

Cheriton Parc

Design and Access Statement

CHERITON PARC, CHERITON HIGH STREET, FOLKESTONE CT18 8AN
OLIVER DAVIS HOMES
21.081
MAY 2023

Hollaway

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DESIGN TEAM

Hollaway



Architects

Developers

Landscape architects

Planning consultants

Ecological Consultants

Land Contamination Consultants

Transport Consultants

1. Site Analysis

Site Location Plan

Scale 1:1250 @ A3

KEY

1

2

3

SITE BOUNDARY

CHERITON PARC

HOLIDAY INN EXPRESS

NEW RESIDENTIAL DEVELOPMENT

PRIMARY ROADS

SECONDARY ROADS

RAILWAY

FOOTPATH (HF55)

This site is located to the west of Cheriton district, Folkestone, with facilities and services within 500m of the site.

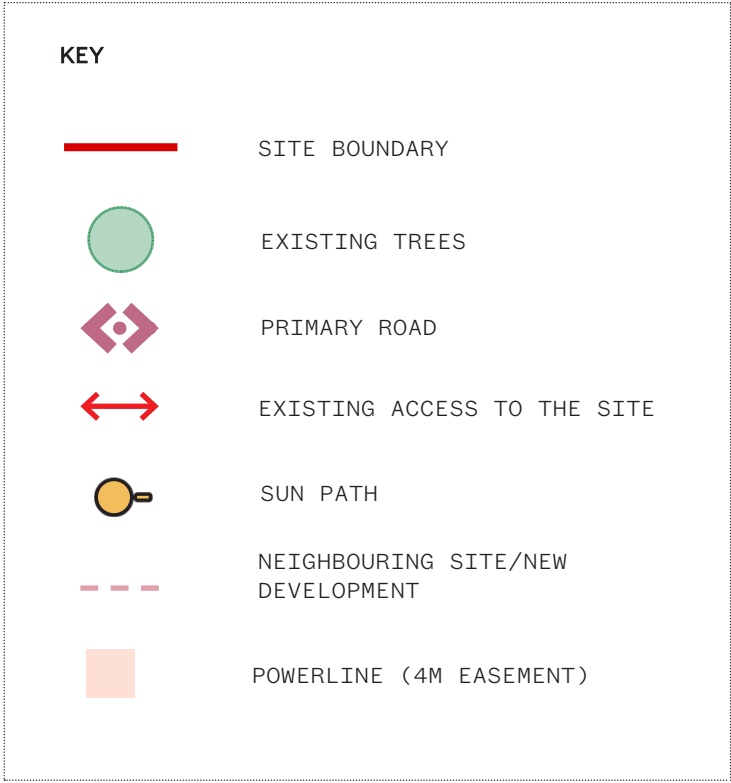
The site is located off and can be accessed via Cheriton High Street.

The east of the site is bounded by new residential development (currently under construction), along Cheriton High Street. The west faces Holiday Inn Express Hotel. The north of the site faces the M20 motorway while the south sits next to the railway leading to Folkestone West and Folkestone Central stations.

The site consists primarily of parking spaces with some green areas in the south eastern corner.

Image obtained from Google Maps

Hollaway 2023 ©





1
SETTLEMENT BOUNDARY POLICY SS1 & SS3



2
ECONOMY AREA & PRIORITY CENTRES OF ACTIVITY (POLICY SS4)



3
RESIDENTIAL ALLOCATIONS

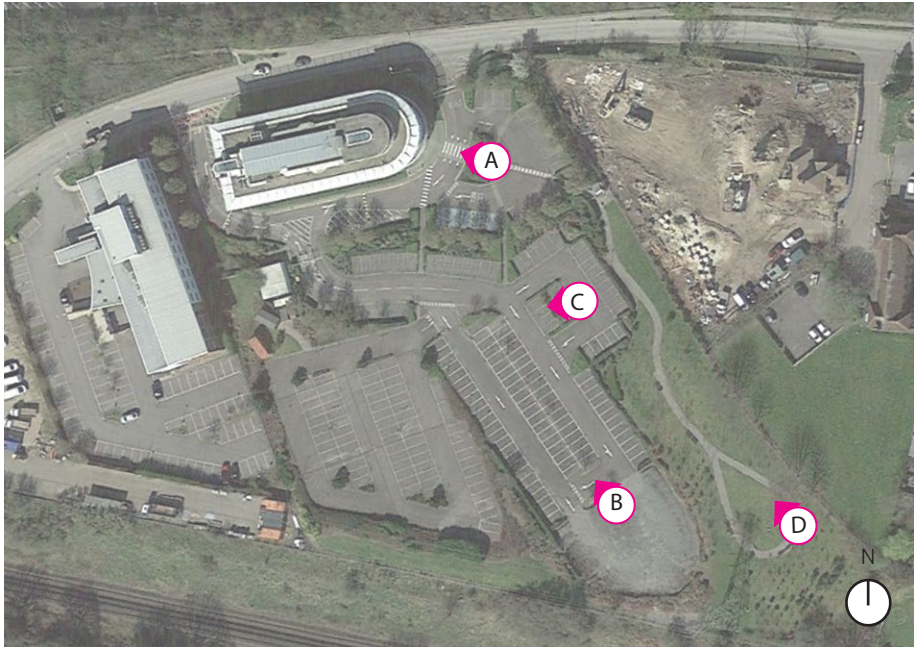




IMAGE A - View towards the Cheriton Parc entrance.



IMAGE B - Photo of Cheriton Parc taken from the car park



KEY PLAN

Image obtained from Google Maps



IMAGE C - Photo of Cheriton Parc taken from the southern side of the site



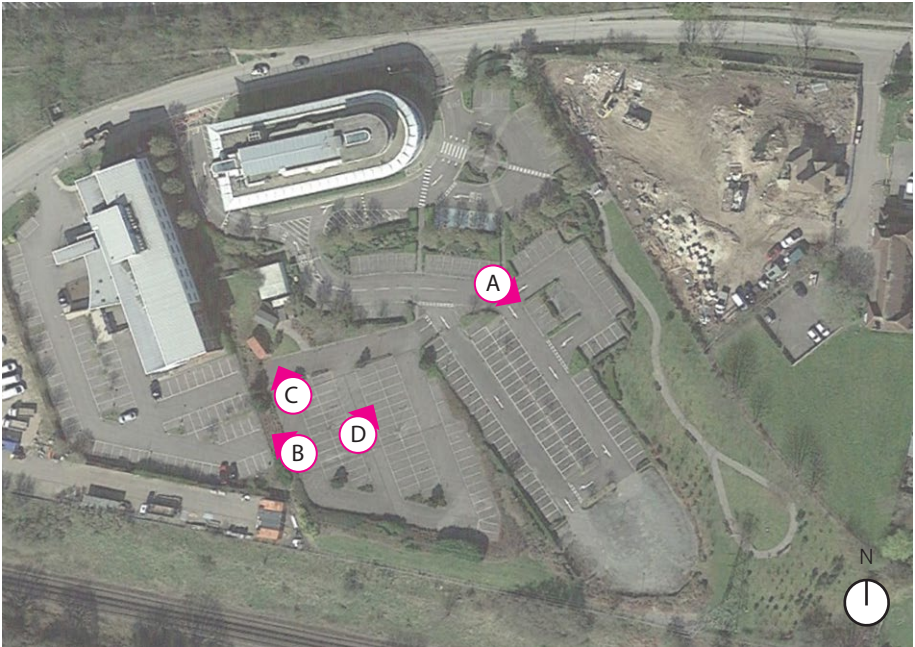
IMAGE D - View towards Cheriton Parc from the green area of the site



IMAGE A - View of the parking space



IMAGE B - View of Holiday Inn Express



KEY PLAN

Image obtained from Google Maps



IMAGE C - View of Holiday Inn Express and Cheriton Parc



IMAGE D - View towards Cheriton Parc from the car park

LOCAL CHARACTER

The surrounding context is predominantly made up of housing as well as a few larger scale buildings; one of which is the Holiday Inn Express adjacent to Cheriton Parc. The majority of the residential properties have red brick and painted weatherboarding as their external materials with expressed gable ends of a uniform pitch.

Cheriton Parc and the Holiday Inn Express are both four-storey flat roof buildings which serves as precedent for the proposed three storey block of affordable flats.



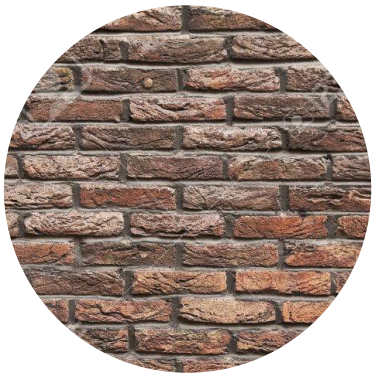
Typical Houses



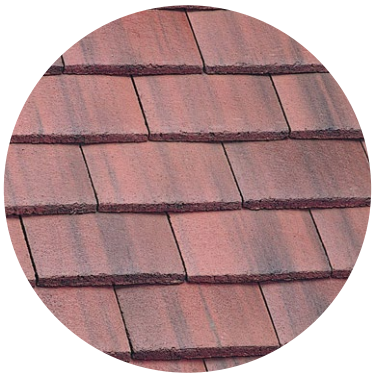
Typical houses



Holiday Inn Express



Red multi stock
brick



Red roof tiles



Grey roof tiles



White
weatherboarding

Location	Type	Status
Shornccliffe Heights at St Martins Plain Horn Street Folkestone Kent CT20 3JB	Residential	Built

Description

Housing development in Folkestone, Cheriton which consists of 77 housing units and an apartment block.



Site plan obtained from Google Maps

View of corner plot
Obtained from Google Maps



Street scene
Obtained from Google Maps



Example views of driveway
Obtained from Google Maps



... TANDEM PARKING PRECEDENT

Location	Type	Status
Brockman Family Centre Cheriton High Street Folkestone Kent CT18 8AN	Residential	Built

Description

Demolition of existing two storey building and replacement residential development comprising of 23 units



Proposed block plan obtained from Folkestone and Hythe Planning Portal

View of houses bordering the east of the site



Development facing Cherry Tree House



Development to the north east of application, as seen from the site



2. Design Development

Previous scheme submitted for pre-application (reference: 21/1455/FH/PA)

Summary of pre-application response from F&HDC (email dated: 18th October 2021)

- Over provision of parking and a secure on-site open space/play space to enhance its sense of place.
- Ability to potentially connect to the road to the east. (Onwership issue acknowledged)
- The application for the conversion of Cheriton Parc and the proposed development is under one application.
- 22% are retained as affordable housing.
- Variety of architectural form and materials.



Illustrative site masterplan as previously submitted



Illustrative sketch perspective



Illustrative sketch perspective

Previous scheme submitted for planning

(reference: 22/1077/FH)

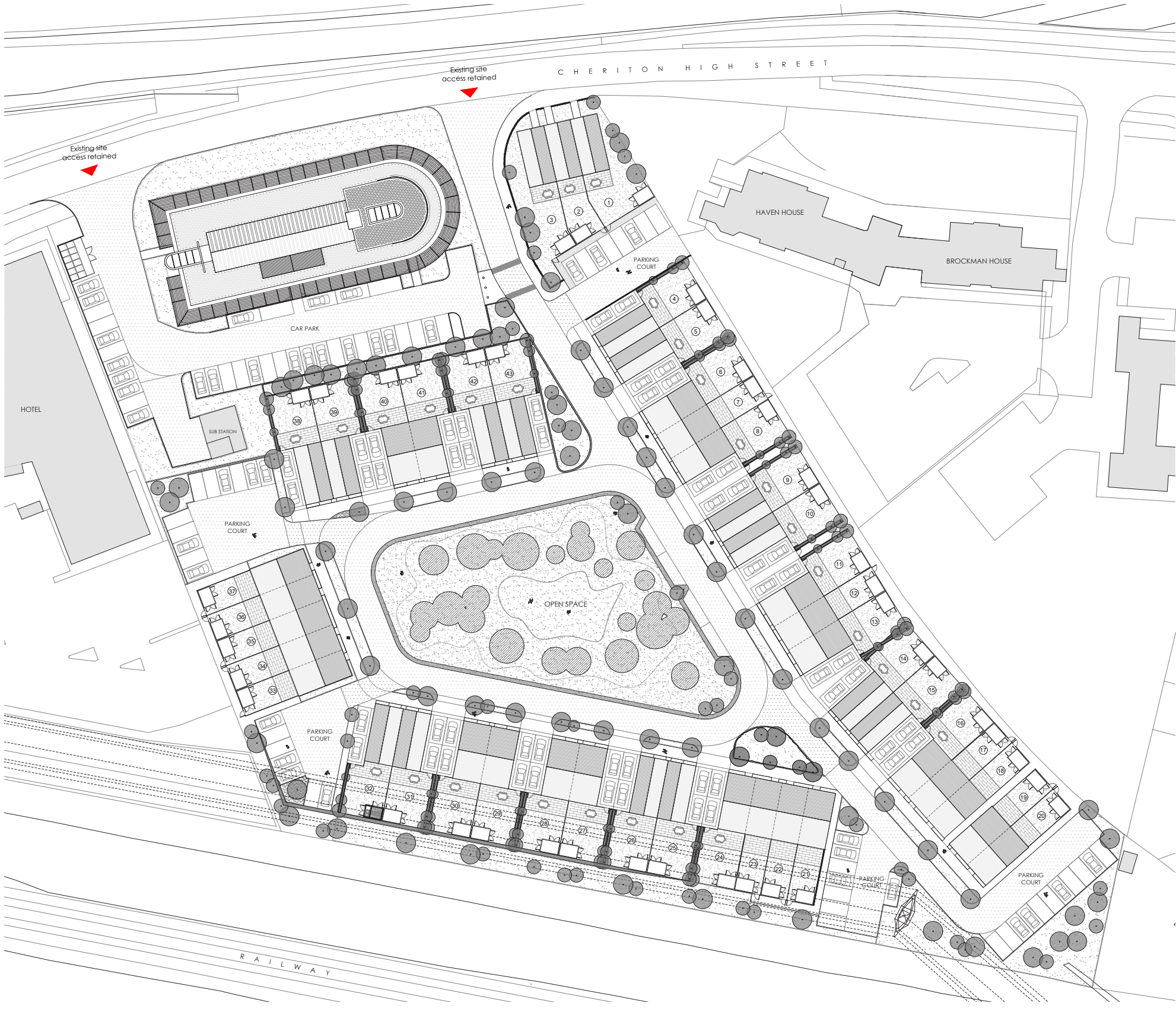
KEY PRINCIPLES

- Proposed that the main open space would be in the lower portion of site with the housing frontages looking into it, providing a well-observed play area.
- The majority of off-street parking is in parking courts to reduce the appearance of parking on site.
- Some planting along the southern boundary acts as a buffer to the railway.

Summary of response from F&HDC

A post submission dialogue with F&HDC was had which suggested making changes to the layout.

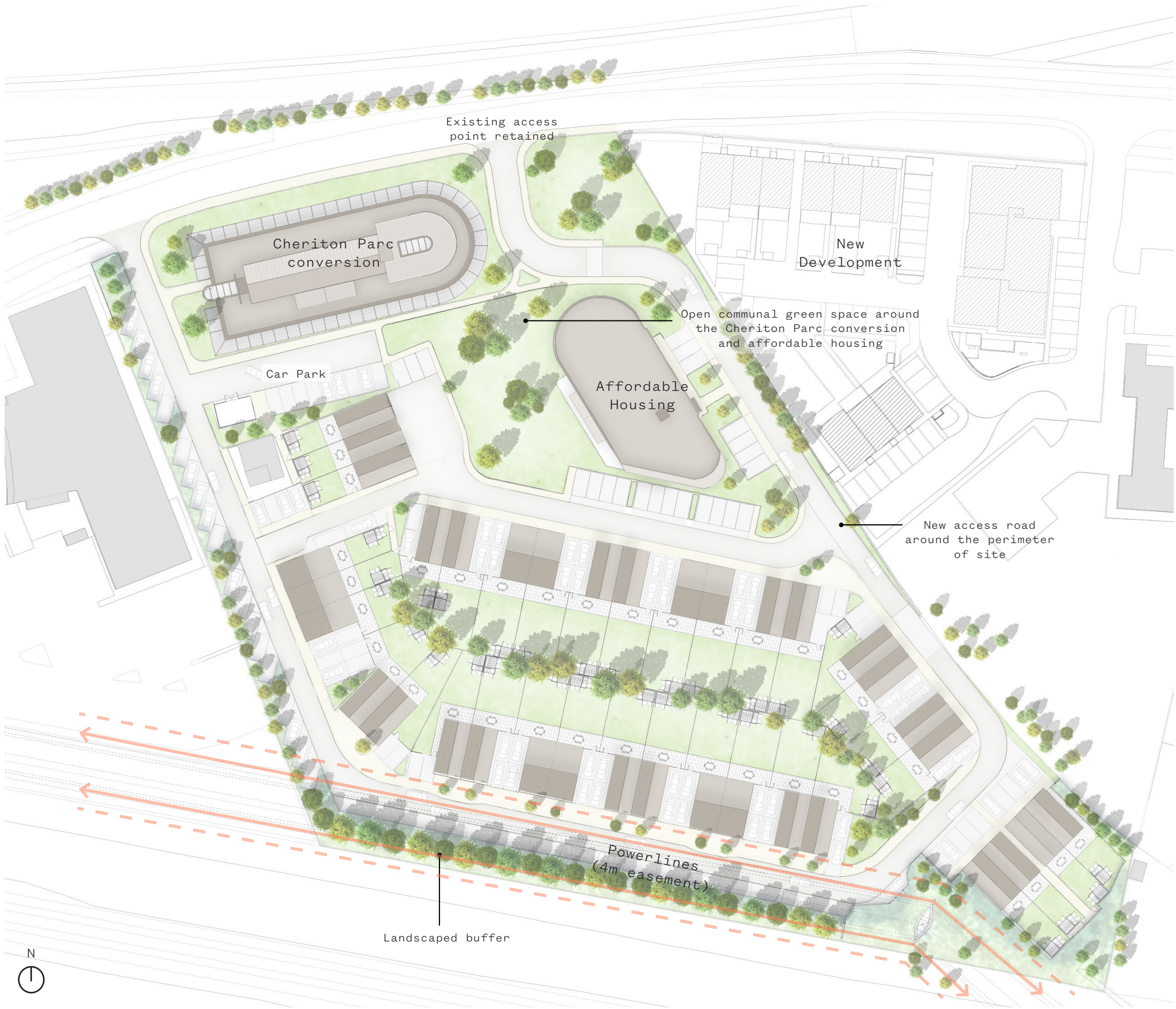
- There is an opportunity to improve the setting of the Cheriton Parc conversion through reducing the surrounding parking.
- The masterplan had the feeling of being two separate areas when it could be integrated better to improve the relationship between the Cheriton Parc conversion and the proposed housing.
- The parking courts could be reduced in favour of different types of parking.
- There were queries around the road surrounding the open space, despite the central open space being viewed as favourably initially.
- With the new development to the east of site, the scheme needs to avoid overlooking along that boundary.
- The sense of arrival could be improved.



KEY PRINCIPLES

As a result of the dialogue with the planners, the scheme has been significantly reconfigured.

- The landscaped open space has been repositioned to the north east corner of the site which improves the setting of the Cheriton Parc conversion and affordable housing.
- The shape of the new affordable block creates a relationship between the Cheriton Parc conversion and the affordable housing.
- The proposed houses are located further back from the road and have increased privacy from the High Street, provided by the affordable housing and green space.
- The proposed houses have been re-orientated to provide back to back gardens.
- The road has been moved to the perimeter of the site, allowing the development area to be maximised.
- There is a generous tree buffer within the pylon easement to reduce the impact of the adjacent railway on site and increase tree cover.



PROPOSED SITE LAYOUT PLAN

3. Proposed Design

EXISTING USE

The site is 1.72Ha. The Cheriton Parc building was formerly used as an office building with the rest of the site used as its car park.

PROPOSED USE & AMOUNT

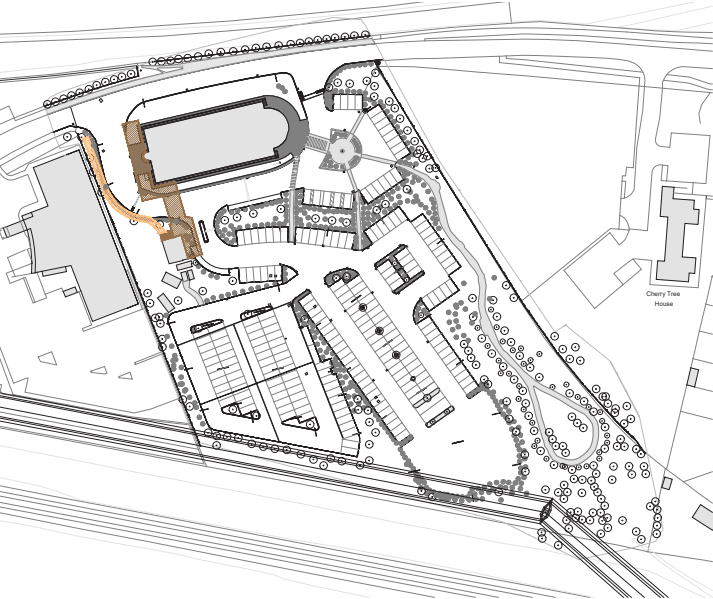
The scheme proposes to convert the former office building into residential apartments. The converted building will provide 31 units comprised of a mixture of 1-bed & 2-bed apartments.

On the eastern edge of the site, there is a new affordable housing block proposed. This block will provide 19 units over 3 storeys with 15 one bed units and four, 2 bed units.

The proposal for the southern portion of the site is to be used for 36 x houses, consisting of 3-bed (2 storey) & 4-bed (3 storey) houses.

SCHEDULE OF ACCOMMODATION

1 Bedroom Apartments	6
2 Bedroom Apartments	25
SUBTOTAL (FOR APARTMENTS)	
31 UNITS	
1 Bedroom Apartments	15
2 Bedroom Apartments	4
SUBTOTAL (FOR AFFORDABLE UNITS)	
19 UNITS	
3 Bedroom Houses - 2 storey	20
4 Bedroom Houses - 3 storey	16
SUBTOTAL (FOR HOUSES)	
36 UNITS	
TOTAL	86 UNITS



EXISTING SITE LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN

KEY PRINCIPLES

- Landscape led design
- Landscaping either side of the site entrance creates a park-like setting for the Cheriton Parc and affordable housing buildings
- Proposed landscape buffers along the site boundary will reduce visual impact of cars and neighbouring houses
- Retained and enhanced landscaping along the site boundary forms a buffer to the railway
- There's a large open space in the north eastern area of the scheme which is well observed
- Visitor parking is mostly located along the site periphery to remove the need for parking courts
- The south eastern corner of site is proposed to be an orchid and reptile conservation zone with long managed grassland extending out and along the southern and western boundaries of the site



PROPOSED SITE LAYOUT PLAN

KEY ACCESS PRINCIPLES

- The two existing access points to the site will be retained.
- The site is accessible directly off Cheriton High Street.
- The refuse collection point for the converted Cheriton Parc building is located to the west of the building near Cheriton High Street.

KEY PARKING PRINCIPLES

- In line with the previous application, there is an over provision of parking.
- The majority of off-street parking is located on the peripheries of site.
- Parking courts have been avoided to prevent any areas of inadequate observation.

ECHELON PARKING SPACES	19
TANDEM PARKING SPACES	48
PARALLEL PARKING SPACES	18
ADDITIONAL OFF-STREET PARKING	54
TOTAL SPACES PROVIDED	139

KEY

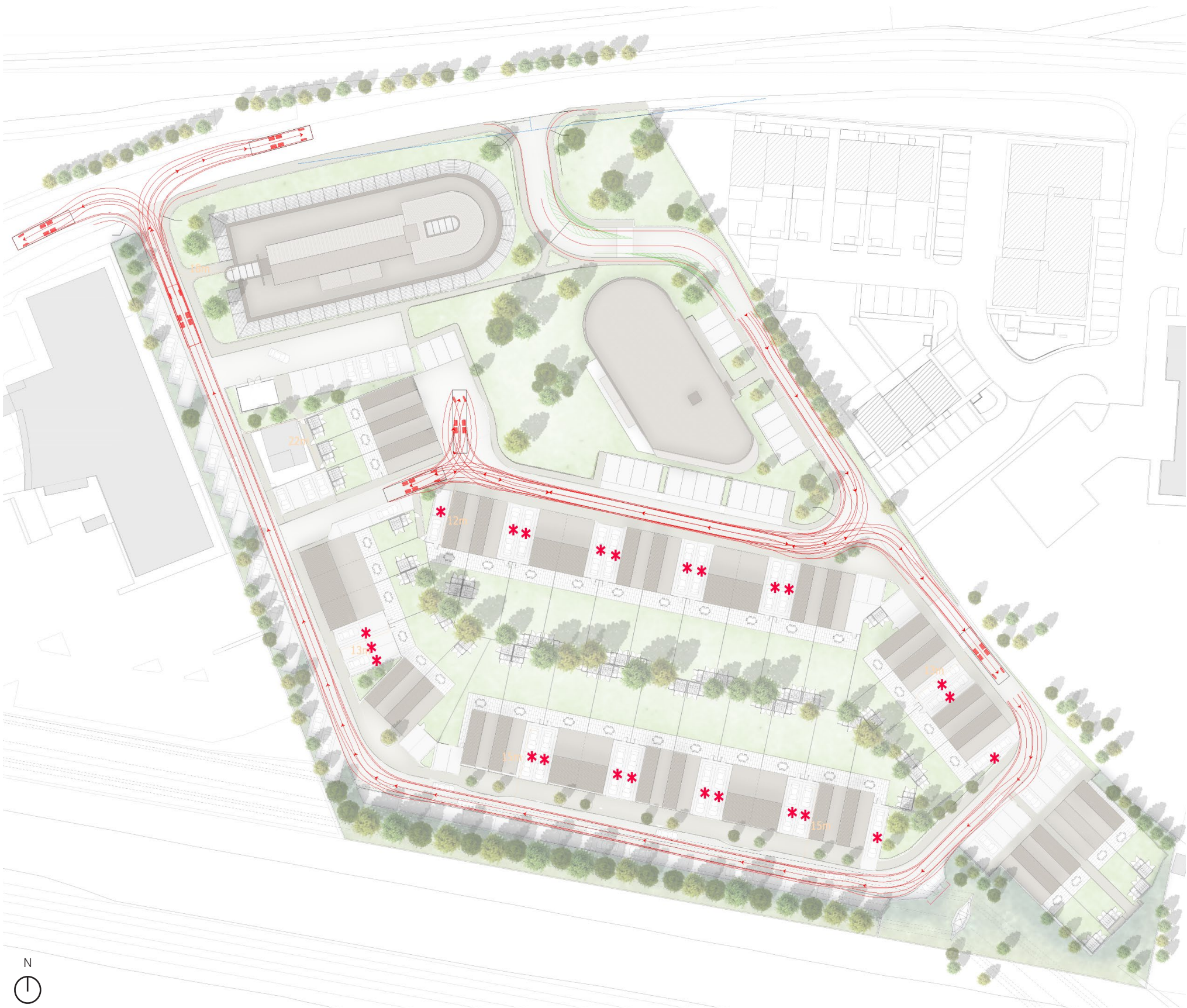
-  SITE ACCESS
-  PARKING SPACE
-  TANDEM PARKING SPACES
-  REFUSE COLLECTION POINT FOR CHERITON PARC CONVERSION
-  REFUSE COLLECTION POINT FOR THE AFFORDABLE HOUSING



PROPOSED SITE LAYOUT PLAN

The project's transport consultants, C&A have produced tracking for refuse and emergency vehicle access onto the site. With them we have resolved the number of parking spaces required per dwelling, vehicle turning heads and bin drag distances to the refuse vehicle.

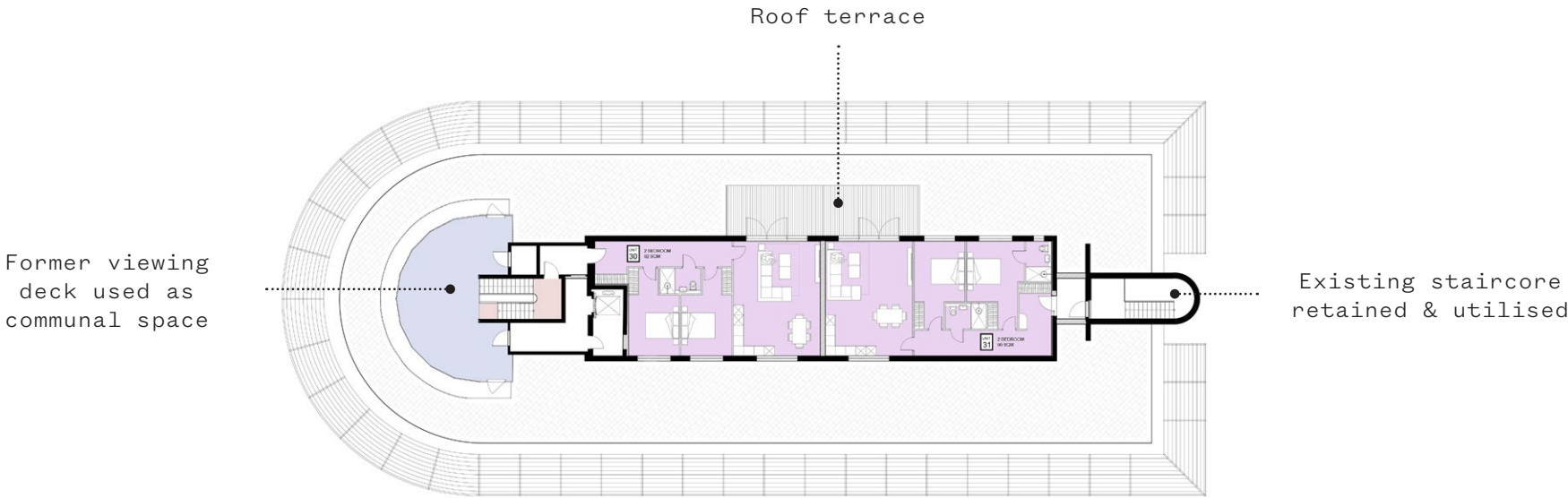
Retaining the existing site access points addresses visibility issues at the site entrance resulting from the adjacent new development.



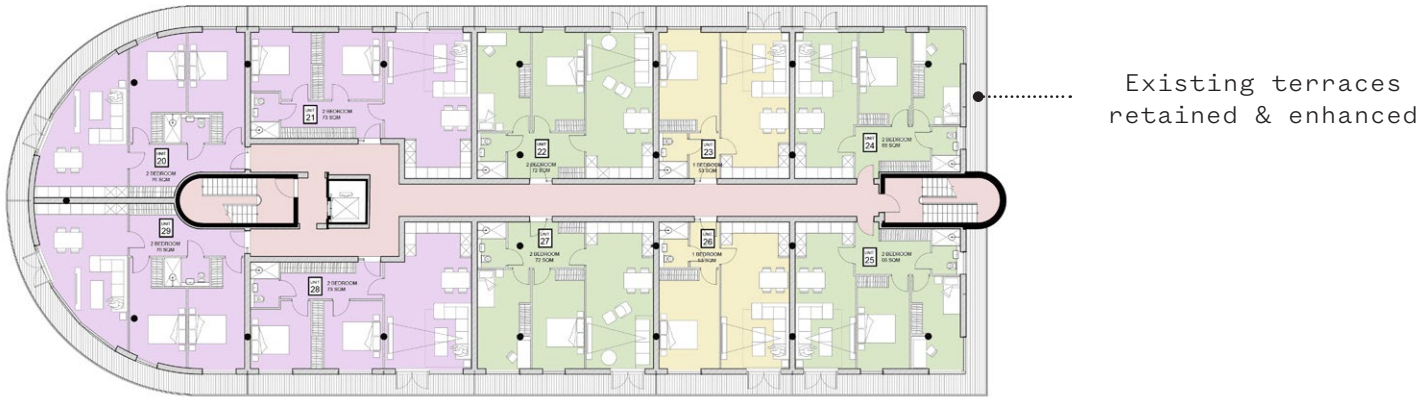
PROPOSED SITE LAYOUT PLAN

KEY DESIGN PRINCIPLES

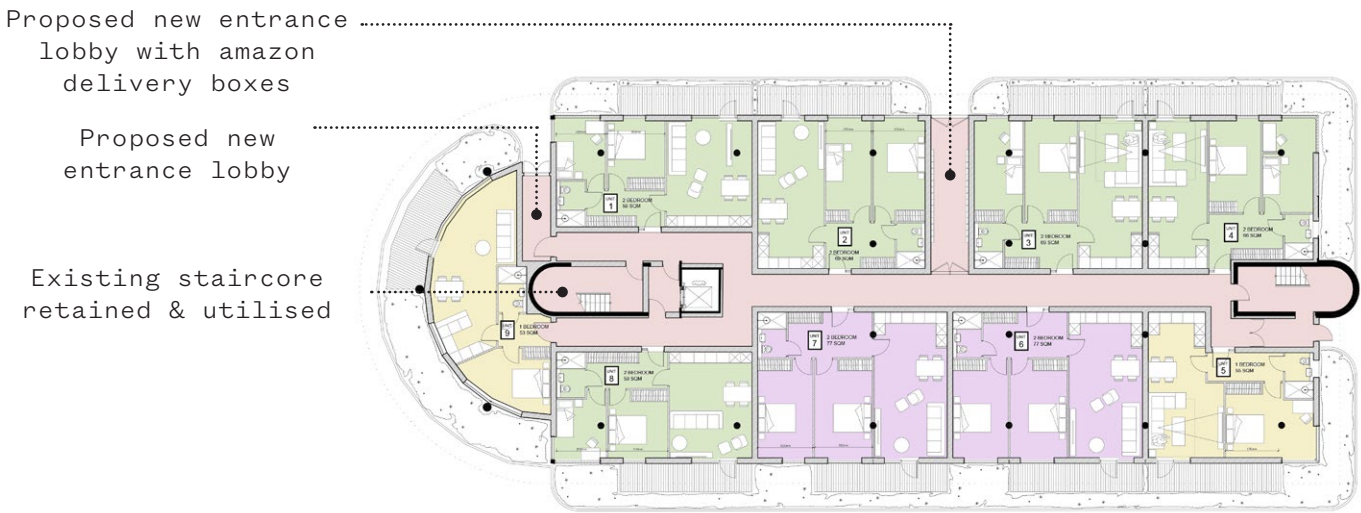
- All apartments comply with the Nationally Described Space Standards (NDSS).
- The existing structural elements will be retained and the apartments are designed to work with them.
- The existing terrace space is used and divided between all of the apartments.
- On the third floor, there is a proposed roof terrace to make the most of the view looking south, on the opposite side to the motorway to the north.
- Circulation staircases and the lift core are retained and utilised with the corridor running through the centre of the building.
- There are two new proposed access points.



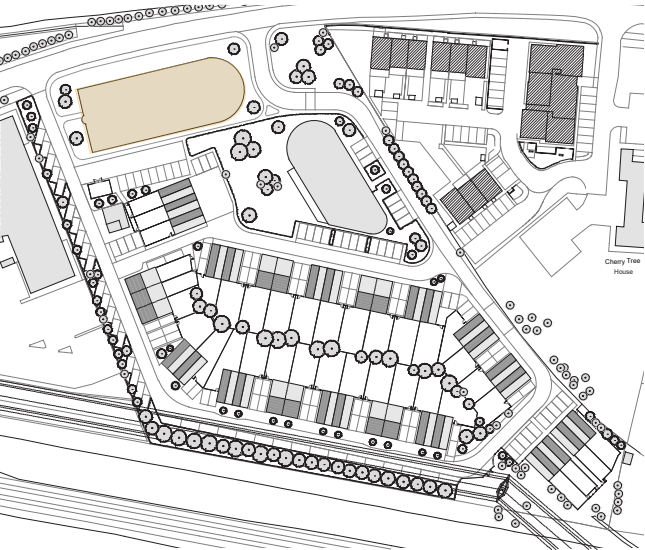
PROPOSED THIRD FLOOR PLAN



PROPOSED FIRST & SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SITE LAYOUT PLAN



SCHEDULE OF ACCOMMODATION

CONVERTED CHERITON PARC BUILDING

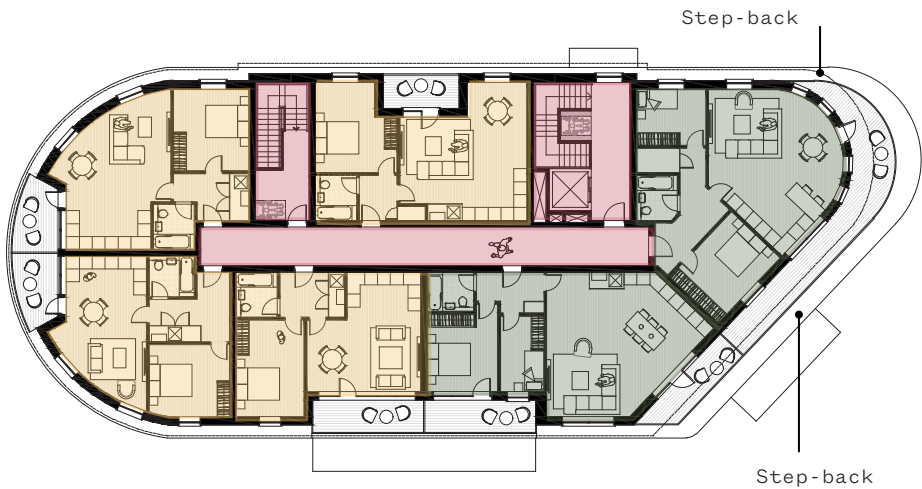
1 Bedroom apartment - 2 Person	6
2 Bedroom apartment - 3 Person	13
2 Bedroom apartment - 4 Person	12

SUBTOTAL (FOR APARTMENTS) 31 UNITS

- Communal space
- Circulation

KEY DESIGN PRINCIPLES

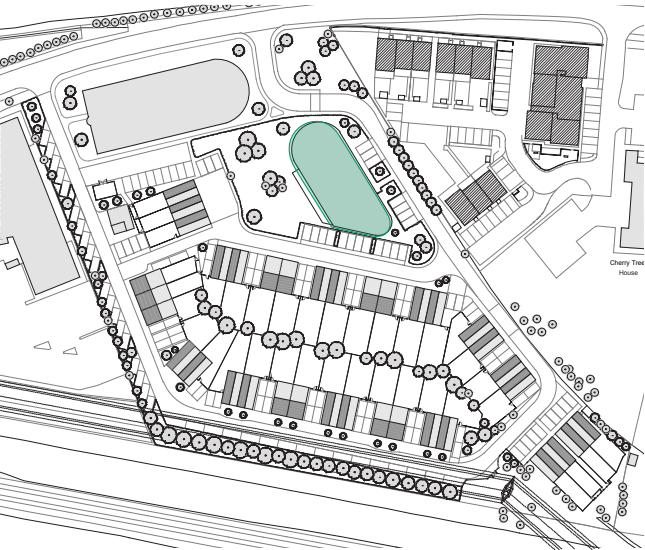
- All apartments comply with the Nationally Described Space Standards (NDSS).
- The curved northern elevation of the block addresses the eastern elevation of the Cheriton Parc conversion.
- The second floor of the building steps in to reduce the mass of the building and its visual impact.
- The main and secondary cores are both accessed from the east elevation of the building to reduce the unit frontage looking out to the adjacent new development.



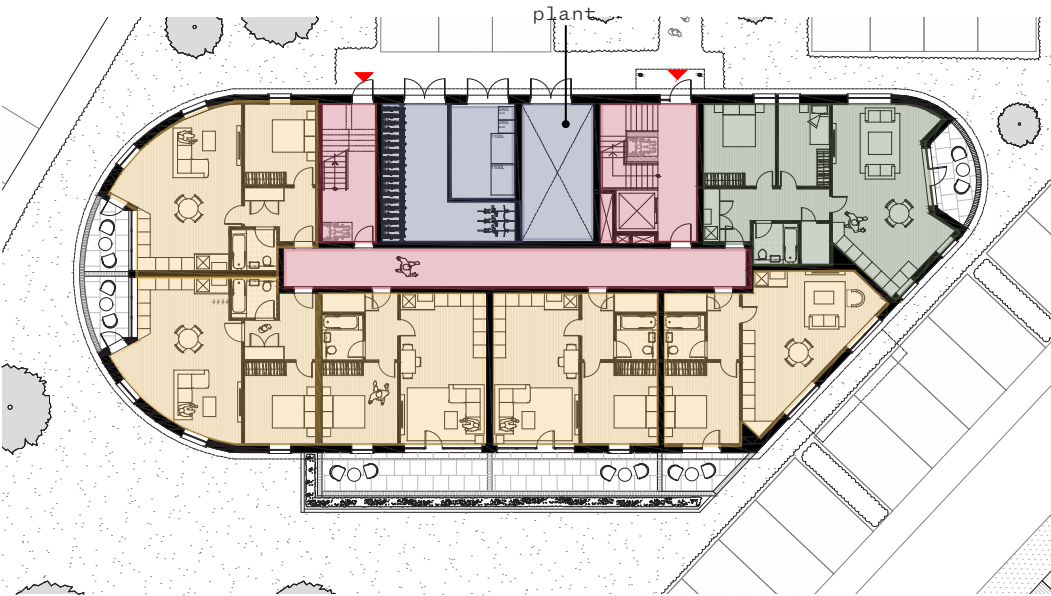
PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SITE LAYOUT PLAN



PROPOSED GROUND FLOOR PLAN

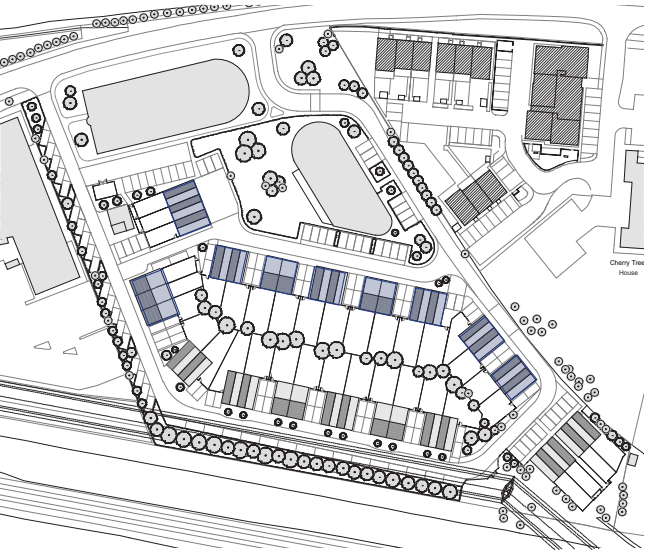
SCHEDULE OF ACCOMMODATION

AFFORDABLE HOUSING BUILDING		
1 Bedroom apartment - 2 Person	15	
2 Bedroom apartment - 3 Person	4	
SUBTOTAL (FOR APARTMENTS)		19 UNITS
Refuse/ cycle store		
Circulation		

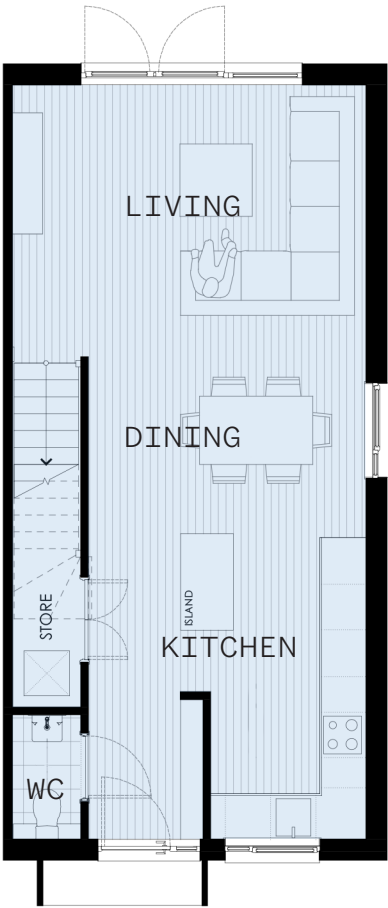
House Typologies - 3 Bed / 5 Person

- Tenure:
- Market Sale & Affordable

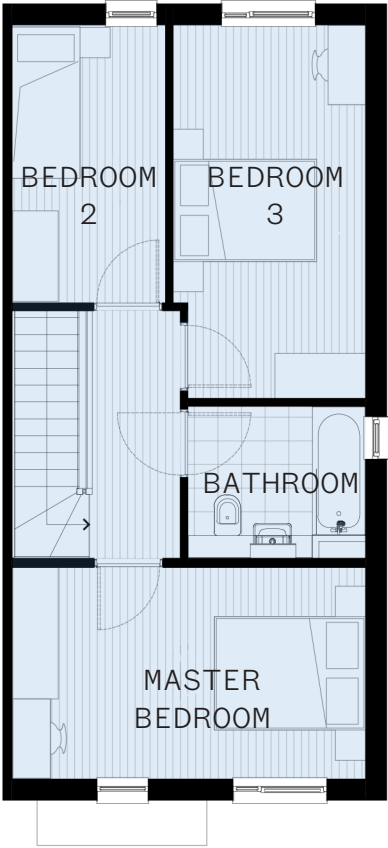
- Standards:
- NDSS compliant as 3 bed (5 person)
 - M4(2) compliant
 - Doors and windows are Secured by Design compliant



PROPOSED SITE LAYOUT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



STREET SCENE RENDER

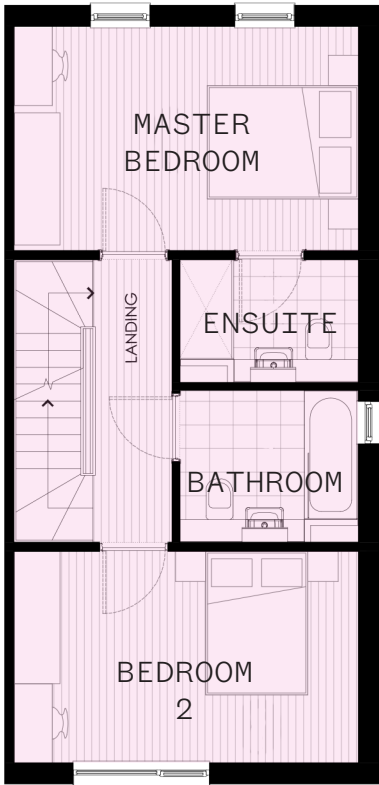
House Typologies - 4 Bed / 8 Person

- Tenure:
- Market Sale & Affordable

- Standards:
- NDSS compliant as 4 bed (8 person)
 - M4(2) compliant
 - Doors and windows are Secured by Design compliant



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



STREET SCENE RENDER



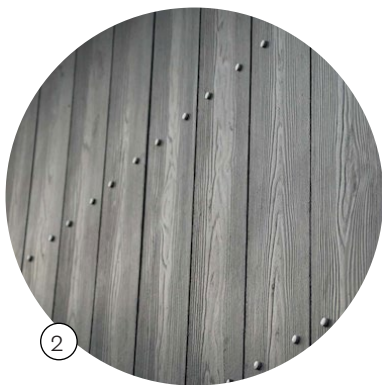
PROPOSED SITE LAYOUT PLAN



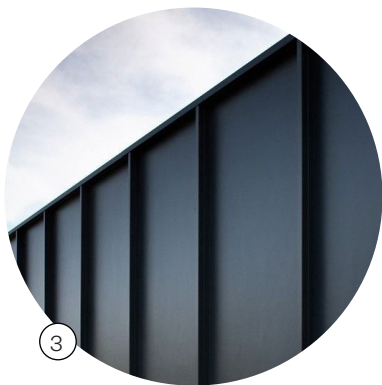
The facade of the existing Cheriton Parc office building is predominantly glazed with areas of white metal panelling. The proposal will retain the white metal panelling. The first, second and third floors are proposed to be clad in a composite cladding system. The top floor will be clad with a standing seam metal finish.



WHITE METAL
PANELLING



DARK GREY COMPOSITE
CLADDING



STANDING SEAM



EXISTING BUILDING PHOTOS

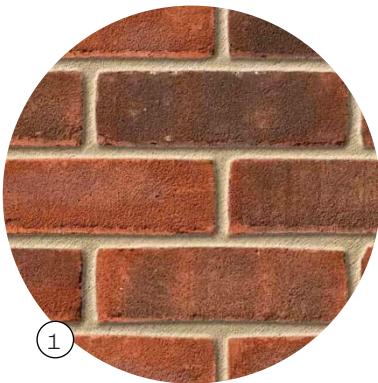


PROPOSED FRONT ELEVATION

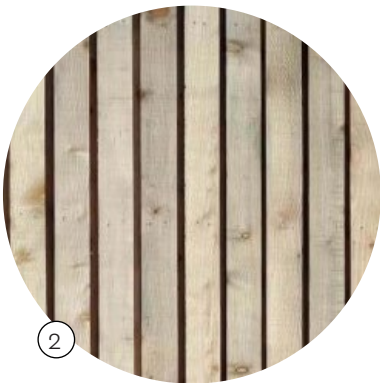
The proposed affordable housing building has a brick ground floor which ties into the appearance of the proposed houses. The central band of the building is clad in vertical timber and the stepped in top floor is a pale render, helping to break down the facade and improve the legibility of the elevation.



PROPOSED END ELEVATION (NORTH)



MULTISTOCK RED BRICK
Used for the ground floor and as a feature highlighting the main core



VERTICAL TIMBER CLADDING
Used for first storey



PALE RENDER
Used for the second storey

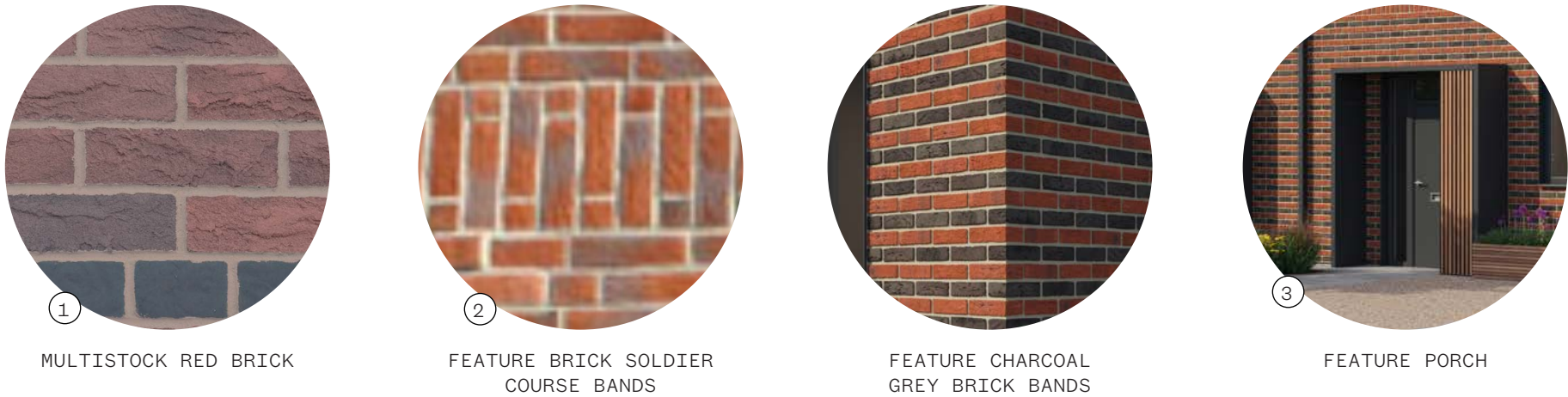


PROPOSED PRINCIPLE ELEVATION (EAST)

The proposed materials are chosen to reflect the local context. Multistock red brick is dominant within the area. Feature brick banding is used to break up the visual mass. The proposed houses also have feature porches to match the local context.



LOCAL CONTEXT

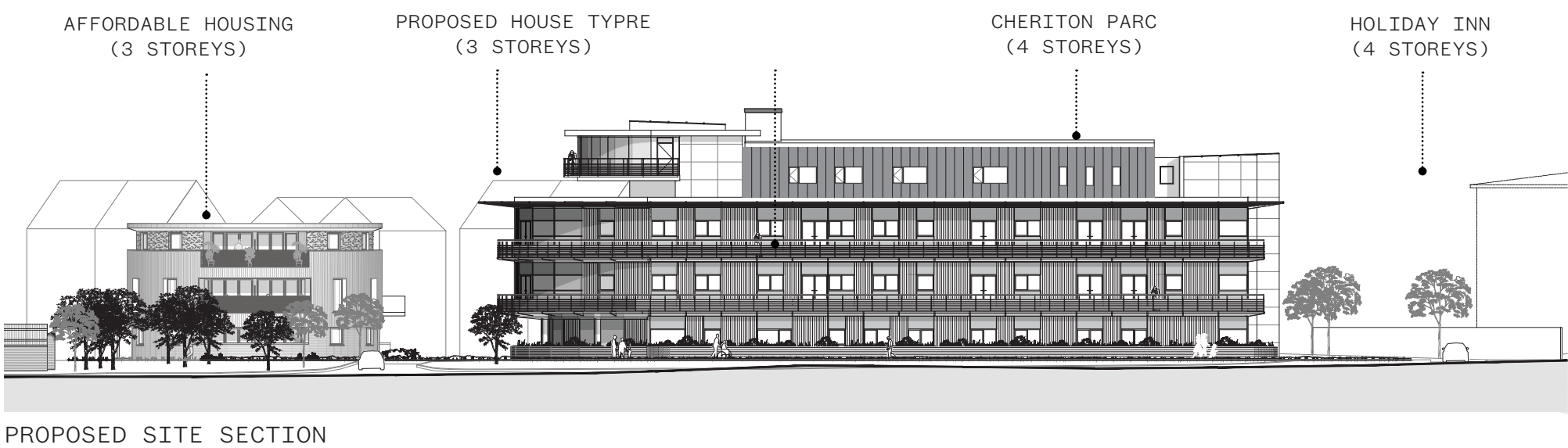


PROPOSED ELEVATION ALONG THE SITE ACCESS ROAD

The existing Cheriton Parc building is four storeys (15m), and sits on the north of the site along Cheriton High Street. To the east, the Holiday Inn Express is also a four storey building (12m high).

The proposed affordable housing building will be a three storey building (circa 9.25m high), a mass which in scale lies between the Cheriton Parc conversion and the proposed houses.

The proposed houses consist of a mix of 2 storey and 3 storey houses, not exceeding the height of the existing building. The majority of the houses are screened from the street scene by the existing Cheriton Parc Building.



Form, Scale & Mass

Storey height comparison



KEY

4 STOREYS

3 STOREYS

N
PROPOSED SITE LAYOUT PLAN

PROPOSED HOUSES & NEW AFFORDABLE HOUSING

CONVERTED CHERITON PARC BUILDING

PROPOSED MASTERPLAN



ULTRA-LOW EMBODIED CARBON



ULTRA-LOW CARBON LIFECYCLE



CYCLE STORAGE



AIR SOURCE HEAT PUMPS



RETAIN & REUSE OF EXISTING BUILDING



CLOSE PROXIMITY TO FACILITIES



CHILD SAFE OPEN SPACE



ECOLOGICAL ENHANCEMENTS



ENHANCED LANDSCAPING



2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 ‘What House’ Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

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