

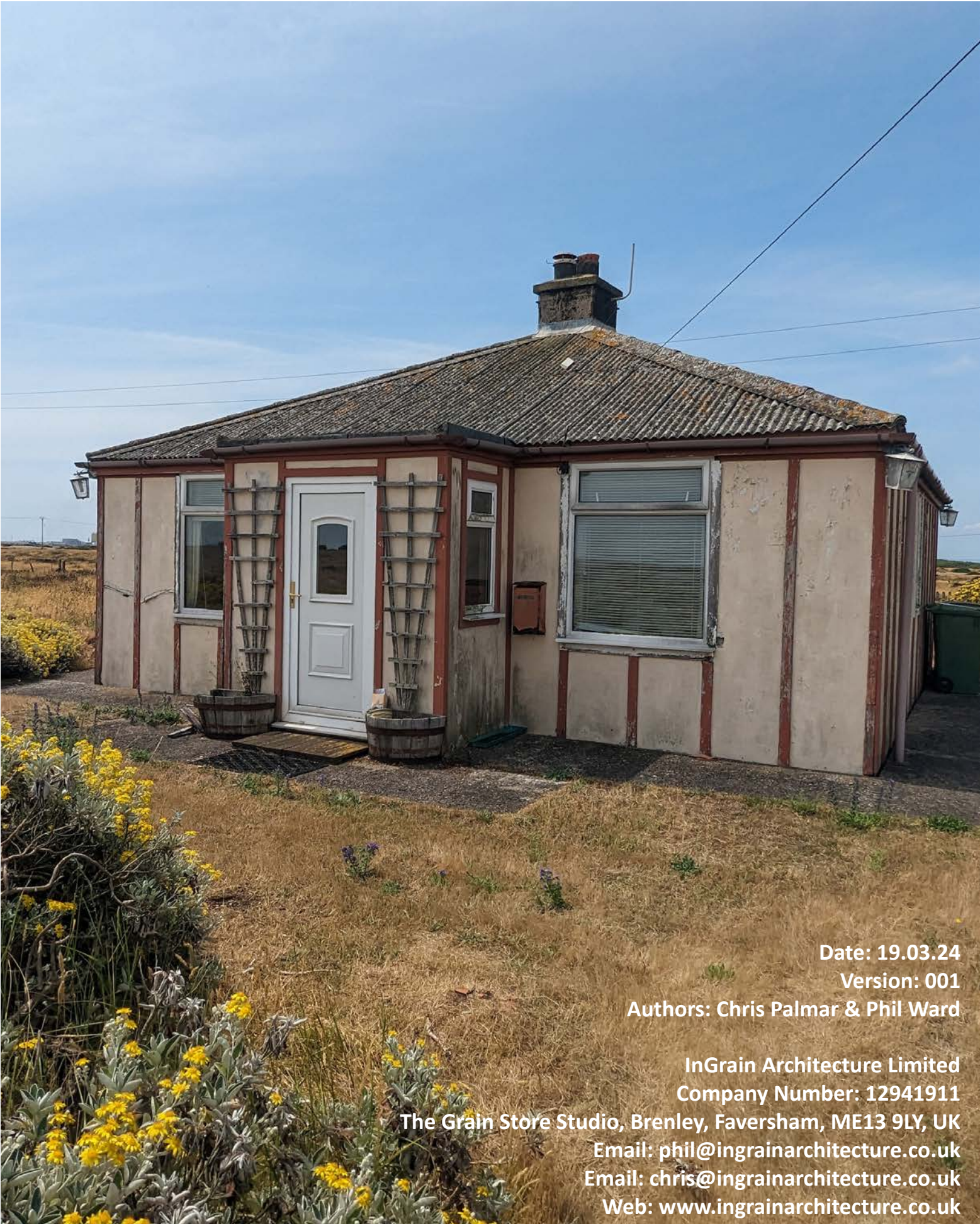


East View,
Dungeness Road,
Romney Marsh, ,
Kent,
TN29 9NE,

Date: 19.03.24 Version: 001 (Planning) Author: Chris Palmar

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1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design and Access Statement accompanies and supports the full planning application drawings for a replacement dwelling at East View, Dungeness. It explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. The document also explains the design principles and concepts that have been applied to this proposed development.

Site Address: East View,
 Dungeness Road,
 Romney Marsh, ,
 Kent,
 TN29 9NE,

Applicant: Mr & Mrs J Masters
Agent: InGrain Architecture

1.2 DESCRIPTION OF PROPOSAL

The site is located in Dungeness and sits within a Site of Special Scientific Interest (SSSI) with the registered address of East View, Dungeness Road, Romney Marsh, Kent, TN29 9NE. The site is accessed directly from Dungeness Road with a grass track road with gated access that lead to the existing property, a 2 bed detached bungalow.

Full planning permission is sought for:

The demolition of the existing bungalow and a replacement dwelling on the footprint of the existing dwelling. An additional small ancillary building is also included within the application site to provide provision for storage of refuse, cycles and an Air Source Heat Pump (ASHP).

2.0 SITE ANALYSIS

2.1 SITE LOCATION



2.2 LOCATION OF THE SITE

The site is located in Dungeness which is a headland on the south east coast of Kent, forming one of the largest area of shingle habitat within the UK with the total area covering some 1,600 hectares.

It is classed as one of the most diverse and extensive shingle habitats within the UK and is of considerable importance relating to its geomorphology and floral and fauna, this is reflected in the number of significant site designations the area carries. These include a Site of Special Scientific Interest (SSSI) a National Nature reserve (NNR), Special Protection Areas (SPA), Special Area of Conservation (SAC) and a Ramsar Site.

2.3 SITE LOCATION IN RELATION TO SURROUNDING CONTEXT



2.4 THE LOCAL CONTEXT

The hamlet of Dungeness is set within a shingle headland with a history that dates back to the Romans. But, the first record of any structure in the area is a wooden lighthouse constructed in 1615 to replace a beacon warning for sailors. Over the years a number of lighthouses have been built to replace the older ones. In 1904 a fourth lighthouse was constructed which is known as the Old Light House and still stands today. As the sea has retreated, prior to the commissioning of the nuclear power station, a fifth and final lighthouse was constructed and completed in 1961.

It wasn't until the early 20th century that people began putting down permanent roots within the area, and initially these buildings typically consisted of lightweight timber structures but overtime these structures have been adapted, extended and improved to create family homes for the fishing community. The adaptations to these properties across the 'Ness' consists of larger houses with small smoke houses or store sheds sitting alongside. This has developed into a defined vernacular across the area which is still very evident today, where by, many of the houses are made up of a combination of different scaled elements.

Over recent years there have been a number of dwellings that have either been renovated, adapted or replaced with new properties in a contemporary manner, respecting the historical past of their immediate context and the wider surrounding area

Public transport is limited within the area with busses stopping at the most northern end of Dungeness. There is also a small lightweight railway known as the Romney, Hythe and Dymchurch Railway (RHDR) but this is primarily a tourist attraction rather than part of the transport network.

As well as the RHDR, a historic railway line which stopped operating in 1950 used to provide passenger and freight services to Dungeness. This railway has had a significant impact on the character of the area. Since the 1920's many of the redundant railway carriages were used to provide homes and over the years these carriages have been extended and adapted but their visual impact across the area is still apparent

2.5 SURROUNDING CONTEXT

As well as showing some of the more iconic features within Dungeness such as the power station, railway and lighthouses, the images on this page demonstrate some of the scale and size of the properties found within a short distance of East View.

The architectural vernacular demonstrated on this page highlights how the typology of both the older more traditional properties and the more modern contemporary homes resemble a main house with smaller volumes attached that resemble a collection of built elements in varying scale.

Across Dungeness the typical material pallet consists of weather boarding, board and batten and shingle. Roofing is often felt and other sheet materials such as corrugated metal or asbestos, windows area either painted softwood or metal and come in a wide variety of patterns



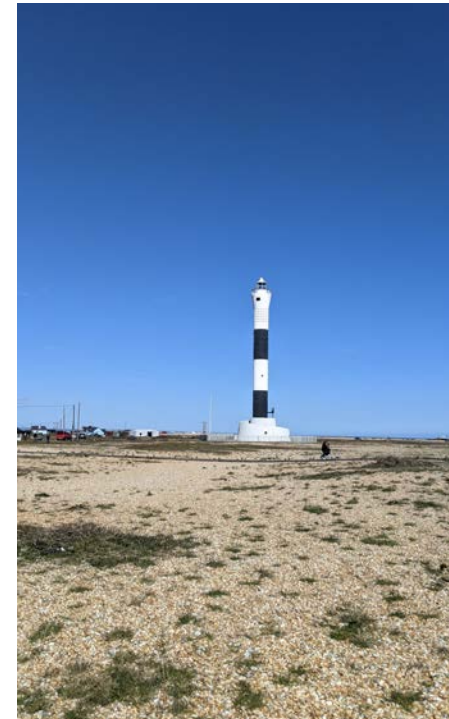
DUNGENESS POWER STATION



ROMNEY, HYTHE & DYMCHURCH RAILWAY



THE OLD LIGHTHOUSE



THE LIGHT HOUSE



NORTH VAT



DELHI COTTAGE



EAST VIEW



PROSPECT COTTAGE

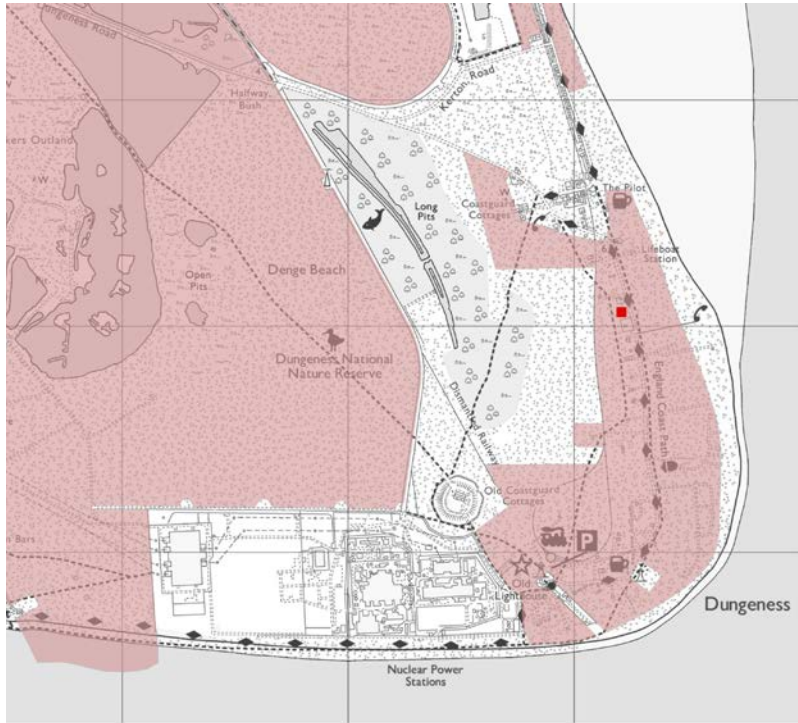


POBBLE HOUSE



SHINGLE HOUSE

2.6 SITE DESIGNATIONS



■ NATIONAL NATURE RESERVE (NNR)



■ SPECIAL PROTECTION AREA (SPA)



■ SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

2.7 LOCAL LAND APPRAISAL

The maps on this page demonstrate the location of a number of designations that the site either sits within, or, in close proximity to. Therefore, any proposal will have to pay significant regard to these areas to ensure that the development provides a positive contribution.

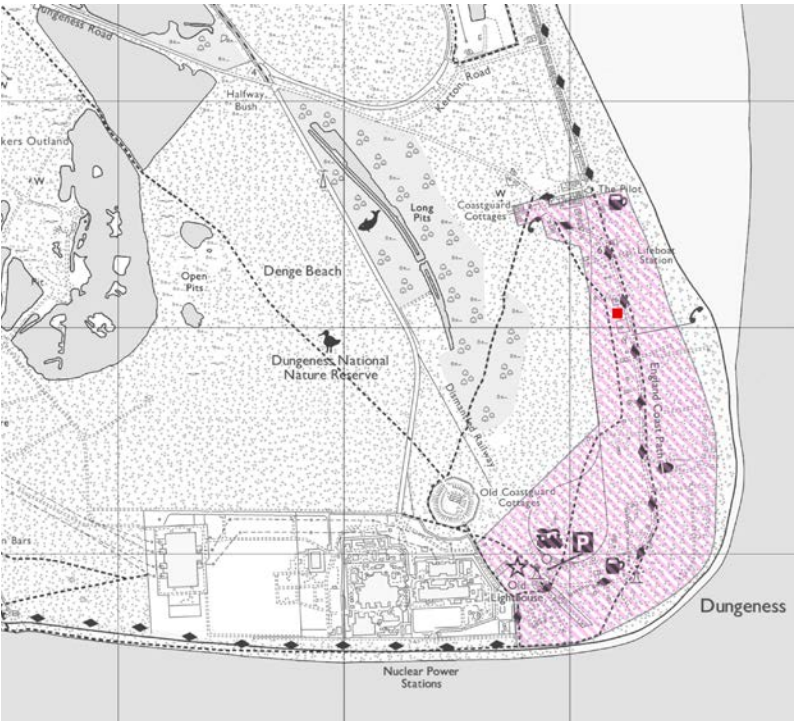
The maps confirm that the site sits within the Dungeness Conservations Area, a Special Area of Conservation, a National Nature Reserve and a Site of Special Scientific Interest. It also sits adjacent to a RAMSAR and a Special Protection Area.



■ RAMSAR



■ SPECIAL AREA OF CONSERVATION (SAC)



■ CONSERVATION AREA

3.0 EXISTING BUILDING

3.1 HISTORICAL ANALYSIS



HISTORIC MAP OF DUNGENESS DATING FROM 1907-1923



HISTORIC MAP OF DUNGENESS DATING FROM 1929-1952

3.2 LOCAL LANDSCAPE APPRAISAL

Dungeness sits at the south east peninsular of the Romney Marsh which is formed of shingle and marshland with sparse low level vegetation and buildings of a modest scale, with the exception of some landmark feature including the power station and 2 lighthouses which make up 2 of the 4 listed buildings within the area.

3.3 HISTORICAL DEVELOPMENT OF THE AREA

With the exception of the lighthouses, the lifeboat station and coastguard cottages there was little else in the form of buildings until after the first world war. The historical map to the top left shown as snap shot of the area from 1907-1923 and the only property within the immediate vicinity of East View that was present in this period was what is now known as Shingle House.

The map to the bottom left dates from 1929-1952 and shows how Dungeness started to become a more developed area during this period. Many of these building were lightweight timber frame buildings which are typical of the area. It is believed that East View, along a number of architecturally similar properties were build during the 1920's namely South View and Delhi Cottage. When these cottages were originally constructed they would have had a certain identity which was reflect across each of them, with a square footprint and principal entrance to the front and windows to either side and pyramid hipped roof with a central chimney.

Overtime each of these three similar dwelling have been adapted and extended to suite the changing needs of their owners, however the identity of this trio is still evident and together they contribute to the significance of the conservation area.



SOUTH VIEW



DELHI COTTAGE



EAST VIEW

3.4 HISTORIC PHOTO

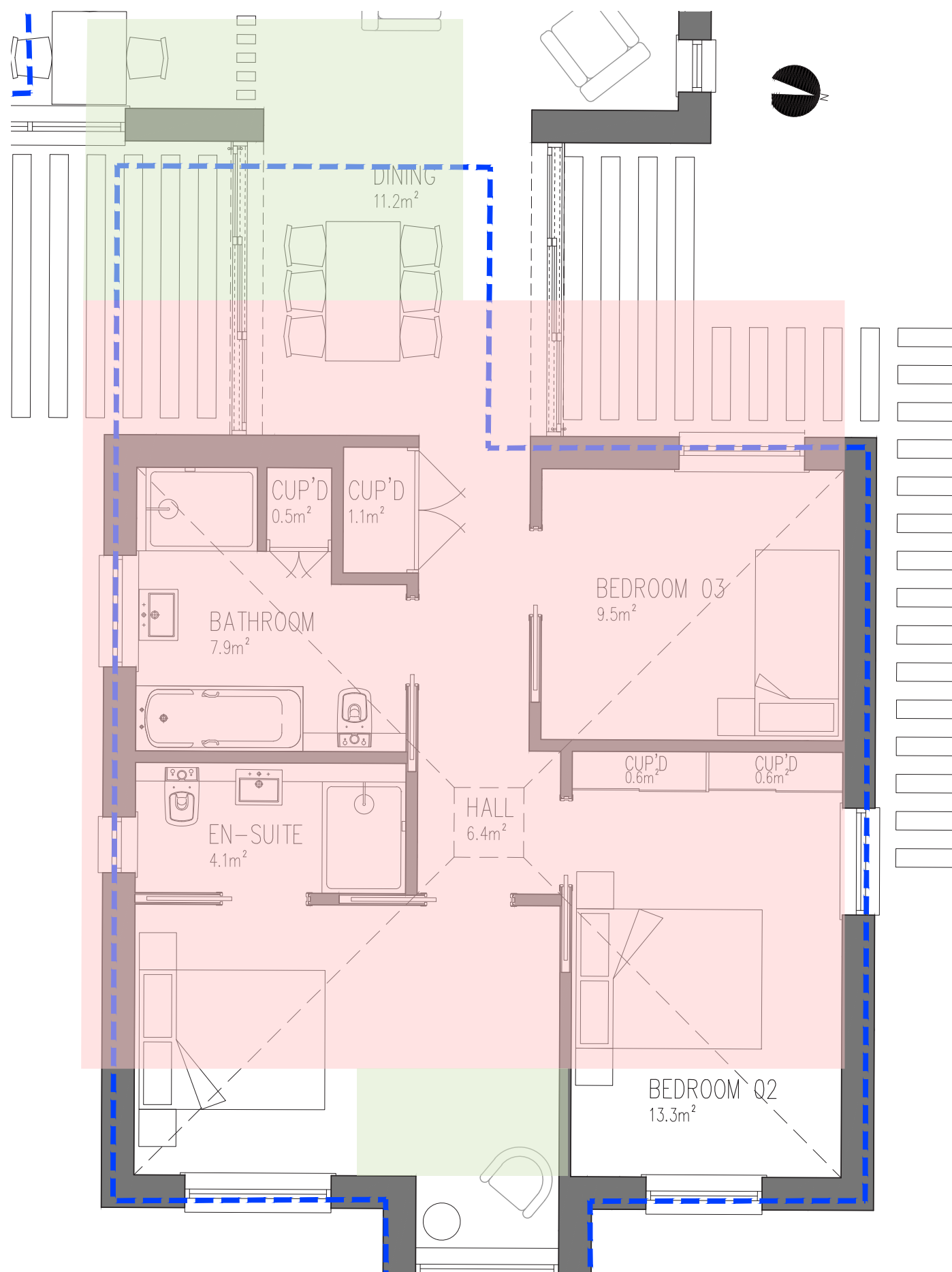


PHOTOGRAPH OF THE PROPERTY IN 2015

3.5 ANALYSIS OF STRUCTURES ON SITE

The photograph above was taken when the property went on to the market back in 2015 and demonstrates that as well as the principal dwelling on the site there were a number of permanent structures on the site including a green house and 2 timber sheds, all of which were located on a hard standing area below. During previous application process, the outbuildings listed have unfortunately collapsed due to the weather conditions. In addition to the physical structures there is also a large apron of permanent covered concrete area over the existing shingle that surrounds the perimeter of the property.

3.6 EXISTING FLOOR PLAN



VIEW OF FRONT ELEVATION (EAST) FACING DUNGENESS ROAD

3.7 LAYOUT

As with the majority of the residential properties across the 'Ness' East View is a single storey dwelling. The existing main entrance to the property is located within a small flat roof porch extension which is a latter addition to the original building. The front porch leads you into a skinny entrance hall with both bedrooms located to the right hand side of the property. To the left hand side of the entrance corridor there is a doorway that leads you into the lounge and then beyond this there is a small lobby that separates the lounge from the bathroom and toilet.

Following the central corridor it leads you to the rear of the property consisting of a small dining area which then leads onto a kitchen which is located in an extension which was added to the existing property in 1988, it is believed that the front porch was added at the same time as the rear extension

3.8 PHOTOS OF EXISTING BUILDING - EXTERNAL



VIEW 01: EAST ELEVATION FROM DUNGENESS ROAD



VIEW 02: SOUTH ELEVATION LOOKING NORTH WEST



VIEW 03: WEST ELEVATION



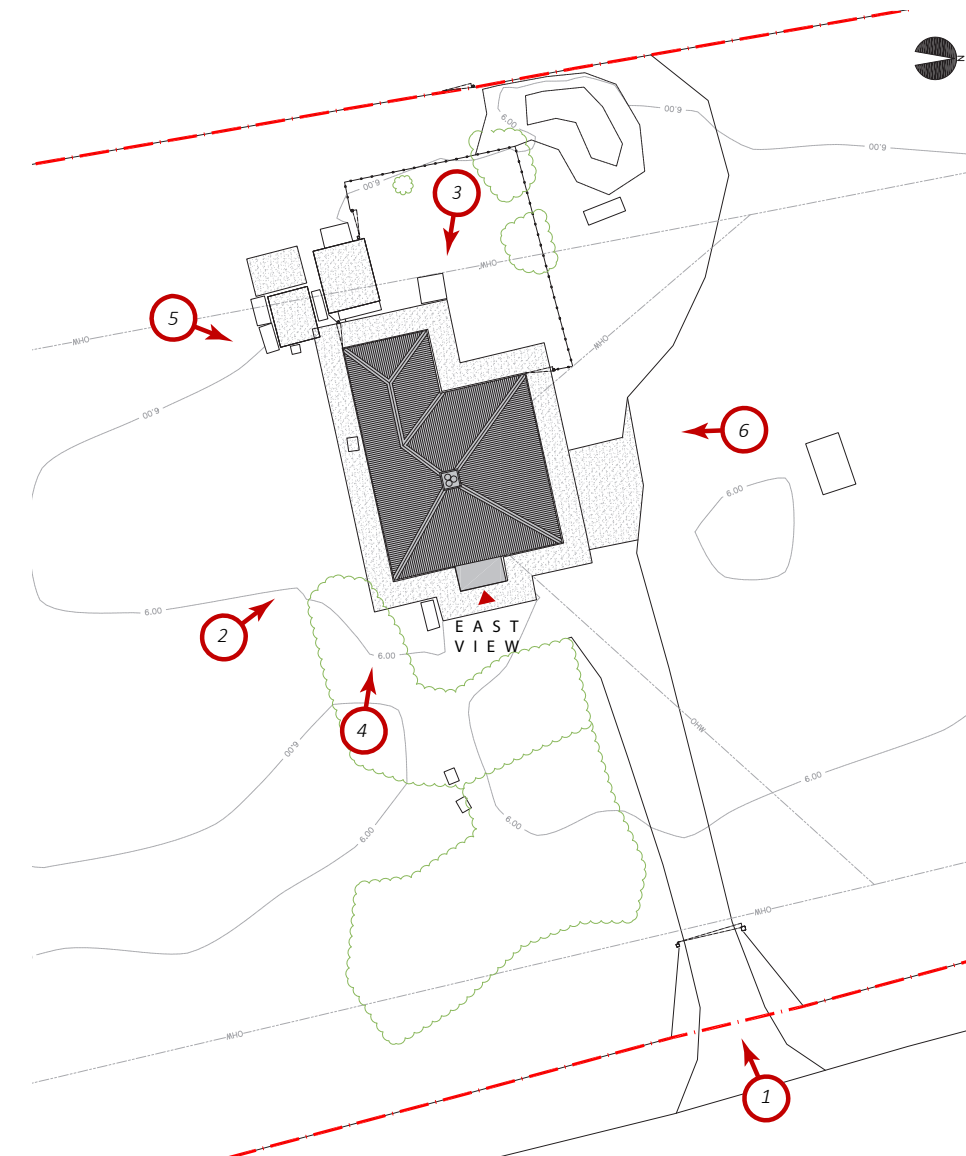
VIEW 04: EAST ELEVATION LOOKING NORTH WEST



VIEW 05: SOUTH ELEVATION LOOKING NORTH EAST



VIEW 06: NORTH ELEVATION



3.9 APPRAISAL OF EXISTING BUILDING

Whilst lightweight timber frame was a popular method of construction when East View was originally built, it's evident from the photos of the existing building that this form of construction has not responded favourably to the surrounding landscape and environment. Overtime the property has weathered poorly, its poorly insulated, has failing electrics, outdated plumbing. Furthermore the predominant material externally consist of asbestos sheeting to the walls with vertical timber battens and corrugated asbestos sheeting to the roof and is generally no longer fit for purpose. It's felt that renovation would only delay the inevitable, hide the failings of the building behind it, whilst missing out on an opportunity to bring it up to the modern day building standards to provide a sustainable family home.

3.10 PHOTOS OF EXISTING BUILDING - INTERNAL



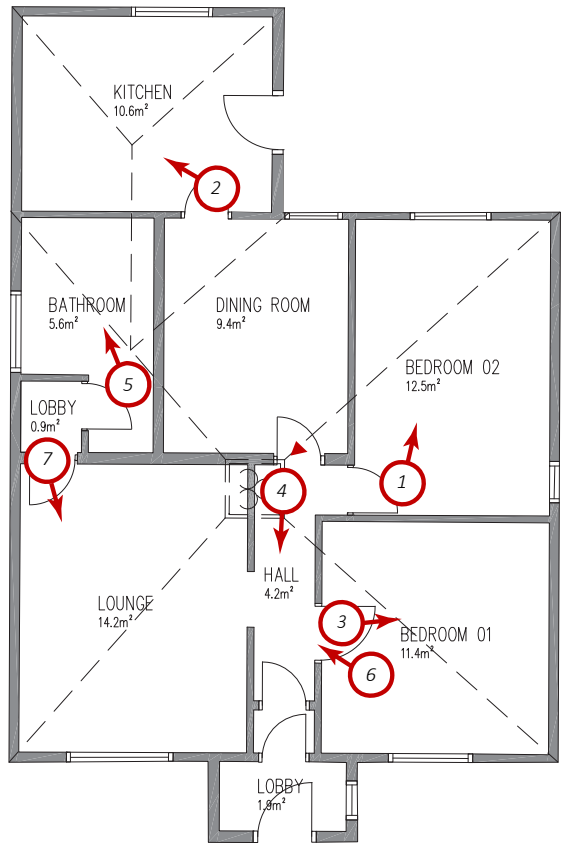
VIEW 01: BEDROOM 02



VIEW 02: KITCHEN



VIEW 03: BEDROOM 01



VIEW 04: HALLWAY



VIEW 05: BATHROOM



VIEW 06: BEDROOM 01 LOOKING IN TO LOUNGE



VIEW 07: LOUNGE

4.0 PLANNING BACKGROUND

4.1. PLANNING HISTORY

Listed below are the historic planning applications submitted to the Folkestone & Hythe District Council for East View Bungalow.

All the application listed below have been granted approval by Folkestone & Hythe District with the exception of one which was refused, and of the approved applications only one relates to a rear extension. All the others relate to the erection of fencing within the site, one application provides a lawful development certificate for the retention of the existing boundary fences and the other two allow planning permission for the fencing to the rear garden perimeter.

The most recent application and relates to the demolition of the existing bungalow and a replacement dwelling and was refuse for the following reasons:

‘The replacement dwelling, by virtue of its orientation, location, position, siting, size, scale, design, material and mass, would result in a development that would be out of keeping with the special character, appearance and visual amenity of the Conservation Area, causing less than substantial harm to its significance and with no associated public benefits. The proposal would therefore be contrary to policies HB1 and HB5 (2) of the Places and Policies Local Plan (Sep 2020), policy CSD3 (g & h) of the Folkestone & Hythe Core Strategy and the aims and objectives of the National Planning Policy Framework (July 2021).’

PLANNING APPLICATIONS

- **ERECTION OF A UTILITY ROOM AND GARAGE (AS AMENDED BY DRAWING NO. TC/02 ACCOMPANYING LETTER DATED 26TH MAY 1988).**

Ref. No: 88/0294/SH

Decision Date: 20/06/1988

Decision: Approved with Conditions

- **Application for Lawful Development Certificate to retain existing boundary fences.**

Ref No: 97/0210/SH

Decision Date: 13/07/1998

Decision: Approved with Conditions

- **Erection of a 1.2 metre high fence to rear garden perimeter**

Ref No: Y08/0103/SH

Decision Date: 18/03/2008

Decision: Approved with Conditions

- **Retention of existing 1.2m high fence to rear of garden perimeter.**

Ref No: Y13/0357/SH

Decision Date: 17/06/2013

Decision: Approved with Conditions

- **Erection of new residential dwelling following demolition of existing dwelling**

Ref. No: 21/0221/FH

Decision Date: 09/06/2023

Decision: Refused

PRE-APPLICATION ADVICE

- **Demolition of existing building and erection of new dwelling**

Ref No: Y19/0248/PREAPP

Date: 20/04/2020

4.2 PLANNING POLICY

The relevant planning policies for this replacement dwelling include the following:

- Policies SS1, SS3, SS3, CSD1, CSD2, CSD3 & CSD4 from the Folkestone & Hythe District Council Core Strategy Review 2022 (March)
- Policies HB1, HB3, HB8, HB10, T2, T5, CC2, HE2, NE7 from the Places and Policies Local Plan Adopted September 2020
- Policies 2, 7, 8, 11, 12, 15, 38, 47, 60, 92, 105, 107, 110, 111, 130, 134 195, 196, 200, 208 & 212 from the National Planning Policy Framework (December 2023)

The previously refused application was refused on the basis that it was contrary to policies HB1 and HB5 (2) of the Places and Policies Local Plan (Sep 2020), policy CSD3 (g & h) of the Folkestone & Hythe Core Strategy and the aims and objectives of the National Planning Policy Framework (July 2021). Therefore the redesign scheme will focus on meeting the requirement of these specific policies which are outline in more detail below.

HB1.

Planning permission will be granted where the proposal:

1. Makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character;
2. Facilitates circulation and ease of movement within the locality for all users, promoting low vehicle speeds, integrated resident and visitor parking and prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance while maximising legibility;
3. Creates, enhances and integrates areas of public open space, green infrastructure, biodiversity and heritage and other public realm assets;
4. Does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. In assessing the potential impacts of new build residential development on neighbouring dwellings, the Council will apply the same guidelines as for alterations and extensions set out in Policy HB8;
5. Provides a clear definition between the public and private realm, incorporating high quality hard and soft landscaping, boundary treatments, public open spaces and lighting, including details of future maintenance and management; and
6. Complies with other relevant policies within the development plan and responds positively to the design policies and guidance contained within relevant Town and Village Design Statements and Neighbourhood Plans.

HB5.

Planning permission will be granted for replacement dwellings in the countryside provided that:

1. The existing dwelling has a lawful residential use;
2. It can be demonstrated that the scale, bulk, massing, external appearance, architectural detailing, materials, lighting and location within the site does not harm the wider landscape, the functioning of neighbouring uses or the amenities of nearby residents; and
3. It can be demonstrated that a suitable access can be achieved.

CSD3

Proposals for new development in locations outside the settlements identified in the settlement hierarchy may be allowed if a rural or coastal location is essential, or to protect or enhance green infrastructure assets in line with Policy CSD4. Development in these locations will be acceptable in principle if for:

- a. Affordable housing (rural exceptions in accordance with CSD1, or allocated sites);
- b. Accommodation to provide for an essential need for a rural worker (including a person who is in majority control of a farm business) to live permanently at or near their place of work in the countryside;
- c. Agriculture, forestry or equine development;
- d. Sustainable rural diversification, and tourism enterprises as set out below;
- e. Local public or essential services and community facilities in line with policies SS3/4;
- f. Replacement buildings (on a like-for-like basis) and the subdivision of existing residential dwellings;
- g. The re-use of a redundant or disused building and the enhancement of its immediate setting;
- h. Building conversions that contribute to the character of their location;
- i. Sustainable rural transport improvements;
- j. Essential flood defences or strategic coastal recreation; or
- k. Development that makes optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset

5.0 DESIGN PROPOSAL

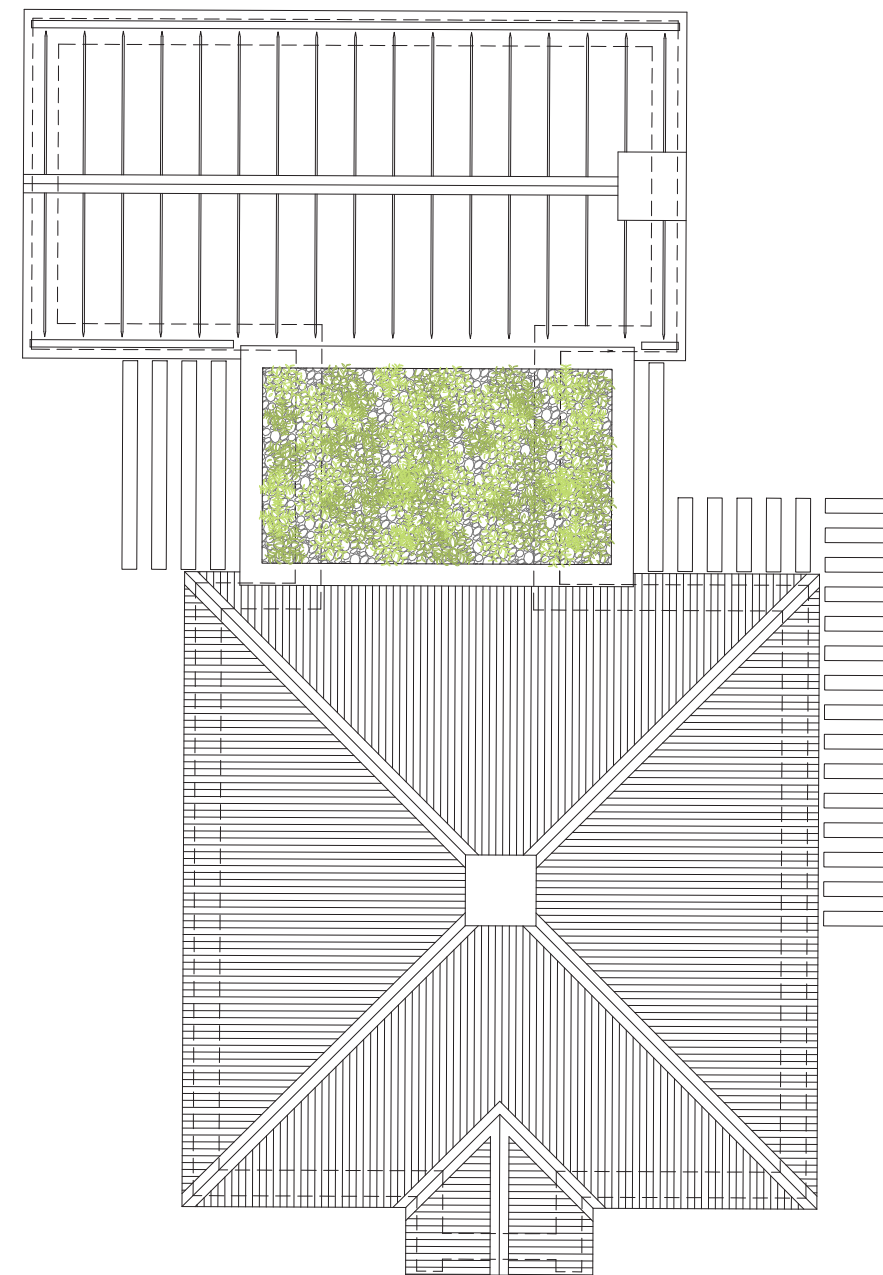
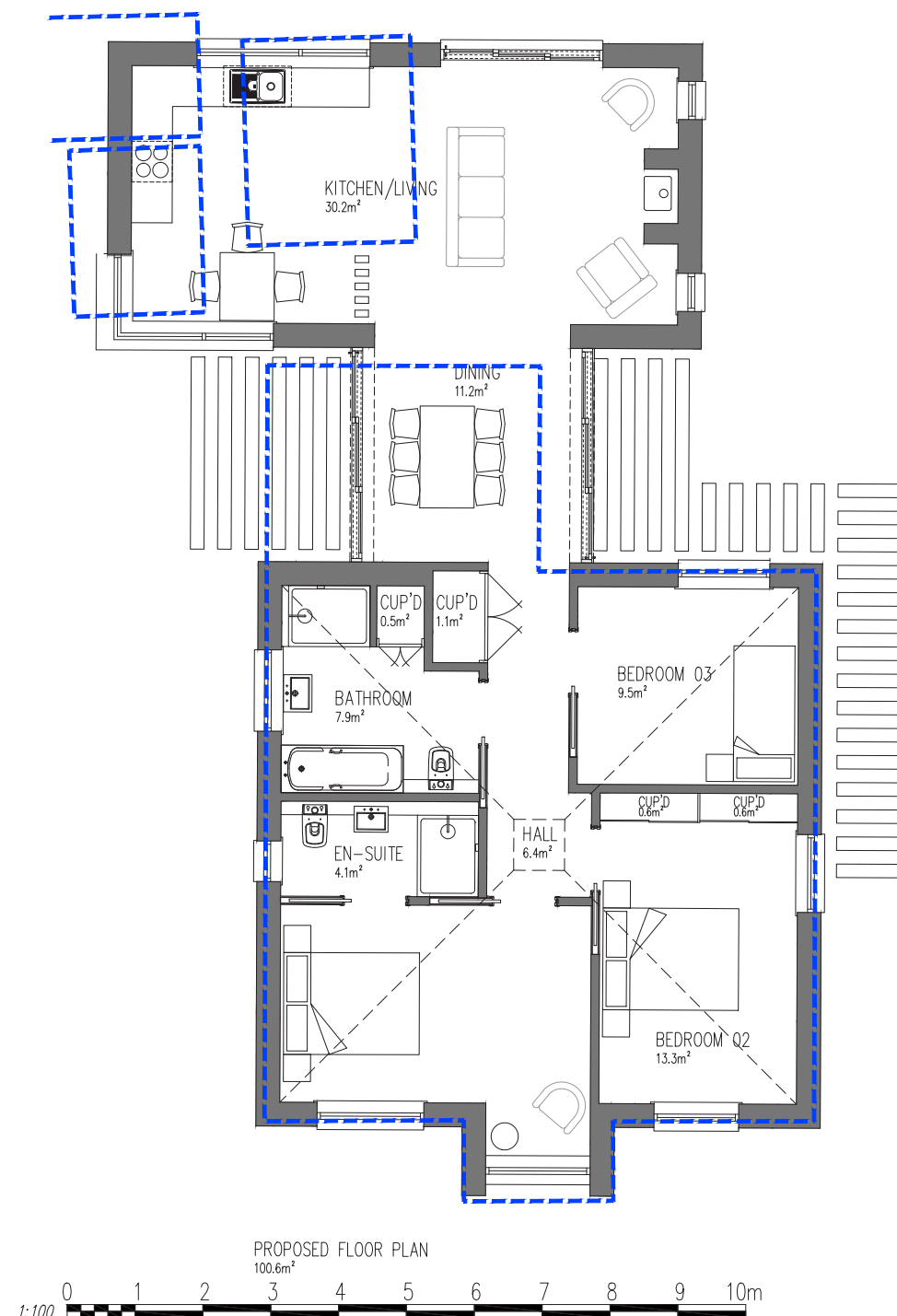
5.1 LAYOUT

The internal layout has been carefully designed to reflect the footprint of the existing property and the previously existing outbuildings that have over very recent years succumbed to the harsh environment. This helps to minimise any impact of the proposed built form compared to the existing footprint of the existing property, collapsed sheds and green house, which can be seen dotted in blue on the proposed floor plan.

The principal approach to the replacement dwelling has been to re-position the entrance so access is gained from the central recess on the northern elevation to provide a centralized approach to the circulation. The entry door leads you into a glazed link space, located in a similar position as the existing rear extension. This space is open to the main living, dining, kitchen space which will form the heart of the home with a cosy fire place with wood burning stove to sit around. Sliding doors to both sides of the glazed link which forms the entrance area and an additional dinning space allows this area to open up and take advantage of the landscape beyond. It also allows the owners to gain access to both the northern and southern garden areas.

A corridor then leads to the family bathroom and bedroom area, located on the same footprint of the existing dwelling and front porch with the principal bedroom to the front of the property with fantastic views out over the shingle beach and the English Channel, a small en-suite also serves this bedroom. Two smaller bedrooms are located on the northern side of the dwelling in a similar location to the existing bedrooms.

The overall space has been design to comply with the national space standards for a 5 person, 3 bedroom single storey dwelling.

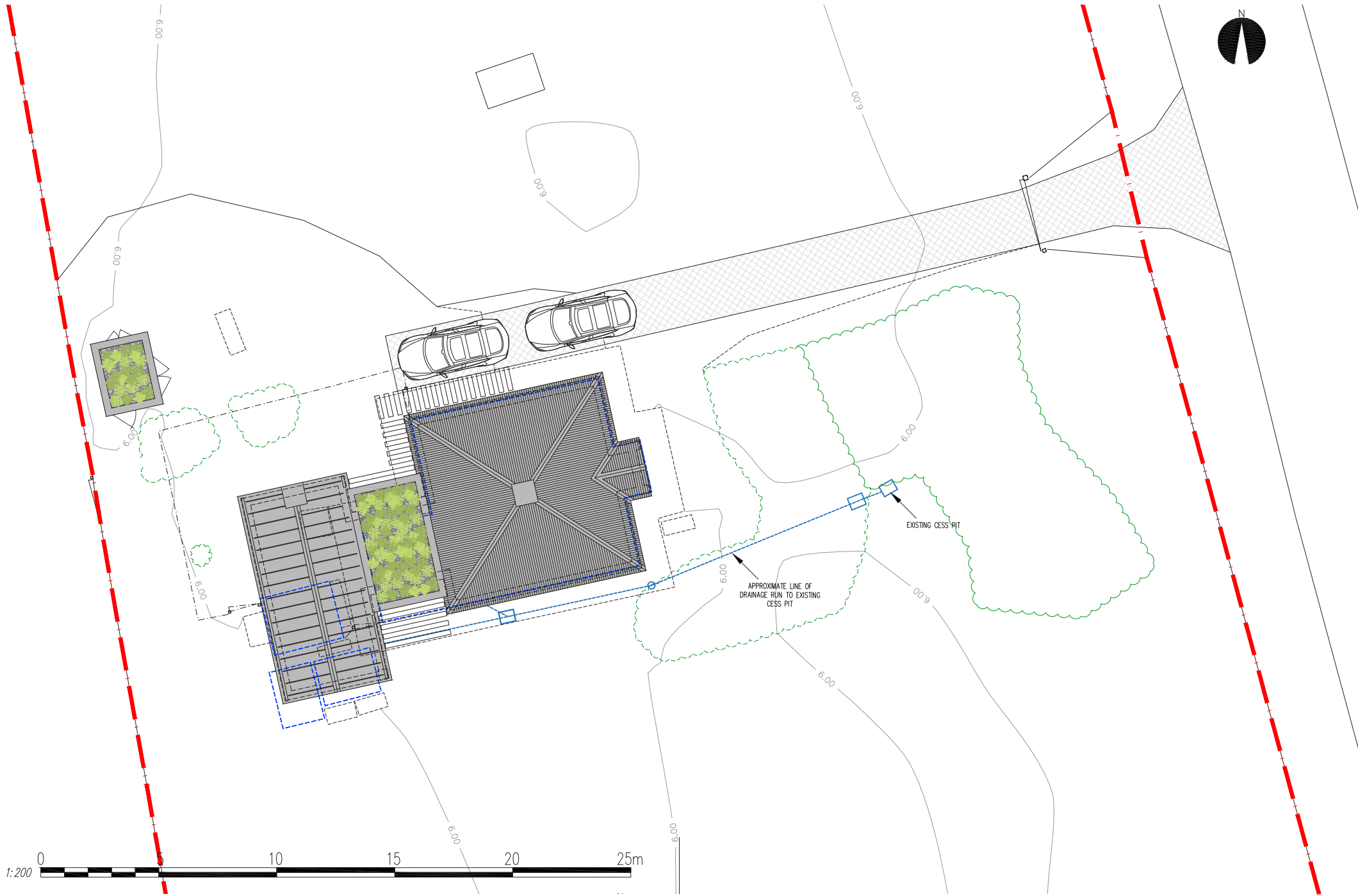


5.2 SITING OF DWELLING

The replacement dwelling has been carefully sited to be located so the new front elevations sits in line with the position of the existing front elevations to prevent any change to current built line of the properties along Dungeness Road as demonstrated in the diagram below.

As previously stated, the proposed dwelling has been sited to sit in a similar area determined by the existing and historical built forms.

Access and parking for the replacement dwelling is located in the same position as the existing access and parking arrangements. A path formed from timber sleepers provides a level access approach from the parking area to the principal entrance door.



5.3 EXISTING AND PROPOSED VIEW FROM DUNGENESS ROAD



EXISTING VIEW OF EAST VIEW FROM DUNGENESS ROAD



PROPOSED VIEW OF THE REPLACEMENT DWELLING AT EAST VIEW FROM DUNGENESS ROAD

5.4 PHOTOMONTAGE



EXISTING VIEW IN 2015



PROPOSED PHOTOMONTAGE USING PHOTOGRAPH FROM 2015

The image directly above is a view of East View from Dungeness Road taken in 2015. In this photo the recently collapsed sheds and greenhouse can be seen and it demonstrates their massing in relation to the existing house. The image above and to the right demonstrates, using the same view, a photomontage of the proposed replacement dwelling and it's the impact in comparison to the photo above. The images help to demonstrate the replacement dwelling will have a minimal impact on the current setting.

5.5 PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

5.6 DESIGN AND MASSING

The proposed development has been sensitively designed to mimic the local context as well as the form of the existing dwelling.

As previously discussed, a common vernacular in the area is for there to be a larger main house with outbuildings and sheds which have overtime either been converted or rebuilt to provide additional accommodation associated with the main house. Some local examples of this form and massing are Delhi Cottage and Prospect Cottage.

The design approach has been influenced by the character of the local area and makes use of the opportunity to enhance the context. The proposed elevations and 3D images of the replacement dwelling demonstrate how the design reflects this form and massing to pay homage to the historical development of these buildings. The larger main house is located to the front of the site and retains a similar scale and form to the existing building, even to the extent that window positions and sizes are akin to those on the existing dwelling. To help with night time ventilation and cooling of the building, in line with the latest version of Part L of the Building Regulations, vertical louvres allow for areas of the windows to be opened and provide night time ventilation whilst ensuring the property is safe and secure.

A lightweight glazed link, with mesh shutters for solar protection and to restrict view in and out for privacy, connects the main house with a modest smaller scale mass in a form reminiscent of a shed/outbuilding which is located to the rear of the property.

The design is a modern interpretation of the existing form with adaptations to suit the needs of the owners, whilst being respectful to the local contexts, the conservation area and numerous site designations the area has to honour.



PROPOSED SOUTH ELEVATION

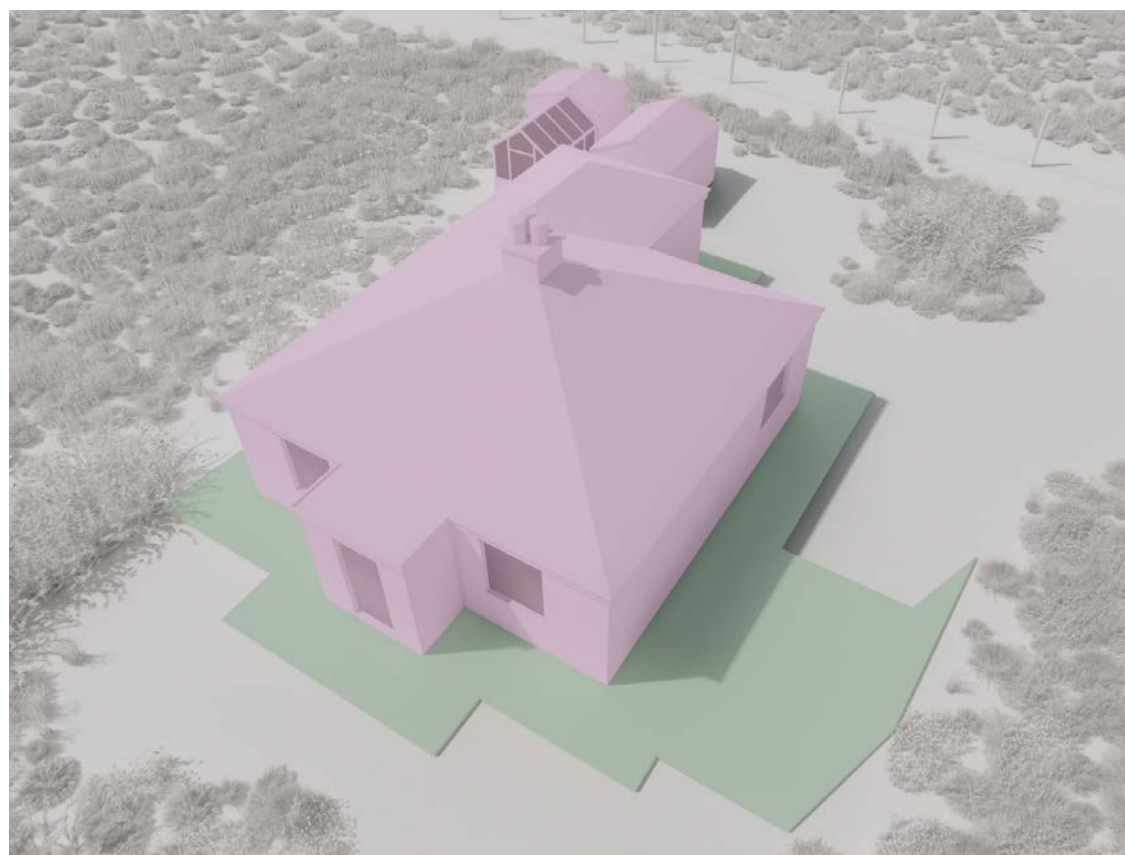
5.7 MASSING COMPARISON



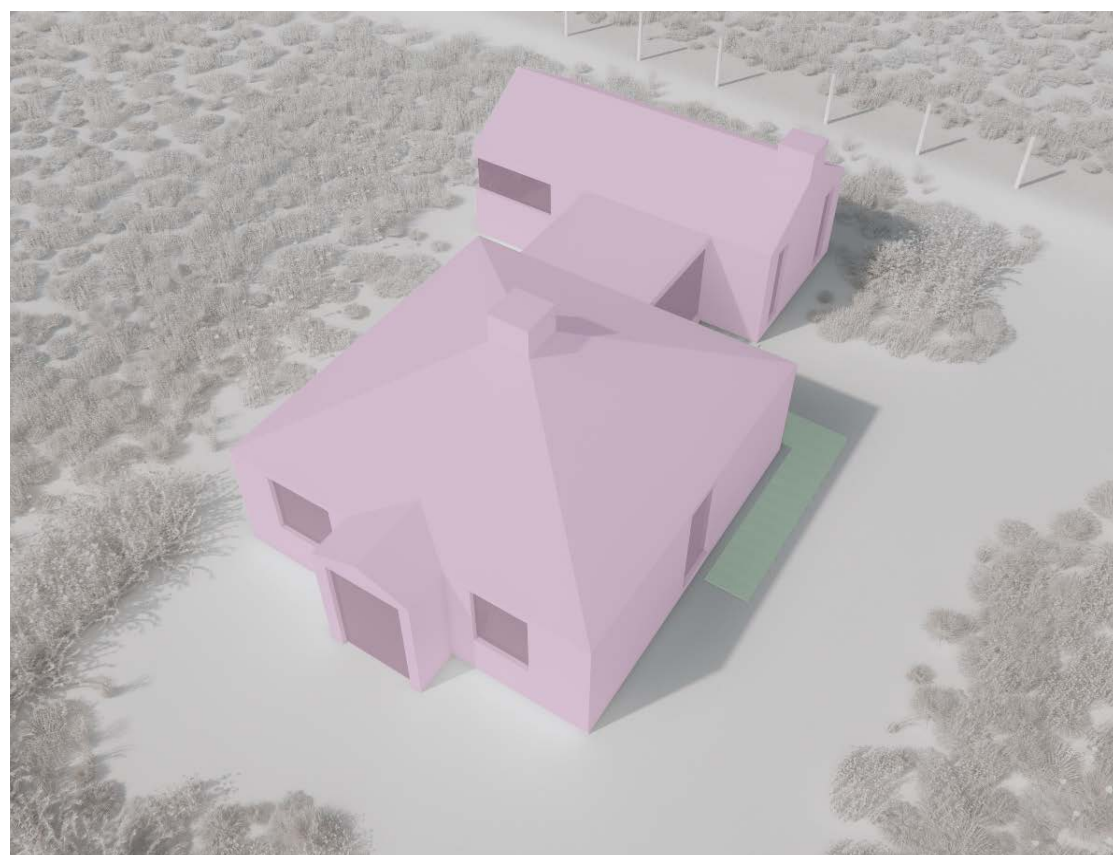
EXISTING MASSING OF BUILT FORM AND HARD LANDSCAPING



PROPOSED MASSING OF BUILT FORM AND HARD LANDSCAPING



EXISTING MASSING OF BUILT FORM AND HARD LANDSCAPING



PROPOSED MASSING OF BUILT FORM AND HARD LANDSCAPING

5.8 MASSING STUDY OF EXISTING & PROPOSED

The images to the left demonstrate the impact of the overall massing and footprint of both the volume and hard-standing area of the existing and proposed dwelling.

In relation to mass, form and scale, the front element of the dwelling demonstrates there is no differentiation between the existing and the proposed. The new link element to the rear is now set back from the southern elevation which helps to redefine the original form of the dwelling when it was first built in the early 1900's. The proposal for a flat vegetated shingle roof over this element also reduced the impact of massing to this element in comparison to the extension built in the 1980's. Beyond this, not only is the rear element of modest scale and subservient to the main house, it also reflects the positioning of the recently collapsed out buildings, reflecting the historical massing of the site.

Furthermore, when the existing areas of hard landscaping (shown in green) are removed from around the existing dwelling it provides the opportunity to increase the area of native shingle and vegetation around the replacement dwelling which in turn improves the overall setting and biodiversity. The images to the left demonstrate the level of improvement that will be provided.

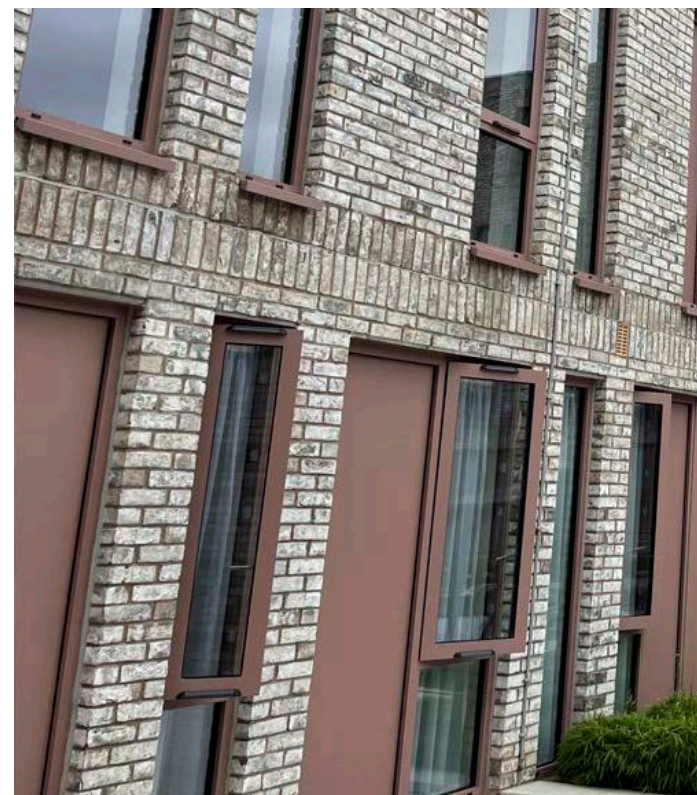
5.9 MATERIALS



PROPOSED NATURAL TIMBER CLADDING



PROPOSED BLACK CHARRED TIMBER CLADDING



POWDER COATED EXPANDED MESH CLADDING (COLOUR = PUCE)

5.10 APPEARANCE

The materials have been specifically selected to reflect the appearance of the existing dwelling as well as the local surrounding built context.

The existing dwelling uses a light painted asbestos boarding set between vertical painted timbers. The replacement dwelling looks to reflect this by using horizontal timber cladding with Sioxx weathering system with powder coated aluminium vertical battens at the window and door junctions to provide relief and break up the elevations akin to the existing dwelling. The roof to main element of the dwelling will be corrugated metal sheet to mimic the profile of the existing roof.

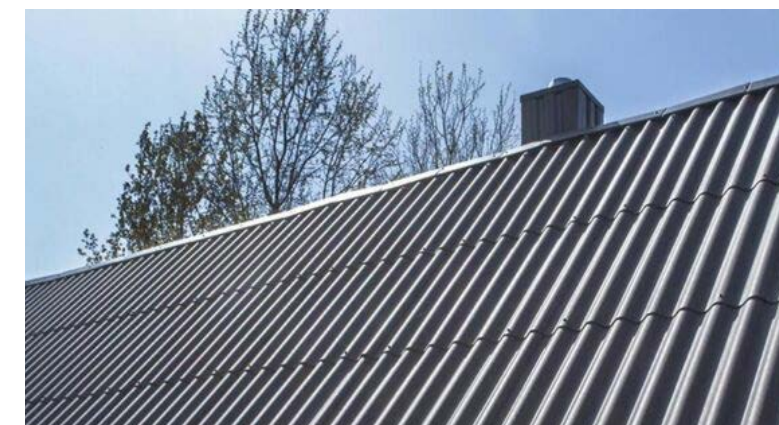
The link between to the two main built forms will be a lightweight glazed element with powder coated expanded mesh screens in a puce colour to reflect the red/orange colours seen on the existing building, these will slide from side to side and will act as a shading device and privacy screens. A vegetated shingle roof will span over this element reflecting the nature of the surrounding shingle.

The mass to the rear will be clad in charred black timber cladding with projecting timbers at intervals providing relief to the overall form, expressing a connection to the skeletal structures of the railway carriages that have over time been converted into homes in the area. The roof to this element will be a dark grey/standing seam with clipped eaves to create a simple form as a modern interpretation of the out houses and sheds typologies that area seen as additions and extension to similar properties in the area.

The windows, doors and rainwater goods will be powder coated aluminium in a puce colour.



DARK GREY/BLACK STANDING SEAM ZINC ROOF



CORRUGATED METAL PROFILE SHEET



EXAMPLES OF EXISTING MATERIALS ON SITE



5.11 3D VIEWS 01



5.12 3D VIEWS 02



-END-