

Coast Drive Coastal Destination Design & Access Statement



Coast Drive Coastal Destination

Supporting information

Date: December 2023

Revision: C

Introduction

The Marsh coastal areas are much loved throughout the summer season and welcome large numbers of tourists. These coastal areas are important as they are providing recreational space to both local residents and visitors. Like all areas of Folkestone & Hythe's District, numbers of users have increased year on year and increasingly during the Pandemic and continued to today. Managing these numbers, whilst actively promoting and supporting the areas moving forward is important.

Coast Drive car park is located on the Coast drive, Greatstone, New Romney. The site sits between the Varne watersports club & RNLI lifeboat station and the Sea Cadets hall and is operated as a pay and display car park.

The nearest public convenience is found approximately 500m to the East at the Green public open space. This toilet is seasonal and is operated by the Town Council. The toilet is considerably dilapidated and has no electrical supply.

In order to make coast drive car park an attractive destination it is important to have key items of infrastructure. Mainly; suitable car parking, public toilets and conveniences such as a café/concession to which these proposals are to offer.

Within the site adjacent to the Varne watersports club The Foiling Collective currently operate from shipping containers. This proposal will support this usage with the improvement of the supply of power and water with facilities within the proposal to give further support.

This document will summarise the process that has been taken to date with a summary showing the previous proposals and how this has evolved to the proposals to which this application support.



Existing site



Existing Beach huts

Sea Cadets

Car park

Vegetated shingle

Edge of Car park denoted by timber posts & large rocks

Residential dwellings

The Mulberry bar & restaurant

King Charles III Coastal Walk shown Yellow

Current location of the Foiling Collective storage containers

Varne watersports club Boat storage enclosure

Environment Agency water outfall

RNLI Lifeboat station & launch jetty

Varne watersports club & launch jetty

1. The Proposals

The proposals will see the development of site to incorporate the following:

- ◆ Visitor centre to include:
 - Education space
 - Café/Concessions
 - Public wc's
 - Accessible wc
 - Changing places room
 - Shower & changing facilities
 - Internal bin storage
- ◆ 93 Beach huts
- ◆ Watersports facilities

The proposals will see the support of current uses of the adjacent beach and the King Charles III walk whilst offering public conveniences combined with the café/concessions.

3. Public conveniences

Public WC's will be included which also offer accessible wc facilities along with a changing places facility. This will give people with disabilities that require these facilities to opportunity to visit this coastal location. Access to the visitor centre will be fully accessible which will include the external decking area.

4. Beach Huts

The proposal to include for 93 beach huts will help address the high demand there is in the Folkestone & Hythe district, which currently has a waiting list of 700 residents for these facilities.

5. Scale of the proposals

The scale and height of the proposed visitor hub has been informed by the local buildings, ensuring a congruous relationship with its setting. The Layout of the beach huts and how this ties in with the watersports offering have been given consideration. With a pastel colour scheme proposed for the beach huts and green/coastal roofing to the flat roof areas on both the visitor centre and the watersports provision giving further opportunity to support the local ecology.

2. Ecology

The development of the updated Habitat Regulations Assessment (HRA) by Lloyd Bore ecologist highlighted issues with the proposals proximity to three European Sites as having potential to be affected by the Proposal.

These are: Dungeness SAC; Dungeness, Romney Marsh and Rye Bay SPA; and Dungeness, Romney Marsh and Rye Bay Ramsar site.

Giving consideration the Ecologists advice adjustments have been made to minimise the impact on the Nationally designated ecologically important sites. The proposals will also give the opportunity to install infographics for local residents and visitors, adjacent to the coastal walk, as to the designated sites and their importance to the area and the wildlife it supports.

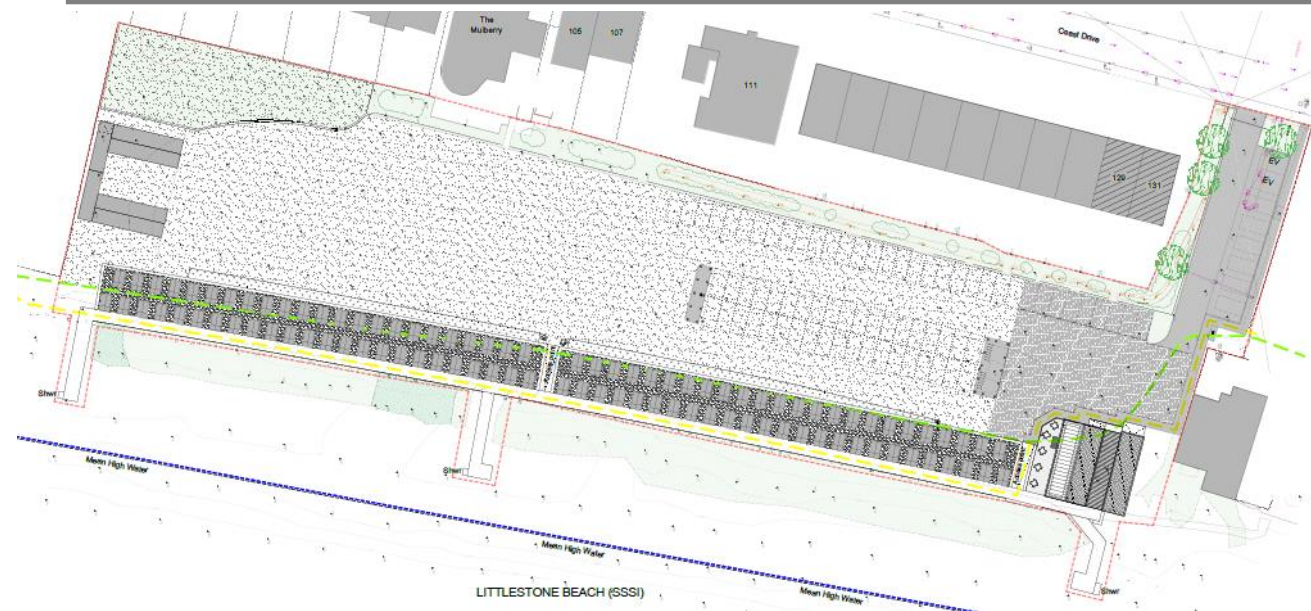
The current site is largely a car park with the proposals giving the opportunity to re-establish some of the coastal facing land and offer improvement/barrier to the areas of vegetated shingle.

Scheme Development



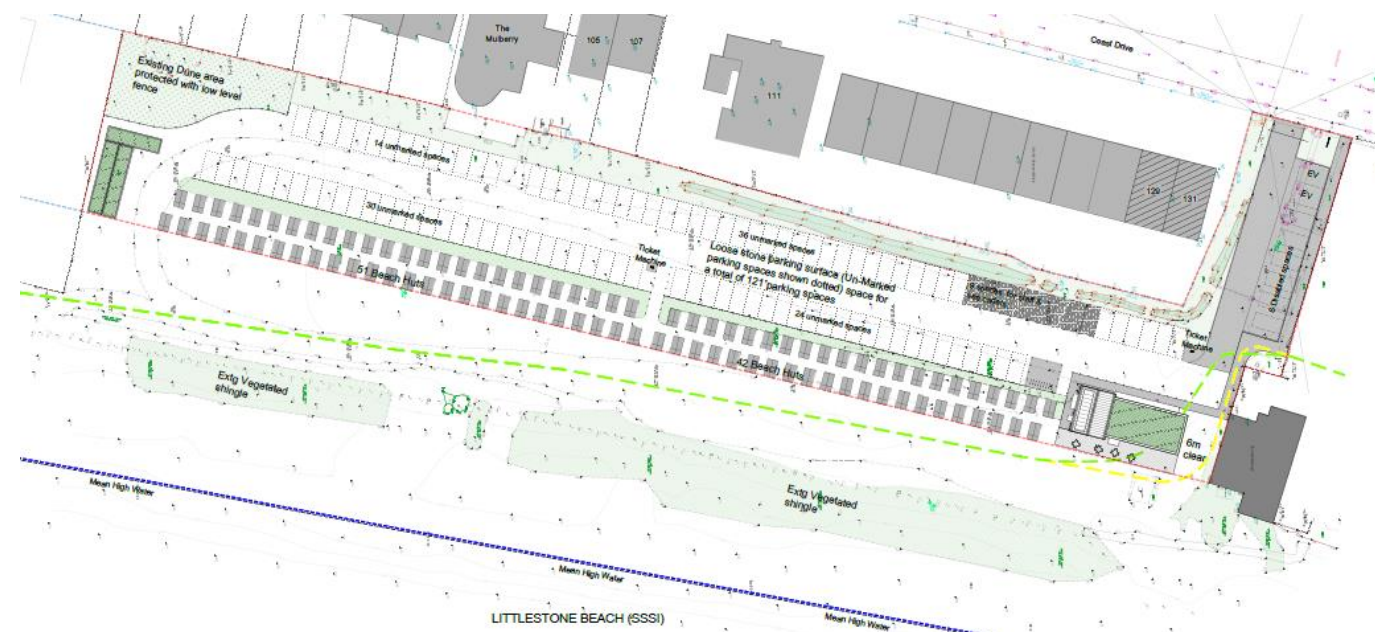
Proposed site plan November 2021

- 106 Beach huts proposed
- Boardwalk with Jetties included



Proposed site plan June 2023

- 96 Beach huts proposed (a reduction of the numbers proposed)
- Boardwalk with jetties included
- Watersports containers reduced
- Bin storage moved internally & space between Sea cadets increased
- Allocated parking spaces for sea cadets added



Proposed site plan December 2023

- Development pushed back from Ecologically sensitive site with consultation with the specialist Ecologist.
- 93 Beach Huts proposed (a reduction of the numbers proposed)
- Boardwalk & jetties removed with consultation with the specialist Ecologist.
- Watersports containers reduced

Proposed Visitor hub as submitted in November 2021

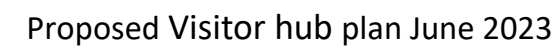
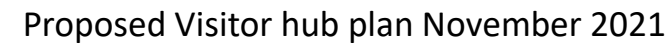
- Orientation and form of building encloses car park from view
- Access to training room and concessions are coast facing giving little direction to visitors
- Plan form with varying materials increasing build cost and visually convoluted

Proposed Visitor hub as submitted in June 2023

- Orientation and form of building reflects that of adjacent buildings
- Orientation of building allows gap between adjacent Sea Cadets to be increased to allow vehicle and trailer access
- Reduced width of proposed visitor hub enables ability to increase space between structures increasing visual permeability
- Both concessions and training room access visible from both coast side and car park

Proposed Visitor hub December 2023

- Orientation and form of building reviewed to move development away from ecologically sensitive sites
- Gap between adjacent Sea Cadets retained to allow vehicle and trailer access
- Number of beach huts reduced to allow widening of visitor hub
- Concessions moved to sea facing side of hub



- ## Proposed Visitor hub plan December 2023

- Layout rationalised further reducing circulation space
- Depth reduced to allow pushing proposals away from the ecologically sensitive sites
- All originally proposed facilities retained

Proposals as June 2023



Beach Chalets colour coated in range of colours



Board on board timber clad visitor hub with green roof to North facing slopes



The development of the updated Habitat Regulations Assessment (HRA) by Lloyd Bore ecologist highlighted issues with the proposals proximity to three European Sites as having potential to be affected by the Proposed Development.

These are: Dungeness SAC; Dungeness, Romney Marsh and Rye Bay SPA; and Dungeness, Romney Marsh and Rye Bay Ramsar site.

CGI Views from Coast drive car park



Dark coloured board on board cladding

Beach Chalets colour coated in range of colours

Low level fencing with appropriate planting

Car parking retained with disabled and EV parking

Cycle parking space

CGI Views from Beach



Dark coloured board on board cladding

Beach Chalets colour coated in range of colours

External terrace area for Café concessions

Development moved away from the vegetated shingle

Existing Site Materials



Paint coloured timber cladding

Pebble beach

Rocks

Grasses

Grey cementitious boarding



Grey clad sea cadets huts

Vegetated shingle to edge of beach

Proposed Material Pallet



Timber cladding to visitor centre
(Hit & Miss boarding)



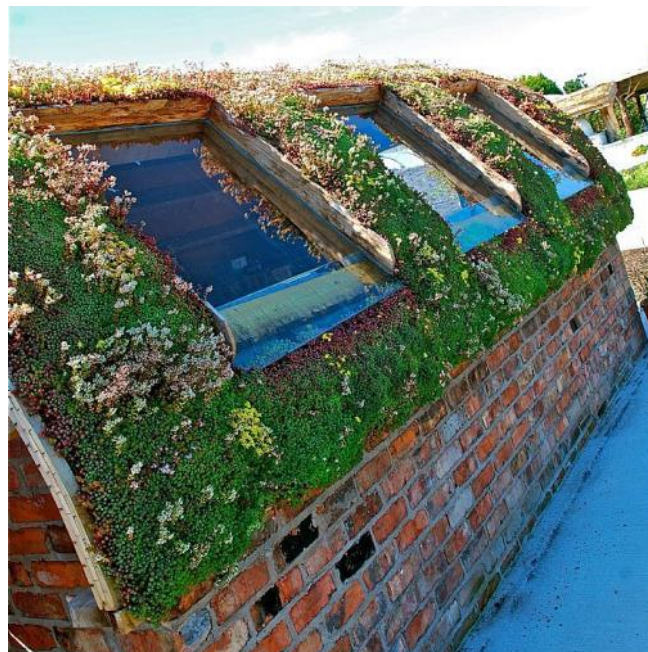
Pale coloured brick below DPC level



Timber knee rail adjacent to beach huts

Roof Finishes

Sea hardened Sedum



Standing seam type roof covering



Truckcell heavy duty porous paving



Precedents for proposed materials



Black cladding New Romney



Timber groins—Sea defences

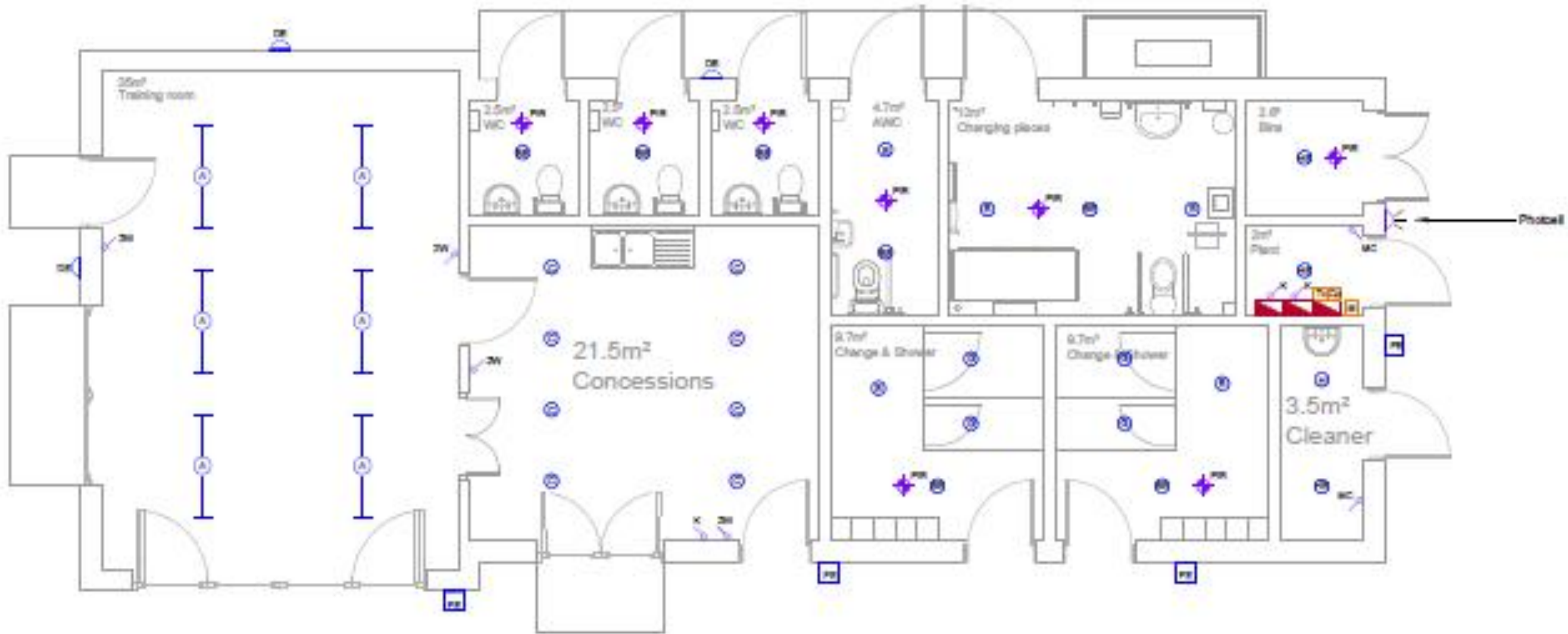


New Romney Beach Huts



Coastal Fisherman's huts

Proposed Concept Lighting Plan



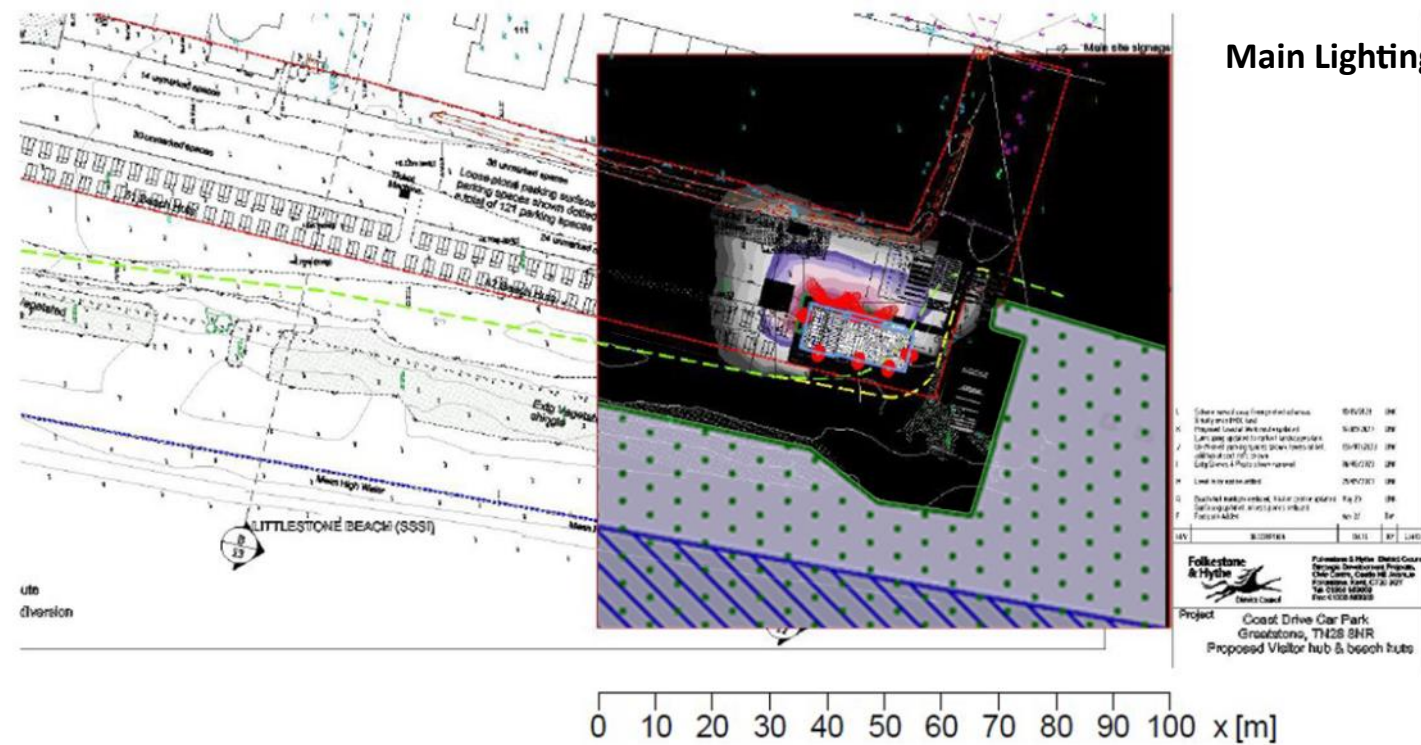
Lighting Legend		
Symbol	Image	Description
		Make/model: Design Plan Strima IP65 Description: Suspended linear Vandal resistant luminaire
		Make/model: Design Plan Duomo IP60 Description: Anti Ligature Vandal resistant Luminaire
		Make/model: Design Plan RDL G2 Description: Recessed Downlight
		Make/model: Design Plan Zelos Wall Description: Vandal Resistant External Wall Light
		Make/model: Design Plan Gatteline Description: Vandal Resistant External Wall Light
		Make/model: Decora Amenity Plus Description: Surface Mounted Circular Light
"E"	Denote luminaire as being an emergency unit	

The concept lighting plan has been developed by MEP consultants BEC Consulting to minimise lighting spill onto the ecologically protected sites . This is achieved by installing main lighting to the South and West elevations facing onto the car park. To the North and East elevations only emergency lighting has been proposed. This emergency lighting is only activated on the sounding of the fire alarm. Although when activated the light spill will not impact the protected sites.



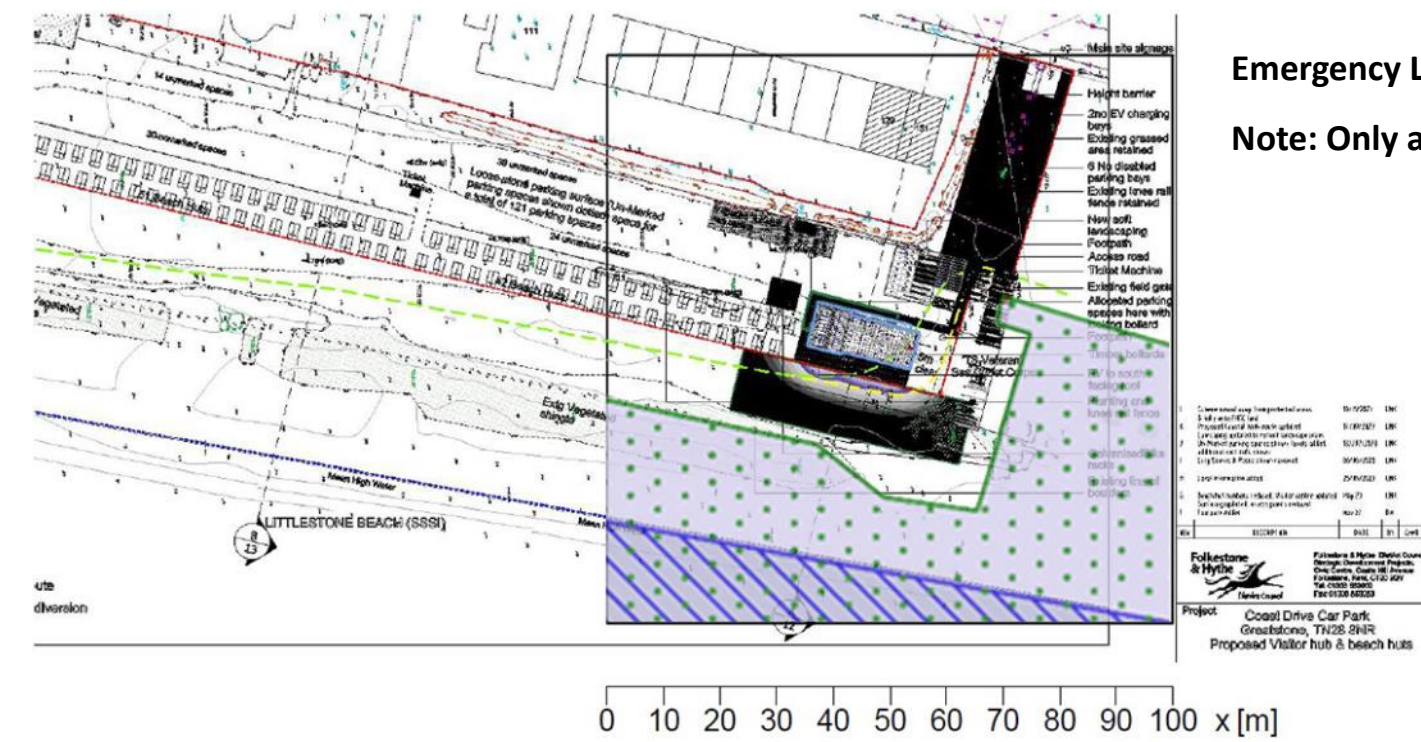
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Proposed Concept Lighting Plan



The two images show the proposed lighting levels of the concept lighting plan. Both plans have been overlaid with the environmentally protected sites (shown with a green boarder and hatch with green spots).

Both images demonstrate that the lighting lux levels will diminish to result in zero lux levels reaching the protected sites. These images show the modelling of both the main lighting and emergency lighting .



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