



The Beach Box

144a College Road

Design and Access Statement

March 2024

Project Details



Application site:

The Beach Box
144a College Road
Deal, Kent
CT14 6BX

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1 Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of the applicant. It has been produced to support a planning application at The Beach Box, 144a College Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

144a College Road is situated within Deal, Kent, and it is not situated within a Conservation Area nor within the Green Belt.

The property is a two storey detached dwelling house located in a residential area which is comprised of other detached and terraced dwelling houses of varying architectural styles resulting in an incredibly rich palette of materials, colours and textures.

Character of the area

Most dwelling houses uplifted (renewed / reimagined) their facades - by applying light / dark colour renders or paintwork and lightweight materials such as tile cladding, and architectural features like decorative window shutters.

Residential development showcases the desire homeowners have in increasing the dwelling footprint to accommodate more habitable space and revitalize their property to 'infuse' it with a contemporary and engaging architectural style.

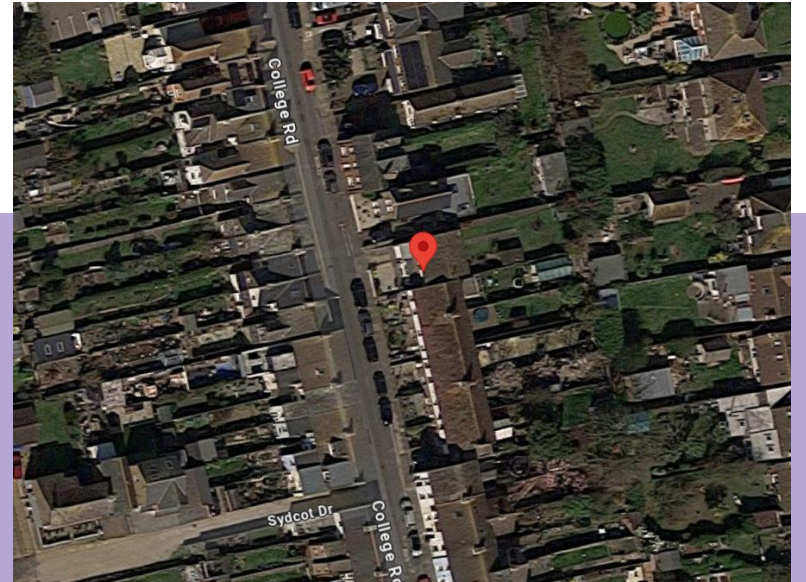
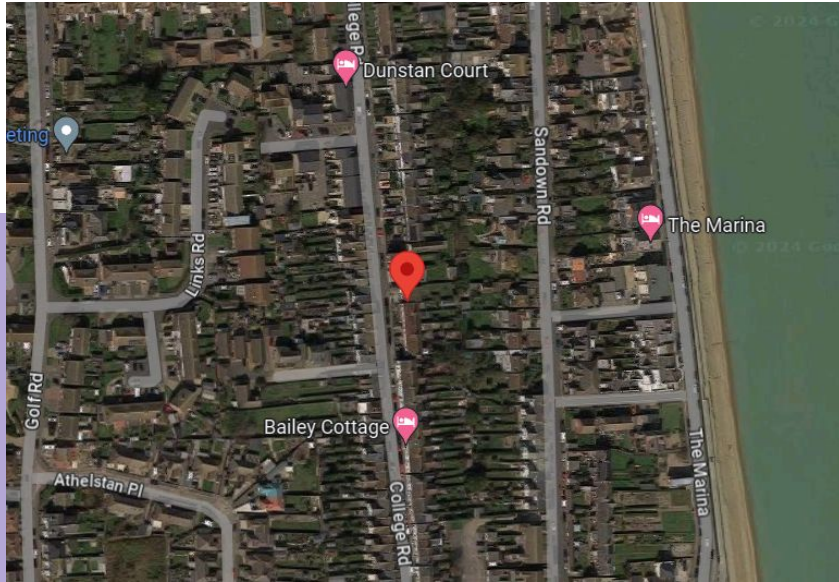
2 Site Analysis

2.1 Location Plan



2 Site Analysis

2.2 Site View



2 Site Analysis

2.3 Street View



2 Site Analysis

2.4 Existing Photographs



Front Elevation

2 Site Analysis

2.4 Existing Photographs



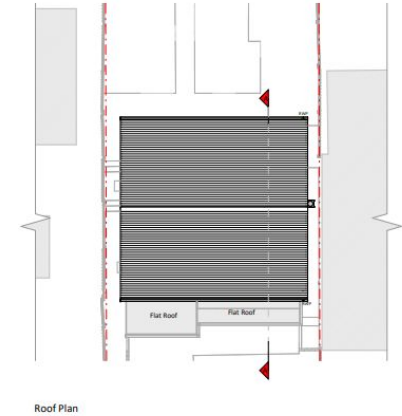
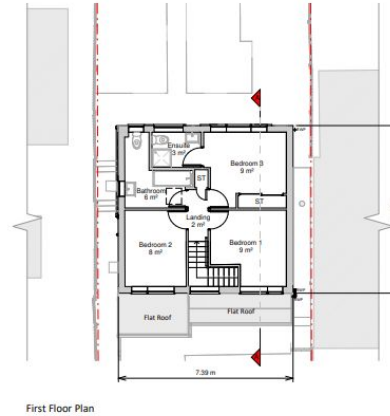
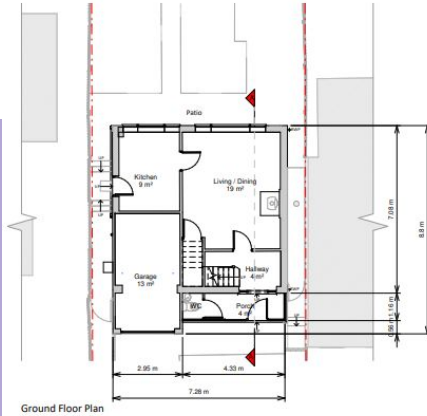
Rear Elevation



Neighbour's rear elevation

2 Site Analysis

2.5 Existing Plans



2 Site Analysis

2.6 Existing Front Elevation



2 Site Analysis

2.7 Nearby Development



Bulwark Road



Dover Road



Golf Road

2 Site Analysis

2.7 Nearby Development



The Marina



The Leas Kingsdown



Britannia Road

3 Planning Policy

3.1 National Planning Policy Framework 2019

Achieving well-designed and beautiful places

12.131

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

12.135

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

12.135

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3 Planning Policy

3.2 Kent Design Guide

Extensions

Local standards and guidance may differ from one local planning authority to another so advice should be sought from the planning officer and conservation officer. Generally the following principles apply:

- extensions must respect a building's form, scale, proportions, materials and detailing.
- if imaginatively handled, extensions can be of differing design; if the existing building is of mediocre character, it may even be desirable.
- with informal designs it may be possible to extend facades without damaging character.
- extensions should not impinge on the amenity of neighbours by overshadowing adjacent windows and private open spaces.

Renewable Energy

It is particularly important that speculative developers place greater emphasis on the energy use of a building even though they will not be directly responsible for paying future running costs.

The main sources of renewable energy which should be considered are as follows:

- Active solar systems
- Photovoltaic (PV) systems
- Heat Pumps

4 General Arrangement Drawings

4.1 Notes & Considerations

Key Design Notes

The following design criteria is key to allow a ground floor front extension design that is in keeping with the host property, does not have an adverse impact on the character of the wider area, nor does it impact on the neighbouring properties amenities:

- To be sensible and respectful of the existing urban grain / form / mass / volume and architecture.
- To propose external materials that add character and enhance the street scene experience
- To propose an extension that also provides benefits to the wider area and public

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact on any trees or shrubs.

4 General Arrangement Drawings

4.1 Notes & Considerations

Fabric, Energy and Heating

Insulation upgrades

The existing house is to be upgraded internally / externally.

Solar Panels

Location of solar panels is currently under consideration.

Air Source Heat Pump

The existing fossil fuel based heating system is to be changed to electricity based air source heat pump system.

Drainage

Living Roof

A living roof will increase surface water retention and decrease the dependency on the public drainage system for surface water.

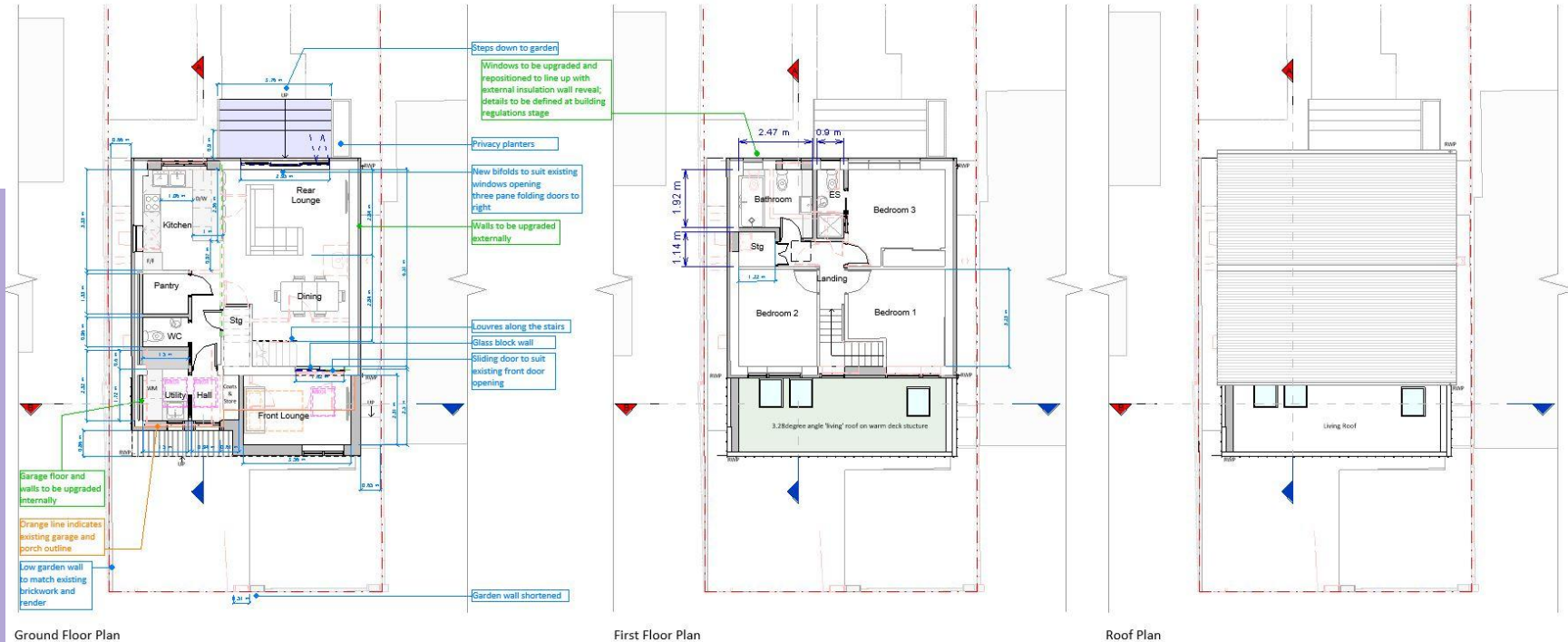
Biodiversity

Living Roof

A living roof will be an addition to the existing garden surface area, therefore a potential increase to biodiversity.

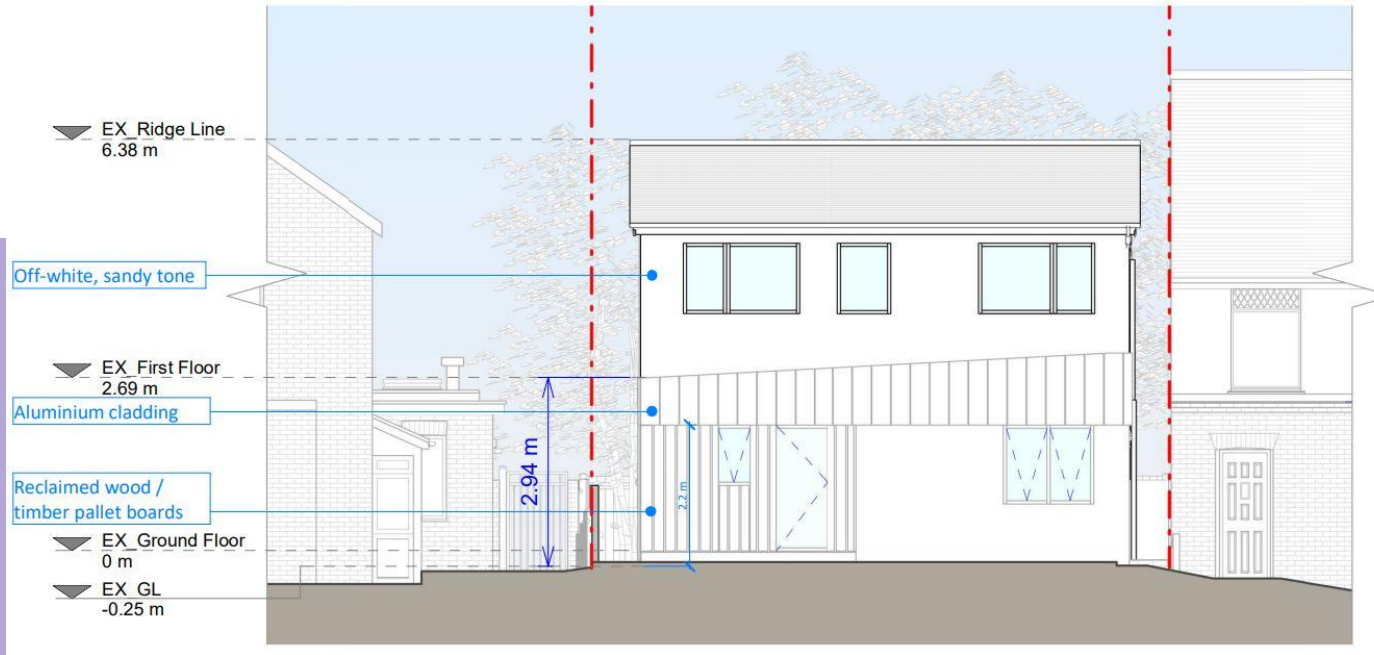
4 General Arrangement Drawings

4.2 Proposed Plans



4 General Arrangement Drawings

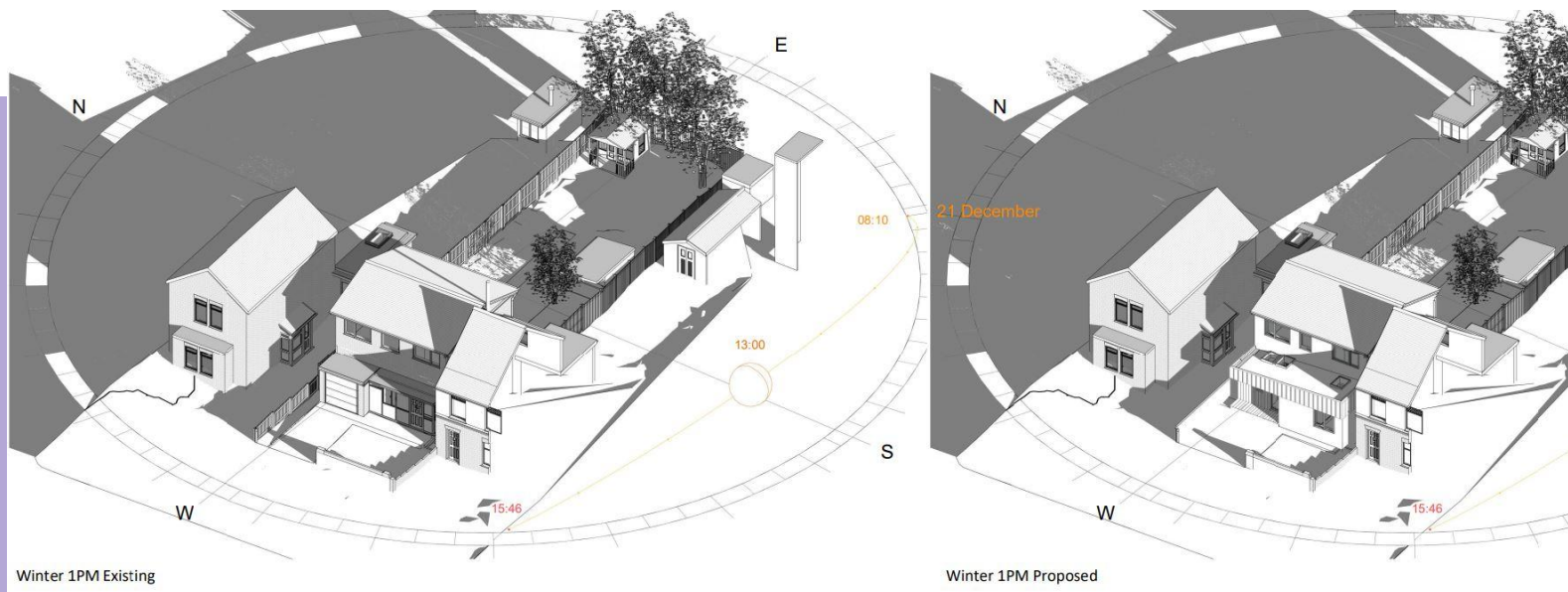
4.3 Proposed Front Elevation



4 General Arrangement Drawings

4.4 Sun Study

The solar study included in this application assesses the potential overshadowing on the neighbouring properties and their amenity space. This is a visual study to estimate the difference between the existing and proposed, the level of overshadowing or access to light has not been calculated mathematically but it is based on the real world location of the property and accurate sun positioning.



5 Our Conclusion

We believe the proposal complements the existing, enhances the aesthetic appeal and architectural diversity of the streetscape, contributing to a richer neighborhood.

The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The constraints posed by the district area regulations aim to regulate impact on street-scene, impact on residential amenity and design.

The proposal introduces a contemporary architectural augmentation to the existing property, concurrently fostering environmental benefits through the integration of sustainable solutions.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

Due to the wide variety of types and sizes of the dwellings in the area, we believe the extension proposed is not detrimental to the street or the dwelling itself.

All materials are to be of a high quality and durability, so the aging of the materials integrates with the existing building and creates a positive impact on the surrounding landscape.