

Folkestone Seafront
Plot C-1

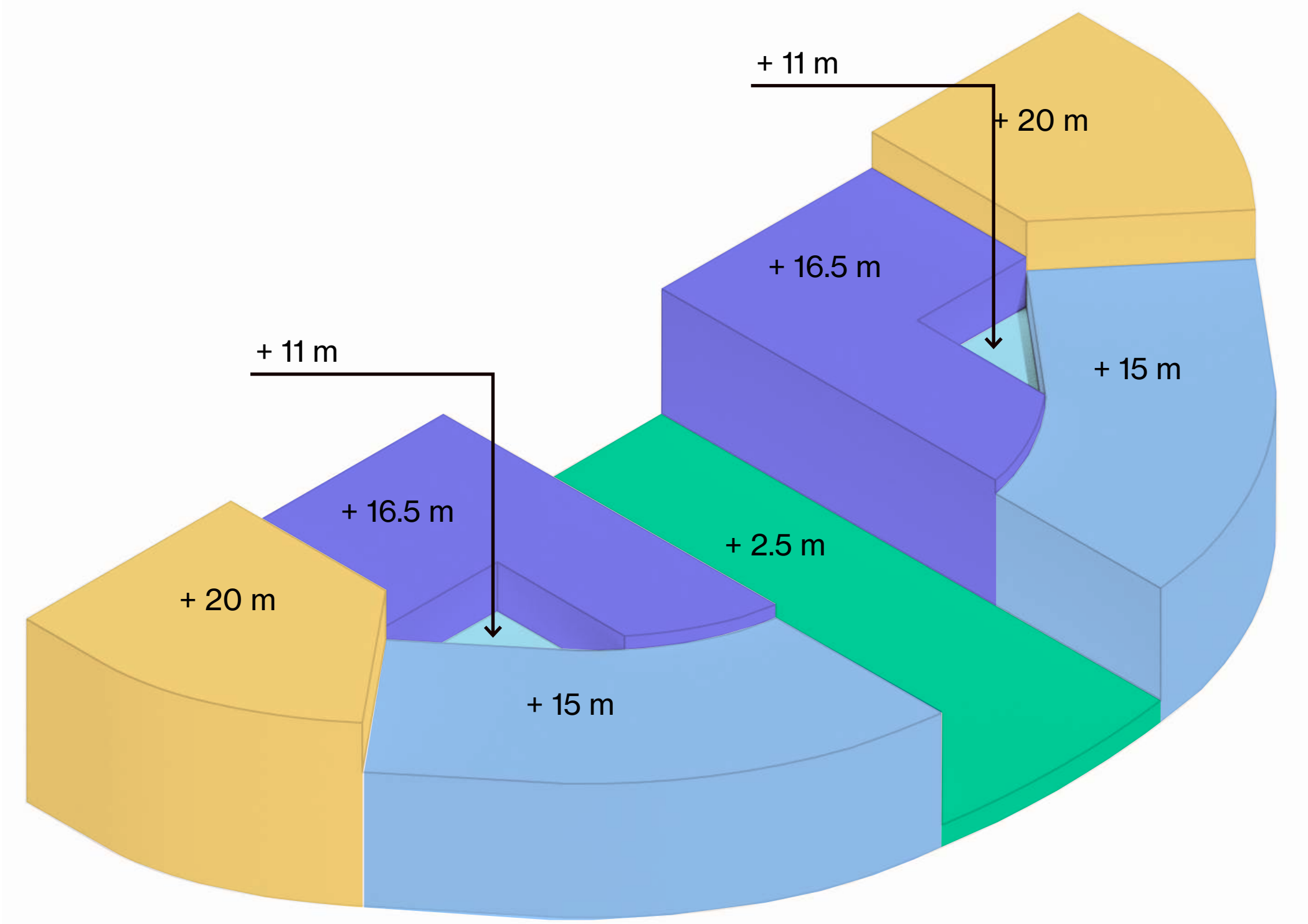
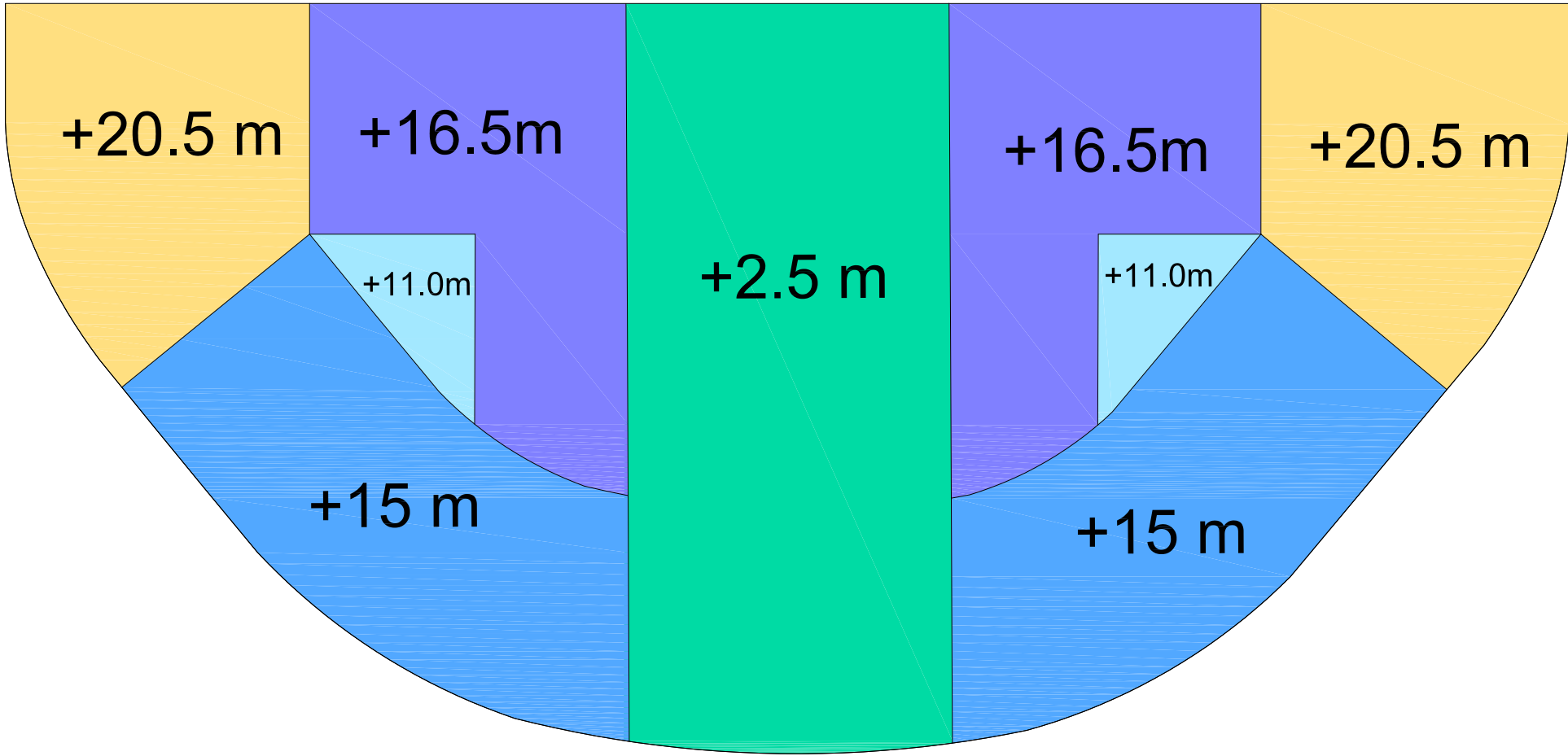
NMA Parameter Plan

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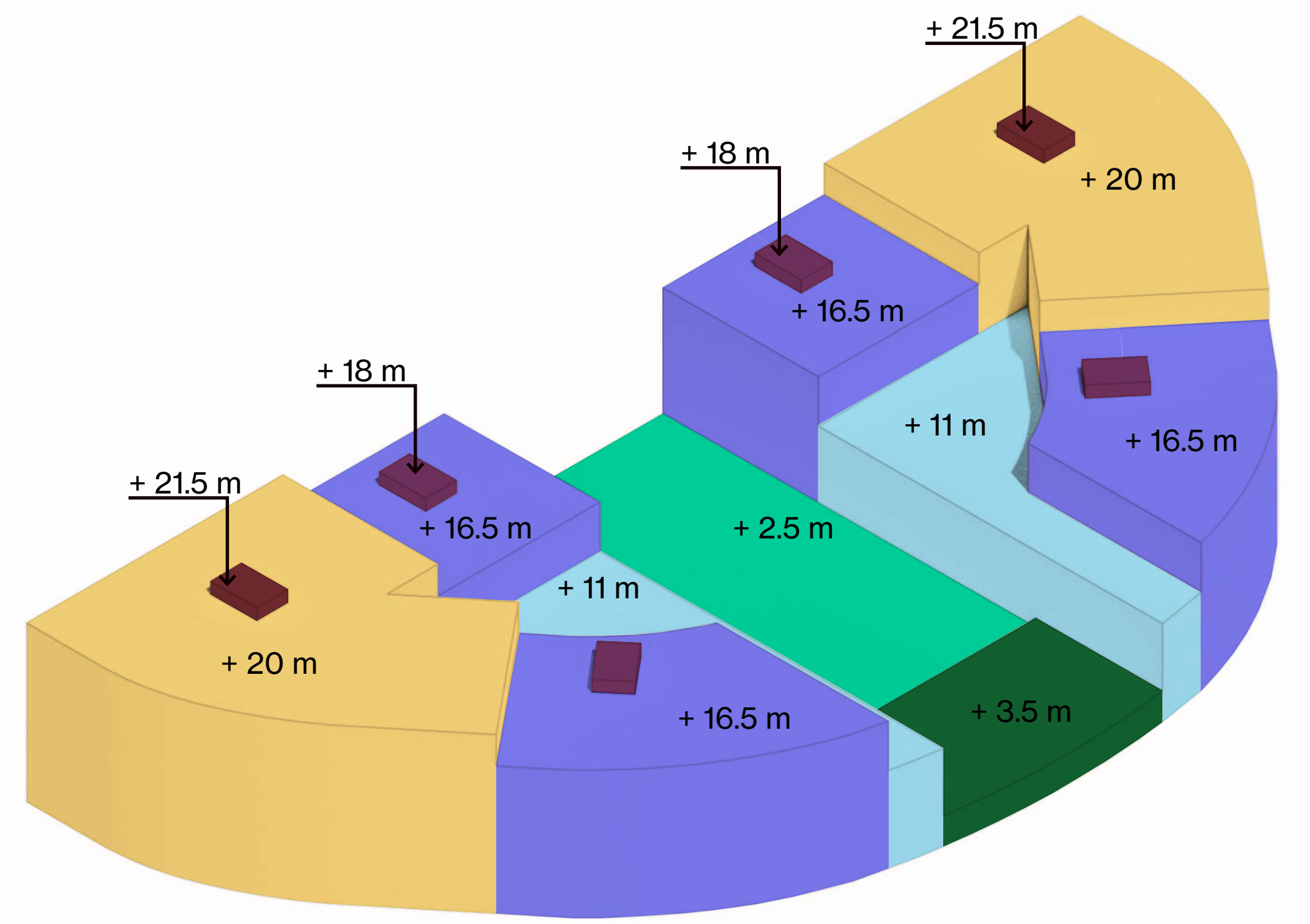
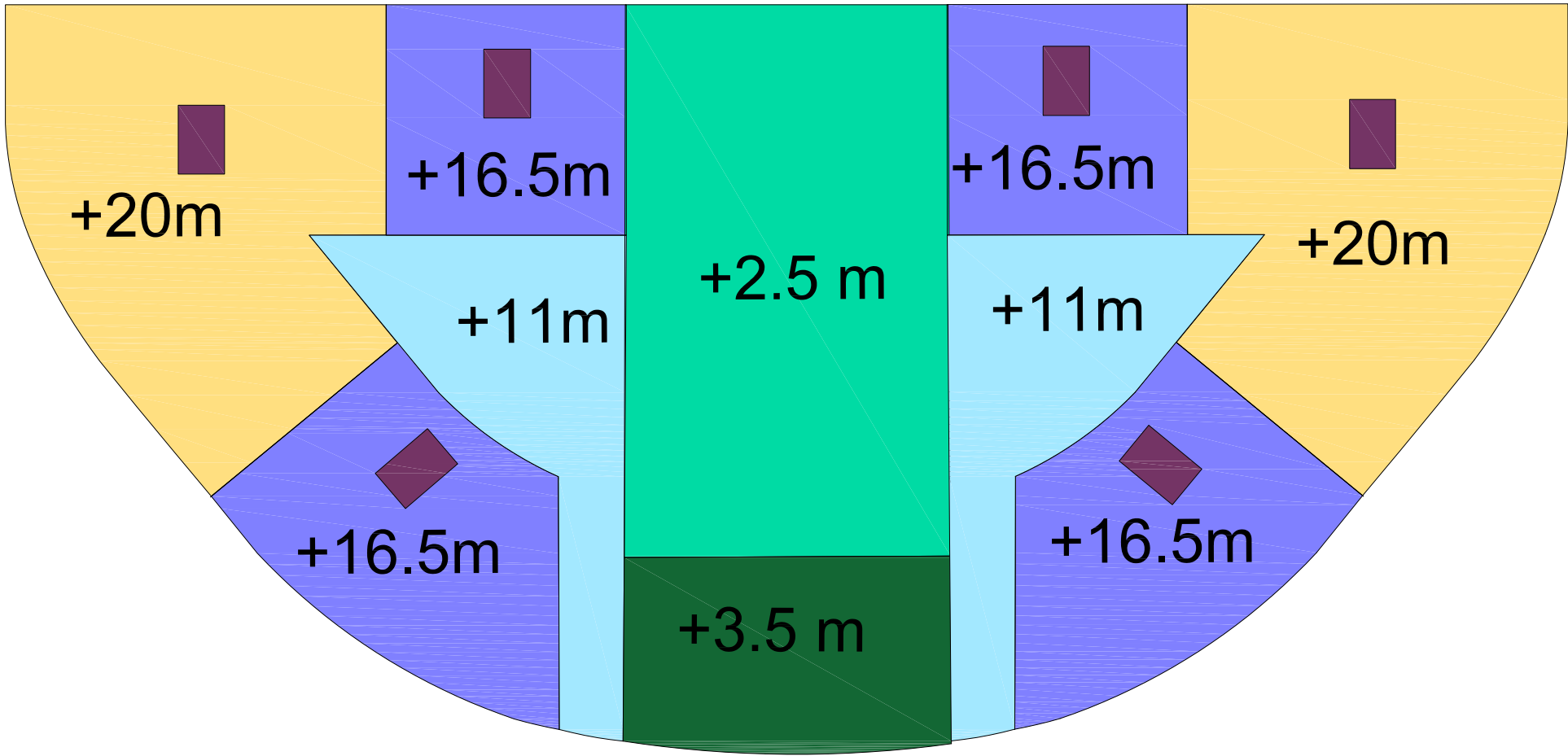


Maximum Development Plan
Evolution

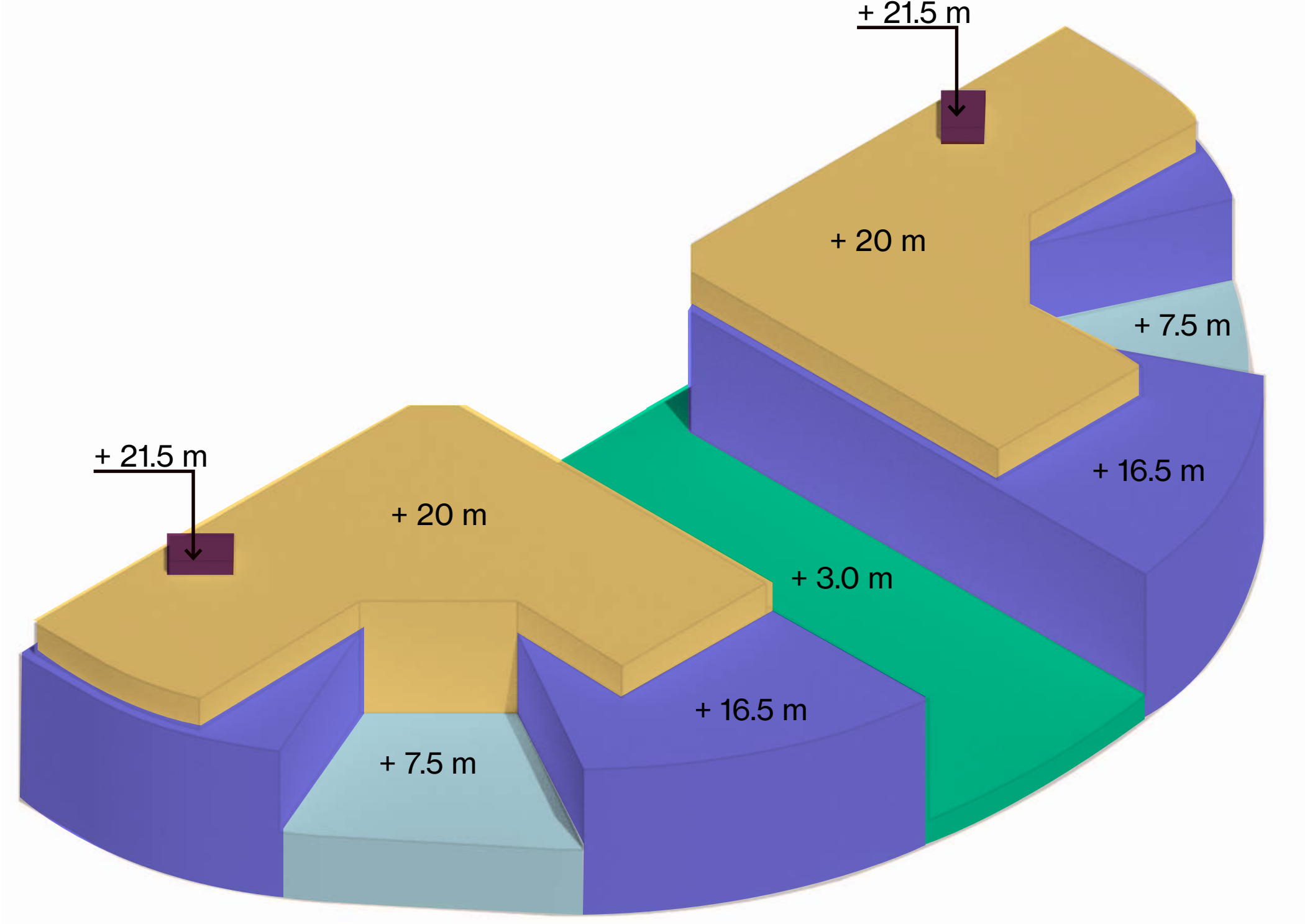
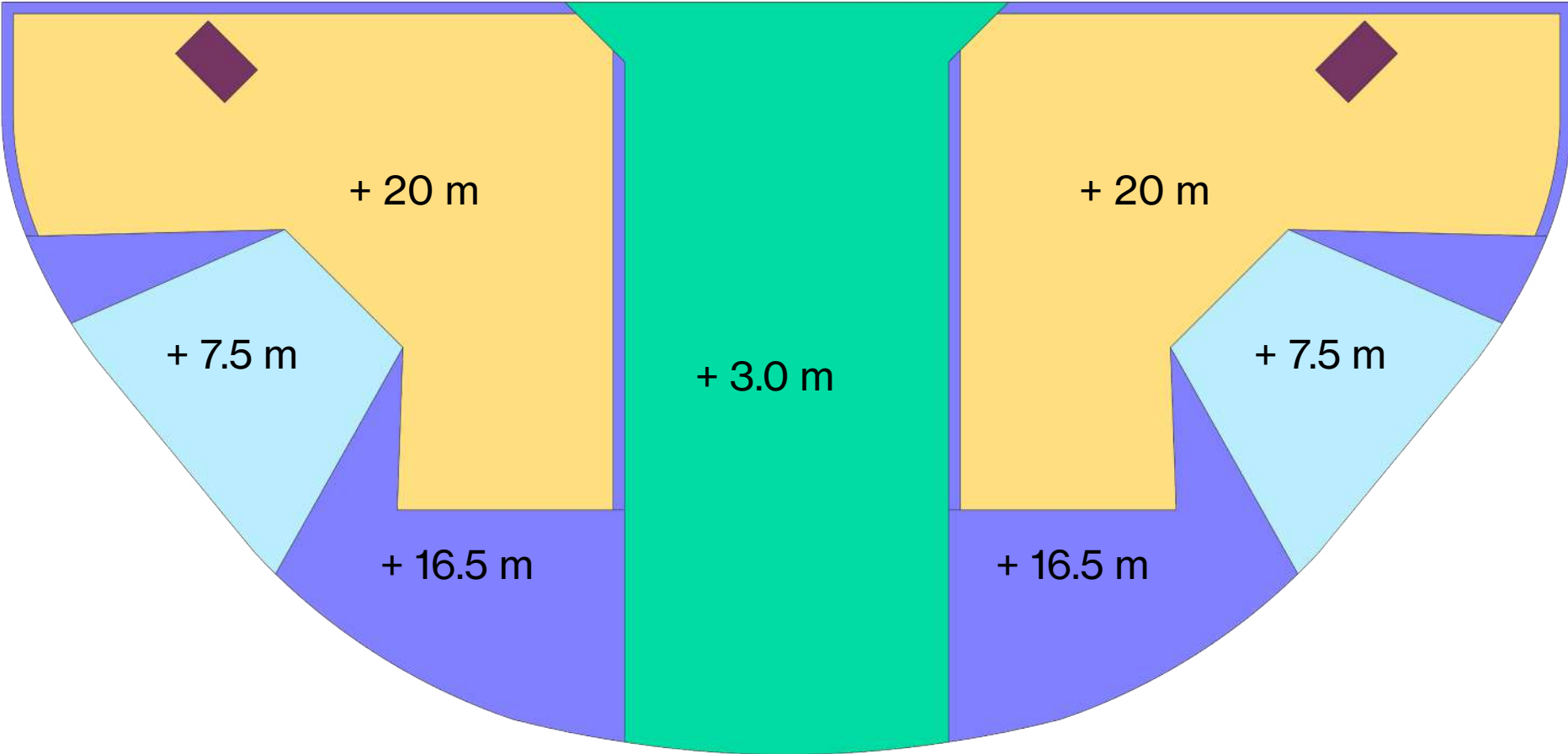
Maximum Development Plan
Original



Maximum Development Plan
Approved in February 2024



Maximum Development Plan
Proposed

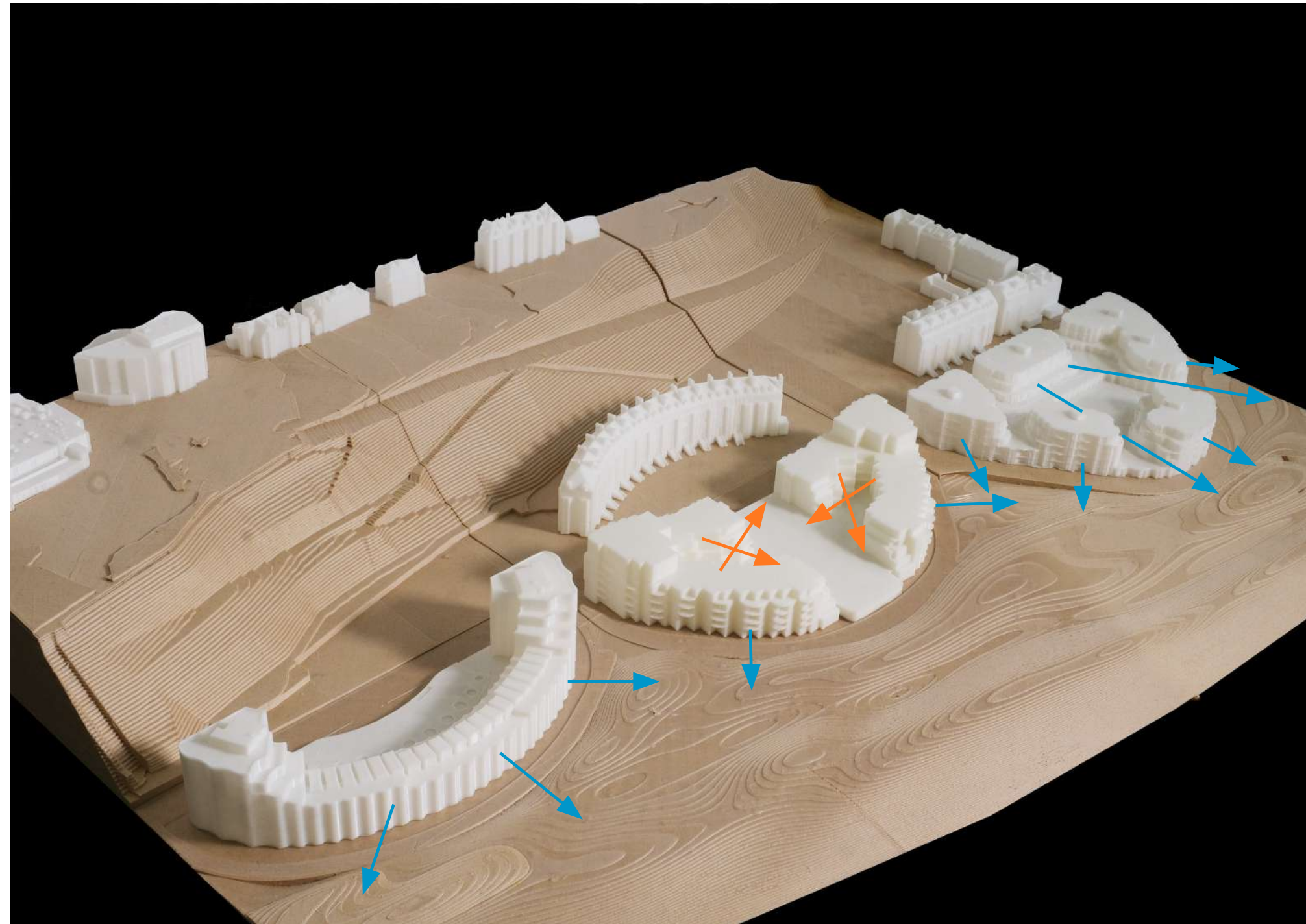


Maximum Development Plan

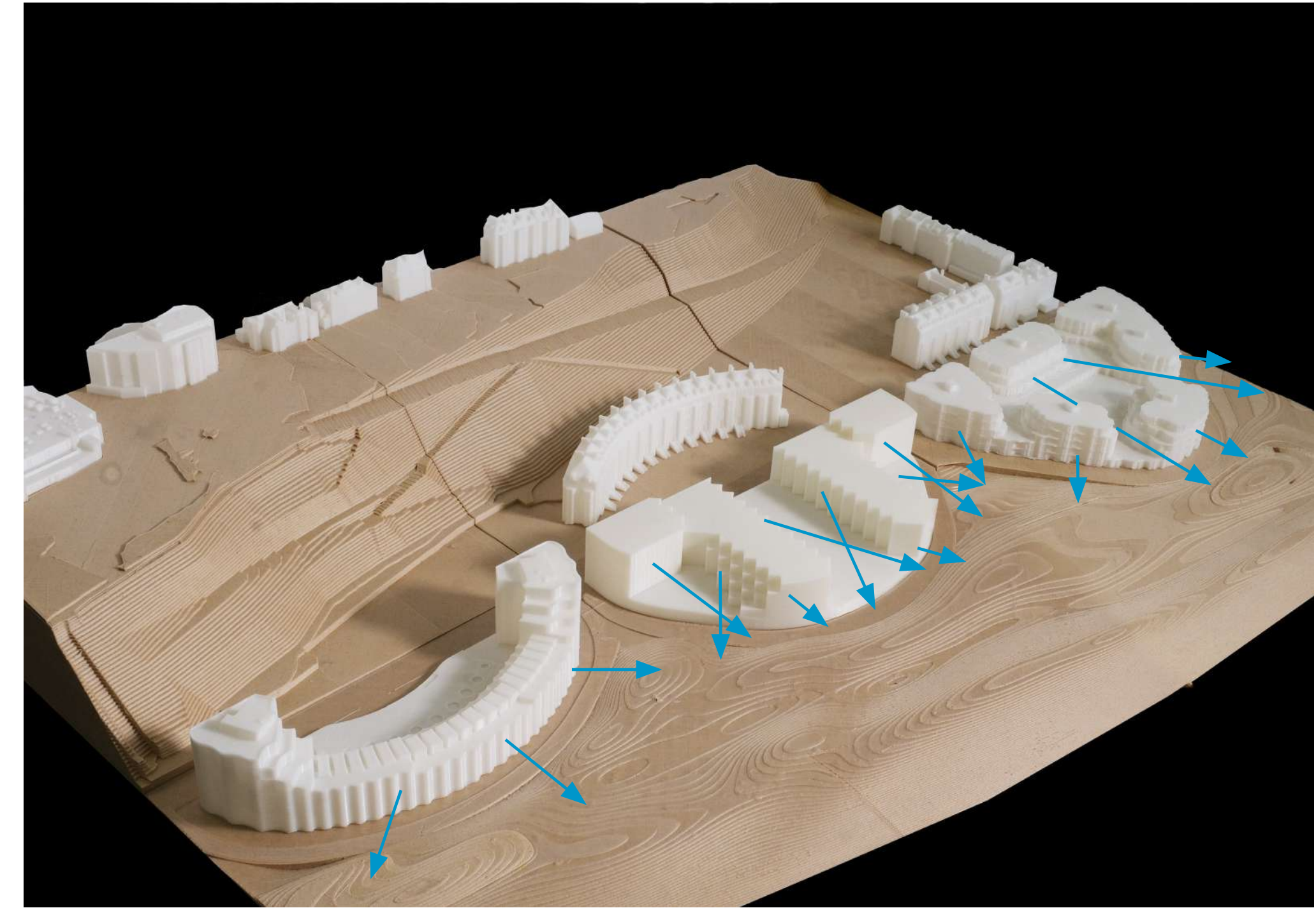
Analysis & Objectives of the Proposal

Explaining the Parameter Changes

Changes to the layout



Submitted Scheme

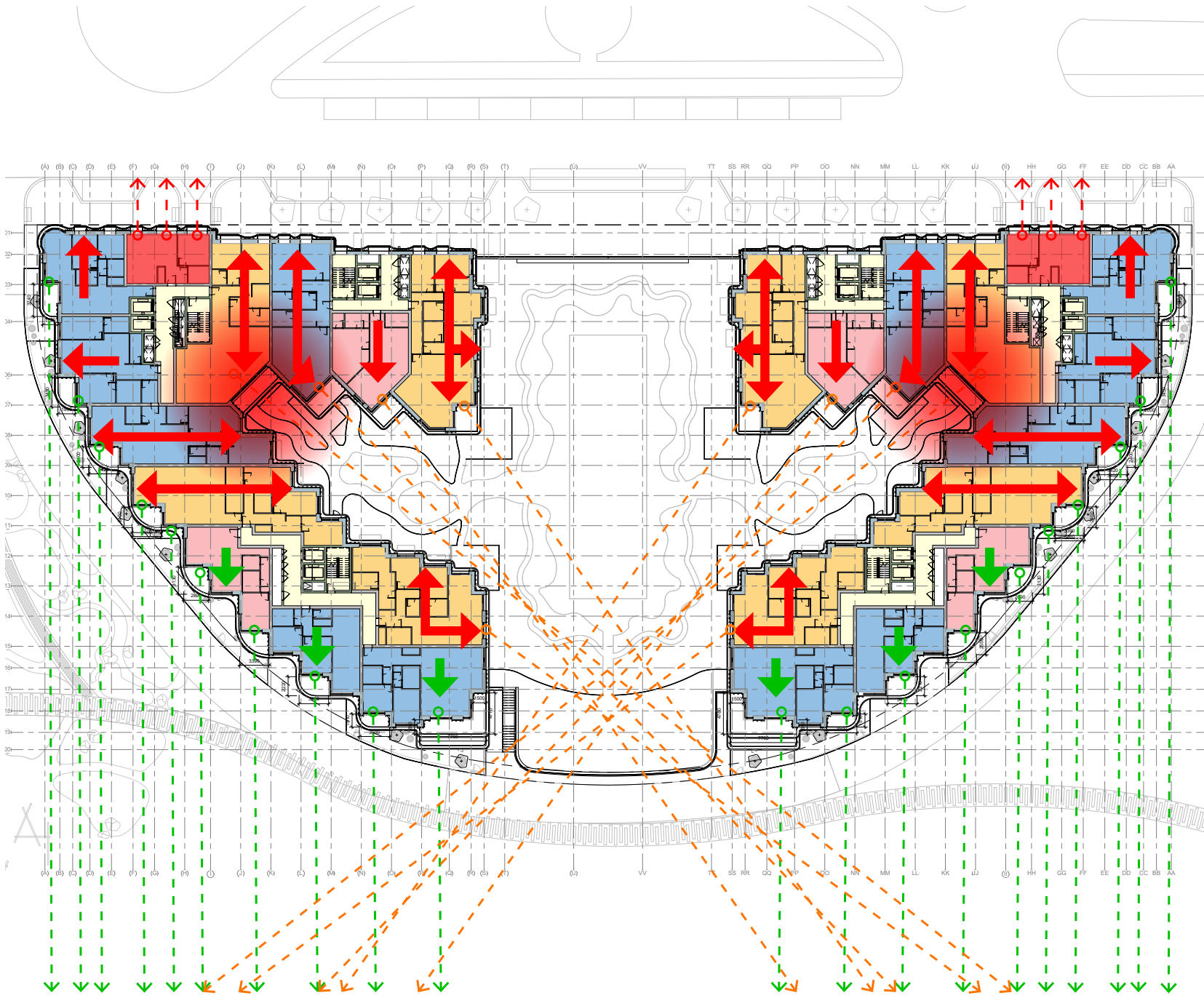


Proposed Sketch Scheme

In order to improve overlooking and views between plots and within Plot C-1 itself and to better frame and provide context to the Marine Crescent, volume was shifted closer to the centre of the plot.

Explaining the Parameter Changes

Changes to the layout



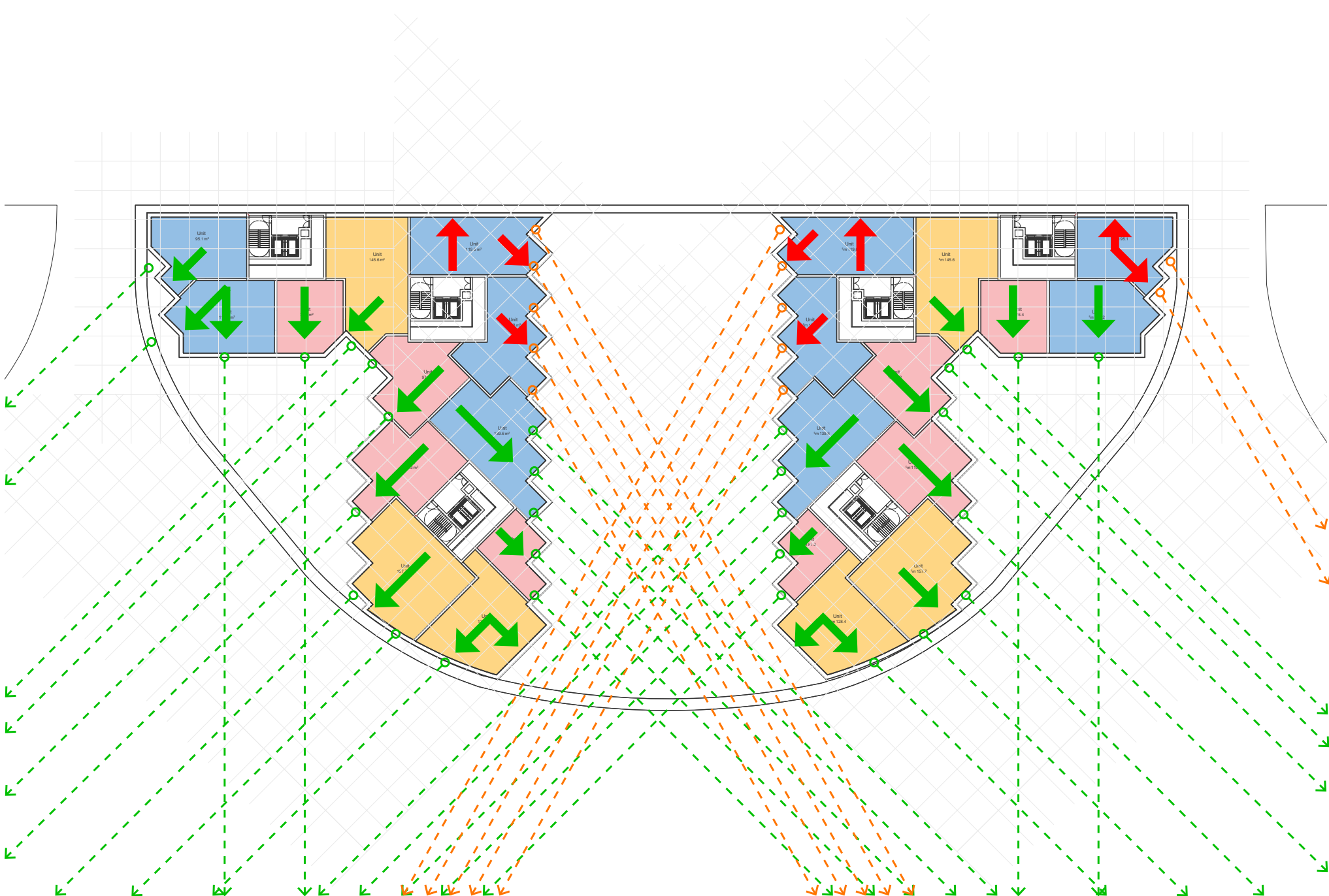
Submitted Scheme

Unit Views :

-    **54%** Direct Sea Views
-    **38%** Peripheral Sea Views
-    **8%** No Sea Views

Orientation :

-  **23%** facing the sea
-  **77%** not facing sea
-  **Overlooking Unit**

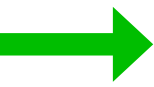


Proposed Sketch Scheme

Unit Views :

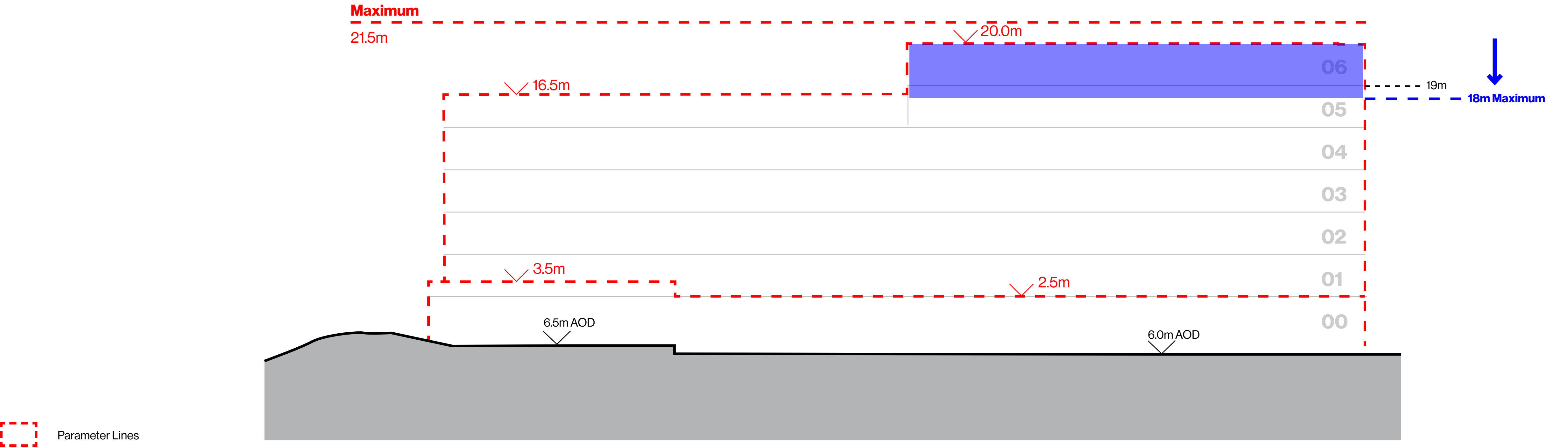
-    **79%** Direct Sea Views
-    **21%** Peripheral Sea Views
-    **0%** No Sea Views

Orientation :

-  **79%** facing the sea
-  **21%** not facing sea

Explaining the Parameter Changes

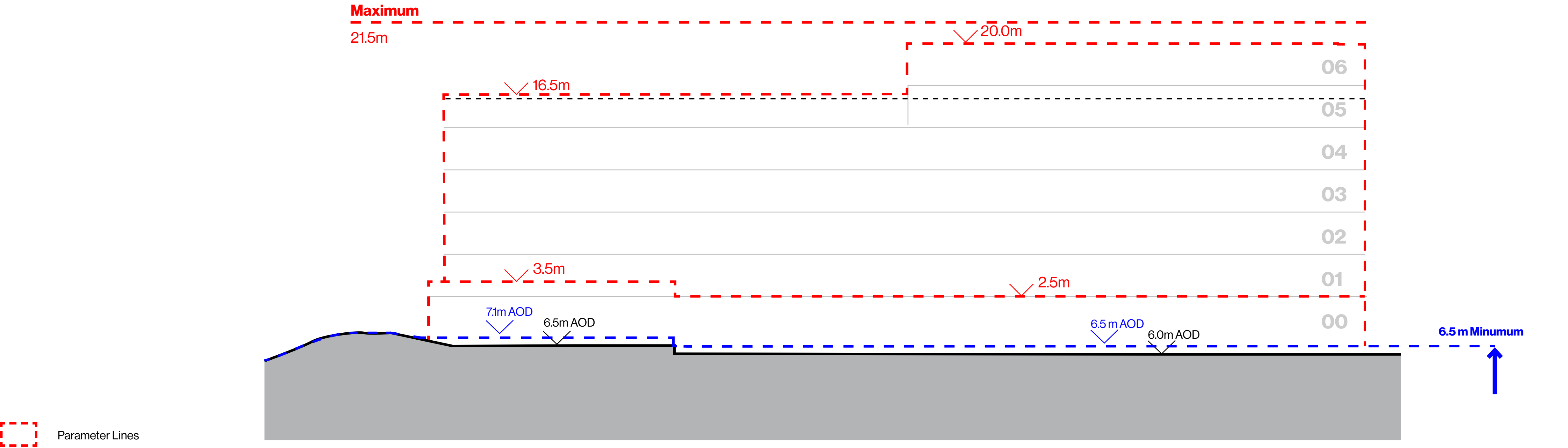
Changes to vertical setting out



Adapt building to become a low risk building by ensuring last habitable level remains below 18m and below 7 storeys

Explaining the Parameter Changes

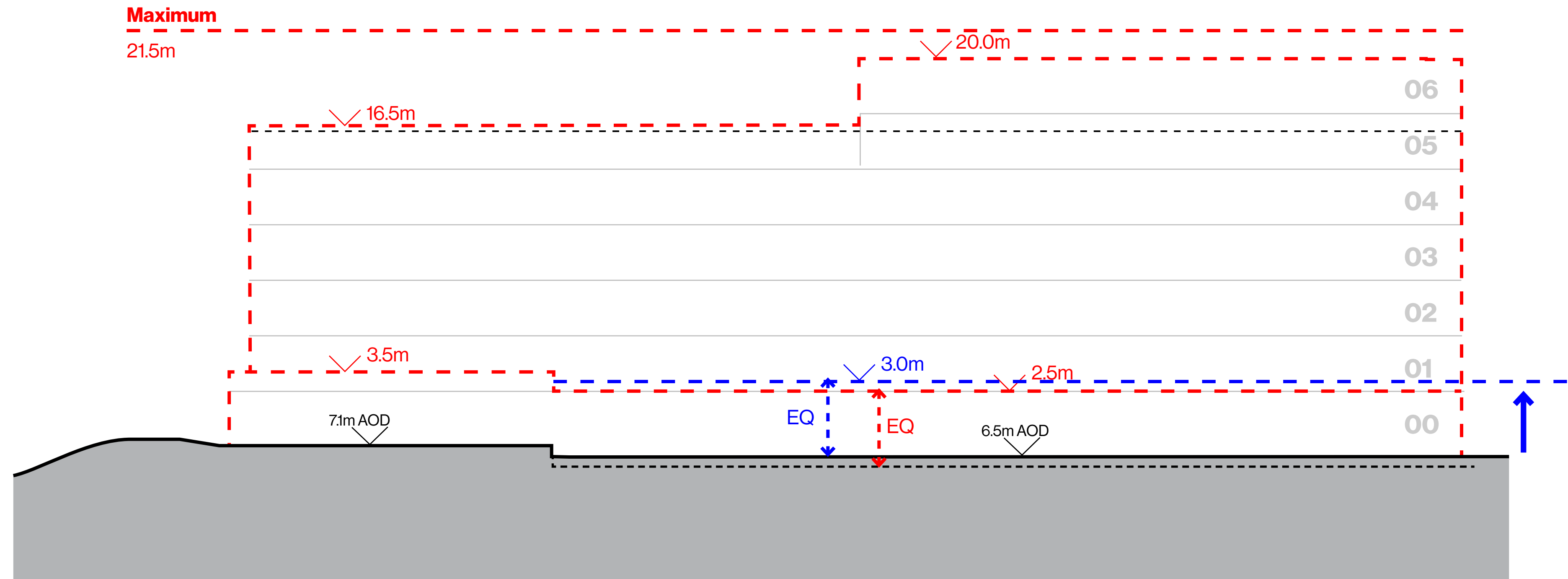
Changes to vertical setting out



The minimum threshold ground floor level must increase from 6.0m AOD to 6.5m AOD in accordance with flood risk recommendations.

Explaining the Parameter Changes

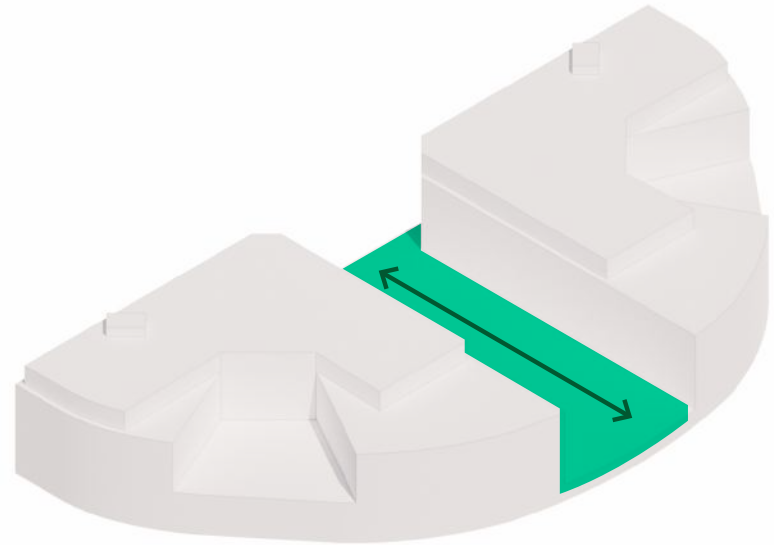
Changes to vertical setting out



By increasing the threshold on the ground floor level, the podium level will also increase on the north by the same amount, which will increase the parameters on the podium from 2.5m to 3.0 m.

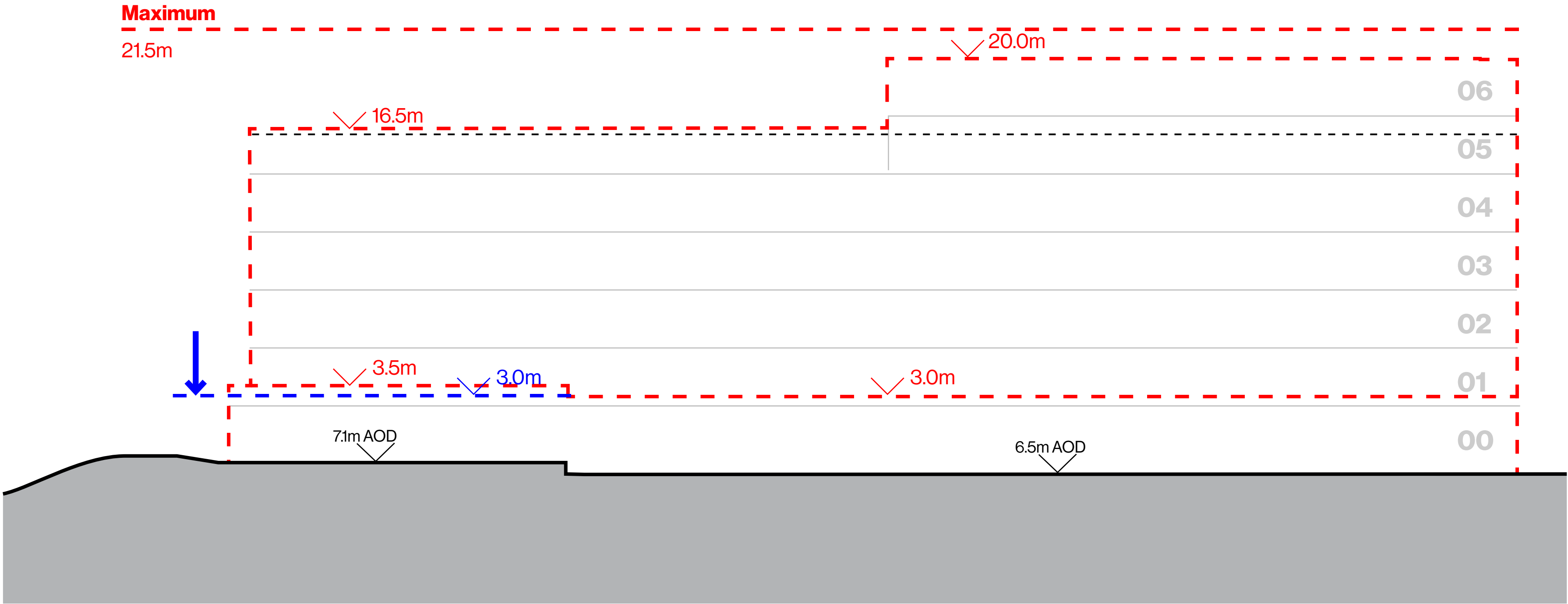
Explaining the Parameter Changes

Changes to vertical setting out



Levelling the podium to a consistent height of +3.0m

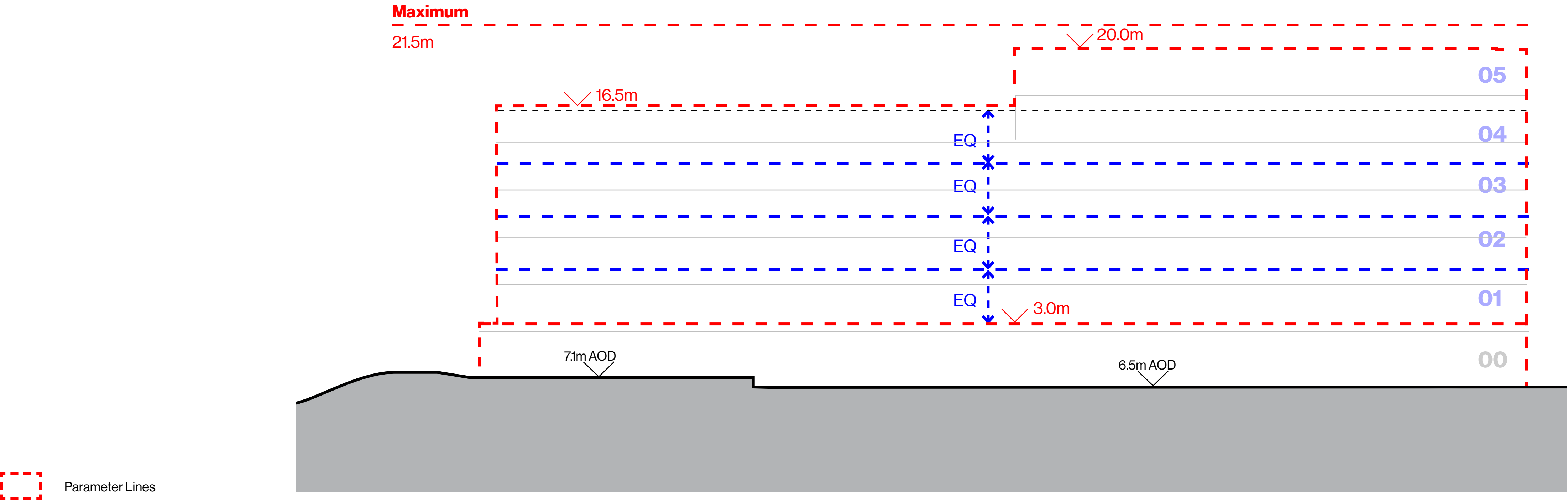
 Parameter Lines



Leveling the podium at 3.0m will maximise views towards Marine Crescent.
We are proposing to decrease the maximum h from 3.5m to 3.0 m on the South side.

Explaining the Parameter Changes

Changes to vertical setting out

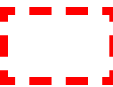


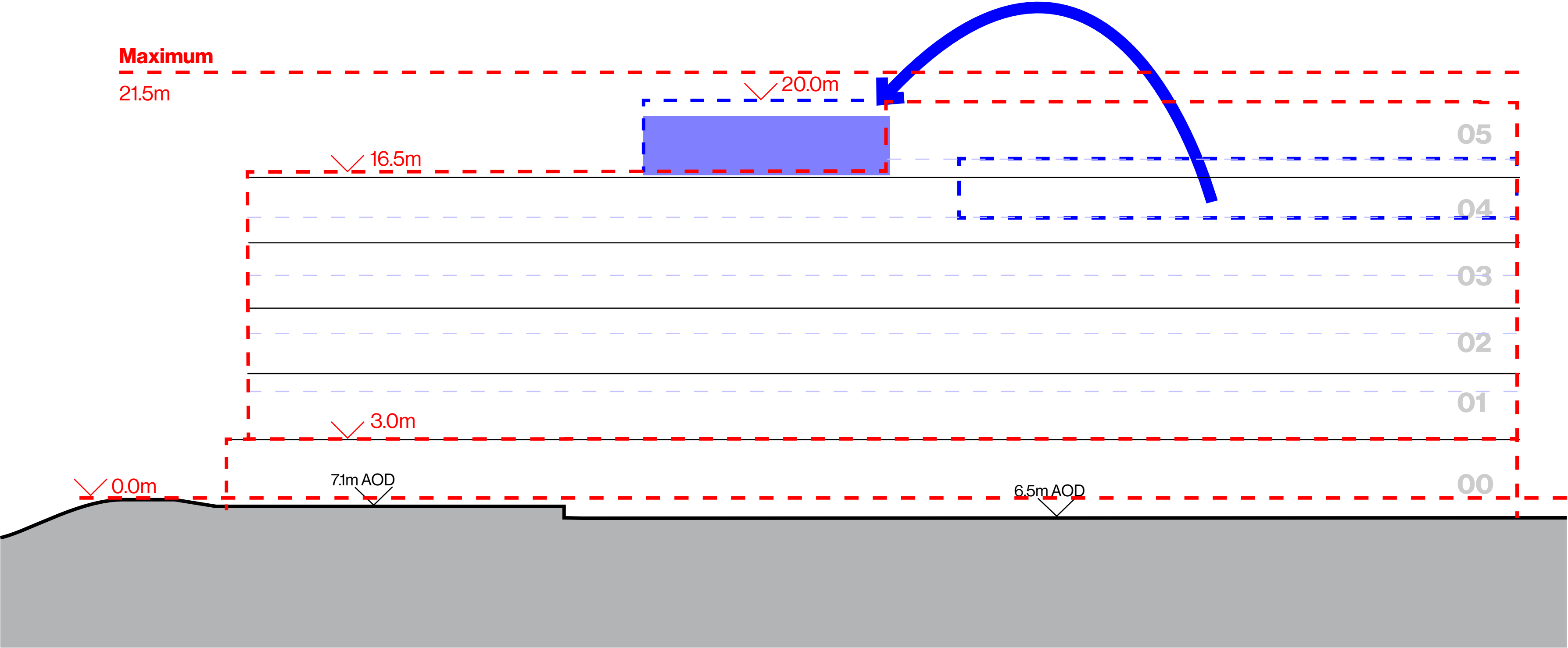
By lowering the last floor and increasing the Ground Floor level we will lose an entire residential level.

The height left can be redistributed throughout the other floors to improve floor to ceiling height.

Explaining the Parameter Changes

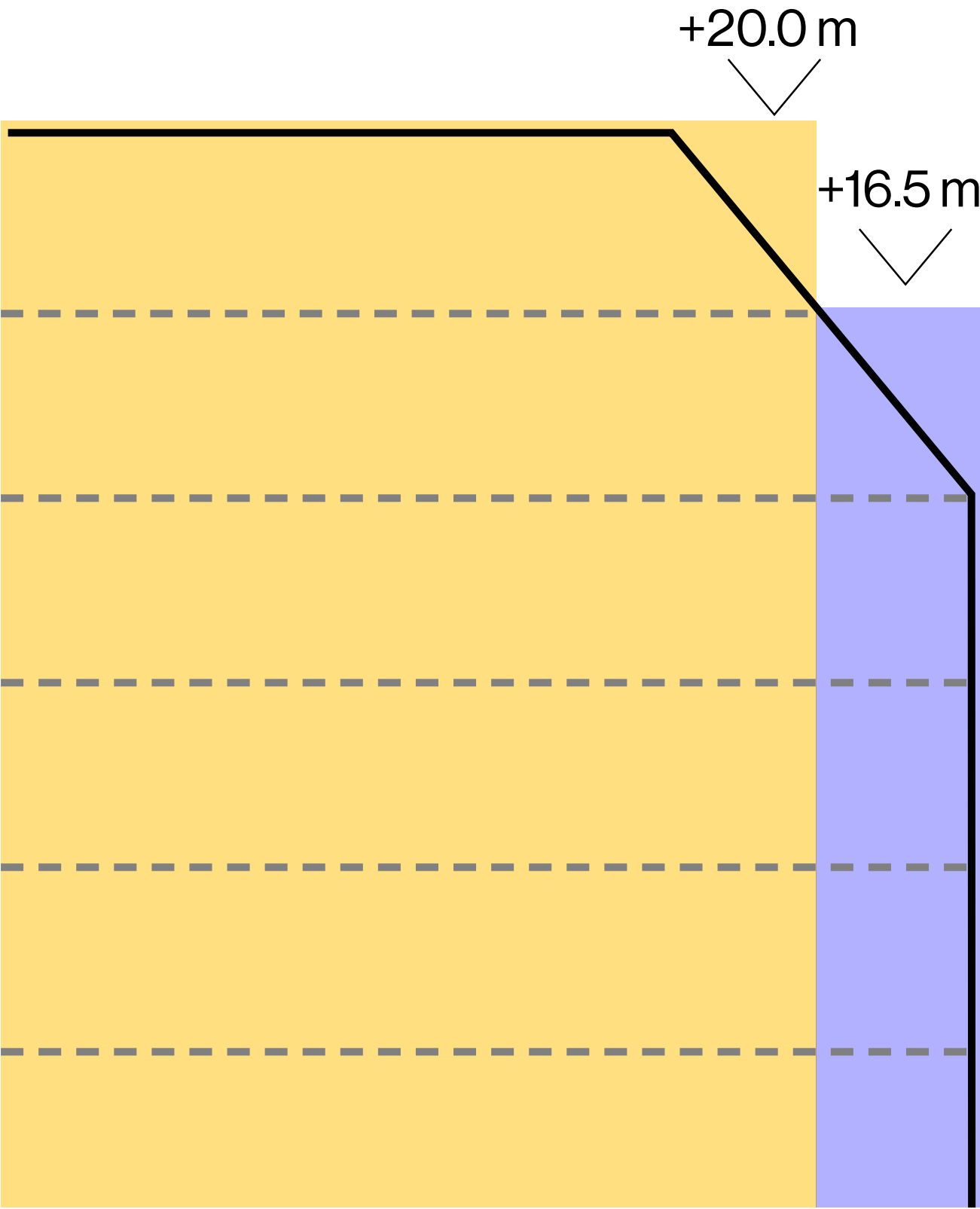
Changes to vertical setting out

 Parameter Lines



To compensate for the loss of a storey some area has been added to the middle of the plot where it is less visible from Marine Parade.

Explaining the Parameter Changes
Changes to vertical setting out

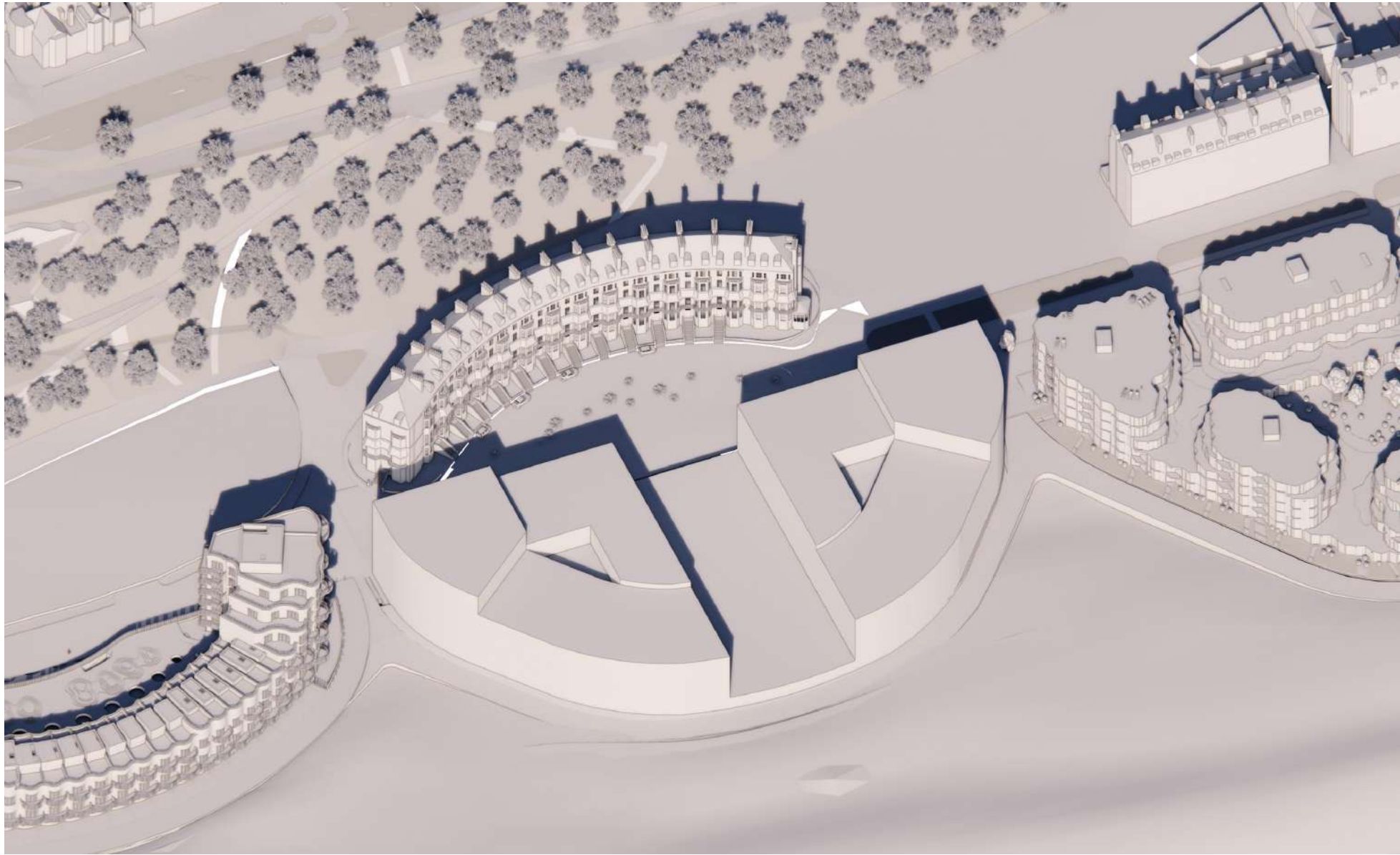


The design intent is to mansard the upper floors of the building and not filling the maximum development volume to the edge.

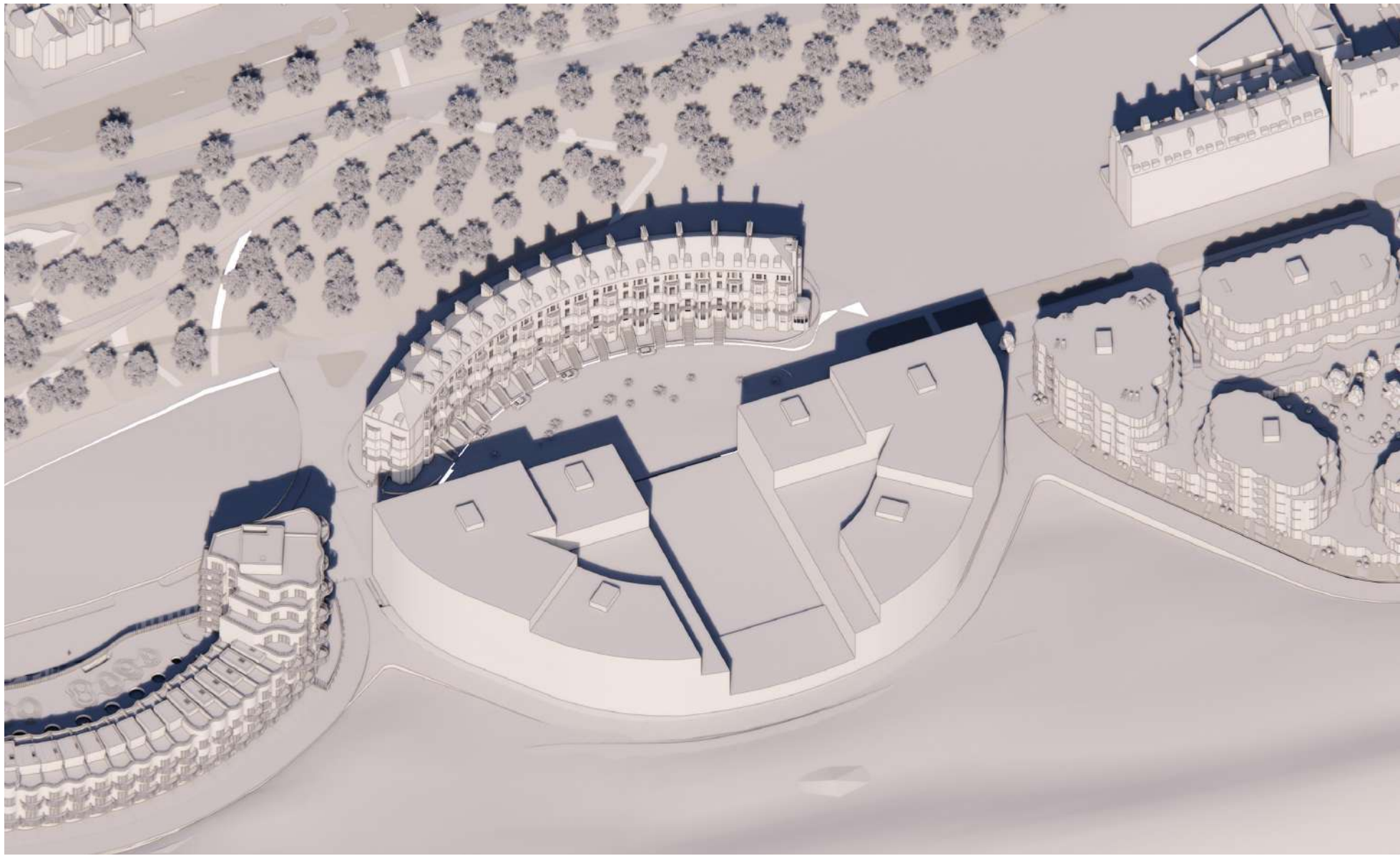
Existing & Proposed Comparisons

View Comparison Analysis

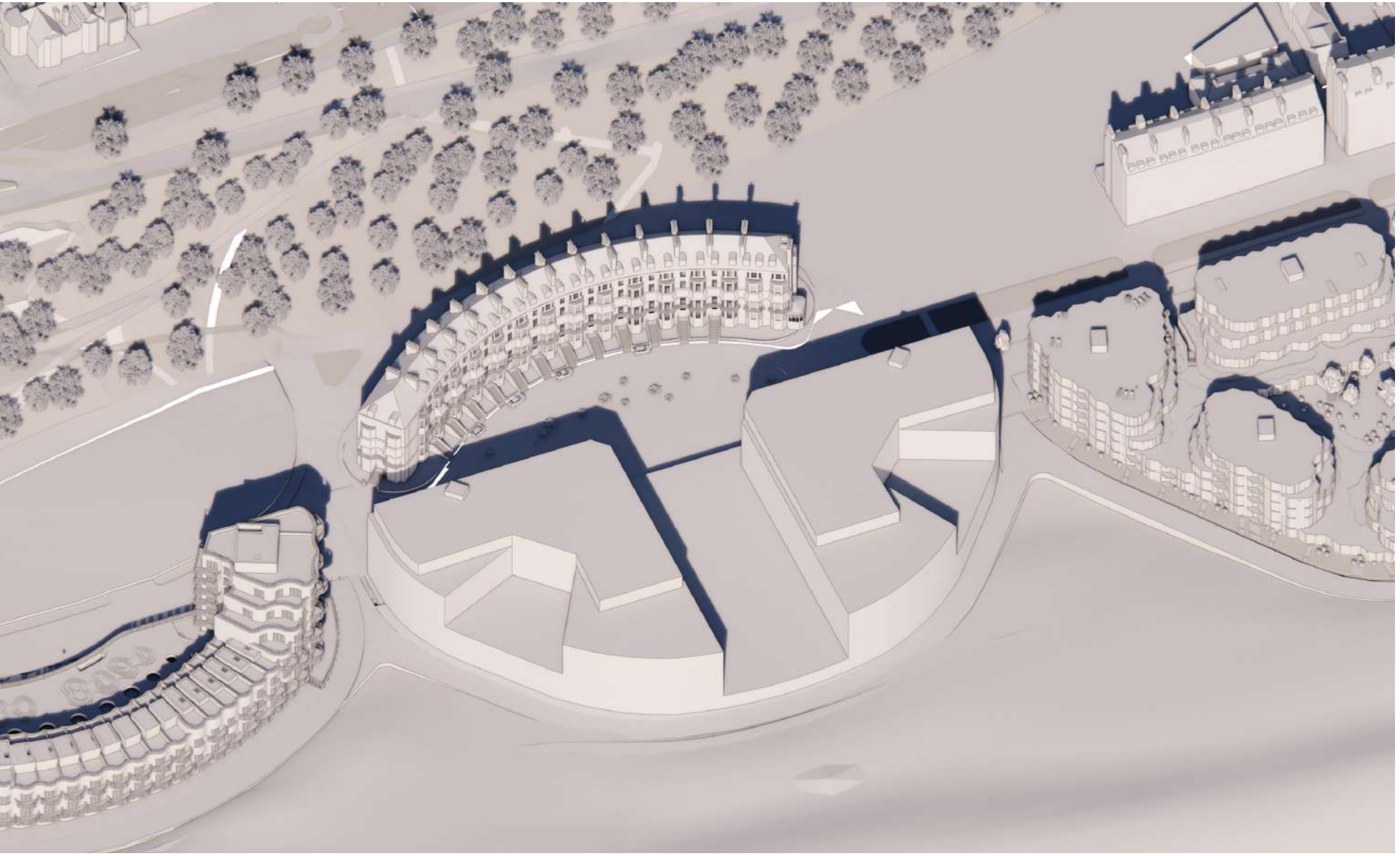
Birds-eye View
Comparison



Maximum Development Volume - 2015

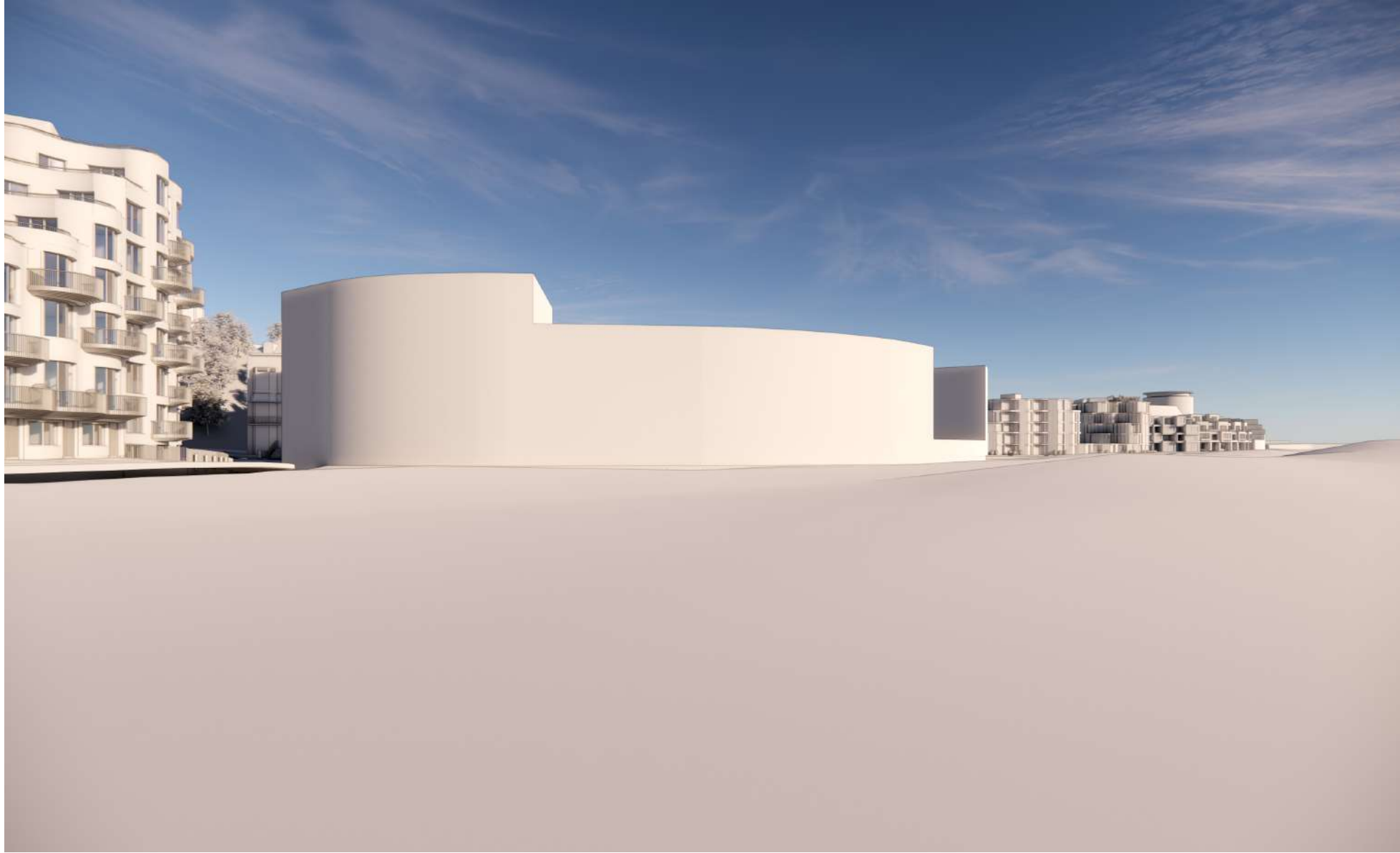


Maximum Development Volume - 2024

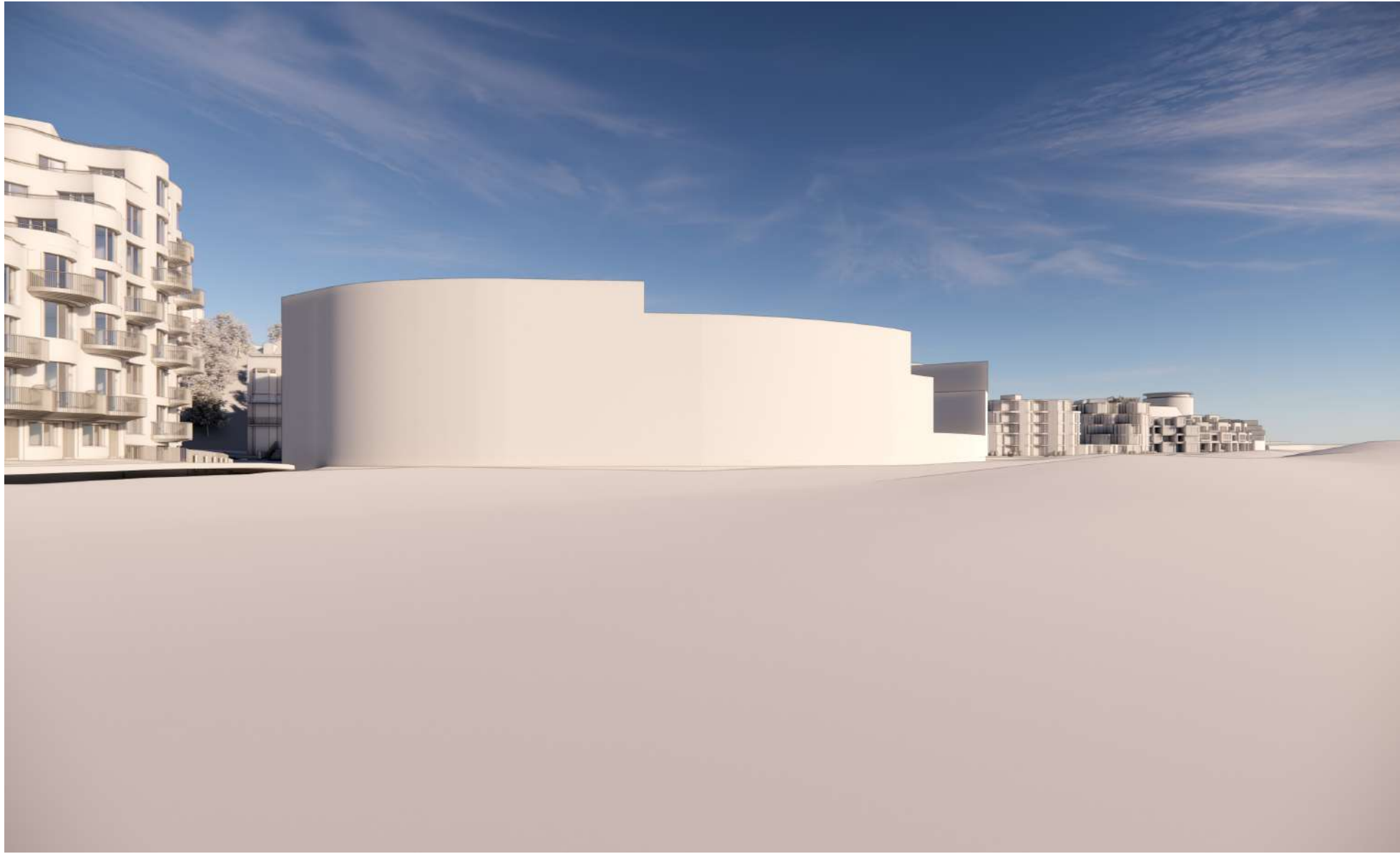


Maximum Development Volume - Proposed

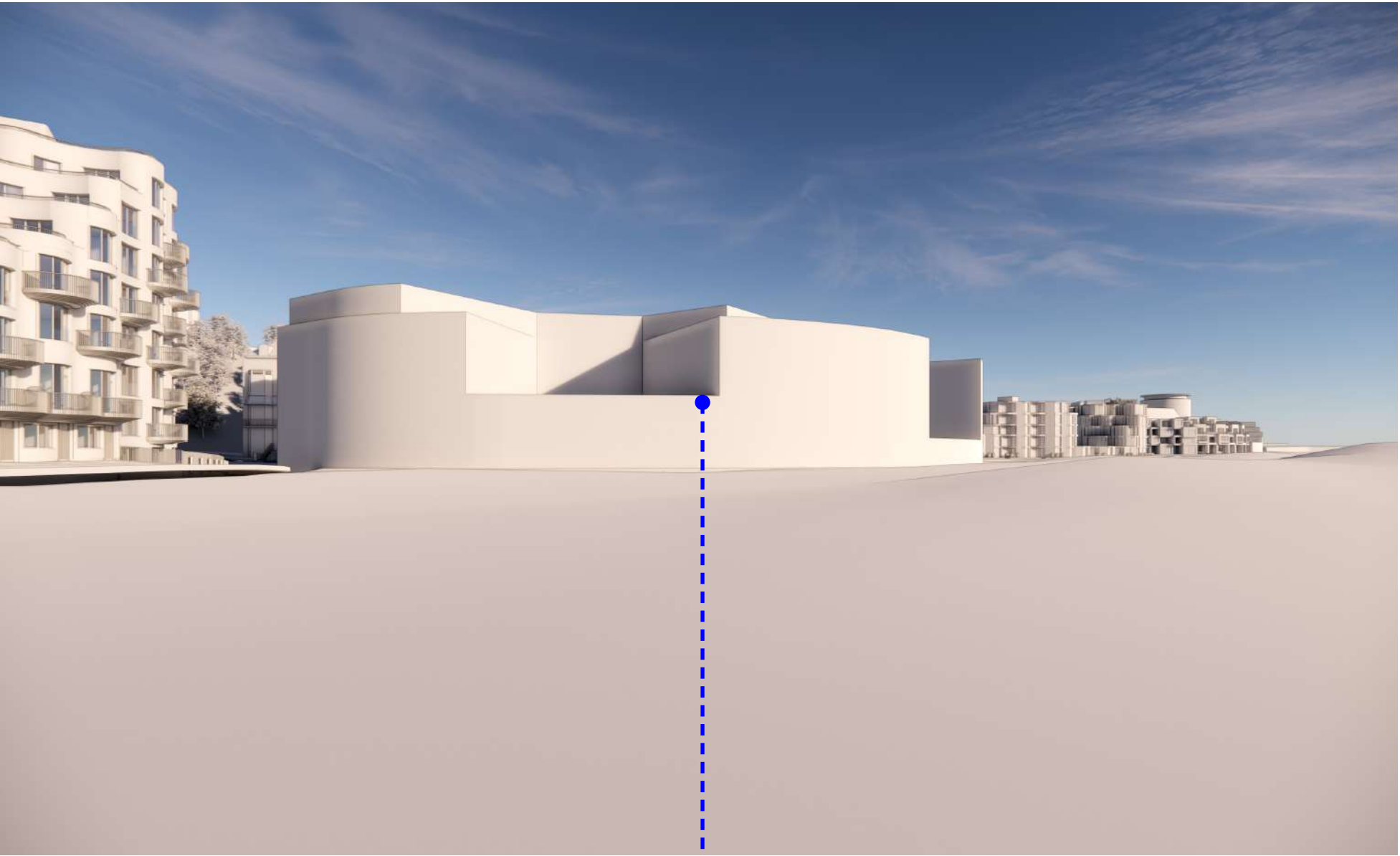
Beach view from South-West
Comparison



Maximum Development Volume - 2015



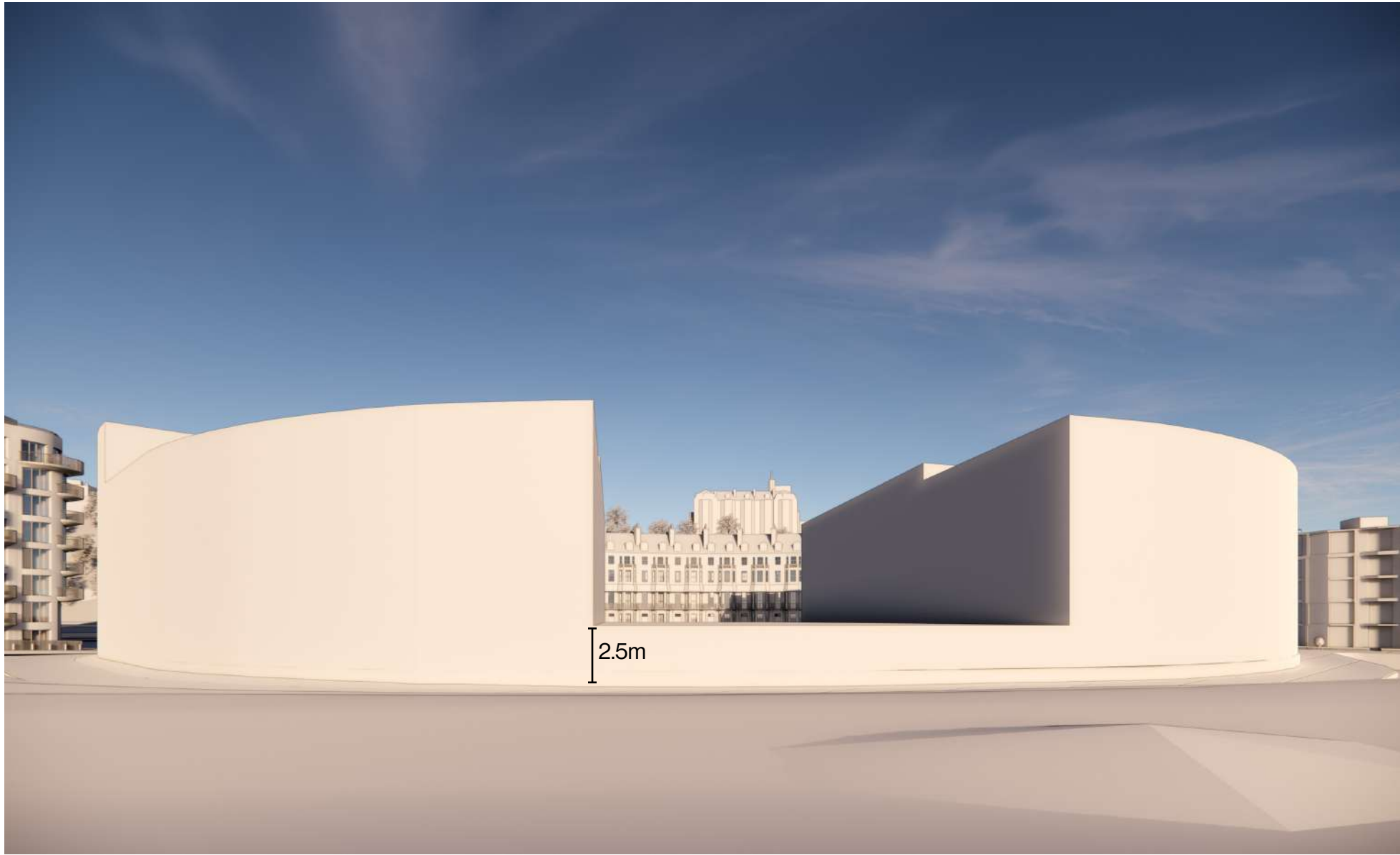
Maximum Development Volume - 2024



Maximum Development Volume - Proposed

Reduce volume from 11m to 7.5m

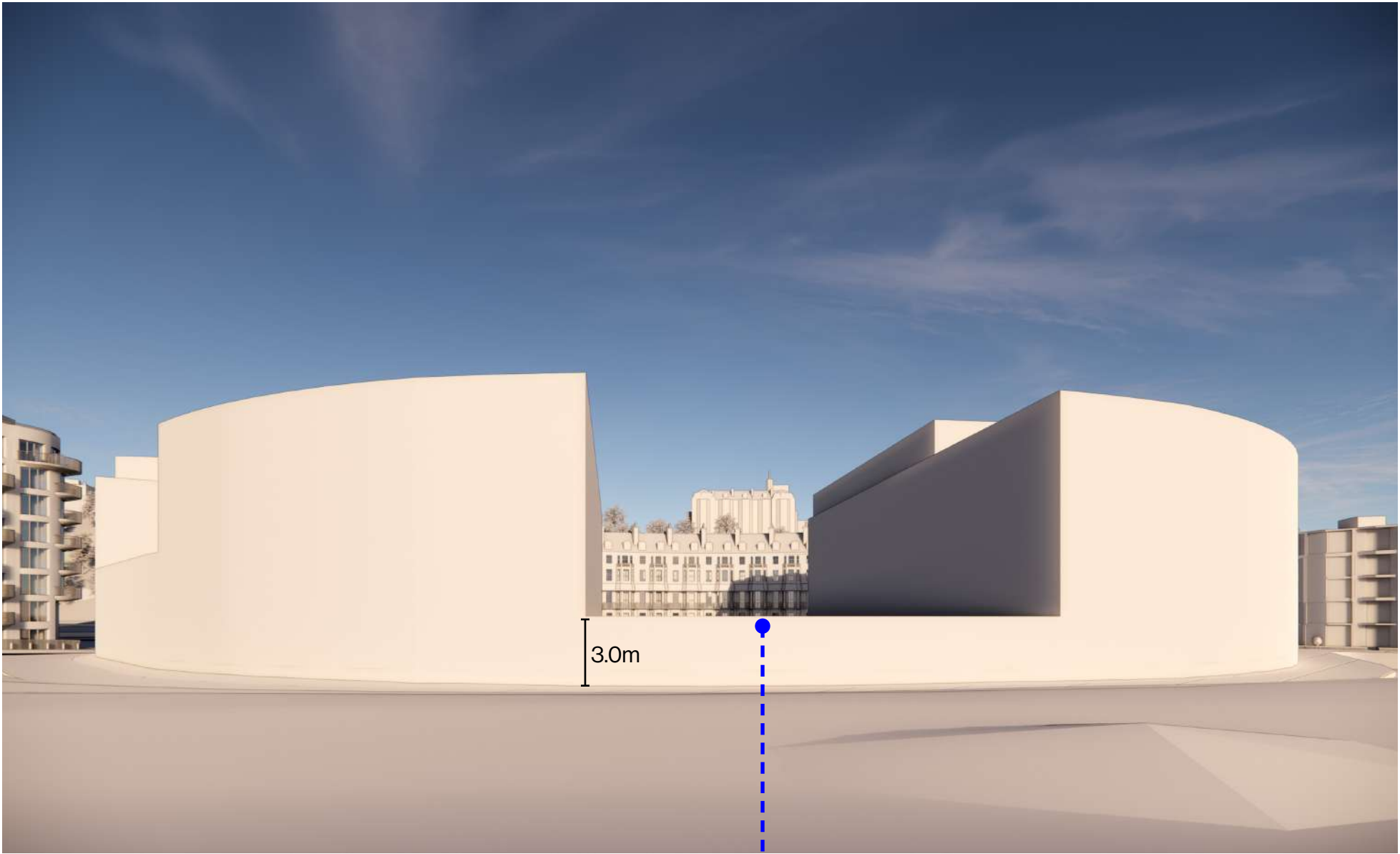
View from the Boardwalk
Comparison



Maximum Development Volume - 2015



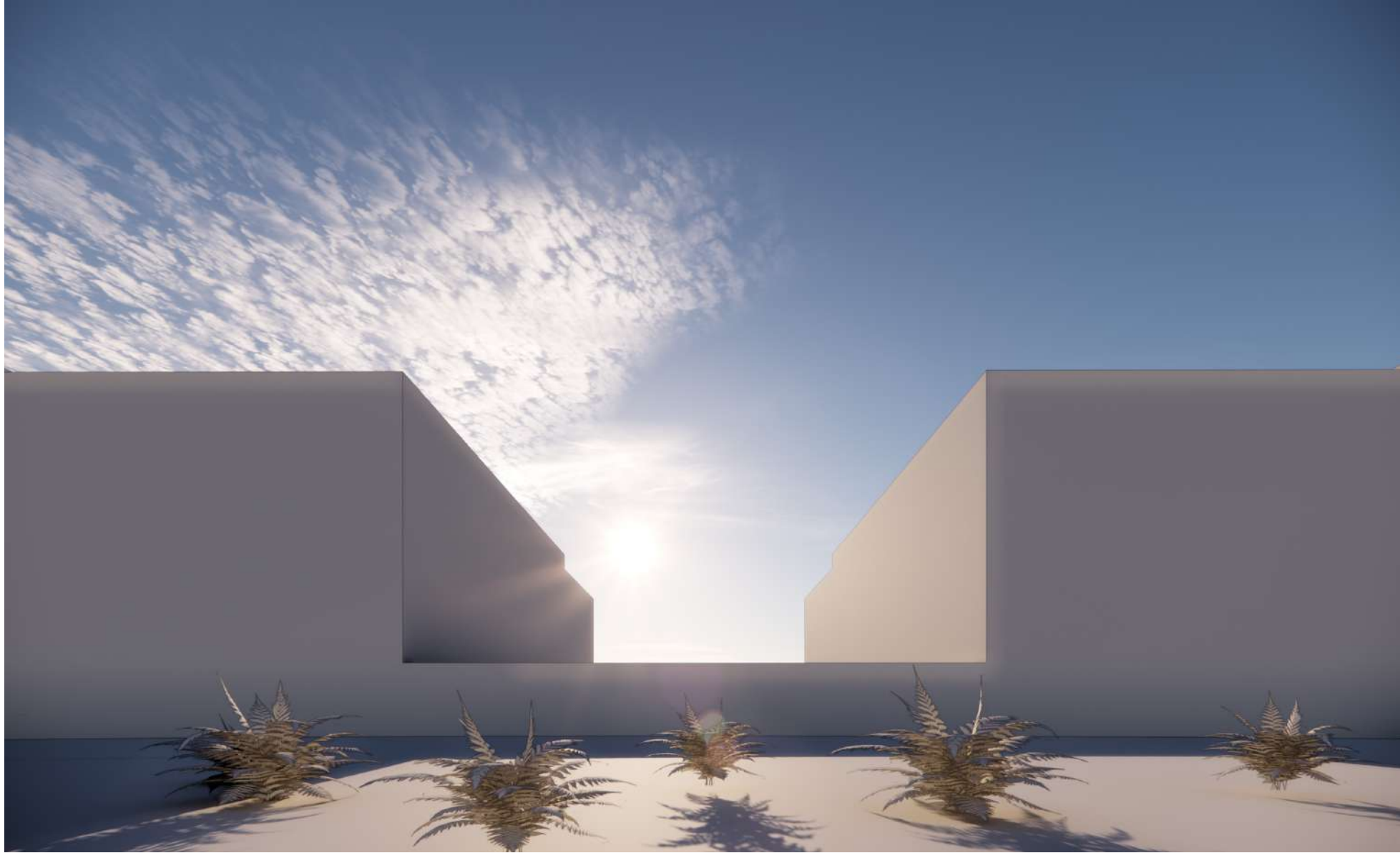
Maximum Development Volume - 2024



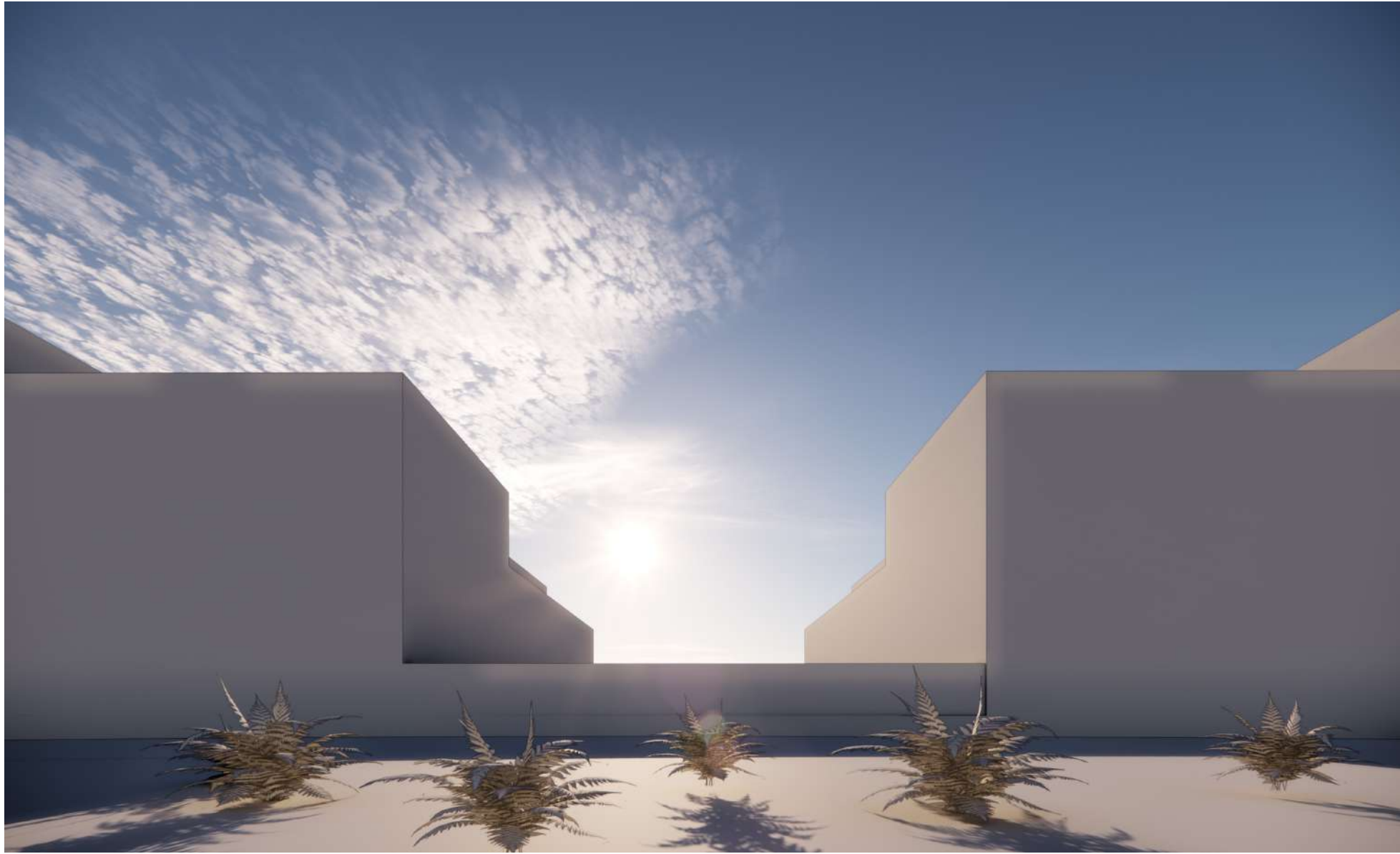
Maximum Development Volume - Proposed

Increase views to Marine Crescent

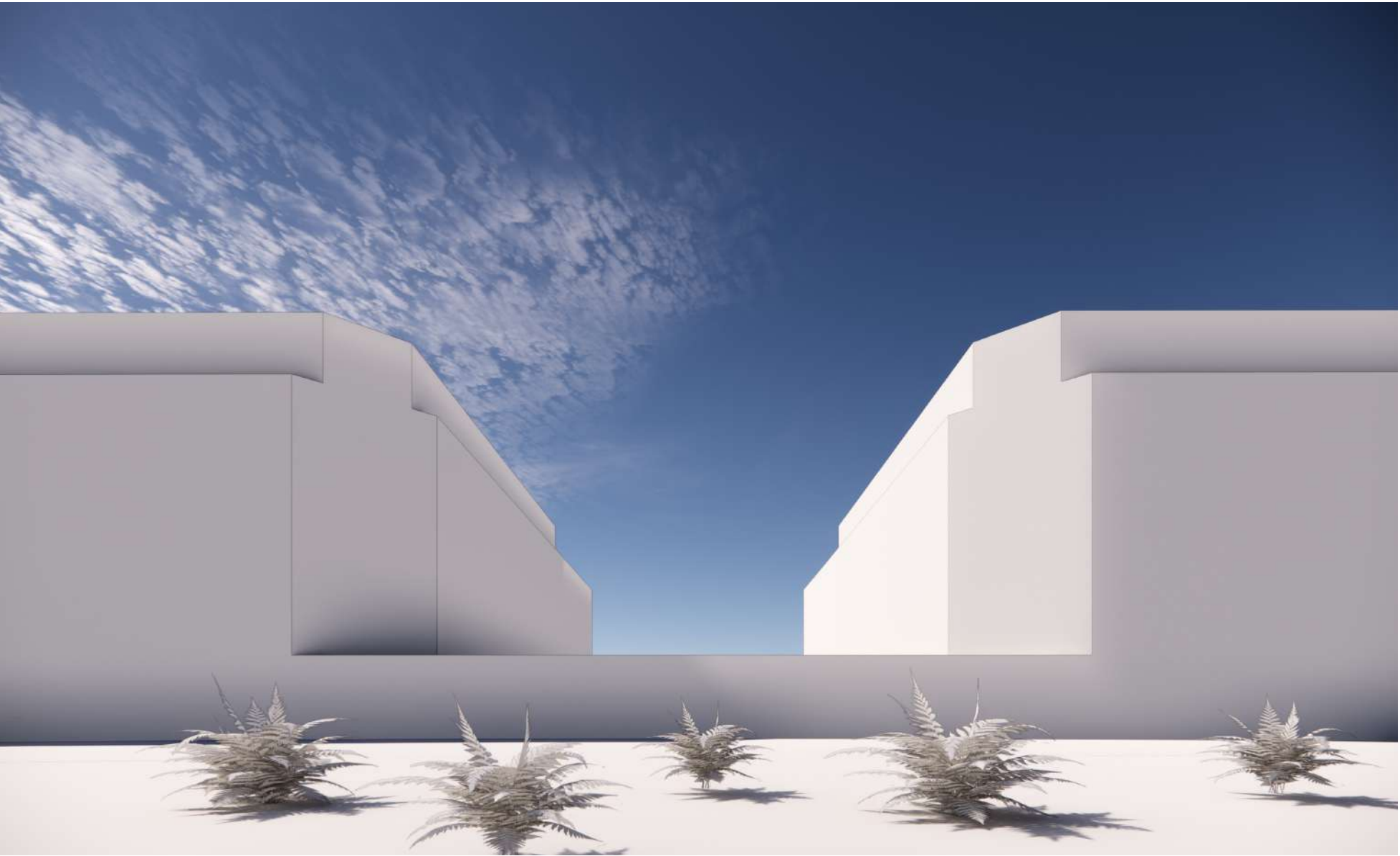
Marine Parade view looking south
Comparison



Maximum Development Volume - 2015

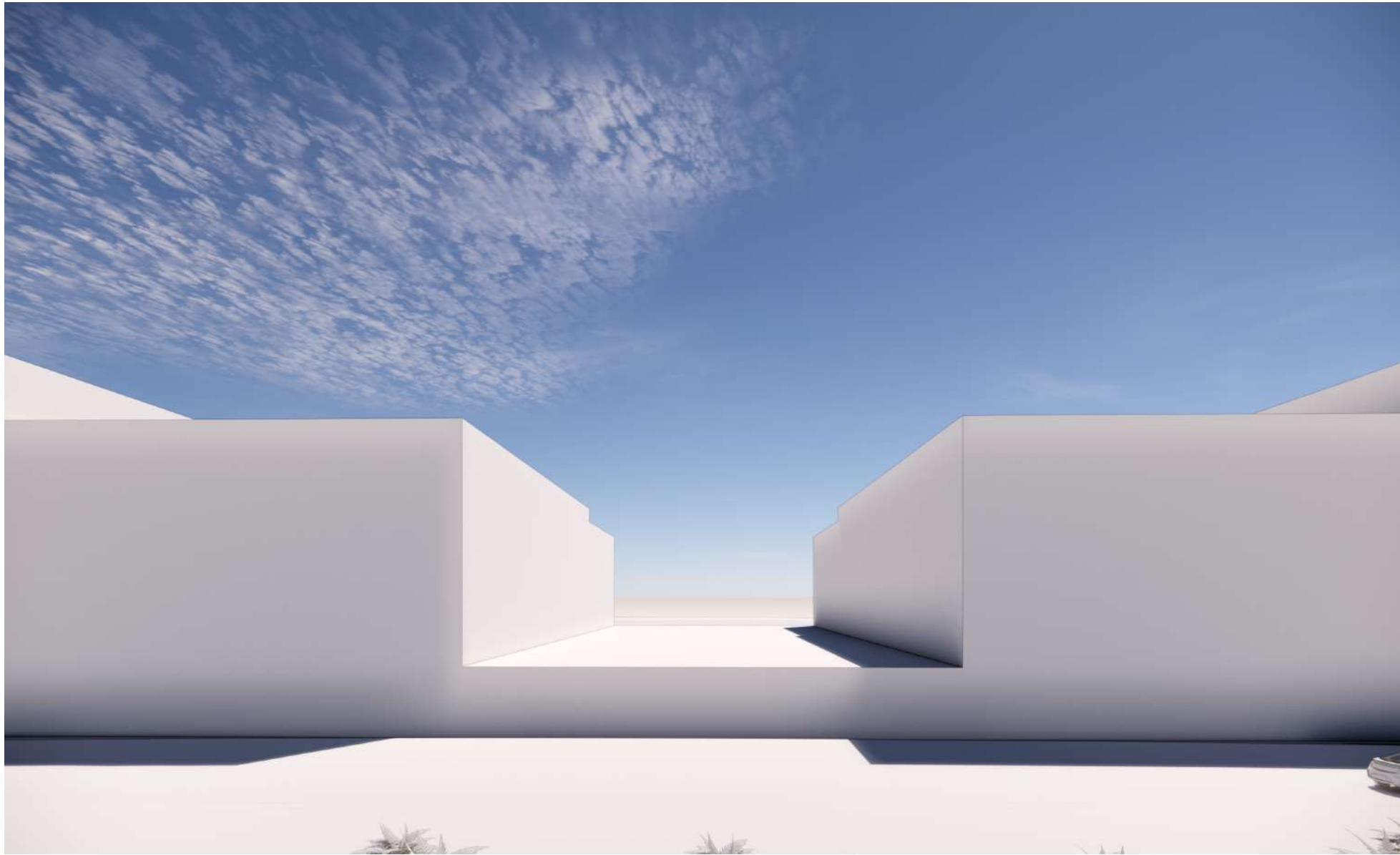


Maximum Development Volume - 2024

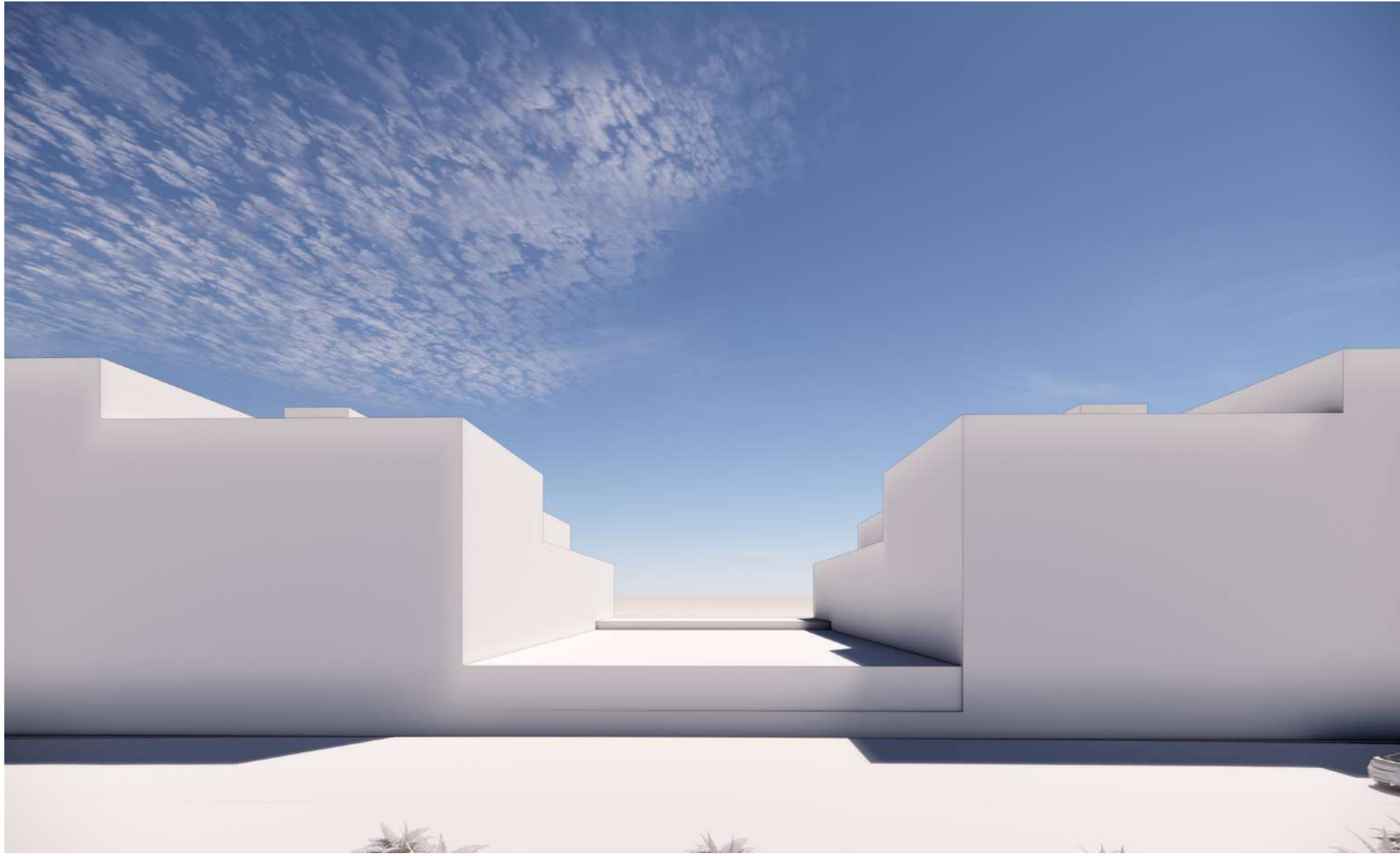


Maximum Development Volume - Proposed

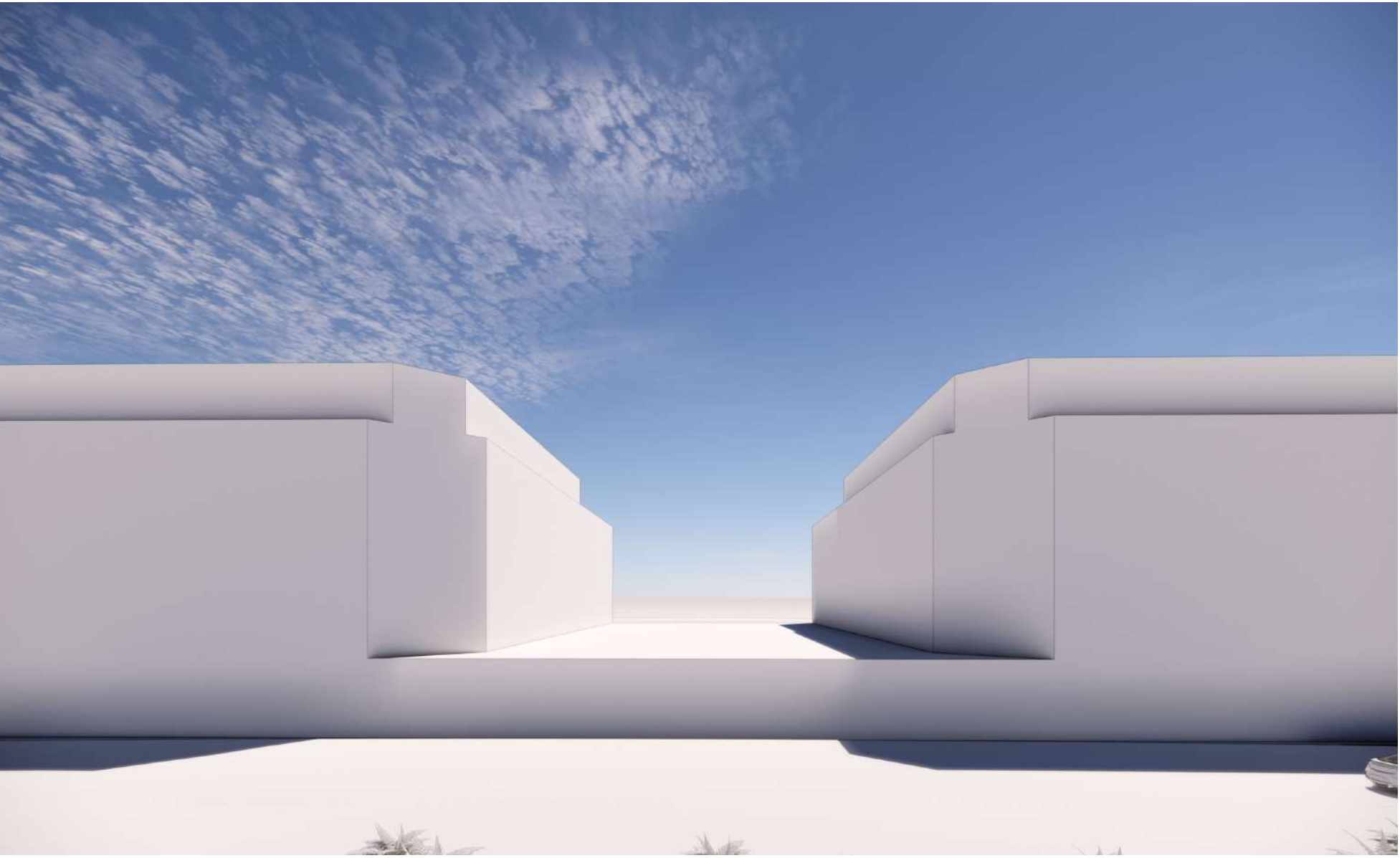
**View from the Marine Crescent
Level 01**
Comparison



Maximum Development Volume - 2015



Maximum Development Volume - 2024



Maximum Development Volume - Proposed

View from Marina Crescent
Comparison



Maximum Development Volume - 2015



Maximum Development Volume - 2024



Maximum Development Volume - Proposed

View from South East
Comparison



Maximum Development Volume - 2015



Maximum Development Volume - 2024



Maximum Development Volume - Proposed

A IS FOR

493 Hackney Road
London, E2 9ED

aisfor.co

+44 (0) 7746 274633
