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CHARTERED ARCHITECTS

Planning Statement

(Design and Access)

&

Heritage Statement

in support of an application

for

Planning consent

at

Nos 8 & 10 Trinity Crescent

Folkestone



For Kent Rooms Ltd

January 2023

ref 14/219/10

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Introduction

This Statement is made to support an application for Planning Consent at Flats 1-4 (renamed A-D for the sake of this application), at 10 Trinity Crescent, Folkestone, and the previously concverted flats in No 8 Trinity Crescent, pursuant upon the grant of Planning Consent to convert the last of the lettable holiday Apartments known as 'Meyrick Court Apartments'

The Case

Our client has been working on this property since he acquired it some 8 years ago and has now not only created 5 good quality self-contained flats out of No 10 and an additional 5 in No 8.

The Long and complicated planning History is well documented in Officers' reports, particularly that relating to 22/1271/FH...

Highlights include:

Y14/1301/SH (Conversion from existing holiday flats to create five self-contained flats

Y15/0442/SH) for the use of a flat in unrestricted residential use

Y15/1069/SH allowing full residential use of the basement flat

Y18/1418/FH for the variation of condition 2 of application 83/1121/SH to allow permanent occupation of a ground floor flat

Y19/0967/FH permanent occupation of a ground floor flat

21/2281/FH four self-contained holiday flats on the first and second floors of 10 Trinity Crescent to be used as two permanent self-contained apartments.

22/1271/FH allows unrestricted use of the Ground Floor Flat

Ie, all accommodation at Nos 8&10 Trinity Crescent (the former Meyrick Court Holiday Apartments), are now self-contained market flats.

The Brief

The majority of the flats have 2 bedrooms, and living accommodation consists of one space, containing kitchen, dining and living space.

The applicant wants to create more floor space, not necessarily to increase bedroom floorspace, but to increase the amount, and therefore the **quality** of the living space.

Consultation

Initially, this extension was to be carried out to No 10 only, but at a site meeting with Case Officer Rob Allan, we took the opportunity to broach the subject of acceptable design with him, and it was Rob's suggestion that both No 8 and No 10 were carried out together, so as to retain symmetry in the building composition, and, in his own words, 'to produce a more elegant design'. Hence this proposal for a twin extension.

Design and Access Statement

(use, amount, layout, scale, landscaping, appearance and access)

The **Use** is C3 Residential

Amount – see attached drawings, and schedule of accommodation

Layout – is shown on the deposited drawings. It follows a logical arrangement of living accommodation, but introduces some desirable amenity space, in accordance with the Nationally Described Space Standards, in the form of Juliet balconies, or similar, depending on the flat arrangement. All are designed to not overlook adjacent dwellings.

The NDSS as adopted by FHDC in the P&PLP (Policy HB3):

Policy HB3

Internal and External Space Standards

Planning permission will be granted for new build residential development and conversions for residential use where the proposed scheme:

1. Meets the nationally described technical housing space standard, or subsequent updates to the standard, including minimum floor-to-ceiling heights;
2. Provides an area of private open space for each new or converted dwelling as one or both of the following:
   i. A private usable balcony area with a minimum depth of 1.5m for flats, as long as this does not reduce the privacy of neighbouring dwellings;
   ii. An area of private garden for the exclusive use of an individual dwelling house of at least 10m in depth and the width of the dwelling. In the case of infill developments there should be sufficient space retained for the original dwelling;
3. Demonstrates consideration of the acoustic environment of outside spaces so they can be enjoyed as intended;
4. Provides each dwelling with discretely designed and accessible storage space for the different types of refuse bin; and
5. Provides bicycle storage in accordance with Policy T5: Cycle Parking.

Number of Bedrooms (b)	Number of Bed Spaces (Persons)	1 Storey Dwellings (sqm)	2 Storey Dwellings (sqm)	3 Storey Dwellings (sqm)	Built-in Storage (sqm)
1b	1p	39 (37) [1]	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Number of Bedrooms (b)	Number of Bed Spaces (Persons)	1 Storey Dwellings (sqm)	2 Storey Dwellings (sqm)	3 Storey Dwellings (sqm)	Built-in Storage (sqm)
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 9.1 Technical housing standard - nationally described space standard

1. *Where a one bedroom, one person property has a shower instead of a bathroom, the floor area may be reduced from 39sqm to 37sqm.*

For certain types of conversions, including those of heritage assets or buildings in Conservation Areas, a communal garden for the exclusive use of the residents of a group of flats may be acceptable in place of individual balconies or terraces. On particularly constrained sites, as an exception, commuted sums may be paid to provide off-site amenity areas.

The Council will only consider variations to the external space standards if it can be demonstrated through the Design and Access Statement or site masterplanning that such an approach is needed to reflect the character of the area or provide for a mix of units within a development that create a higher density suitable to the urban nature of the site. In such instances communal or public open space should be provided or be made available within the immediate locality.

A minimum of 20 per cent of homes on major new build developments will meet the accessibility and adaptable Building Regulation M4(2) Adaptable Homes standards, with an aspiration that all dwellings meet these standards.

Summary – a 2-bed, 3 person flat needs to be of 61m2 GIA with storage of 2m2

....where provided, private useable balcony 1.5m deep, not overlooking other dwellings

Scale – the scale is determined by the existing structure, and is considered to be in keeping

Landscape – there are no landscape (save for the basement 'Garden' Flat , as these are all apartments on the upper floors.

Appearance – the classical Italianate design typical of the Folkestone Victorian and Edwardian terraces and crescents has been drawn upon as the inspiration and influence of the symmetrical design of the twin extension. The design has evolved to reflect the rhythm of the bays along the east side (the rear) of the Crescent. All detailing will replicate the existing, including cement render cornice, string courses, window surrounds and cills.

Access – access is unchanged. The flats are merely larger than they are now

Sustainability – everything that has been done during the ownership of the applicant, has improved the energy efficiency of the building. Insulation has been incorporated, condensing boilers fitted throughout, and led lighting introduced. Where appropriate, PIR sensors are fitted to public areas, to minimise the use of energy.

Heritage Statement

The Heritage Asset involved is the Leas and Bayle Conservation Area.



The impact of the extension on the Conservation Area will be neutral, as a) the work will not be visible from the Public Realm, and b) the work is carried out sympathetically, reflecting the scale, mass and detailing of the original building.

There will a considerable improvement in the appearance of the building that has been adapted and mutilated over the years....

Conclusion

We believe that the design solution, guided by senior planning officer(s), will produce a policy compliant solution, and the resultant flats will be brought up to a high standard, creating good living space in a central and sustainable position, potentially adding to the vitality of the enhanced Town Centre

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Architect

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January 2023