



# 1 Adrian Street Design and Access Report

HOLBROOK GRIFFITH DEVELOPMENT LTD

29 APRIL 2020

## Adrian Street- A Regeneration Project:

Holbrook Griffith have been appointed by Emervest Ltd to design a comprehensive regeneration project for two adjacent sites at 1 Adrian Street.

The Design and Access Report examines the design parameters of the project and how the buildings have been designed to fulfill the regeneration aspirations of Dover District Council

PHOTOGRAPH LOOKING SOUTH ONTO CLUB KARMA FROM ADRIAN STREET



## Adrian Street – Location

The adjacent aerial photograph shows that the site lays at an important location within Dover on the junction of Townwall Street and York Street.

The site lays at central location between Western Heights, the Western Docks and Dover castle.

Whilst small in size compared to other redevelopment sites in Dover its location at the western entrance to Dover Town Centre gives the site the opportunity to be a transformative development.

AERIAL PHOTOGRAPH OF THE TOWN AND PORT OF DOVER



- Adrian Street – Sustainable Transport

The site is ideally located to benefit from sustainable forms of transport and lays within easy walking distance of the following key local transport hubs:

- Dover Priory Railway Station – 8 minutes walk
- Pencester bus station – 4 minutes walk
- Dover Eastern Docks international ferry 13 minutes walk

The location of the site has led to a sustainable transport strategy for the site

The buildings are provided with on site cycle storage with power charging points for electric cycles.

RELATIVE LOCATION OF MAJOR LOCAL TRANSPORT HUBS



## Adrian Street – Local Services

The site is ideally located to access local services on foot or by bicycle. The site lies within easy walking or cycling distance of the following existing and newly developed service centres

- St James Place – 3 minutes walk
- Dover Town Centre including doctors' surgery – 4 minutes walk
- Dover Seafront -3 minutes walk
- Dover Western Docks Waterfront development – 9 minutes

The development of the Adrian street sites, therefore helps provide critical mass to support the new shops and services provided in the newer Town Centre regeneration projects. Supporting the economy of Dover Town Centre and the Jobs that a growing economy will provide.

### LOCATION OF LOCAL SERVICES

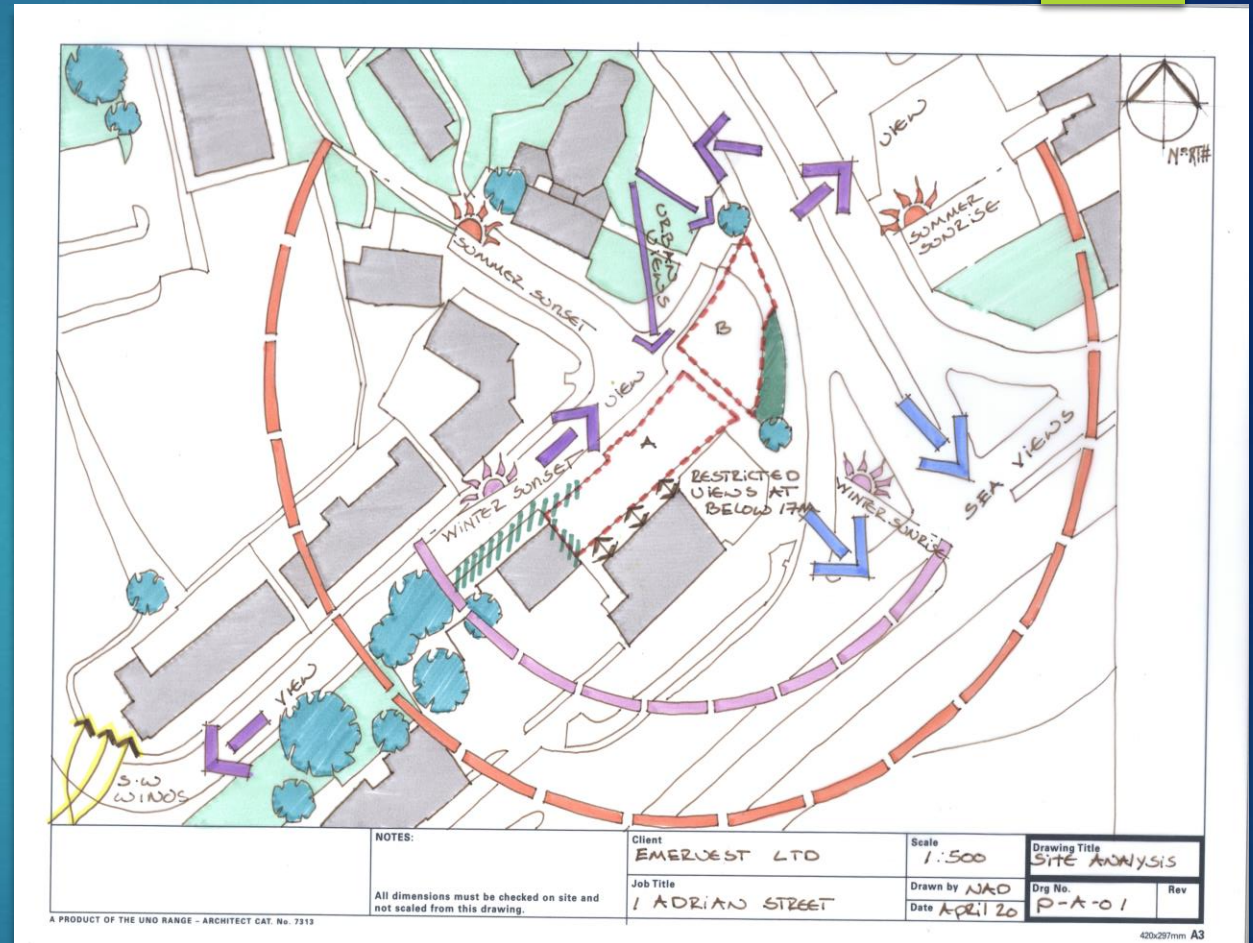


## Adrian Street – Site Analysis

the site has a number of characteristics which inform the design concept as follows:

- South facing
- Lays on a major junction on Townwall Road
- Is an area of change under Local Plan
- Has good sea views
- Has long views onto Dover Castle
- Has mid ground views onto lower slopes of Western Heights
- Forms part of a wider Urban foreground to heritage assets
- Lays on lower slopes of steeply rising hill to the west
- Is part shaded by Maritime House
- Is a gateway location

SITE ANALYSIS PLAN



## Adrian Street – A Steeply Sloping Site

The topography of the site provides for a cascading roof line across the area which gives movement and architectural interest as the eyes scan the site west to east from the Western Heights



VIEW ONTO ADRIAN STREET FROM THE SOUTH

## Adrian Street – A Steeply Sloping Site

The topography of the site provides for a cascading roof line across the area which gives movement and architectural interest as the view develops towards Dover Castle



VIEW ONTO ADRIAN STREET FROM THE SOUTH

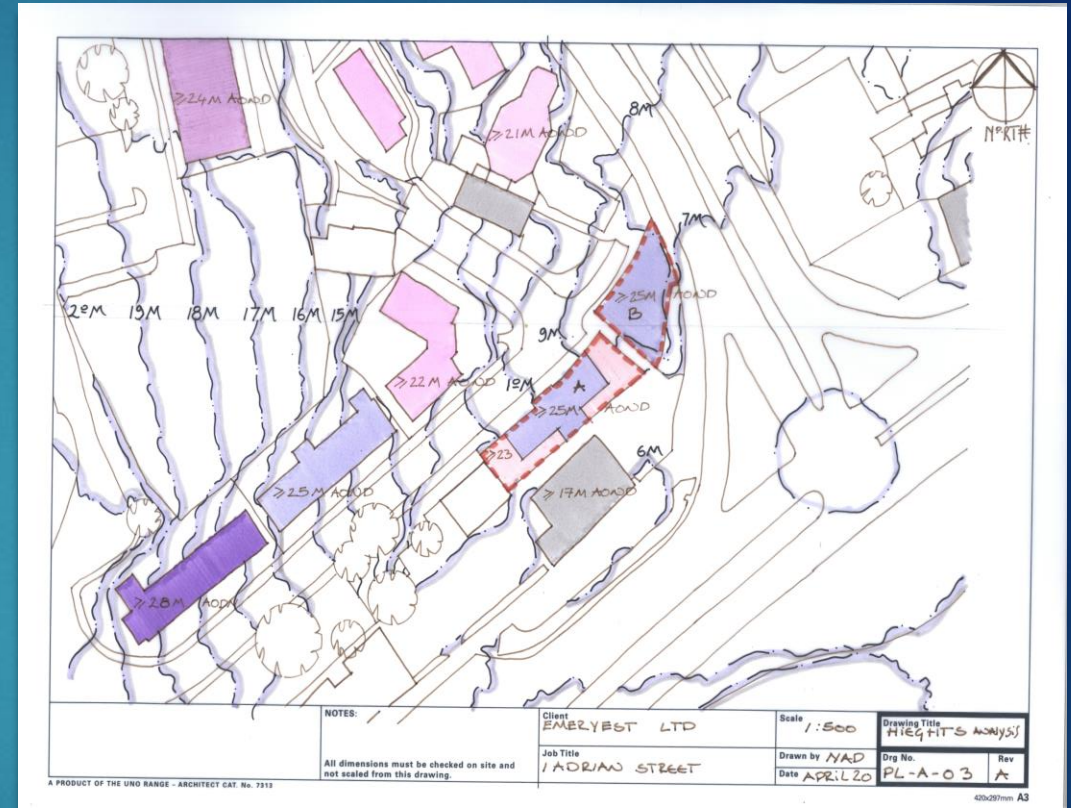


## Adrian Street – Topography and Vertical Sightlines

The site is characterised by a steeply sloping hill raising to the west.

- Existing buildings on the north side of Adrian Street establish a strong visual high point at just under 28 M AODN
- Other existing buildings set across the slope of the hill establish a cascading visual effect which adds to visual interest across the hillside
- Roof levels differ between just below 25 m to 21 meters in height
- The proposed building uses the cascade effect to create interest across the hill as a whole and on the site A and B specifically.

### INTERACTION OF TOPOGRAPHY AND BUILT FORM ADRIAN STREET



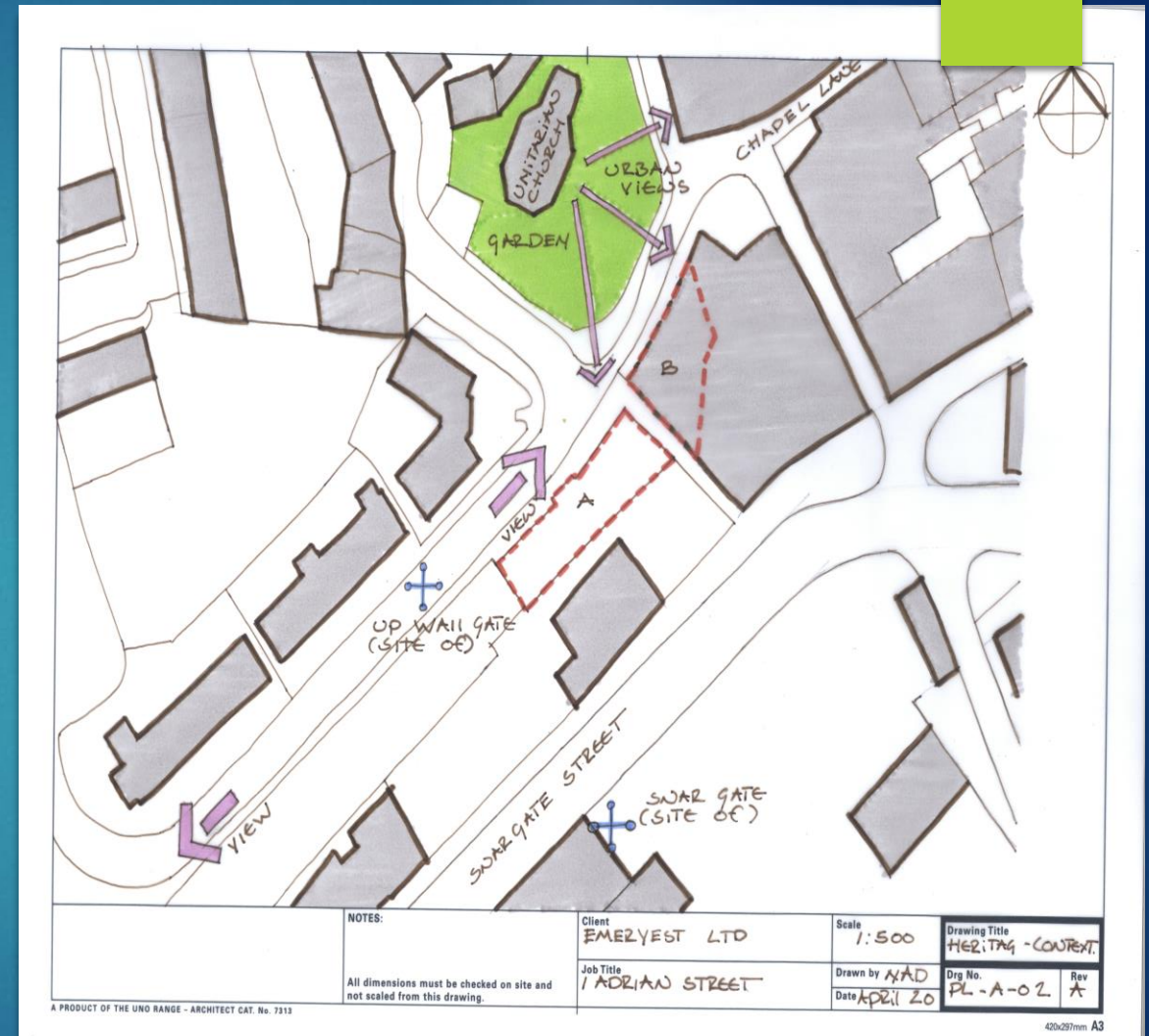
## Adrian Street – Historic Setting

The sites lay within the historic setting of the following listed heritage assets

- Dover Castle
- Western Heights
- The Unitarian Church

The accompanying heritage reports confirm there is no detriment caused to the setting of these heritage assets due to

- Urban in nature
- Urban settings are characterized by change due to economic drivers
- Denaturalised due to poor quality of current environment caused by
  - 1940's bomb damage
  - 1960's clearance
  - 1970's road scheme and associated parking
  - 1970 poor quality extension to Unitarian Church



## Adrian Street – Unitarian Church

The adjacent image drawn in the 1800's show the Unitarian church within its original setting, of note are the following;

- The original setting of the Church was lay within a dense urban fabric of Victorian Dover
- The church was set behind an adjacent building which occupied the site now used as parking for the church
- The setting was characterised by a glimpsed view between existing structures
- The views from the church were onto urban blocks adjacent with restricted and short views.

19TH CENTAURY ENGRAVING OF UNITARIAN CHURCH DOVER TAKEN FROM VIEW POINT ADJACENT TO CURRENT FORMER CAR PARK



## Adrian Street – Traffic and access

the site lays on the junction of Townwall Street and York Street

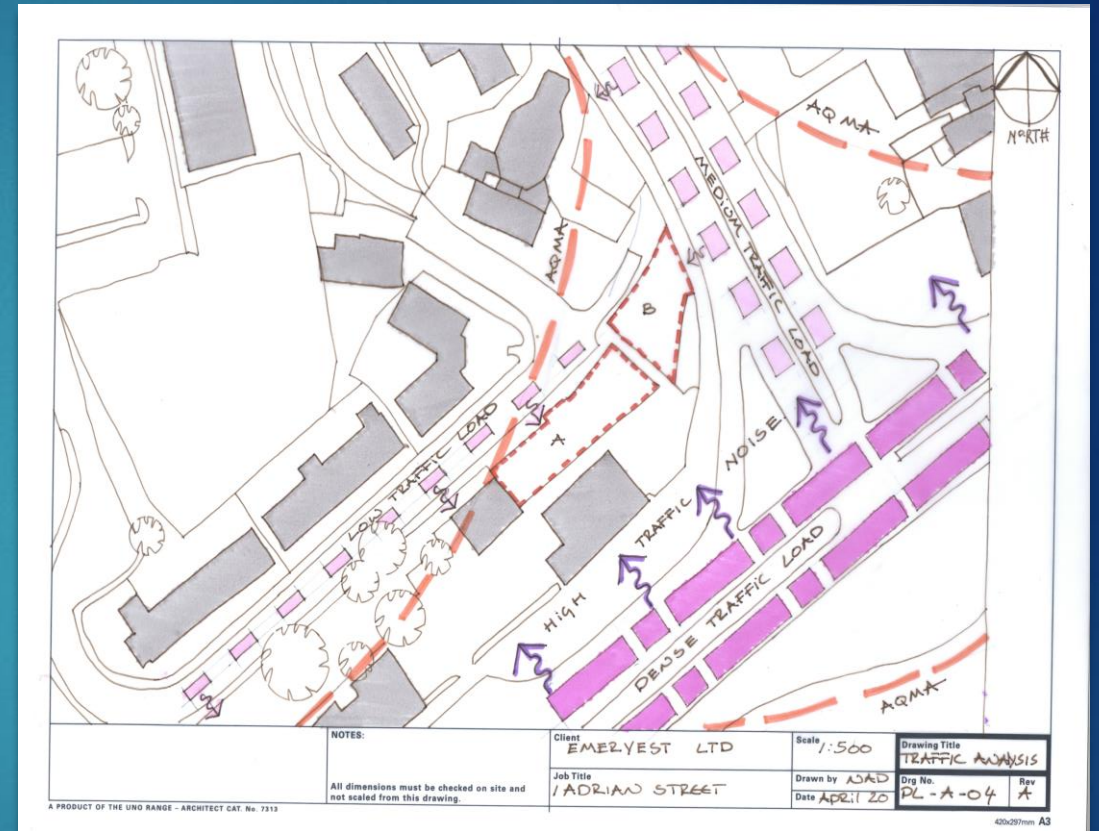
-Townwall Street is subject to heavy traffic flow

-York Street experiences significantly less traffic flow but is characterized by medium traffic flow

- The site is accessed via Adrian Street, Adrian Street has very low traffic flow and ample on street parking.

- foot traffic to the site is facilitated by a pedestrian crossing on York Street

### TRAFFIC RELATIVE FLOW RATES DIAGRAM



## 1 Adrian Street -Design Concepts

The design has undergone a number of iterations in order to understand the urban nature of the site and the architectural precedents locally

The design has been developed using, as a base, the following key design drivers

- Topography
- Adjacent building forms and materials
- Key views and setting of heritage assets
- Regeneration of Dover Town Centre
- Urban density
- Gateway location
- Setting of historic assets
- Sustainable design
- Daylight and sunlight
- Air quality

LOOKING WEST ONTO THE SITE FROM TOWNWALL STREET ADJACENT TO THE UNDERPASS. WESTERN HIEGHTS IN THE BACKGROUND

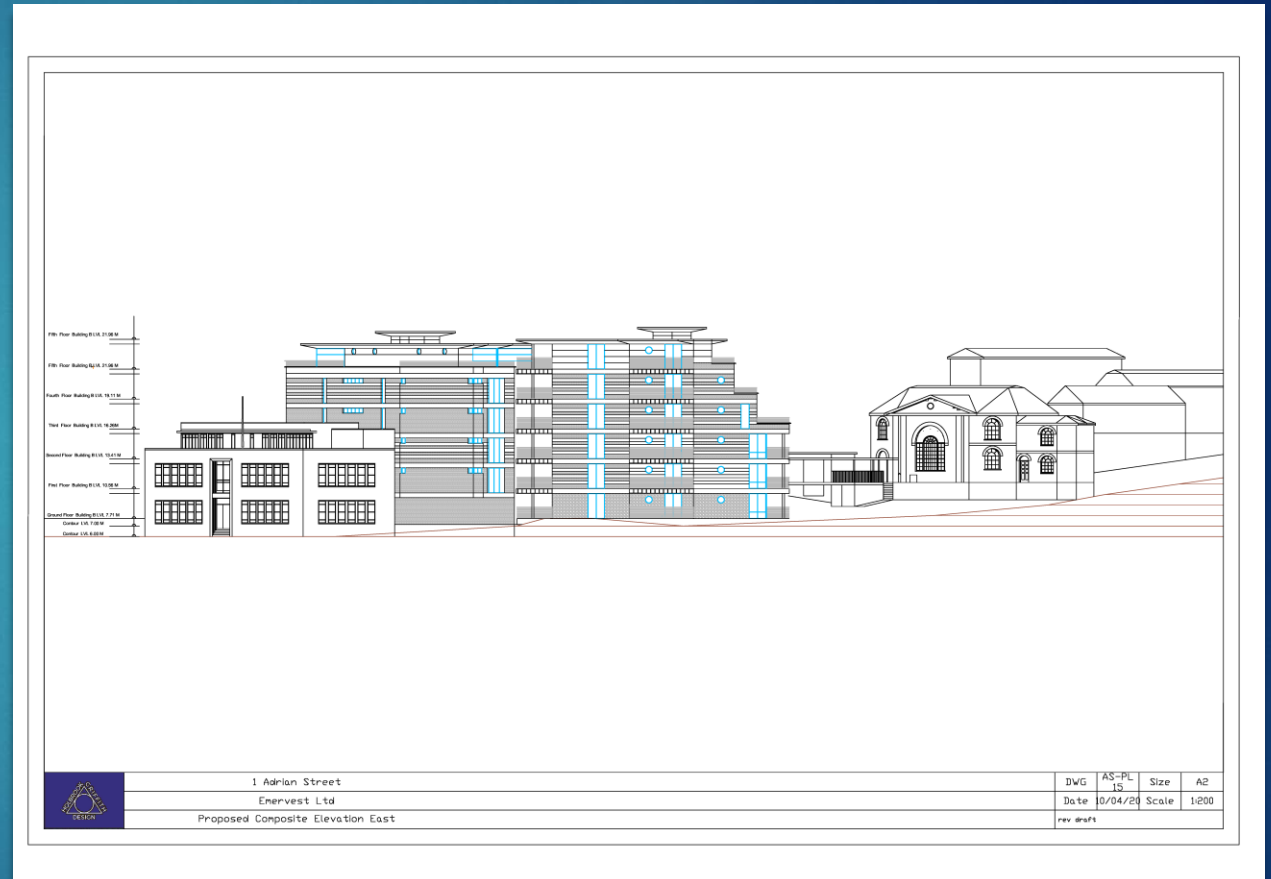


## 1 Adrian Street – Design Summary

The design can be summarised as follows

- Uses the rising topography of Adrian street to establish a scale appropriate to a landmark building without over dominating the surrounding urban area
- Capitalising on the rising and cascading roof line of the adjacent area surrounding Adrian Street, the development fits in within the ever changing rising and falling roof line which typifies this area and Dover as a whole
- There is no harm to the setting of existing heritage assets and the development capitalises on key views to Dover castle, the Western Heights and the sea
- Regenerates two derelict sites on the edge of Dover Town Centre with a quality landmark building

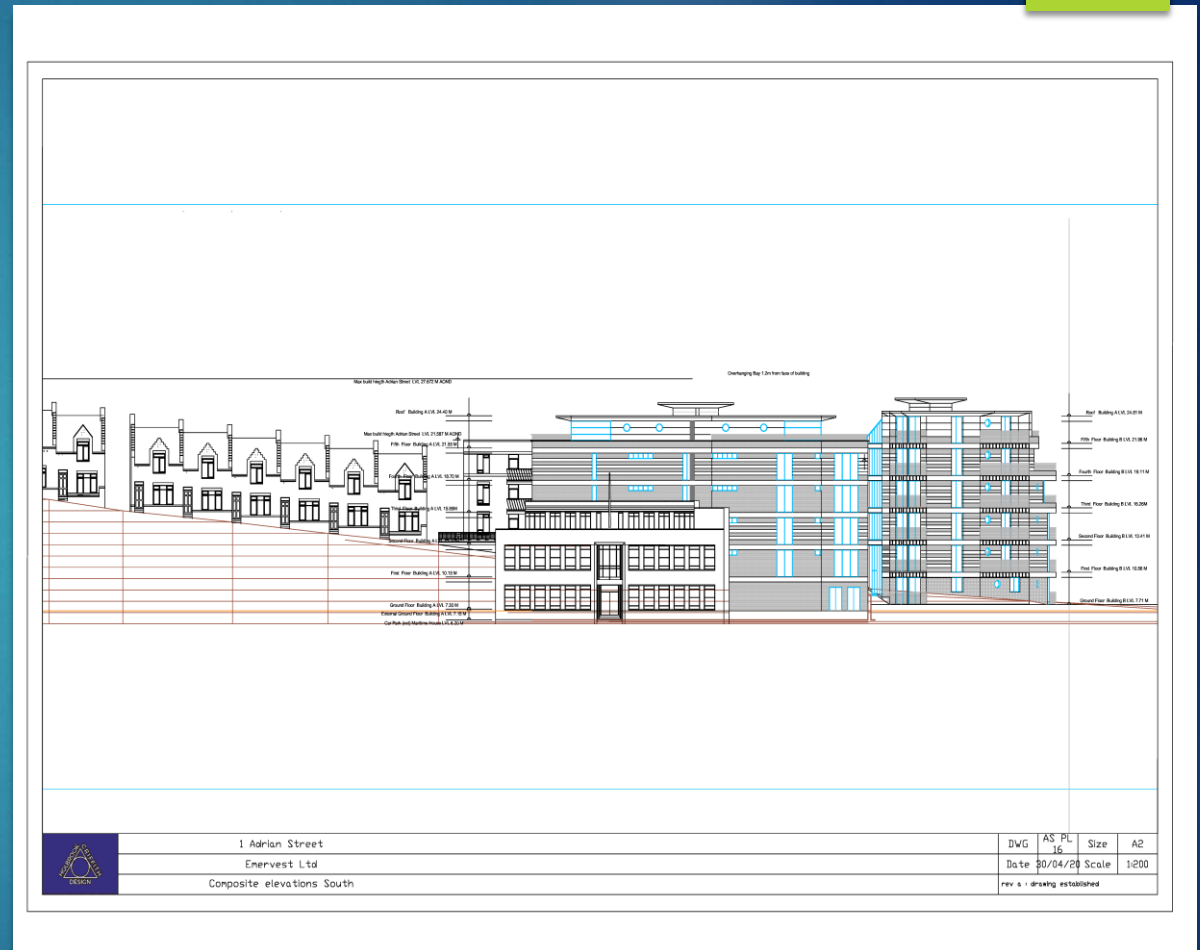
VIEW LOOKING WEST ONTO THE PROPOSED DEVELOPMENT



## 1 Adrian Street – Design Summary

Cont.

- Provides for invigorated housing market in Dover Town Centre by providing 29 residential units
- Develops orthogonal geometry of surrounding buildings to provide a unifying design element on key site
- Utilises red brick with white render banding to create architectural statement on gateway site
- Maximises use of natural daylight
- Provides high quality amenities including;
- High speed Broadband
- Cycle storage – with charging points
- Separate bin storage
- Individually metered apartments
- Secure by design access systems and CCTV



COMPOSITE ELEVATION SOUTH

# 1 Adrian Street

LOOKING NORTH ONTO SITE INCLUDING  
VIEW ONTO SNARGATE STREET AND  
WESTERN HEIGHTS IN THE BACKGROUND





# 1 Adrian Street

LOOKING NORTH ONTO THE SITE  
FROM SNARGATE STREET



# 1 Adrian Street

LOOKING WEST ONTO THE SITE  
FROM ADJACENT FORMER CAR  
PARK ON ADRIAN STREET



# 1 Adrian Street

LOOKING WEST ONTO THE SITE  
FROM ADJACENT FORMER CAR  
PARK ON ADRIAN STREET



# 1 Adrian Street

LOOKING WEST ONTO THE  
SITE FROM THE BOTTOM OF  
ADRIAN STREET

