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DESIGN & ACCESS STATEMENT

Proposed: Residential Development
At: 22 to 23 St Georges Terrace, Hern Bay Kent

dhaplanning

RIBA 
Chartered Practice

Project Number: A45
Revision: B
Date: November 2016

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INTRODUCTION

This document has been produced by Urban & Rural, an RIBA Chartered Architectural Practice to aid the potential residential development on a site known as;

22 to 23 St Georges Terrace,
Herne Bay,
Kent.
CT6 8RH

The site is located within the 2A Character areas within the Herne Bay conservation area.

No. 22 to 23 St Georges Terrace is not a listed building.

Under this application it is proposed to demolish the existing poor quality large 25 bedroom ex-care facility which is out of character with St Georges Terrace and the conservation area.

It is then proposed to erect a new building which has been designed following a design assessment of the existing architecture found within the conservation area.

The proposed scheme is of a high quality and is thought to enhance the street.

This document should be viewed alongside the full set of application drawings.

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LOCATION



THE FORM OF THE APPLICATION

This application is for a Full Planning approval.

Supporting Documents

This application consists of;

Full planning application form
Design & Assess statement
Heritage Statement
Planning Statement

OS Red Line Plan

Existing Site Plan
Existing Plans
Existing Elevations

Proposed Site Location Plan
Proposed Plans
Proposed Elevations

SITE CONTEXT

The site is located on the North Kent Coast within the conservation area of Herne Bay.

The existing site houses a large 25 bedroom recovery and well being facility.

The existing non-listed building is no longer fit for purpose and the facility has now been shutdown under instruction from the bank.

The site has then been purchased by the new owners who are the applicants of this application.

The site is located within the 2A Character areas within the Herne Bay conservation area and as such this D&A has a Heritage Statement within it.

St Georges Terrace has a mix of private dwellings, residential institutions, care homes, apartments and Houses in Multiple Occupation (HMO).





To the North of the road lies the rears of a mix of amusement arcades, shops, cafés, takeaway outlets, mini-golf and a casino facing out to the lower seafront level.

The site sits between the private dwelling 24 St Georges Terrace, a large 5 bed property 21 St Georges Terrace, currently with a valid application running for the erection of a 7 unit residential apartment scheme recommended for approval by Canterbury City Council and then on to the Grade II, HMO apartment building.

It is noted as part of this application the quality of the conservation area could be improved and this application should look to start to facilitate this shift.

The large HMO properties to the street should, with modern regulations start to be converted to larger fit-for-purpose apartments or back to large private dwellings. This application offers a well balanced mix of one, two and three bedroom dwellings.

These proposed apartments have been designed to the new Technical housing standards - nationally described space standard, ensuring the quality of the development. Further details can be found on the accommodation schedule submitted as part of this application.

St Georges Terrace is located within the urban town centre and sea front area of Herne Bay.

The site benefits from a highly sustainable location being well served with all the services and amenities one would expect to find in a good town centre location.



HERITAGE STATEMENT

INTRODUCTION

This statement has been produced to accompany the full planning application.

The report has been produced by Urban and Rural an RIBA chartered Architectural Practice and should be viewed alongside the initial planning application drawings.

The site is located within the 2A Character areas within the Herne Bay conservation area.

No. 22 to 23 St Georges Terrace is not a listed building.

Canterbury City Council have produced a very detailed Conservation Area Appraisal looking in detail at the character of the seaside town. This document has been studied in detail by the design team prior to the design of the scheme set out under this application.

HISTORICAL SIGNIFICANCE

Age and History of the asset, its development over time;

It is thought that the property was constructed after the Great War and at the same time as the 1912 properties on the road behind the site, Ardenne Road.

The previous owner had allowed the property to run into disrepair and unfortunately the property has suffered from theft of lead over the bay windows.

It has been considered that the existing structure has no historical significance.

The site was first defined by Samuel Hacker in his ambitious master plan for the town dated 1830. Here one can see the first definition of the formal urban grid.

The construction of St Georges Terrace, a row of substantial town houses overlooking the sea, started filling in the formal street. To the north of the road, set within the bank, one can see the remains of the Georgian shops and baths, now converted to amusement arcades.



CULTURAL SIGNIFICANCE

The role the site plays in a historic setting, village, town or landscape

When assessing this it is considered that the poor quality heavily extended building has a negative impact on the conservation area, providing no real cultural significance and the site offers an opportunity to provide a development of a higher quality.

AESTHETIC/ARCHITECTURAL SIGNIFICANCE

The visual qualities and characteristics of the asset (settlement or building)

As one can see in St Georges Terrace, the strong formal four storey Regency Style Georgian terrace turns to pre First World War two storey houses, with bay window and timber trimmings as one travels west.

The stark point of change between the two architectural styles is No. 21 St Georges Terrace with an out of character 1960's building.

The existing building 22 to 23 St Georges Terrace does not take note of either of the architectural styles - the Regency Terrace nor the form of the private large detached dwellings. The Site stands out to be an odd addition to the street scene as historically two detached dwellings knocked together to form one large 25 bed facility.

The buildings have been heavily extended to the rear of the site.

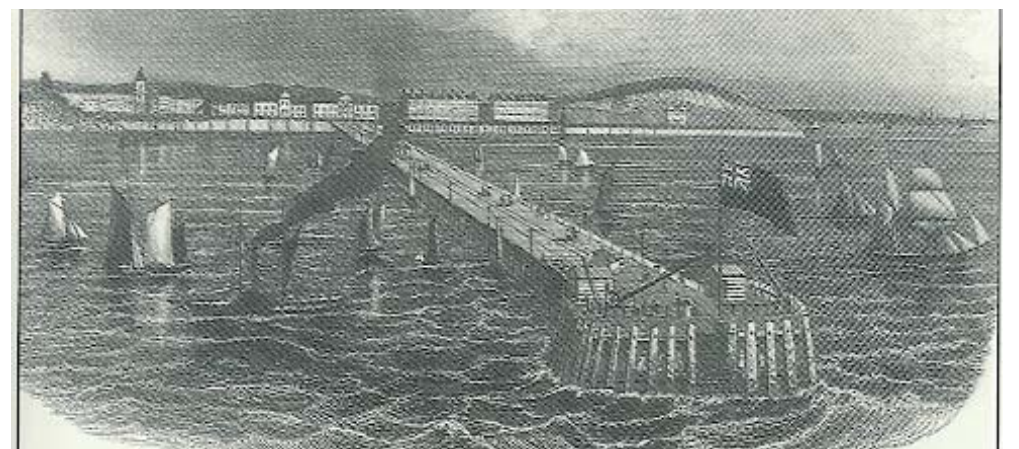
VIEWS

It is thought that the proposed scheme will enhance the view along St Georges Terrace and the step change between the large Georgian town houses and the two storey detached residential dwellings.

This should be improved with a stepping down of the built mass within any proposed scheme.



Herne-Bay-from-the-pier-1897 Source www.francisfrith.com



Herne-Bay-Pier-1832 Source ww.kenthistoryforum.co.uk

References;

Harrison Ray, Herne Bay Conservation Area Appraisal-pdf, 2008, Canterbury City Council
 Bundock Mike, Victorian Herne Bay an illustrated history, Herne Bay Past Series - No. 6 Herne Bay Historical Records Society

LEGIBILITY OF BUILDING FORM

The existing rhythm of the street changes from the strong regency terrace to a 'building gap building gap' street scene.

The existing two buildings, as noted before, have been extended several times and one of the key additions was a large side extension which linked the two detached buildings.

At the same time one can see in plan the the built line, which runs along the street edge with open space behind. This is broken with the existing building. Here the extended building goes deep into the site.

CHARACTER OF ELEVATIONS

The proposed elevations will be designed to use the same high quality materials and finishes that are already on the buildings along St Georges Terrace. The key view along the road has been selected and great efforts will be made in the design to enhance the street scene.

This view has been shown in greater detail within the application drawings.

ARCHAEOLOGICAL SIGNIFICANCE

No investigation has been carried out on archaeological issues on this previously developed site.

If through the planning process it is felt there could be potential of archaeological issues with the site, we would then look to agree the appropriate action as a condition to the approved application, prior to any work starting on site.



SITE ANALYSIS



St Georges terrace is primarily made up of two architectural styles. Putting the 12 storey 1960's tower block to one side, the street runs from the Georgian and Georgian Style Regency properties west until it hits the two storey pre-war detached houses with pitched roofs.

At this point there is a stark change from the large tall 4 storey town houses with basements and their large Georgian proportioned rooms down to the two storey properties.

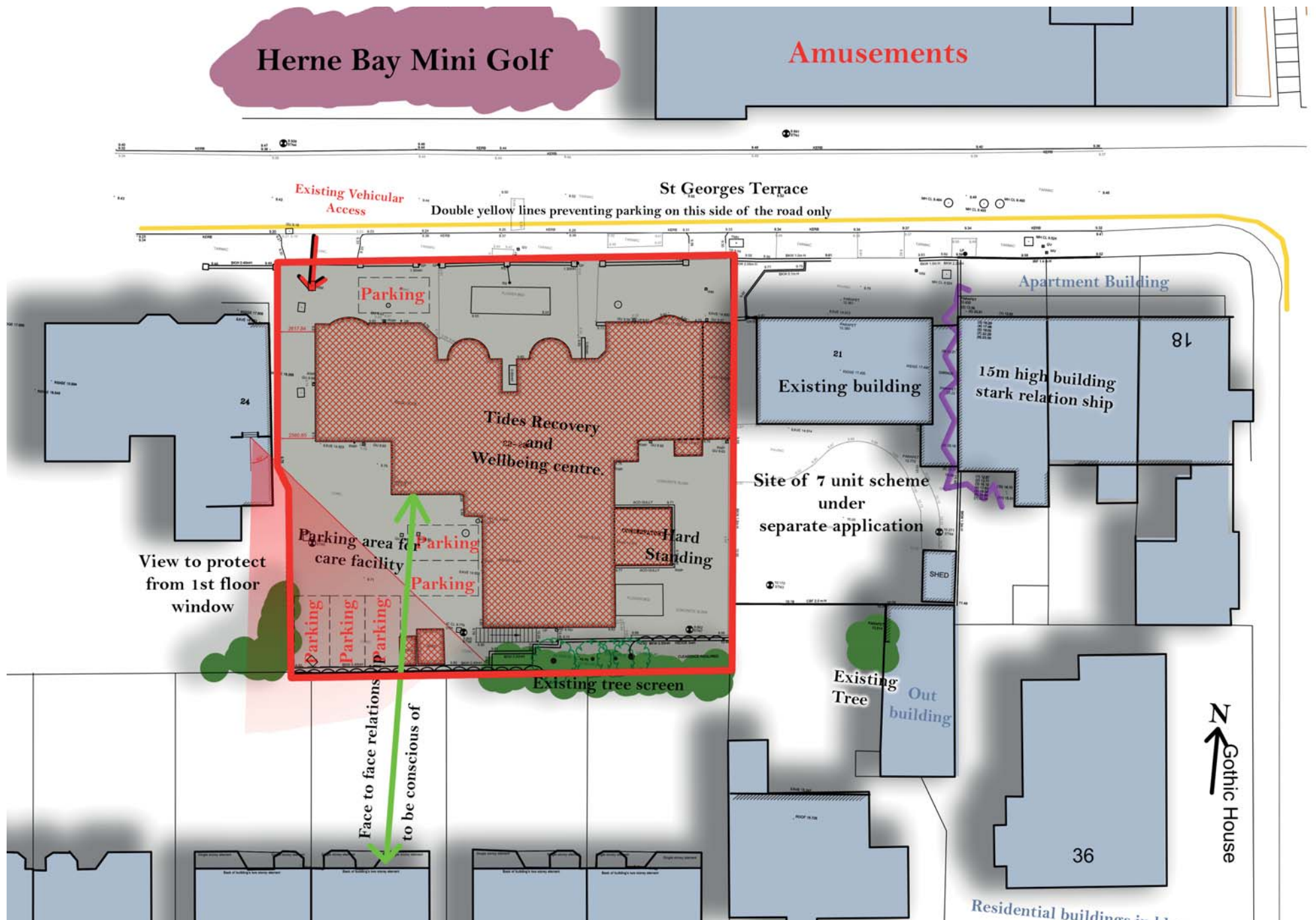
At this key point of transition there are two properties that doesn't sit with ever of the architectural styles.

One, 21 St Georges Terrace has a live application in for the development of a 4 storey 7 unit apartment scheme to replace the poor quality, out of keeping 1960's property.

Two, the site, a 25 bedroom redundant care facility, with an over sized building going deep in to the site.

The site offers a unique opportunity to improve this transition and to step the built mass up.

When assessing this theory, the site orientation also supports the ability to add the mass to the site as their will be no shadowing cast over any private residential property or amenity space.





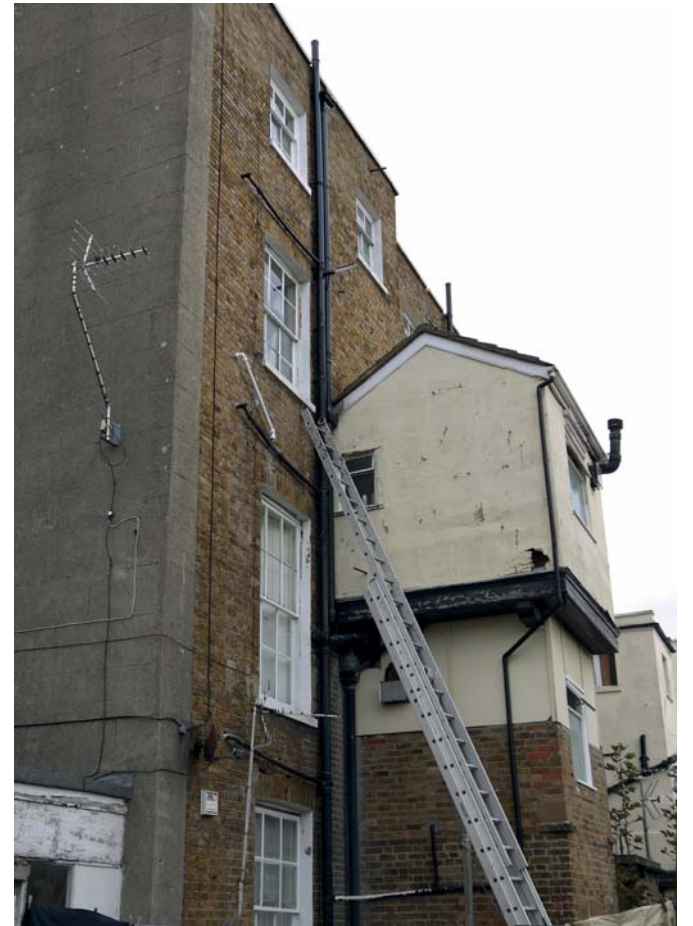
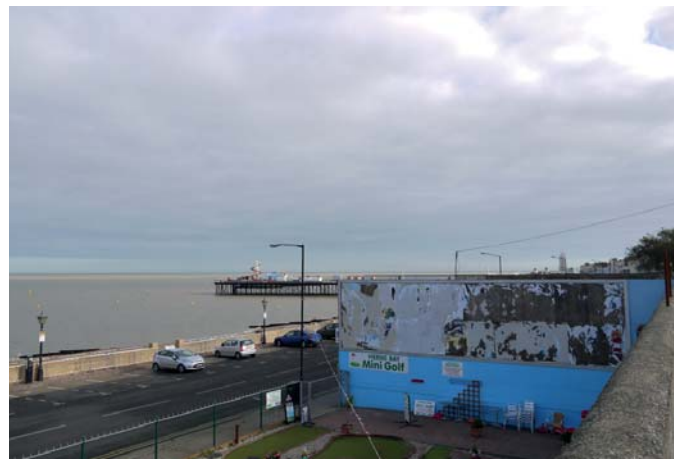
View from first floor south to property behind the site



View looking at the rear of St Georges Terrace and the sporadic elements added over time



View looking at the change from the town houses



DESIGN DEVELOPMENT

The design team took the research built and documented within this document and working with the sites new owner. As a team, we look to develop an appropriate architectural approach for dealing with this site.

The same design team developed the scheme for the neighbouring development and many of the lessons learnt from getting the proposed scheme for that site to a position where the scheme is now recommended for approval by the planning officer and has the support of the Conservation Team.

Key points to define an appropriate design brief for this site and to be used by the design team a design guide;

- For the scheme to be of a high architectural quality.
- To propose a scheme offering a mix of a high quality residential accommodation with sea views.
- For the development to step the built mass up from no.24 St Georges Terrace starting at the same height.
- The proposed scheme should keep the built gap built gap rhythm seen in this part of the street.
- The proposed built footprint should be designed to omit the out of keeping deep plan seen in the existing building.
- The proposed architectural language should take the detailed development work with Canterbury City Council on the neighbouring site and build on this.
- The spacing between the existing building and no.24 should be widened to reduce the impact of the existing vehicular access.

THE PROPOSAL

Following the design process and development as documented within this statement, the proposed scheme has been designed to respond to the detailed site analysis as well as the consultation peocess the design team had on the neighbouring site with Canterbury City Council's planning and conservation officer.

The design team have debated, evaluated and assessed the best way forward and have developed the new scheme as set out within this application. We have taken guidance within this section by the CABE document setting out the 6 key headings as below;

USE

What buildings and spaces will be used for;

The use of the existing land is residential as is the proposed use.

The principal of the development was deemed to be appropriate.

The scheme as set out within this application is for 14 residential apartments.

The proposed dwellings have been designed to meet and exceed the Technical housing standards, nationally described space standard. A detailed accommodation schedule has been submitted as part of the formal application to document this.

AMOUNT

How much would be built on the site.

The site area as outlined in red is 915m²

The existing 25-bedroom building and outbuildings gives a built footprint of 393m²

The proposed building footprint is a reduction of this by 43.8m² with a proposed footprint of just 9m².

LAYOUT

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The proposed site plan has scaled detail on this issue including the location of secure bin store and proposed surface finish.

The existing 25 unit care facility would be replaced with a 14 unit residential development.

SCALE

How big the buildings and spaces would be (their height, width and length).

The proposed planning drawings have been submitted to scale. The design team have also had a detailed TOPO level survey produced picking up the heights of the neighbouring buildings.

The proposed scheme has been shown within its context in all elevations and plans. This has been done so an additional level of assessment can be given to the proposed due to its prominent location within the conservation area and on the seafront.

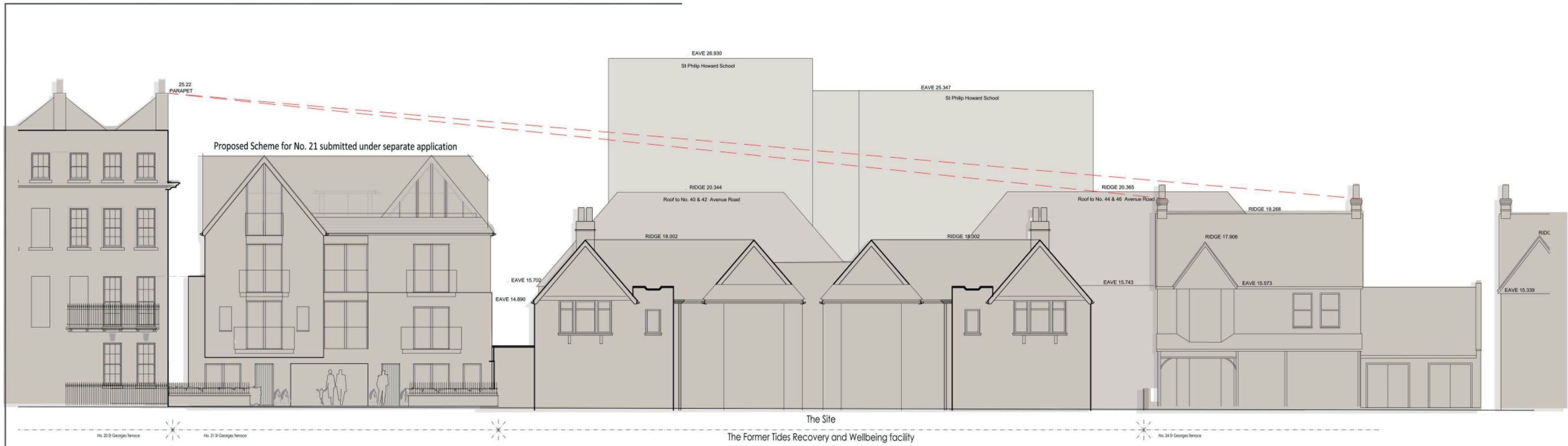
LANDSCAPING

How open spaces will be treated to enhance and protect the character of a place.

The existing open space to the rear of the site had been concreted over and used for parking.

The proposed hard landscaping is proposed to be a permeable surface.

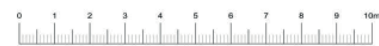
The proposed scheme has done its best to provide planting at every opportunity and details of this can be seen on the proposed site plan.



Existing Context elevation with the proposed scheme for no.21 shown (submitted under separate application)



Proposed Elevation



Material Key

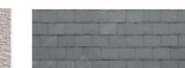
1, Red brick



2, Render



3, Slate style roof



Revision:
date note

Proposed Residential Development
22 to 23 St Georges Terrace, Heme Bay, Kent

Proposed
North Elevation

Project Name; Drawing Name;

APPEARANCE

What the building and spaces will look like, for example, building materials and architectural details.

In addition to the scaled plans and sections, elevations required for a valid planning application, the design team took the additional effort to detail render all the proposed elevations including a material schedule showing the detail of the material proposed.

This is to ensure the quality of the proposal as set out within this application.

A simple pallet of materials has been selected;

- A Red and Yellow London stock brick, as found on the existing detached properties and Georgian properties.
- White through colour render, making reference to the render found on the Georgian properties.
- Pitch roofs as found on the post war houses to the street with Slate style tiles referencing the roofs on the town houses.

The proposed windows are a timber joinery with an aluminium outer covering. These high quality windows have been selected due to their solid robust nature, required in this stark north facing seafront location.

This detailed selection of materials has been considered due to their maintenance-free nature, securing the long term appearance of the building.

SUSTAINABILITY

Sustainability has been one of the initial design drivers for this scheme.

Under this application it is proposed to deliver a highly insulated modern apartment building delivering a comfortable environment to enjoy all year round, without the need for excessive heating or cooling. On the next page is a quick overview of the design headings we have used to categorise this issue:

Energy/CO2

- Improved fabric efficiency including composite timber and aluminium windows and doors.
- A rated gas boiler.
- Lighting to be 100% low-energy fittings.
- All white goods to be A+ Ecolabelled.
- All external lighting to be fitted with low energy bulbs, movement detecting and daylight shut-off devices.

Water

- Rain water collection system, for external re-use.
- Modern low use taps and WC's.

Materials

- The detailed selection of the materials will take on board issues such as their environmental impact.

Surface water run-off

- There will be a reduction of surface water run-off from the site using a SUD's method.
- There will be a reduction in surface water run-off from this site due to the reduction of hardstanding by the use of the permeable surfaces.

Pollution

- It is proposed to specify insulating materials that avoid the use of substances that have global warming potential (GWP).
- Recycling of construction site waste where possible.
- Recycling of house hold waste where possible will be encouraged by the inclusion of recycled waste storage within the kitchens and external bin store.

Health and well-being

- The scheme delivers a high level of natural light to the proposed dwelling and has provided the ability to open up the internal space to the outside. This is through the use of the balconies and terraces to all living spaces.

Ecology

- It is considered that this scheme will not have any negative impact on the existing ecology, as the open space has been cleared and the proposed works will be located away from any existing trees, proposing to keep the large trees to the boundary.
- The proposed landscape plan as set out above within this document will enhance the ecological credentials of the site.

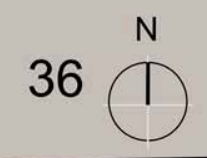
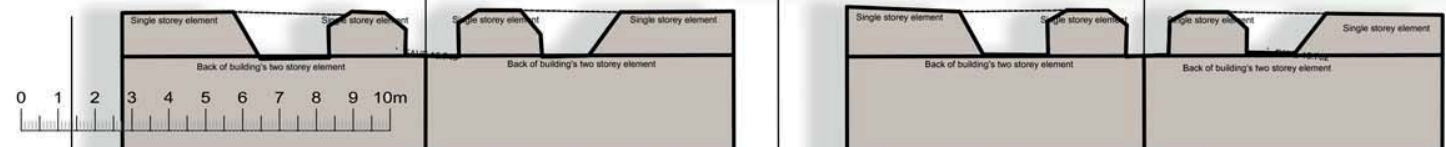
ST. GEORGES TERRACE

ST. GEORGES TERRACE



PARAPET 12.400
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(3) 16.19
(4) 17.63
(5) 19.54
(6) 20.58
(7) 22.29 (10) 18.70
(11) 15.31



Proposed Residential Development
22 to 23 St Georges Terrace, Herne Bay, Kent

Proposed
Site Plan

Project Name: Drawing Name:

GOOD DESIGN PRACTICE

The proposed scheme has been designed by an ARB and RIBA Chartered architect and is deemed to be of a high quality.

The proposed dwellings have been designed to meet and exceed the Technical housing standards, nationally described space standard. A detailed accommodation schedule has been submitted as part of the formal application to document this.

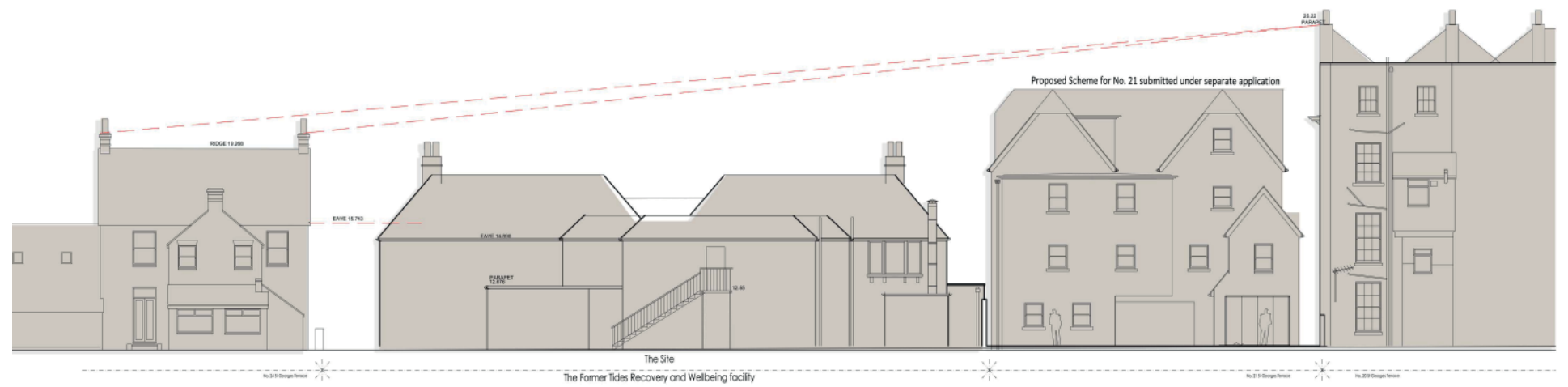
The proposed building, dwellings have been designed to meet the requirements of disabled users.

The parking area has a hard standing allowing ease of movement to and from the access doors from a vehicle.

The proposed doors are of a width to allow wheelchair access and have level thresholds.

The communal circulation space has provided a lift allowing access to all dwelling entrance doors.

The bathrooms within the dwellings will be designed within the detail design stage to have walls with the strength to ow retro fitting hoists and grab rails, if required by the final occupants.



Existing Context elevation with the proposed scheme for no.21 shown (submitted under separate application)



Proposed Elevation



SERVICING & PARKING

The existing site benefits from all servicing requirements one would expect to need.

The site is located in a sustainable town centre location and the provision of 10 off-street parking spaces is considered to be adequate for a development within this location.

The existing site has an existing highways access for a private drive. The road has good visibility and the proposed vehicular access has been deemed to be appropriate.

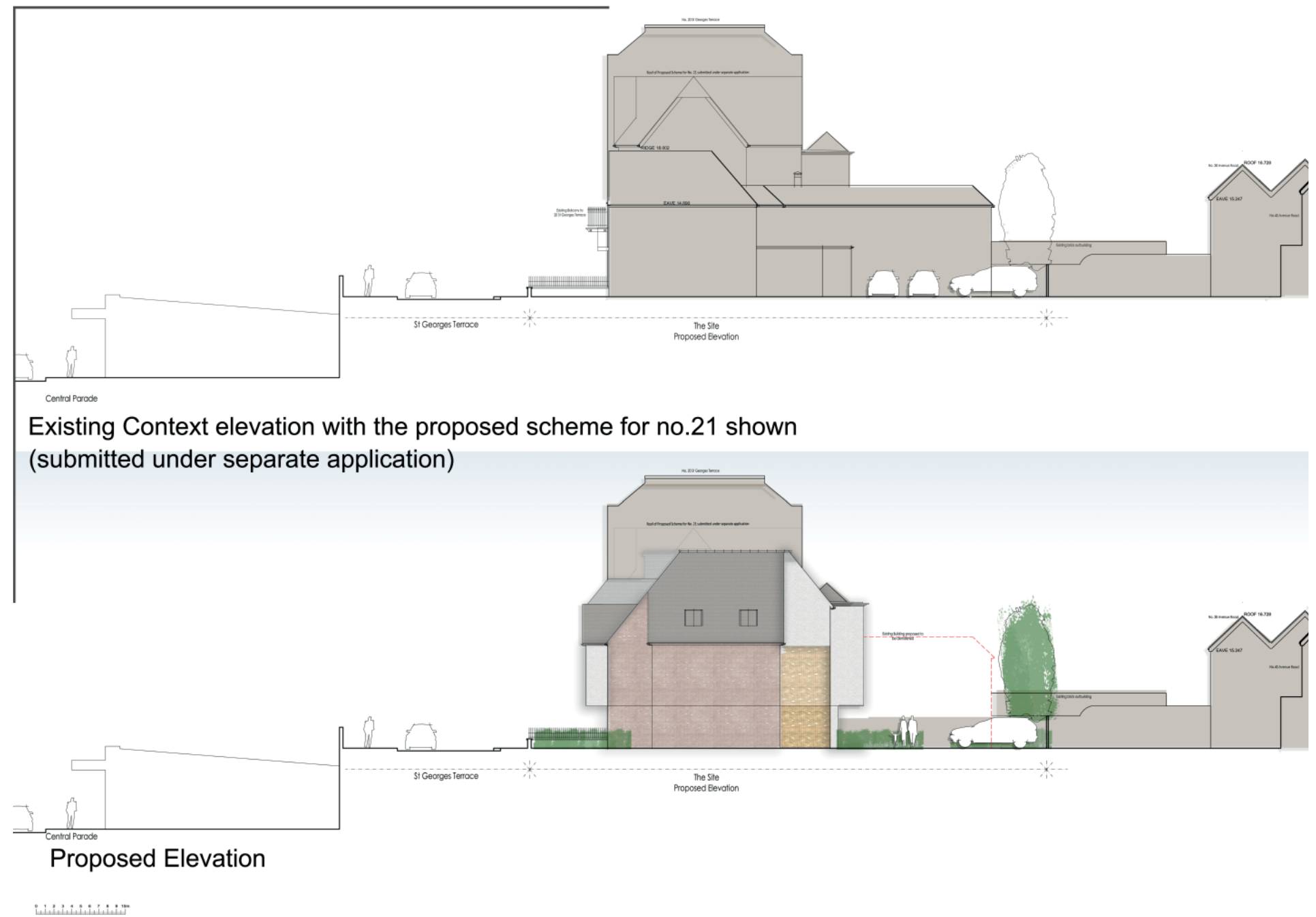
The parking spaces shown are set at 2.5m by 5m.

The parking to the rear has a 6m space from the rear of the space to allow the appropriate space required to manoeuvre vehicle.

Secure cycle parking has been designed in to the scheme and each apartment has their own secure store.



Lockable sliding cycle store.



SUMMARY

It is considered by the design team that the proposed scheme as set out within this application is an appropriate scheme for the site.

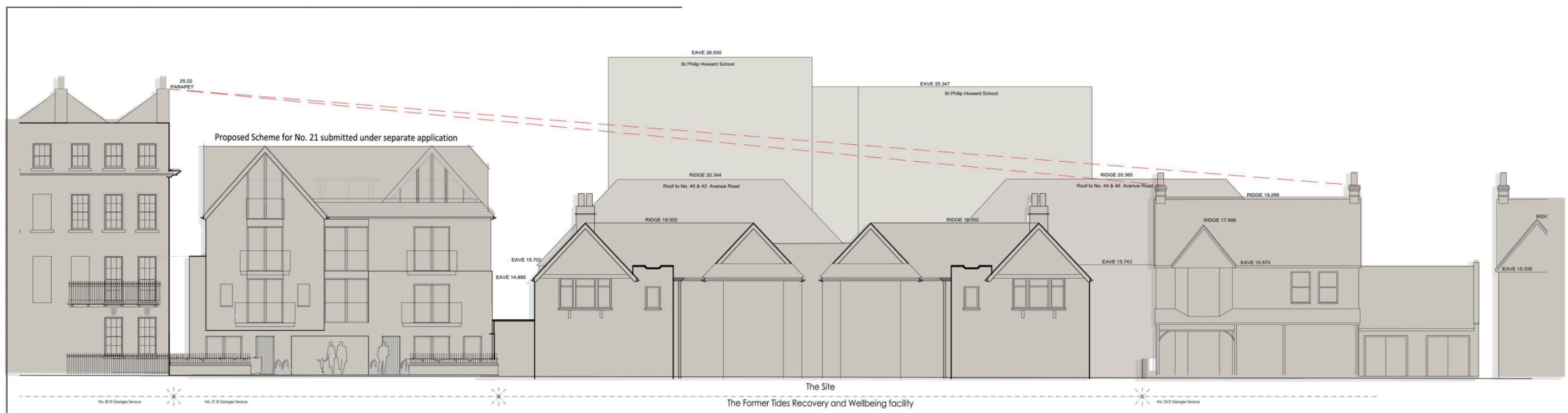
The quality of the architecture proposed is considered by the design team to be of a high standard and additional information on materials has been added to the proposed elevations, to secure the quality of the proposed scheme is locked into the potential approved documentation.

The work previously carried out by the design team on the neighbouring development gave a good steer on how this scheme's potential design should develop.

The scheme provides a unique opportunity for 14 new well-built, fit-for-purpose dwellings to replace a poor quality out of place large 25-bedroom care facility.

As such it is respectfully considered that the application should be granted full planning consent and the conservation area will be enhanced.





Existing Context elevation with the proposed scheme for no.21 shown (submitted under separate application)



Proposed Elevation



Material Key

1, Red brick	2, Render	3, Slate style roof
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Proposed Residential Development
 22 to 23 St Georges Terrace, Herne Bay, Kent
 Proposed North Elevation
 Project Name: Drawing Name: