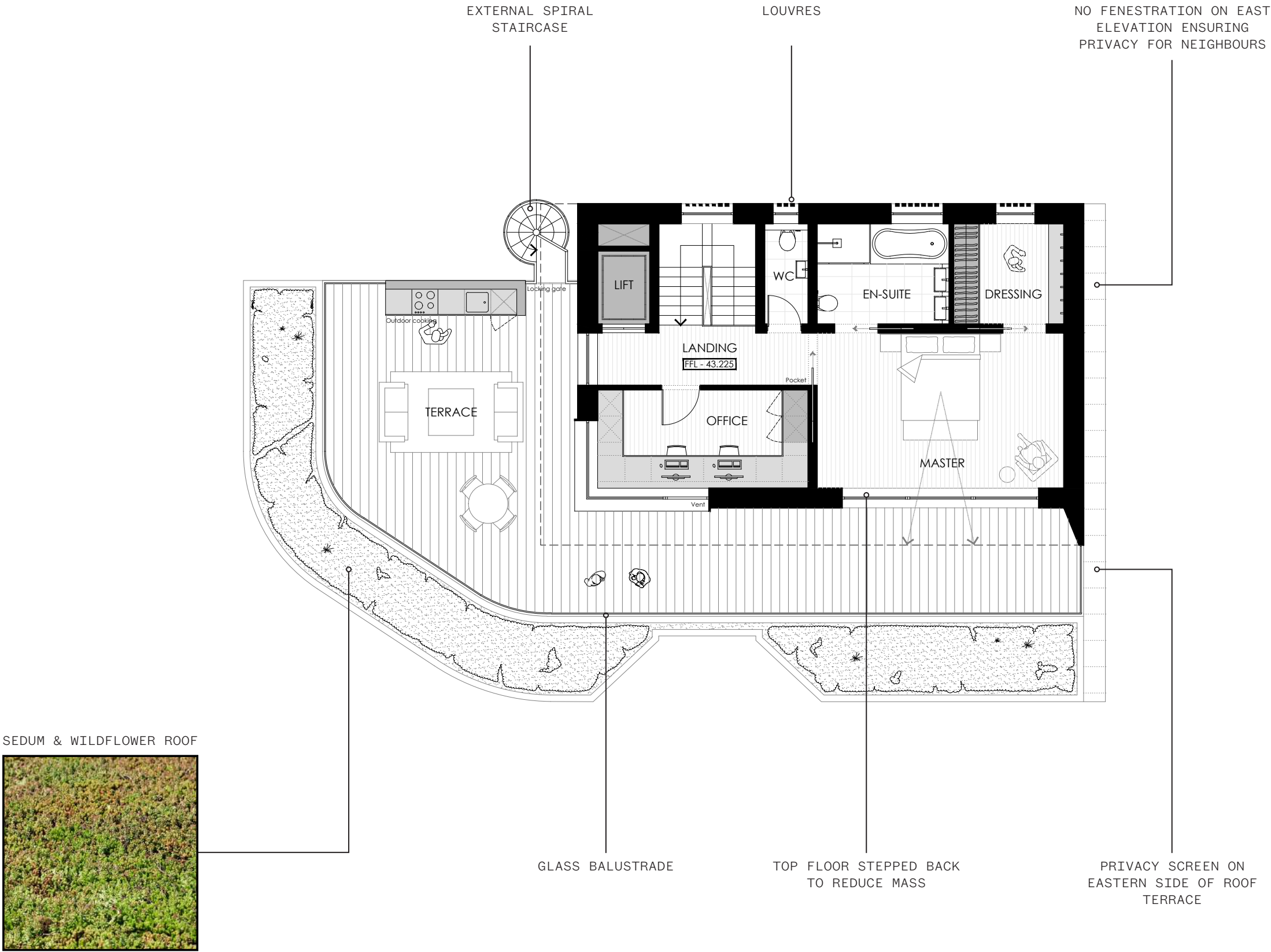
The living spaces including kitchen, dining and lounge have been positioned on the first floor. A recessed terrace provides private external amenity spaces. The second floor roof oversails the first floor providing solar shading in the summer months.

The first floor 'frame' that wraps around the terrace channels the interior views and provides privacy to the neighbouring property. The western façade has been designed to ensure the neighbour's privacy is respected with no fenestration on the first and second floor to avoid overlooking.



The master bedroom and office space at second floor have been set back to reduce the visual impact of building and to provide a private terrace area to the west. There is no fenestration on the western elevation to ensure privacy to the neighbouring 'Broadoak' residence. In addition a a 1.8 meter high privacy screen has been provided on the western boundary.

An external spiral staircase connects the ground floor patio area to the second roof terrace. Allowing an alternative means of access to the garden from the second floor. A generous home office will allow the occupants to work from home efficiently.



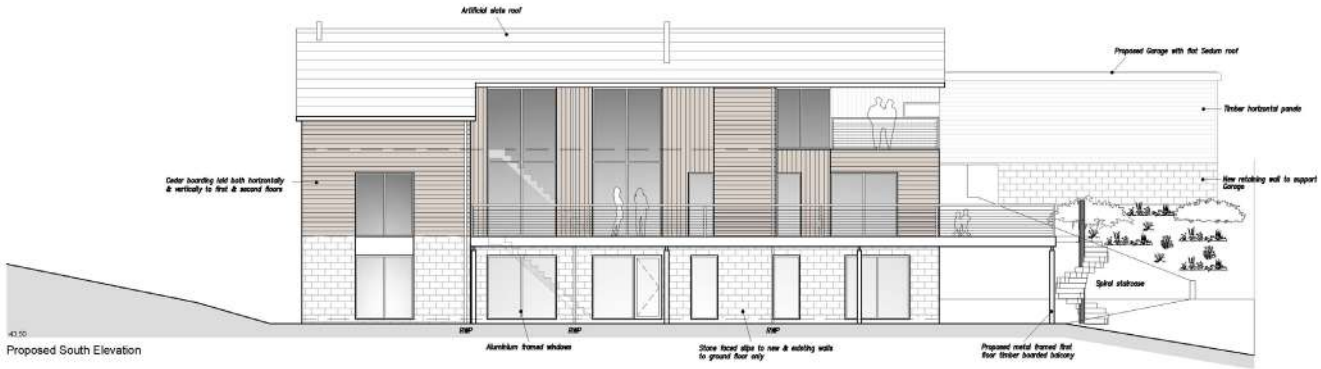
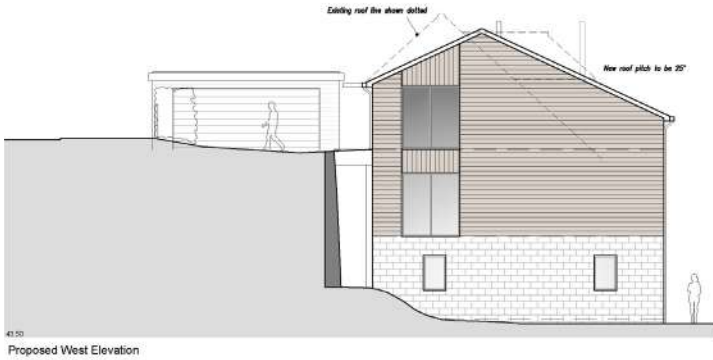
Cliff road primarily consists of large detached houses. The existing structures on site have a combined footprint of circa 127 SQM. The proposed design is approximately 155 SQM in area which represents a modest increase in built form.

There is an eclectic mix of houses along Cliff Road with no distinctive architectural style or materials. Several examples of these houses have been included on the right:

The existing house is of little architectural merit and is suffering from subsidence. The new designs seeks to replace this outdated and unstable house with a new contemporary home. The proposals have been designed specifically to maximise the sites potential, taking advantage of the incredible seas views whilst simultaneously respecting the neighbouring properties and Cliff Road street scene.



'ANCONA' - 'Y20/1187/FH' - Hollaway Architects



No. 15 CLIFF ROAD - 'Y18/0112/SH' - Chiltern design & project management

MATERIALS & STREET SCENE

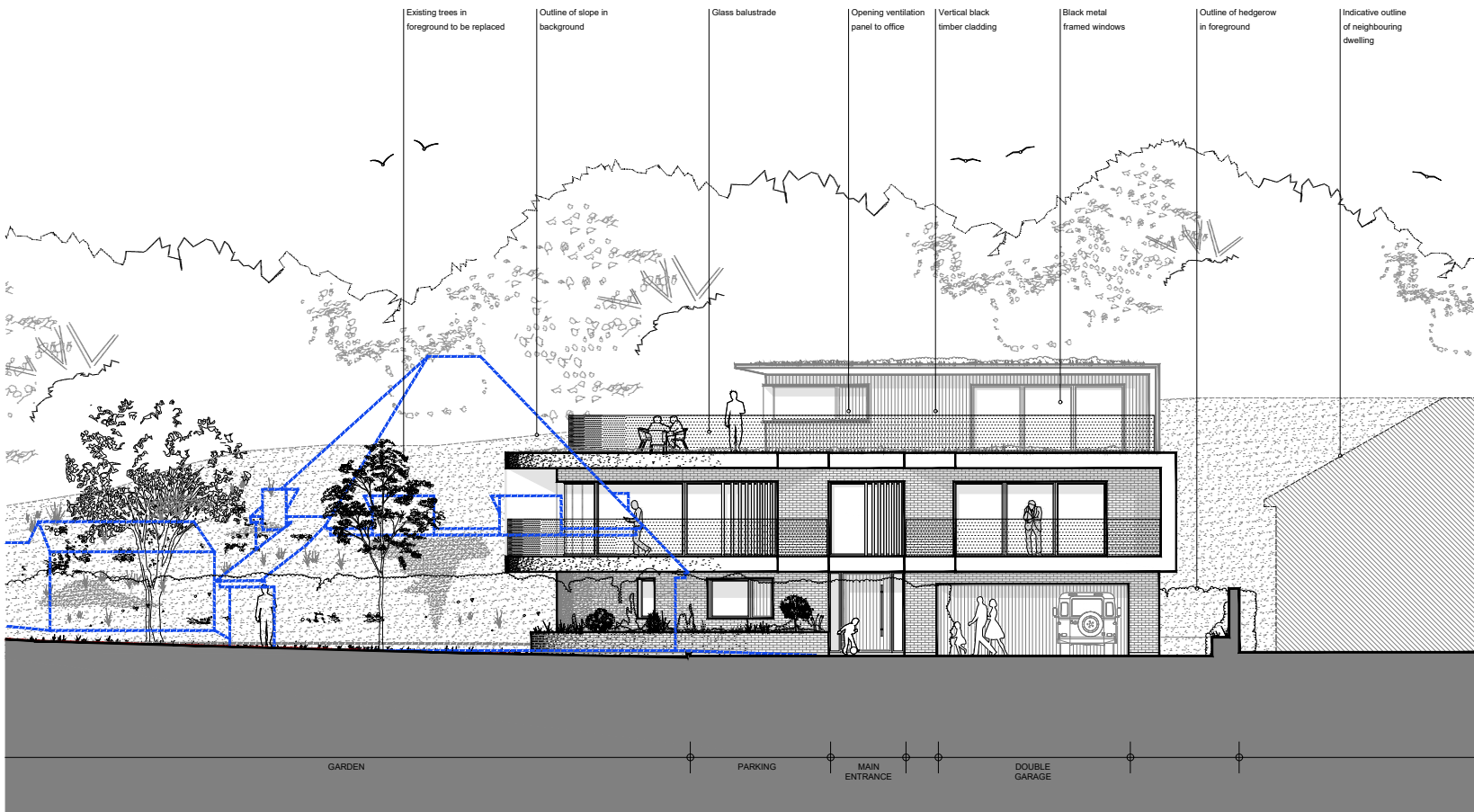
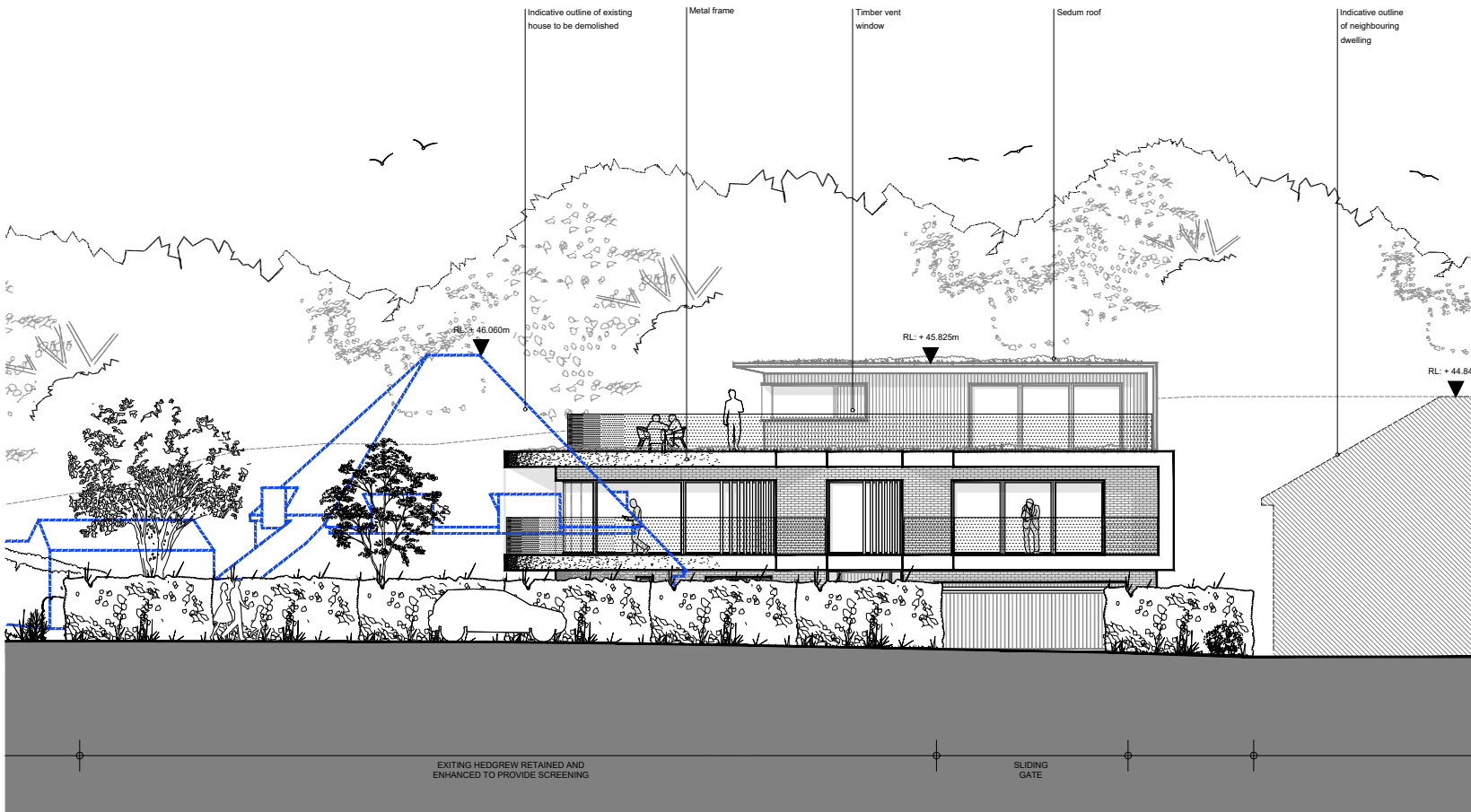
The proposed dwellings utilise a carefully selected, high quality material palette which helps the dwelling to blend into the sloping site.

Following feedback from the planning officer at the pre-application stage the first floor building line material has been changed to multistock red brickwork to match the ground floor.

On the recessed second floor black vertical timber boarding has been proposed on the accessible terrace areas (allowing easy maintenance). Powder coated metal and red multistock brickwork will be used on the rear and side elevation facing the slope and the neighbour.

The dark materials used on the first and second floor reduces the dwellings visual impact (as it does not reflect light) and provides a hard-wearing low maintenance material which is both long lasting. The slope behind the house rises above the first floor, this combined with the existing mature trees and ground cover prevents the house from cutting a silhouette against the sky, when viewed from Princess parade etc.

Two CGIs have been commissioned and included within this Design and Access Statement to show the house in the context of the Cliff Road, and another from Princess Parade so the dwelling can be seen in relation the Hythe as a whole.



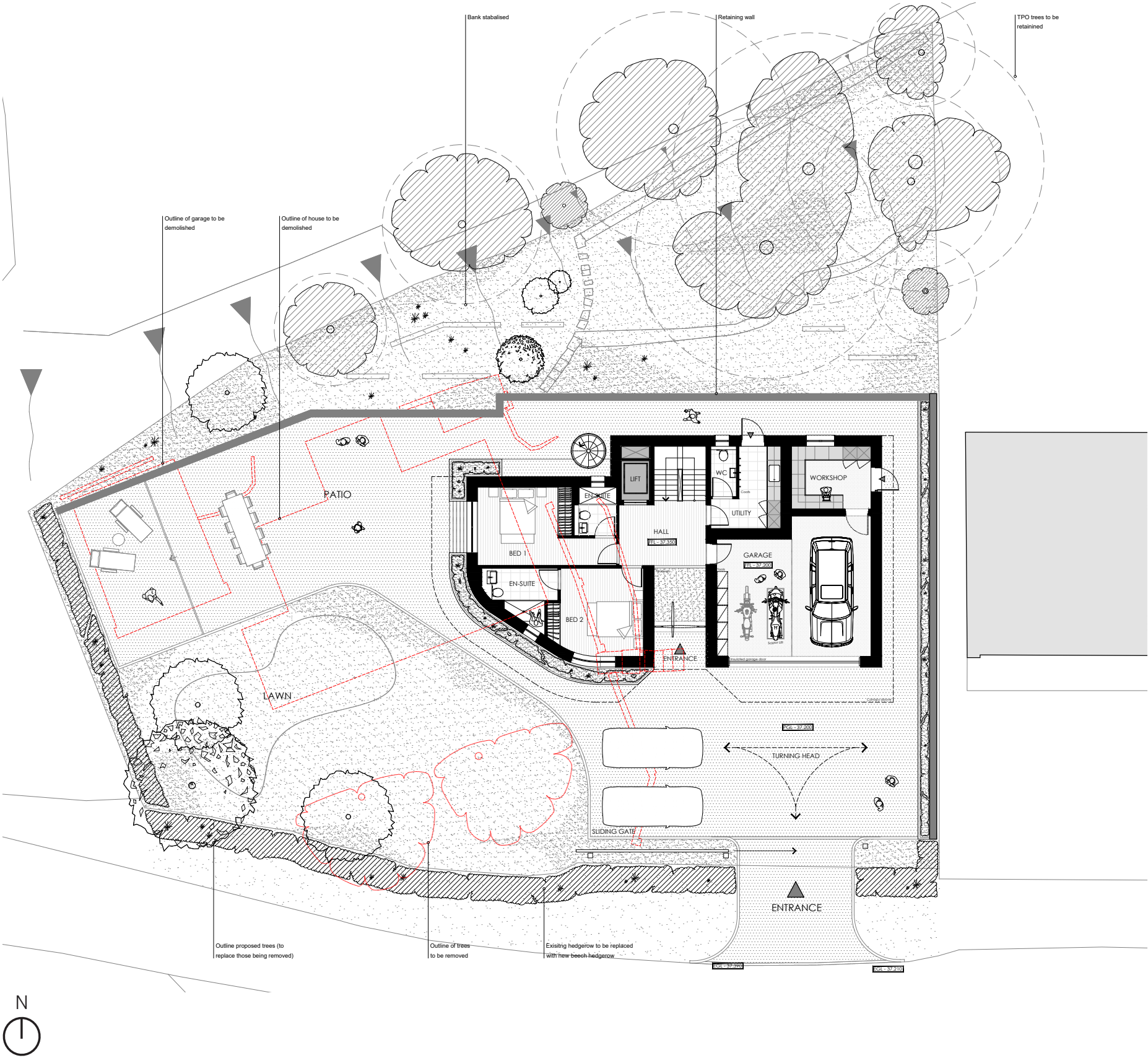
Throughout the design process, Hollaway has worked closely with Greenspace Ecologys’ arboriculturalists to ensure that the existing mature trees and TPOs on site will be retained and the new dwellings position will not impede on the trees root protection areas.

A wildflower and sedum roof has been proposed at second floor as well as the roof, maximising biodiversity site as well as interception of rainfall.

A rainwater harvesting has been proposed on site utilising the void underneath the house to be used for irrigation.

A low level brickwork planters run around the base of the house on the south west portion of the ground floor generally consist of the following nectar rich species.

The existing hedgerow along Cliff road is to be replaced by a 1.8m - 2.0m high beach hedgerow (once fully grown) to provide privacy for the residents at ground floor and in the garden. A sliding gate provides security and screens vehicles from Cliff road.



Opportunities to include biodiversity enhancements within the site exist and in accordance with the requirements of the NPPF the following recommendations are considered appropriate for the site:

FAUNA

The installation of bird boxes onto trees and proposed buildings within the site would benefit a diversity of bird species. Boxes should be selected from open fronted and hole fronted nest boxes for within trees. To maximise suitability, boxes should be installed on sheltered aspects close to vegetation at a height of 2-3m, preferably on north, north-east or north-west facing elevations.

We propose locating a bird box onto one of the trees within the area of existing vegetation along the northern boundary. Please refer to plan for indicative location.

The incorporation of hedgehog boxes at suitable locations within vegetated areas of the site would provide an enhancement for this species.

We propose locating a hedgehog box alongside the bird box in the northern vegetation.

The installation of bat boxes in suitable locations would increase the site’s potential to support roosting bats. These boxes should be installed at a height of 3m or more, on sunny, sheltered aspects, away from direct illumination by artificial lighting and in a location, which ensures connectivity to foraging habitats within the wider landscape.

We propose installation of a bat box on one of the south west side of the dwelling, where light spill is minimal.

FLORA

The incorporation of a wildlife friendly planting scheme, using native plant species, would be of benefit to invertebrates and subsequently species such as birds and bats.

Three paper birch trees (*Betula papyrifera*) have been proposed to replace two magnolias on site. A wildflower / sedum roof has been proposed in front of the second floor terrace and on the roof.



ARTIST’S IMPRESSION

VIEW FROM PRINCESS PARADE LOOKING NORTH

Location of proposal



The dark material palette selected for the design ensures that the house blends into the hillside above Cliff Road and is respectful of its AONB setting. This in stark contrast to neighbouring buildings such as the St Saviours Hospital where the white rendered façade clearly stands out against the hillside.

This CGI clearly demonstrates how the proposed design relates to the neighbouring dwellings along Cliff Road and from the seafront.

ARTIST'S IMPRESSION

VIEW EAST ALONG CLIFF ROAD



The massing and scale of the proposed building is consistent with the neighbouring houses along Cliff Road. The architecture and landscaping respond to the site's unique setting to create a modern family home that is respectful of both the AONB setting as well as the neighbouring properties.

The red multi-stock brickwork, black timber cladding and black metal cladding are all sympathetic, high material choices that sit well within the AONB.



Paper birch (*Betula papyrifera*)



Beech Hedge (*Fagus Sylvatica*)

2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
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 Shortlisted
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 Shortlisted
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 Shortlisted)
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

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