

Initial Feasibility Document

Sittingbourne Former Adult Education Centre
Client: Kent County Council



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| Version | 3.0 |
| Date | April 2018 |
| Project Number | 17.110 |

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1

Introduction

- 1.1 Document Introduction
- 1.2 Existing Site
- 1.3 Proposals

1.1 Introduction

This feasibility study has been produced to illustrate the initial design proposals for converting the former Sittingbourne Adult Education Centre into a residential building, providing a total of 19 apartments. The scheme will include required parking allocation on site as well as private and shared garden areas.

1.2 Existing Site

The existing site is located in the south west of Sittingbourne and is close to the extant of built form in this area. The area is primarily residential and is situated close to an important countryside gap.

The existing Grade II Listed Building was built in 1878 as Borden Grammar School. The building is primarily stock brick with limestone dressings. The roof is red clay plain tile with moulded ridge tiles and stone coped gable ends with finials. The tall brick shafts of the chimney-stacks have stone cornices with gargoyle-like features at the corners.

In circa 1930 the building was occupied by the Kent Farm Institute until the 1960s when it was used for teacher training and in 1979 it became the Sittingbourne Adult Studies College until early 2018. Currently the building is uninhabited.

Further to the listed building there are a number of modern single storey outbuildings situated to the north west of the site.

1.3 Proposals

The scheme proposes converting the Grade II Listed Building into 19 flats that includes 3no. 1 bed apartments, 8no. 2 bed apartments and 8no. 3 bed apartments. The proposals also include provision for 38no. parking spaces (including 5 visitor parking spaces).

The existing northern access is proposed to be closed off while the southern access is retained. The existing hard standing to the south of the building is minimised while still providing vehicular access to the adjacent field.

There is opportunity to provide private amenity spaces for ground floor flats along with communal shared amenity areas.

The existing single storey modern outbuildings are proposed to be demolished and the area landscaped to provide a buffer between the parking area and the adjacent field.