

Planning Application

Design and Access Statement
504_DAS_01

September 2024



This Design Appraisal has been prepared on behalf of our client and outlines the proposal for the project at the following address:

1st New Romney Scout Group, Church Lane, New Romney TN28 8ER

This report should be read in conjunction with the planning drawings.

Drawings are indicative based on survey information taken from the following sources:

- Survey information supplied by the client
- Ordnance Survey drawings
- Folkestone and Hythe District Council

Project Description

Conversion of garage to meeting room, installation of new glazed door system, siting of container unit and erection of new external storage cage.

Notes

- All dimensions are approximate and should be verified on site.
- The proposals outlined in this report are subject to all statutory approvals.
- Some aerial photographs featuring in this report have been taken from Google Maps.



Profile Architects have a combined experience of more than 40 years designing and building projects that include working with historic and listed buildings. Our team have worked on projects including The Great Court project at The British Museum and the Goldsmith’s Building at Imperial College in Central London, 7-8 Eastbrook Place in Dover, redevelopment of the former Hammersmith Palais and a retained Tram Shed in London, works adjacent to Beachborough Park Estate in Folkestone and Augusta Place in Ramsgate.

Profile Architects are a creative studio of RIBA chartered Architects based in the Glassworks in Folkestone. We design buildings, places and spaces and have a broad range of experience delivering residential, commercial, educational and cultural projects of all scales.

We manage all stages of project design including feasibility, concept design, planning permission and lawful certificates, detailed design and building regulations submissions. We specialise in obtaining permissions on sensitive sites including conservation areas, areas of outstanding natural beauty, listed buildings and floodplains.

Our clients include Homeowners, Private Investors and Developers, Educational and Cultural Institutions, Housing Associations and Commercial businesses and manufacturers.

The intellectual property rights and copyright to all work produced in relation to this project will remain the property of Profile Architects Ltd.

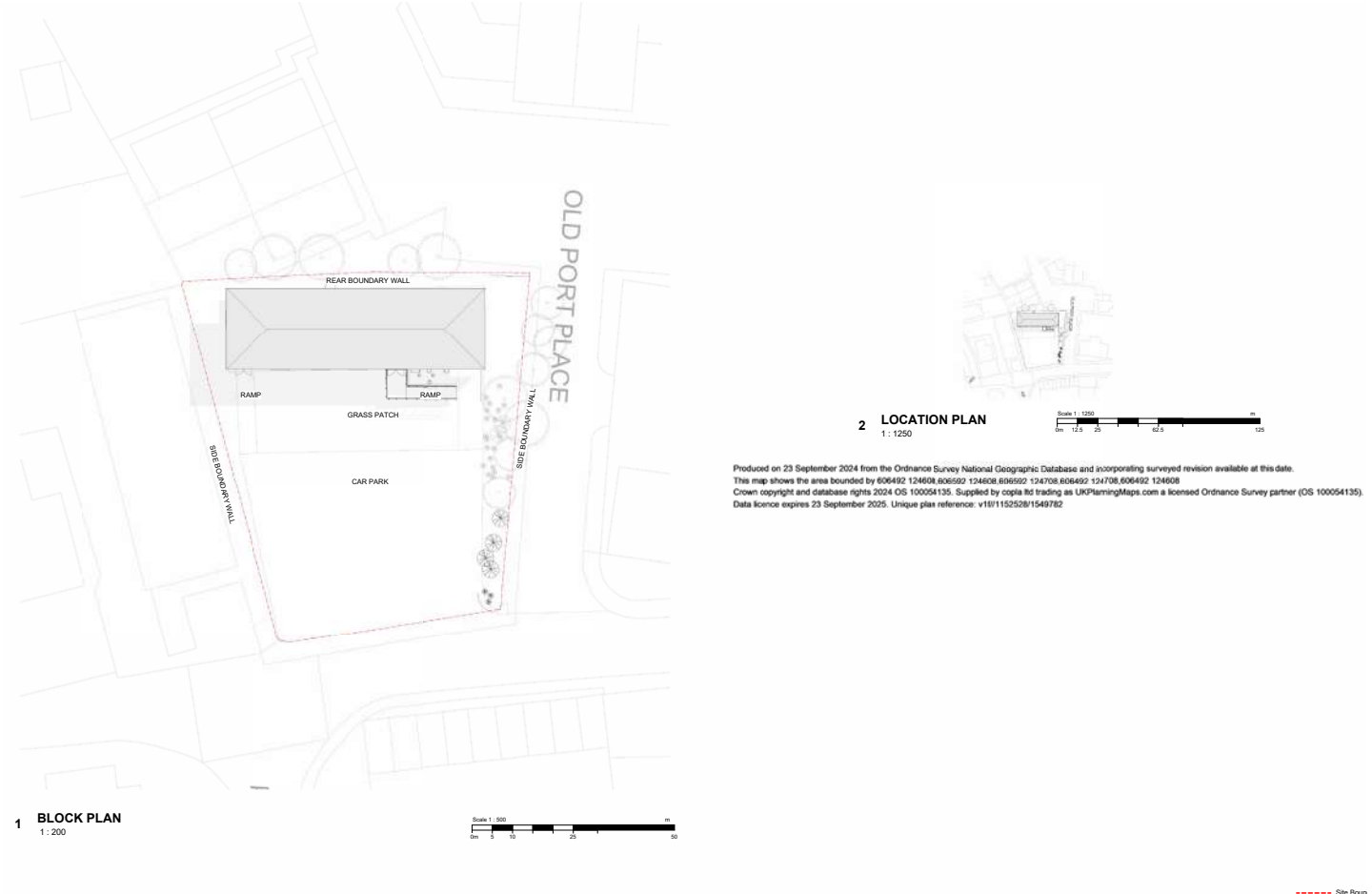
Profile Architects
F1b Glassworks, Mill Bay, Folkestone CT20 1JG
studio@profilearchitects.com
profilearchitects.com
01303 767200



Site Location

PROFILE

The site is located in New Romney off Church Lane.



Planning map based on OS



- Site boundary
- 1st New Romney Scout Group, Church Lane, New Romney TN28 8ER

The site is located in flood zone 1, which is of low risk of flooding from rivers and sea, surface water and reservoirs. This will not affect the proposed alterations.



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
606540/124657

Created
27 Sep 2024 1:56

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Page 1 of 2



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
606540/124657

Scale
1:2500

Created
27 Sep 2024 1:56

Selected area

Flood zone 3

Flood zone 2

Flood zone 1

Flood defence

Main river

Water storage area

0204060m

Page 2 of 2

© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Information taken from the Environmental Agency website

Guidelines Consulted

Design considerations

We have reviewed the interactive Policies Map on Folkestone and Hythe District Council's website and summarised below the planning considerations that are applicable to the site in this application.

Conservation Area	No
Area of Outstanding Natural Beauty	No
Listed Building	No
Adjacent to a Listed Building	Yes
Located within the Settlement Area	No
Located in a Flood Plain	No
Archaeological Notification Area	Yes
Article 4 Directive	No
Ancient Woodland	No
Nature Reserve	No
Local Wildlife Site	No

The following guidelines/documents have been consulted:

- Technical Housing Standards - Nationally described space standard.
- Folkestone and Hythe District Council's Local Plan
- The Building Regulations



Department for
Communities and
Local Government

Technical housing standards – nationally described space standard

March 2015
Department for Communities and Local Government

ONLINE VERSION

 HM Government

The Building Regulations 2010

Access to and use of buildings

APPROVED DOCUMENT

M

VOLUME 2 – BUILDINGS OTHER THAN DWELLINGS

M1

Access and use of buildings other than dwellings

M2

Access to extensions to buildings other than dwellings

M3

Sanitary conveniences in extensions to buildings other than dwellings

2015 edition
incorporating 2020 amendments

For use in England*

ONLINE VERSION

Analysis of Surrounding Context and the Site's Setting

The existing Scout Hut was built in the early 2000's and is a single story traditionally built brick cavity construction with a occupied attic space. The building consists of a large assembly area and a series of smaller spaces, including kitchen, WC facilities and storage. The building includes an attached garage which is accessible via a metal garage door at the front of the building and via a back door leading into a storeroom at the rear of the garage.

The main building is approached via a ramp pathway and the garage is approached via a concrete driveway which has been built on an incline. In front of the building a large carpark is located, to one side of the garage a metal container has been placed adjacent to the site boundary wall. The boundary wall is formed of brickwork walls/fencing.

The roof is pitched and covered with roof tiles. All windows and doors are UPVC.



View of the existing garage door



View of the main entrance, ramped approach and garage door

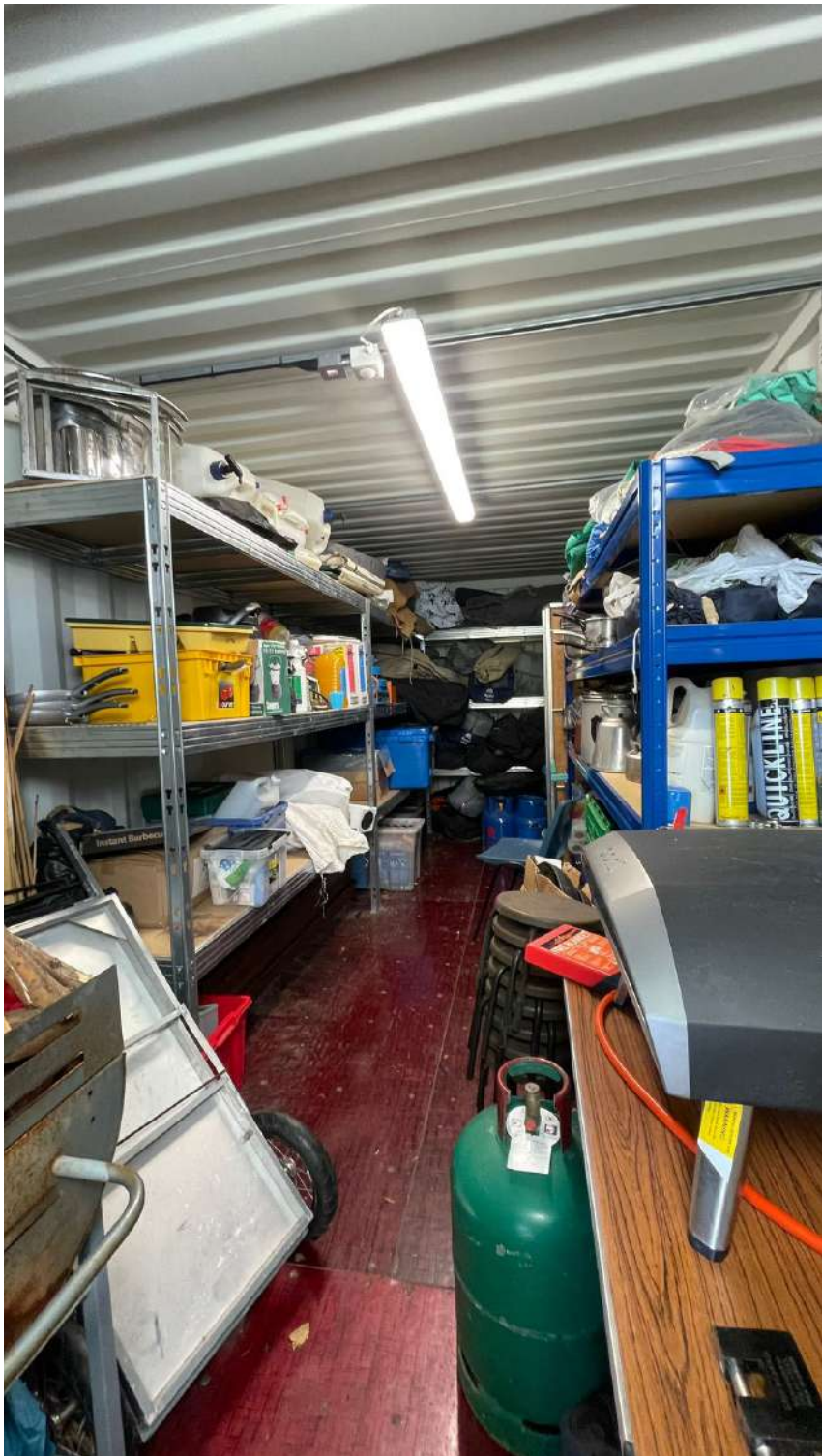


View inside the existing garage

The existing container unit



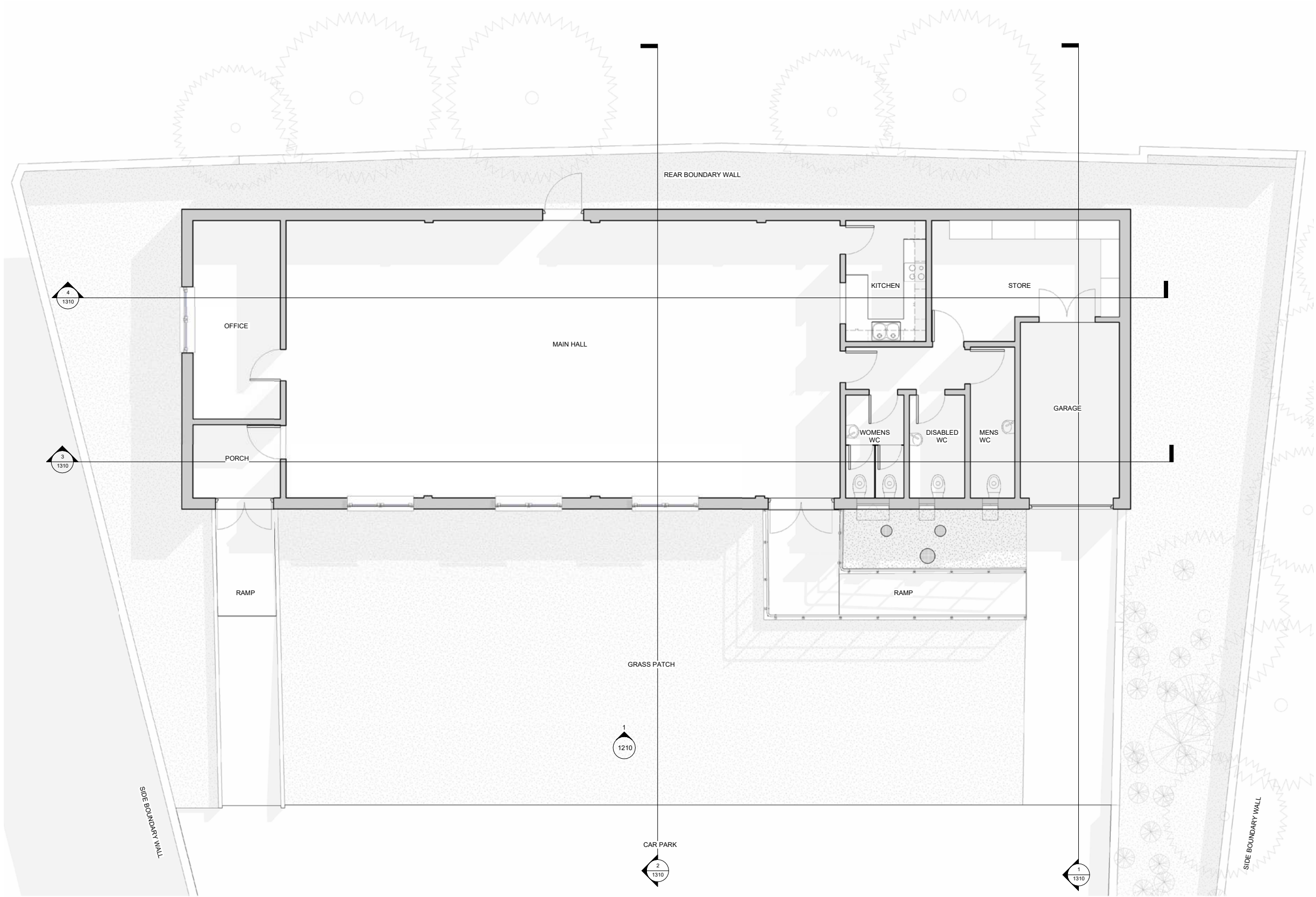
View of the existing container unit, currently sited adjacent to the garage



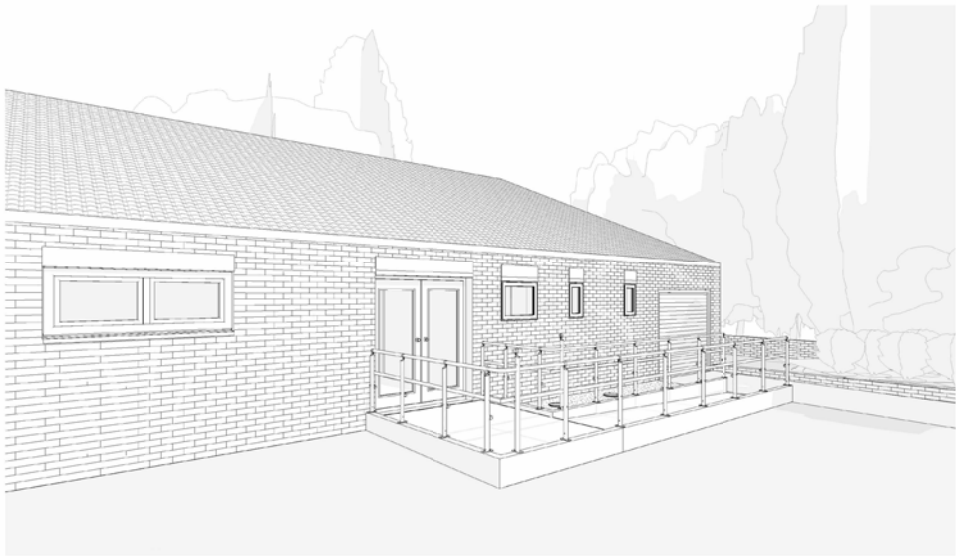
Interior View



View of side passage



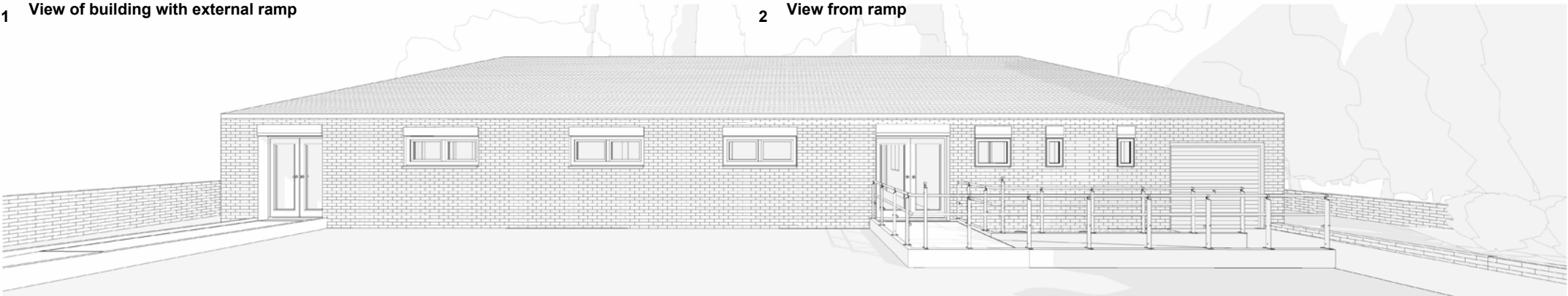
Existing Ground Floor Plan



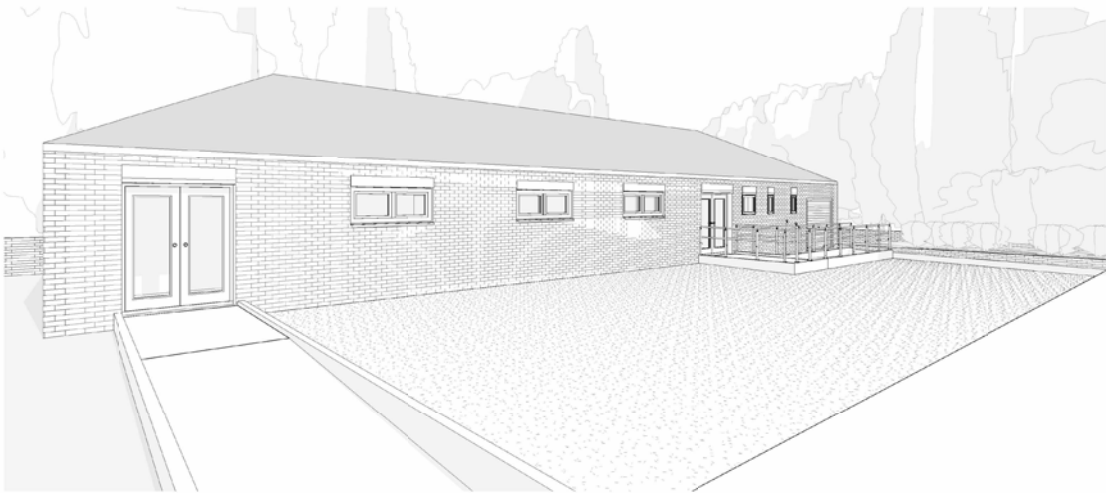
1 View of building with external ramp



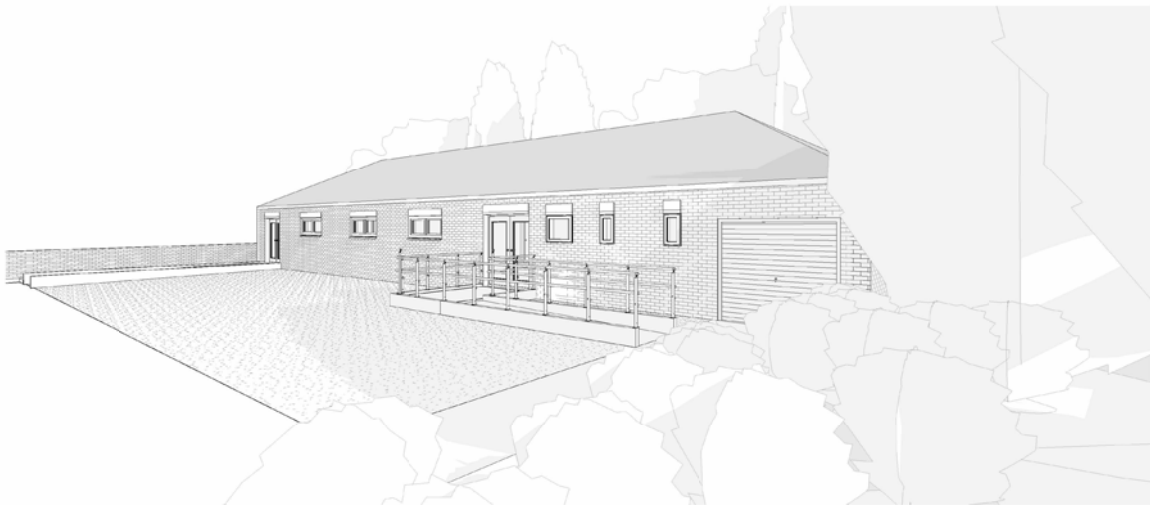
2 View from ramp



3 View from carpark



4 View from corner of site 2



5 View from corner of site



View of the existing access ramp



View of rear passage



View inside scout hut hall



View of the existing access ramp and entrance



View of existing garage

The Proposal

We have summarised the proposal below:

- The proposal is to convert the garage into a meeting room.
- The meeting room can be accessed from the front of the building separately from the main building, but also connects into the rear storage room.
- The design incorporates a glazed door and glazed side panel at the front of the meeting room, in a similar configuration to the main door into the main Scout Hut.
- Since the garage was originally designed as a semi-external space, the proposal involves insulating the floors, ceiling and walls and raising the floor to create a level threshold into the hut.
- This will create a step at the front of the building, which has been addressed by creating a new access route from the top of the existing ramp.
- A new accessible concrete walkway will be inserted to allow wheelchair access from the existing entrance to the new meeting room entrance.
- As well as requiring permission to convert the garage, the planning application includes approval for the siting of the storage container (already installed) at the side of the building. This has been in-situ for several years, but our client would like it to be regularised by the planning department.
- The proposal also includes the erection of a storage cage at the side of the building to allow storage of gas containers.

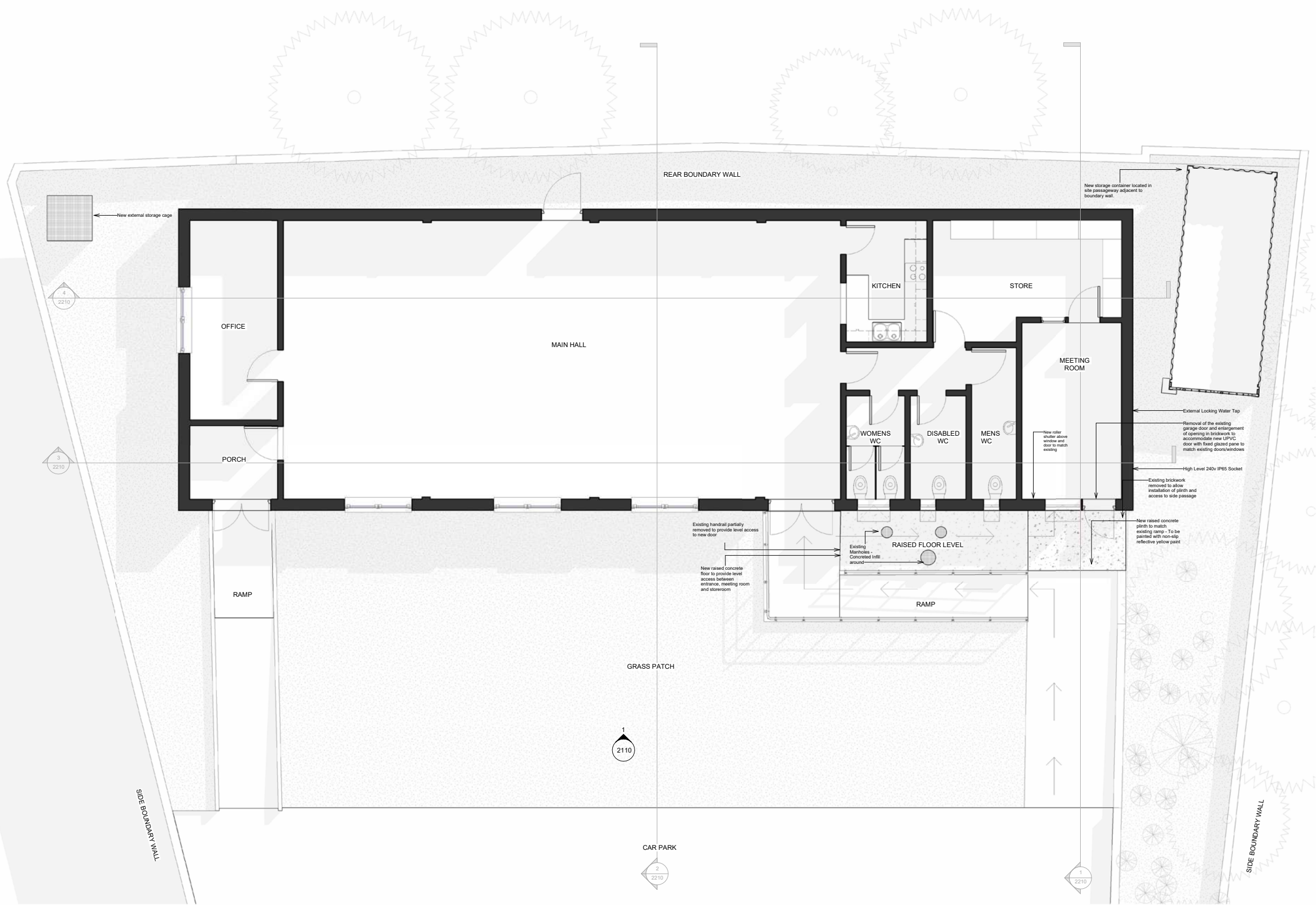


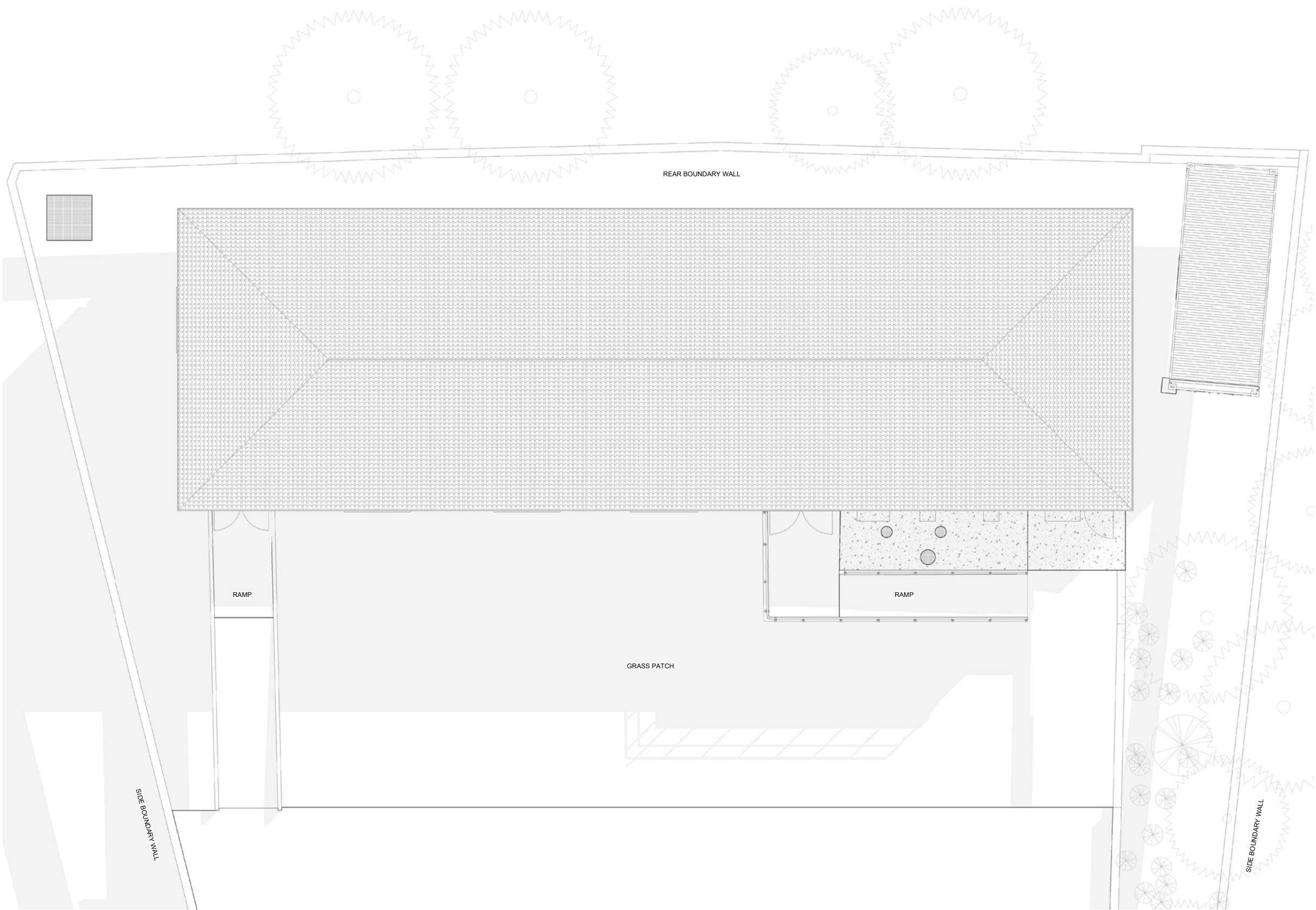
Example of proposed gas bottle storage cage

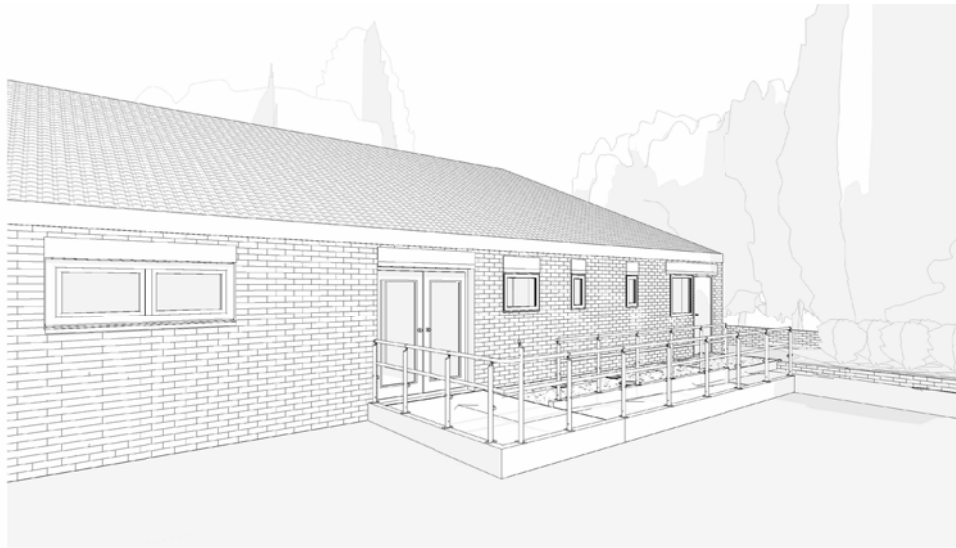
Proposed ground floor plan



-  new external storage cage for storage of gas containers
-  storage container (already installed)
-  new concrete plinth creating a new secondary entrance into meeting room - to be painted with non-slip reflective yellow paint.
-  new accessible concrete walkway
-  garage converted into a meeting room



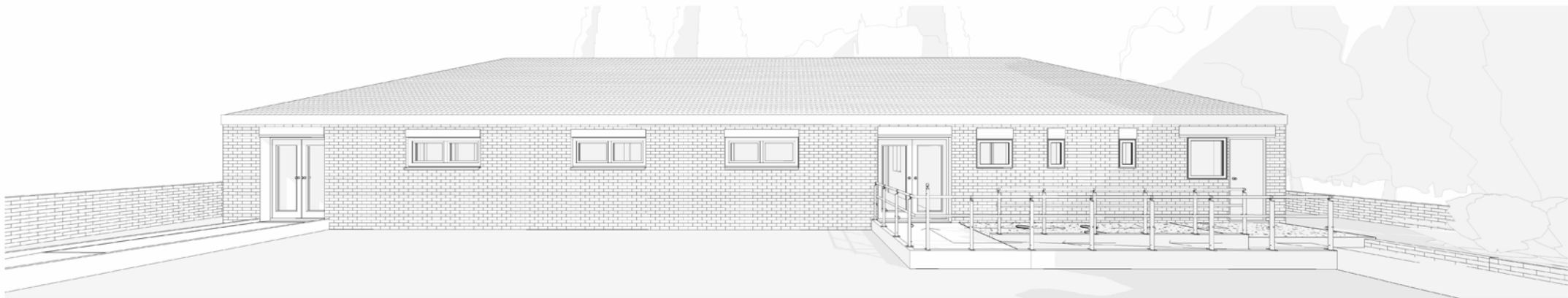




1 View of building with external ramp



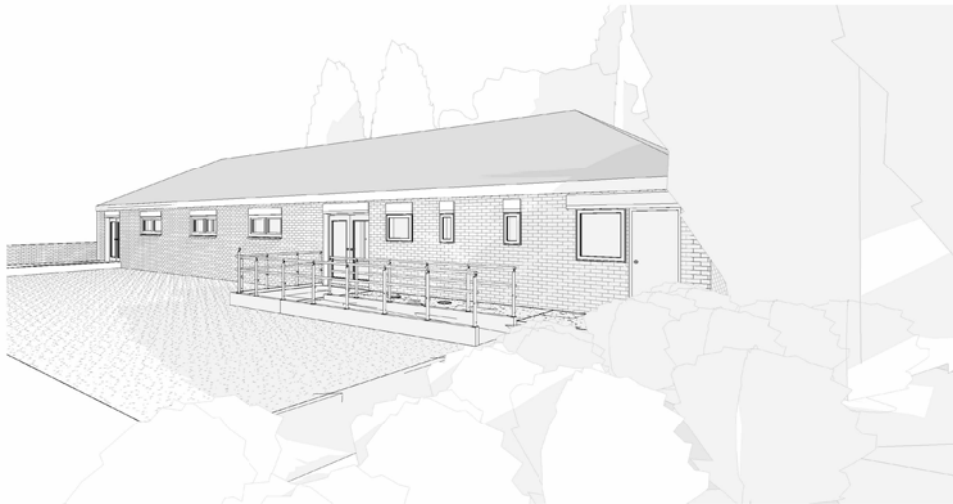
2 View from ramp



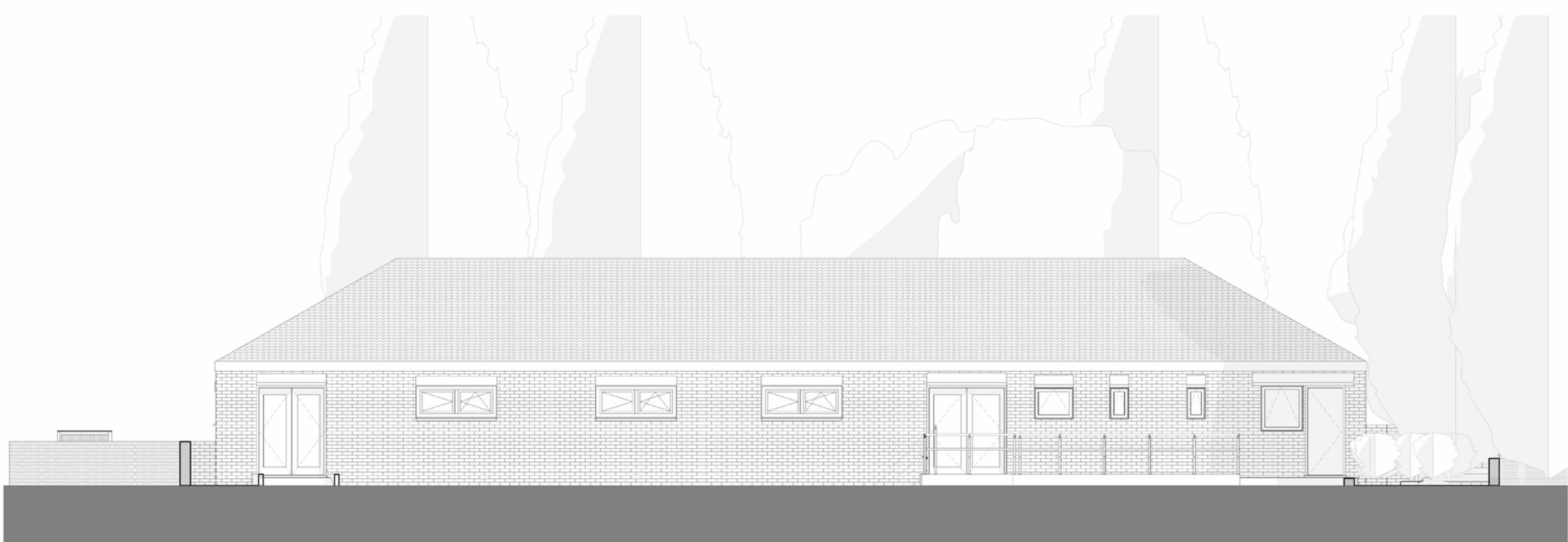
3 View from carpark



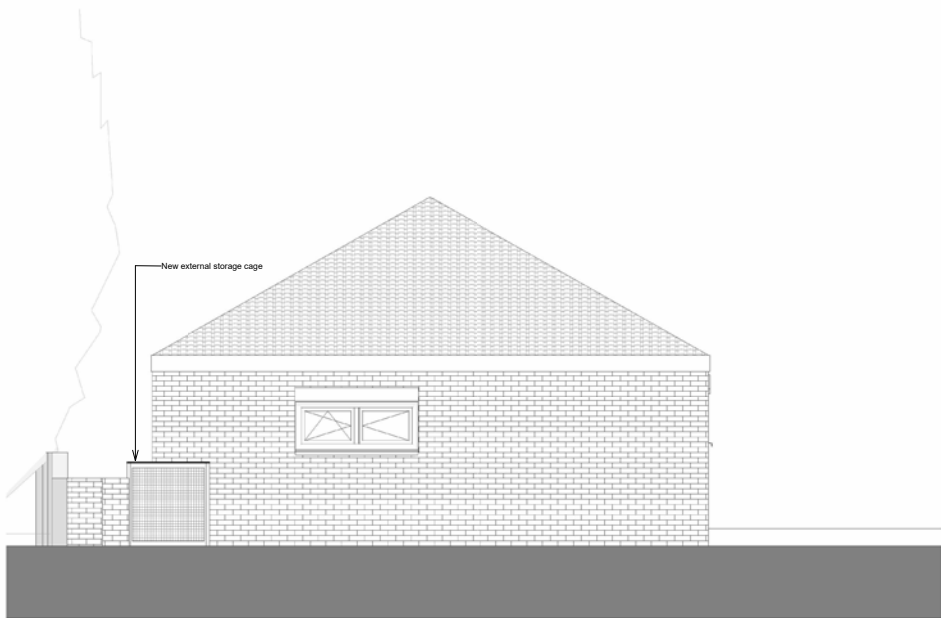
4 View from corner of site 2



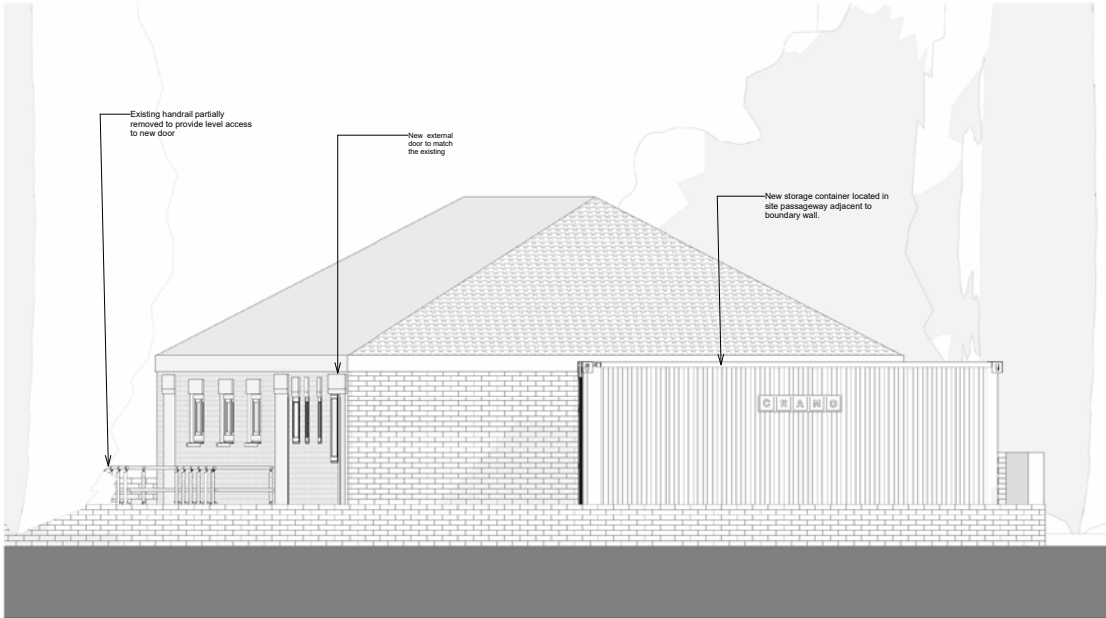
5 View from corner of site



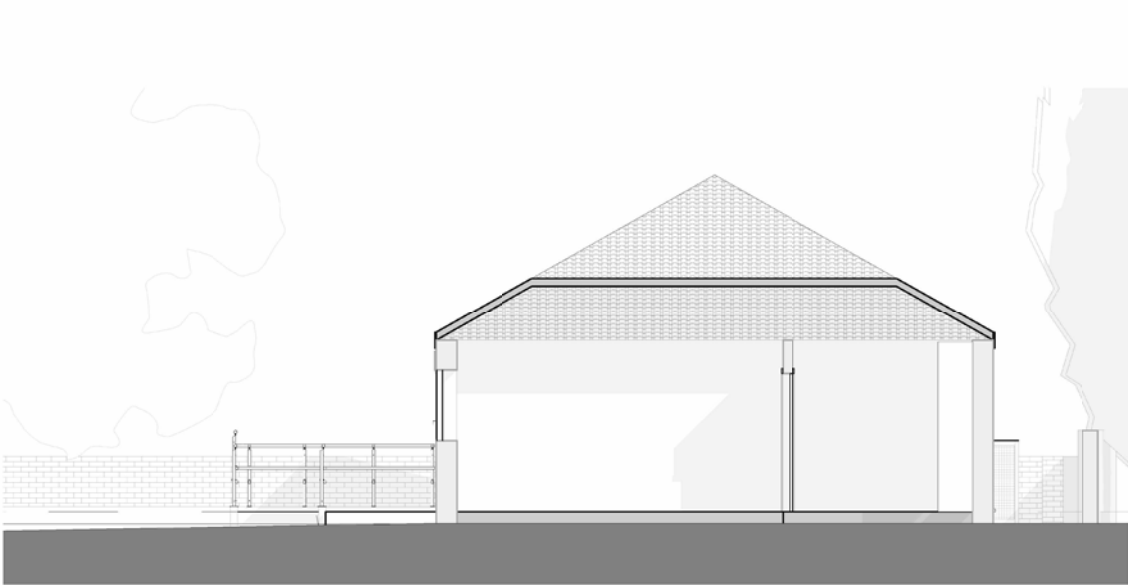
1 Front Elevation
1 : 50



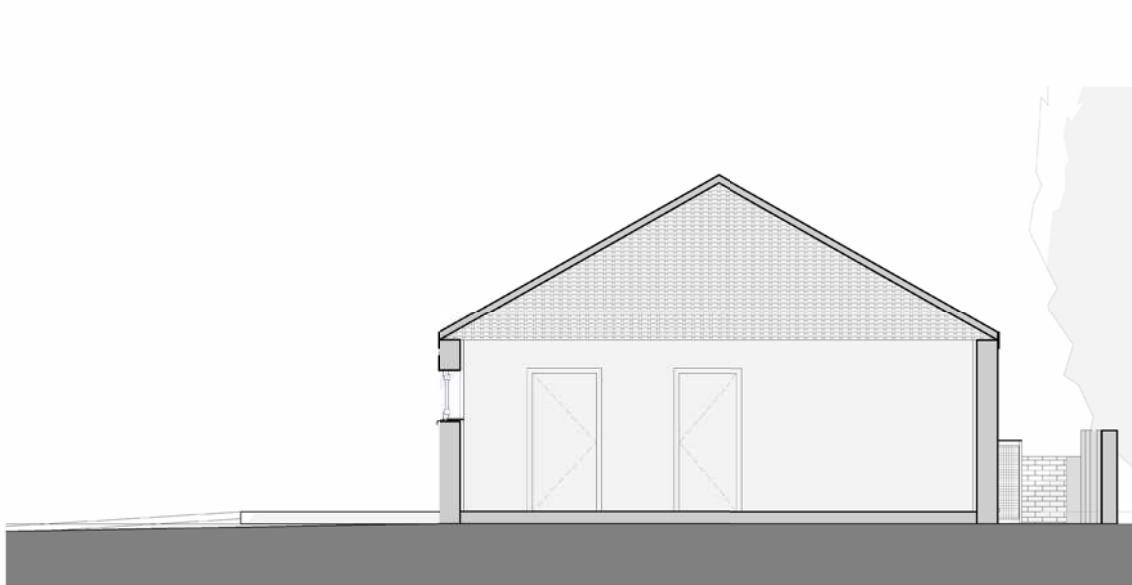
2 Side Elevation 1
1 : 50



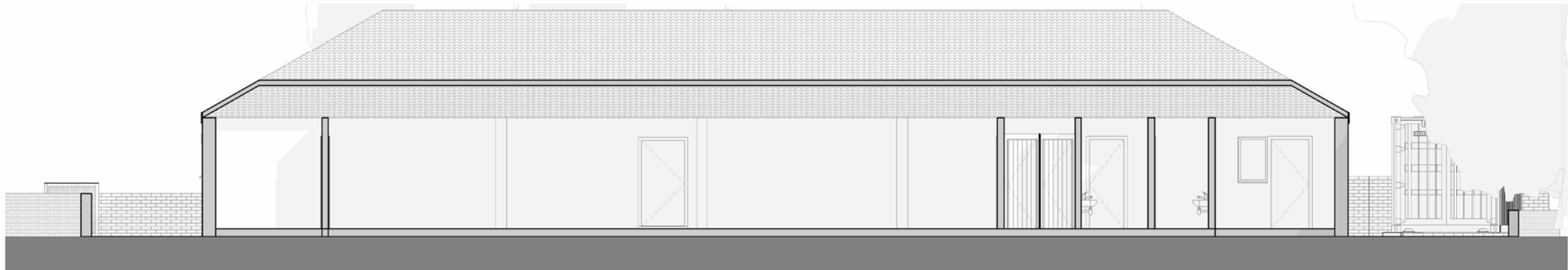
3 Side Elevation 2
1 : 50



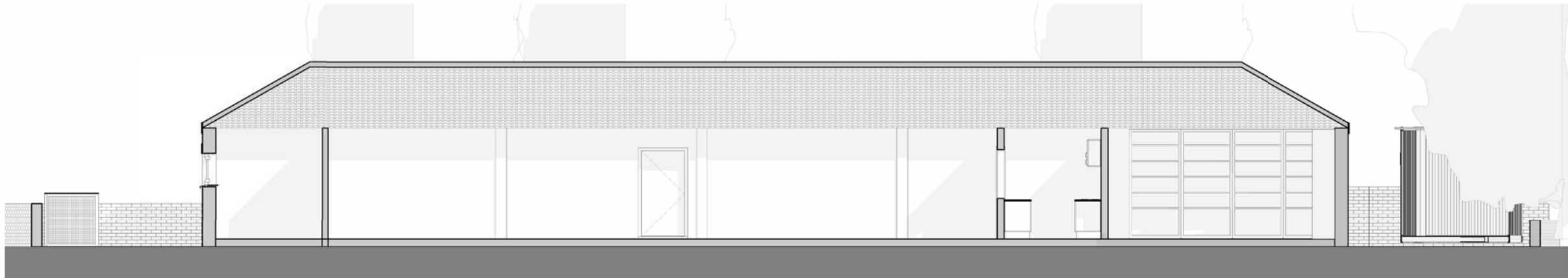
Short Section 1
1 : 50



2 Short Section 2
1 : 50



Longitudinal Section 1
1 : 50



Existing and Proposed Materials

We have summarised below the existing materials currently visible on the application site:

- brickwork
- concrete pathway
- concrete upstands
- white uPVC windows and doors
- gravel pathways
- white metal garage doors
- metal handrails
- white metal roller shutters
- clay roof tiles



We have summarised below the proposed materials that have been included in the proposed design:

- concrete plinth to match existing pathway
- concrete accessible walkway
- white uPVC windows and doors to match existing
- white metal roller shutters to match existing



Photos of the existing materials on site