

Revision	Date
P01	04/04/24

715-MICA-XX-ZZ-RP-A-70005 Design & Access Statement

Introduction

This Design and Access Statement is submitted as information in support of a householder Planning Application at 1 Tower Hill, Whitstable, Kent. The property is located within the Tankerton Conservation Area and the design elements are borne out of detailed considered development and material considerations.

Background

Location

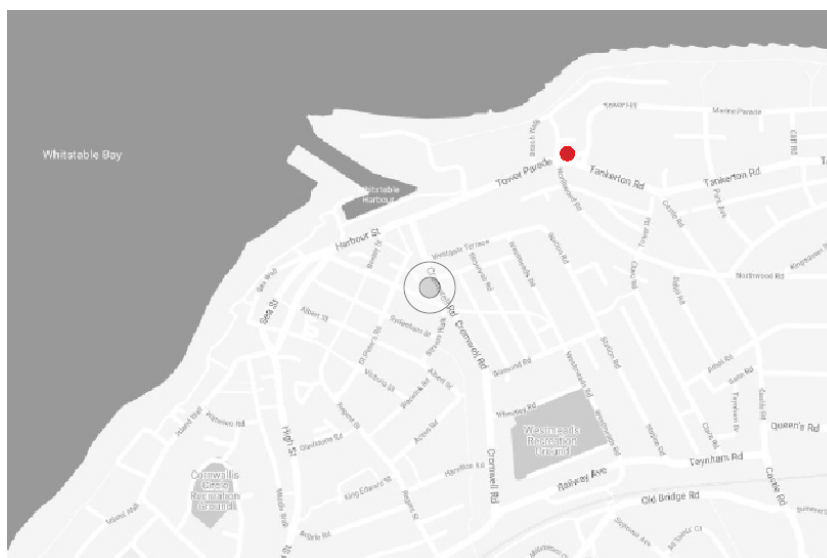


Figure 1 – Whitstable, Kent & property location (red dot)

The existing property, 1 Tower Hill, is located at the junction of Beach Walk and Tower Hill / Parade (eastern junction). The site is to the east of Whitstable centre and harbour and at the base of the slopes leading up to Whitstable Castle and Tankerton.

Planning permission was granted in 2021 for a single storey ground floor extension and landscaping works to the rear and side of No 1 to improve the entrance arrangements, internal circulation, accessibility and enhance the living accommodation. Work associated to this application has commenced and this application seeks approval three elements of work described in the following sections:

Design & Proposals

This application seeks permission for three elements of work.

- 1) A revised external entrance route to the property's front door from Beach Walk. This is proposed to provide garden and property access via a single route and give over more front garden to soft landscaping & planting. The step entrance on the west elevation also provides a visual break between the 1980's brick wall to the front garden boundary and the 2021 approved boundary fence and low flint wall which helps distinguishing old and new. Ref: 715-MICA-XX-ZZ-DR-A-19104 & Figure 2
- 2) Introduction of a stove flue to the western edge of the extension, set behind the boundary fence against the approved extensions gable end. The introduction of a flue will offer a sustainable heating source to the property. The flue itself is read as a singular element on the façade & roof; this feature is commonplace in the local area as evidence by context images in figure 5
- 3) Proposed charred timber cladding to the Garages north elevation. This element of work again aligns with proposed CGIs from a prior application and cohesively ties in the garage with the approved extension. The single door offers accessible pedestrian property access from the existing rear parking area. Ref 715-MICA-XX-ZZ-DR-A-19105



Figure 2 – CGI view of the southwestern corner of No.1 Tower Hill, from the junction of beach walk and Tower Hill; including the proposed new access from Beach walk and Stove Flue

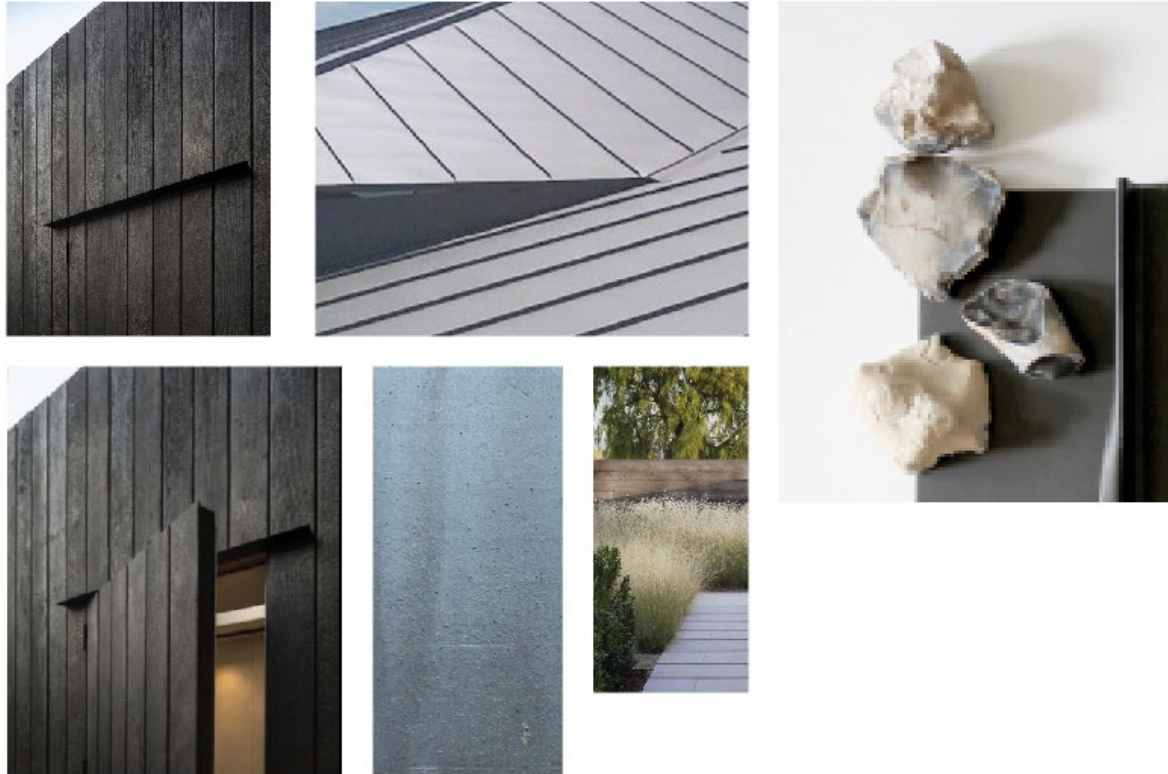


Figure 3 – CGI view of the northwestern corner of No.1 Tower Hill, from Beach Walk, looking south toward Tower Hill; Including the proposed new access from Beach walk and Stove Flue

Materials & Finishes

The material composition of the proposals has been thoughtfully considered to align with the existing property and its extension. The following paragraphs and accompanying reference images highlight the approach taken for each element pertinent to this application:

- The access proposed steps from Beach Walk will be surfaced with high-quality blue/grey clay tiles, selected to harmonize with the adjacent materials, namely as the charred timber fencing and flint stonework on the property's boundary and the existing red / orange brickwork.
- The proposed stove flue will feature matte black metalwork, chosen to complement and blend harmoniously with the charred facade cladding and zinc roof of the property's extension.
- The north elevation garage façade, that affronts the existing rear parking area is proposed to be clad with charred timber, mirroring the same cladding utilised in the extension and boundary fencing. This uniformity creates a cohesive aesthetic appropriate to the sites wider setting and conservation area. There is no proposed change to the garage footprint or position of external wall / fencing from the approved extension.



Figures 4 (Clockwise from bottom left)

1. Single leaf door in open position with charred timber over cladding
2. Closed 'hidden' overclad single leaf door
3. Grey zinc roofs of the extension
4. Flint and matt metalwork of the proposed flue
5. Hard landscaping and planting
6. Proposed clav tile step finish

By selecting materials that echo those used in the approved extension works, these proposals aim to maintain a consistent aesthetic throughout the property that positively impacts the conservation area.



Figures 5 – Chimney & flue forms in the local context & neighbouring Beach Walk

Access & Transport:

The primary non-vehicular access to the property is currently via the southern facade facing Tower Hill, and this will remain the principal access point.

The proposal seeks to relocate the existing concrete path and stepped entrance from Tower Hill to Beach Walk. The new steps will run parallel to the rear courtyard fencing. The total number of access points onto the highway remains unchanged, resulting in no overall impact. There will be no adverse effect on the property's accessibility to the front door. Both the existing and proposed arrangements include stepped access from the highway.

Accessibility into the property will be enhanced by a wide single-leaf pedestrian door, facilitating level access between the garage and the parking area at the rear of the property. This setup can accommodate wheelchair users if required.

The proposals are not expected to increase traffic. The external parking arrangement remains consistent with the existing layout, and provisions for future electric vehicle charging are made with the installation of external power outlets.

Consultation & Engagement

Pre-application planning advice was sought for the approved extension works in March 2021. The proposals to which this application pertains are in harmony with and in the spirit of the approved extension project, to which the aforementioned pre-application advice pertained. [PRE/21/00024]

Flooding

Area and is elevated, outside of the identified flood risk zones.

