



Design Statement

Prepared by Eco Regeneration LLP

16th January 2021

Ref: EcoReg-TheRaglan

**APPLICATION TO CREATE 5 RESIDENTIAL FLATS TO:
THE RAGLAN, 104 DOVER ROAD, FOLKESTONE, KENT CT20 1LA**

BACKGROUND

The Raglan is a Mixed use premises providing a public house/drinking establishment to the ground floor with storage in the basement along with Independent Residential accommodation to the upper floors.

PROPOSAL

The Raglan ceased trading in 2016 and has struggled to re-establish usage as pub since. At present it is hoarded by metal shutters and falling into disrepair.

The proposal is to Regenerate and repurpose this building by creating 5 independent Flats, with communal entrances, Bin and Cycle storage. Written Pre app advise was presented in December 2020 covering the various policies in relation to this proposal and this application is submitted in line with the recommendations and conditions.

It is therefore sought to bring this building back to life with a full renovation whilst achieving delivery of much needed new housing in the area.

DOCUMENTS SUPPLIED

Application Form

Site Layout

Existing Drawings

Proposed Drawings

TPA Traffic Repor

C2 Viability & Marketing Report