

The site is located in flood zone 1 where the risk of flooding in this area is low.



Flood map for planning

Your reference<Unspecified>

Location (easting/northing)622657/136189

Created25 Feb 2025 11:21

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 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Page 1 of 2



Flood map for planning

Your reference<Unspecified>

Location (easting/northing)622657/136189

Scale1:2500

Created25 Feb 2025 11:21

Selected area

Flood zone 3

Flood zone 2

Flood zone 1

Flood defence

Main river

Water storage area

0204060m

Page 2 of 2



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Information taken from the Environment Agency website

Information taken from the Environment Agency website

Throughout the design process we have followed and referenced the relevant standards from different parts of the building regulations. These have been crucial in our understanding of fire safety and the minimum requirements needed for the proposal to function properly.

ONLINE VERSION

 HM Government

The Building Regulations 2010

Protection from falling, collision and impact

K

APPROVED DOCUMENT

K1 Stairs, ladders and ramps

K2 Protection from falling

K3 Vehicle barriers and loading bays

K4 Protection against impact with glazing

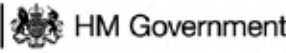
K5 Additional provisions for glazing in buildings other than dwellings

K6 Protection against impact from and trapping by doors

2013 edition – for use in England*

ONLINE VERSION

ONLINE VERSION

 HM Government

The Building Regulations 2010

Fire safety

B

APPROVED DOCUMENT

Volume 1: Dwellings

Requirement B1: Means of warning and escape

Requirement B2: Internal fire spread (linings)

Requirement B3: Internal fire spread (structure)

Requirement B4: External fire spread

Requirement B5: Access and facilities for the fire service

Regulations: 6(3), 7(2) and 38

2019 edition incorporating 2020 and 2022 amendments – for use in England

ONLINE VERSION

ONLINE VERSION

 HM Government

The Building Regulations 2010

Access to and use of buildings

M

APPROVED DOCUMENT

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments – for use in England*

ONLINE VERSION

Information taken from the Nationally described space standards which illustrates our understanding of the minimum requirements for each room/flat/dwelling.

Technical requirements

10. The standard requires that:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom
 - c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Department for
Communities and
Local Government

Technical housing standards – nationally
described space standard

March 2015
Department for Communities and Local Government

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

Proximity of Local Parks and Stations

The existing building is located in close proximity to a series of public amenity spaces, Radnor Park and Kingsnorth Gardens. The site is located approx 0.6miles away from Folkestone Central Station.

For this reason, it is deemed that the occupants of the building have ample access to public community space in all directions and in close proximity.



KEY:

Folkestone Train Station

Proposed Site

Radnor Park

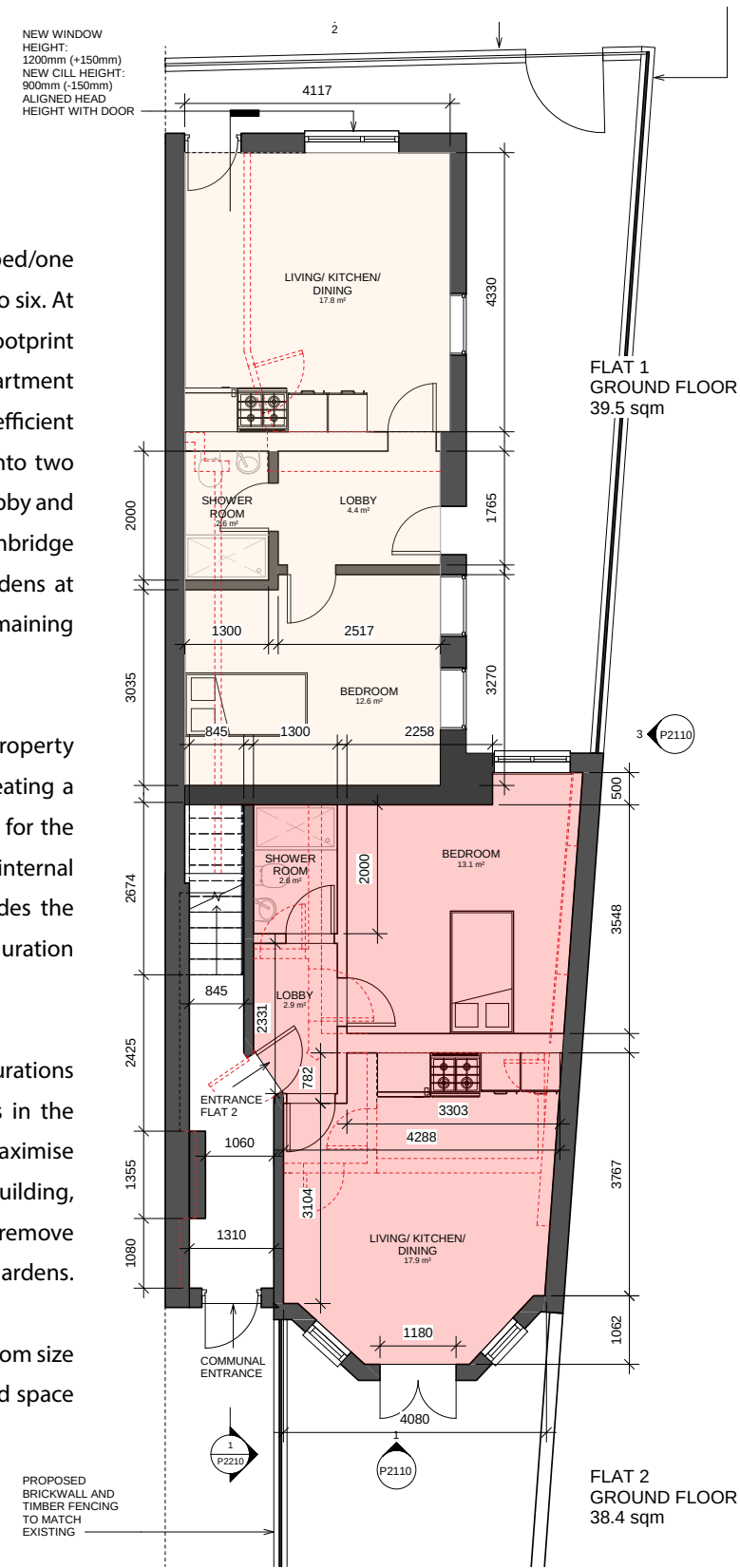
The Proposed Scheme - Pre Application 25/0371/PREAPP

The proposed design increases the number of one bed/one person apartments in the existing building from five units to six. At present, the ground floor apartment occupies all of the footprint of the building apart from the communal stairwell. This apartment features a split level arrangement which presents a very inefficient spaces. The proposal involves splitting the ground floor into two separate flats, one accessed from the front door entrance lobby and the other via a dedicated back/side door leading from Cambridge Gardens. Both of these flats will benefit from private gardens at ground floor and a front door of their own. All of the remaining units are accessed via the stairwell off Connaught Road.

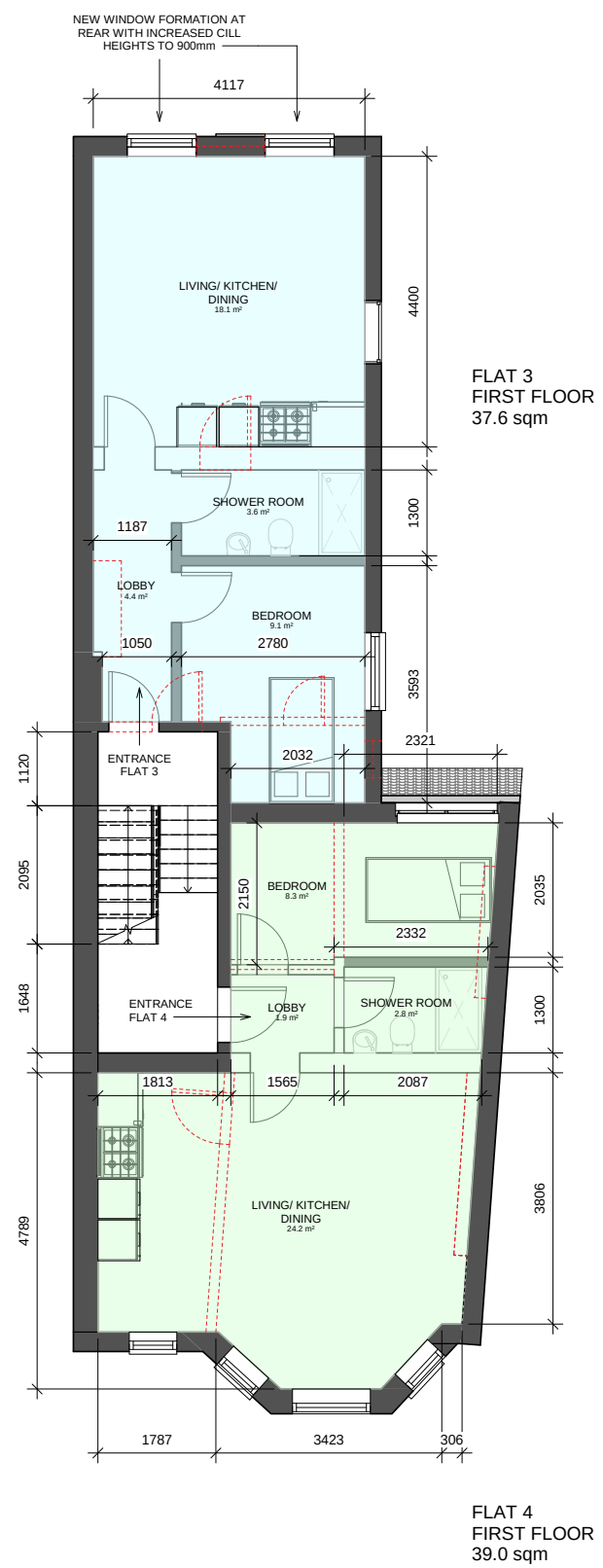
The proposal involves creating a bin store at the front of the property in the front garden, a cycle store at the rear as well as creating a private garden space at the front and rear of the property for the ground floor tenants. To bring more light into some of the internal habitable rooms and bathrooms, the proposal also includes the introduction of new windows and a revised window configuration on the rear elevation facing onto Cambridge Gardens.

The proposal includes a number of internal reconfigurations to standardise kitchen and bathroom sizes and positions in the building. To activate the external side return space and maximise the usable area at ground floor in the rear section of the building, we propose to create a new entrance into the rear flat and remove the existing entrance that currently faces onto Cambridge Gardens.

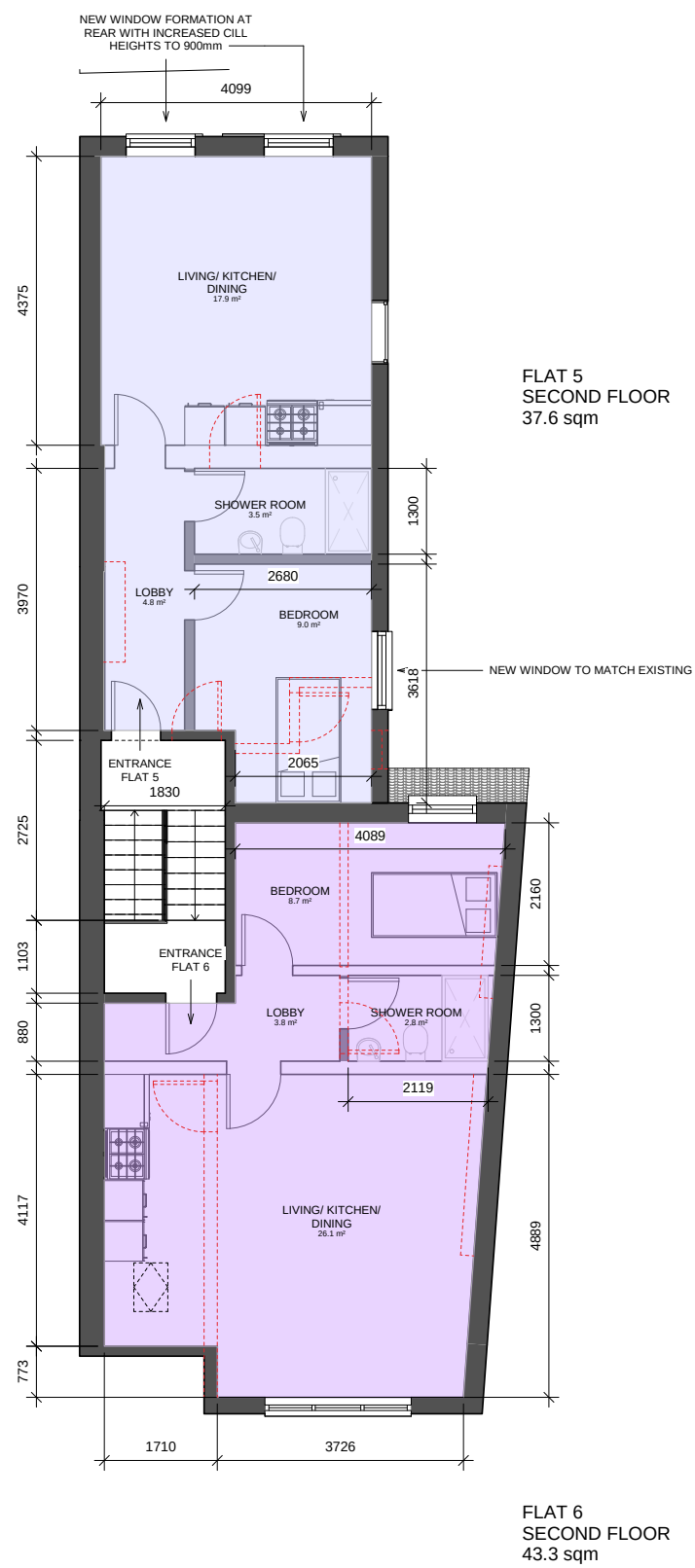
All of the proposed apartments will exceed the minimum room size and room widths recommended in the nationally described space standards.



1 (0) Ground Floor
1 : 50



2 (2) First Floor Plan
1 : 50



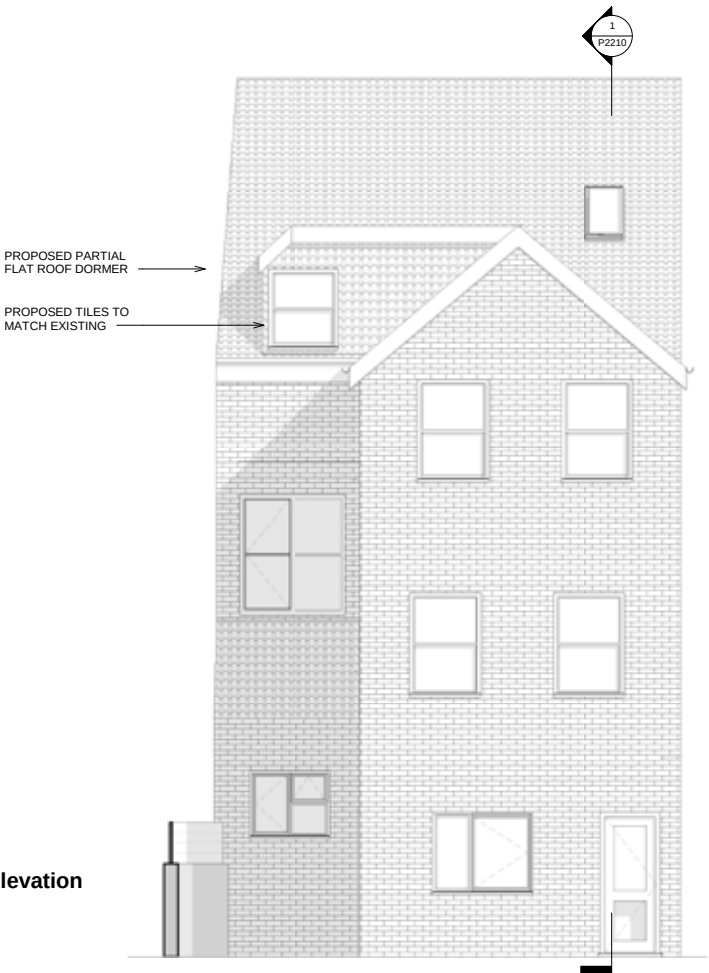
3 (4) Second Floor
1 : 50

PRE-PLANNING

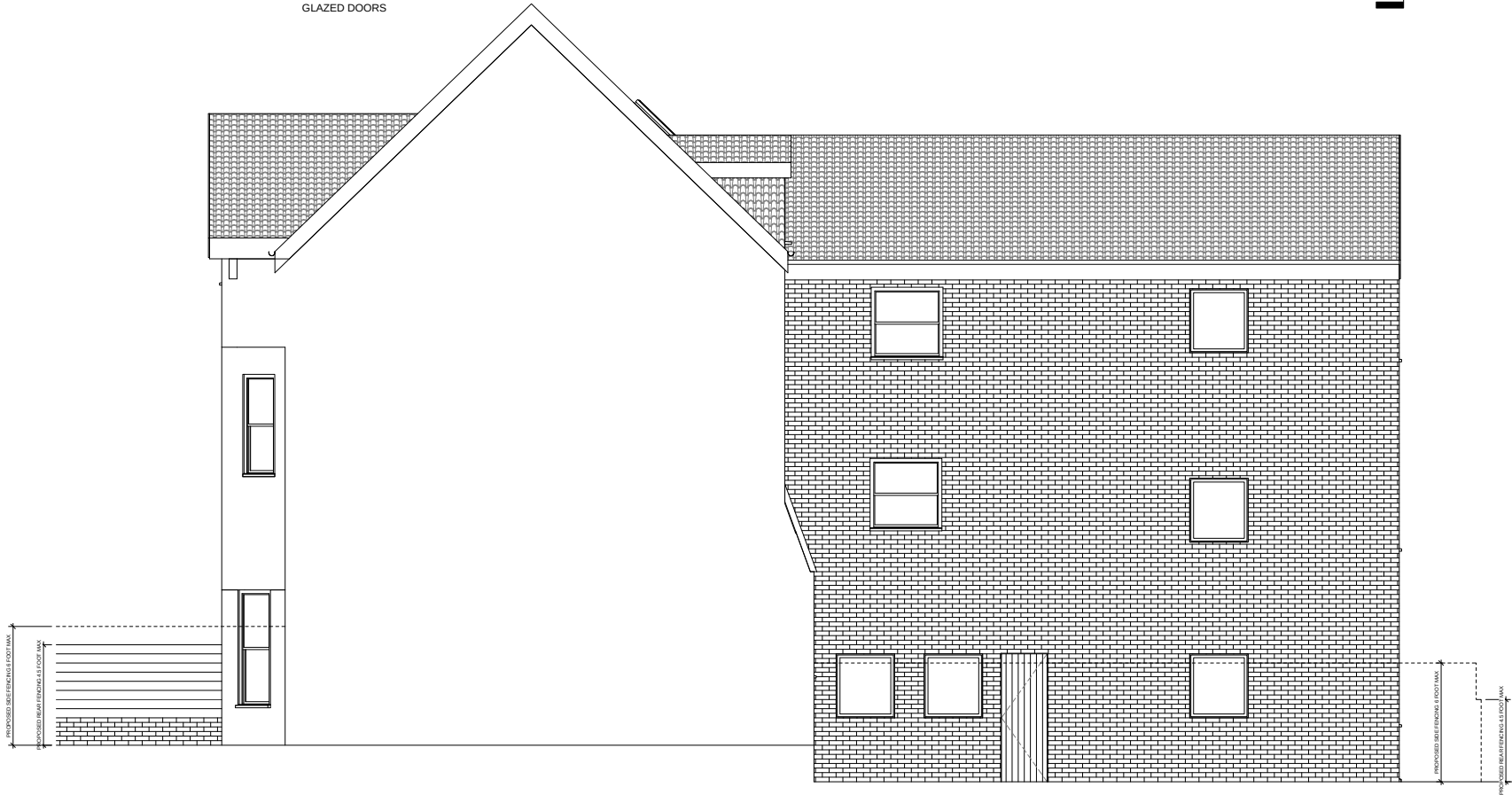
1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50

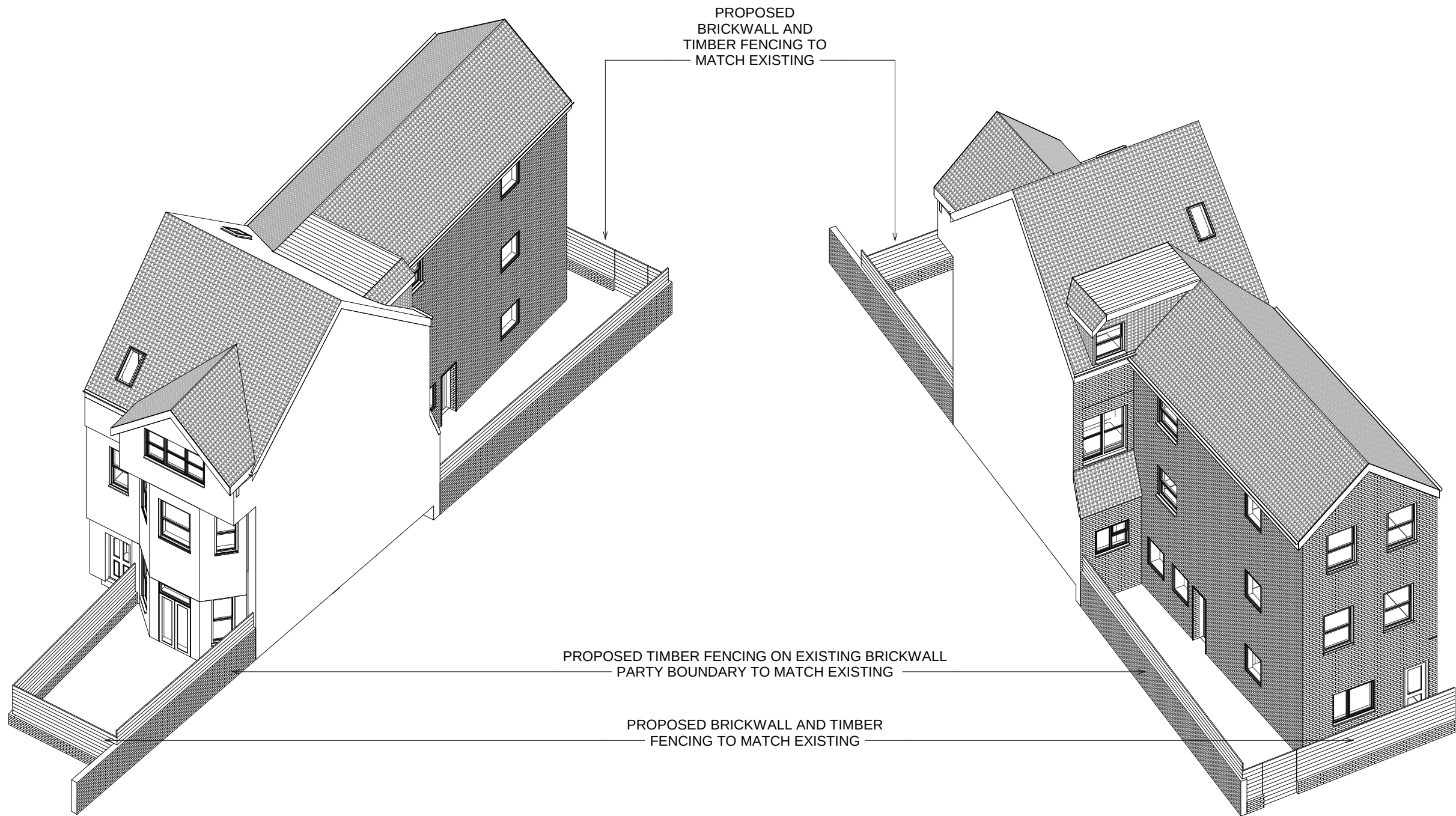


3 Side Elevation
1 : 50





1 Section
1 : 50



1 Bird's-eye View - Front

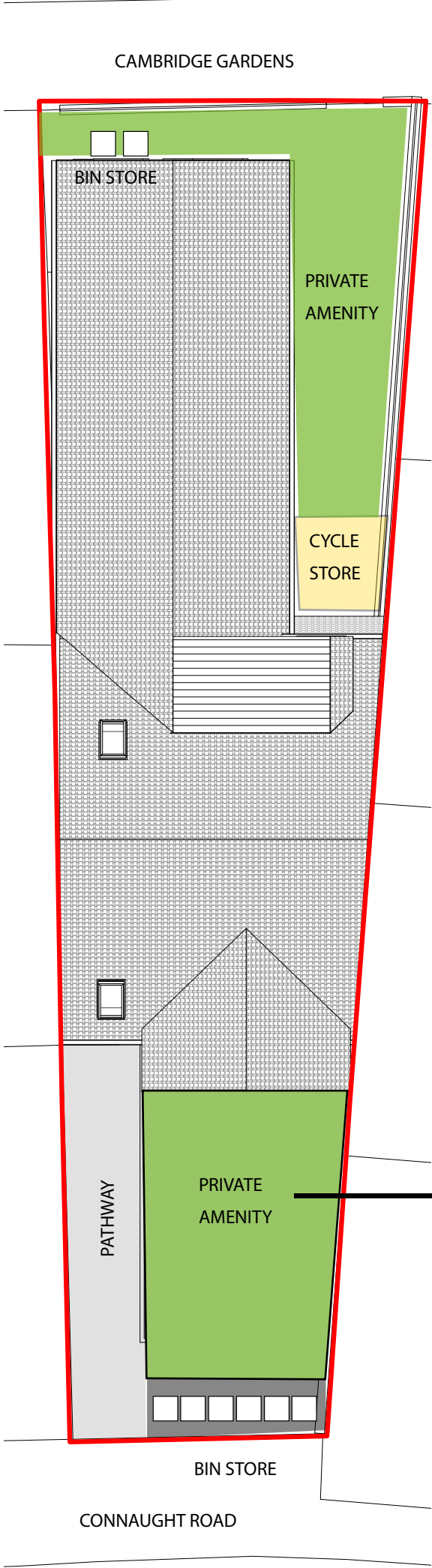
2 Bird's-eye View - Rear

Proposed External Amenity, Cycles and Bins - Pre Application

25/0371/PREAPP

Private amenity space

The front section of lawn between the dwelling and the proposed new bin store will be dedicated amenity space for the benefit of the occupants of the apartment at ground floor facing Conte Road. This garden space will include a lawn area and low fencing to mark the boundaries of this space. Access to this space will be granted only to the occupant of a ground floor flat facing Connaught Road. The same principles to the ground floor rear flat accessed from Cambridge Gardens apply, providing dedicated private amenity, bin and cycle store access.



Photos of front of property at present

Proposed External Amenity, Cycles and Bins - Pre Application

25/0371/PREAPP

Existing binstore provision

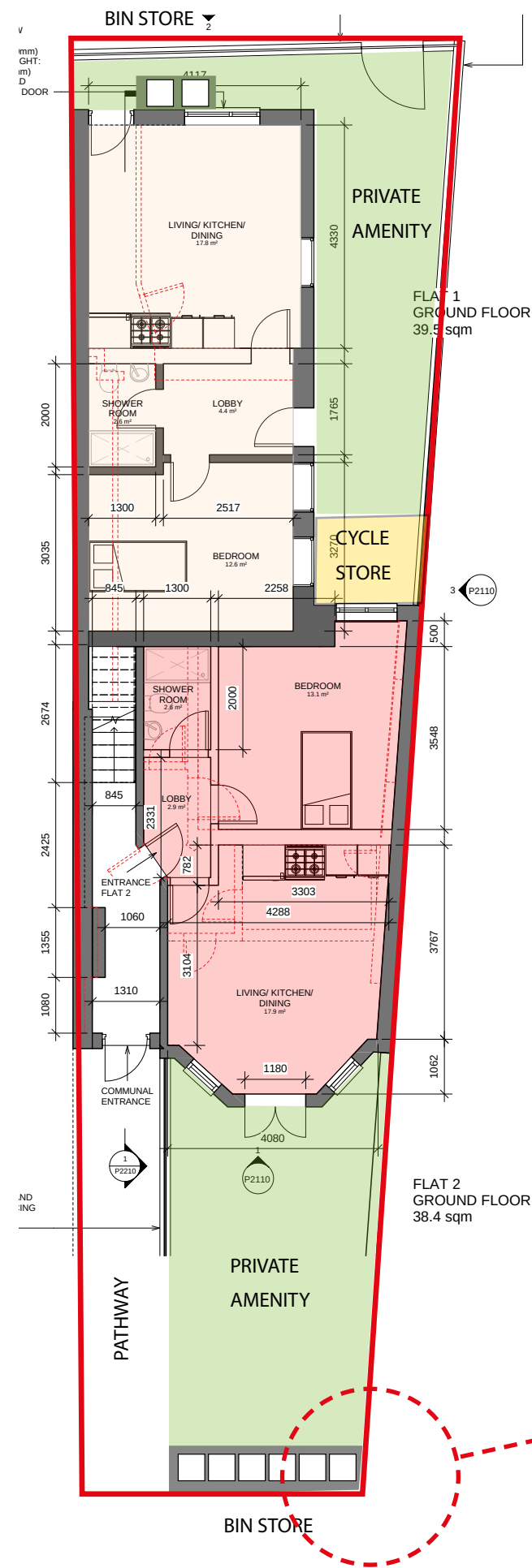
At present, the bin storage associated with the existing five apartments is located at Street level on Connaught Road. The required number of wheelie bins are currently stacked on the front lawn immediately adjacent to the highway. There is no enclosure at present and the front brick wall forming the boundary between the front garden and the back of pavement, is currently not present. On bin collection day, the building occupants move the wheelie bins onto the street in front of the property to allow Waste operatives to empty the bins. The wheelie bins are then placed back on the lawn.

The proposed binstore

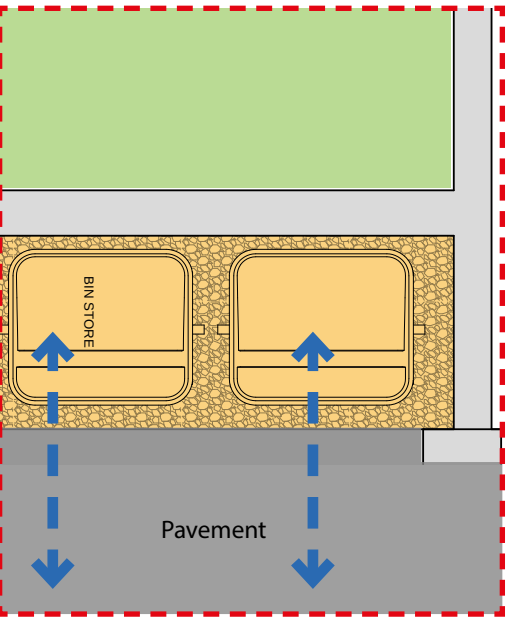
The proposal includes provision for a dedicated bin store located immediately adjacent to the pavement on Connaught Road and another on Cambridge Gardens. The proposed bin enclosure will be formed from a timber/metal structure and will include timber panelling/cladding on the outside to increase the aesthetic appeal of the bin store. The bin store will include an open top and timber doors on the front to allow the bins to be accessed and removed on collection day.

The original front brickwork wall will not be reinstated (currently not installed). The bin store will feature a concrete paved flooring to allow easy cleaning as well as manoeuvrability of the wheelie bins.

The proposal also includes a dedicated cycle storage area, which will be located in the side return. This will be accessed via the rear which connects the front door of flat 1 on Cambridge Gardens. The cycle enclosure will replicate the design style and materials of the bin store and will include timber cladding and a timber door to allow access.

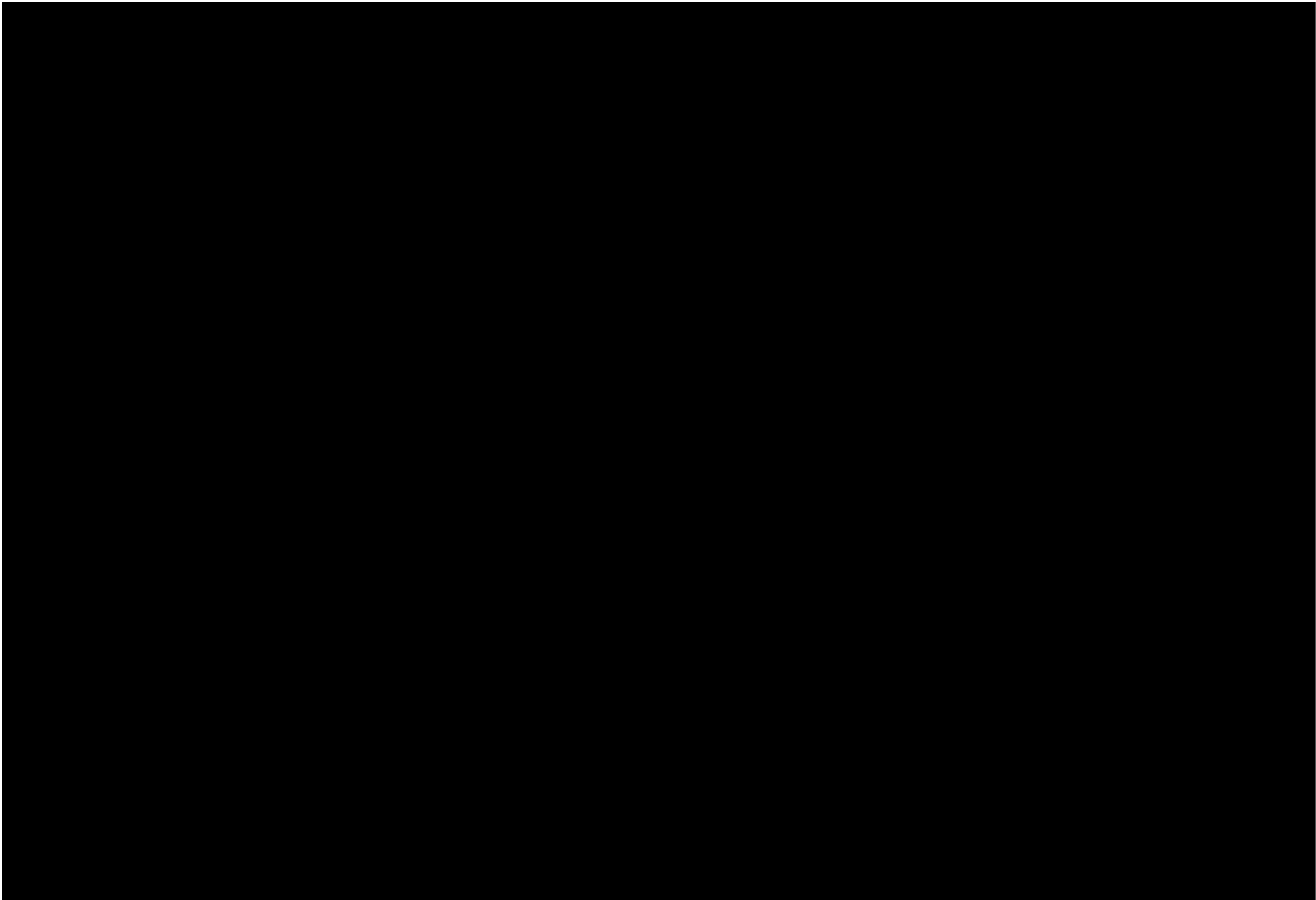


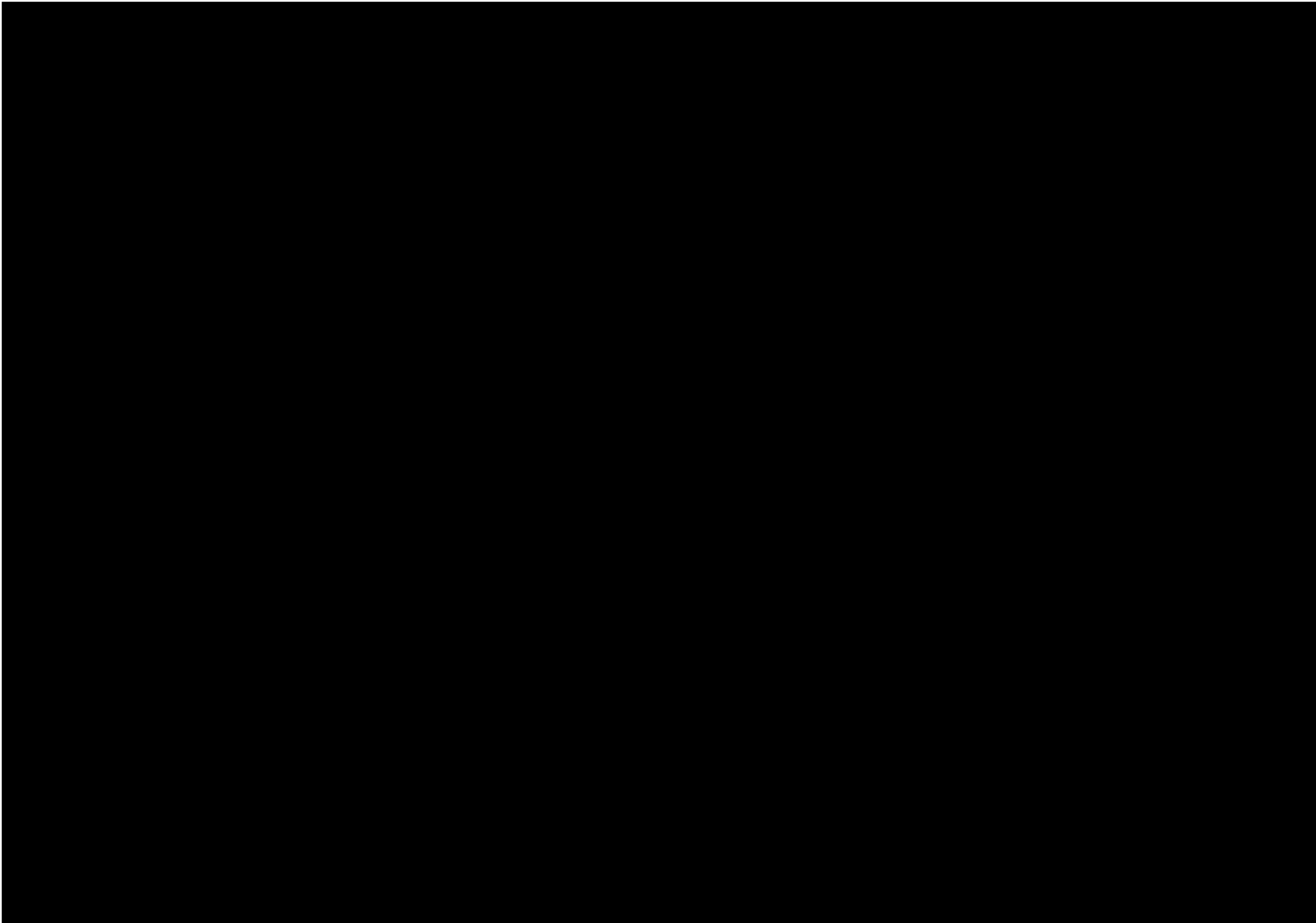
Similar to the bin store, the proposed cycle store will be formed from a timber/metal structure and will include timber panelling/cladding on the outside to increase the aesthetic appeal of the bin store. The bin store will include an open top and timber doors on the front to allow the bins to be accessed and removed on collection day.

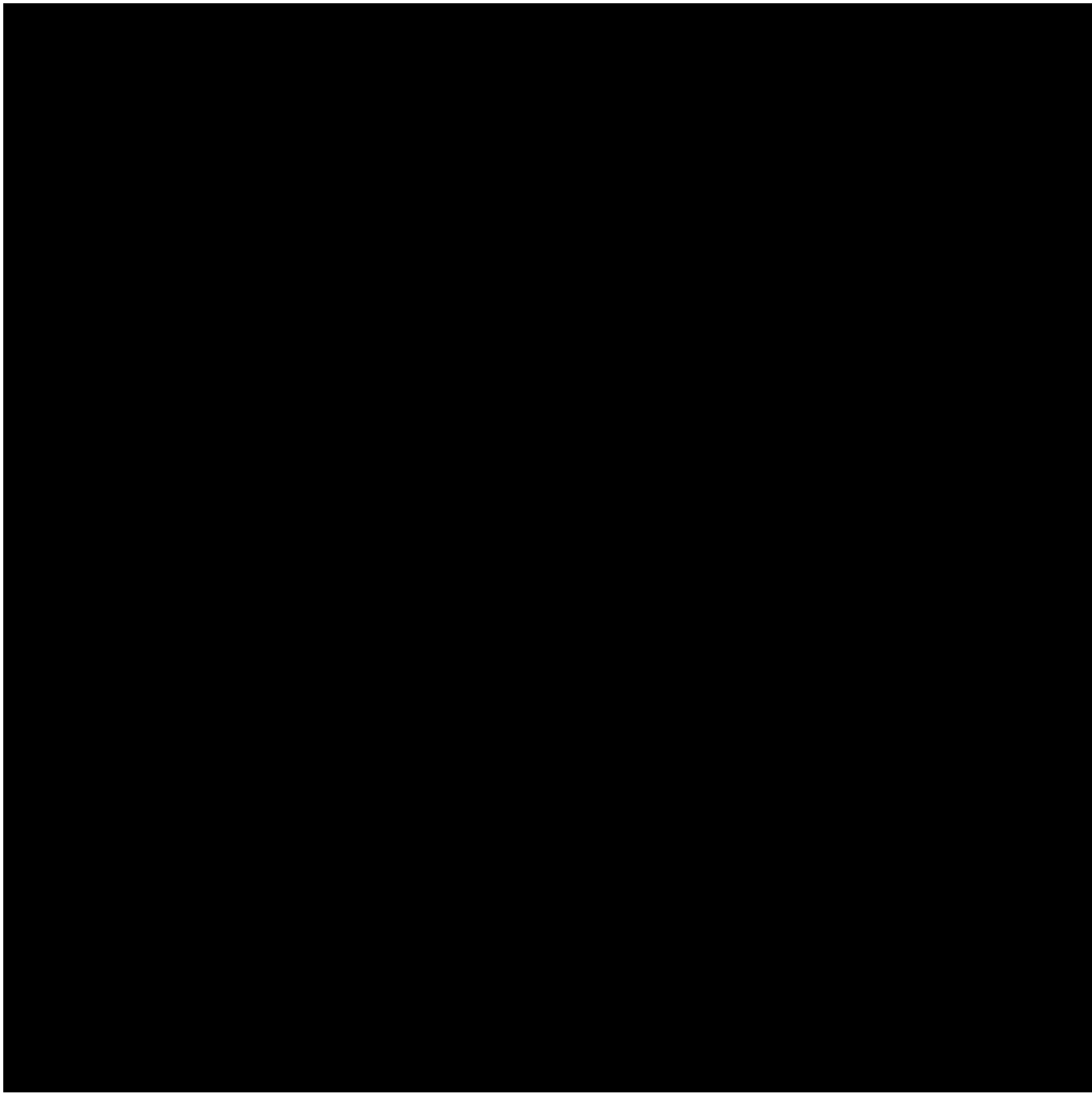


Bins accessed from front and removed by operatives from front

Proposed bin store arrangement







The Proposed Scheme

Based on the received pre-application feedback from Folkestone & Hythe planning department; the majority of the internal renovations remain unaltered from the previous scheme. Instead, the outlined these specific alterations:

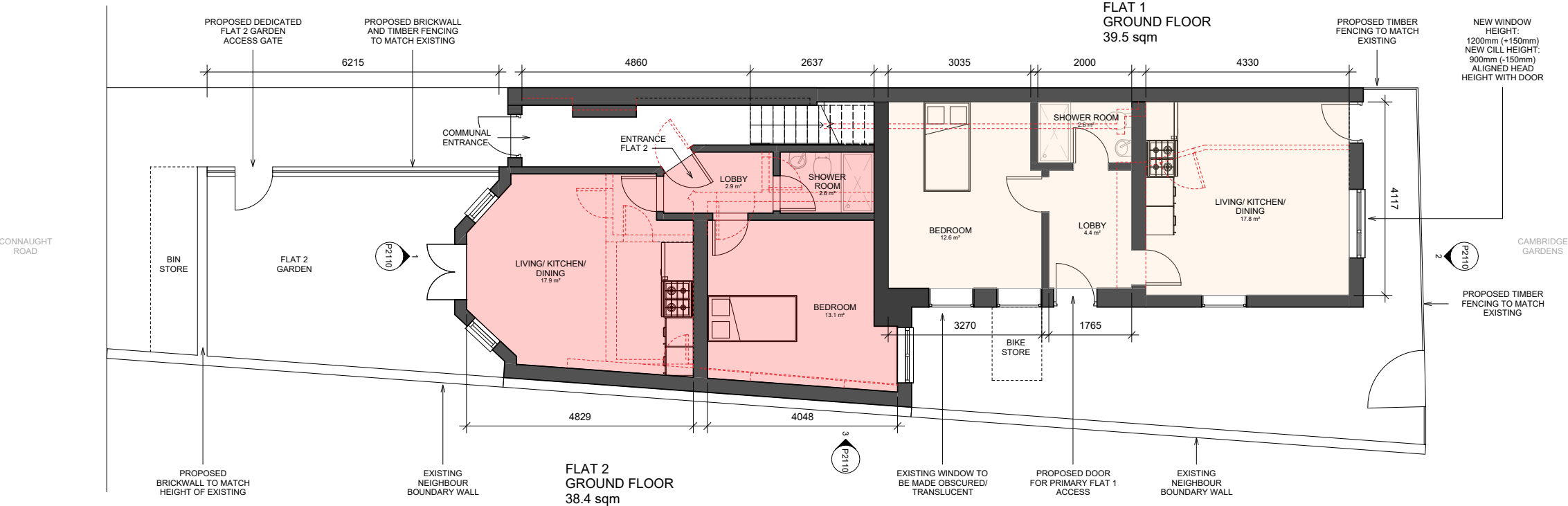
- Front garden patio door in Flat 2 should appear as secondary access, not to be confused with the primary shared dwelling access front door - new proposed garden gate for access
- Proposed front brick wall to match height of existing (adjacent neighbour boundary wall) to provide windbreak for bin store - mitigating waste impacting the environment
- Reduce height of proposed timber fencing at the front of the property to better reflect character of the existing site
- Proposed rear timber fencing to match existing with existing access
- Addition of Flat 1 rear bike store - with enough distance away from Flat 2 bedroom window
- Proposed flat dormer roof materials to match existing (shown in elevation & perspective views)
- Obscure Flat 1 West window to reduce chance of overlooking Flat 2 rear bedroom

The proposed final design keeps the increase of one bed/one person apartments from five units to six. Each floor accommodating two flats at the front and rear. One accessed from the dedicated back/side door leading from Cambridge Gardens. Both of these ground floor flats will benefit from private outdoor amenity space, with each a front door of their own. All of the remaining units are accessed via the stairwell off Connaught Road.

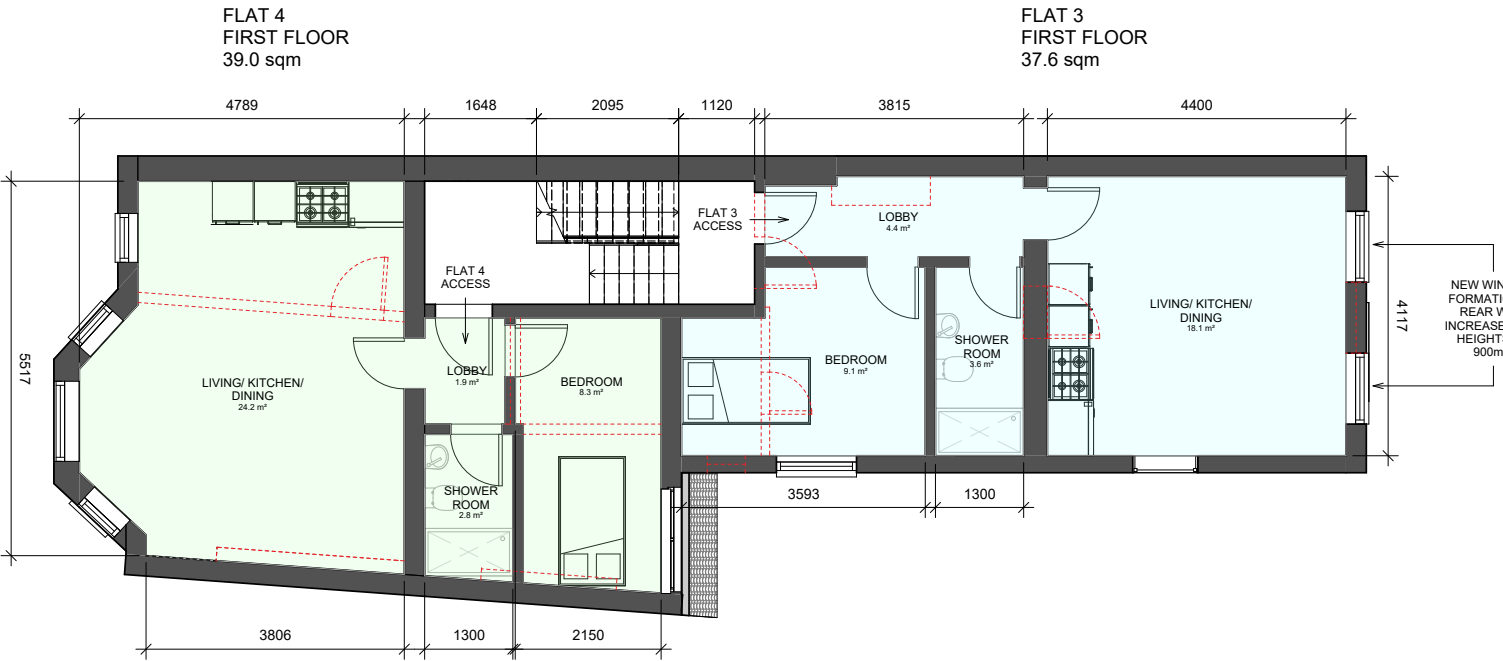
The bin store at the front of the property in the front garden is now more open and less intrusive on the street scape, opting for a more likened bin store to the rest of the properties on the street. To bring more light into some of the internal habitable rooms and bathrooms, the proposal still includes the introduction of new windows and a revised window configuration on the rear elevation facing onto Cambridge Gardens.

The proposal includes a number of internal reconfigurations to standardise kitchen and bathroom sizes and positions in the building.

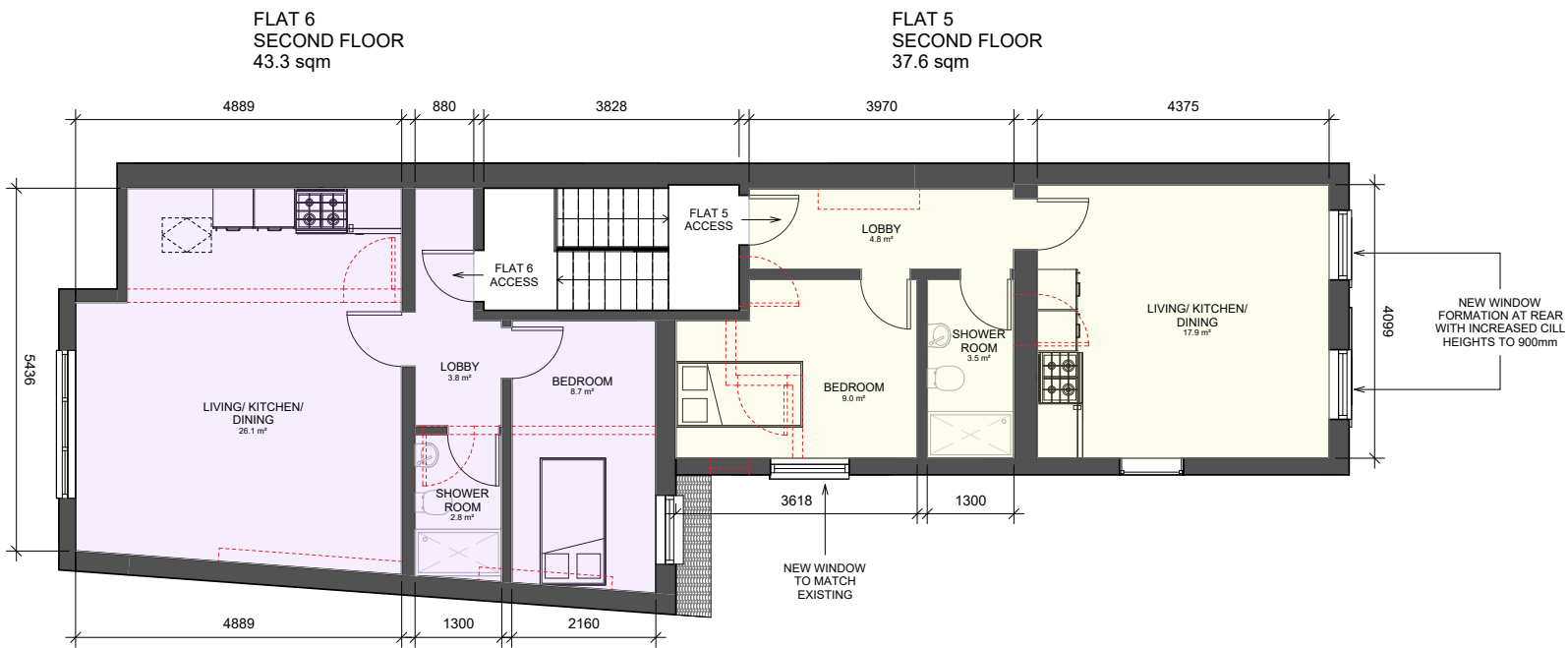
All of the proposed apartments will exceed the minimum room size and room widths recommended in the nationally described space standards.



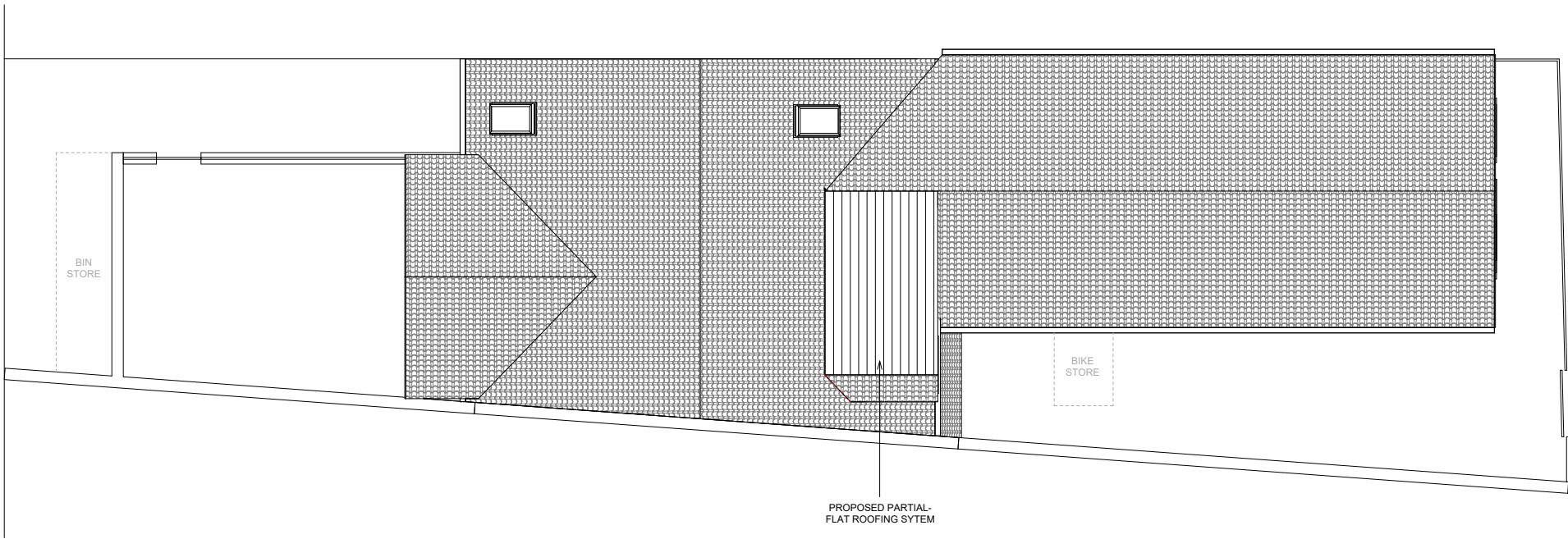
1 GROUND FLOOR
1:50



2 FIRST FLOOR
1:50



1 SECOND FLOOR
1:50

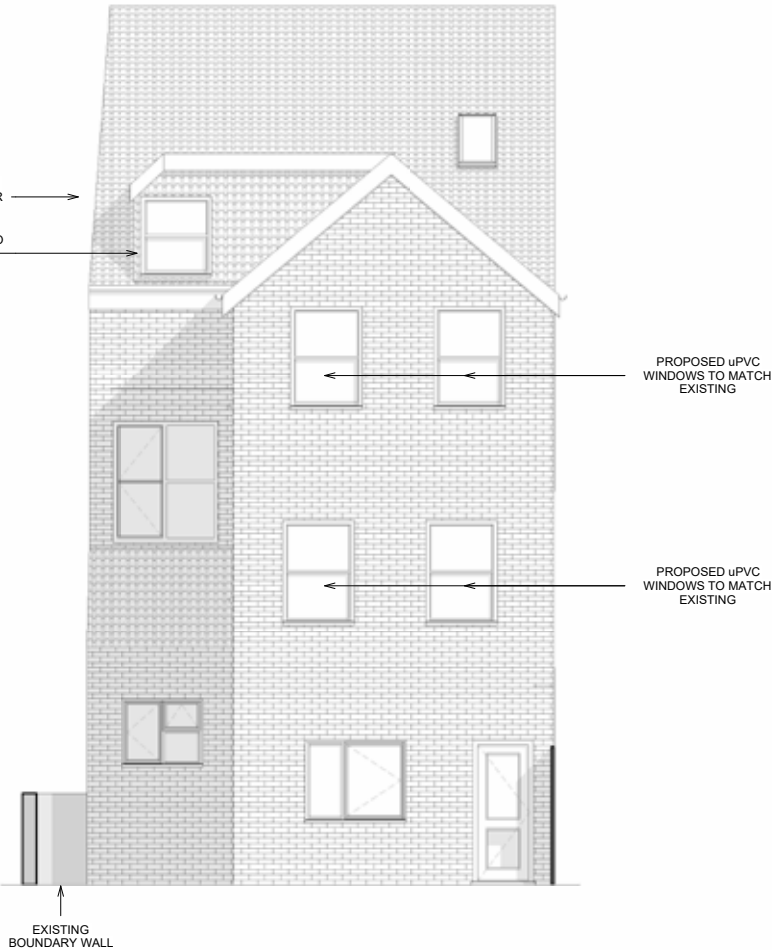


2 ROOF PLAN
1:50

1 Front Elevation
1 : 50

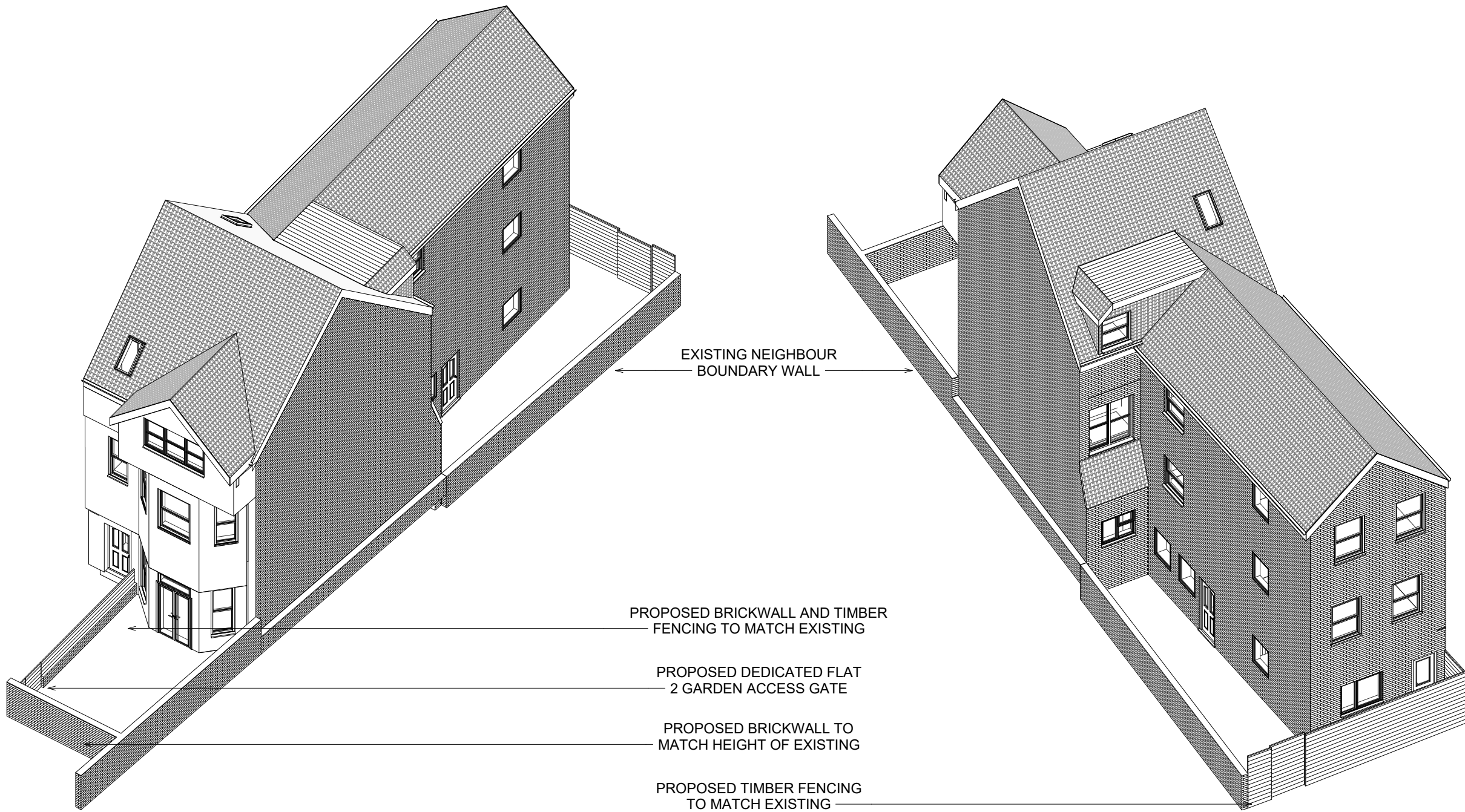


2 Rear Elevation
1 : 50



3 Side Elevation





1 Bird's-eye View - Front

2 Bird's-eye View - Rear

The proposed flats and the rooms within them have been designed to ensure they provide at least the minimum space standards as outlined in the Nationally Described Space Standards. This has been summarised below.

The change of use will not result in an increase in the usable living and amenity space associated with the building, but will increase the number of units.

There will be no perceivable loss of amenity on site, as part of the front garden is already used as a binstore. A dedicated garden space for the occupants of the front ground floor flat will be allocated in the front garden, enclosed with a timber fence. The rear garden, which is currently accessible from Cambridge

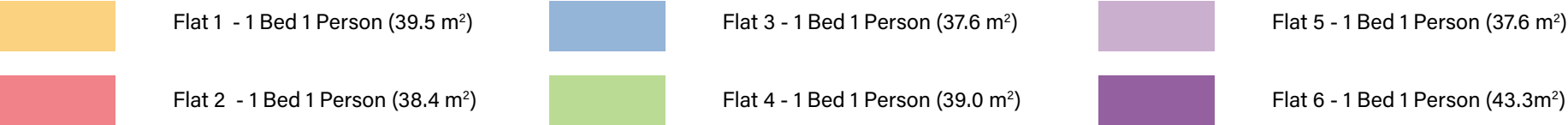
Gardens, will continue to be enjoyed by the occupants of the proposed rear ground floor flat.

There will be an increase in the quantity and quality of internal living space. The proposed units will meet the space standards outlined in policy HB3 as illustrated below.

Level	Unit Type	Area (m²)	Minimum Area Required (m²)	Bedroom Area	Minimum Bedroom Area Required (m²)
FLAT (1) & (2) Ground floor	1 Bed 1 Person	(1) 39.5	37 (Shower)	(1) 12.6	7.5
		(2) 38.4		(2) 13.1	
		(3) 37.6		(3) 9.1	
FLAT (3) & (4) First floor		(4) 39.0		(4) 8.3	
		(5) 37.6		(5) 9.0	
		(6) 43.3		(6) 8.7	
FLAT (5) & (6) Second floor					

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
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	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



Technical requirements

10. The standard requires that:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

Materials:

Roof :
Dark Red/Brown Marley Ludlow Tiling

Walls:
Textured Cream/ Off-white Render (External Facade)
Red/Brown Brick
Mock Tudor Wooden Boarding - Render & Infill

Windows & Doors:
UPVC

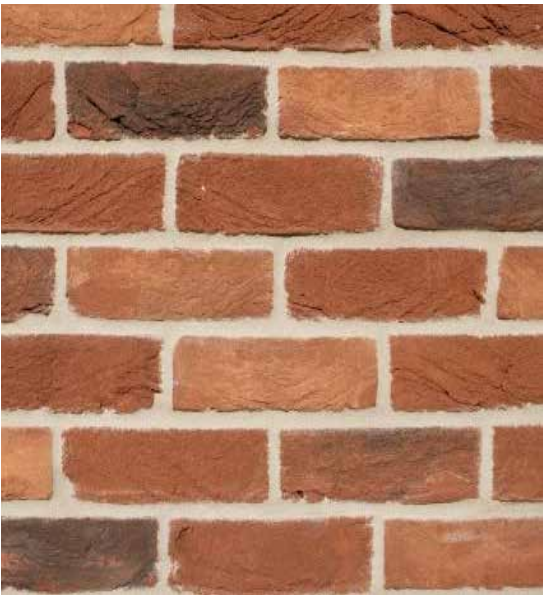
Floor:
External Stone Paving



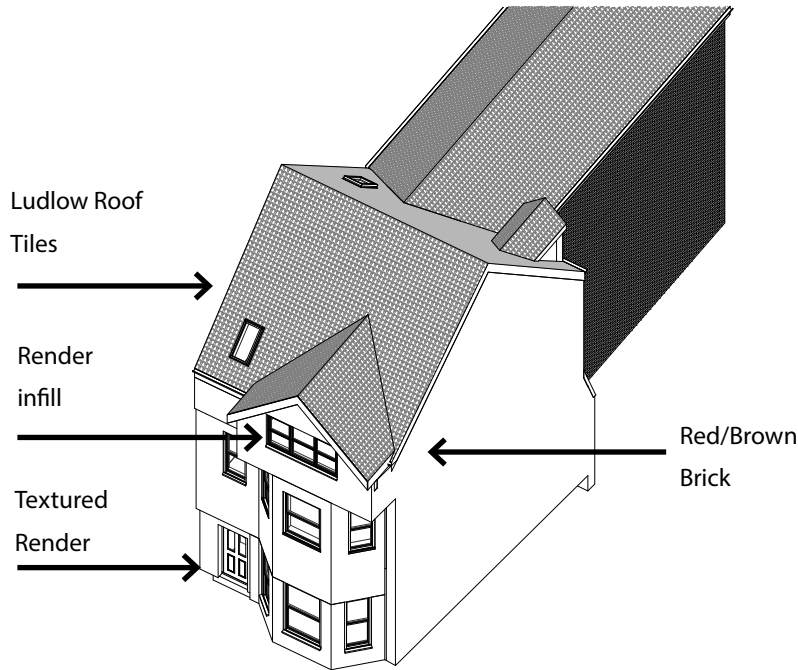
Marley Ludlow Tiles



Textured Render



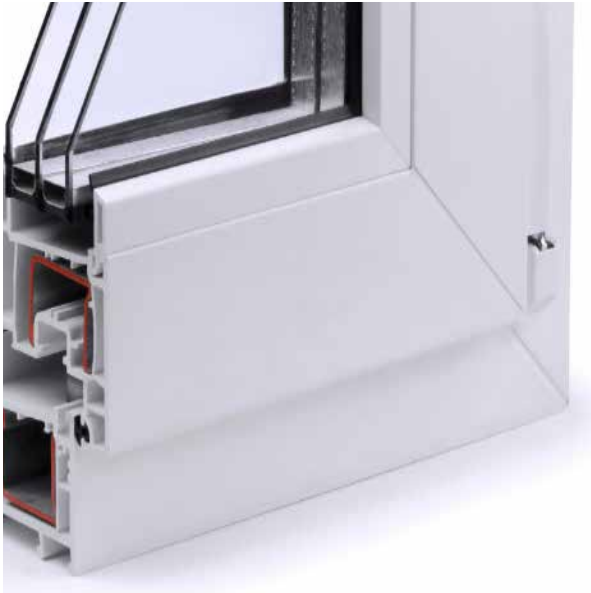
Red/Brown Brick



External Stone Paving



Mock Tudor Painted Timber Frame - Render Infill



UPVC Windows

Proposed Materials

Materials:

Roof:
Dark Red/Brown Marley Ludlow Tiling

Walls:
Textured Cream/ Off-white Render (External Facade)
Red/Brown Brick
Mock Tudor Wooden Boarding - Render & Infill
Dormer cladding - Marley Ludlow Tiles

Windows & Doors:
UPVC

Proposed Boundary Wall/ Fencing:
Timber panelling
Red Brickwork

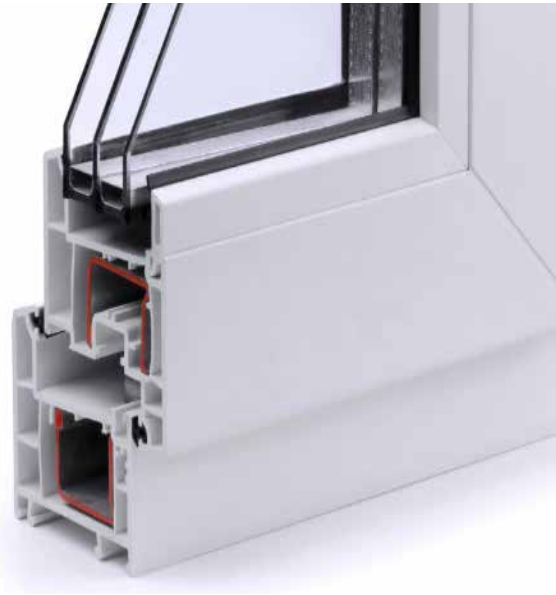
Floor:
External Concrete Paving



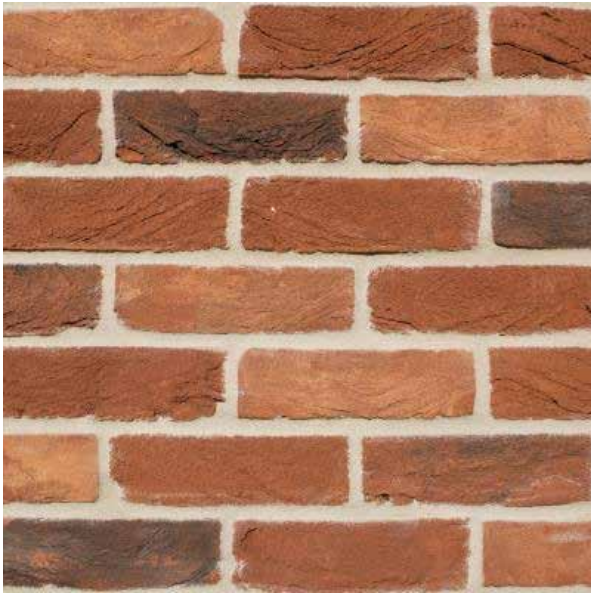
External Areas - Concrete Paving



Boundary Fencing - Timber Panelling



UPVC Windows



Boundary Wall - Red Brickwork



Dormer Cladding - Marley Ludlow Tiles