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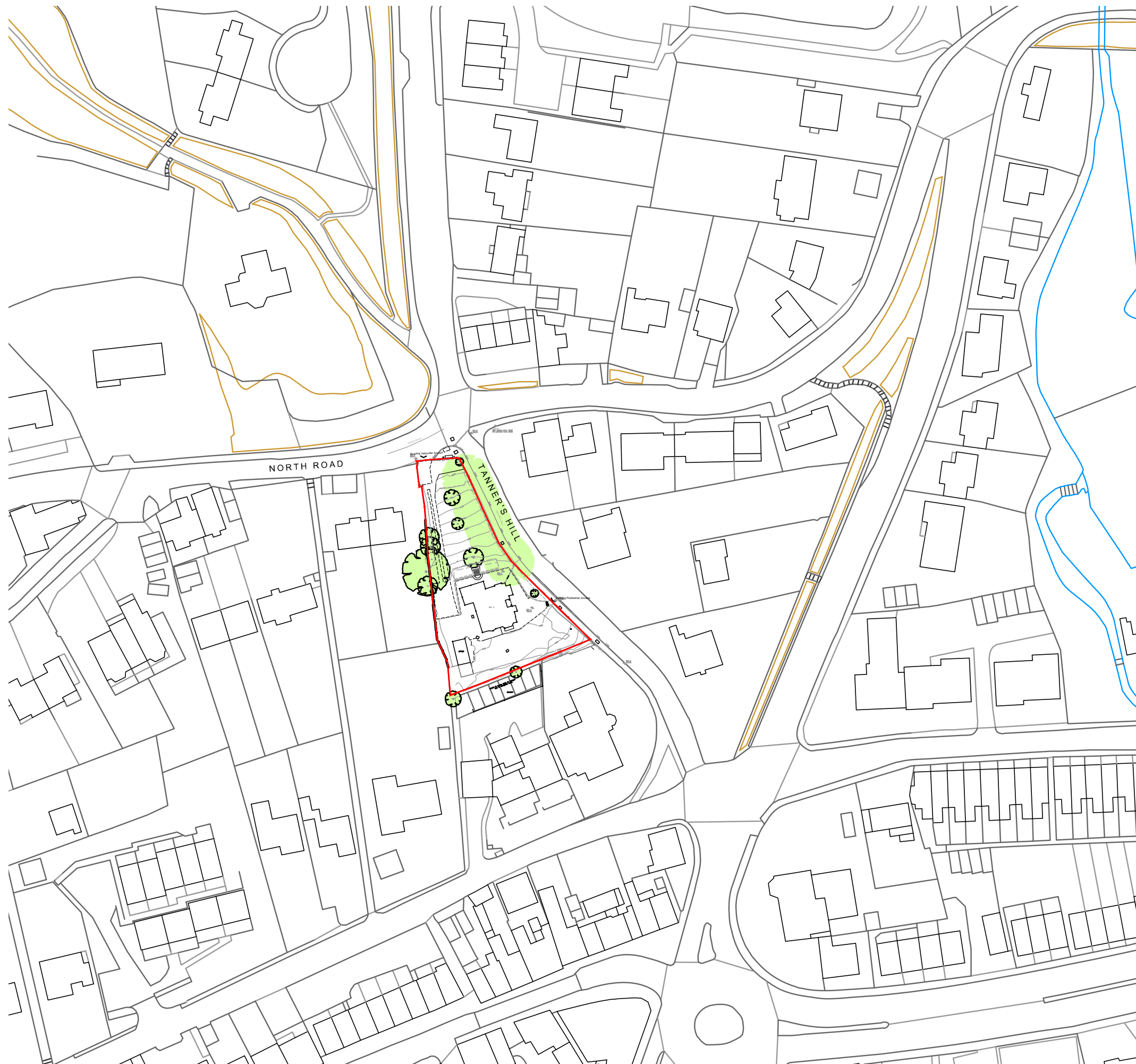
# DESIGN & ACCESS STATEMENT

Client: Tolman Homes Ltd  
Proposed Residential Development at 3 Tanner's Hill, Hythe, Kent  
April 2020

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## INTRODUCTION 01

### 1.1

### INTRODUCTION

This Design & Access Statement has been prepared by Clague Architects on behalf of the applicant Tolman Homes Ltd in support of a Full Planning Application.

The application seeks approval of the Erection of a three storey block of 6 apartments with associated parking and landscaping, following the demolition of the existing dwelling at 3 Tanner's Hill, Hythe.

The main purpose of this Design and Access Statement is to explain the design process and strategic objectives that have led to the overall vision for the proposed development. This document, along with the accompanying plans and documents, establishes a series of principles for developing the site.



## INTRODUCTION 01

### 1.2 THE APPLICANT

The site is to be developed by Tolman Homes Ltd, a local, family run development business based in Kent. Founded in 2016, their aim is to focus on designing and building affordable, luxury family homes across Kent. Some of the company's business values are listed below:

#### OUR VALUES

*At Tolman Homes, we believe our values are what set us apart from our competitors and we committed to fulfilling these in the way we behave and deliver for our customers and business partners.*

*We strive to:*

- *Always do the right thing*
- *Take pride in everything we do*
- *Quality is king*
- *Be courageous*
- *Be transparent and honest*
- *Be adaptable*

*For us, quality is king, and we do our utmost to ensure that we deliver a home that you can be proud of.*

#### APPROACH

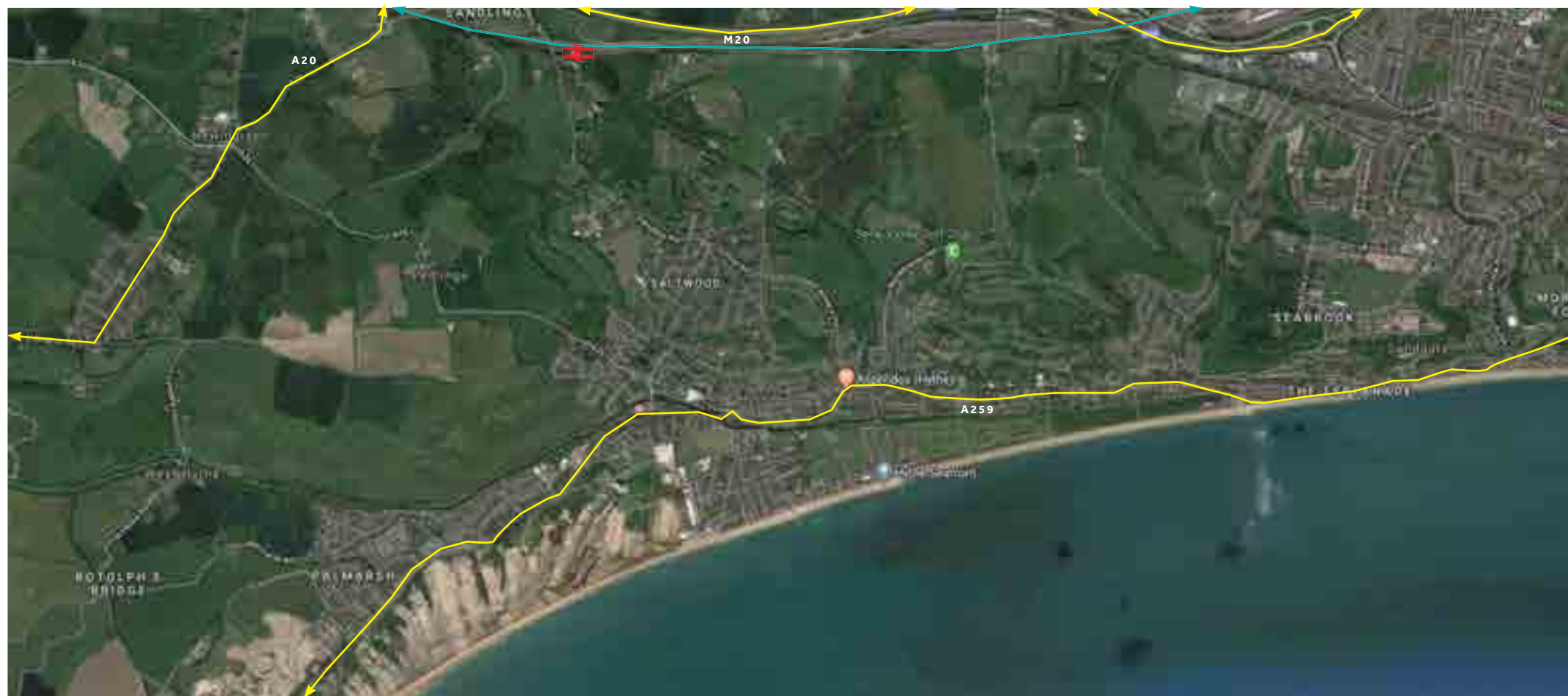
*We specialise in open plan living, creating luxury bespoke kitchens, bathrooms and lighting. We provide a range of flexible standard finishes and optional extras for you to choose from, so you can enjoy a home that's tailored to you.*

*All of our houses are built to last, and finished to an exceptionally high standard. We use only the best quality materials to create you a modern house that will not only make for a beautiful family home, but will also serve as a solid investment for decades to come. Our houses are highly energy-efficient, and all of our projects come with a 10 year warranty for your peace of mind.*

Clague Architects have been appointed by Tolman Homes Ltd to produce an apartment scheme for the site which takes into account the local context, site constraints and their vision of what they would like the site to be like.







## SITE CONTEXT & ANALYSIS 02

### 2.1 REGIONAL CONTEXT

Hythe is a coastal town located on the edge of the Romney Marsh, in the district of Folkestone and Hythe on the South coast of Kent. The town is located 30km directly South of the city of Canterbury and approximately 20km West of Dover.

The nearest main line train station to Hythe is Sandling which is North of the town centre. The town is connected to a wide network of roads with the A259 running through it. The A259 connects the town of Hythe to Folkestone (towards the East) and Hastings (to the West). The M20 runs parallel to this A-Road, 10km North of Hythe town centre.

Hythe has a very rich heritage background with its variety of medieval and georgian buildings, as well as a Saxon/ Norman church on the hill and a Victorian seafront promenade. The town used to be the central Cinque Port sitting between Hastings and New Romney to the West, and Dover and Sandwich to the East. The town itself is home to nearly 15,000 people and has many local places of interest.

### 2.2 LOCAL CONTEXT

The site lies North-East of Hythe town centre. The site is within walking distance from the town (5 minutes) and Hythe Seafront (10 minutes).

The site is mainly surrounded by residential properties, a guest home and a residential care home.

The nearest train station is Sandling which is a 15 minute drive North from the site. The nearest bus stop is in Douglas Avenue which is a 2 minute walk South of the site. Buses from this stop serve Lydd, New Romney and Ashford. Shops and supermarkets can be found in the centre of Hythe Town Centre, along with doctors surgeries and other amenities.





# SITE CONTEXT & ANALYSIS 02

## 2.3 APPLICATION SITE

The existing development site is currently home to a 2 storey 4 Bedroom detached house and single garage. Situated on a steep setting, the site itself has an intensive amount of landscaping which surrounds the existing house. Due to this, the house can only be seen at points along Tanner's Hill and North Road.

The site is a small infill plot, located at the lower end of the High Street. It has road frontage, an existing access, and is not located in a backland development. The site is well situated within walking distance of shops, transport links and public services and the proposed use would be appropriate within the surrounding area.

The existing vehicular access into the site is located off North Road which is parallel to the Northern site boundary. Existing pedestrian access into the property can be found along Tanner's Hill, towards the Southern site boundary.

The existing property dates back to the Victorian period, but has undergone a number of unsympathetic additions and extensions over the years. There are elements of potential heritage value, including decorative timber barge board elements and evidence of attractive decorative tiling in the external porch areas. However the property itself and any of the assets within the site boundary are not listed and in the wider heritage context of the BE3 & BE4 Conservation Area, the dwelling does not represent a comprehensive heritage asset worthy of preservation or restoration.

The site is characterised as being in an Area of Archaeological Potential and in a Conservation Area. The site is not within an area at risk of flooding and there are no Tree Preservation Orders on the site.



- Conservation Area
- Tree Preservation Orders
- Site Boundary
- Area of Archaeological Importance
- Listed Building







## SITE CONTEXT & ANALYSIS 02

### 2.4

### LOCAL AMENITIES

The adjacent diagram shows the available local facilities within a walking distance from the development site.

Studies have shown that people are generally prepared to walk for 5 minutes before they consider alternative forms of transport. This equates to a 400m travel distance based on average walking speed. A 10 minute walking time (800m travel distance) is also shown on the adjacent diagram as walking remains the most practical method of getting around.

#### Supermarkets

There is one supermarket located within 5 minutes walk of the site, with several others being just over 5 minutes walk.

#### Transport

The main bus station is located within 400m of the site and provides local buses towards Ashford and New Romney. The main line railway station unfortunately is not in walking distance but can be accessed via bus or car.

#### Education

There are two primary schools and a number of nurseries slightly outside the 800m zone. The nearest secondary school is in Folkestone which can be accessed via bus or car.

#### Recreation & Leisure

The site is well located for outdoor space, both in the form of public gardens and children's play areas. The nearest park is just over the 400m walking distance. Leisure facilities such as The Swimming Pool and Health Club & Spa are a 10 minute walk away, as well as access to Hythe Seafront.

#### Health Care

There are a number of doctors and health centres within 400m. Pharmacies are easily accessible too.



SITE CONTEXT & ANALYSIS 02

2.5 SITE PHOTOGRAPHS



1



2



3



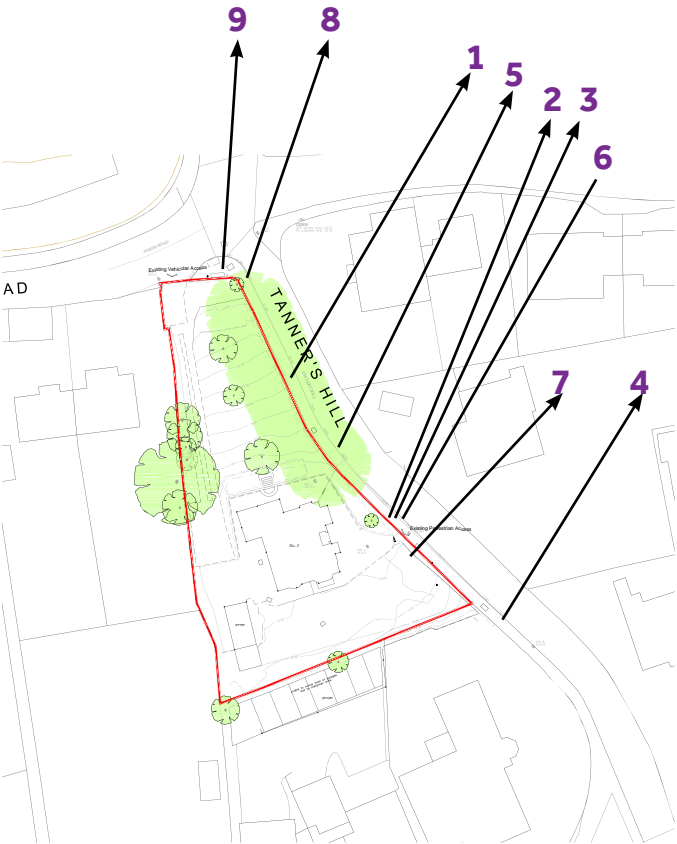
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## SITE CONTEXT & ANALYSIS 02

2.5

SITE PHOTOGRAPHS



13



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15



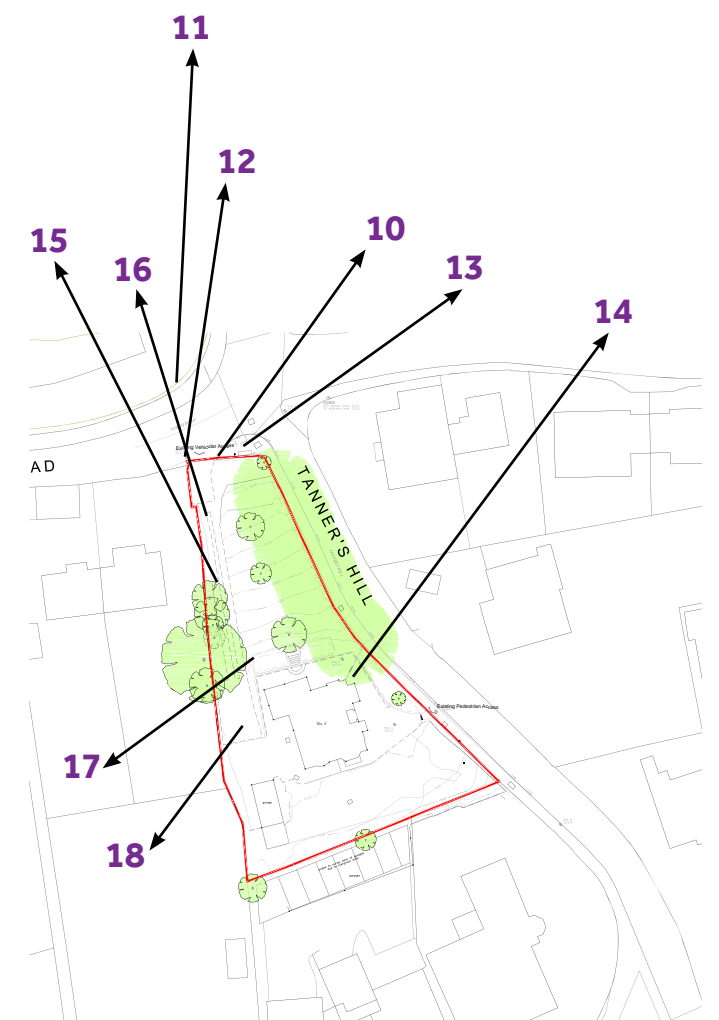
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## SITE CONTEXT & ANALYSIS 02

### 2.6 TRANSPORT STATEMENT

A transport statement has been prepared by DHA to support this planning application. In this statement DHA discuss the existing site and the practicalities of the proposed scheme. The conclusions from this statement are as follows:

- Access to the site will continue to be achieved via the access to the north from North Road. A radar speed survey has demonstrated that the required visibility splays can be achieved, and therefore it is considered that the slight intensification of use at the access shown by the residual trip generation assessment does not compromise a safety concern.
- Parking is to be provided on-site within seven dedicated parking bays. The proposed parking layout has been assessed has been shown to work effectively. The proposals will also provide a shared cycle storage facility with adequate space to accommodate one space per unit to comply with the SPG4 parking standards.
- It is proposed that the site will continue to be served from the roadside as per the current time, with a refuse store located to the east of the access. The store will allow for the relevant carry distances for residents and drag distance for refuse collectors. Furthermore, it is noted that all dwellings will be located within the 45 metre hose run out required by a fire tender.
- The proposal is seen to comply with all levels of transport policy. The site is afforded good access to local services via modes of transport other than the private car. Many facilities are located within walking distance, and the proximity of bus stops means that the site is well connected to the surrounding area.
- The proposals could generate one additional vehicle trip in the morning peak hour and up to one additional vehicle trip in the evening peak hour, a total of ten additional vehicle trips could be expected across a 12 hour day. It is not considered that this level of trips would result in 'severe' residual impacts on the local highway network as per the NPPF.

It is therefore concluded that the proposals should not result in any detrimental impacts in transport terms and therefore there should be no sound transport based objections to the proposals.







## SITE CONTEXT & ANALYSIS 02

### 2.7

### ECOLOGY

To help support this application, an ecology appraisal has been submitted to ensure that the construction works linked with the apartments do not affect any existing wildlife or habitats which currently reside on the site.

When considering the small and localised scale of the development, it's worth noting that designated sites are considered highly unlikely to be affected by the proposed.

The main findings were as follows:

#### Protected Species

##### *Badgers*

No badger field signs were recorded during this survey and therefore no further surveys for badgers are required. Badgers are, however, a highly mobile species and the habitats within and around the site are suitable to support the species. With this in mind, should at any point during the development badgers or evidence of badgers be identified, then all works should stop and the appointed ecologist contacted on the appropriate manner in which to proceed.

##### *Bats*

Although no evidence of bats or bats themselves were identified during the survey of the house, the building offers numerous features and access points for bats in the form of slipped, missing and raised roof tiles, gaps where the timber work meets the brick elevations and gaps under the eaves.

##### *Birds*

All works are to be carried out outside the core breeding period for birds which is late February to August inclusive

There was no record on site of the following:

- Dormice
- Great Crested Newts
- Reptiles

Recommended Enhancements to the Site were as follows:

- Areas for bats to roost if possible
- Installation of a mixture of bird boxes
- Wildlife gates cut into the fences/ walls of gardens for free movement of wildlife within the development
- Wildlife friendly planting scheme within the grounds





## DESIGN PROCESS 03

### 3.1 LOCAL AESTHETIC & CHARACTER

Images to the right show the local aesthetic and character of the surrounding roads near the site in Hythe. As you can see there is a wide range of styles and techniques which have been adopted but certain elements are more poignant than others. Key features found are listed below and will be explored in the finalised design, where possible:

- Hipped/ Gable End Roof
- Brown or Grey Roof Tiles
- The use of red or painted brick (usually white)
- Dark features such as black Rainwater pipes or dark timber fenestration
- Tarmac or paved driveways or access roads

As the site is in a conservation area, the design and layout of the proposed scheme will also need to be considered to ensure it does not cause harm and is sympathetic to the surrounding environment.







## DESIGN PROCESS 03

### 3.2 PLANNING HISTORY

Overall, the site has had 11 Planning Applications and 2 Planning appeals placed upon it. These are as follows:

- Notification for the erection of a telecommunications pole. Ref. No: 97/0792/SH | Status: Approved
- CONVERSION INTO 2 FLATS & 2 GARAGES EREC. Ref. No: CH/4/62/9 | Status: RR
- ERECTION GARAGE & CONSTR PARKING SPACE. Ref. No: CH/4/69/136 | Status: Approved with conditions
- ERECTION 2 DWELLINGS FOLL DEMO EXIST DWE. Ref. No: CH/4/69/65 | Status: Approved with conditions
- Felling of an Ash, Beech and Willow tree the subject of Tree Preservation Order No.3 of 2004. Ref. No: Y04/0898/SH | Status: Refused
- Felling of an Ash and Willow tree the subject of Tree Preservation Order No.3 of 2004 (Re-submission of Y04/0898/SH). Ref. No: Y04/1520/SH | Status: Approved with conditions
- Felling of a Copper Beech tree subject of Tree Preservation Order No. 3 of 2004 followed by the planting of a replacement tree. Ref. No: Y10/0862/SH | Status: Approved with conditions
- Erection of a three storey block of 8 apartments and associated parking, following demolition of existing dwelling. Ref. No: Y16/1218/SH | Status: Withdrawn
- Reduce the height of a row of Conifers situated within a conservation area by half their current height. Ref. No: Y18/0537/FH | Status: No objection
- FORMATION OF NEW ACCESS & REERECT GARAGE Ref. No: SH/80/603 | Status: RR
- O/A ERECTION OF BUNGALOW. Ref. No: SH/80/698 | Status: RR



## DESIGN PROCESS 03

### 3.3

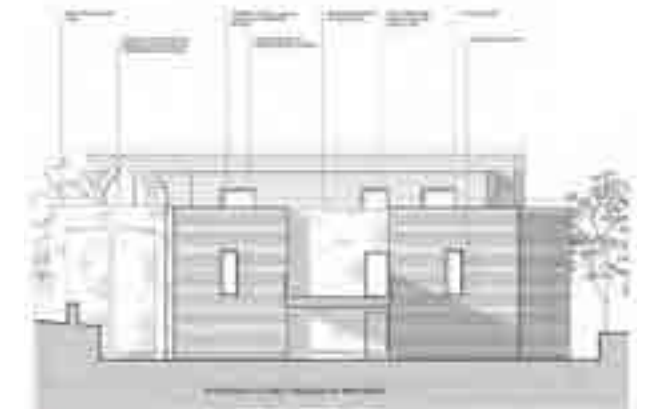
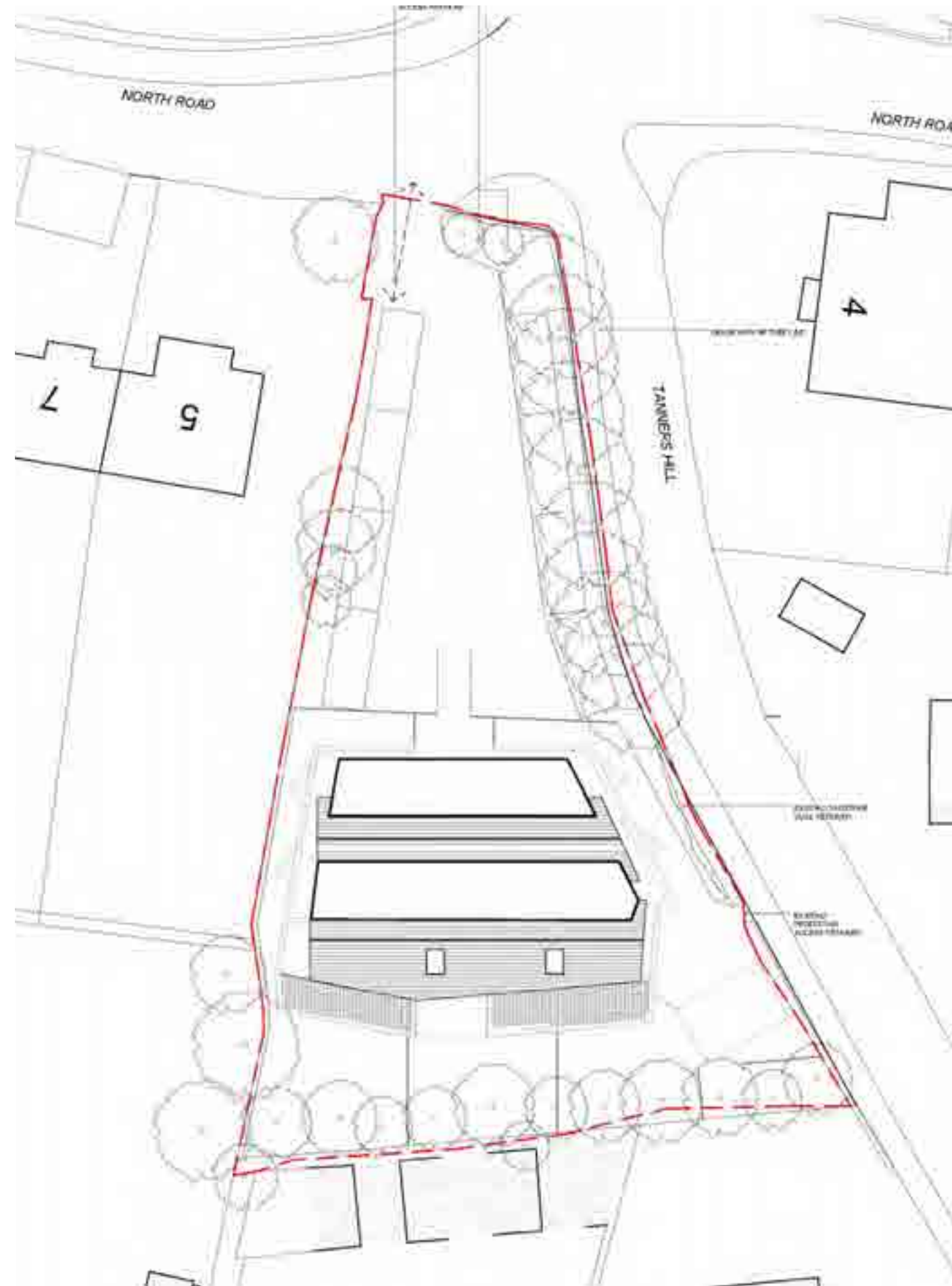
APPLICATION REF:  
Y16/1218/SH

On the 31st October 2016, a planning application was submitted on the site for the erection of a three storey block of 8 apartments and associated parking, following demolition of the existing dwelling.

The design presented looked to use as many of the existing site features as possible without changing the existing levels or landscaping. The contemporary building looked to use materials such as slate tiles, ragstone, red brick and timber to blend into the surrounding aesthetic.

The design was very well received by Folkestone & Hythe District Council, who welcomed the approach to the site. Unexpectedly on the 10th July 2017, the planning application was withdrawn from the planning portal.

This planning application has helped inform our design as it has shown us that the Planning Authority are willing to accept a contemporary approach to design in the conservation area and are allowing the site to be re-purposed into apartments without any cause for concern.







## DESIGN PROCESS 03

### 3.4 PRE-APPLICATION ADVICE

On 27th February 2020, a pre-application advice meeting was held with Folkestone & Hythe District Council on site to discuss the proposed scheme. The discussions about the proposed scheme were as follows:

#### The surrounding context:

- The site is within the Conservation Area, but the dwelling is not listed and, although it has a few historic features, it does not warrant preservation or restoration as a heritage asset.
- The local architectural vernacular is rather eclectic and represents a mixture of very fine historic properties and some less sympathetic modern interventions. The prevailing character is defined by a fineness of materials and detailing that carries through the various 'styles' represented locally, from Georgian through Victorian, Edwardian and inter-war properties.
- Materials are predominantly traditional masonry (ie. red brick and clay tiles), with some vertical tile hanging. Weatherboarding and smooth-faced render are present but not notable, and there are some very fine examples of decorative timber features, e.g. moulded barge boards, balcony posts/dressings, etc.
- Streetscape and placemaking character is defined by a sense of 'layers'. This is both in terms of on-plot landscaping and domestic detailing, eg. projecting elements, window reveals, stepped frontages, etc.
- Where blocks have become larger in recent years (particularly villas and terraces), there is a preference for vertical elements that break up massing and create wayfinding features in the streetscape. These are typically projecting gables or bay windows of a recognisable domestic width (approx. 4-6m), often up to three storeys.
- There are some notable instances of second floor balconies being incorporated into these elements. Roof pitches are reasonably steep, generally over 45 degrees, which contributes to the vertical emphasis of narrow gables to create more attractive proportions.
- Most larger detached blocks have attractive landscape settings, albeit some with very modest front gardens. Private planted gardens, particularly



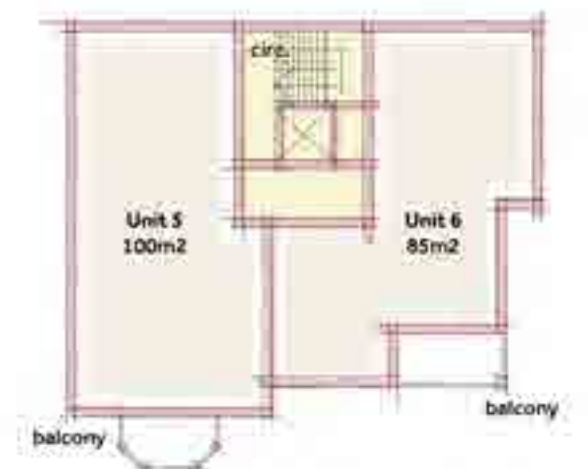
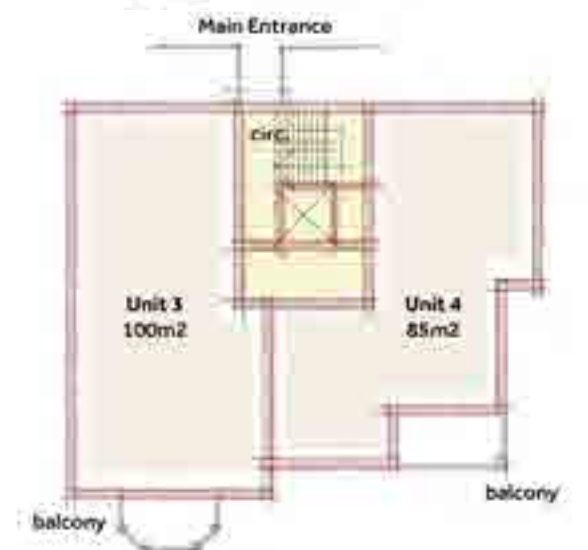
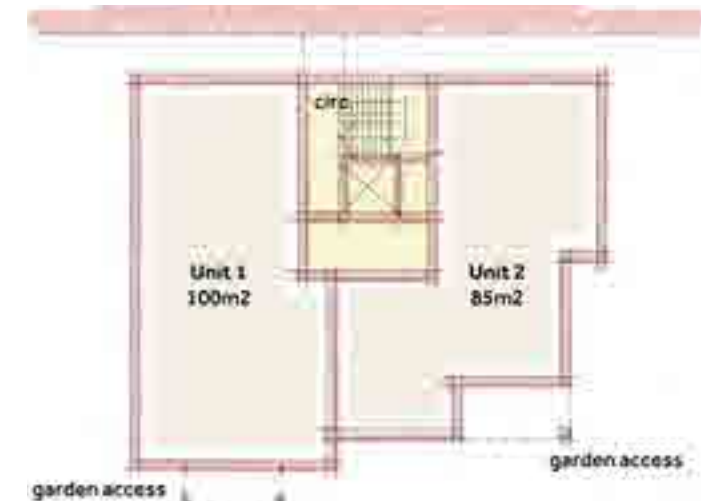
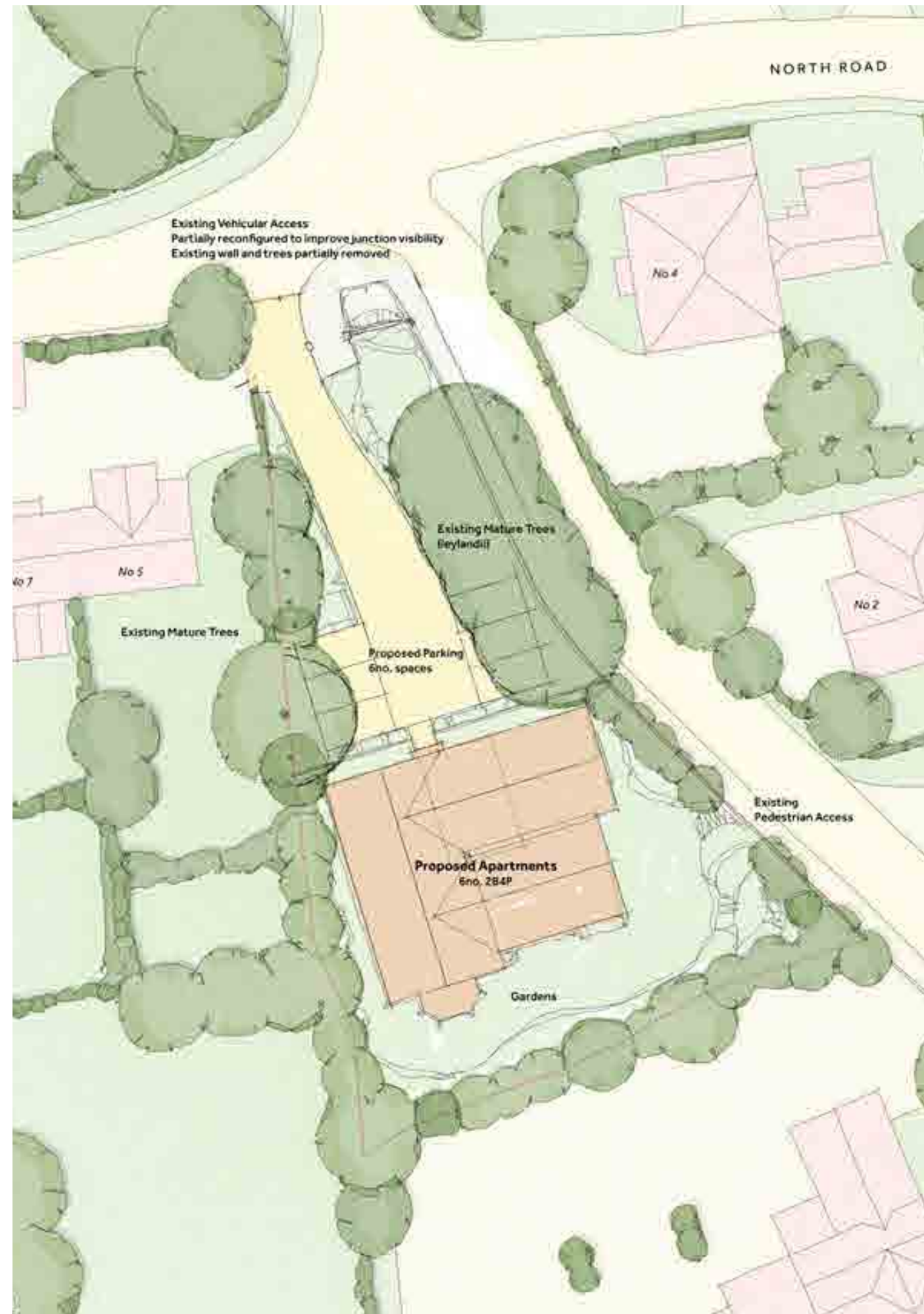
## DESIGN PROCESS 03

along Tanners Hill, have generous mature boundary trees that contribute to both immediate street-level placemaking and also a graduated 'green fringe' from the urban centre outwards.

### The Proposed Scheme

- The current proposal is to replace the existing 2-storey single-family dwelling with a block of 6no. apartments. This application follows on from a previous scheme by others for 8no. units that was withdrawn. Statutory issues raised were focused on highways safety, resulting from an unsatisfactory relationship of the site access with North Road/ Tanners Hill, and the number of parking spaces on-site creating a complicated and unsatisfactory pattern of vehicular movements within the parking areas.
- The council were broadly supportive of the approach that was proposed in the scheme presented on the day. This comprised 6no. units over three storeys, set generally on the footprint of the existing dwelling. Massing and detailing has taken greater precedent from the fine local character, referring to the dominant vertical elements of steeply pitched gables. The concept of layered façades has been interpreted into a contemporary vernacular that combines traditional materials and proportions with more modern detailing and massing.
- The council was pleased to see our sympathetic approach to streetscape character, particularly where we propose to preserve the composition of 'gable projecting through mature trees' along Tanners Hill. It was agreed, in principle, that the mature conifers along Tanners Hill is not in keeping with native species, and their removal and replacement was raised and encouraged by neighbours in the previous application.
- It was suggested that although white painted brick is present on the existing property, it may not be representative of the wider heritage of the Conservation Area. The council were supportive of the steeper pitches and overall massing, but it was suggested that the pattern of gables and roof line could be considered better against that as existing.

Overall the council was happy with our sketch proposals and process.







## THE PROPOSAL 04

### 4.1 THE APPLICATION

This project will be submitted to Folkestone & Hythe District Council under a Full Planning & Demolition in a Conservation Area application. The application seeks to demolish the existing dwelling and garage on the site and construct a 3 storey block of 6 apartments with parking and landscaping. Various consultants have been appointed to ensure that the scheme is viable and works.

### 4.2 AMOUNT

The proposal provides 6 no. 2 Bedroom apartments, as demonstrated in the schedule of accommodation below:

#### Ground Floor:

Unit 1: 116.2sq.m/ 1250.7sq.ft

Unit 2: 104.3sq.m/ 1122.6sq.ft

#### First Floor:

Unit 3: 110sq.m/ 1184sq.ft

Unit 4: 98sq.m/ 1054sq.ft

#### Second Floor:

Unit 5: 101.5sq.m/ 1092.5sq.ft

Unit 6: 83.8sq.m/ 902sq.ft

Each apartment will have 1 car parking space in line with the Kent & Medway Vehicle Parking Standards 2006. There will also be one visitors car parking space for the residents.

### 4.3 LAYOUT

The proposed scheme presented looks to utilise majority of the existing features which can be found on site. These specific features are:

- The existing threshold level for the dwelling
- The existing pedestrian & vehicular access into the site
- Retaining as much existing landscaping as possible.

The proposal looks to introduce a stronger tree screen along the Southern site boundary to minimise the impact on the surrounding neighbouring buildings. The site layout also details the introduction of a secure cycle store for the residents and a bin store. These are both located with comfortable travel



## THE PROPOSAL 04

distances in mind.

The apartment building has two entrance points. The main entrance into the building is located on the first floor, which is accessed via the car park. The secondary entrance into the building is located on the ground floor, which can be accessed via the pedestrian entrance along Tanner's Hill. This entrance will primarily be used by those who are using the cycle store.

Upon entering the apartment building, access to each apartment is via the communal stair and lift core. The stairs and the lift are DDA and M2 (building regulations) compliant.

All six apartments have been designed with the following factors in mind:

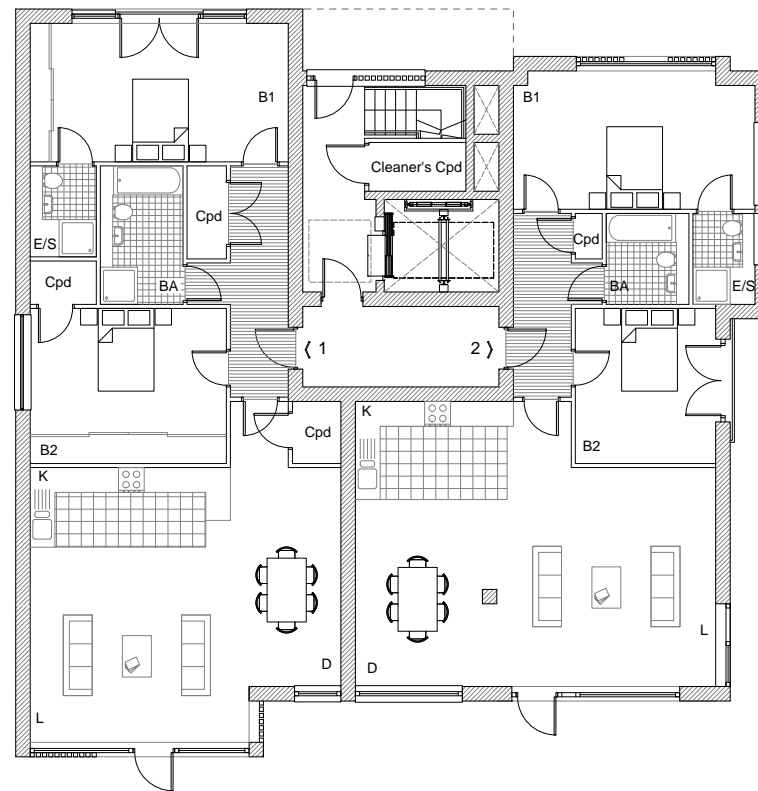
- Spacious and generously sized rooms
- The allowance of as much natural light as possible
- The inclusion of Amenity spaces

The design of each apartment has been mirrored on all three floors, with the only change to each apartment being the amenity spaces. The two ground floor apartments have access to their own garden space, whereas the first and second floors have access to their own private balconies. The size and depth of the balconies vary on the first and second floor, with the second floor apartments having the larger sized balconies due to the beautiful views out towards the sea.

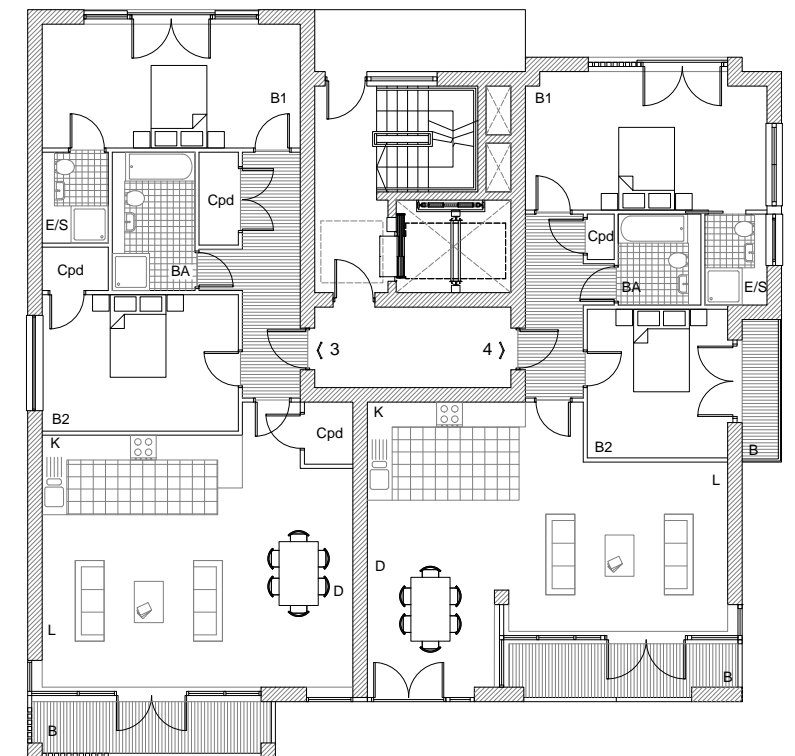
All six apartments have been designed with their living spaces being South facing towards the town and beyond to the seafront. All of the apartments are dual facing, which allows for as much light as possible into all rooms. The communal circulation is conveniently located at the front of the property in order to maximise the potential for views and daylight and to maximise efficient space planning.

### 4.4 SCALE

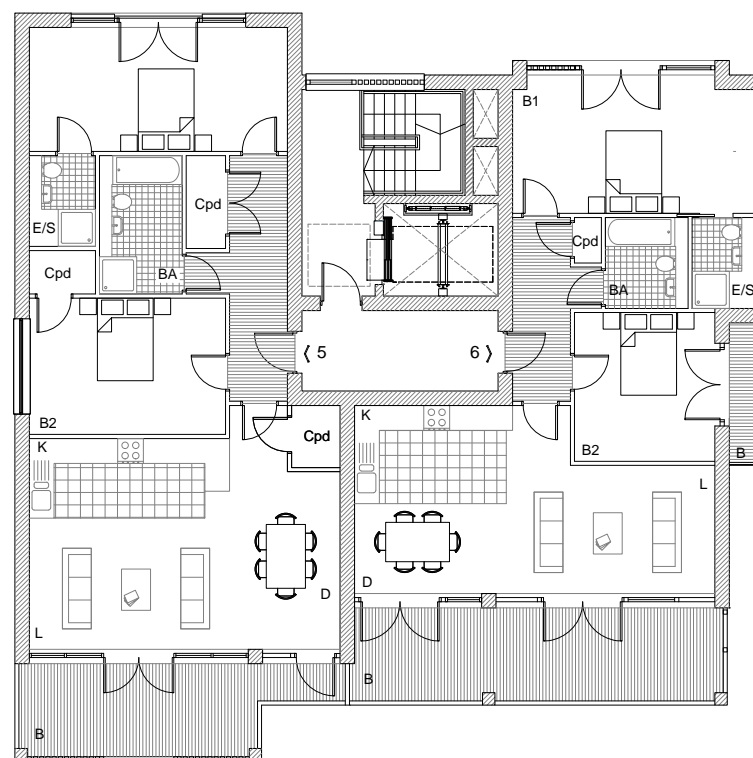
In relation to the surrounding neighbouring properties, the three storey apartment block sits comfortably in the area, as demonstrated by the Artist's Impressions. As the proposed apartment scheme is located at the same level as the existing dwelling, the ridge height will be higher as there is an additional level. To mitigate this, a proposed tree screen has been implemented along the Southern boundary and certain materials have been chosen to allow for the scheme to blend in with its surrounding environment.



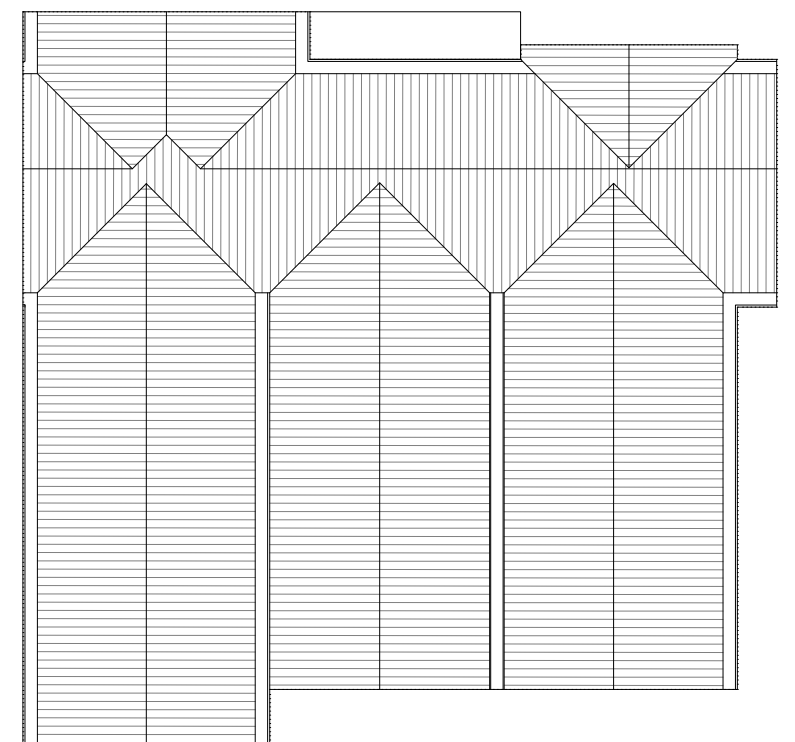
**01 Proposed Ground Floor Plan**  
SCALE 1:100



**02 Proposed First Floor Plan**  
SCALE 1:100



**03 Proposed Second Floor Plan**  
SCALE 1:100



**04 Proposed Roof Plan**  
SCALE 1:100





**01 Proposed Street Scene through Tanner's Hill**  
SCALE 1:100



**02 Proposed Section through Site A-A**  
SCALE 1:100



**02 Proposed Section through Site B-B**  
SCALE 1:100

## THE PROPOSAL 04

### 4.5

### MATERIALS

A materials study has been undertaken of the area surrounding the site to depict what materials are commonly used within Hythe. As previously suggested in section 3.1, there is a broad range of materials used in Hythe and as such this gave us a larger scope of what we could choose to place onto the proposed scheme.

To allow for the scheme to aesthetically blend into its surroundings but still maintain its dominance as a contemporary scheme, the materials below were chosen:

- Red brick walls
- Standing Seam Natural Zinc Roof
- Timber Fins/ Cladding in Dark Western Red Cedar
- Dark Grey Aluminium Door and Window Frames
- Dark Rainwater Pipes

### 4.6

### ACCESS

There are two existing access points into the site. The first is the vehicular access along the Northern site boundary. This access will be retained and widened to allow for emergency vehicles to enter the site safely.

Upon entering the site from the vehicular access point you come into the proposed residents car park which has a designated space for each apartment and 1 visitor space for the whole building. There is also one Disabled Car Parking space designated to those who require it.

The proposed bin store is also located in the residents car park. It is located half way along the access road to ensure that it meets the maximum distances required for residents (30m) and refuse trucks (25m), as suggested in Part H of the Building Regulations.

The second existing access point onto site is the Pedestrian access along Tanner's Hill. This access point has been proposed to be gated with restricted access to residents only. The primary use of this access will be to gain entry to the secure cycle store. Also from this access point a resident can gain entry into the building via the ground floor level.



## THE PROPOSAL 04

### 4.7 LANDSCAPING

The images to the left show the landscaping changes made from the Existing scenario on site. In general, the amount of landscaping overall has not changed dramatically. The considerable changes are as follows:

- The line of conifer trees along the North-Eastern site boundary have been removed due to the safety of the pedestrians and the surrounding neighbours. During wet weather, the leaf fall can create a very slippery pavement for pedestrians.
- The introduction of a tree screen along the Southern site boundary. This is to soften scale of the proposed apartment block.
- The introduction of more grassed areas where possible.

The retention of the landscaping whether possible will ensure that the existing ecology on site will continue to thrive if possible.



Existing Landscaping Scheme



Proposed Landscaping Scheme





Artist's Impression of the Proposed Scheme along Tanner's Hill

## CONCLUSION 05

The proposed scheme presented in this Design & Access Statement is considered appropriate for the application site for a number of reasons:

- The scheme looks to retain as much of the existing landscaping where possible, if not mirror the amount of soft landscaping as shown in the existing
- The proposed scheme looks to utilise the existing levels on site by using the existing FFL.
- The materials chosen for the proposed scheme are appropriate and sympathetic to the area, especially as the site is within a conservation area
- The scheme presented considers the end user, and the layout of the apartments look at form following function. The flats have been designed to ensure that there is as much natural light in them as possible and frame certain views out towards the coast. Each flat has its own amenity space also.
- It is well located in terms of accessibility by foot, cycle or public transport. It has a parking space for each resident, including one space for a visitor.
- It is DDA compliant and complies with Building Regulations Part M. It has a designated disabled parking space for those who require it.

Overall, the scheme compliments the existing site and is a welcomed development to the area.



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