

Design and Access Statement



PROPOSED TWO BEDROOMED APPARTMENT
At
Garage Block Adjoining Southwinds, Cliff Road, Hythe, Kent

DECEMBER 2020

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This Design and Access Statement (DAS) accompanies Planning documents to be submitted to Folkestone and Hythe District Council planning department for the demolition of a garage block and the construction of a two bedroomed residential apartment with garaging below

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

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1.0 Introduction

The proposed scheme is for the construction of a two bedroomed apartment located above a garage at the Garage Block Adjoining Southwinds Cliff Road Hythe Kent

There have been a couple of applications but due to the size of the site and current technical housing standards together with poor design both applications have been met with a refusal



2.0 Application Site

The application site is located at site Garage Block Adjoining Southwinds Cliff Road Hythe Kent.

HISTORY

Planning Applications (2)

Y18/1282/FH - 2018-12-20

Garage Block Adjoining Southwinds
Cliff Road

Hythe

Kent

Erection of detached, two-bedroom dwelling following demolition of existing garages.

Y19/0680/FH - 2019-06-12

Garage Block Adjoining Southwinds
Cliff Road

Hythe

Kent

Erection of detached, two-bedroom dwelling following demolition of existing garages.

3.0 AMOUNT

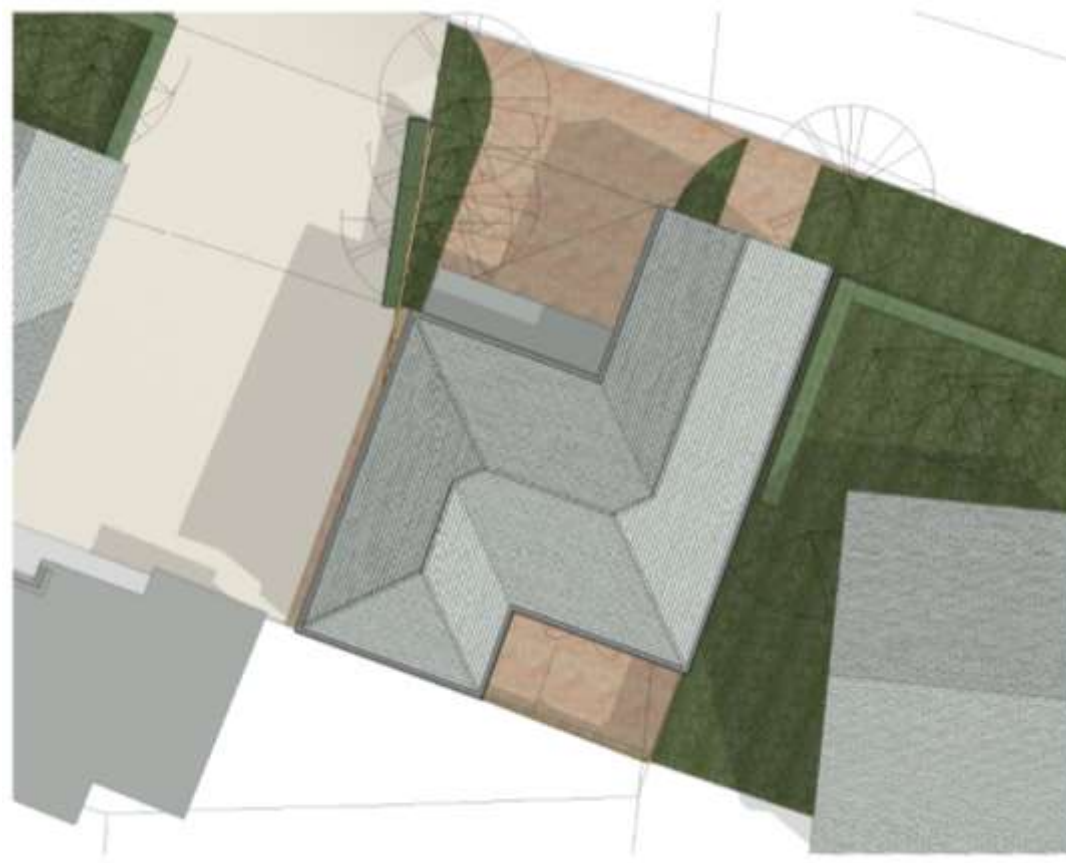
The plot is approximately 105m²

The scheme is for the erection of a residential apartment car port with bike and bin storage



4.0 Landscaping

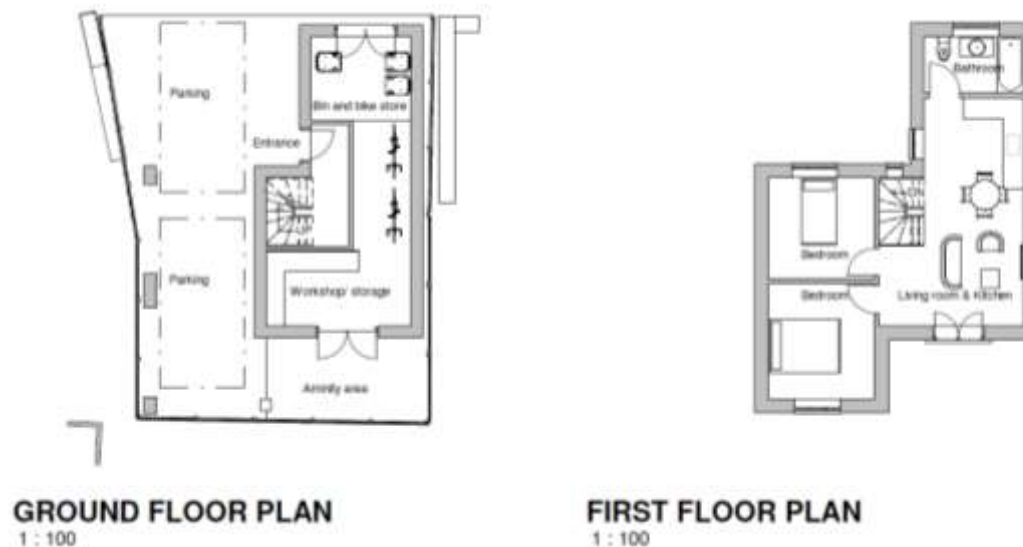
The site will be boarded by closeboarded fencing and the rest Hard landscaping — the parking areas and paths to the front of the dwellings will be finished in block paving



5.0 Design

Careful consideration has been given to the design. The size and position of the site means that to construct an individual two storey dwelling would be against current planning policy and housing technical standards.

The approach has therefore been taken to construct a two-bedroom apartment over a car port bin and bike store and storage area.



The building is a dog legged shape to allow for a thinner building thickness to reduce the ridge height.

The car port has been added to allow for limited views though the building to reduce the bulk of the building.

The shape of the building also allows so a small amenity space for a rotary washing line to be used. The reduced bulk also reduces the impact on the boundaries.

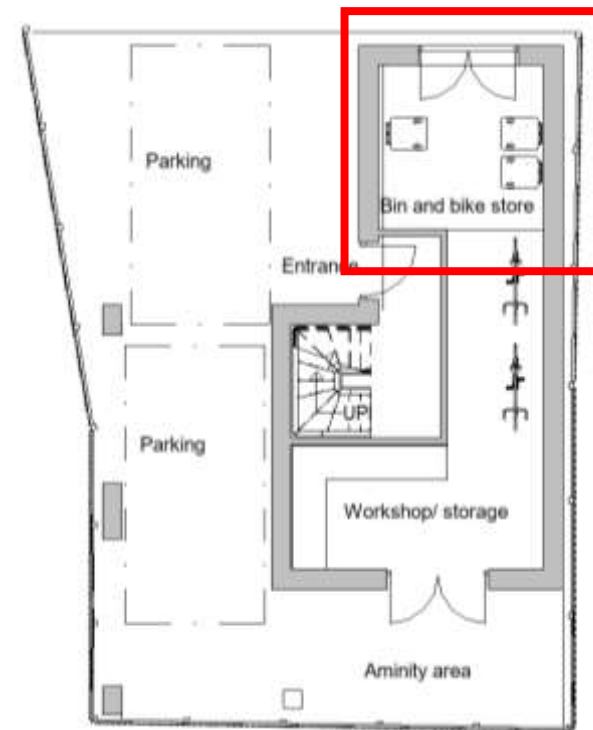
Provision has also been made for two parking bays to be included to the front of the property.

The design uses gables and hips as is the vernacular as well as horizontal cladding which has also been used in the local area to give the property a traditional yet contemporary look



Servicing and Refuse Strategy

An easily accessible bin storage area has been provided to the front of the site



Sun Path

The diagram below shows the sun path over the site and illustrates the north / south orientation of the site.



6.0 Access

Vehicular access to the site will be of Cliff Road as per existing.

As per Council guidance the dwelling has been provided with parking provision for 1 car under a car port and enough room for a further two parking space to the front if necessary

The apartment will meet, as of Approved Document M of the Building Regulations, or as required by the planning authority in determination of this application. Generally, each of the new dwellings will be provided with minimum 900mm wide level or gently sloping access routes of suitable surface material for wheelchair users, a principal private entrance with a clear opening width of 775mm and accessible thresholds to all external doors.