

Design, Access & Sustainability Statement

For

Proposed extension

to

31 Beachborough Road

Folkestone

CT19 4AA

For

Roma Homes

By

CDP Architecture Ltd



Introduction

This document has been produced in support of the detailed application for an extension to 31 Beachborough Road, Folkestone, Kent. All proposed work will be sympathetic and respectful to the existing building and wider context. The conversion and extension work aims to enhance the existing structure, its site and wider setting.

Use

Existing – Class C3: Dwelling

Proposed - Class C3: Dwelling

Amount

8no. single bed apartments

Existing GIFA = 302.9 m²

Proposed GIFA = 436.7m²

Total proposed increased GIFA 133.8m²

Application Site, Location and Context

The application site (from now on referred to as “the site”) is located west of the centre of Folkestone on the western edge of Cheriton Road Cemetery. The site is north of the train line between Folkestone Central and Folkestone West Stations and at the southern end of a run of dwellings that face onto the eastern side of Beachborough Road.



The immediate area surrounding the site is predominantly residential in use. The context further to the north and east of the site features commercial, educational, recreational uses together with the adjacent cemetery.

The northern boundary is shared with the neighbouring dwelling and features closed boarded fences to the rear of the plots and landscaped hedges between the front gardens. The western boundary follows the principle established by other dwellings along Beachborough road with low level brickwork walls at the edge of the footpath and soft landscaping behind.

The southern boundary of the site leads to the embankment to the railway line. The boundary is defined by a 1800mm high chainlink fence. Set 700mm inside of this is an approximately 1500mm wall that runs along the southern boundary linking into the existing ad hock garden landscaping and a single storey element that forms part of the main existing structure on the site. The eastern boundary to the cemetery features a low level brick wall leading to a soft landscaped area.



Existing front elevation

The existing structure at 31 Beachborough Road is separated into two dwellings. The first, at ground level, is accessed from a path leading from a gated access on the edge of Beachborough Road footpath. The second dwelling is located on the first and second floors of the structure and is accessed from a steep winding external stair on the rear elevation. This stair links to an external landing with lightweight timber canopy over. The structure has received a series of flat roofed single storey extensions over the years that have produced and sprawling and disorganised footprint stretching from the

rear and side of the existing building into the site. These add on structures are of poor construction and in a state of disrepair and despite being accessible from the ground floor apartment, do not provide sustainable nor suitable accommodation.



Existing rear elevation

The original existing structure is two storeys high with additional rooms within the roof space above. The floor to floor heights are characteristic of late Victorian construction presenting a tall elevation to the street scene. The elevations are finished in brick with the exceptions of a single storey rear

extension that features painted brickwork. The roofs are finished with plain tiles. The front elevation features two differing bay windows that run from ground to first floor. As previously stated continuous alterations and extensions to the rear of the main property have delivered an unattractive and unkempt appearance.

Pedestrian access to the site is gained through a pedestrian gate on Beachborough Road and through a vehicle gate to the north eastern corner of the site at the end of a private drive that links to Cheriton Road 115m north of the site.

Vehicle access uses the same gated access from the private drive. There is currently space for 2no cars to park but very little turning space is provided.

The Proposal

The proposal is to refurbish and alter the internal layout of the structure, remove the existing dilapidated extensions and structures to the rear and provide a new built interventions to the rear elevation for new apartments. The proposal will also provide some minor hard landscaped areas and light weight structures at the front and side of the site for refuse, recycling and cycle storage to these new dwellings.

Each of the dwellings will meet with the standards of the *'Department for Communities and Local Government document "Technical housing standards – nationally described space standard"'* at min 37m² each for single bedroom apartments.

Considerable care has been taken in the development of this proposal to avoid negative impact on the surrounding accommodation north of the site and the existing structure. The proposal also does nothing to affect the existing building

line along Beachborough Road as all interventions will be screened by the existing structure, surrounding topography and landscaping.



Appearance, Layout, Scale & Massing

The proposal has been developed to provide a significant improvement to the setting at the rear of the site. This will be achieved by removing much of the ad hoc detracting structures and streamlining the development into a single element located along the site's southern boundary in a location that has negligible impact on the surrounding context.



The proposed extension has been designed and positioned to sit within the footprint of the existing extension structures and garage at the site. This allows for the clearance of the core of the site to provide improved parking and turning facilities for those using 31 Beachborough Road. The proposal is also positioned to allow adequate space within the site for construction & maintenance at the southern boundary without affecting the network rail embankment.

The proposal is designed to mimic the principle of development found to the rear of the dwellings along Beachborough Road by providing a two storey pitched roof extension to the rear that is subservient to the existing structure. The proposal further reduces the impact of this by utilising fenestration features found on the main building and using a timber boarded first floor elevational treatment to further reduce the prominence of the extension.

This approach addresses the views into the site from the east and north. When considering views from the west and south there will be very little impact as the existing topography of the railway embankment shields the site from view as indicated on the elevation below.

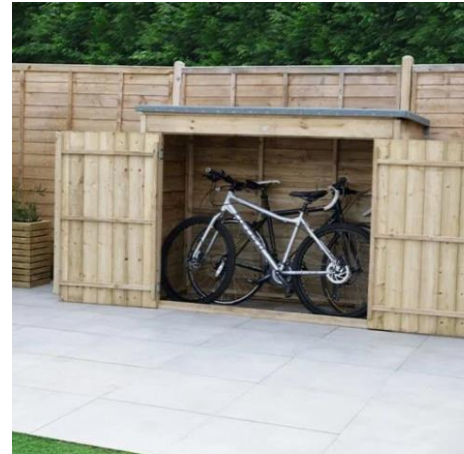


Refuse, Recycling and Bicycle Storage

The proposal includes for the installation of a dedicated storage area for refuse and recycling. The principle of this design follows the established stores found in other properties along Beachborough Road.

The store area will be located at the same level as the existing footpath along Beachborough Road. This will ensure that along with a landscape buffer in front and behind, all bins will be screened from view. This proposal requests a suitable landscaping condition be added to any potential approval to ensure that the area surrounding this store area is correctly managed.

Provision will also be made for secure bicycle storage as below. Further supporting information regarding the stores and their locations have been provided within the supporting documentation.



Secure bicycle storage to be located within rear amenity space.

Access

The existing vehicle access to the property will remain unchanged. Further information about parking and the sustainability of the sites location is found in other supporting documents.

The existing pedestrian access to the rear of the site is unacceptable. As such this proposal has included for an

access corridor between the front and rear of the site. Each of the apartments will now have suitable Building Regulation compliant access. The existing rear external stair to the first floor will be eliminated and a new internal access stair will provide access to three of the first floor apartments.

Sustainability

It is vital that the sustainable design, construction and operation of all buildings are considered at each stage of a project.

Under the Building Regulations, the approved way to evaluate the sustainability of a dwelling is to carry out a SAP (Standard Assessment Procedure) calculation under Approved Document Part 'L1A', which includes a TER and DER, and at completion of the building, an EPC.

The SAP is the methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin

energy and environmental policy initiatives. The SAP includes the fabric of the building and equipment and services within it together with renewables i.e. solar panels, should they be necessary.

At this design stage, although there are many ways of achieving compliance with the Building Regulations, the actual efficiency of each dwelling will be determined by calculation, all of which contribute to the building efficiency.

Conclusion

This proposal for 31 Beachborough Road has been carefully considered to address all of the identified constraints and issues at the site. We feel that it provides a suitable design for additional accommodation in a sustainable location while drawing from the best elements of the context and the existing structure that provides interest and a complementary solution to the site with a minimal impact on the existing surroundings. We commend this application to you.