

Radnor Cliff

Development of Two New-Build C3 Dwelling Houses and a Short-Let Holiday Home

32 Radnor Cliff
Folkestone
CT20 2JJ



LIDDICOAT
&
GOLDHILL

Submission for Planning

on behalf of the Applicant:

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Introduction

1. This proposal is for the demolition and replacement of the single family house on the extensive beachside site at 32 Radnor Cliff. The house will be replaced with two new family dwelling houses plus a short-let holiday home.



2. The existing house is in a state of dereliction, set in overgrown gardens with poorly-maintained retaining structures and paths.
3. The application site offers an opportunity to make maximal use of the site, providing additional high-quality housing in Folkestone, and an enhancement of the beachfront landscape.
4. The proposed new houses have the potential to enhance the architectural character of the Folkestone beachfront.
5. This statement should be read in conjunction with the appended plans and elevations, which outline an initial approach to the distribution of new accommodation on the site.



Project Team and Brief

6. The applicant, John Sinclair, is proposing that the development is partially commercial (with the finished buildings for rent or sale), and partially a self-build for his own family's use and enjoyment.
7. The applicant has engaged architect David Liddicoat of Liddicoat & Goldhill LLP to develop the proposals herein. The practice specialises in design of one-off, bespoke private housing.



8. The applicant and architect have previously worked with the applicant on a range of different projects, most notably the 'Ancient Party Barn' in Postling, which featured on Grand Designs, won an RIBA award and was runner-up for the Stephen Lawrence Prize.



9. Supporting the Architect's work are a team of specialist consultants, whose expertise has guided the design process.

Design Process

10. Assessment of the site drives the architectural response. The particular landscape and architectural context is the inspiration for the project, as well as the strongest influence over the final design.
11. The scheme responds positively to the conservation context, with supporting input from arboricultural, ecological, heritage, archaeological and geotechnical specialists.
12. The design incorporates the feedback identified in our pre-application advice from Folkestone and Hythe District Council (24/0925/PREAPP)
13. Evaluation of critical elements, such as arboriculture, building sustainability and fire safety have been carried out as part of the pre-planning design.
14. The final design is a response to Folkestone's policy objectives, and an elegant response to the architectural and natural context of Sandgate beachfront.

Site Assessment

15. The existing site is a steeply-sloping plot of approximately 1,206 sqm.
16. The ground level falls approximately 16.7m, measured from Radnor Cliff road to the path on the seafront.



17. The existing site includes a number of dated and deteriorating structures, including old retaining walls and remnants of former garden structures that once occupied the area. These elements, along with the sea wall, reflect historic efforts to manage the steep topography and protect against coastal exposure, but are now visibly failing in places.



18. The site lies within the Sandgate High Street Conservation Area, specifically in the Radnor Cliff and Riviera zone.

19. This area is characterised by a long history of innovative and elegant private houses including HG Wells' house, which was designed by Voysey in 1898. Alongside such historic structures, including the mid-Victorian Marine Villas, are a number of modern additions. These have been of varying quality and success, and the applicant is keen to improve on the nondescript architecture of the existing suburban family house presently standing on the site.



Pre Application Assessment

20. In June 2024, the emerging design was presented to Folkestone & Hythe District Council's Planning Department for pre-application advice.
21. The proposals, comprising drawings, 3D images and an outline Design & Access statement were submitted 17th June and we met with the planning officer on site 10th July Ref: 24/0925/PREAPP
22. Following receipt of the pre-application response from Folkestone & Hythe District Council (Ref: 24/0925/PREAPP, dated 15 July 2024), the design team has carefully considered and integrated the advice received into the revised proposal. Key actions acted on:
23. Omission of the central dwelling originally proposed midway down the slope. This adjustment directly responds to the officer's concern regarding the erosion of the characteristic "green band" separating cliffside and beachfront development. The new layout retains this visual corridor and reinforces the historic grain of the Conservation Area.



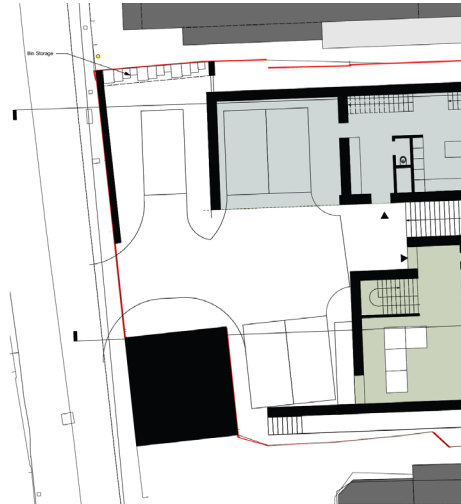
24. Adoption of a contemporary architectural approach that avoids mimicking neighbouring developments, particularly the flatted block at no.34. The design presents a more refined, context-sensitive solution that draws inspiration from the local vernacular without direct imitation.



25. Refined massing and positioning of Unit A to align with the building line of Radnor Cliff and maintain respectful distances from both adjacent properties. [This ensures no harmful impact on daylight/sunlight or visual dominance, particularly in relation to the neighbouring bay windows.]



26. Reconsideration of parking and access: The proposed undercroft parking has been removed from the scheme in favour of a simplified, more appropriate surface-level parking arrangement with generous turning space, more appropriate to the constrained topography.



27. Preparation of technical reports: Specialists have been engaged to shape the proposal. Their advice has been integrated into the revised scheme, and the reports commissioned are included with this planning application.

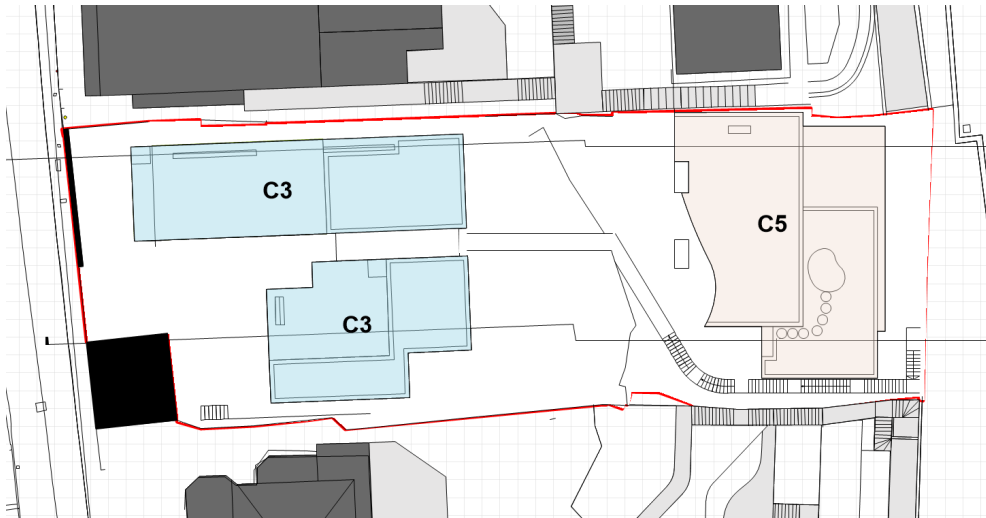
- Heritage Statement (HW Heritage, July 2025)
- Ground Stability Report (Southern Testing, April 2025)
- Arboricultural Report
- Land Contamination Report
- Right to Light and Daylight Report
- Archaeological Desk-Based Assessment
- Preliminary Ecological Appraisal
- Biodiversity Net Gain (BDNG) Assessment
- Structural Engineer's Statement
- Sustainable Drainage Strategy (SuDS Report)

28. Input from these specialist consultants ensures that the design and its impacts are fully understood and responsibly mitigated.

Outline Design & Access Statement

Use

29. The site is currently in domestic use, as a single family dwelling house (C3) with an extensive, steeply-sloping private garden.
30. The upper two new houses are to be private, single family dwelling houses (C3); the beachfront property is to be a short-term holiday let (C5).

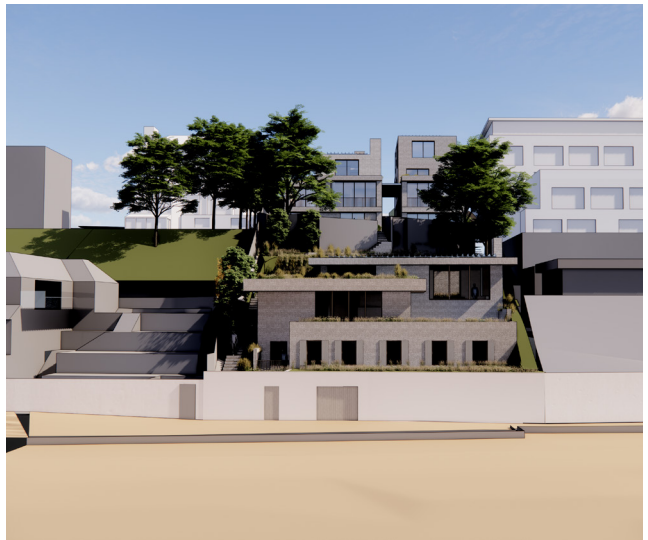
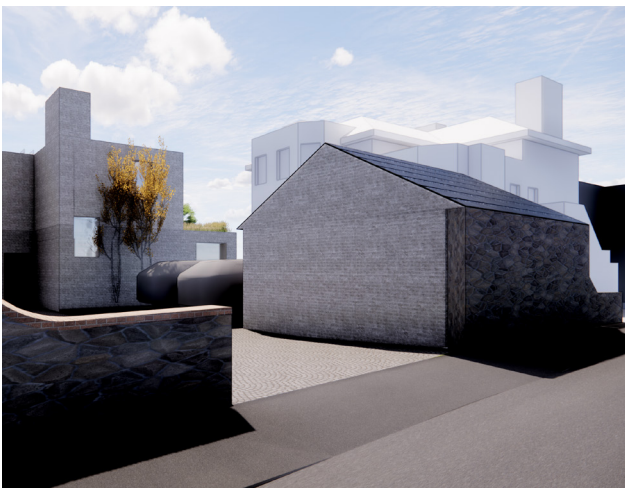


Amount

31. The drawings included with this statement illustrate the proposed construction of three new houses with associated parking and gardens.
32. The existing house has an approximate floor area of 260sqm, comprising four bedrooms and two reception rooms, plus a garden room, kitchen, utility room, bathroom and separate WC. It also contains an integral double garage.
33. The North East house (unit A), facing Radnor Cliff, contains approximately 339sqm (GIA) of new residential floor space.
34. The North West (unit B), set back from Radnor Cliff, contains approximately 229sqm (GIA) of new residential floor space.
35. The lower house to the South (unit C), addressing the sea front, contains approximately 275sqm of new short-let holiday accommodation.
36. There is therefore a net addition of 568sqm of residential floor space, and 275sqm of short-let holiday accommodation.

Layout

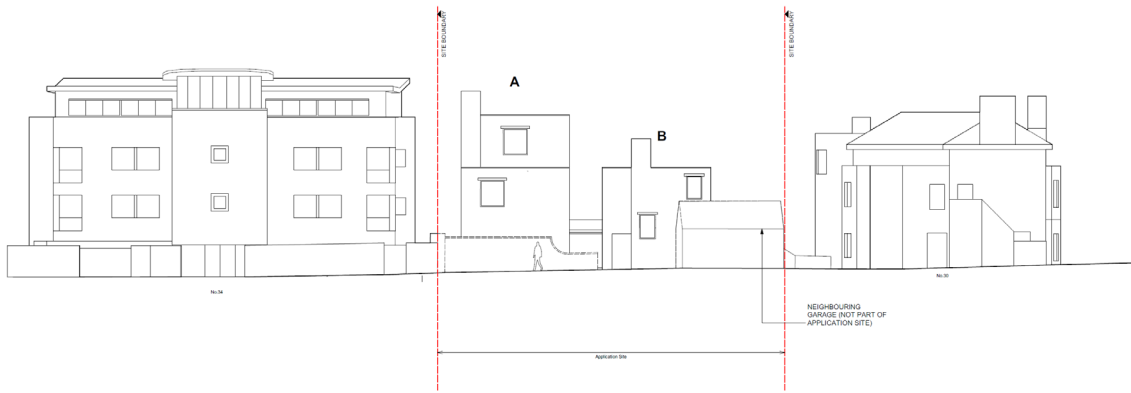
37. In preparing the proposed outline design, the topography and architectural context of the application site has been the driving factor.
38. The three properties have been arranged to address the different conditions based on their level and position on the steeply-sloping site.
39. Following pre-application advice from Folkestone's planning officers the proposal repositions the centrally located unit B shown in our initial concept to preserve the 'green band.' This helps retain the spatial rhythm of the area, which is characterised by built form along the road and beach levels, with a relatively undeveloped central slope.



40. The East top house (Unit A) facing Radnor cliff, sits back from the street and its neighbour no.34, allowing for parking and planting in front.
41. To the rear Unit A mirrors the massing of no.34 with a 2 storey subordinate element. It terminates on the same line and allows for the green band mentioned above.
42. Radnor Cliff has limited residents' parking, and is a narrow road that may become congested in the summer. Unit A has been designed to allow 2no. Cars in an integrated garage, as well as a parking space in front.
43. The West house (unit B) is positioned set back from Radnor Cliff due to the position of the existing single storey garage structure on the front boundary of the site. It will be located behind neighbouring no.30 allowing this historic building to maintain its visual prominence on the street.
44. The lower house (unit C), reflects the layout and position of the contemporary beachfront houses at no.34 and no.28 Radnor Cliff. The former is a modernist pavilion, set among a series of beach-facing terraces, with long ribbons of structural glazing facing the sea. The latter is a generously proportioned terraced villa of multiple inter-linked volumes including various living and sleeping quarters, as well as wine cellars and a boathouse. Its facade facing the beach is around 233% the length of the proposed scheme (18m vs. 42m). The grandeur and ambition of the houses on the Riviera, Radnor Cliff and the beach front are typical of the area.

Scale

45. In the same way that the layout of the site responds to its context, the scale of each of the proposed new houses is determined by the mass, volume and scale of adjacent properties.
46. At 4 storeys, Unit A will reinforce the parapet line of no.34 but will be set almost a storey below its roofline. The contemporary additions to Radnor Cliff are themselves a reaction to the substantial early-/mid-Victorian villas that characterise the Conservation Area.
47. The West House with three storeys, is positioned lower than the East House. Its top floor is set back, mirroring the massing of the adjacent No. 30. This stepped massing and setback from the west boundary are designed to prevent any breach of daylight and sunlight on the adjoining property's bay windows.
48. The lower house (unit C), reflects the layout and position of the contemporary beachfront houses at 34 and 28 Radnor Cliff. They have a far more horizontal composition, in contrast to the tall villas addressing the street. This beachfront pavilion language takes advantage of the broad, Southern vista to the sea.



Landscape

49. The site is presently an overgrown and unkempt private garden, featuring substantial shrubs and windswept trees. Some lawn remains at the uppermost level, but generally the planting has been left unmaintained.
50. The gardens are navigated via stone, concrete and brick steps and paths which are all in an unsafe state of repair. A concrete driveway slopes downwards to the front of the house.
51. An initial arboricultural appraisal has suggested that the Holm oak, tamarisk, and poplar growing on the site are at the end of their lives and in a particularly critical state of health. Additionally, the presence of Japanese knotweed will be addressed through a comprehensive removal and management plan.
52. The applicant intends to reinstate the gardens following construction, taking a remove-and-replace approach to any trees, but choosing species (for example coastal pines or young tamarisk) suited to the challenging environment of the beach front.
53. The concept for the three new houses is that each would enjoy access to external terraces and gardens facing the sea (for the primary living spaces), and also to enclosed hill-facing gardens allowing light and ventilation to secondary rooms.



54. The proposed landscape and roof planting strategy for 32 Radnor Cliff incorporates both general design elements and input from the arboricultural assessment.

- **Border and Statement Trees:** We will incorporate resilient coastal species such as tamarisk and sea buckthorn, as well as Mediterranean species like fig and olive suggested by the arboriculturalist. These selections are chosen for their suitability to the coastal environment and will provide both character and resilience.
- **Green Roof with Solar Fins:** One of the roofs will feature a low-growing sedum mix designed to integrate with the innovative solar fins. This combination ensures a low-maintenance, drought-tolerant roof that supports energy efficiency. **Additional Green Roofs (Wildflower Meadows):** The other green roofs—two on the upper properties and one on the lower property—will be established as wildflower meadows. These will include coastal wildflowers and meadow grasses to enhance biodiversity and create a natural, meadow-like appearance.
- **Sloped Banks and Shrubs:** For the sloped areas, we will use hardy shrubs and grasses such as gorse and marram grass. These species will help stabilize the banks and withstand the coastal conditions.
- In summary, this planting plan combines the arboricultural input with a focus on coastal resilience, ensuring a sustainable and integrated landscape.

Appearance

55. The applicant's brief is to create an example of cutting-edge coastal architecture which takes full advantage of the site's unique cliffside setting.

56. The design of the houses is intended to be a development of the riparian vernacular already seen in the riviera (including Voysey's notable contribution) as well as drawing inspiration from Japanese domestic architecture, which has a particularly strong relationship between the wider landscape and the interior.

Sustainability

57. Sustainability is at the core of the proposed design.

58. As well as providing elegant living spaces, the applicant is keen to explore construction that has a low carbon footprint in construction as well as occupation.

59. A site of this nature represents a tremendous opportunity to sustain bio-climatic design (using Passivhaus principles) as well as microgeneration due to the extensive uninterrupted southern aspect.

Access

60. No change in access to the site from Radnor Cliff is proposed.
61. During construction, all access will be via the existing entrance to Radnor Cliff.
62. During occupation, the primary access for vehicles, occupiers, visitors and deliveries will remain from Radnor Cliff.
63. Secondary access at the lower level will permit direct enjoyment of the beach and coast path for the occupiers.
64. Use of cars and bicycles, as well as vehicular deliveries has been considered in the garage space within Unit A and upper external parking spaces. The arrangement of the top buildings allows for ample parking and storage for bicycles and bins at street level.
65. New gates and doors will provide beach-level access for all residents, and specifically for boat access for the beachfront house. It's worth noting that the existing concrete staircase on the east side of the property, which leads down to the defense wall, suggests there may have been historical access to the beach in this area. While the new development will feature updated access points, this historical element reflects the long-standing connection between the property and the beachfront.
66. The steeply-sloping site presents particular challenges in terms of access for those of limited mobility. The upper houses have been designed with Lifetime Homes standards in mind, while the lower house by necessity can only be accessed by ambulant disabled people by virtue of the topography.
67. The requirements of the Approved Document (Part M) of the Building Regulations will primarily determine the provision of access through the houses.

Policy Compliance

69. The proposal responds positively to national and local policy, including:

- NPPF (2024) – Promoting sustainable development, good design, and heritage protection.
- Folkestone & Hythe Places and Policies Local Plan (2020):
 - HB1 – Quality Places through Design
 - HB3 – Internal and External Space Standards
 - E3 – Holiday Accommodation
 - NE2 – Biodiversity and Ecology
 - NE6 – Land Stability
- Sandgate Conservation Area Appraisal (2009)
- Sandgate Design Statement (2019)

Phasing

70. It is proposed that the three houses are to be delivered in a phased manner. The extant site ground conditions demand a preliminary phase, comprising demolition, site preparation and slope stability measures – to ensure that the slope stability measures are as effective as possible, and having regard to the desire to limit impacts on adjoining properties and residents that may arise during the works to deliver them, they are best delivered on a site-wide basis during this preliminary phase.

71. It is also anticipated that the slope stability measures could then also serve a secondary purpose or providing foundations to the upper two houses (A+B) in due course. Once this initial phase is complete, the proposed programme would then be that the beachside house (C) is constructed as a separate phase, with the two houses on Radnor Cliff (A+B) being delivered in further separate phases. This approach has been developed by the Structural Engineer, guided by the specialist Geotechnical Surveyor's findings.

72. The applicant proposes that the relevant phasing plan (which will also be applicable for CIL purposes) will be secured by a condition imposed on any planning permission.

Conclusion

73. This submission should be read in conjunction with the following drawings and documents (included):

74. Drawing Nos: P01, P02, P03, P04, P05, P06, P07, P08, P09, P10, P11, P12, P13, P14, P15, P16, P17, P19

75. Documents:

- Heritage Statement
- Arboriculturalist report
- Geotechnical survey
- Land Contamination report
- Daylight, Sunlight & Overshadowing Report
- Archaeological report
- Preliminary Ecology Appraisal
- BDNG assessment
- Structural Engineer statement
- SUDs report
- Japanese Knotweed

The applicant and design team look forward to working with Folkestone Council Planning Officers to develop a high-quality new addition to the sea front.

Thank you.

