



105 CENTRAL PARADE, HERNE BAY, CT6 5JL

DESIGN AND ACCESS STATEMENT

DOCUMENT NO.
P2205 / PL 100 / D&AS

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Figure 01. Central Parade, Herne Bay

105 CENTRAL PARADE, HERNE BAY, CT6 5JL

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01.0 Introduction

This Design and Access Statement has been prepared in support of a Planning and Listed Building Application to the Canterbury City Council Planning Department for approval to alter, refurbish and extend the existing Residential Property at 105 Central Parade Herne Bay CT6 5JL

The proposals have been developed in accordance with a Pre Application PRE/23/00170 response from Canterbury City Council Planning dated 06 October 2023

02.0 Description of the Property

02.1 Location

Terraced Residential Property at Central Parade on the Seafront of Herne Bay Kent CT6 5JL

02.2 Terrace

One of nine similar four and five storey north facing terraced bow fronted Georgian houses

02.3 House & Garage

Grade 2 Listed four storey house in single occupation for the past 40 years with south facing rear garden and a single storey double garage with access from the rear



Figure 02. 100 - 109 Central Parade



Figure 03. Telford Street
(Open garage door belongs to 105 Central Parade)

03.0 Overview of Proposals

03.1 House & Garage

Refurbishment of the existing House with retention of existing windows to the front elevation and the existing internal staircase.
 Construction of new rear extension on three levels to the east of the rear elevation
 Existing Garage to be retained

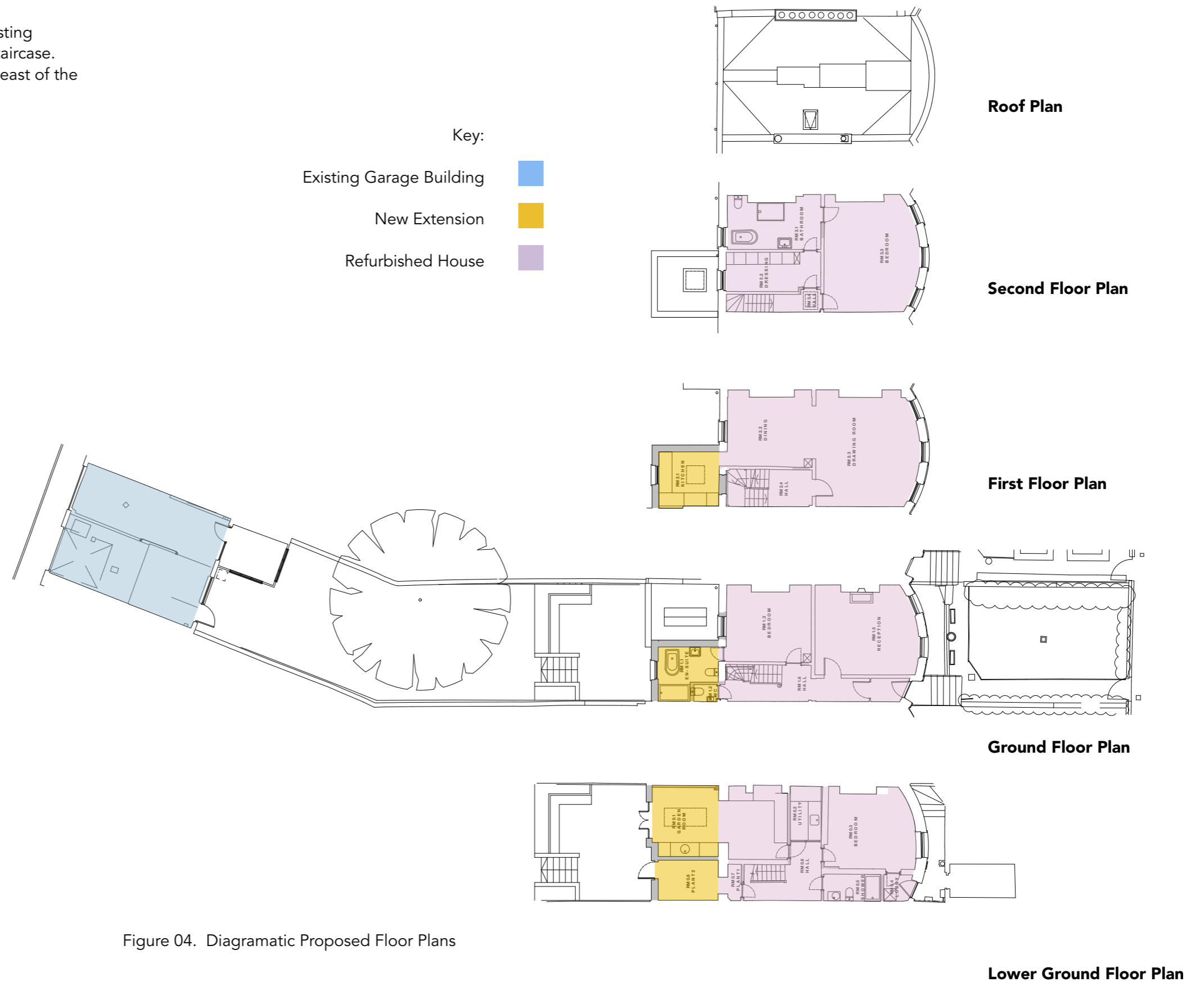


Figure 04. Diagrammatic Proposed Floor Plans

04.0 Existing Accommodation

The House has been in single occupation for many years and is in a very tired state.

The general layout and detail to front of the House is original and the layout and detail to the rear of the house has been altered with the introduction of Kitchens, Bathrooms and Toilets.

UPVC replacement windows have been installed to the rear of the building.

Original fireplace surrounds have been replaced and the existing staircase altered over the years.

04.1 Schedule

1no Sitting Room

1no Reception Room

4no Bedrooms

1no Bathroom

1no Shower Room

1no WC

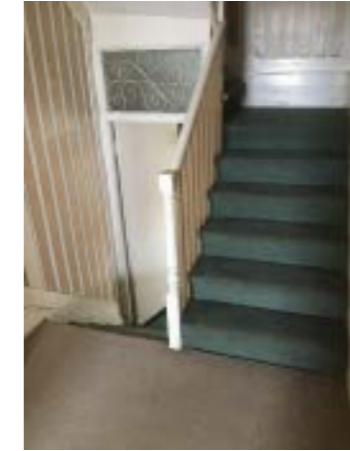
2no Kitchen Diners

Garage

Gross Internal Area of Existing House is 221sqm

Gross Internal Area of Existing Garage is 44sqm

Second Floor



First Floor

Ground



Ground

Lower Ground



Lower Ground

Figures 05 - 10. Existing Staircase Photos

04.2 Layout

SECOND FLOOR

Bedroom
Bedroom
Bathroom

FIRST FLOOR

Drawing Room
Kitchen/Diner
WC

GROUND FLOOR

Reception Room
Bedroom
Shower Room

LOWER GROUND FLOOR

Bedroom
Kitchen/Diner

GARAGE BLOCK

Double Garage
Garden Shed



Figure 11. Rear Elevation of Garage From Garden
(Looking South)



Figure 12. Rear Elevation of House From Garden
(Looking North)

05.0 Proposed Accommodation

Essentially the layout and existing original details of the House are to be retained.

A new extension over three floors is proposed to the rear of the building to increase the scope of the accommodation.

The existing staircase is to be retained and adapted to suit the modified layout and current regulations. A new roof light is to be installed above the upper stair landing

Existing windows to the front elevation are to be retained and restored including original glazing

Fenestration to the rear elevation including replacement of modern UPVC units is to be new timber double glazed windows to match existing original windows

Existing fireplace surrounds are to be removed and be replaced with contemporary fittings.

05.1 Schedule

- 1no Sitting Room
- 1no Reception Room
- 3no Bedrooms
- 1no Dressing Room
- 2no Bathrooms
- 1no Shower Room
- 1no WC
- 1no Kitchen
- 1no Dining Room
- 1no Utility Room
- 1no Garden Room & Kitchen

Gross Internal Area of Proposed House is 242sqm
 Gross Internal Area of Proposed Rear Extension is 34sqm



First Floor Rear



First Floor Rear

Figures 13 - 14. Extant, first floor original built-in joinery to be retained

First Floor Rear



Ground Rear



Second Floor Front



First Floor Front



Ground Front

Figures 15 - 19. Existing non-original fire surrounds

05.2 Layout

SECOND FLOOR

Bedroom
Dressing Room
Bathroom

FIRST FLOOR

Drawing Room
Dining Room
Kitchen

GROUND FLOOR

Reception Room
Bedroom
Bathroom
WC

LOWER GROUND FLOOR

Bedroom
Shower Room
Utility Room
Garden Room & Kitchen

GARAGE BLOCK

Existing Double Garage and Garden Shed

06.0 Access and Waste

Access from the front and rear street levels are unaltered
Provision for Waste is as existing including from the rear of the existing Garage

07.0 Energy

A gas boiler and radiator water-based heating system is proposed throughout

Ventilation, fresh air and insulation installations will aim to comply with current Building Regulations

Heat loss to new construction will be restricted to current standards and heat loss to existing construction will be mitigated in so far as it is practical.

Heat gain will be constrained by orientation, construction methods and materials.

08.0 Damp Proofing

An initial inspection has been carried out by a local specialist as follows:

.....rising dampness and excessive salt contamination is present, however, it would be prudent for a survey to be undertaken by a remedial treatment specialist to ascertain the full extent of the dampness. The contamination is mainly associated with the historic flooding of Herne Bay in 1953, when the sea level rose by approximately 2.12m. The original wall finishes have been replaced with a dense sand and cement render, which is in poor condition and de-bonding in many areas. There are lightwells to the front and rear of the property and ground levels are below internal floor level, which reduces the risk of lateral dampness, however, the steps down into the lightwell of No.104 and those extending into the lightwell of No.105 are above the internal floor level and there is a risk of damp penetration when water cascades down these steps.

..... works by creating a vented space between the wall surface using a range of studded membranes on the internal side of the wall. This damp proof membrane features 3mm studs which face the wall and creates air channels that allow vapour equalisation between the membrane and wall, thereby allowing the structure to 'breathe' whilst creating an isolation barrier against dampness. There are various finishes that can be applied over the membrane. The wall membrane can be extended into the void beneath suspended floor.

..... detailing should be considered at design stage, and a strategy should be put in place that deals with issues such as how to seal around protrusions, the fitting and fixing of new and existing power cables and sockets, protection and replacement of timber joist ends and lintels, wall-floor junctions, and window and door reveals. All detailing should be identified prior to installation so that any necessary alterations or preparation work can be carried out. When working within the confines of an existing structure it may be difficult to provide full continuity and therefore it is necessary to consider whether this has little consequence and can be accepted or where there is a risk how can this be reduced.

NOTE: Injected chemical damp proof courses are not recommended.

09.0 Scale and Appearance

The scale and appearance of the front of the House looking out onto Herne Bay Seafront is unaffected by the proposals.

The rear extension is on three levels lower ground floor, upper ground floor and first floor only.

The appearance of the proposed extension is similar to other extensions along the terrace. It is generally white render with matching timber windows.



Figure 20. Proposed Front Elevation of Terrace Showing House in Context



Figure 21. Proposed Rear Elevation of Terrace Showing House in Context

List of Suggested Products



- Repaint existing timber frames & architrave
- Replicate door leaf in painted timber

Figure 22. Photograph of typical retained door opening to take replacement leaf



- Steico Woodfibre breathable internal insulation,
- 1- Existing masonry
- 2-Bonding coat
- 3-Steico Internal square edge
- 4-Lime base finish with mesh

Figure 23. Manufacturer's installation detail IWI to all existing external walls



- The Rooflight Company
- "Neo" landscape with slate fitting kit

Figure 24. Suggested Rooflight Product for Main Roof



- Sunsquare
- "Pyramid" 30° angle, anthracite grey ppc aluminium frame

Figure 25. Suggested Rooflight Product for First Floor Extension Roof



- Sunsquare
- "Lantern" 30° angle, anthracite grey ppc aluminium frame

Figure 26. Suggested Rooflight Product for LG Floor Extension Roof



Figure 31. Proposed Front Elevation



Figure 32. Proposed Rear Elevation

10.0 Windows

Windows W01 to W09:

To be retained including the original glass and carefully restored for future use

Windows W10 and W11:

Existing UPVC windows to be removed and new double glazed timber windows installed

Window W12:

Existing single glazed timber window to be replaced with new double glazed timber window

Windows W13 & W15:

New double glazed timber windows to match to proposed new extension

Window W14:

Existing modern double glazed timber window to be replaced with a new double glazed timber window to suit proposed rear elevation

Window 16:

New double glazed external timber doors to new lower ground floor garden extension

11.0 Summary

The proposed scheme offers a new life to a fading Grade 2 Listed building in an important historic terrace on the seafront in Herne Bay.

The new extension upgrades the accommodation including enabling much improved energy conservation and efficiency to be incorporated into the House.

12.0 Supporting Documentation

P2205PL101 Location and Block Plans
P2205PL102 Existing Front Terrace Elevation
P2205PL103 Existing Rear Terrace Elevation & Plan
P2205PL104 Existing Site Plan and Section
P2205PL105 Existing House Floor Plans
P2205PL106 Existing House Demolition Plans
P2205PL107 Existing House Front and Rear Elevations
P2205PL108 Existing House Roof Plan Section A-A
P2205PL109 Existing House Sections B-B and C-C
P2205PL110 Proposed Front Terrace Elevation
P2205PL111 Proposed Rear Terrace Elevation and Plan
P2205PL112 Proposed Site Plan and Section
P2205PL113 Proposed House Floor Plans
P2205PL114 Proposed House Front and Rear Extension Elevations
P2205PL115 Proposed House Roof Plan and Section A-A
P2205PL116 Proposed House Sections B-B and C-C

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