

Melbury Abbas, Sandgate

Design & Access Statement

Hollaway is an award winning architecture and interiors practice that places people and feeling at the core of its philosophy of architecture. With offices in Kent and London and a strong reputation for design, the practice is working in a wide range of sectors including hospitality, hotels, restaurants, education and housing, and in recent years has worked on a number of large scale regeneration schemes across Kent including Dreamland at Margate, the transformative Rocksalt restaurant at Folkestone, and Folkestone Academy.

Recent projects include the award winning Process Gallery for artist Nick Veasey, the first new build Picturehouse in the UK at Ashford for developers Stanhope, a new Winery, Gin Works and Brewery for Chapel Down, and a number of large regeneration and housing schemes in London including Bromley South Central for U & I and the Fisheries in Hackney's London Fields.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.



Brompton Bicycle Global HQ



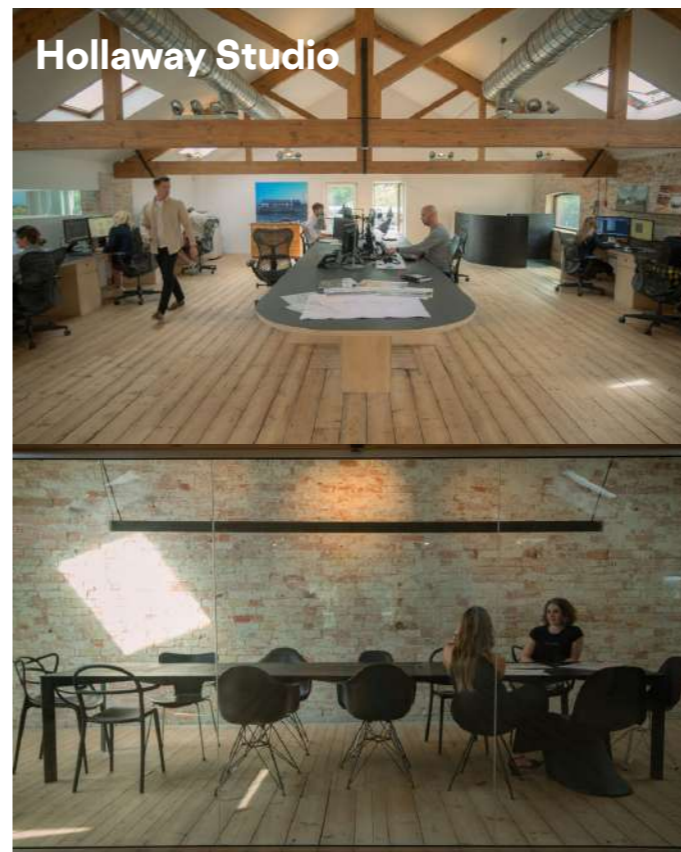
**From Now On
Published 2020 by Artifice**



F51 - Skatepark, Folkestone



Pobble House



Hollaway Studio



Xray Studio

01. Site Analysis

Site Location

CONNECTIONS AND ACCESS



The proposed application is situated off a public access road directly off Sandgate Esplanade in Sandgate, and sits adjacent to Brewer's Hill.

The site is primarily accessible by car but benefits from transport links to Folkestone (approx. 10-15 minute drive) and Hythe town center (approx. 5 minute drive), with wider links from Brewer's Hill bus stop.

- SITE LOCATION
- RAILWAY STATION
- ← HIGH-SPEED RAILWAY
- - MAJOR BUS ROUTE
- - - MAJOR HIGHWAY

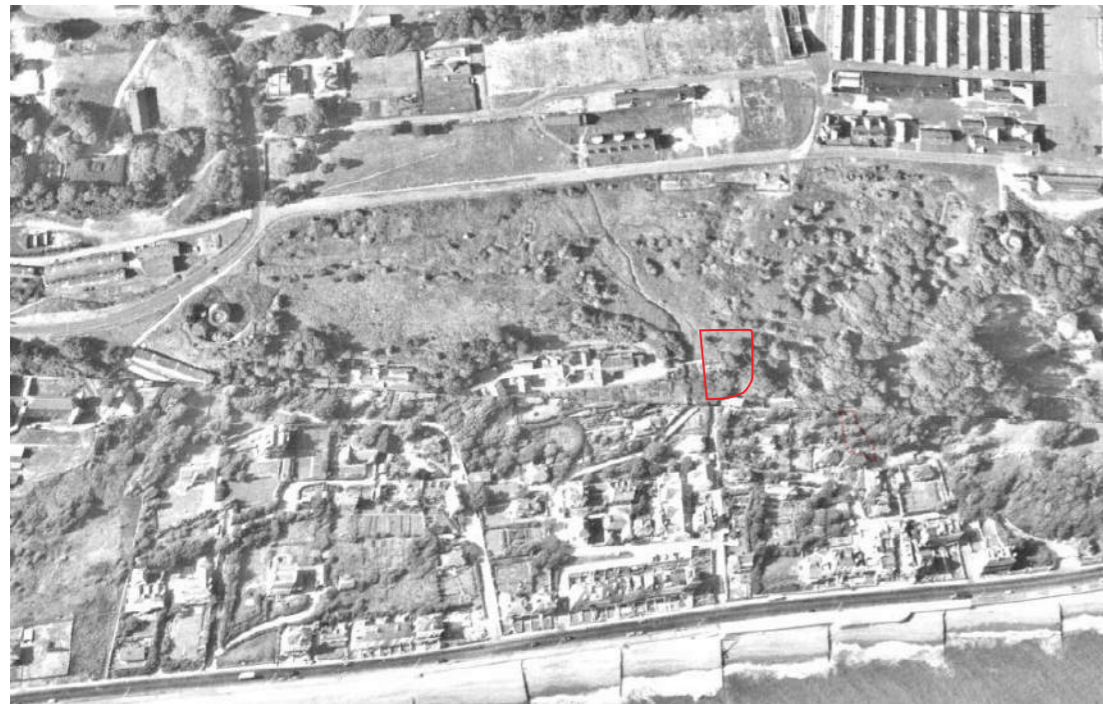
Site History Map Timeline



SANDGATE : 1940



SANDGATE : 1990



SANDGATE : 1960



SANDGATE : 2003



Site Analysis

OPPORTUNITIES AND CONSTRAINTS



IMAGE OBTAINED FROM GOOGLE MAPS

The proposals have been carefully designed to relate to the sloping topography of the site

PLANNING POLICIES:

- The Site is **not** within a Conservation Area
- The Site does **not** sit within an Area of Outstanding Natural Beauty
- The Site does **not** contain any tree preservation orders
- The Site is **not** within a Flood Risk Zone
- The Site is within an Archaeological Notification Area

- Application Boundary
- ↔ Main Road (A259)
- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Tree preservation orders
- Flood Risk Zone 2 & 3
- - - ● Sun path

Site Photographs

Solar PV
Sloped grass area
at the base of
the garden



View A: view looking at the entrance path to the site

Stone retaining wall



View B: view showing the garden from the patio

Primary entrance to patio



View C: view showing the front facade of the building

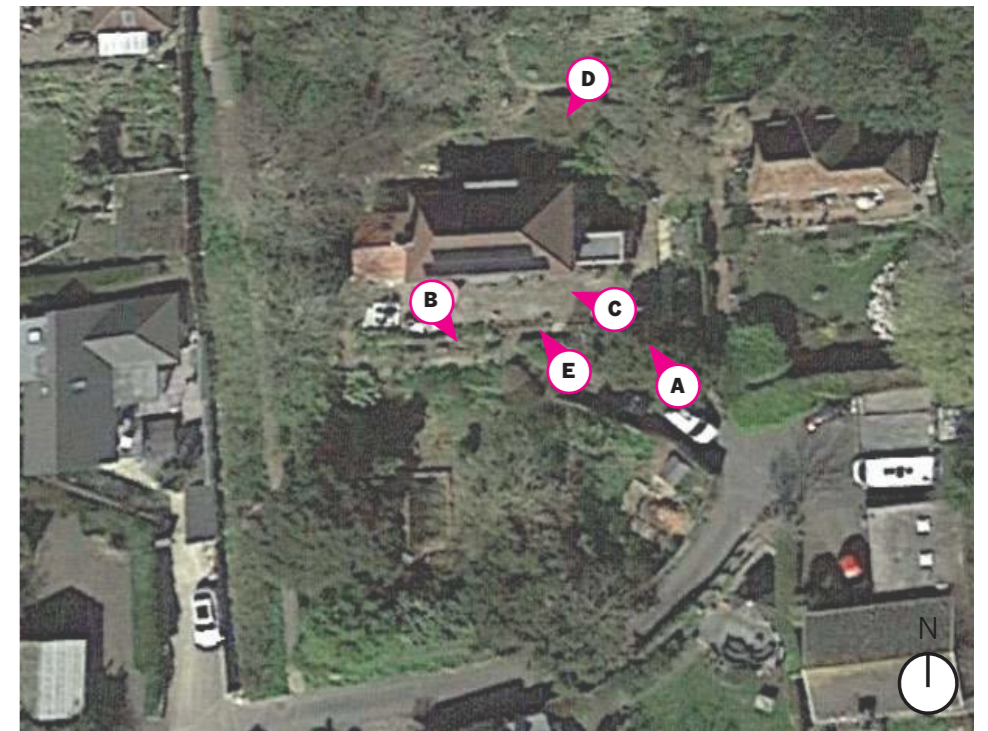
Bank shrubbery



View D: view towards the rear facade of the building



View E: view looking up at the south facade



KEY PLAN

Entrance to garden from guest bedroom



View F: view looking at doors that lead into the guest bedroom



View G: view showing existing terrace



View H: view showing East elevation

Existing fencing

Steps up from parking



View I: view showing existing entrance stairs leading up to house

Banked shrubbery Stone retaining wall



View J: view from Wellington Place



KEY PLAN

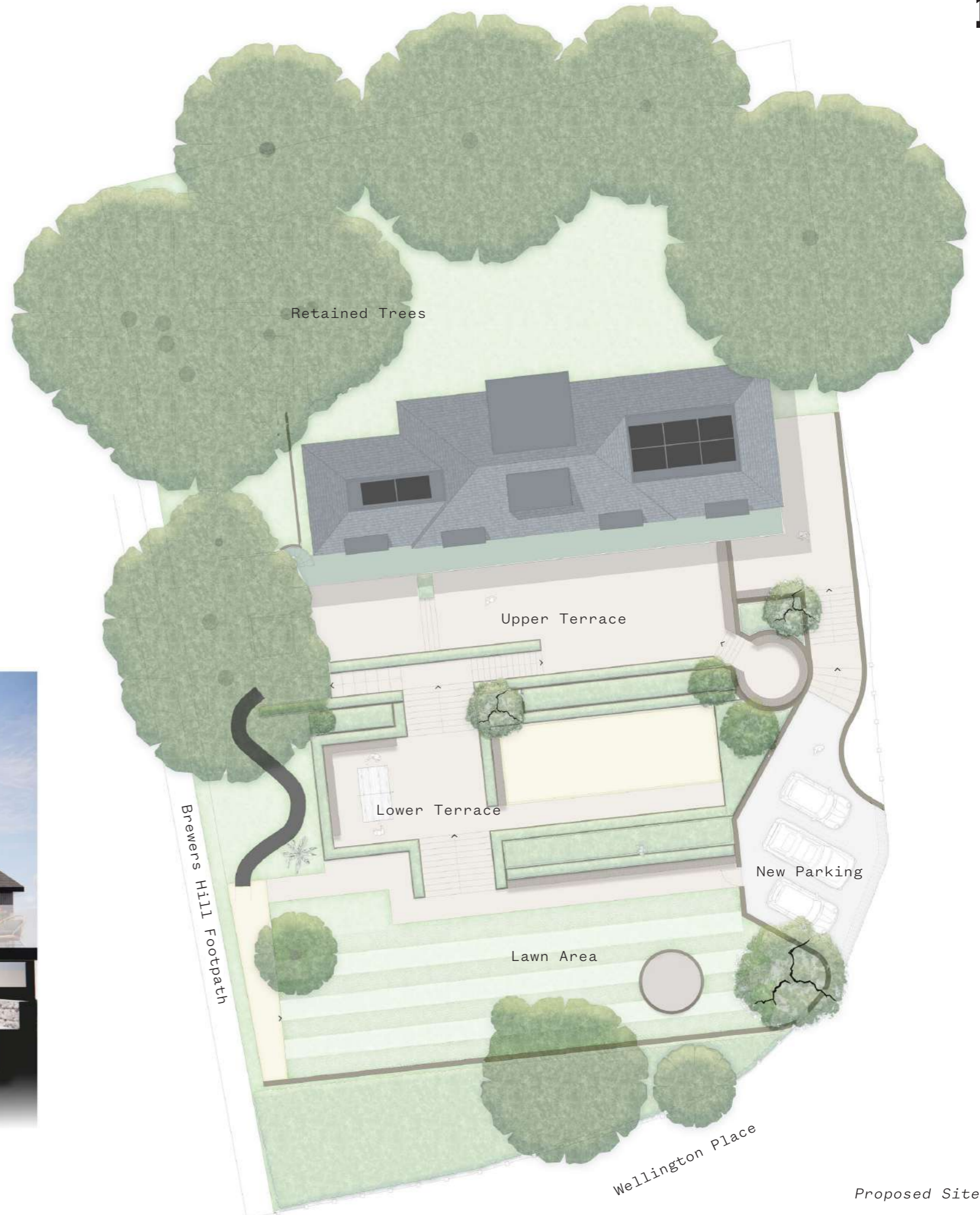
02. Design Proposal

Proposed Site Layout

The proposals include extending East and West wings with accommodation within the existing roof. The gardens are to be re-landscaped to improve the use of the external areas whilst ensuring privacy.

Key design considerations for the layout include:

- The provision of wider, **more accessible stepped access** from the parking area to the re-located front door on the South elevation
- The **retention of boundary trees**, which will be supplemented with additional new planting and landscape
- The creation of an **improved and enlarged off road parking** area for vehicles (in addition to the retention of the existing single garage).
- The **enhancement and improvement to the front and rear gardens**, which are underutilised and of low quality.



The scale of the existing property broadly remains as existing and the principal roof structure to the house is to be retained. Therefore, the **overall height of the dwelling is unaltered.**

The proposed first floor extension to the western wing of the house creates a bedroom at first floor over the existing ground floor sunroom / guest bedroom. The pitched roof of the extension is truncated in its form to provide an area of flat roof, upon which to house the PV panels. This area of flat roof also ensures that the eastern and western extensions are subservient in scale to the ridge height of the main section of the house.

In a similar manner the proposed replacement extension to the eastern end of the house proposes to demolish the existing single storey element and replace it with a 2 storey extension with the same pitched (truncated) roof form. Given the slight difference in the depth of the eastern and western side extensions to the truncated roof form allow the extent of the flat roof to vary thus ensuring that the perceived ridge of the two wings match and are both lower than the height of the central main roof.

The **design intention is to create a visual balance to the front elevation** of the house, which currently has extensions to either side off the main body of the dwelling that differ in style.

A comparison of the existing and proposed gross internal floor areas and ground floor footprints are provided below:

Existing GIAs

Ground floor - 116sqm / 1249sqft
 First floor - 86sqm / 925 sqft
 TOTAL **202sqm** / 2174sqft

Proposed GIAs

Ground floor - 136sqm / 1464sqft
 First floor - 138sqm / 1485sqft
 Second floor (roof space) - 32sqm / 344sqft
 TOTAL **306sqm** / 3294sqft

The proposals result in an increase to the overall internal floor area of circa +104sqm

Footprint comparison

Existing - 136sqm / 1463sqft
 Proposed - 173sqm / 1862sqft

The proposals result in a modest increase to the overall footprint (ground floor) of circa +37sqm.

Comparison Existing & Proposed South Elevation



Existing South Elevation

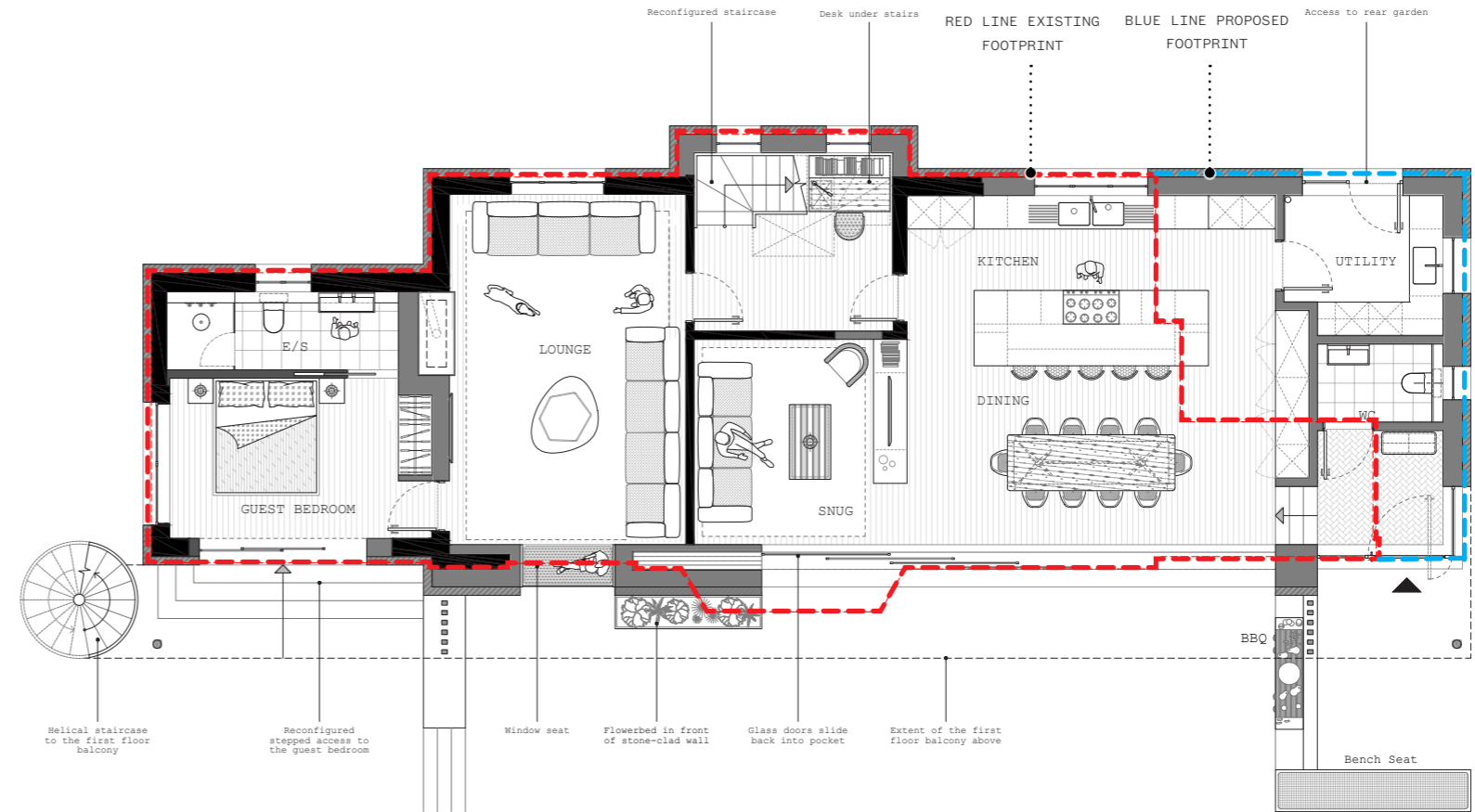


Proposed South Elevation

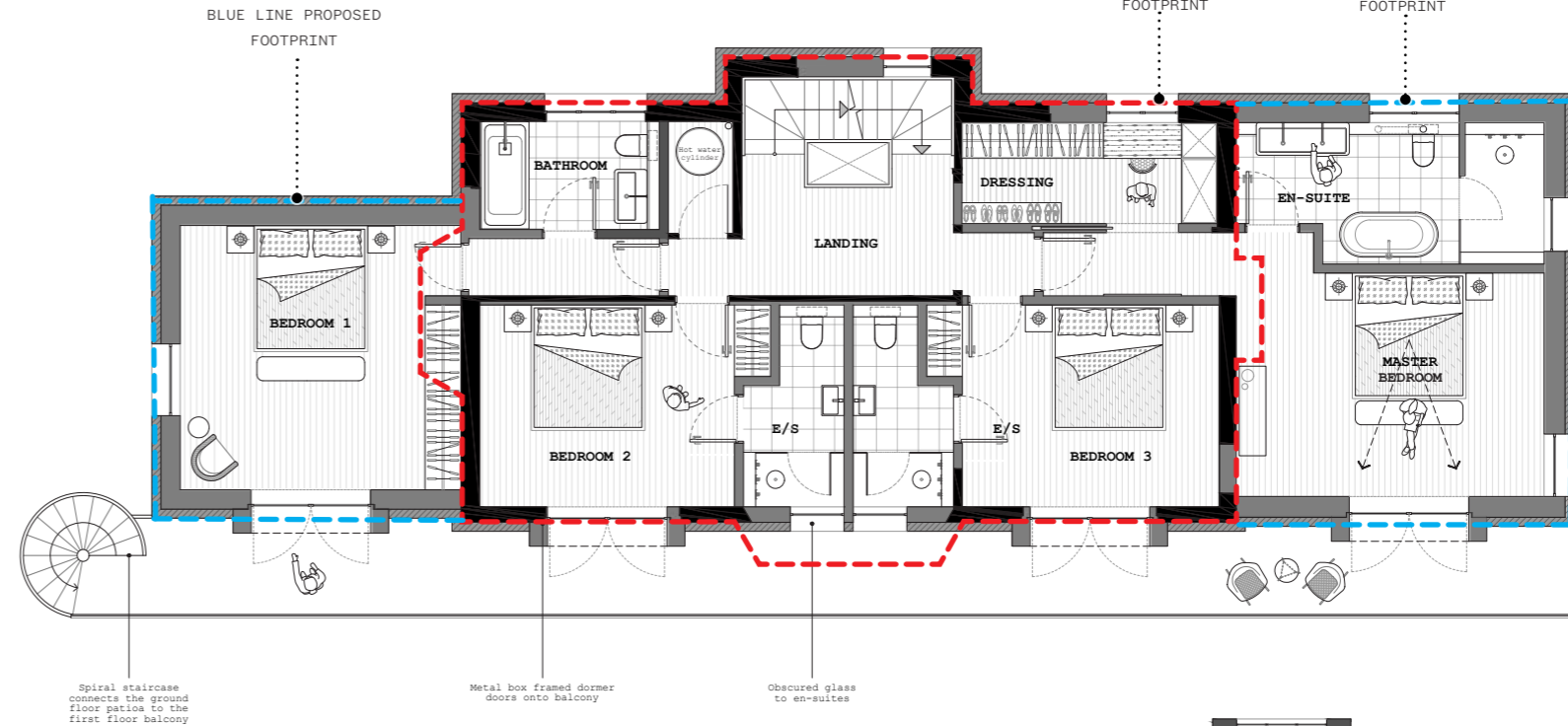
Internal Layout

The proposed alterations and extensions to the existing property are to the eastern and western sides of the house and in the case of the eastern end involve the demolition of the existing single storey flat roofed element, which is of low quality. The proposals seek to provide for the following improvement to the layout of Melbury Abbas:

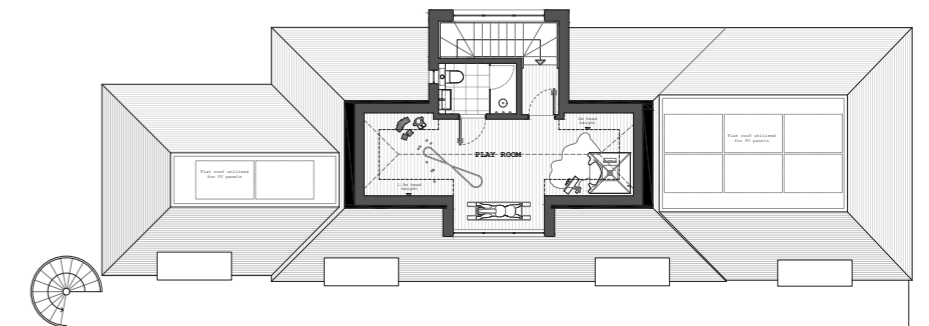
- The **provision of a principal front access**, which is currently to the rear of the building.
- **Re-organisation of the ground floor** to improve the entrance area / hallway and include for a utility space with separate rear access.
- Creation of an open plan kitchen dining area with feature glass (pocket) doors to the front of the house facing the South (towards the sea).
- Alterations to hallway area to the back of the property to create a designated study area and improvements to the staircase to provide access to the second floor / roof conversion
- The ground floor alterations generally are intended to improve the internal organisation and flow of the property which has inefficiencies as it currently stands
- The proposals to the first floor seek to create 4 double bedrooms, each with provision for ensuite bathrooms. Each of the bedrooms faces south providing sea views and benefit from direct access to a first-floor terrace.
- The re-organisation of the first-floor plan generally locates ancillary spaces (such as ensuite bathrooms, dressing areas, plant cupboard and bathrooms to the rear north facing elevation). This allows the bedrooms to have their principal facades facing south towards the view
- The re-organisation of the staircase provides permanent and safe access to the roof space (which is to be converted into a multipurpose space) as part of the overall plans.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

The landscape has been carefully considered; it retains the majority of the existing trees, and the introduction of more generous terraces redefines the much-neglected external space.

The **landscaping** maximises the external space for the applicant introducing areas of wild planting interspersed around areas for games and activity, making the garden more accessible. The existing trees provide privacy and screening between neighbours, the introduction of further trees and shrubs will develop and enhance this.

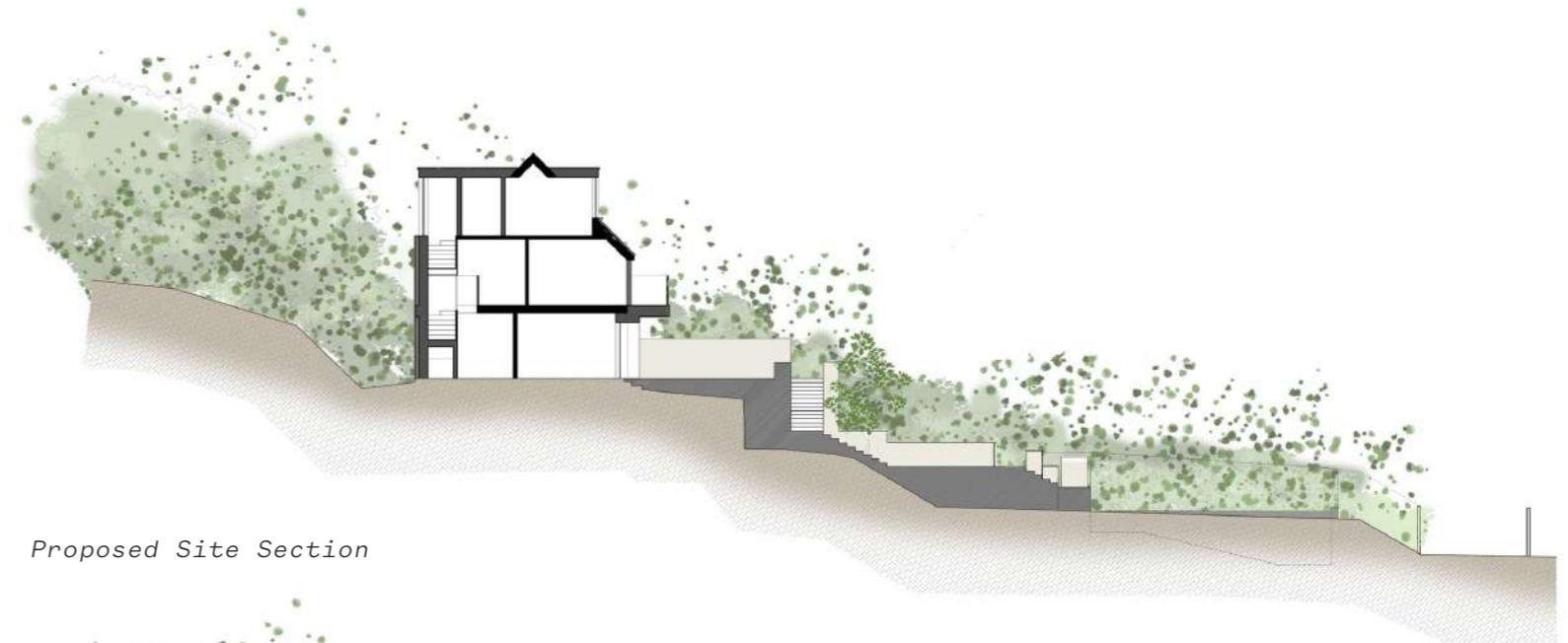
The terrace design translates into the dwelling with strong horizontal elements such as the balcony continuing the visual strata theme.

All views from within the property and externally on the terraces are directed towards the South, rather than East or West for privacy of the neighbours. Windows to the East towards the closest neighbour are obscured to ensuite or utility areas. The garden terrace is below the level of the neighbouring property and is screened through hard and soft landscaping.

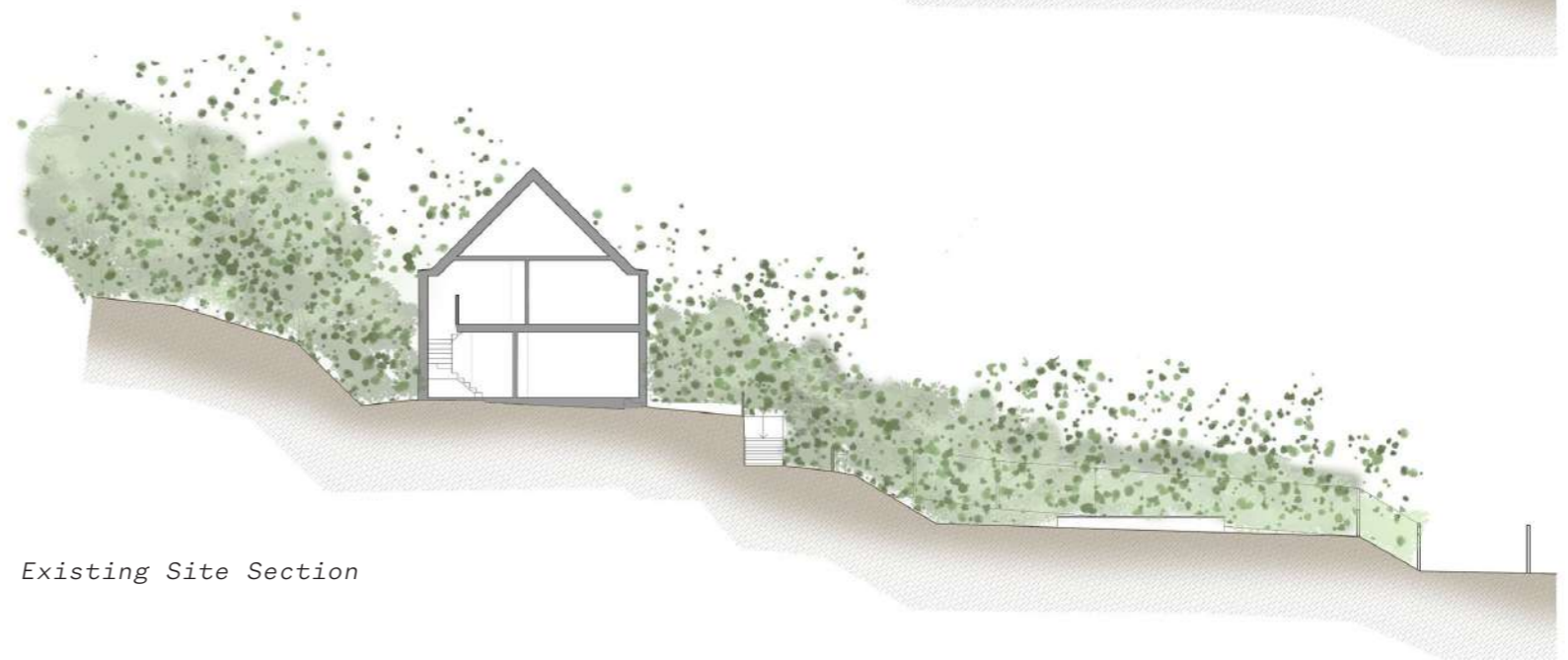
The boundary treatment to the North and West retain the existing fencing. The most significant change to the boundary is to the south east where the layout is altered to allow for off road parking. The new design provides an additional parking space and improves the turning area for the shared access benefitting the neighbours. A stone retaining wall will be installed allowing more space for parking.

Materiality has been carefully considered. The ground floor with the stone façade relates to the stone retaining wall to the boundary. The ground floor also benefits from large glazed pocket doors providing direct access to external areas. The first floor and roofscape are more homogenous with dark metal dormers and vertical timber cladding with slate roof tiles.

Access to the property is improved by re-locating the entrance from the north to the South elevation; reducing the travel distance. Access is further improved with new steps from the parking level to the dwelling made wider than the existing.



Proposed Site Section



Existing Site Section

