

LEE EVANS PARTNERSHIP

DOLPHINS, DOLPHIN CLOSE BROADSTAIRS, KENT

Design and Access Statement

Document Revision: A

Issue Date : 25/03/2024



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Contents

Dolphin Close

01	Introduction	
01.01	Document Summary	02
02	Site Condition	
02.01	Surrounding Context	04
02.02	Existing Building	05
02.03	Historical Context	06
02.04	Material Context	07
02.05	Existing Ground Floor Plan	08
02.06	Existing Elevations	09
03	Design Concept	
03.01	Site Analysis	12
03.02	Design Considerations	13
03.03	Design Considerations - Maintaining Sightlines	15
03.04	Case Studies	16
04	Design Proposal	
04.01	Brief	18
04.02	Proposed Site Plan	19
04.03	Proposed Floor Plans	20
04.04	Proposed Elevations	22
04.05	Indicative 3D Views	25



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0 | Introduction

Document Summary

The following Design and Access Statement has been prepared by **Lee Evans Partnership**. The application seeks to propose a 'first-floor extension, a terrace over the east-end of the existing dwelling (following removal of the roof) and a two-storey side (west) extension.'

The site lies approximately 3km north of Broadstairs and 100m away from Botany Bay beach. The site has its own private access via Percy Avenue and is adjacent to Dolphin Close.

The Site has no relevant planning history and lies outside of any planning constraints.

The full site address is:

**Dolphins,
Dolphins Close,
Broadstairs,
CT10 3LG**

02 Site Condition

Adjacencies

Site Condition

Surrounding Context



Aerial Site Image

Percy Avenue

Site Dolphin Cl.

Barracuda House
Ref:F/TH/20/0606

Botany Bay Hotel

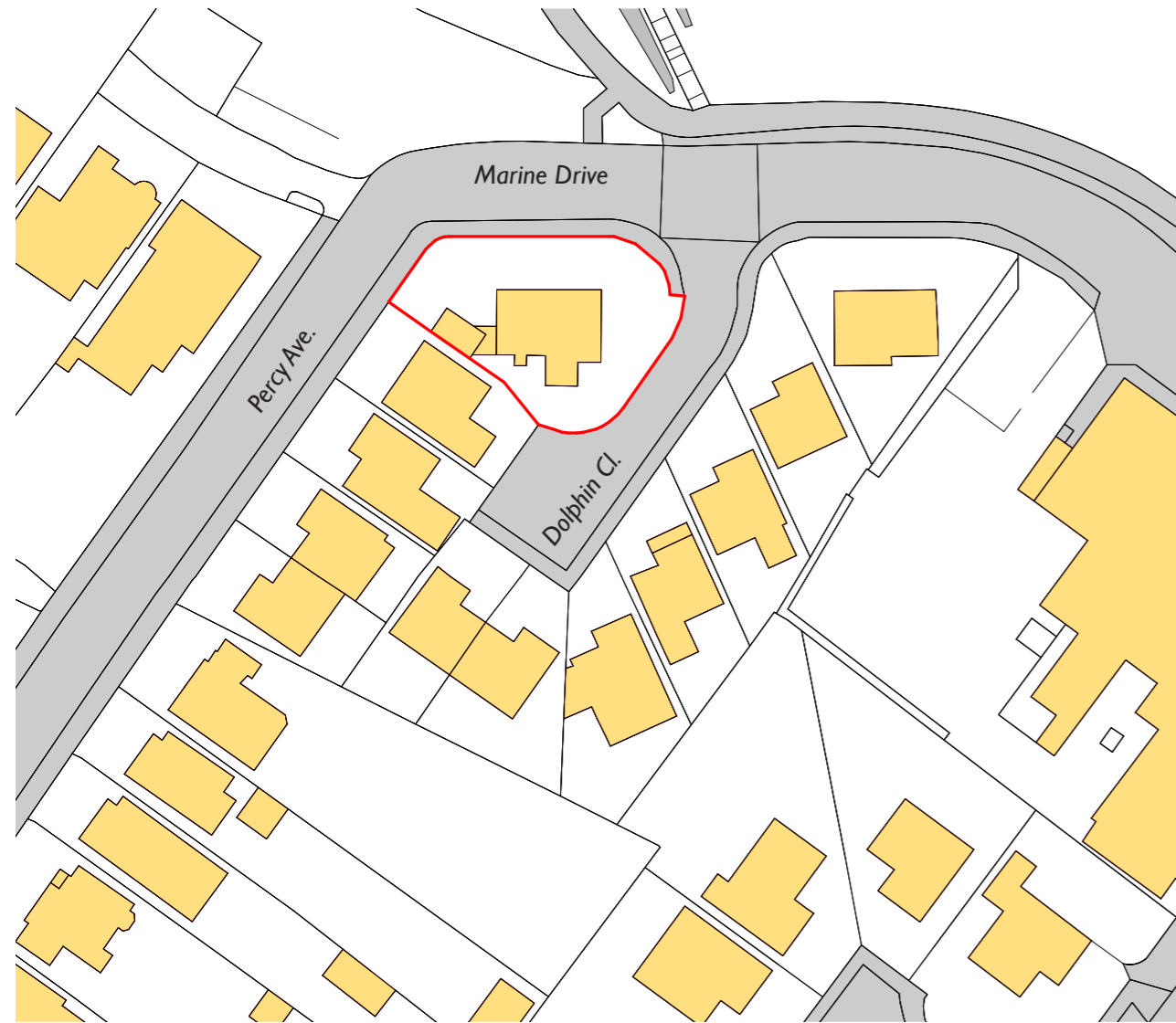


Site Condition

Existing Building

The current building is a detached bungalow located along Marine Drive, with a private single-bay garage accessible from Percy Avenue. The front of the property offers an unrestricted 180-degree view of the sea. The bungalow currently consists of two bedrooms and has a garden at the front and rear. There are buildings running down Percy Avenue, and behind the property in Dolphin Close. Notably, the neighbouring property, 'Barracuda,' used to be similar to 'Dolphins' but has recently undergone redevelopment.

The existing GIA of Dolphins is: 115m²



Existing Site
— Site Boundary



Front of Dolphins



Private access via Percy Ave.



Eastern view of Dolphins



View of Dolphins from Dolphin Cl.



View of Dolphins with developed neighbouring Property 'Barracuda'.



View of Dolphins from nearby footpath



1940s

Approximate location 'Dolphins'



1990s

Dolphins

The following maps show the development surrounding the site for the past 85 years. Before the 1990s, it seems that a spacious detached house owned the location where 'Dolphins' now stands. During this period up until the 1990s, the area and its surroundings have witnessed extensive housing development.



White weatherboarding on nearby 'Botany Bay Hotel'



Properties down Percy Avenue using render



Render and weatherboarding on adjacent property



Properties in Dolphin Close using render



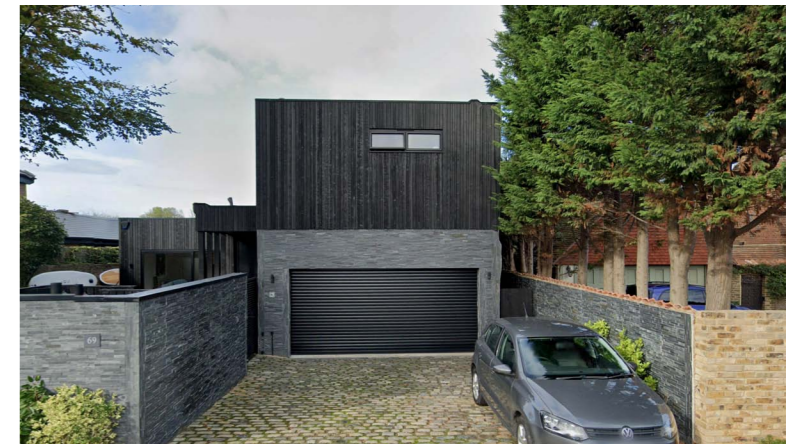
Render and weatherboarding on properties down Percy Ave.



Property along Marine Drive



Property in Kingsgate Avenue using dark render

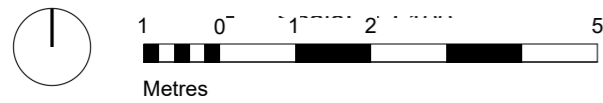
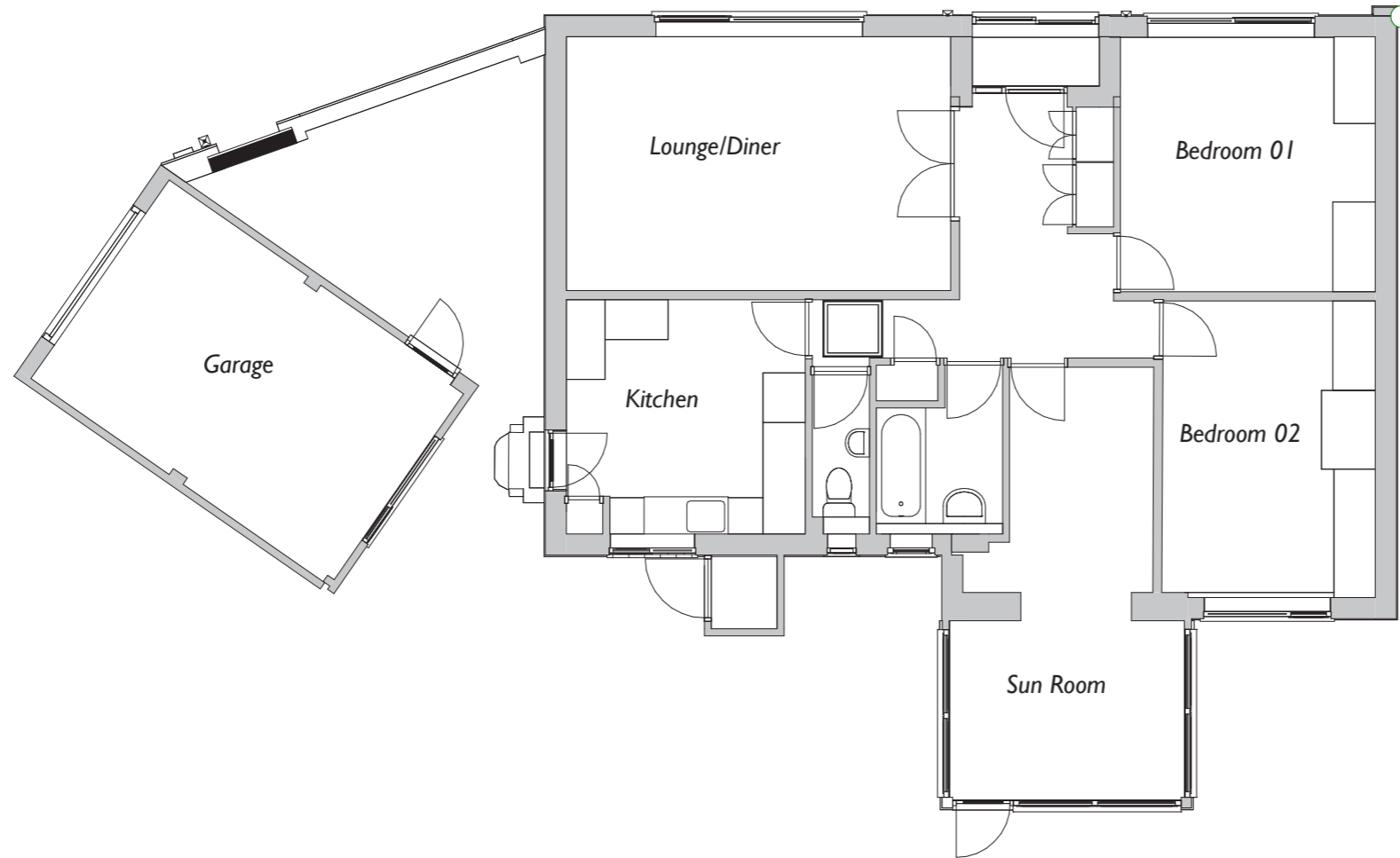


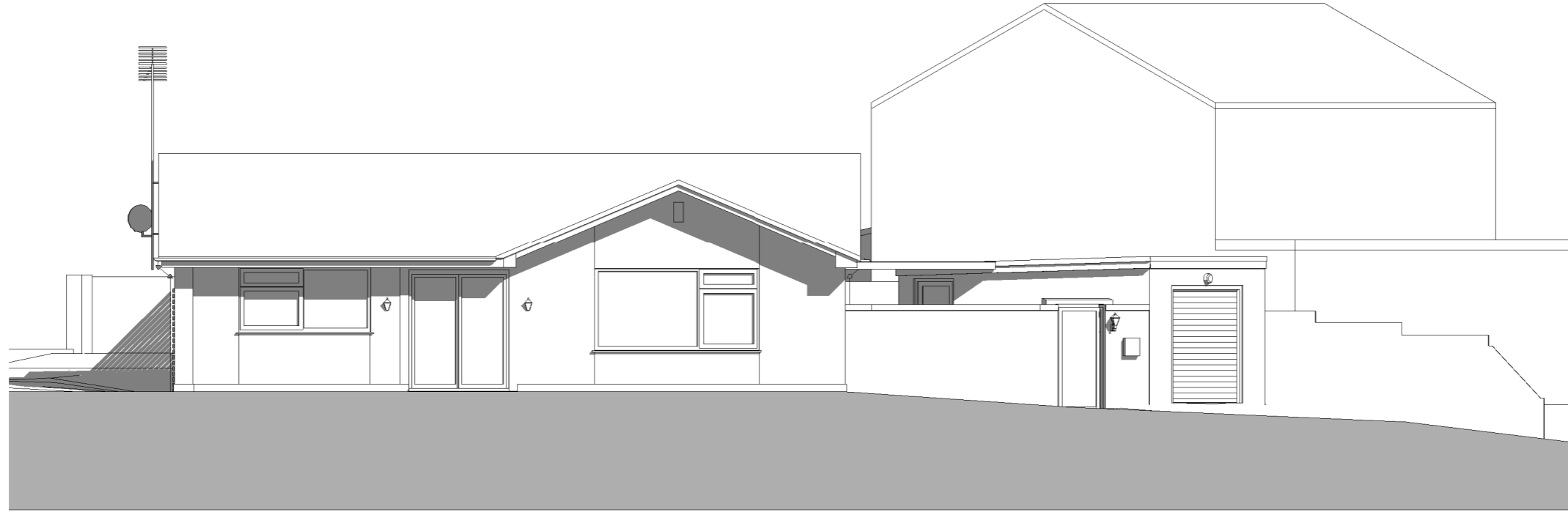
Contemporary materials used in Fitzroy Ave.

Site Condition

Existing Ground Floor Plan

02.05

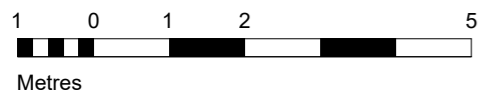


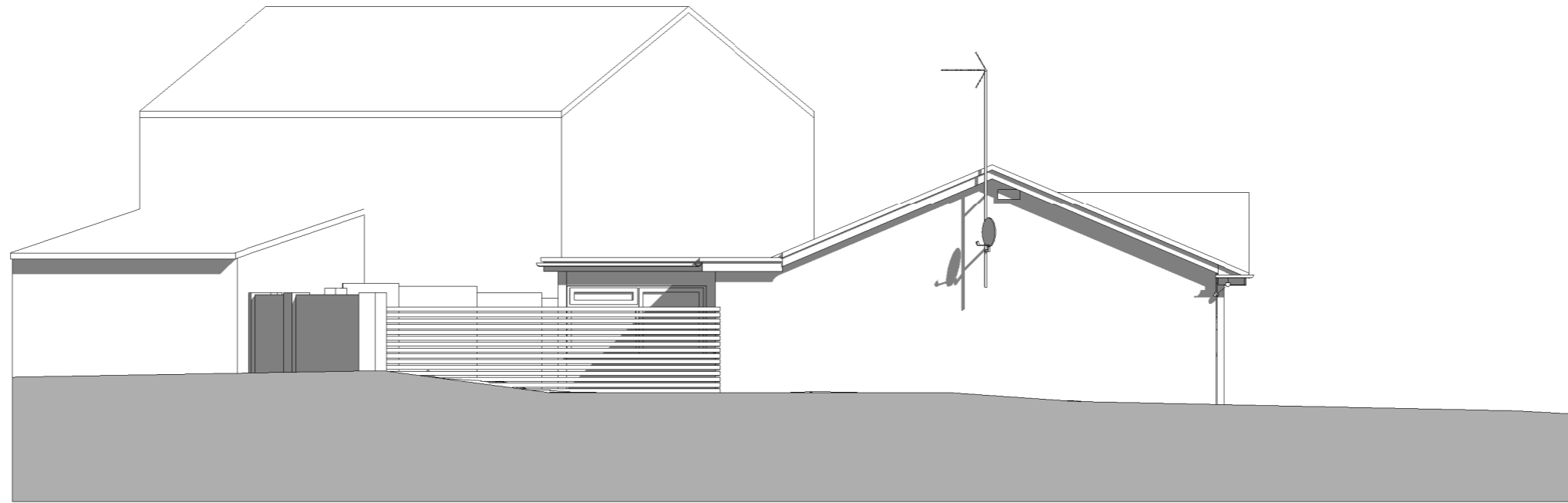


Existing North Elevation

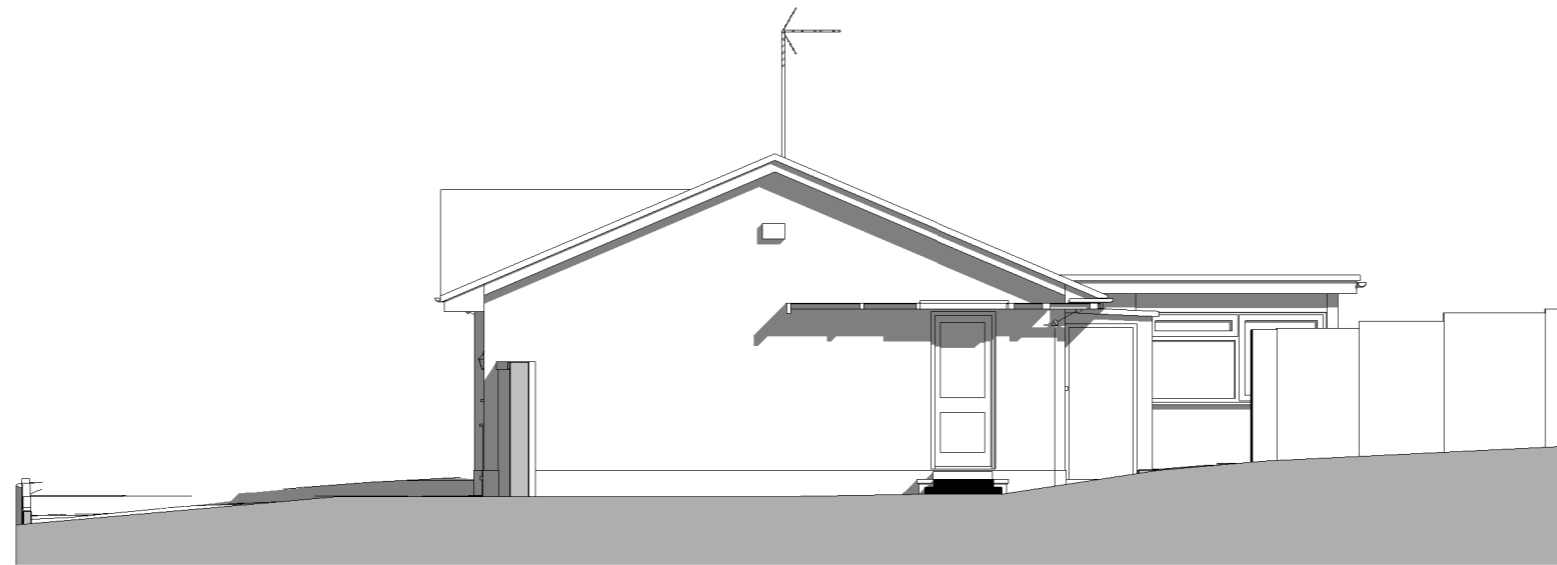


Existing South Elevation

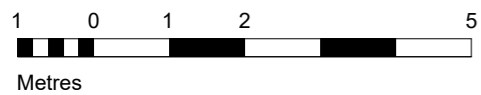




Existing East Elevation



Existing West Elevation

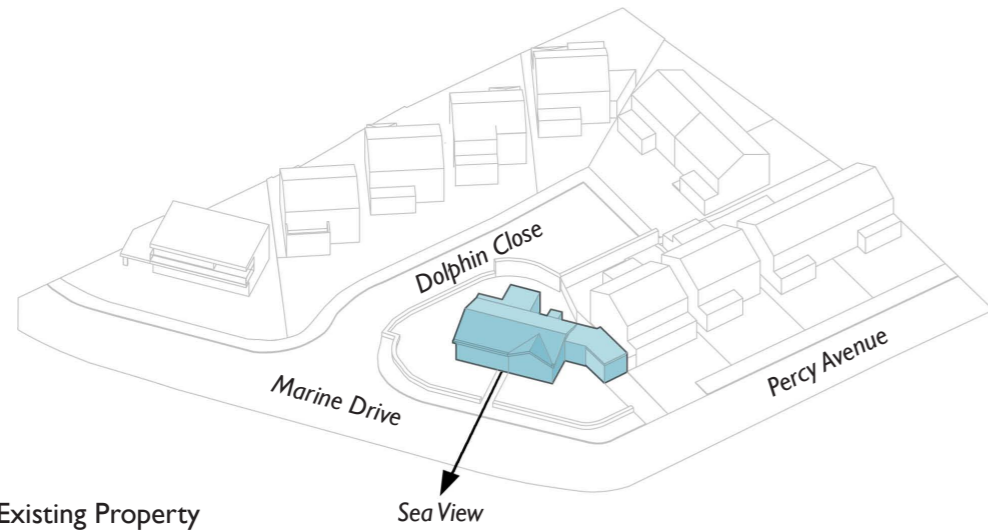


03 **Design Concept** Consideration



Site Map

The proposed design for 'Dolphins' aims to consider the sea views for the properties located in Dolphin Close. Additionally, the materials used in the design will match those used in the neighbouring properties of Dolphin Close and Percy Avenue, including the use of weatherboarding and render.



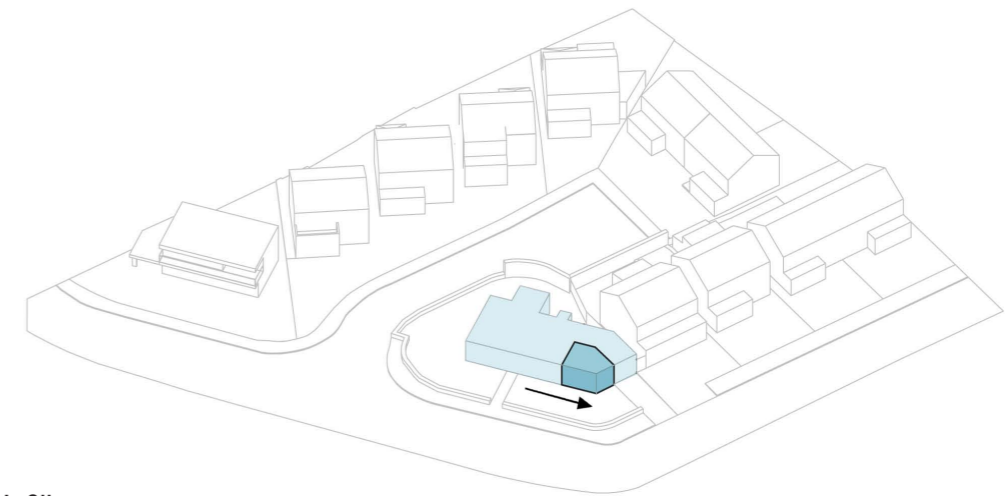
Existing Property

Currently, the dwelling has a remarkable vista towards the sea, which is fundamental to adjacent properties. The access to the property is through 'Percy Avenue.'



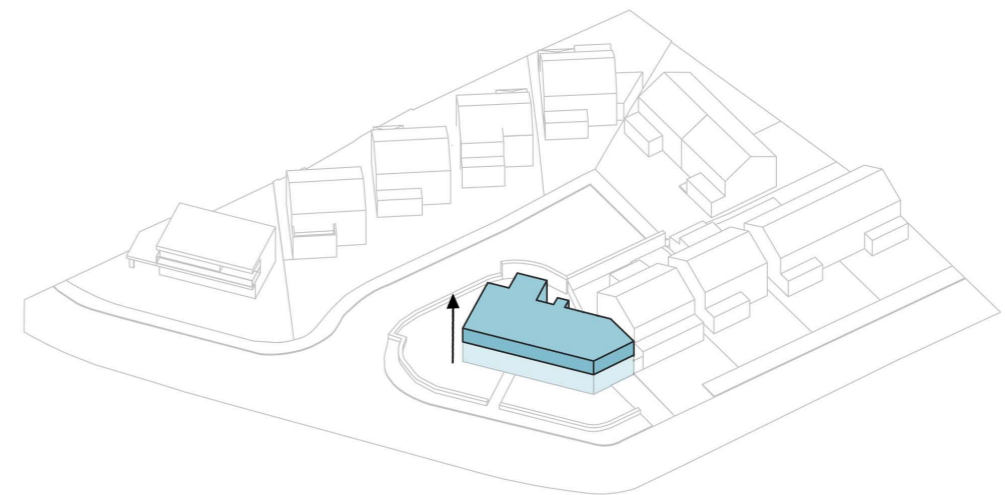
Removing the Roof

Clearing the roof allows the properties behind to maintain views of the seafront.



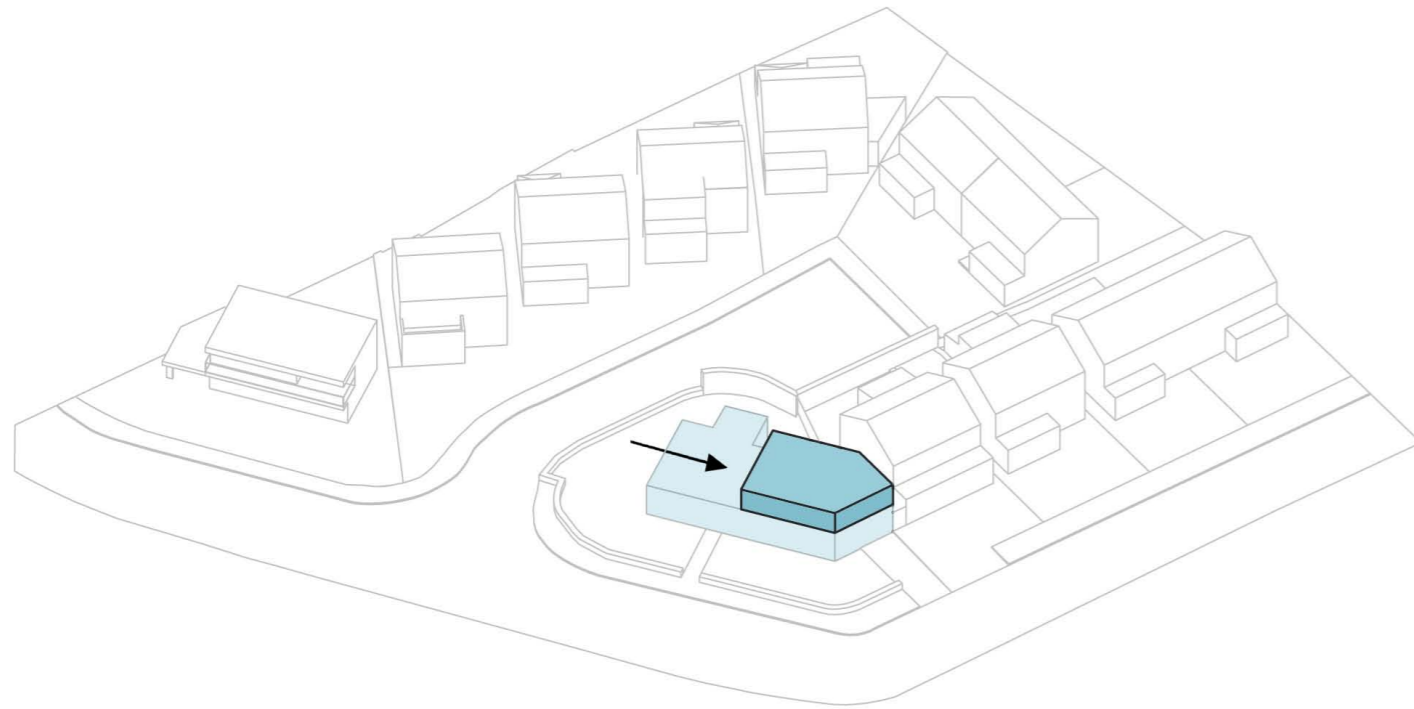
Infill

An increase in available space is done by filling in the area between the garage and the house.

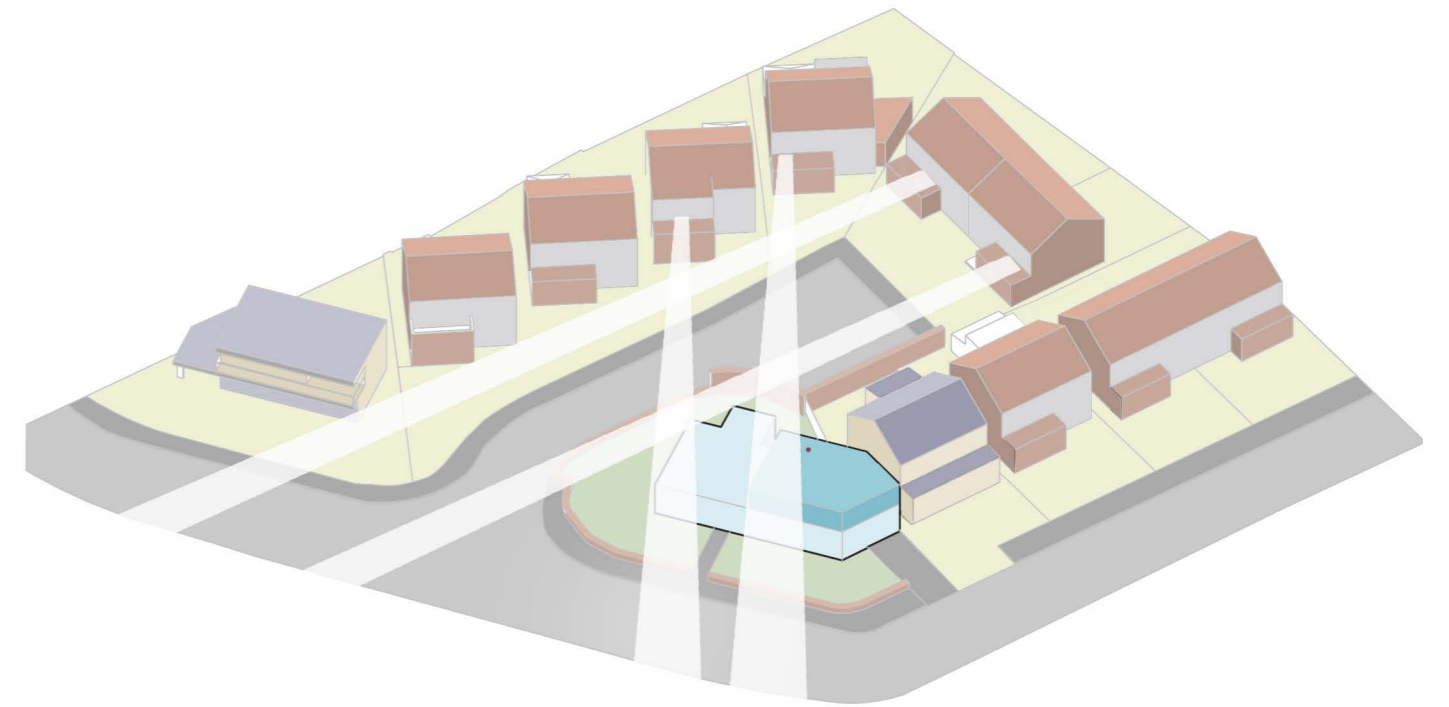


Heightening the Property

To increase usable space, the property was raised to match the eaves line of the adjacent property, but this will restrict sea views of properties in 'Dolphin Close'.

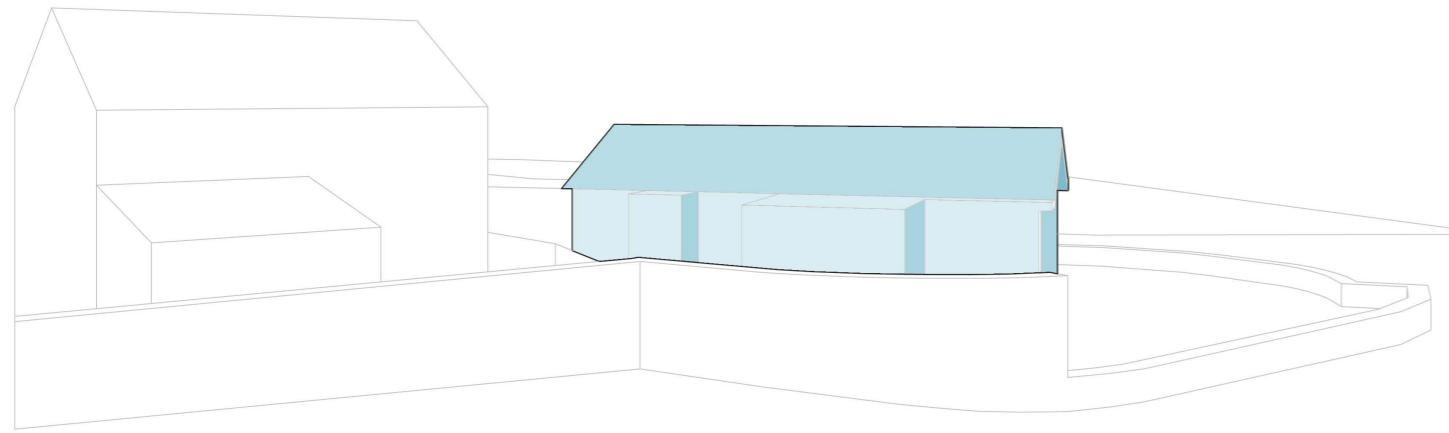


Reducing First Floor Space

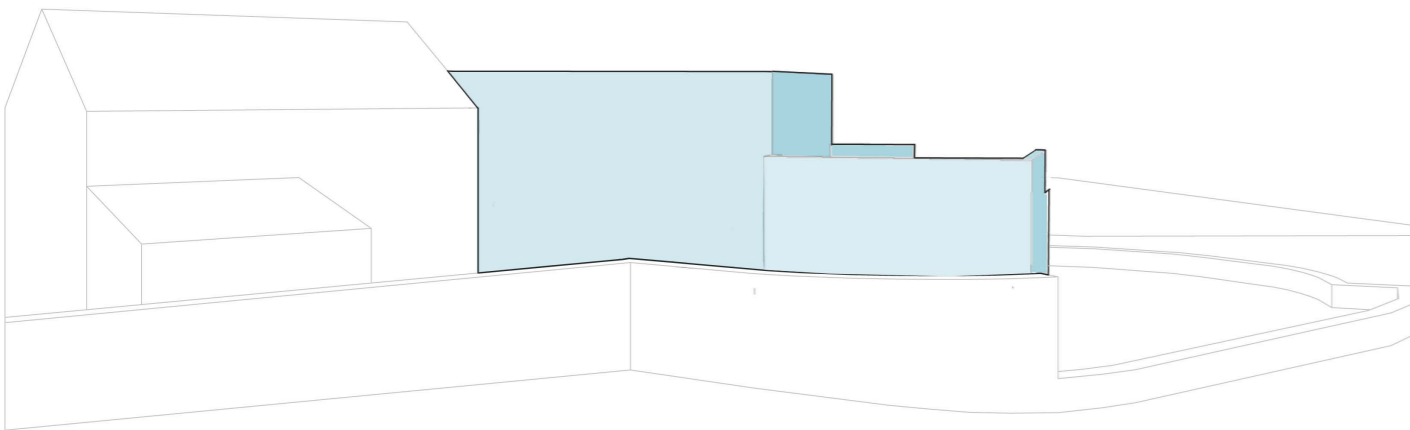
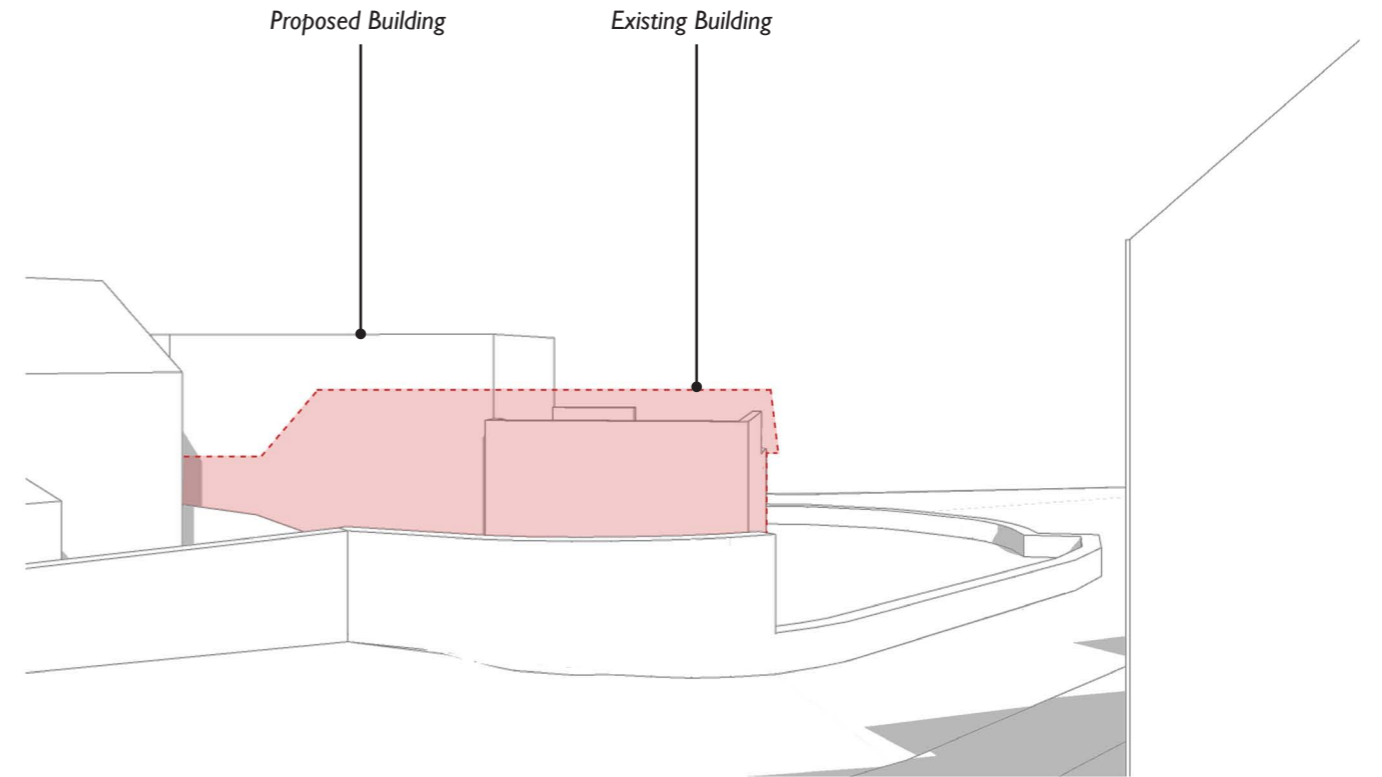


Cutting into the First Floor

To consider views for properties in 'Dolphin Close', the proposed dwelling will have no first floor on the left-hand side. Additionally, raising the right-hand side will provide more usable floor space and create a more harmonious appearance with the neighbouring properties.

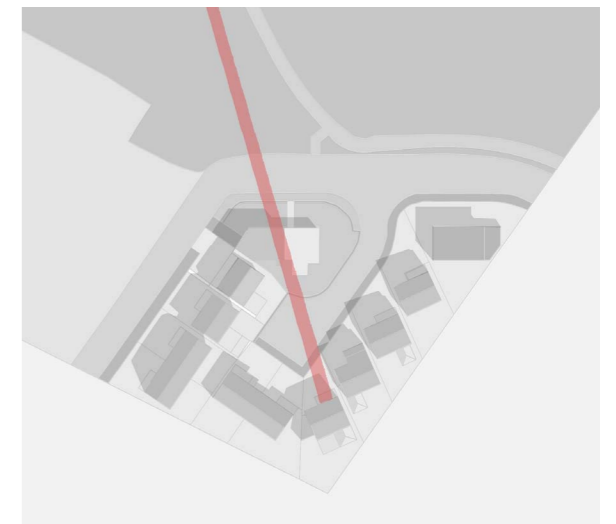


Existing View



Proposed View

Proposed View with Existing Overlay



Existing and Proposed

The balcony view that has been chosen is from a property located in the back of Dolphin Close.

Following a series of design observations 'Dolphins' has been limited to one-storey on the right-hand side to not hinder the view of the sea for residents in Dolphin Close.



04 Design Proposal

The Brief

The design aims to reflect the form and materiality of the local vernacular in a contemporary interpretation while imposing a minimal visual impact.

The design seeks to add a first floor over the existing house and garage. The existing brickwork will be retained, but rendered over. For other parts of the building, both horizontal and vertical white weatherboarding will be used.

The redesign of 'Dolphins' comprises of four bedrooms and bathrooms on the ground floor, with a kitchen, pantry, dining room, and living room on the first floor, which opens onto a terrace.

Access

The existing access is retained from Percy Avenue, but the garage will change into a carport.

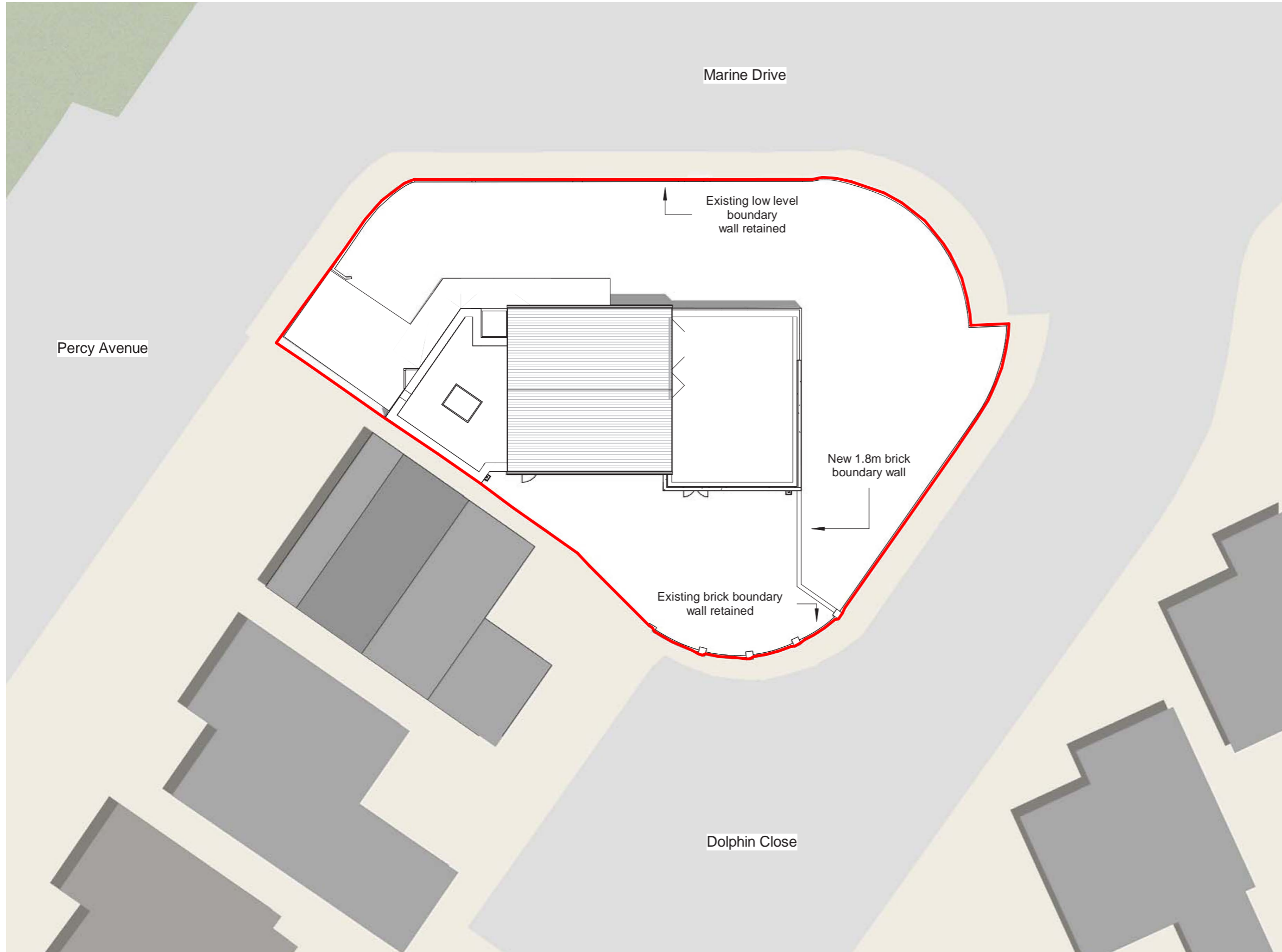
Scale and Appearance

The current building has a Gross Internal Area (GIA) of 115m², while the proposed design has a slightly larger GIA of 196m²

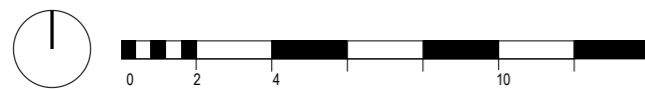
The design of 'Dolphins' has been carefully considered to minimise its visual impact on neighbouring properties. This includes limiting the building's eastern side to single-storey. The northern elevation will have the most substantial area of glazing to optimise views of the sea.

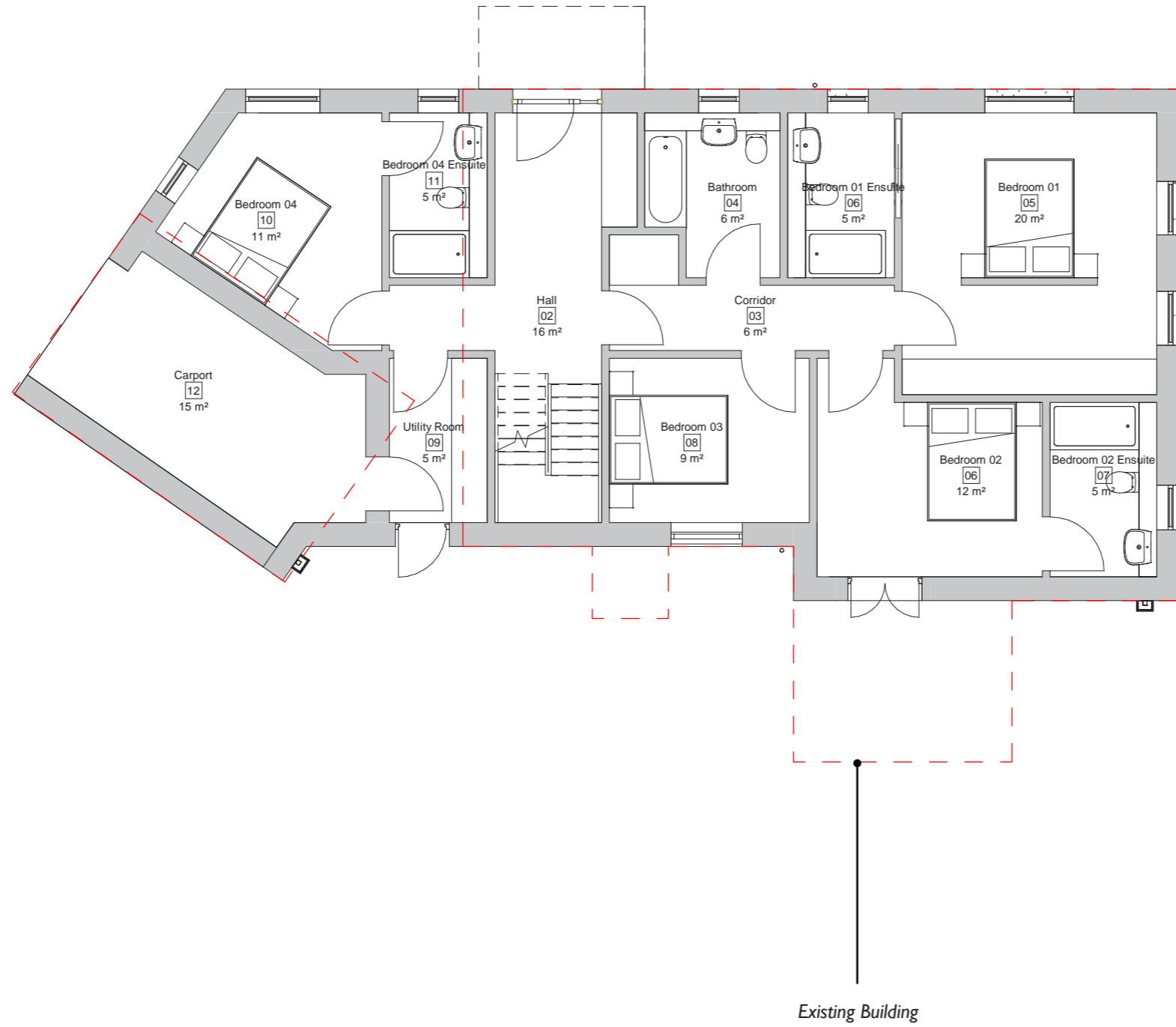


Proposed Site Plan
— Site Boundary

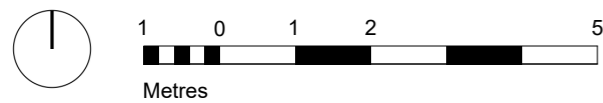


— Site Boundary



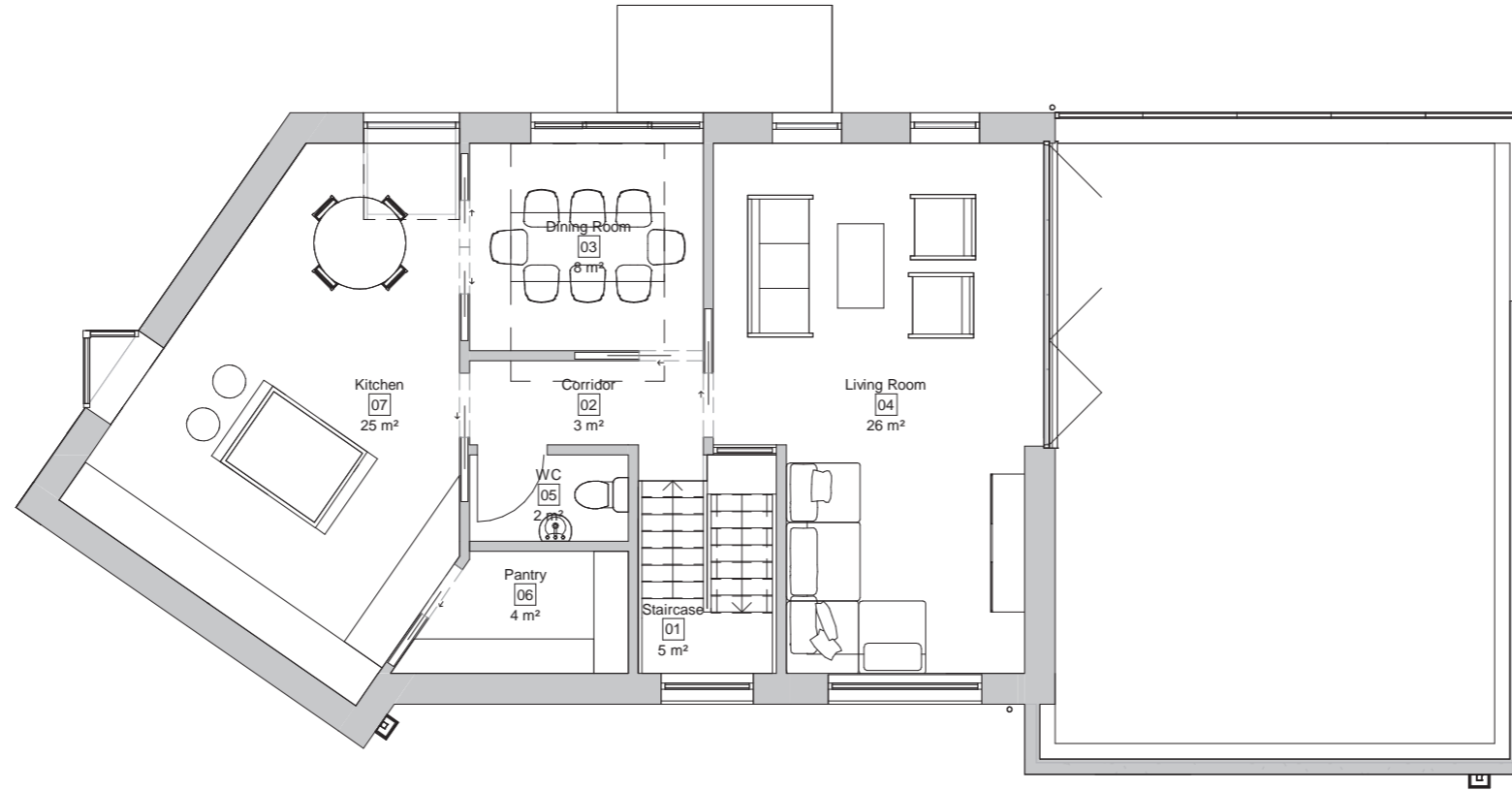


Ground Floor Plan - Scale 1:100

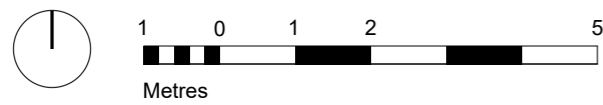


Ground Floor GIA m²

Total GIA (Excluding Carport) 105
(Including Carport) 120



First Floor Plan - Scale 1:100



First Floor GIA m²

Total GIA 76

Design Proposal

Proposed Elevations - Scale 1:100

04.04

Material Key

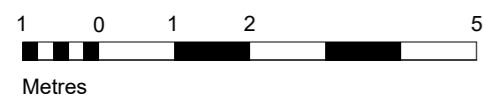
1. Slate roof tiles
2. Powder coated Aluminium coping
3. Horizontal white weatherboarding
4. Vertical white weatherboarding
5. Glazing with integrated openable window
6. Aluminium bi-fold doors to terrace
7. Railings on first floor terrace to 1100mm from FFL
8. Green render applied to existing brickwork
9. Facade fixed RWP and Hopper
10. Aluminium box gutter with downpipe
11. New external french doors
12. Triangular pop-out window
13. Carport



North Elevation



South Elevation



Design Proposal

Proposed Elevations - Scale 1:100

04.04

Material Key

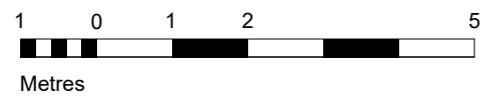
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North-West Elevation



South-West Elevation



Design Proposal

Proposed Elevations - Scale 1:100

04.04

Material Key

1. Slate roof tiles
2. Powder coated Aluminium coping
3. Horizontal white weatherboarding
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13. Carport



East Elevation

