

# Foxwood School Site

## Design & Access Statement

*'Hybrid application comprising of - a full planning application for the erection of 60 dwellings together with retained and enhanced green infrastructure framework, open space, parking and all associated engineering operations, together with an outline application (all matters reserved except access) for up to 90 residential units.'*

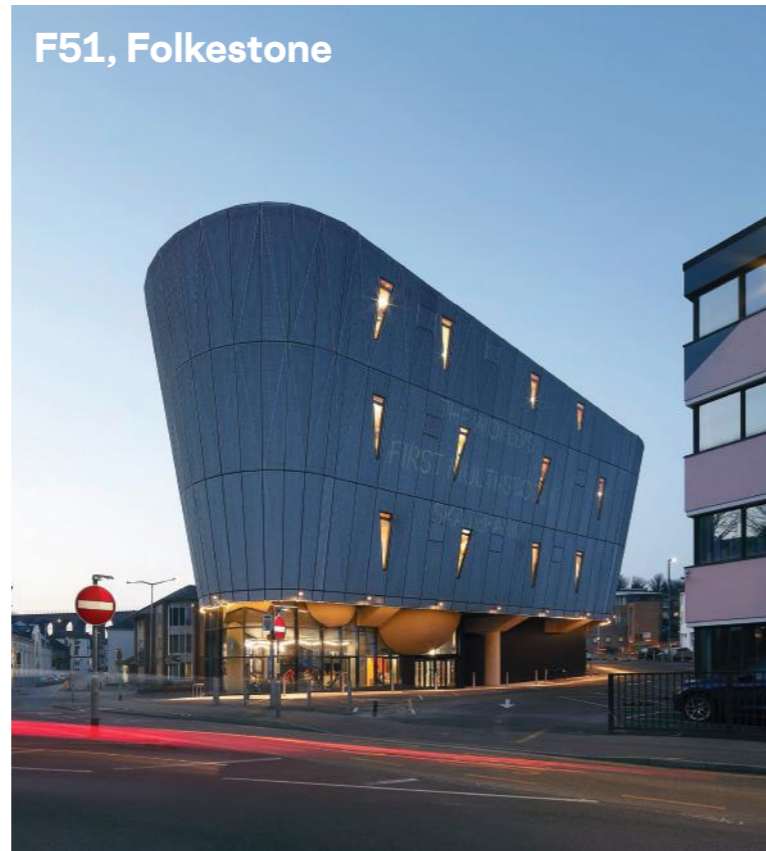
# **INTRODUCTION & PROJECT TEAM**

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.

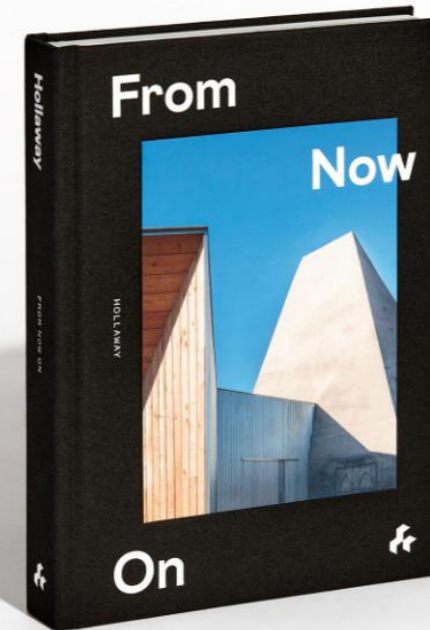
Recent projects include the award winning Process Gallery for artist Nick Veasey, the first new build Picturehouse in the UK at Ashford for developers Stanhope, a new Winery, Gin Works and Brewery for Chapel Down, and a number of large regen and housing schemes in London including Bromley South Central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

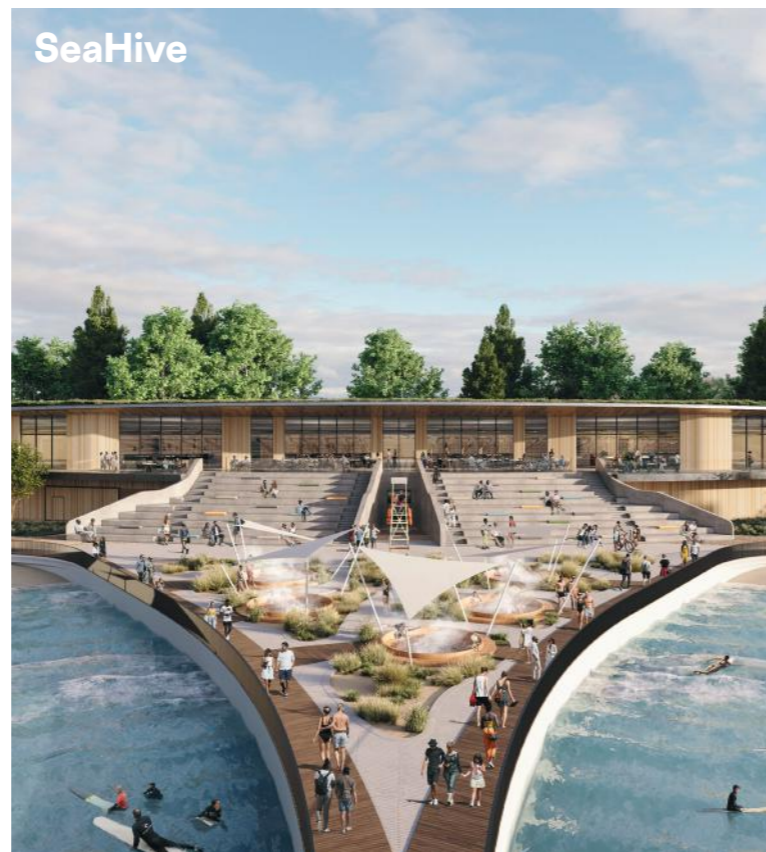
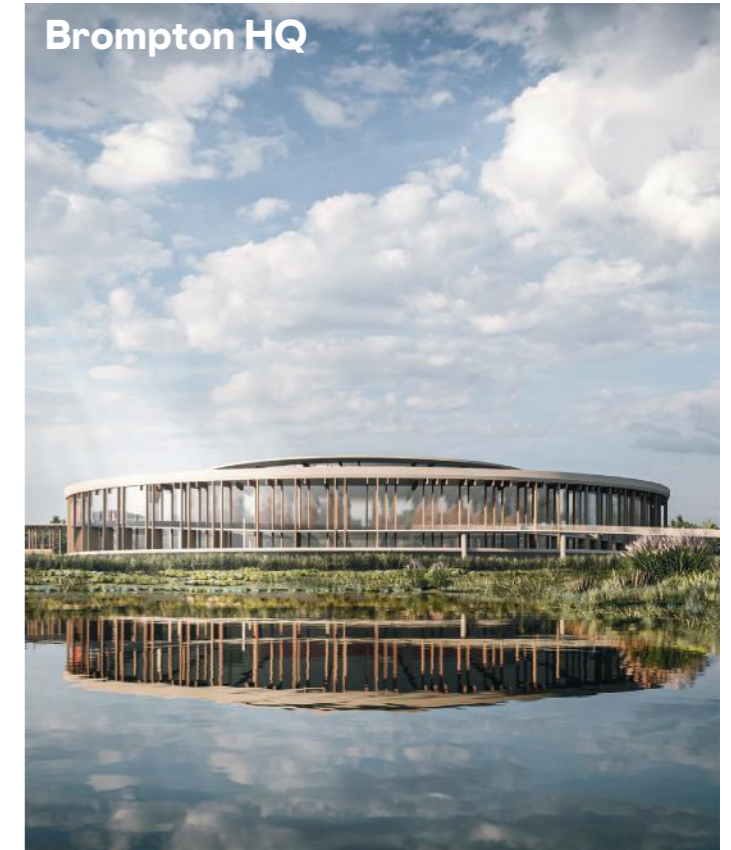
For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options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



**From Now On**  
Published 2020 by Artifice



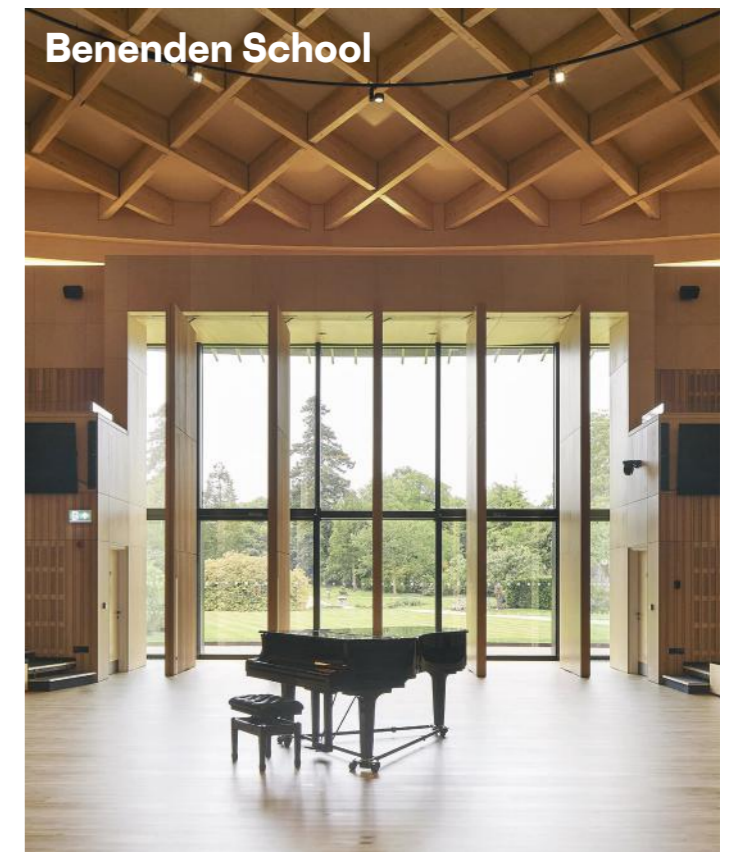
**Brompton HQ**



**London Golf Club**



**Benenden School**





**ETHOS:**

URECO is an owner-led property development company with a strong focus on **sustainability** and **community creation**. URECO is not the usual archetype of property developer - we do not build identikit boxes, but create homes, and we seek to provide within our developments the mechanisms by which communities can develop and flourish. Philip Goodman, a **former Foster & Partners Architect**, founded URECO in 2018. Since then, URECO has built a reputation for delivering **design-led developments**. For URECO, sustainability is not just a hoop to be jumped through - it is an integral element of our company ethos. We are driven by the goal of creating homes that are not only excellent places to live, but also benefit from reduced energy costs as a result of sustainable design. Previous projects include housing developments in Surrey and Kent, with planned projects including 147 homes in Northwest London, and further new homes in Kent.

**VISION:**

URECO homes are all designed to improve the lives of their occupants, as well as to facilitate easy daily use. Generous private external spaces, even balconies on apartments, are configured to allow meaningful use, whilst external communal areas are carefully planned to encourage play, conversation and the fostering of community. Inside our homes, the interior specifications are formed of high-quality, hard-wearing materials that are designed to create eminently liveable spaces. The smallest details are taken into consideration - be that USB sockets beside the bed to easily charge a phone at night, or the creation of a sightline from the kitchen sink towards a beautiful view outside.

**EXPERIENCE:**

URECO already has a strong connection with the Hythe, as we are currently building 51 apartments at 71 Seabrook Road, the former St Saviour's Hospital site, and a director of the business recently moved here. The St Saviour's scheme is landscape-led, with cars hidden from view by undercroft parking and clever use of levels, which will allow future residents to enjoy stunning communal gardens and uninterrupted views of the sea. URECO has a strong commitment to the local area, and our existing presence just a short distance from the Foxwood site demonstrates our clear intention to be not just a fleeting developer, but a member of the Folkestone and Hythe community.

**PORTFOLIO (ST SAVIOURS)**



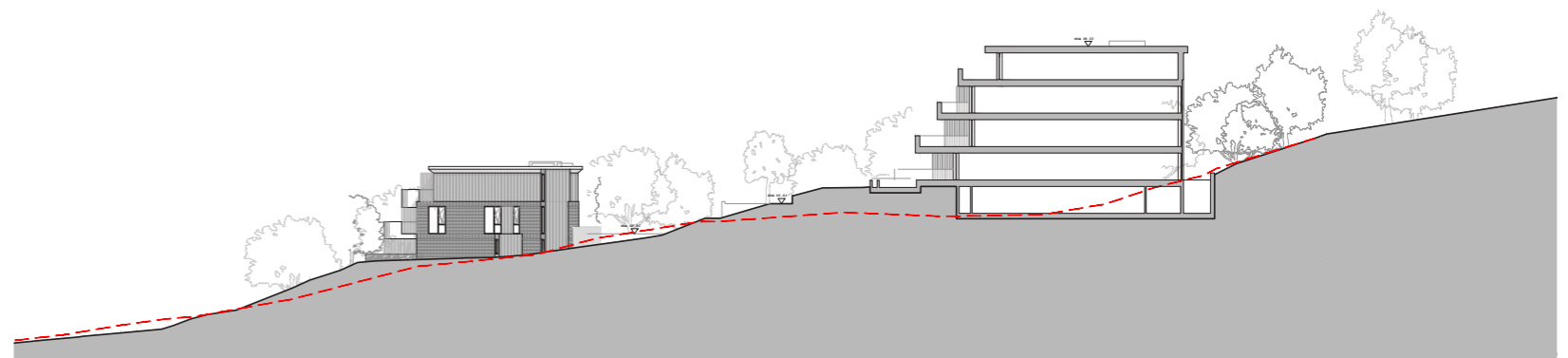
# St Saviours, Seabrook Road, Hythe

URECO Development Adjacent to Foxwood site



## St Saviours Development

Adjacent to Foxwood School Site, URECO are currently in the construction phase for 51 new dwellings, designed by Hollaway, on the grounds of the former private hospital, St Saviour's



In addition to this Design and Access Statement and the accompanying planning drawings, a comprehensive suite of supporting documents and technical drawings has been prepared by the design team.

These form an integral part of the detailed planning application and collectively demonstrate the design rationale, site analysis, and compliance with relevant planning policies and statutory requirements.



CLIENT - URECO PROPERTY



ARCHITECTS - Hollaway Studio



LANDSCAPE ARCHITECTS - Exterior Architecture



PLANNING CONSULTANTS - Hume Planning



ECOLOGY & ARBORICULTURAL CONSULTANT - Lloyd Bore



CIVIL ENGINEERS - Manhire



TRANSPORT CONSULTANTS - Stantec



DRAINAGE CONSULTANTS - Herrington



QUANTITY SURVEYOR - Spider Projects

# Site Location & Context

The site is located in Hythe, south of Cliff Road and accessed from Seabrook Road (A259). The Hythe High Street is 1km to the West.

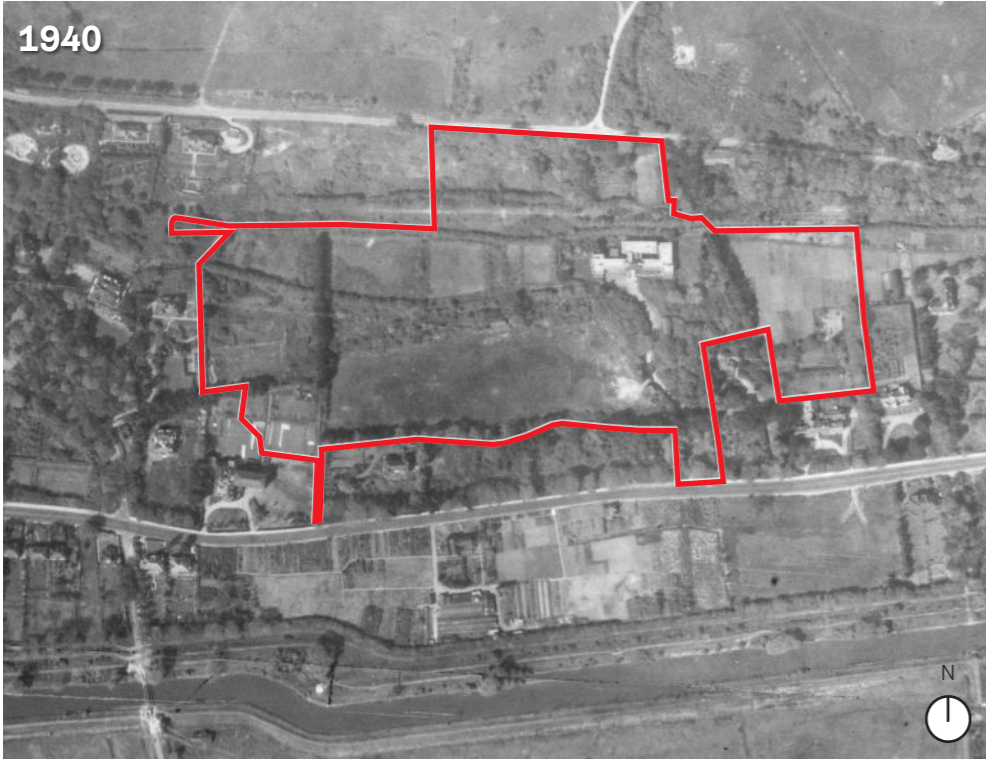


## KEY

	SITE OWNERSHIP BOUNDARY
	LAND IN CLIENT OWNERSHIP ST SAVIOURS
	SITE ACCESS
	PRIMARY ROADS
	SECONDARY ROADS
	PUBLIC RIGHT OF WAY/BRIDLE WAY
	EXISTING BUILDINGS ON SITE
	GRADE II LISTED PROPERTY THE ROCK COTTAGE (1393476)

# **SITE HISTORY**

# Site History



BEFORE FOXWOOD SCHOOL CLOSED IN 2016

TREE PRESERVATION ORDER IN 2020 - SITE LEFT UNMAINTAINED SINCE

# Site Allocation

## Places and Policies Local Plan - June 2020

### Policy UA17

#### Foxwood School, Seabrook Road, Hythe

Foxwood School is allocated for a **landscape-led** residential development with an estimated capacity of approximately **150 dwellings**. Development proposals will be supported where:

1. The design is genuinely **landscape-led** to take account of the environmental and **topographical features** of the site and to ensure important **long and short distance views** are maintained and the playing pitches are retained and enhanced as part of the landscape scheme;
2. The character and setting of the **Kent Downs Area of Outstanding Natural Beauty, the Seabrook Road area** and **the Royal Military Canal Local Wildlife Site** are preserved;
3. The scale, design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including **the Grade II Listed Building, The Black Cottage, and Scheduled Monument, the Royal Military Canal;**
4. Access is derived from Seabrook Road with **no vehicular access from Cliff Road;**
5. Appropriate and proportionate contributions are made towards the provision of a controlled crossing on Seabrook Road to improve access to Princes Parade and the seafront;
6. The public highway known as College Bridge that links the A259 with the Royal Military Canal is upgraded to the satisfaction of the Local Highways Authority;
7. There is on site **provision of play space** to meet the needs of the development for which a management company or other solution should also be established for its long term maintenance;
8. Ecological and arboricultural investigations are undertaken and **adequate mitigation** and **enhancement measures** are incorporated into the design of the Foxwood School development to minimise effects on the local Biodiversity Action Plan Priority Habitat;
9. A connection from the site is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider;
10. The archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place;
11. An **appropriate mix of housing and/or apartments** is provided that respects the constraints of the site; and
12. At least **6-8 self-build or custom build plots** are provided on site in accordance with Policy HB4: Self-build and Custom Housebuilding Development.

# Previously Approved Masterplan

(ref: 20/0015/FH)

## APPLICATION DESCRIPTION:

“Erection of 150 dwellings and apartments - including the provision of 15 on-site affordable units - with associated on-site concierge together with retained and enhanced green infrastructure framework, open space, parking and all associated engineering operations.”

- Strong planning committee approval

## REVIEW OF PREVIOUSLY PROPOSED:

- +30% of Apartments are above National Standard
- 10% Affordable Housing on-site
- 20% Affordable Housing off-site
- Total 30% Affordable Housing (in line with the previous Core Strategy (2013) which has now been superseded by the 2022 Review)
- High ratio of Apartments to Housing
- Market conditions have since changed, subsequently URECO see the need for a new proposal.

## KEY DESIGN PRINCIPLES:

- Use of existing site access
- Scale in relation to context
- Use of existing plateaus
- Reduce impact on slope
- Reduce impact on BNG

## PLANNING POLICY ALLOCATION UA17:

Foxwood School is **allocated** for a landscape-led residential development with an estimated capacity of approximately 150 dwellings.



Approved Masterplan



Selected Imagery



# View from Prince Parade (Previously Approved Scheme)

(ref: 20/0015/FH)



# **SITE ANALYSIS**



- Site boundary
- Landform plateau
- Gradual incline
- Moderate incline
- Steep incline
- Landform trench
- Building footprint
- Direction of landfall

### Summary

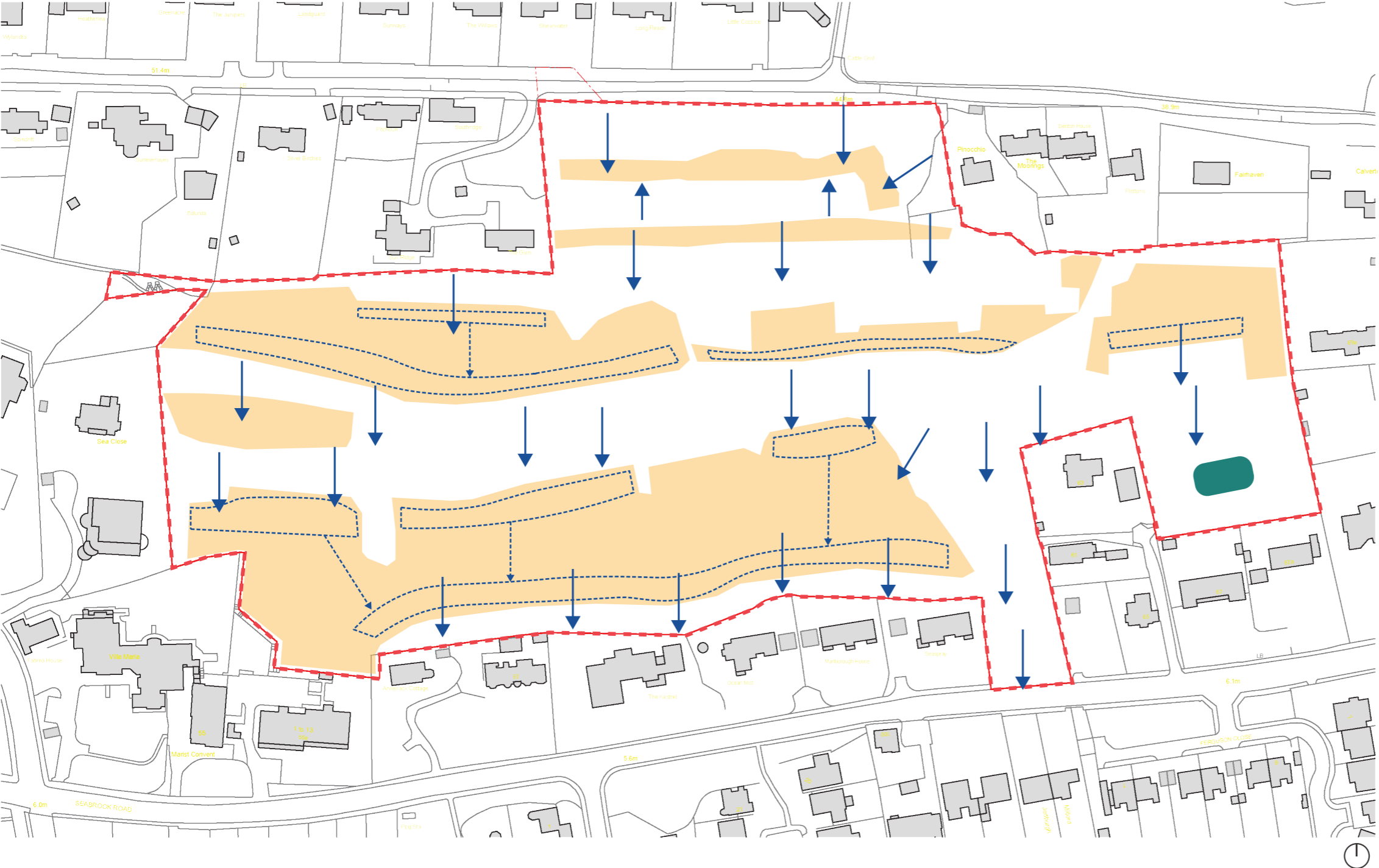
The landform broadly consists of two linear plateau areas, divided by a steep slope. The area to the north features a plateau dissected by a trench with sloped sides. This has the potential to be infilled to aid development.



**Legend:**

-  D: g2c - Other calcareous grassland  
Total area approx 0.2081 ha.
-  C: g4 - Modified grassland  
Total area approx 0.2128 ha.
-  E: h3d - Bramble scrub  
Total area approx 0.1651 ha.
-  D: h3h - Mixed scrub  
Total area approx 0.2977 ha.
-  A: u1b - Developed land; sealed surface  
Total area approx 0.8228 ha.
-  u1b5 - Buildings  
Total area approx 0.3695 ha.  
B01: 0.0806 ha. B07: 0.0125 ha.  
B02: 0.0018 ha. B08: 0.0531 ha.  
B03: 0.0460 ha. B09: 0.0060 ha.  
B04: 0.0022 ha. B10: 0.0167 ha.  
B05: 0.1178 ha. B11: 0.0130 ha.  
B06: 0.0198 ha.
-  G: w1f - Lowland mixed deciduous woodland  
Total area approx 2.6806 ha.
-  I: w1g - Other broadleaved woodland  
Total area approx 0.1688 ha.
-  J: w1h - Other woodland; mixed  
Total area approx 1.3420 ha.
-  H1: h2b - Non-native and ornamental hedgerow  
Total length approx: 0.035 km.
-  LT1: w.33 - Line of trees  
Total length approx: 0.006 km.
-  Red line boundary  
Total area approx: 6.2675 ha.

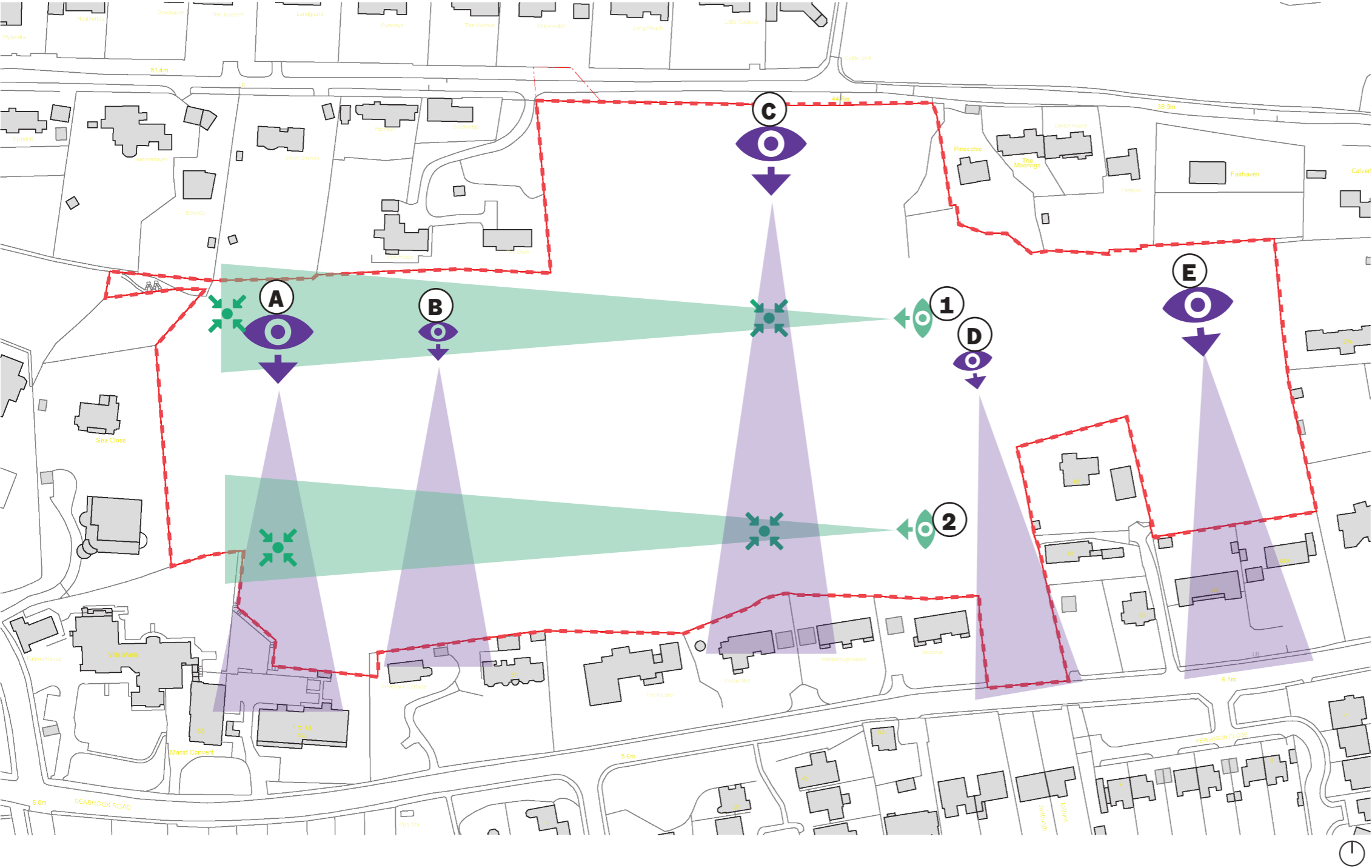
Note:



- Site boundary
- Existing landform plateau areas
- Current expected water movement
- - - Opportunity for SUDs
- - - Opportunity for water flow between SUDs
- █ Potential habitat pond opportunity

### Summary

Where sloping landform causes run-off water to flow downhill, there is opportunity for nature-based sustainable water management solutions to be introduced within plateau areas. These will capture water at the tops and/or bottoms of slopes, to prevent surface water flooding. There is also opportunity for an ecological pond to be created.

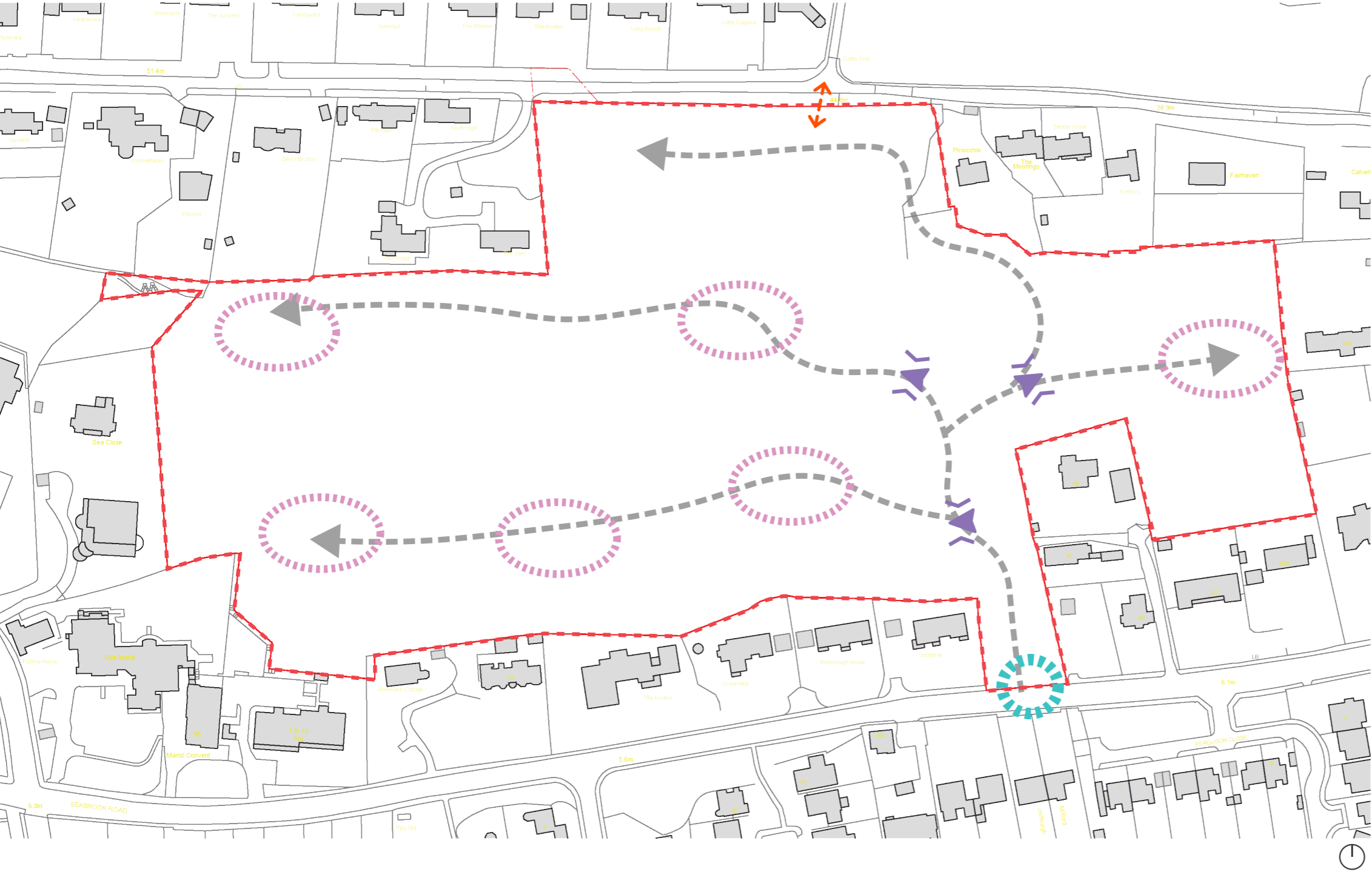


- Site boundary
- Big outward views
- Maximisation of views
- Internal vistas
- Maximisation of vistas
- Focal point opportunity

### Summary

The site has no panoramic views, but framed views are possible. Outward views extend towards the seafront, while internal vistas follow open, previously developed areas of the site. Where these intersect, focal points could be created, to maximise the value of both views and experiences.



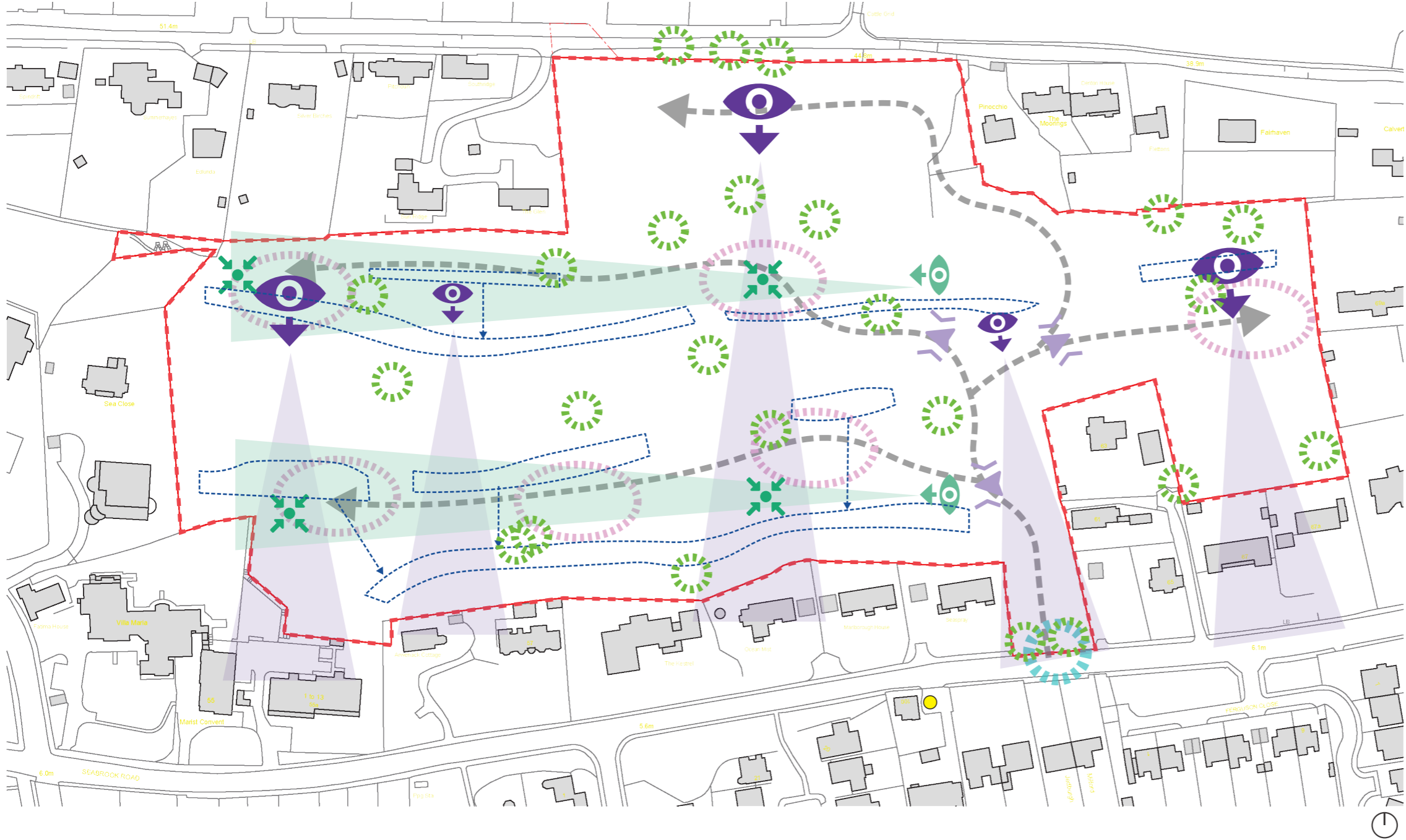


- Site boundary
- Anticipated journeys through site
- Main entrance experience
- Intermittent experiences
- ▲ Internal threshold experiences
- ↔ Proposed pedestrian connection link to Cliff Road

**Summary**

Anticipated journeys through the plateau and previously developed areas can be enriched with a rhythm of experiences at various locations. Entrances and threshold points will form key opportunities for experiential value.

# Key Site Constraints and Opportunities



- - - Site boundary
- Trees**
  - Key large trees of significance
  - Existing category B woodland canopy
  - Existing category C woodland canopy
- Views**
  - 👁️ Big outward views
  - Maximisation of views
  - 👁️ Internal vistas
  - Maximisation of vistas
  - ✳️ Focal point opportunity
- SUDs**
  - Opportunity for SuDS
  - ➔ Opportunity for water flow between SUDs
- THE BLACK COTTAGE  
Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1393476



- Site boundary
- Area of land can be developed
- Area of land could be developed
- Area of land may be able to be developed
- Area of land cannot be developed

### Developability Summary

Areas of previously developed land (existing buildings and hardstanding) are generally areas of plateau landform free from existing vegetation and habitat, and are key areas for development.

Plateau areas with non-priority habitat vegetation also have good opportunity for development, and contribute to broadly developable locations.

Areas of gradually sloping landform with more dense non-priority habitat vegetation may potentially be developable, but have greater limitations, such as earthwork requirements and ecological/ biodiversity impacts to consider.

Steeper slopes and areas of priority habitat vegetation are the most unsuitable for development, due to the topographic constraints, and impacts on valuable habitats which should be avoided.



- Site boundary
- Area of land can be developed
- Area of land could be developed
- Area of land may be able to be developed
- Area of land cannot be developed
- Existing category A tree
- Existing category B tree
- Existing category B woodland canopy
- Existing category C woodland canopy
- Opportunity for viewpoint
- Opportunity to open up and frame a view

**Developability and View Potential Summary**  
Where key views currently exist, these should be considered within the development, and enhanced where possible through vegetation clearance and framing.  
Where views are currently truncated by vegetation but have the potential to be created, the clearance of vegetation to higher ground can facilitate this opportunity.  
Clearance should be carefully considered and kept to a minimum to avoid significant ecological impacts on the site.

# DESIGN DEVELOPMENT

# Design Opportunities

## Existing Site Access



# Design Opportunities

## Developable Areas



# Design Opportunities

## Proposed Character Areas



**EXTERIOR**  
**ARCHITECTURE.**

# **PUBLIC CONSULTATION**

# Public Consultation Letter Drop

29

As part of the application process, a public consultation was held at our Hythe office to present the emerging design proposal to local residents in the vicinity of the site. This took place on Thursday, 17th July, between 15:30 and 19:30.

Following the event, we were made aware of an error in the delivery of letters to Haverfield Park, where some residents did not receive the original invitation. To address this, a second letter drop was arranged specifically for Haverfield Park residents. They were invited to visit the Hythe studio, where we guided them through the presentation boards previously shown at the consultation.

Copies of both letters have been included on this page for transparency.

This community engagement allowed local residents, businesses, and other stakeholders to participate in the decision-making process, ensuring their views were heard and considered. The event promoted transparency in the planning process, giving the public an opportunity to understand what was being proposed and why.

Public feedback helped shape the proposals by highlighting opportunities for improvement or adjustment to better reflect community needs and address local concerns. Representatives from the client and design team, were present to explain the various elements of the scheme. All feedback received was recorded and has been incorporated into the evolving design proposal.

## Hollaway

Thursday 3<sup>rd</sup> July 2025

Dear Resident,

We are writing to you on behalf of our clients *Ureco Property* who are the owners of the former Foxwood School site, Seabrook Road. It is our intention to submit a detailed planning application this August and we would very much like to share with you our emerging design proposals prior to submission.

Therefore, we would like to invite you to a Public Consultation drop in event at our Hollaway Studio located at The Tramway Stables, Rampart Road, Hythe, Kent, CT21 5BG on Thursday 17<sup>th</sup> July between 15:30 and 19:30.

All residents are welcome and we look forward to meeting you in person and talking through the proposals with you.

Yours Sincerely,

Guy Hollaway  
Principal Partner

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QMS: ISO9001

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## Hollaway

Dear Haverfield Park Residents,

We have recently been contacted informally by several residents of Haverfield Park who have only just become aware of the public consultation regarding the adjacent Former Foxwood School site, which took place on 17th July.

By way of context, prior to the consultation, we undertook a leaflet drop to advertise the event and canvassed the area surrounding the Foxwood site. Approximately 500 letters were delivered to local residences. A copy of the original letter that was distributed is attached for your records and

It appears, however, that there was an error in the distribution specifically affecting Haverfield Park, and unfortunately, residents there did not receive an invitation. Please accept our sincere apologies for this oversight.

We have already met with a couple of residents individually and have taken the opportunity to walk them through the proposed scheme. In addition, further meetings have been arranged with other residents on the following dates:

- 1st August at 11:00 AM
- 5th August at 10:00 AM

Both meetings will take place at our Hythe studio. If these times are convenient for any other residents who would like to discuss the scheme, you are very welcome to join us.

If you have any questions or would prefer to arrange a separate time, please don't hesitate to contact us.

Yours sincerely,

Hollaway Studio



Guy Hollaway Architects Limited

As part of the public consultation event, eight boards were prepared to visually illustrate the proposals. The boards summarised the key elements of the design proposals to help communicate the project's main details to the public.

Feedback forms were provided to attendees, and the comments were compiled and passed on by Hume Planning (Planning Consultants).

## SITE ANALYSIS

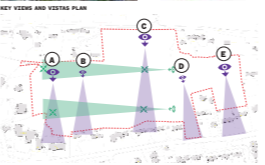
### EXISTING CONDITIONS

**EXISTING SITE AERIAL**

**ST SAVOIRS, SEABROOK ROAD, HYTHE**

**KEY VIEWS AND VISTAS PLAN**



**KEY FACTS**

Foxwood School is allocated for a landscaped residential development with an estimated capacity of approximately 150 dwellings.

Hollaway were appointed by Ureco Property to develop a detailed reserved matters application for 47 new residential units on the neighbouring St. Saviours Hospital site in 2023 which are currently under construction

**Hollaway**

## SITE HISTORY

### PLANNING HISTORY & ALLOCATION






**EXISTING ALLOCATION**

**Policy UA17**  
Foxwood School, Seabrook Road, Hythe  
Foxwood School is allocated for a landscape-led residential development with an estimated capacity of approximately 150 dwellings. Development proposals will be supported where:

- The design is generally landscape led to take account of the environmental and topographical features of the site and to ensure important long and short distance views are maintained and the playing pitches are retained and enhanced as part of the landscape scheme.
- The character and setting of the East Downs Area of Outstanding Natural Beauty, the Seabrook Road area and the Royal Military Canal Local Wildlife Site are preserved.
- The scale, design and layout of any new buildings preserve or enhance the character and setting of nearby heritage assets including the Grade II Listed Building, The Black Cottage, and Scheduled Monument, the Royal Military Canal.
- Access is defined from Seabrook Road with no vehicular access from Cliff Road.
- Appropriate and proportionate contributions are made towards the provision of a controlled parking on Seabrook Road to improve access to Prince Parade and the seafront.
- The public highway known as College Bridge that links the A319 with the Royal Military Canal is upgraded to the satisfaction of the Local Highways Authority.
- There is on site provision of play space to meet the needs of the development for which a management company or other solution should also be established for its long term maintenance.
- Ecological and arboricultural investigations are undertaken and adequate mitigation and enhancement measures are incorporated into the design of the Foxwood School development to minimise effects on the local Biodiversity Action Plan Priority Habitat.
- A connection from the site is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.
- The archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place.
- An appropriate mix of housing and/or apartments is provided that respects the constraints of the site, and
- At least 8 self-build or custom build plots are provided on site in accordance with Policy HBA - Self-build and Custom Householding Development.

**PREVIOUS PLANNING APPLICATION**

The previous development (Ref 201015/F16), designed by Hollaway for the former Foxwood School site on Seabrook Road, Hythe, was approved in July 2021. The site included 130 new houses, in line with the original allocation. The approved scheme comprised 23 houses and 127 apartments, distributed across 6 apartment blocks.

**KEY FACTS**

Foxwood School was allocated for a landscape-led residential development in 2018 with an estimated capacity of approximately 150 dwellings.

A previous scheme was approved by F&HDC in July 2021 but was never built.

Ureco Property purchased the site in 2024 with the intention of developing an entirely new scheme from first principles.

**Hollaway**

## OVERVIEW

### SITE ANALYSIS







**KEY FACTS**

An extensive site analysis has been undertaken, examining the site from first principles.

The proposed design seeks to utilise the site's existing topography and natural plateaus to shape the proposed masterplan.

Key views and vistas to and from Princes Parade have been considered as part of the design process.

**Hollaway**

## MASTERPLAN

### ILLUSTRATIVE MASTERPLAN



**KEY FACTS**

The existing trees on site have been recorded in detail, and as many as possible have been incorporated into the design proposals.

The scheme will achieve a minimum enhancement of 10% for biodiversity through a combination of on-site enhancements and off-site credits.

A woodland leisure trail weaving through retained trees, with rest nodes for pause, views, and biodiversity engagement.

**Hollaway**

# Public Consultation Presentation Boards

As part of the public consultation event, eight boards were prepared to visually illustrate the proposals. The boards summarised the key elements of the design proposals to help communicate the project's main details to the public.

Feedback forms were provided to attendees, and the comments were compiled and passed on by Hume Planning (Planning Consultants).

## LANDSCAPE CHARACTER ANALYSIS

urecoproperty

**KEY FACTS** Extensive new tree planting and maximum retention of existing trees and woodland canopy. The site is composed of distinct character areas—ranging from the enclosed woodland and open glade terraces to tranquil upland and eco zones—each offering varied landscape experiences such as framed views, amenity spaces, and biodiversity-focused areas with minimal intervention. Hollaway

## LANDSCAPE EMERGING MASTERPLAN

urecoproperty

**KEY FACTS** The scheme will achieve a minimum enhancement of 10% for biodiversity through a combination of on-site enhancements and off-site credits. Existing vegetation around the periphery of the site will be retained and enhanced. Rain gardens, retention swale (open lawn), and a retention pond in the Eco Buffer support the 100-year flood runoff strategy and biodiversity. Hollaway

## EMERGING DESIGNS HOUSES

urecoproperty

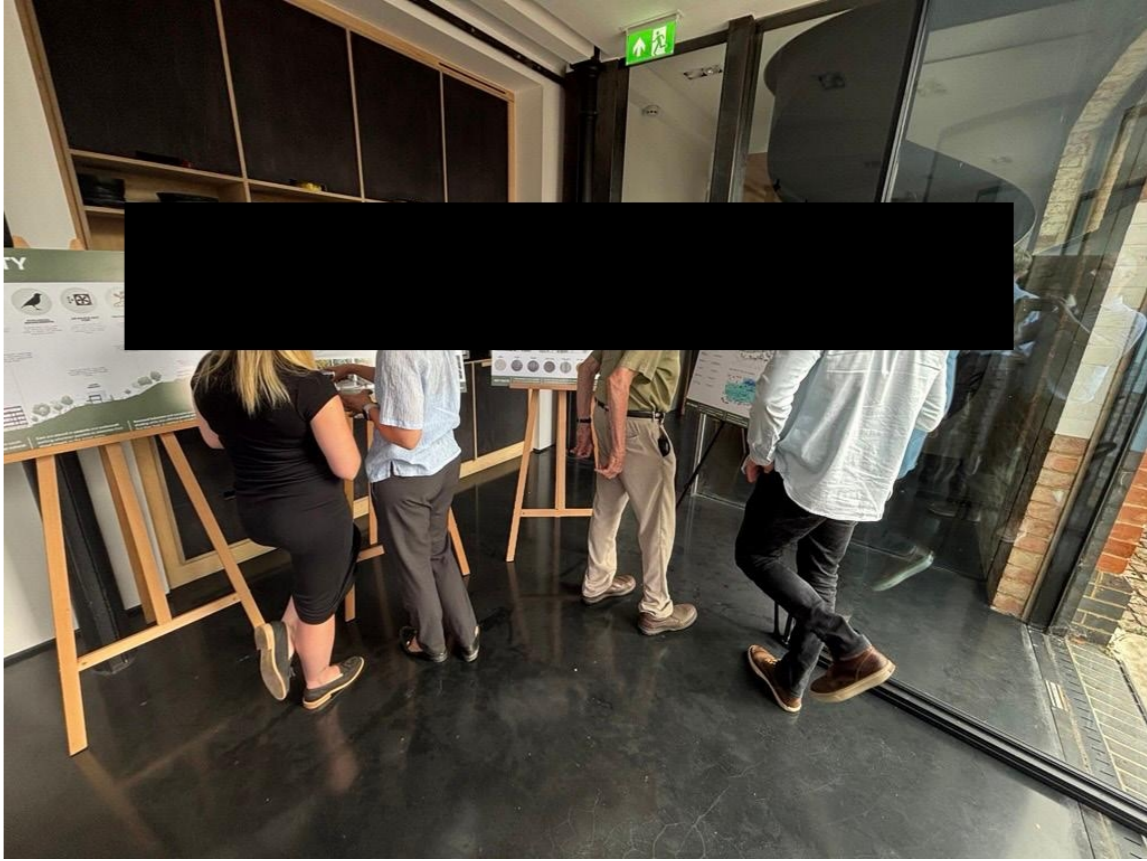
**KEY FACTS** A high-quality material palette has been proposed throughout the development. Durable materials suitable for the coastal environment and wooded site have been carefully selected to ensure a design that stands the test of time. A shared architectural language and material palette will ensure the site has a cohesive appearance and help create a sense of identity and community. Hollaway

## SUSTAINABILITY SITE SECTION

urecoproperty

**KEY FACTS** Houses are located on the south side of roads to maximize natural daylight. Cars are placed in carports and undercroft parking wherever possible to minimize their visual impact on the street scene. Recessed balconies and canopies provide passive solar shading while also offering private amenity space at the first-floor level, in addition to private gardens. Hollaway

# Public Consultation Attendance



# **MASTERPLAN EVOLUTION**

# Illustrative Sketch Masterplan

Presented at DRP (14.05.2025)



# Illustrative Sketch Masterplan

## Presented at Pre-Application Meeting (04.07.2025)



# Illustrative Sketch Masterplan

Presented at Public Consultation (17.07.2025)



# Illustrative Sketch Masterplan

## Hybrid Planning Application



**DESIGN  
ASSESSMENT  
-  
HYBRID APPLICATION**

**CURRENT USE:** The site was formerly occupied by a Special Educational Needs and Disabilities (SEND) school, along with associated internal roads, parking areas, and landscaped grounds. The school buildings and site have remained vacant since 2016, when the facility was relocated to a purpose-built SEND school known as The Beacon, located on Park Farm Road in Folkestone.

Since becoming unoccupied, the site has suffered from a lack of maintenance. The landscaped areas and surrounding foliage have become overgrown, significantly impacting the condition and usability of the existing buildings and grounds.

**PROPOSED USE:** The proposed hybrid application of the site comprises a residential scheme of up to 150 dwellings, including houses and apartments. The development will include associated internal roads, parking areas and newly landscaped open spaces.

This proposed use aligns with the emerging Folkestone & Hythe Local Plan: 'Places and Policies', which identifies the site as a suitable location for approximately 150 dwellings. The plan recognises the site as an important opportunity to contribute meaningfully towards meeting the district's housing needs within a sustainable and accessible town centre location.

The site is located within an established residential area, surrounded on all sides by a mix of detached and semi-detached houses, as well as apartment buildings. It is well connected to local amenities, being approximately one mile from Hythe town centre and around 1.8 miles from the village of Sandgate. The site also benefits from public transport links providing connections to Folkestone, Ashford, and Canterbury.

To the north lies Sene Valley Golf Course, while the Royal Military Canal and the beach are located immediately to the south. The surrounding area also includes local schools, churches, and community facilities, making the site a highly suitable location for new residential development.



# Design Assessment - Hybrid Application

## Amount

40

**CURRENT AMOUNT:** The total site area subject to this proposal is approximately 6.3 hectares. The site currently comprises a mix of one to four storey former school buildings. The approximate areas of the existing buildings are as follows:

Reception Building (one to three storeys): 2,648 square metres  
Orchard Building (single storey): 263 square metres  
Main Teaching Block (single storey): 1,190 square metres  
Smaller Teaching Block (single storey): 493 square metres  
Bramble House and College (one to three storeys): 534 square metres

This results in a combined total floor area of approximately 5,128 square metres.

The existing site includes around 57 parking spaces distributed across various areas. In addition, approximately 3,247 square metres of open space remains on site. This was previously used for informal school playing fields but has been left unused and has become overgrown since the school's closure in 2016.

It is important to note that following the relocation of the SEND school to The Beacon in Folkestone, approximately 3,863 square metres of new open space was provided on that site. This was considered suitable for the educational needs of the relocated school and replaced the provision formerly located at the current site.

**PROPOSED AMOUNT:** The proposed hybrid application comprises a total of up to 150 residential units, as set out in the accompanying Schedule of Accommodation. This results in a low-density development of approximately 23.8 dwellings per hectare.

Apartment Block A has been designed in accordance with national space standards. Full details of the internal layouts and compliance are included in a later section of this document.

In accordance with Local Plan Policy HB4, eight custom build plots have been identified within the development. These are described in further detail within the relevant section of this statement.

### SCHEDULE OF ACCOMMODATION

#### DETAILED APPLICATION

##### APARTMENT BLOCK A

29 x 2-BEDROOM APARTMENT  
4 x 3-BEDROOM APARTMENT  
TOTAL: 33 UNITS

##### 9 x 3-BEDROOM HOUSES

##### 17 x 4-BEDROOM HOUSES

##### 1 x 5-BEDROOM HOUSES

**TOTAL 60 UNITS** IN DETAILED APPLICATION

#### OUTLINE APPLICATION

##### APARTMENTS

17 x 1-BEDROOM APARTMENT  
50 x 2-BEDROOM APARTMENT  
2 x 3-BEDROOM APARTMENT  
TOTAL: 69 UNITS

##### HOUSES

3 x 3-BEDROOM HOUSE  
16 x 4-BEDROOM HOUSE  
TOTAL: 21 UNITS

**TOTAL 90 UNITS** IN OUTLINE APPLICATION

**TOTAL 150 UNITS IN HYBRID APPLICATION**

# Design Assessment - Hybrid Application

## Masterplan Comparison

The finalised hybrid masterplan has been shaped through an extensive design and consultation process. It has been presented to a Design Review Panel, shared with Planning Committee members at a formal briefing, discussed during pre-application meetings with the Local Planning Authority, and exhibited at public consultation events.

This collective feedback, considered alongside the specific opportunities and constraints of the site, has informed the evolution of the scheme into a carefully balanced and context-sensitive masterplan.

Compared to the previously approved proposal, the revised masterplan introduces a broader range of residential typologies and offers a more diverse mix of housing to meet the needs of a wider group of future resident whilst retaining a total of up to 150 unit. The updated layout now allows for a wider variety of house types and apartment configurations.

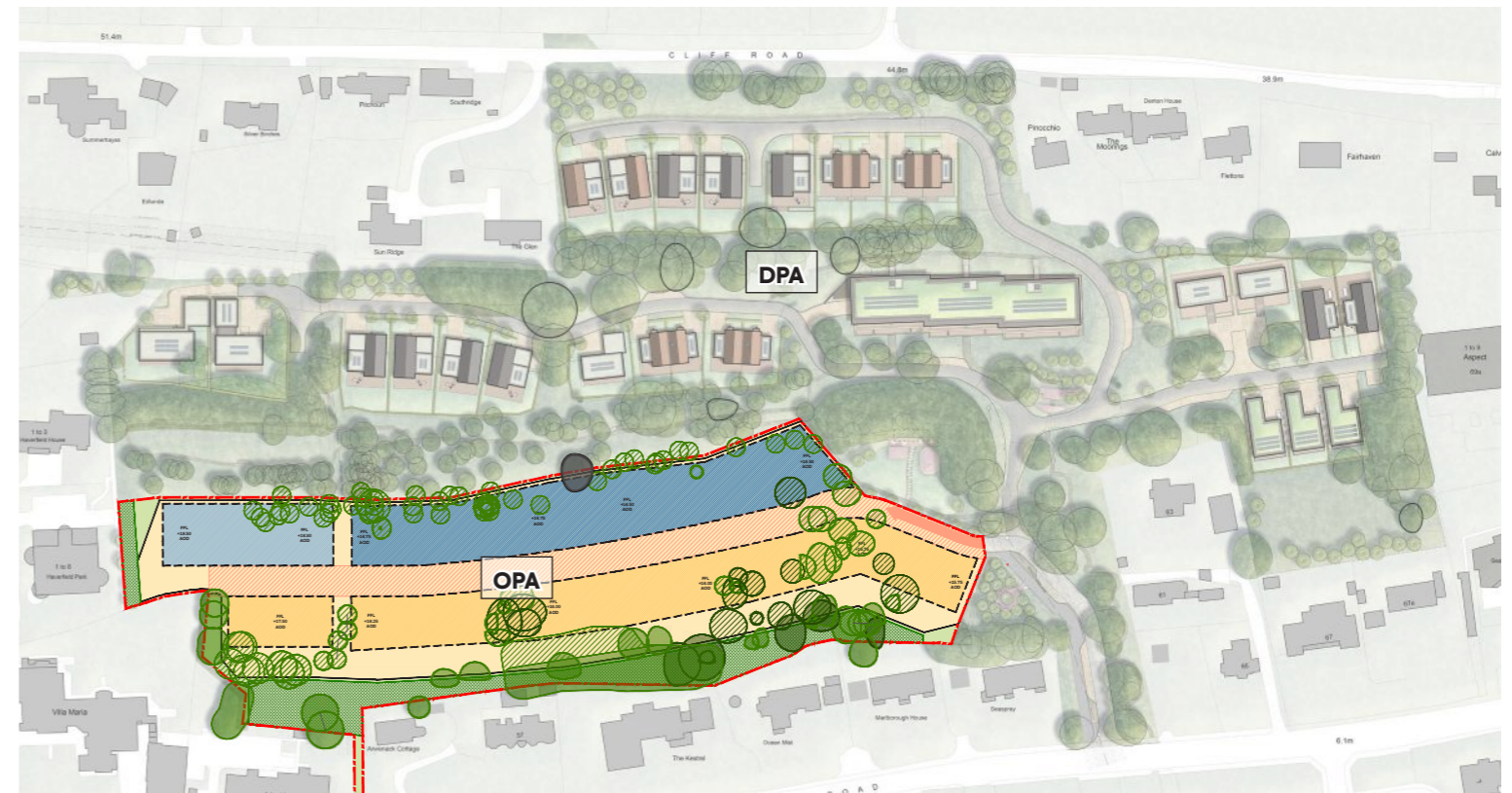
The proposed hybrid application allows for a range from three-bedroom mid-terrace homes and four-bedroom semi-detached dwellings with living accommodation above integral car ports, through to larger four- and five-bedroom detached family houses. All homes share a consistent architectural language and are unified by a high-quality material palette.

The apartment buildings in the hybrid application allow for a broader range of unit sizes, including one, two, and three-bedroom homes. These apartments are designed to accommodate a wide variety of occupants, including first-time buyers, downsizers, families, and professionals. The apartments would range in size from 50 square metre one-bedroom flats to 70 square metre two-bedroom units, all meeting national space standards. The apartment blocks allow for a number of premium penthouse apartments to be located on the upper floors, which would offer generous roof terraces and expansive views towards the English Channel.

Throughout the detailed application, strong emphasis has been placed on design quality, variation in scale and form, and sensitive integration with the natural topography. The architectural response makes full use of the sloping woodland setting, establishing distinctive development parcels with their own character and identity, whilst preserving key landscape features and enhancing the ecological value of the site.



**PREVIOUSLY APPROVED MASTERPLAN LAYOUT**



**PROPOSED HYBRID MASTERPLAN LAYOUT**

# Design Assessment - Hybrid Application

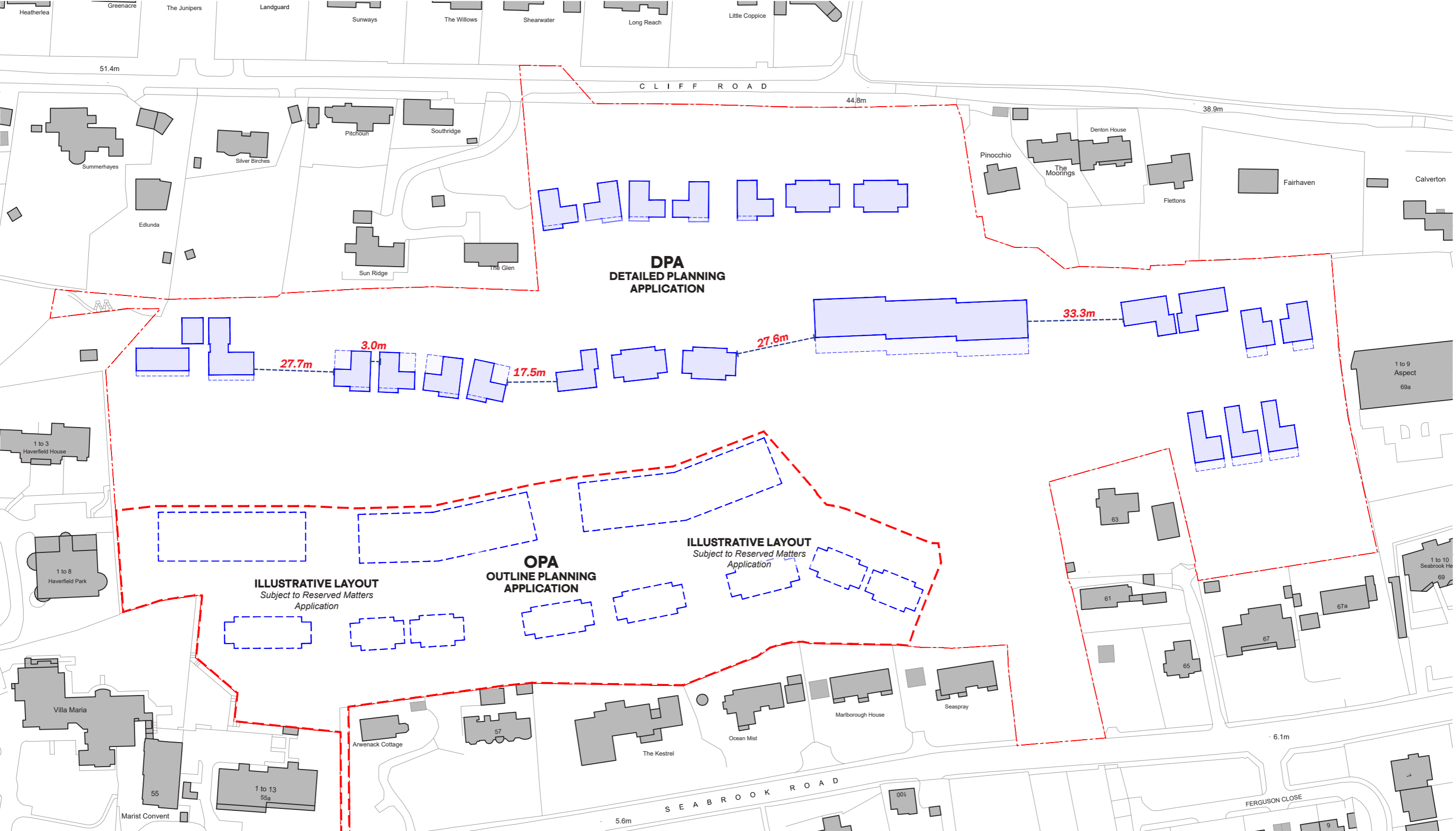
## Masterplan Comparison - Previously Approved for reference



PREVIOUSLY APPROVED MASTERPLAN FOOTPRINT

# Design Assessment - Hybrid Application

## Masterplan Comparison - Proposed



PROPOSED HYBRID MASTERPLAN FOOTPRINT

# Design Assessment - Hybrid Application

## Masterplan Comparison - Overlay

The revised scheme represents a significant enhancement to the previously approved masterplan, delivering a more sensitive, sustainable and greener development for the site.

Based on the detailed and illustrative layout for the outline area, the overall footprint has been substantially reduced, with building coverage decreasing from approximately 12,500 square metres to around 8,300 square metres. This reduction allows for far more green space, the retention of a greater number of existing trees, and the preservation of existing habitats.

The proposed number of apartment blocks has been reduced from eight, allowing for more houses. As demonstrated within the illustrative layout, the total unit numbers can remain up to 150 units as per the density of the previously approved scheme and the site allocation. The proposed built form has been set further apart in most instances, providing greater separation between blocks.

The scale and design of houses located on Woodland Heights are now more in keeping with the character of Cliff Road. On the Lower Terrace, clusters of homes can be interspersed with generous landscaped areas that are often formed around existing trees which can create a more varied and greener streetscape.

On the Upper Terrace, a range of house types replaces the uniform approach of the earlier plan, adding architectural interest and diversity of typology.

In every respect, the new proposals create a development that is more in harmony with its surroundings and delivers a greener, more distinctive and more appealing place to live.



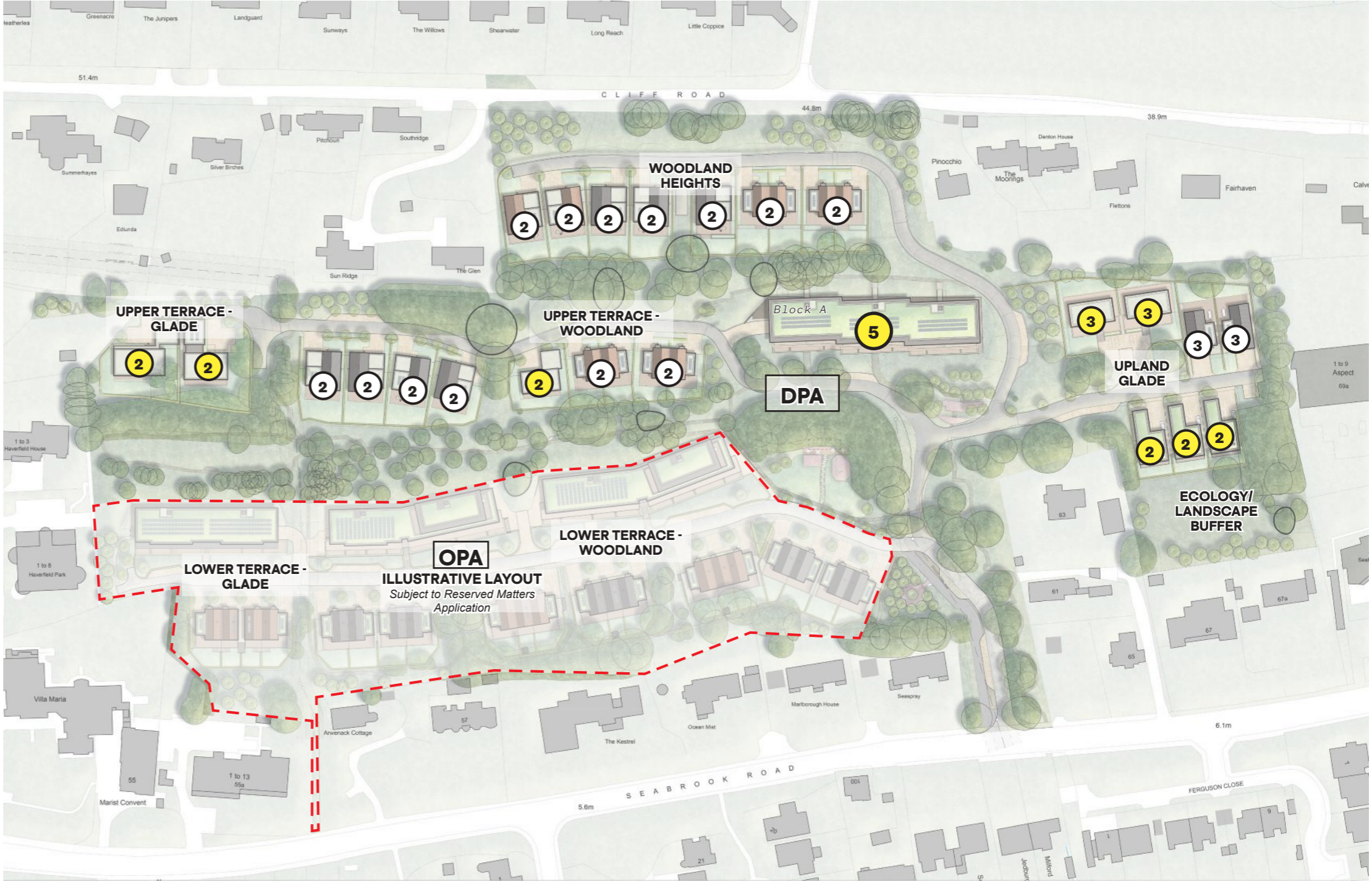
**COMPARATIVE MASTERPLAN OF PREVIOUSLY APPROVED AND NEW PROPOSED HYBRID MASTERPLAN**

# Design Assessment - Hybrid Application Scale

The scale of the proposed development has been informed by several key considerations, including the proximity to neighbouring properties, the need to preserve important existing views, and the natural topography of the site.

When viewed from Princes Parade, the most visually prominent elements will be the apartment blocks and the houses in the Upland Glade at the eastern side of the site, where existing foliage and tree cover are currently less established than elsewhere. The majority of the houses are proposed as two storeys, with a mixture of pitched gable roofs, flat roofs with pebble finish and sedum roofs to selected properties, and combinations of these. These dwellings are positioned around the perimeter of the site to ensure that their scale and relationship with neighbouring properties remain consistent with the surrounding built form.

The apartment block proposed within the detailed masterplan is five storeys in height (including an undercroft parking level). The apartment blocks within the lower terrace need to reflect the parameters set. The apartments can be up to five storeys high, with the exception of the block to the west which is limited to four storeys (including the undercroft parking level). To reduce the impact of the elevations to the street scene, it is implied that the fifth storey is limited to a single 'pop-up' penthouse, so the buildings can be perceived as four storeys in height from most viewpoints.



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

- X Storey Heights
- Entirely Flat Roofs
- Combination of Pitched & Flat Roofs

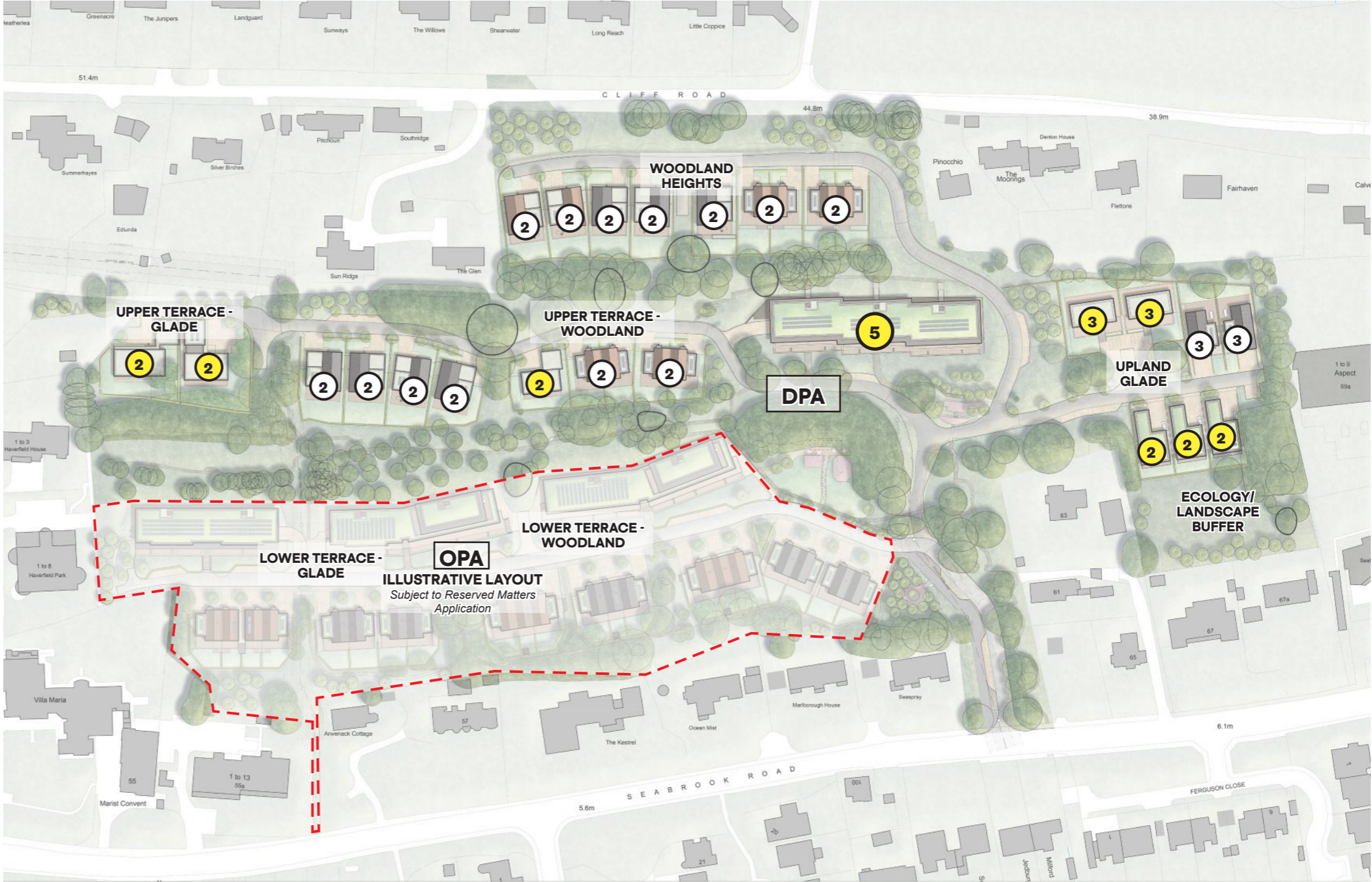
# Design Assessment - Hybrid Application Scale

The intended proposal for the apartments within the 'Lower Terrace' is for undercroft parking to be incorporated at ground level. The buildings could be set back into the slope along the northern edge, which will require retaining structures up to 3m high. The undercroft parking could be screened from street-level views with landscape bunds. This could significantly reducing the perceived mass of the buildings from the public realm.

The houses located on the upper southern slopes of the Upper Glade are proposed as three storeys to account for the sites topography, with lower ground floors set into the slope to accommodate car port parking, and principal living and sleeping spaces arranged on the floors above.

The houses on the southern side of the Upper Glade are two storeys, with the primary living space and master bedroom located at entrance level with additional bedrooms on the floor below.

The positioning and height of the apartment blocks, together with their integration into the sloping topography, represent a careful balance between optimising the developable area, preserving existing trees where possible, and undertaking a sensitive cut-and-fill strategy to ensure the development sits comfortably within its landscape setting.



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

- X Storey Heights
- Entirely Flat Roofs
- Combination of Pitched & Flat Roofs

# Design Assessment - Hybrid Application

## Proposed Parking Strategy - Apartments

A Transport Assessment, prepared by Stantec, has been submitted as part of this planning application in accordance with Kent County Council's requirements as the Local Highway Authority. This assessment considers the number of dwellings proposed and addresses matters of access, highway safety, and trip generation.

The street scenes have been designed to minimise the visual impact of cars and prioritise pedestrian and cycle use. Allocated parking spaces have been provided for all apartments within undercroft parking areas. These ground-floor parking zones are screened with heavily landscaped bunding, effectively hiding cars from view and maintaining the quality of the street scene.

A discreet, single entrance and exit road has been designed to serve the undercroft parking, removing the need for separate 'in' and 'out' roads. This minimises the amount of hard landscaping required, maximising the space available for landscaping and greenery. The undercroft area is covered and provides direct access into the apartment stair and lift cores, making day-to-day use convenient. Dedicated EV charging points can also be provided within this sheltered environment.

Visitor spaces are provided in parallel bays at various intervals along the roads. These have been 'pepper-potted' across the development to ensure that all areas of the site can accommodate additional visitors as and when required.



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

- Visitors Parking Space
- Allocated Apartment Space

# Design Assessment - Hybrid Application

## Proposed Parking Strategy - Houses

Parking provision has been carefully designed to align with the adopted standards set out in Policy T2 of the PPLP. Each dwelling is provided with a minimum of two independently accessible parking spaces, with larger dwellings receiving additional provision where appropriate. Parking typologies have been varied across the site to ensure that on-plot parking integrates positively with the streetscape, avoiding the over-dominance of cars.

In the Upper Terrace and Glade areas, homes benefit from generous driveways and on-plot parking, reducing reliance on on-street parking and helping to prevent obstruction to pedestrian routes, refuse vehicles, and emergency services. In the illustrative layout, semi-detached homes along the lower road, tandem parking and set-back car ports have been provided to maintain active frontages and reduce visual clutter.

Visitor parking has been integrated into the street scene through parallel bays located at regular intervals across the development. This approach creates legible, accessible spaces while helping to reinforce the visual hierarchy of the street and discourage informal or obstructive parking.

The parking layout has been carefully balanced to avoid the overprovision of hardstanding. Landscaped buffer zones, planting beds, and street tree planting are incorporated throughout to soften the appearance of off-street parking and enhance the



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

- Visitors Parking Space
- Dwelling House Parking Space show 2 dots for each space
- Dwelling House Carport Space

# Design Assessment - Hybrid Application

## Proposed Refuse Strategy

**APARTMENTS:** Communal bin stores have been indicated to be in dedicated communal areas, which are typically integrated into the undercroft spaces. These stores are to be located at the ends of the buildings, close to the road or refuse turning heads, allowing for easy and efficient collection with minimal bin pull distances.

**HOUSES:** All dwellings on the site are to have dedicated refuse stores. For the vast majority of units, these are located in dedicated storage areas at the rear or adjacent to the dwellings' carports or driveways. This is to ensure that refuse bins are positioned away from the principal elevations and hidden from the street scene, making them discreet and to prevent any negative impact on the appearance of the development as a whole. Positioning the bin storage near the dwellings' driveways will also ensure that residents can easily pull their bins to the kerbside collection points on collection day. All dwellings are to have a bin pull distance of less than the 30m standard, as illustrated in the adjacent diagram.



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

- Communal Refuse Stores
- Private Bin Stores
- ↔ Refuse Turning Head

# Design Assessment - Hybrid Application

## Proposed Cycle Parking Strategy

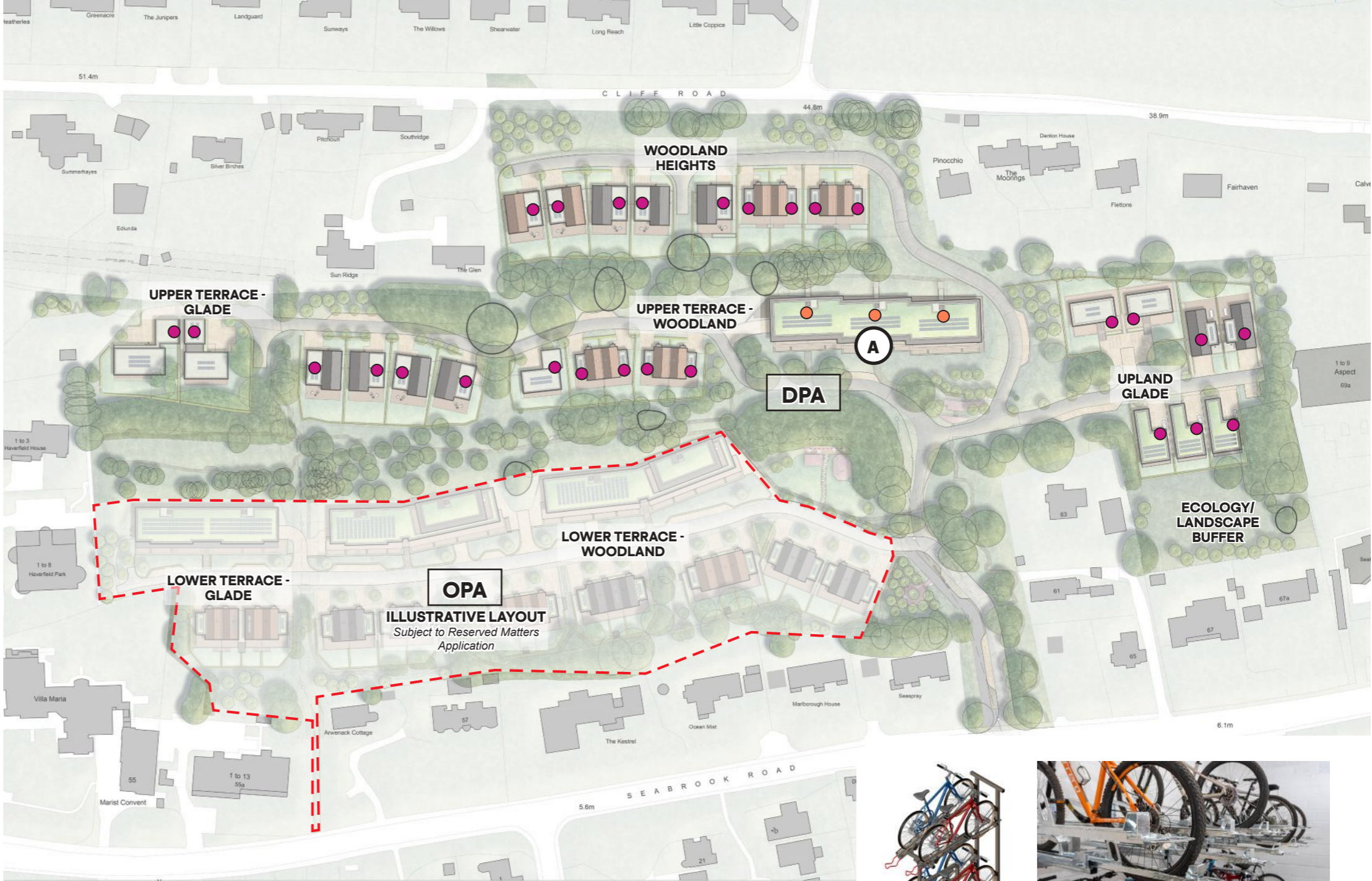
In accordance with Policy T5, each dwelling must be provided with cycle parking at a rate of one cycle space per bedroom.

**APARTMENTS:** Access to the apartment cycle stores are to be located in the undercroft areas, adjacent to the ground floor core entrances. This location encourages the everyday use of bicycles and promotes a sustainable mode of transport.

A two-tier bike rack system is recommended to maximise efficiency so that circulation cores can accommodate a capacity for up to 22 cycle spaces. Supplementary spaces have been provided in the undercroft of Block A. This equates to the following:

**BLOCK A** - 70 bedspaces - provision for up to 70 cycle spaces

**HOUSES:** All houses have been designed with storage capable of accommodating a minimum of 4 cycles. These stores are predominantly located at the rear of the car ports, in in-built stores adjacent to the driveways. In the case of some semi-detached and terraced houses, dedicated cycle stores are provided within the rear gardens.



ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN

- Apartment Cycle Store
- Dwelling House Cycle Store



Example of tow-tier bike storage

# Design Assessment - Hybrid Application

## Internal Space Standards

### INTERNAL SPACE STANDARDS COMPLIANCE

All houses and apartments within the detailed application have been designed to fully comply with the Nationally Described Space Standards (NDSS), as adopted by Policy HB5 of the Folkestone & Hythe Places and Policies Local Plan (PPLP).

- 1-bedroom apartments: minimum 50 m<sup>2</sup>
- 2-bedroom apartments: minimum 70 m<sup>2</sup>
- 3-bedroom apartments: minimum 90 m<sup>2</sup>

All bedrooms meet or exceed NDSS requirements: Single bedrooms: minimum 7.5 m<sup>2</sup> with a minimum width of 2.15 m. Double/twin bedrooms: minimum 11.5 m<sup>2</sup> with a minimum width of 2.75 m.

All dwellings, including houses and apartments, have a floor-to-ceiling height of at least 2.3 metres, in line with national guidance. The apartments have been thoughtfully planned to maximise natural daylight and ventilation: The majority benefit from dual or triple aspect. There are no north facing apartments and all benefit from having a primary living spaces are oriented southwards to benefit from natural daylight. Generous fenestration is provided throughout all dwellings to enhance internal light levels and connection to the outdoors.

### EXTERNAL AMENITY SPACE - APARTMENTS:

Private external space is provided in the form of balconies or terraces in accordance with best practice guidance:

- Minimum of 5 m<sup>2</sup> for 1-bedroom apartments
- Minimum of 7 m<sup>2</sup> for larger apartments

All balconies meet or exceed the 1.5 m depth standard and minimum area, allowing for usable, meaningful outdoor space (e.g., seating, small planting)

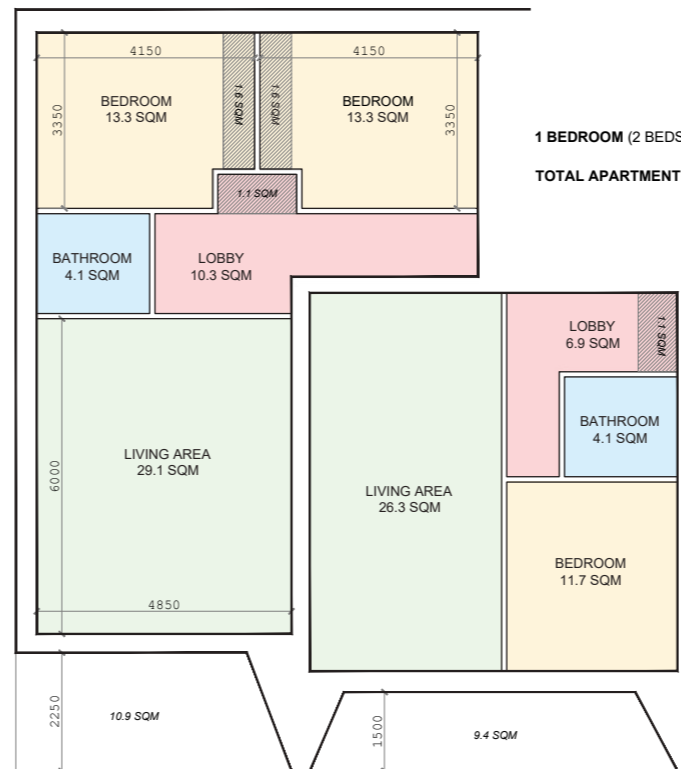
Key features include: Balconies accessible directly from main living areas. Privacy between balconies achieved through architectural screening and thoughtful placement, Canopies and upper-level balconies provide shading and weather protection, encouraging year-round use, Integrated planting and vertical greening enhance both amenity and the building's visual character.

### DEMONSTRATING COMPLIANCE

Below is a typical apartment layout illustrating compliance with the Nationally Described Space Standards (NDSS).

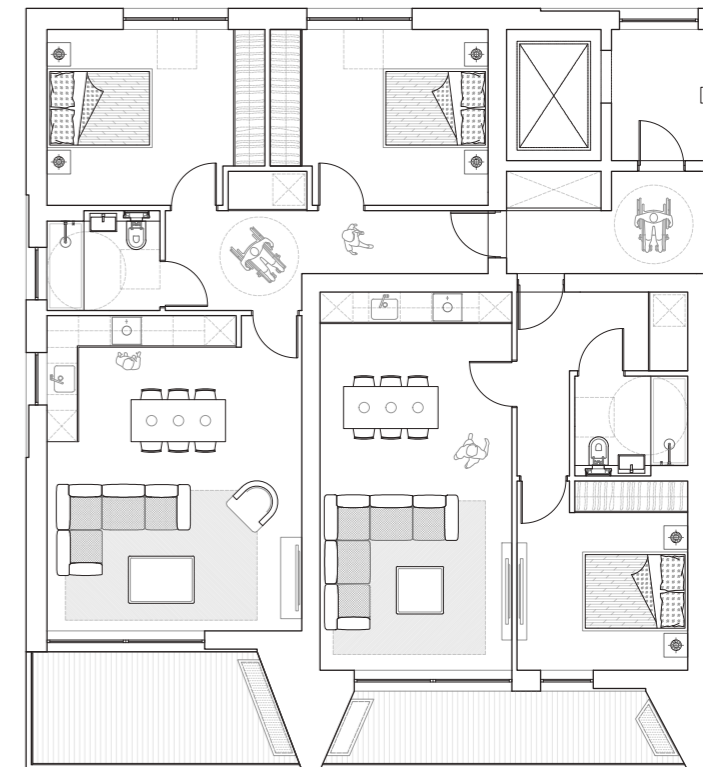
2 BEDROOM (4 BEDSPACE APARTMENT)

TOTAL APARTMENT GIA: 72.0 SQM



1 BEDROOM (2 BEDSPACE APARTMENT)

TOTAL APARTMENT GIA: 72.0 SQM



# Design Assessment - Hybrid Application

## External Space Standards

**EXTERNAL AMENITY SPACE - HOUSES:**

All terraced and semi-detached houses located on the Lower Terrace could benefit from private rear gardens with a minimum depth of 10 metres across the full width of the dwelling, as shown in the accompanying illustrative masterplan. In addition, many houses could include first-floor private terraces, offering further outdoor space. All houses and apartments also enjoy access to extensive, publicly accessible landscaped spaces.

The three houses fronting the ecology zone on the Upland Glade have the smallest minimum garden depth at 6.7 metres. These homes also benefit from a 3 metre deep balcony terrace at entrance level which spans the full frontage of the house (3m x 10m). Designed with downsizers and retirees in mind, they provide lower-maintenance gardens and accessible outdoor terraces that deliver a high standard of living without the upkeep associated with large traditional gardens. In addition, they enjoy direct views over an ecological buffer zone of 30 metres or more, offering an enhanced outlook and a sense of semi-private amenity.

**XM** Minimum garden depth (when taken in line with dwelling)



**ILLUSTRATIVE PROPOSED HYBRID MASTERPLAN**

# Design Assessment - Detailed Application

## House Layouts, Form & Mass

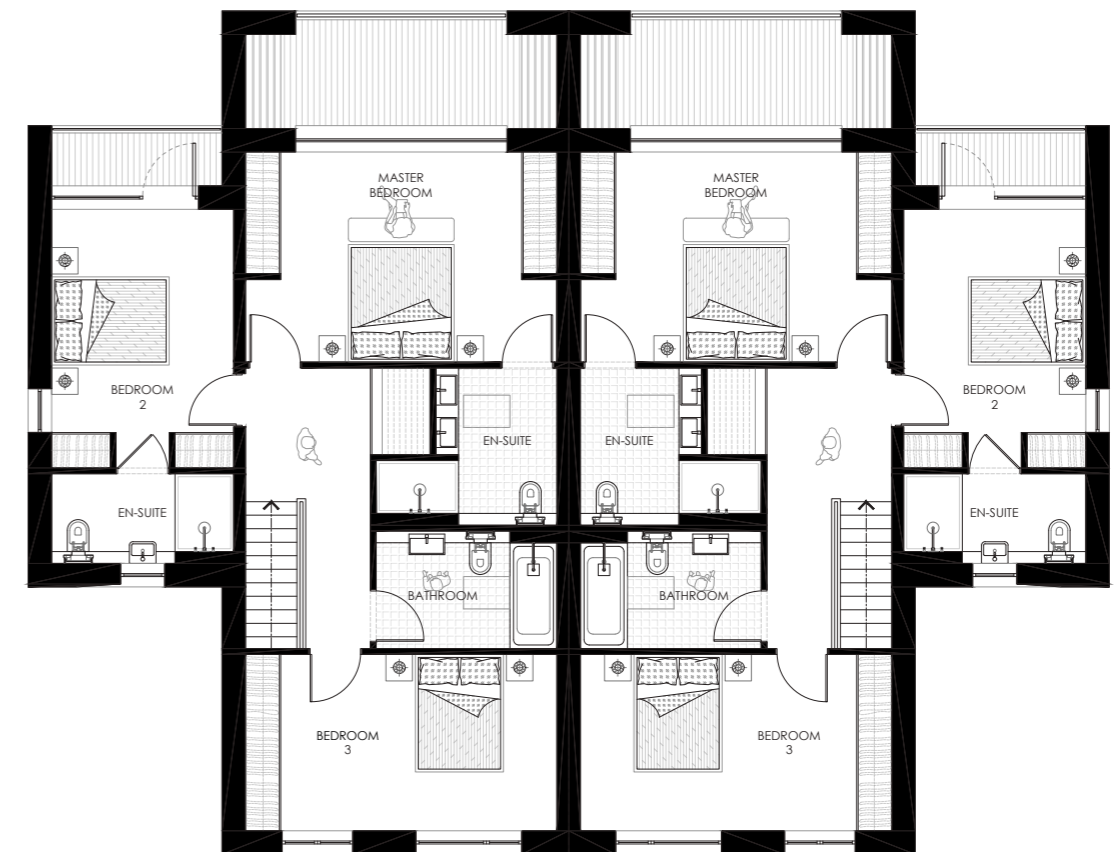
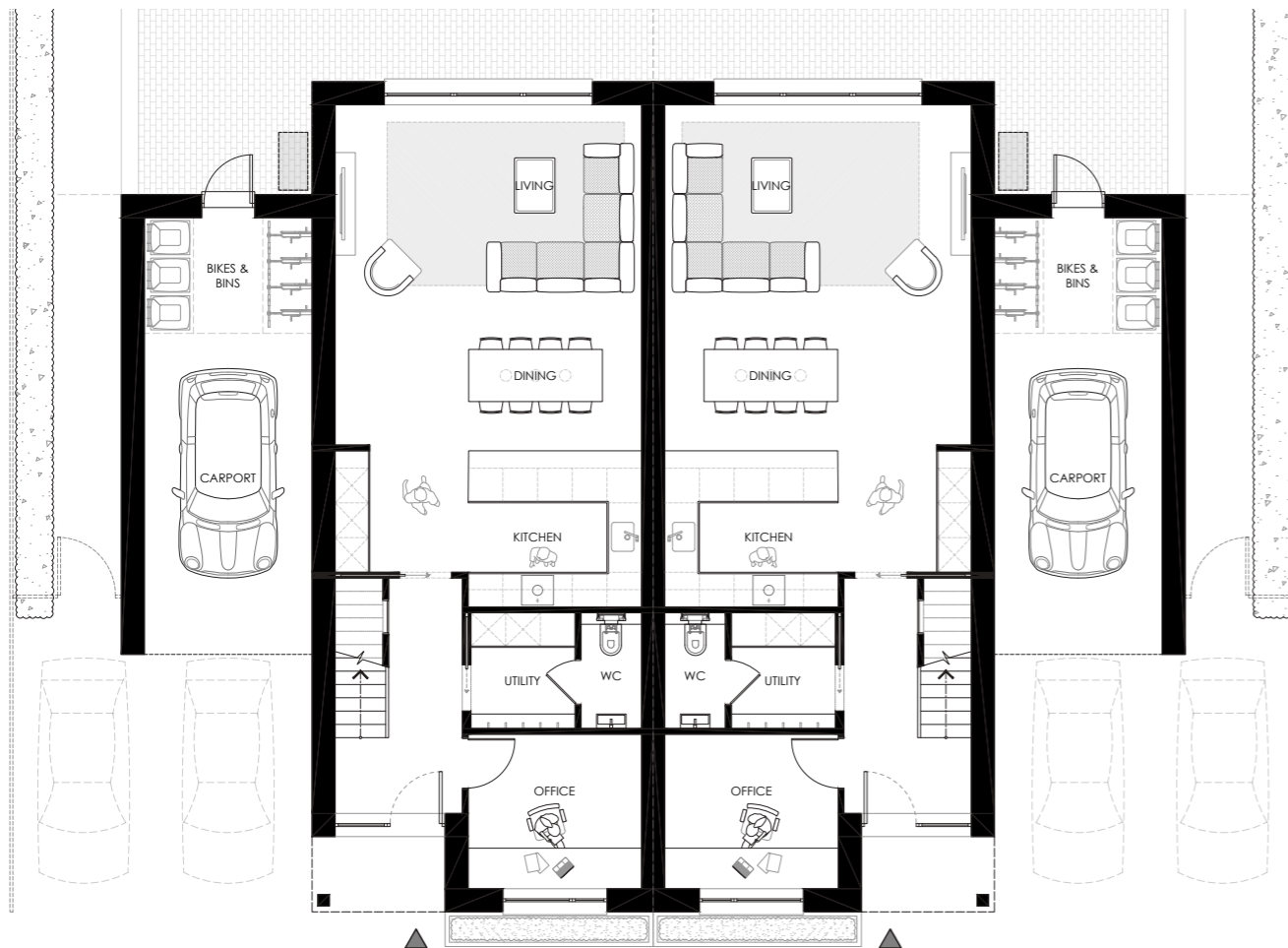
### SEMI-DETACHED LAYOUT

The entrance hall is designed to create a welcoming arrival space, with integrated storage located beneath the staircase and an accessible WC for convenience.

A spacious open-plan kitchen, living, and dining area forms the heart of the home. The study is positioned at the north, street-facing end, with the desk thoughtfully located beneath a front window to enable passive surveillance of the street. The main living area is located to the south, opening directly onto the rear garden through large format sliding doors that maximise light and provide a seamless connection between indoor and outdoor spaces.

At ground floor level, a generous carport is provided on the side of the house, incorporating secure rear storage for bins and bicycles. The carport provides the additional parking required for the fourth bedroom, discreetly screening vehicles from view, and offers an ideal location for an EV charging point.

The first floor accommodates three generous double bedrooms arranged around a central landing. All bedrooms benefit from built-in storage, while a centrally positioned, well-proportioned family bathroom serves all the bedrooms. The room above the carport is designed to be a master suite. This room includes an en-suite bathroom, built-in wardrobes, and a private inset terrace. The terrace is partially enclosed to ensure privacy, creating a comfortable and usable outdoor space year round.



# Design Assessment - Detailed Application

## House Layouts, Form & Mass

### TYPICAL DETACHED HOUSE

The entrance area is recessed from the front elevation to create a sheltered canopy, providing a welcoming and weather protected approach.

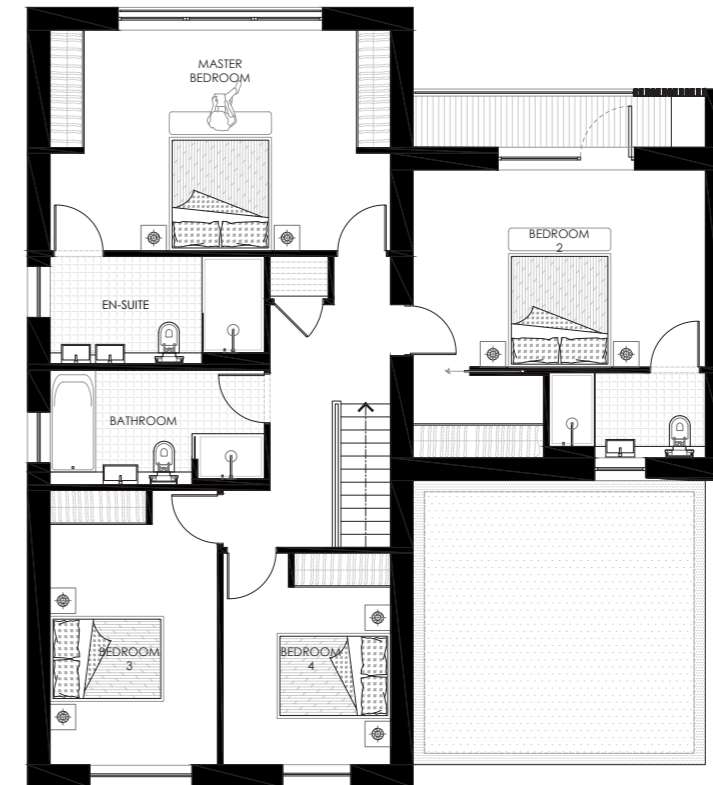
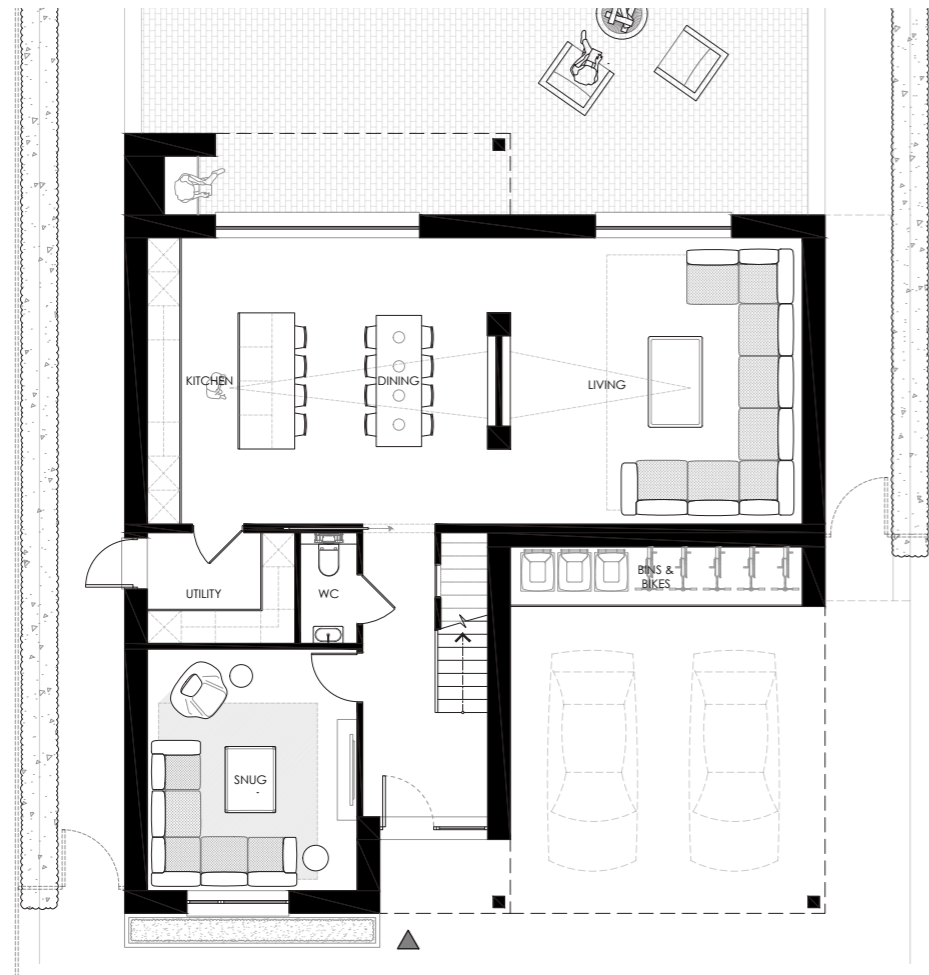
A spacious hallway leads through to a generous kitchen, dining, and living space that makes full use of the south-facing garden aspect. A large pocket door frames uninterrupted views from the hallway to the garden, drawing in natural light and enhancing the connection to the outdoors. At the front of the plan, a quiet snug or home office is positioned off the hallway, offering a flexible space adaptable to the occupants needs. A WC is also accessed directly from the hallway.

The kitchen and dining area are located at the rear, partially separated from the primary living space by an internal wall, defining each area while maintaining a sense of visual connection. A side door from the kitchen leads through a utility room to the exterior, providing practical day to day access.

A flat sedum/wildflower roof canopy shelters two parking spaces and extends to provide covered access from the car to the front door during inclement weather. This covered area also accommodates an EV charging point. A secure bin and bicycle store is integrated along the side of the house for easy yet discreet access.

The first floor comprises four generously proportioned bedrooms. Two share a spacious family bathroom, while the other two benefit from dedicated en-suite facilities. All bedrooms are designed to maximise natural light and allow for flexible furniture layouts, ensuring comfort and adaptability over time.

As with many of the proposed house types, a recessed terrace takes advantage of the southern views, providing additional private external amenity space.



Gable forms are a feature prevalent throughout Hythe, providing strong architectural character.

Variation in cladding direction - alternating vertical and horizontal boarding adds articulation and visual depth to the façade.

Street trees and retained perimeter trees enhance biodiversity, visual quality, and a sense of maturity within the development.

Repetition of gables creates a strong sense of order and visual interest.

Recessed car ports set cars back to reduce their visual prominence in the street scene.

Extensive tree planting interspersed between dwellings to soften the built form and integrate the street into its green setting.

Buff brickwork at ground floor 'grounds' the houses in their surroundings and provides a robust, tactile base.

Street-facing kitchen windows provide natural surveillance and connection to the public realm.

Vertical black boarding referencing the Kentish vernacular; contrasts attractively with brickwork.



SEMI-DETACHED HOUSE - BAY STUDY



DETACHED HOUSE - BAY STUDY

# Design Assessment - Detailed Application

## Apartment Layout

### APARTMENT CLUSTER ARRANGEMENT

The apartment within the detailed application on site has been arranged in a 'cluster' configuration, with a single core serving the apartments above.

The building has been designed with direct access into each of its cores from the north side. These entrances are reached via a proposed footpath that curves behind the apartment block, connecting the residents' lounge to the east with the primary access route to the Upper Terrace to the west.

The circulation cores are also accessible from the ground-floor undercroft level, where residents benefit from allocated parking spaces and secure cycle storage. Ancillary rooms are located off the primary entrance spine at first floor, providing additional amenity space for occupants.

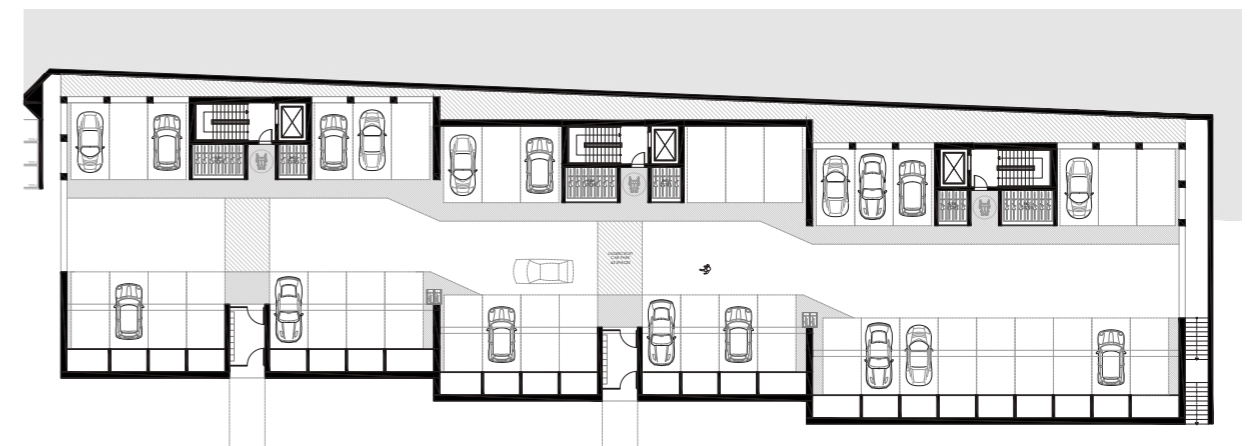
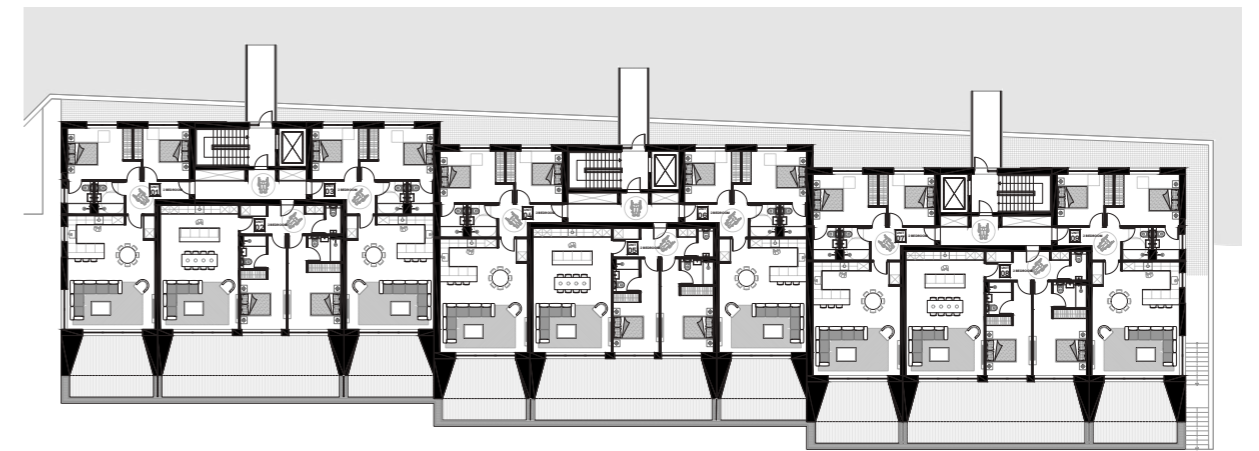
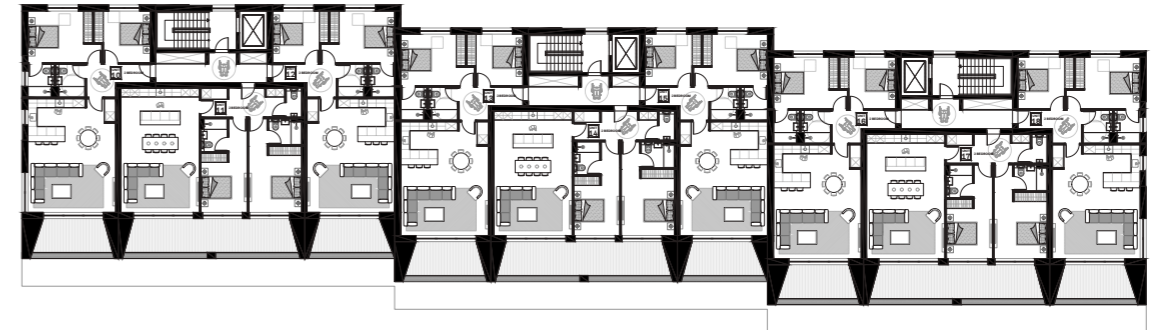
This arrangement allows the land in front of the apartments to be extensively landscaped, creating a verdant foreground that enhances the building's prominent position within the site and its visibility from the principal entrance road. The generous planting in this area is a key part of the landscape strategy, softening the building's appearance and integrating it into the surrounding green infrastructure.

A community orchard and tiered seating area are proposed in front of the building, providing an attractive outlook for apartment residents as well as a welcoming and usable public space for the wider community.

The apartments comprise a mix of two and three-bedroom units, all with double bedrooms. A significant proportion of the apartments are dual or triple aspect, benefiting from cross-ventilation and varied outlooks.

Several of the two-bedroom apartments, bedrooms are positioned on the quieter, north-facing side of the building, overlooking mature woodland. These rooms feature generous fenestration, framing views into the green backdrop while maximising natural light.

All apartments benefit from open plan, south facing kitchen, living, and dining spaces, with generous balcony terraces accessed directly from the main living areas. A combination of balconies and overhanging canopies from the floors above provides passive solar shading, helping to ensure apartments remain comfortable during the summer months.



# Design Assessment - Detailed Application

## Form & Mass - 'Block A' Apartment

Recessed, sheltered balconies create valuable external amenity space for residents while offering privacy and weather protection.

Generous glazing proportions maximise natural daylight within living spaces.

Integrated balcony planters introduce greenery to the façade, softening its appearance and linking the building visually to the landscaped setting.

Angled fins and soffits generate depth and shadow, adding architectural interest and relief to the façade.

Retention of existing mature trees along the frontage maintains the established green character of the street and provides a natural setting for the apartment blocks.

Step-backs in the building line reduce visual impact and help to break down the perceived massing of the development.



# Design Assessment - Detailed Application

## Proposed Materiality

A carefully curated material palette has been developed to ensure that all the homes contribute positively to the overall character and quality of the development. The palette has been designed to provide a cohesive architectural language across the site while also allowing meaningful variation through customisation of the approved house types.

These materials have been selected to reflect and complement the natural woodland context, the sloping topography, and the vernacular architecture of Hythe and the wider Kent landscape. The material options offer a contemporary interpretation of traditional Kentish design elements, helping to root the development in its setting while maintaining a high-quality, modern appearance.



**BUFF-COLOURED BRICKWORK:** a soft, warm tone that blends naturally with the surrounding landscape and reflects traditional Kentish brickwork.



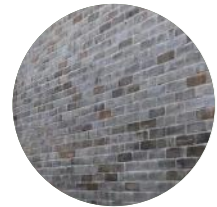
**GLASS BALUSTRADES:** offer clean lines and unobstructed views from elevated plots while maintaining a modern appearance.



**INTEGRATED PV PANELS:** for pitched roofs, designed to be flush-mounted to minimise visual impact while providing renewable energy. For flat roofs includes over green and pebble dressed roofs



**STONE FINISHED WALLS:** A durable and high-quality material prevalent throughout Hythe helping to reinforce a sense of place



**GREY MULTISOCK BRICKWORK:** a mix of darker natural tones creates a balanced pallet when in contrast with lighter natural materials.



**NATURAL EFFECT CLADDING:** Cladding that weathers naturally over time, allowing homes to visually settle into the wooded landscape.



**METAL BALUSTRADES WITH TOP RAIL:** Provide a durable alternative to glass with low reflectivity making it ideal for more visible areas of the site.



**FLAT ROOF WITH PEBBLE DRESSING :** Provides a durable protective surface that improves roof drainage, reduces glare, and blends with the surrounding landscape.



**GREY ROOF TILES:** chosen for their muted colour and texture, suitable for use on contemporary roof forms.



**FLAT ROOF & BIODIVERSE GREEN ROOFS:** - help embed buildings into the natural setting, particularly effective on roofs visible from higher slopes.



**STONE FILLED GABIONS:** used for retaining walls or landscape features to reinforce a sense of place and manage site levels in a naturalistic way.



**WEATHERED SHEET PILING:** Used for retaining and boundary walls, offering robust structural support with a natural patina that softens its appearance over time.



**DARK METAL CLADDING** provides a clean, modern aesthetic with excellent durability; available in both vertical and horizontal configurations for variety.



**CLAY COLOURED ROOF TILES:** a nod to local materiality, providing warmth and texture that complements surrounding trees and greenery.



**NATURAL STONE EFFECT CLADDING:** the natural tones will compliment the other natural materiality in tone and texture.



**METAL CLAD PLANTER:** Modular planting element that introduces greenery into hard landscape areas, combining durability with a contemporary aesthetic.



**DARK VERTICAL CALDDING:** a modern reference to rural Kentish outbuildings and works well in shadowed woodland edges reducing visual impact

# Design Assessment - Hybrid Application

## Overview of Character Areas



# Design Assessment - Detailed Application

## Woodland Heights

The Woodland Heights area comprises a combination of five large detached four-bedroom houses and four semi-detached three-bedroom houses, located at the highest point of the site. The proposal involves infilling the natural depression in this part of the site to create a level platform for the new dwellings. This approach allows spoil generated from construction elsewhere on the site to be re-used on location, reducing the need for removal and creating a more sustainable engineering solution.

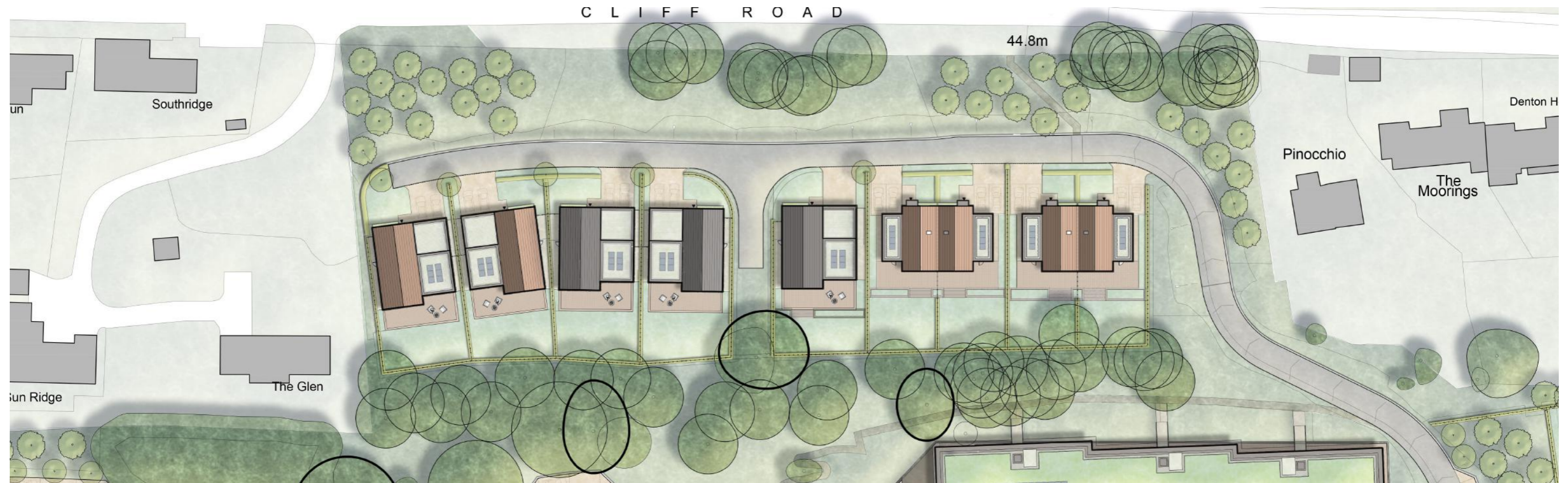
The access road is positioned to the north of the houses at the base of the existing slope. This arrangement enables all homes to benefit from south-facing gardens, maximising natural daylight to both indoor and outdoor spaces.

The proposed gardens and private amenity areas are of generous proportions. The rear gardens terminate just before the slope begins to fall away, allowing the homes to enjoy attractive views to the south over the existing mature trees, which are to be retained. All the houses in Woodland Heights feature inset first-floor terraces serving the master bedrooms, further enhancing access to private external amenity space and bringing natural daylight into the floor plan.

A turning head has been designed to separate the upper area into two natural clusters of homes. Its size has been carefully determined through tracking by highways engineers to ensure it can accommodate a full-size refuse vehicle. Relocating the turning head to the end of the road would require extensive engineering works and create unnecessary additional hardstanding. Visitor parking spaces have been distributed along the road, rather than concentrated at the turning head, to avoid obstruction during refuse collection days.

The houses benefit from rear gardens ranging from approximately eleven metres deep by the width of the semi-detached homes, to twelve metres deep by fifteen metres wide for the detached properties. Front gardens provide a generous landscaped buffer to the internal road, accommodating on-plot parking while maintaining visual amenity.

Gaps have been introduced between plots to break up the built form. Fenestration has been arranged predominantly on the north and south elevations to prevent overlooking between properties, ensuring a high degree of privacy.



# Design Assessment - Detailed Application

## Upland Glade & Custom Builds

The houses in Upland Glade are of varied typology, carefully responding to their individual plots and the existing topography. On the southern side of the glade, the homes are arranged in two pairs, each positioned to sit sensitively between existing mature trees and within the defined root protection zones. This arrangement ensures the dwellings can be constructed without adversely affecting the existing vegetation.

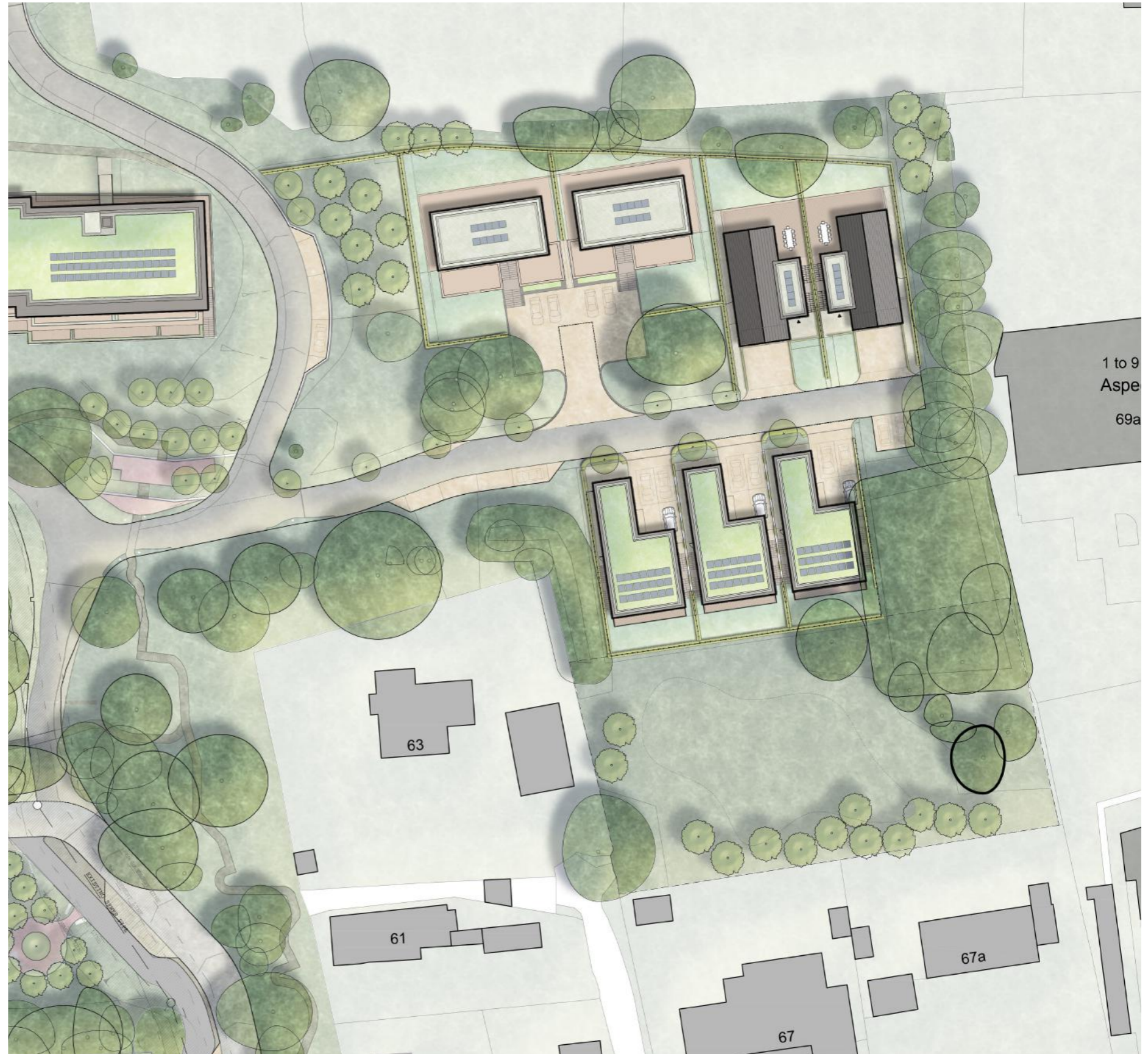
Undercroft parking has been incorporated at lower ground level, with stepped access either internally or externally, leading to the main living accommodation above. In both cases, the houses are two storeys in height and benefit from views towards the seafront. These units replace a large apartment block that was included in the previous approved scheme, reducing overall massing in this part of the site.

The houses have gardens to the front and rear with terrace areas provided on the southern elevations to maximise external space and natural daylight for the future residents.

On the southern side of the road, three detached houses are proposed, each with a wide frontage. These have been designed as “upside-down” houses, placing the principal living accommodation, including kitchen, dining, and living spaces, at entrance level, with additional bedrooms at the lower ground floor. The master bedroom is also located on the entrance level, allowing the homes to be well-suited to residents with limited mobility or to those seeking to future-proof their accommodation.

While rear gardens are more compact, measuring approximately 6.7 metres in depth, each property includes a generous three metre deep terrace balcony running the full width of the house. These terraces are directly accessed from the primary living space and provide usable outdoor amenity space that complements the garden areas. The homes also enjoy views across a 30-metre-deep ecological buffer zone to the south, enhancing the outlook and providing a high degree of separation from neighbouring dwellings.

The revised arrangement creates a more varied and visually permeable street scene compared with the continuous built frontage of the previous scheme. On-street visitor parking spaces have been incorporated to serve future occupants and the wider masterplan. The careful separation of building forms and retention of mature trees ensures a greener, softer setting for this part of the development while taking full advantage of sea views and the landscape context.



# Design Assessment - Detailed Application

## Upper Terrace Woodland & Upper Terrace Glade

Following a similar design approach to Woodland Heights, the layout has been informed by the position of key existing trees, which naturally define three distinct development clusters along the upper terrace. This approach ensures the houses sit comfortably within the landscape, taking advantage of natural breaks in vegetation to create separation between built forms and to achieve a looser grain than the uniform frontage in the previously approved scheme.

As the road progresses from east to west, the scale of the dwellings increases, beginning with three-bedroom semi-detached homes, moving through to four-bedroom detached houses, and culminating in two of the largest plots at the western end, each set within extensive garden grounds. The refuse turning head has been carefully integrated into the layout, subtly positioned at the entrance of the last private driveways to minimise its visual impact and avoid creating large areas of hardstanding.

All homes benefit from on-plot parking, with provision increasing in line with the size and number of bedrooms. First floor terraces are included on all the proposed dwellings to enhance access to private amenity space and to provide elevated views over the woodland canopy and sloping topography below.

A comprehensive landscape masterplan and arboricultural report have been commissioned to ensure the protection and long-term health of the retained trees, both during construction and throughout the lifetime of the development. Most of the existing trees are positioned outside of the residential curtilages within designated management areas, reducing the risk of future pressure for removal while enabling ongoing maintenance.

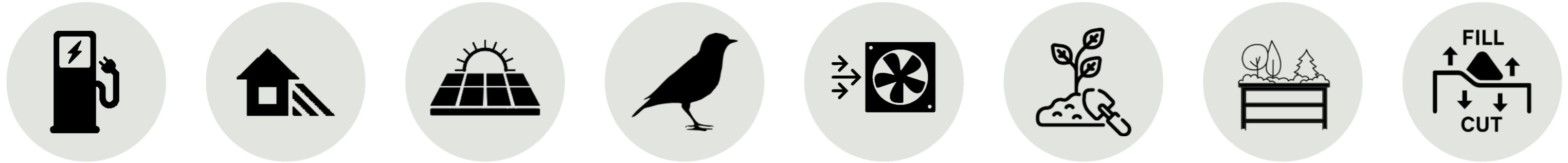
Compared with the previous scheme, which repeated a single house type along the entire road frontage, the revised layout offers greater variety in house types and garden arrangements, with the natural clustering of dwellings responding sensitively to the existing tree structure. This results in a more varied, spacious, and landscape-led street scene.



# **SITE STRATEGY**

# Site Strategy

## Energy & Sustainability Strategy



The development integrates a wide range of energy and sustainability features that collectively aim to reduce carbon emissions, enhance ecological value, and promote low-impact living. These include passive design principles, renewable energy systems, sustainable drainage solutions, and integrated electric vehicle (EV) infrastructure.

**ELECTRIC VEHICLE CHARGING INFRASTRUCTURE:** EV charging points will be provided for all dwellings with private driveways, ensuring residents have access to sustainable transport options from the outset. A dedicated EV charging strategy has been developed for the apartments, with charging points located in undercroft parking areas. Selected on-street visitor parking bays would be equipped with EV charging facilities, supporting broader EV adoption and convenience for guests. All EV charging systems will utilise intelligent controls to minimise peak demand on the National Grid by optimising charging times and using renewable electricity when available.

**PASSIVE DESIGN AND SOLAR GAIN:** Homes are predominantly located on the south side of roads to maximise exposure to natural daylight and solar gain. Recessed balconies, roof overhangs, and canopies provide passive solar shading, reducing overheating in summer months while allowing winter sun to penetrate interior spaces. These elements also contribute to the provision of private outdoor amenity space at upper levels, in addition to ground floor gardens.

**RENEWABLE ENERGY:** Photovoltaic (PV) panels will be installed on the flat roof elements of both houses and apartments, providing year round onsite renewable electricity generation. The proposed energy system will deliver primary heating and hot water, reducing reliance on traditional energy sources and supporting low-carbon living.

**GREEN INFRASTRUCTURE AND BIODIVERSITY:** Green roofs will be installed on selected buildings, which improve thermal performance by reducing heat loss, enhance biodiversity by creating additional ecological habitats and contribute to surface water attenuation.

Extensive tree planting, green spaces, and a wildflower meadow will increase biodiversity across the site and soften the built form within the street scene. Existing mature trees on wooded slopes will be retained to provide visual screening between development plateaus and to maintain ecological connectivity.

**SITE-WIDE SUSTAINABILITY MEASURES:** A natural depression in the landscape at Woodland Heights is being used to relocate site spoil from cut-and-fill operations. This reduces the need for off-site spoil removal, significantly lowering construction-related carbon emissions. Externally located retaining walls allow daylight and ventilation into the undercroft parking areas, improving the usability and energy performance of undercroft areas. A new pedestrian route connecting Seabrook Road to Cliff Road supports walkability and sustainable movement across the site. Woodland walks have been incorporated into sloping areas, encouraging interaction with nature and supporting resident wellbeing.

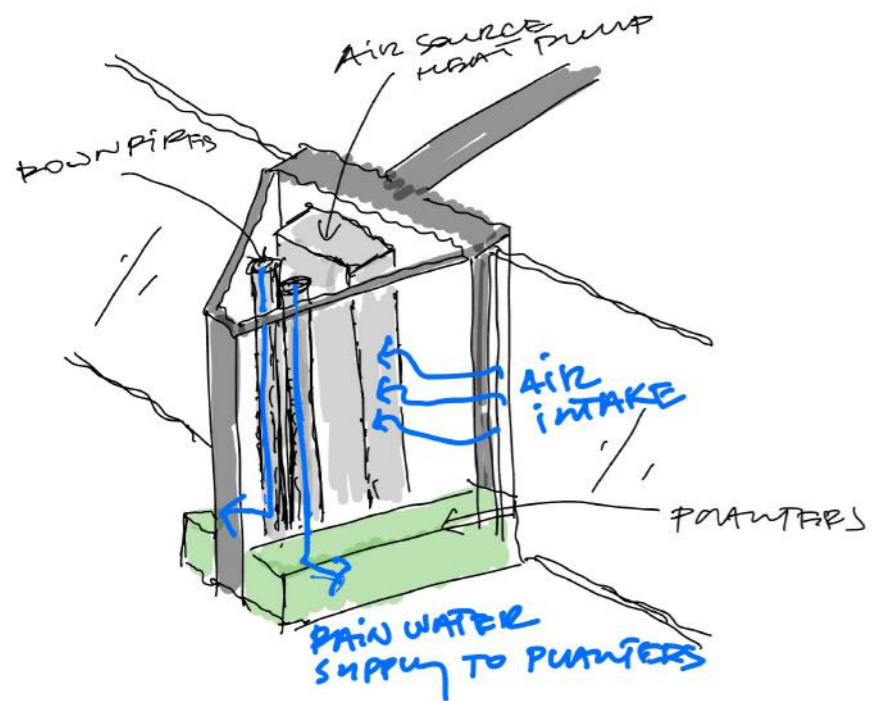
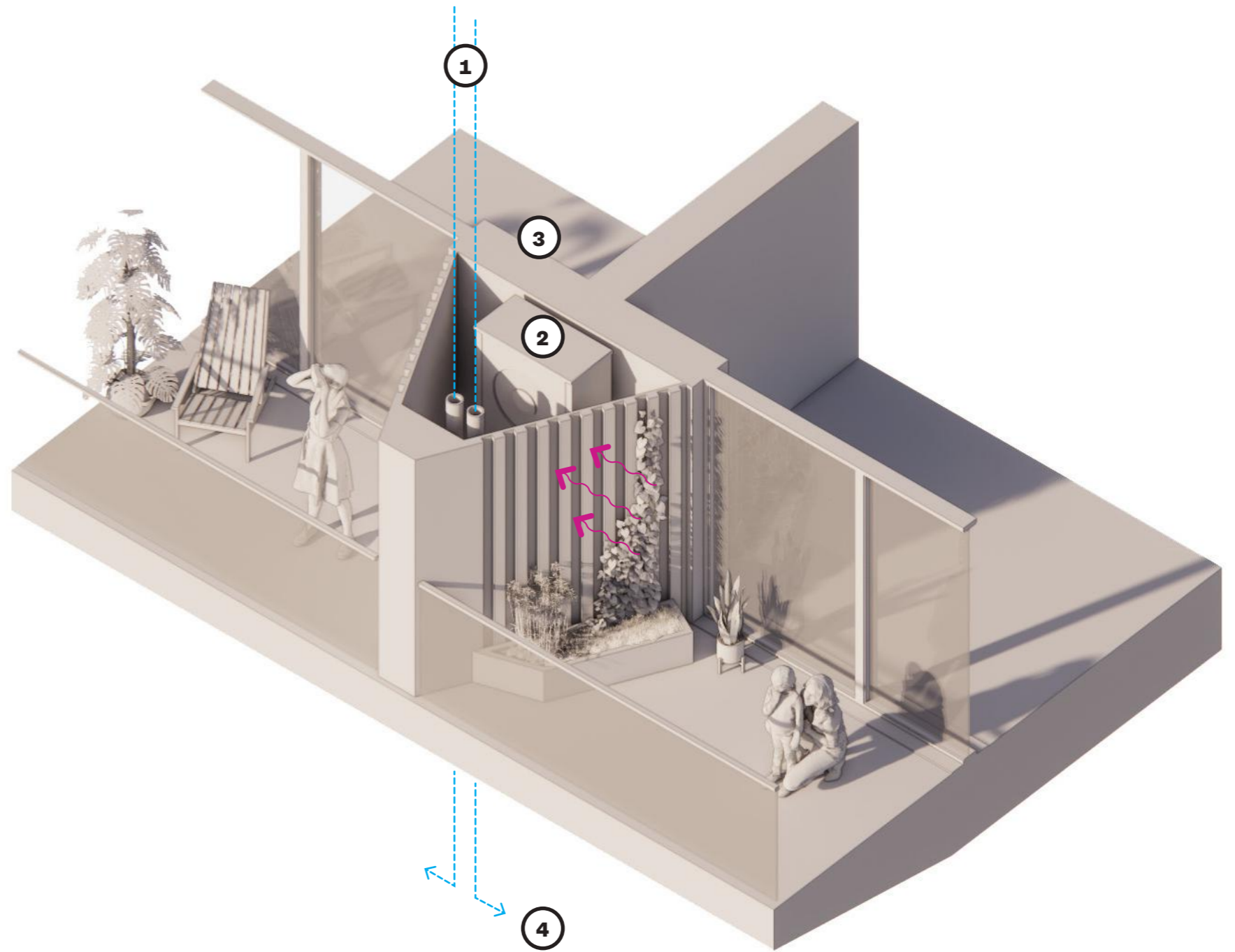
**WATER EFFICIENCY:** Applicants will be encouraged to install water butts connected to downpipes in private gardens to reduce surface water run-off, harness rainwater for garden irrigation and promote water conservation.

# Site Strategy

## Energy & Sustainability Section

- ① Rainwater harvesting system provides gravity fed irrigation for balcony planters.
- ② Air source heat pumps concealed behind balcony fins, with louvred sides allowing air intake.
- ③ Void behind fins used to house essential building services, keeping them accessible yet discreetly hidden in day-to-day use.
- ④ Taps provided for potted plant irrigation, reducing water consumption.

AXONOMETRIC DIAGRAM



# Site Strategy

## Play Space and Open Space Provision

The proposed hybrid application of 150 dwellings has been designed to respond positively to the requirements of Policy C4 and the Shepway Play Area Strategy (2021) with regard to both children’s play space and public open space.

### POPULATION ESTIMATE:

Using the average household size of 2.4 persons per dwelling (as set out in the strategy), the estimated population for the development is:

$$150 \text{ dwellings} \times 2.4 \text{ persons} = 360 \text{ persons}$$

### CHILDREN’S PLAY SPACE REQUIREMENT

Standard: 1.65 m<sup>2</sup> per person

$$\text{Required area: } 360 \text{ persons} \times 1.65 \text{ m}^2 = 594 \text{ m}^2 \text{ of designated play space}$$

Provision will include a Local Area for Play (LAP) centrally located within the development, situated in an area of public open space. This is naturally enclosed to the north by existing site topography and mature trees, which are to be retained. The play area significantly exceeds the minimum requirement of 575 m<sup>2</sup> set out by Policy C4, providing an abundance of play space for both future residents and the neighbouring community.

Informal ‘play along the way’ opportunities will be incorporated throughout the site, particularly along newly formed woodland footpaths and pedestrian routes. These informal play features will encourage natural, imaginative play and promote walkability throughout the site. Further details of these features are illustrated in the landscape plans and design documents prepared by Exterior Architecture (Landscape Architects).

### PUBLIC OPEN SPACE REQUIREMENT

Standard: 30.1 m<sup>2</sup> per person

$$\text{Required area: } 360 \text{ persons} \times 30.1 \text{ m}^2 = 10,836 \text{ m}^2 \text{ of usable public open space}$$

The development provides a generous and well-integrated network of public open space, including the retained woodland with newly created walking routes and ecological zones as well as attractive, heavily landscaped streetscapes and green corridors

All public open space areas are publicly accessible and distributed across the site, supporting community interaction, walkability, and ecological value. These spaces are designed to serve both new and existing residents and contribute meaningfully to the overall sense of place.



- |  |                                 |
|--|---------------------------------|
| ① Retained existing trees and woodland | ⑦ Timber pergola                |
| ② Playable features                    | ⑧ Communal growing beds         |
| ③ BBQ area and picnic dining           | ⑨ Fruit trees                   |
| ④ SuDS - open lawn swale               | ⑩ Productive planting           |
| ⑤ SuDS - planted rain gardens          | ⑪ Timber sleeper retaining wall |
| ⑥ Natural play / seating elements      |                                 |

# Site Strategy Landscaping

For detailed landscape proposal, please refer to **Exterior Architecture** Design Document and drawings.



# **CUSTOM BUILD PLOTS**

## CUSTOM AND SELF-BUILD PLOTS:

In accordance with Local Plan Policy HB4, 5% of the total homes on site must be delivered as self-build or custom build plots. Based on the proposed total of up to 150 dwellings, 8 units have been identified for this purpose.

In the interest of ensuring that the final built designs are cohesive and in keeping with the wider context and the Foxwood Masterplan, the scheme proposes that these will be delivered as custom build plots. This approach allows greater control over design quality while still offering future residents meaningful opportunities for personalisation.

The custom build plots have been predominantly located within the 'Upper Glade' area to the east of the site, with one additional plot situated in the 'Upper Terrace Glade'. These locations have been selected to accommodate more generous plots, allow increased flexibility, and introduce a distinctive character within the wider development.



● Location of Proposed Custom Build Plot

To allow for personalisation while maintaining design consistency, each custom build plot will be based on a pre-approved design, with scope for variation in: External materials and finishes, internal layouts (within approved building envelopes), detailing and fenestration, landscaping within plot boundaries.

However, key parameters such as number of bedrooms, building height, and plot boundaries will remain fixed to ensure the overall form, scale, and visual integrity of the development are preserved.

These homes will be delivered as part of the detailed planning consent and will not be brought forward through reserved matters applications. Any customisation will be managed through pre-defined design options agreed at the point of sale, or where necessary, through minor variations to the detailed planning consent.

### CUSTOM PLOT '1'

Plot Reference Number: 39

— Plot Boundary:

Plots Area: 813 SQM / 0.2 Acres

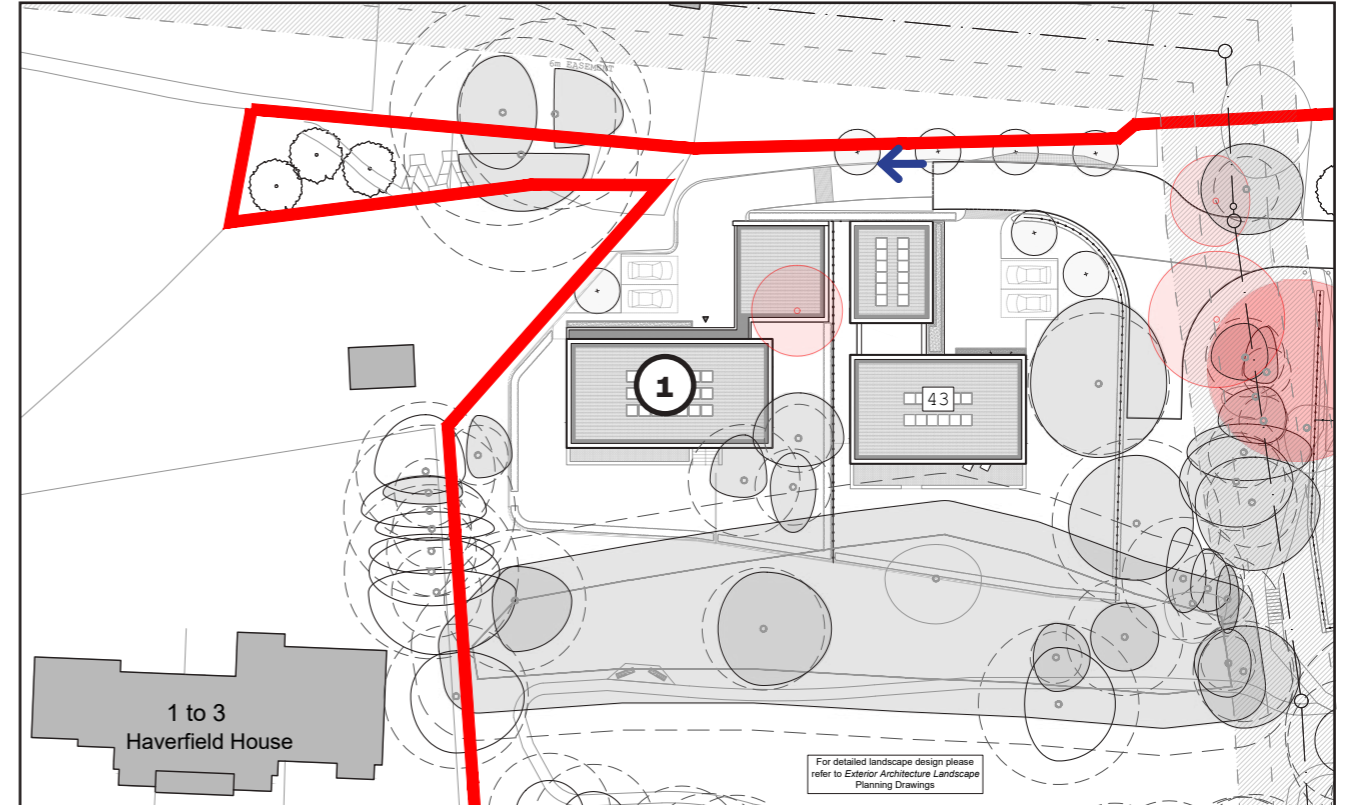
Maximum no. bedrooms: 5

Maximum no. storeys: 2

➔ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



### CUSTOM PLOT '2'

Plot Reference Number: 40

— Plot Boundary:

Plots Area: 527 SQM / 0.13 Acres

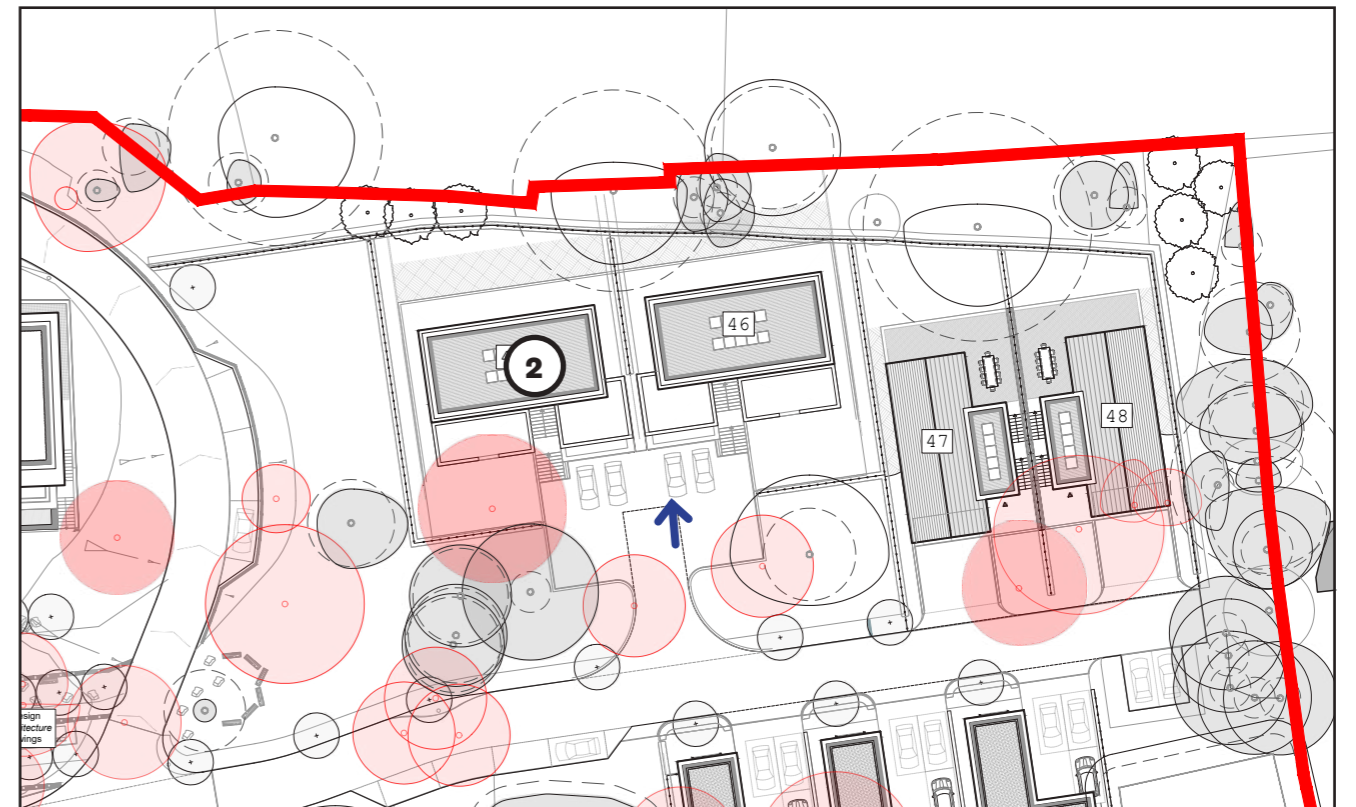
Maximum no. bedrooms: 4

Maximum no. storeys: 3

➔ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



### CUSTOM PLOT '3'

Plot Reference Number: 41

— Plot Boundary:

Plots Area: 464 SQM / 0.11 Acres

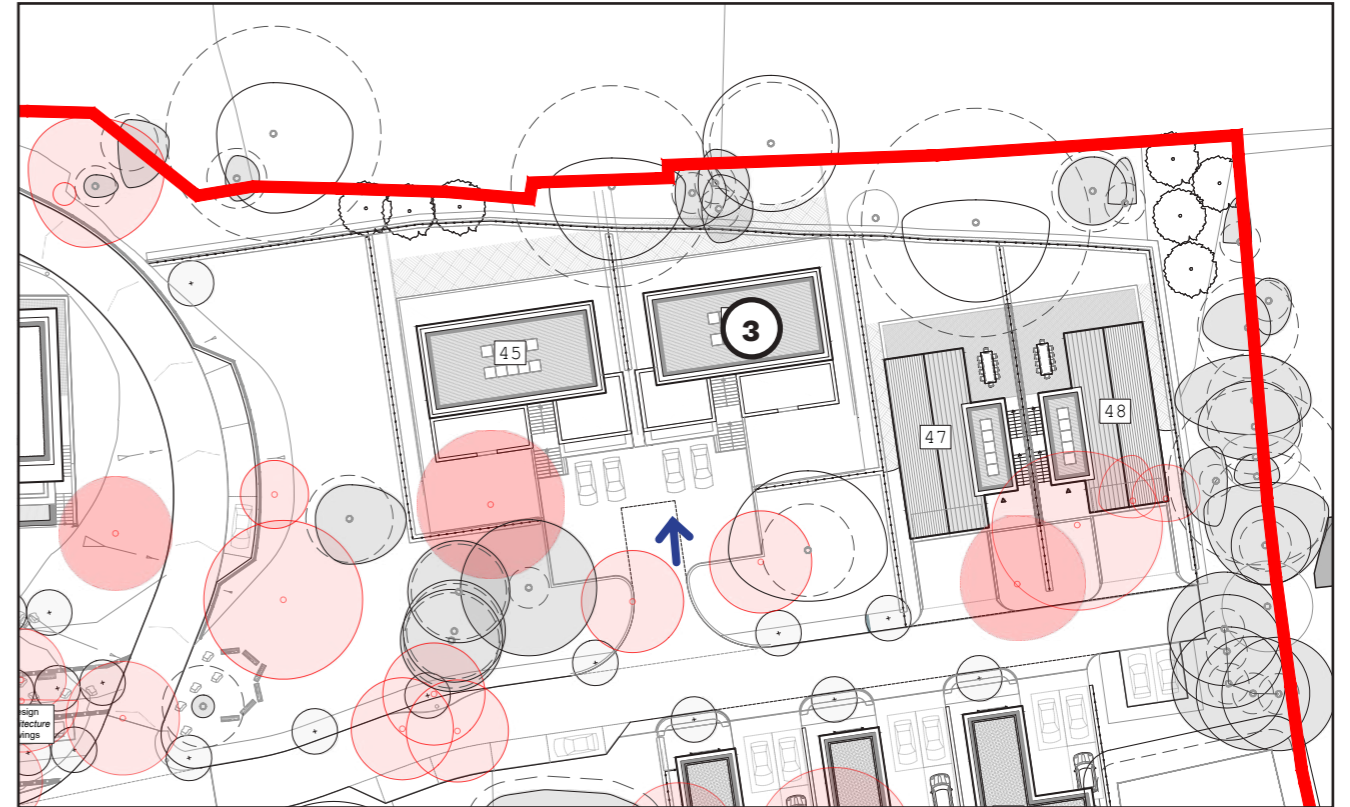
Maximum no. bedrooms: 4

Maximum no. storeys: 3

→ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



### CUSTOM PLOT '4'

Plot Reference Number: 42

— Plot Boundary:

Plots Area: 437 SQM / 0.11 Acres

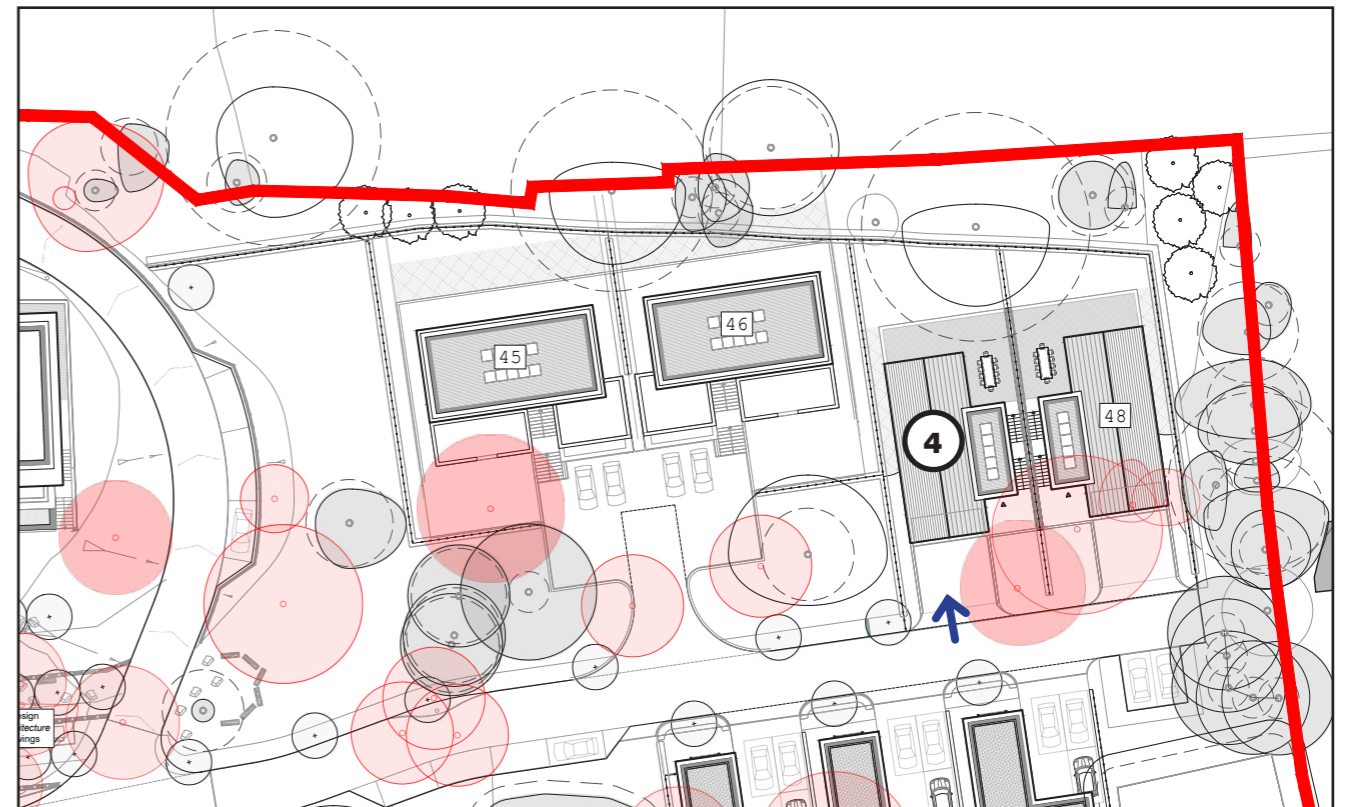
Maximum no. bedrooms: 4

Maximum no. storeys: 3

→ Principle vehicular access

Roof Form: Pitched & Flat

Materiality: Approved Palette



### CUSTOM PLOT '5'

Plot Reference Number: 43

— Plot Boundary:

Plots Area: 404 SQM / 0.10 Acres

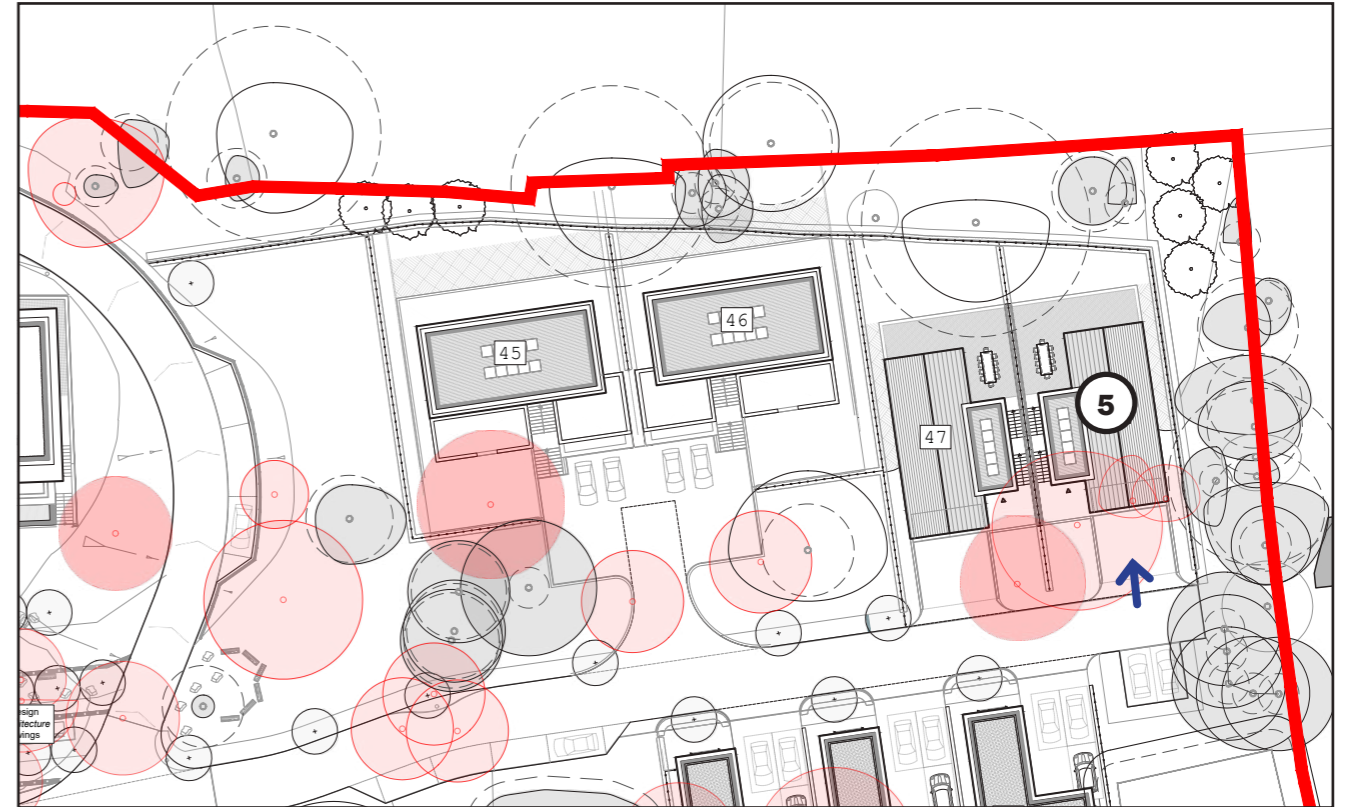
Maximum no. bedrooms: 4

Maximum no. storeys: 3

→ Principle vehicular access

Roof Form: Pitched & Flat

Materiality: Approved Palette



### CUSTOM PLOT '6'

Plot Reference Number: 44

— Plot Boundary:

Plots Area: 354 SQM / 0.09 Acres

Maximum no. bedrooms: 4

Maximum no. storeys: 3

→ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



### CUSTOM PLOT '7'

Plot Reference Number: 45

— Plot Boundary:

Plots Area: 358 SQM / 0.09 Acres

Maximum no. bedrooms: 4

Maximum no. storeys: 3

➔ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



### CUSTOM PLOT '8'

Plot Reference Number: 46

— Plot Boundary:

Plots Area: 327 SQM / 0.08 Acres

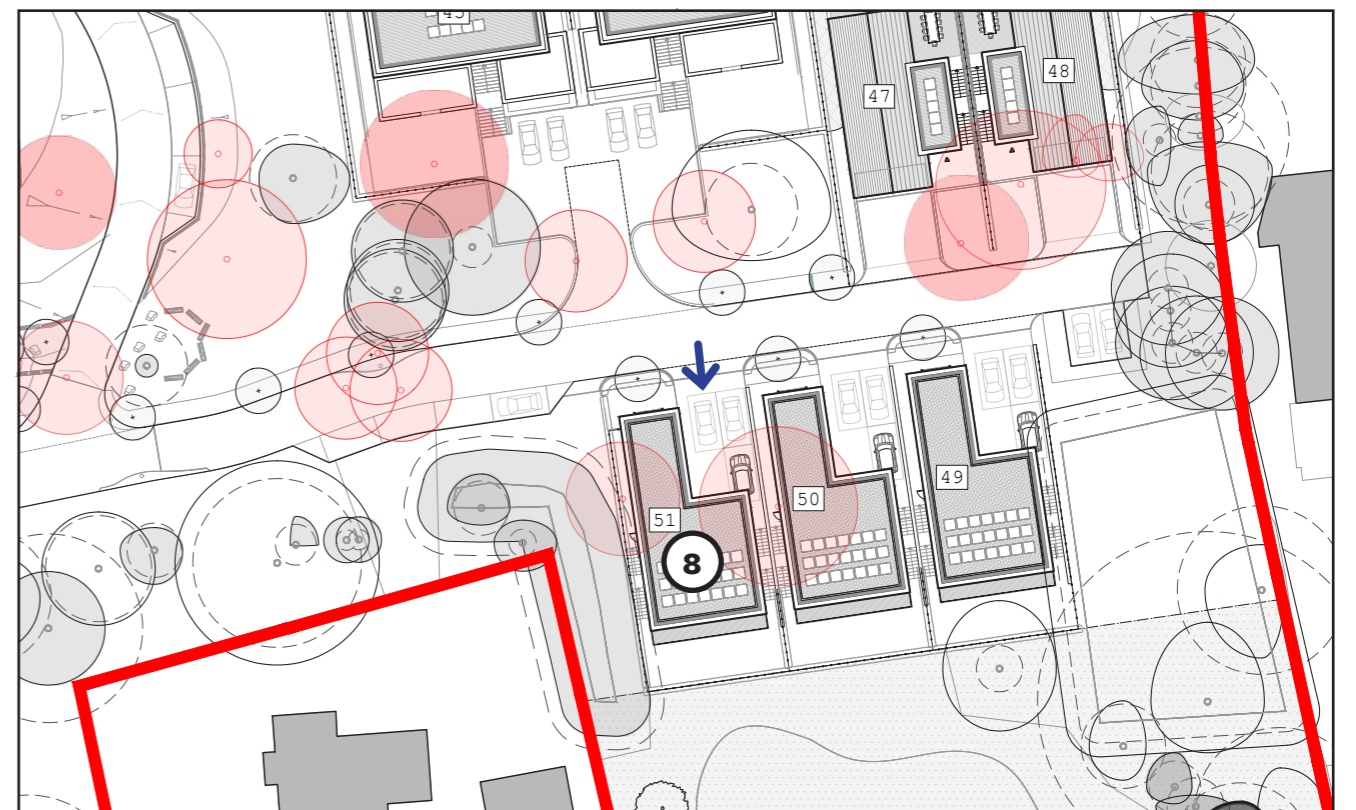
Maximum no. bedrooms: 4

Maximum no. storeys: 3

➔ Principle vehicular access

Roof Form: Flat / monopitch

Materiality: Approved Palette



# Site Masterplan

## Custom Build Plot Materials

A carefully curated material palette has been developed to ensure that all the homes contribute positively to the overall character and quality of the development. The palette has been designed to provide a cohesive architectural language across the site while also allowing meaningful variation through customisation of the approved house types.

These materials have been selected to reflect and complement the natural woodland context, the sloping topography, and the vernacular architecture of Hythe and the wider Kent landscape. The material options offer a contemporary interpretation of traditional Kentish design elements, helping to root the development in its setting while maintaining a high-quality, modern appearance.



**BUFF-COLOURED BRICKWORK:** a soft, warm tone that blends naturally with the surrounding landscape and reflects traditional Kentish brickwork.



**GLASS BALUSTRADES:** offer clean lines and unobstructed views from elevated plots while maintaining a modern appearance.



**INTEGRATED PV PANELS:** for pitched roofs, designed to be flush-mounted to minimise visual impact while providing renewable energy. For flat roofs includes over green roofs.



**FLAT ROOF WITH PEBBLE DRESSING:** Provides a durable protective surface that improves roof drainage, reduces glare, and blends with the surrounding landscape.



**GREY ROOF TILES:** chosen for their muted colour and texture, suitable for use on contemporary roof forms.



**NATURAL EFFECT CLADDING:** Cladding that weathers naturally over time, allowing homes to visually settle into the wooded landscape.



**METAL BALUSTRADES WITH TOP RAIL:** Provide a durable alternative to glass with low reflectivity making it ideal for more visible areas of the site.



**WEATHERED SHEET PILING:** Used for retaining and boundary walls, offering robust structural support with a natural patina that softens its appearance over time.



**DARK METAL CLADDING** provides a clean, modern aesthetic with excellent durability; available in both vertical and horizontal configurations for variety.



**FLAT ROOF & BIODIVERSE GREEN ROOFS:** - help embed buildings into the natural setting, particularly effective on roofs visible from higher slopes.



**STONE FILLED GABIONS:** used for retaining walls or landscape features to reinforce a sense of place and manage site levels in a naturalistic way.



**METAL CLAD PLANTER:** Modular planting element that introduces greenery into hard landscape areas, combining durability with a contemporary aesthetic.



**DARK VERTICAL CLADDING:** a modern reference to rural Kentish outbuildings and works well in shadowed woodland edges reducing visual impact



**CLAY COLOURED ROOF TILES:** a nod to local materiality, providing warmth and texture that complements surrounding trees and greenery.



**STONE FINISHED WALLS:** A durable and high-quality material prevalent throughout Hythe helping to reinforce a sense of place

2023 Architect of the Year Winner (Retail and Leisure)  
2023 RIBA South East Award Winner (F51)  
2023 RIBA South East Award Winner (Upper Maxted)  
2023 RIBA South East Award Winner (Vicarage Farm)  
2022 AJ Architectural Awards - Leisure Category (F51)  
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)  
2022 WAF - Completed Buildings: Sport (F51)  
2020 Hackney Design Awards - People's Choice Award Winner (The Fisheries)  
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)  
2019 FX Awards (Curious Brewery) Shortlisted  
2019 Blueprint (Process Gallery) Shortlisted  
2019 AJ Architectural Award (Process Gallery) Shortlisted  
2019 AJ Architectural Award (Curious Brewery) Shortlisted  
2019 Dezeen Award (Process Gallery) Longlisted  
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted  
2019 RIBA South-East Regional Award (Process Gallery)  
2019 BD Awards shortlisted for Small Project of the Year Category  
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year  
2018 George Clarke Medal Winner (The Cottage)  
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)  
2018 What Awards 'Best Luxury House' Silver Winner (Manor Barn)  
2018 The Sunday Times British Home Awards Winner (The Cottage)  
2018 AJ Retrofit Awards Finalist (The Cottage)  
2018 BD Architect of the Year Award shortlisted for Individual House  
2015 RIBA South-East Regional Award (Pobble House)  
2014 Kent Design Award (Best Small Project)  
2013 WAN World Architecture News Facade of the Year (Crit Building)  
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)  
2012 RIBA Downland Award (Rocksalt Restaurant)  
2012 RIBA Downland Award (The Marquis)  
2012 Restaurant & Bar Design Award Shortlisted  
2011 FX International Interior Design Shortlisted  
2011 WAN Commercial Shortlisted  
2011 RIBA Downland Prize (Commended)  
2010 RIBA National Award Shortlisted  
2010 Kent Design Awards (Best Education Category)  
2010 Building Design & Construction Award (Best Educational Building)  
2010 Building Design & Construction Award (Public/ Community Building)  
2009 Evening Standard New Homes Award Shortlisted  
2008 RIBA Downland Prize (Residential Leisure)  
2008 'Britain's Best Home' (Final Six)  
2007 Kent Design Award (Best Small Project)  
2007 RIBA Downland Prize (Best Conversion)  
2007 Kent Design Award (Education Shortlisted)  
2006 'What House' Award (Best House)  
2005 RIBA National Award  
2004 Kent Design Award (Overall Winner)  
2004 Kent Design Award (Education Category)  
2000 National Built In Quality Award

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