

High Meadow

Design & Access Statement

HIGH MEADOW, SANDLING ROAD, SALTWOOD, CT21 4QJ
DESIGN AND ACCESS STATEMENT
JANUARY 2022
21.050 V3

Hollaway

Hollaway is an award winning architecture and interiors practice that places people and feeling at the core of its philosophy of architecture. With offices in Kent and London and a strong reputation for design, the practice is working in a wide range of sectors including hospitality, hotels, restaurants, education and housing, and in recent years has worked on a number of large scale regeneration schemes across Kent including Dreamland at Margate, the transformative Rocksalt restaurant at Folkestone, and Folkestone Academy.

Recent projects include the award winning Process Gallery for artist Nick Veasey, the first new build Picturehouse in the UK at Ashford for developers Stanhope, a new Winery, Gin Works and Brewery for Chapel Down, and a number of large regen and housing schemes in London including Bromley South Central for U & I and the Fisheries in Hackney's London Fields.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.



1. Site Analysis, Site History, Planning History & Policies

Site Location

KEY

SITE BOUNDARY

PRIMARY ROADS

SECONDARY ROADS

PUBLIC BRIDLEWAY
0135/HB32/4

PUBLIC FOOTPATH

SUN PATH

The site is located off Sandling Road in Saltwood and is accessed via two existing entrances, both directly off Sandling road with one to the north east and one to the north west.

The site is surrounded by residential properties, all of varying age, scale and style.

An aerial photograph of a residential area in Saltwood. A large, irregularly shaped area is highlighted in red, labeled 'SITE'. This site is bordered by a solid red line. To the north of the site, Sandling Road runs horizontally. Two entrances to the site are marked with black arrows pointing to the site boundary: one on the north-east corner and one on the north-west corner. To the west of the site, a yellow dotted line labeled 'HIGHFIELD CLOSE' curves around a residential property. A green dotted line runs along the western and southern edges of the site, representing a public footpath. A blue dotted line runs along the southern edge of the site, representing a public bridleway. A dashed yellow line with a 'W' in a circle at the west end and an 'E' in a circle at the east end runs along the southern boundary of the site, representing the sun path. A north arrow is located in the bottom left corner of the map.

Image obtained from Google Maps

Photographs showing High Meadow (prior to extensive fire damage for reference purposes)



2.5 storey pitched roof with space in roof space



Wrap around terrace on first floor



Wrap around terrace at first floor level

Feature curved 2 storey bay window to the rear (reference in design for new replacement dwelling)

Photographs showing High Meadow (after extensive fire damage for reference purposes)



IMAGE LOOKING TO THE FRONT OF THE HOUSE



IMAGE LOOKING TO THE REAR OF THE HOUSE

Site Photographs



LOOKING SOUTH WEST ACROSS THE EXISTING GARDEN OF HIGH MEADOW

EXISTING WESTERN
SITE ACCESS OFF
SANDLING ROAD



LOOKING TOWARDS THE BUNKER - TO BE RETAINED AS PART OF THE PROPOSAL



HIGH MEADOW AS VIEWED FROM ACCESS TRACK TO THE EAST OF THE SITE
OFF BRIDALWAY AND SANDLING ROAD

NORTH ACCESS



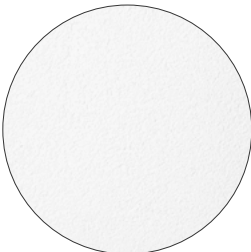
PANORAMIC VIEW FROM FRONT OF HIGH MEADOW TOWARDS SANDLING ROAD SHOWING BOTH ACCESS POINTS

LOCAL CHARACTER

The surrounding context consists of predominantly large detached dwellings as well as some terraced and semi-detached houses set in private gardens. Whilst there is a variety of styles and external materials used the predominant material palette consists of red multi-stock brick, white render, white weatherboarding, slate roofing and plain tiles. This is alongside expressed gable ends and dormer windows. The predominant scale of surrounding dwellings is two or two and a half storey.



RED MULTI STOCK
BRICK



WHITE RENDER



PLAIN TILE ROOF



SLATE ROOFING



WHITE
WEATHERBOARDING



DORMER WINDOWS



EXPRESSED GABLE

IMAGES SHOWING BUILDINGS LOCAL TO SALTWOOD



Planning Policies



Tree Protection Orders
Maps obtained from Google Earth



Area of Outstanding Natural Beauty
Maps obtained from Google earth

There ARE a number of Tree Preservation Orders within the site boundary

The site IS located within an Area of Outstanding Natural Beauty

The site IS within the defined settlement boundary

The site is NOT within a Conservation Area

There are NO Listed Buildings within the site boundary or within close proximity

The site is NOT in a Flood Zone

There are NO public footpaths within the site boundary

N



SITE BOUNDARY

As part of the consultation process the following pre-application requests was made:

FOLKSTONE & HYTHE DISTRICT COUNCIL - PLANNING DEPARTMENT

Pre-application submission made:7th October 2022
Application reference: 21/2245/PRE-APP
Submission Date: 8th November 2021



Sketch perspective submitted at pre-app stage



Existing access retained and widened

Red line indicates extent of existing dwelling (to be demolished following extensive fire damage)

Proposed native hedgerow dividing replacement dwelling from proposed plots

Existing hedgerow and TPO trees retained and enhanced

Red line indicates extent of existing low-quality garage / garden store to be demolished

Annex over triple garage/carport

Existing access retained

Refuse store serving proposed 2no. dwellings

Wildflower roof to single storey elements

Existing tree buffer retained

Private gardens to new dwellings

ILLUSTRATIVE MASTERPLAN SUBMITTED AS PART OF THE PRE-APPLICATION SUBMISSION



Illustrative sketch front elevation



Illustrative sketch rear elevation

2. Design & Access Statement

The proposal is to replace the existing extensively fire-damaged detached property with a replacement dwelling on site with two additional dwellings to the rear.


The existing dwelling suffered extensive fire damage in 2020 and sits within a generous plot with well established planting.

Existing trees and a substantial amount of the bordering shrub would be retained with proposed additional native hedgerow defining the individual property boundaries, increasing the biodiversity on site.


Access to the properties would be gained by utilising the existing two driveways. One to provide access to the replacement dwelling and the second forming a shared driveway for the 2 additional dwellings, both accessed from Sandling Road.

The layout of the site allows spatial privacy to all rear gardens with special care given to retain the majority of the trees on site whilst avoiding potential overlooking to neighbouring properties.


KEY




SITE ENTRANCE



VEHICULAR ACCESS ROUTES



BRIDALWAY - 0135/HB32/4



EXISTING BUILDING OUTLINE TO BE DEMOLISHED AS PART OF PROPOSAL

Existing site access widened to serve th main replacement dwelling

Existing outbuilding structure to be retained.

Parking/ turning ample head for emergency vehicles, with grasscrete surface

Existing trees/ hedgerows/ vegetation to be retained and enhanced where necessary

Proposed 4 space cycle store/shed

Dashed line indicates root protection area of retained TPO tree

Proposed trees create a visual barrier/ buffer



Existing access point to the east of the site off sandling road serves the 2 new plots to the rear - widened to address Highways officer's comments

Proposed position of refuse collection for 2 new dwellings

Detached annex to main house with garage at ground floor and guest accommodation at first floor

Existing trees (& TPOs)/ hedgerows/ vegetation to be retained and enhanced where necessary

Visitor parking space

Proposed shared refuse store for residents

Proposed native hedgerows provide visual screen/ buffer

Visitor parking space

Bespoke house designs responds directly to topography, views and context

Proposed hedgerow to divide the two new houses

Proposed 4 space cycle store/shed



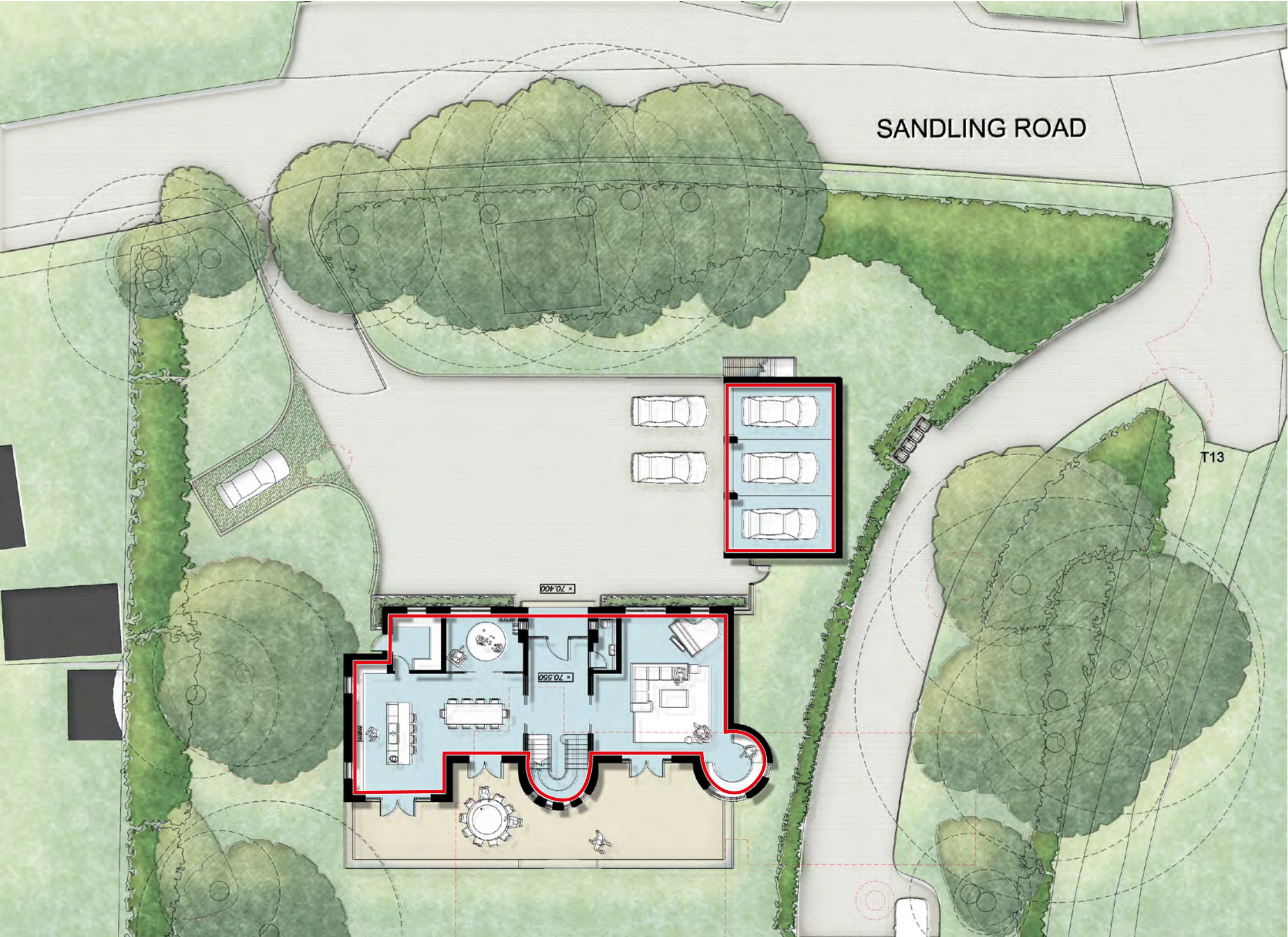


Use & Amount - Proposed replacement dwelling

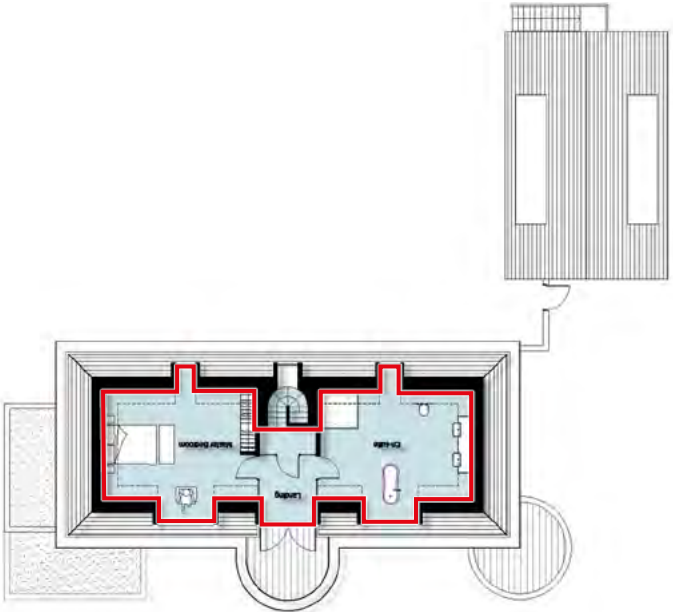
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The proposal includes the demolition of the existing house which is currently in a state of disrepair due to extensive fire damage. The proposal aims to redesign and rebuild the main house. The new replacement dwelling has a footprint area of 241.3 sqm (2597.3 sqft) and a total internal floor area of circa 424.0 sqm (4552.05 sqft). The existing house has an internal floor area of circa 530.0 sqm (5705.2 sqft), and footprint area of 617.5 sqm (6647.1 sqft)

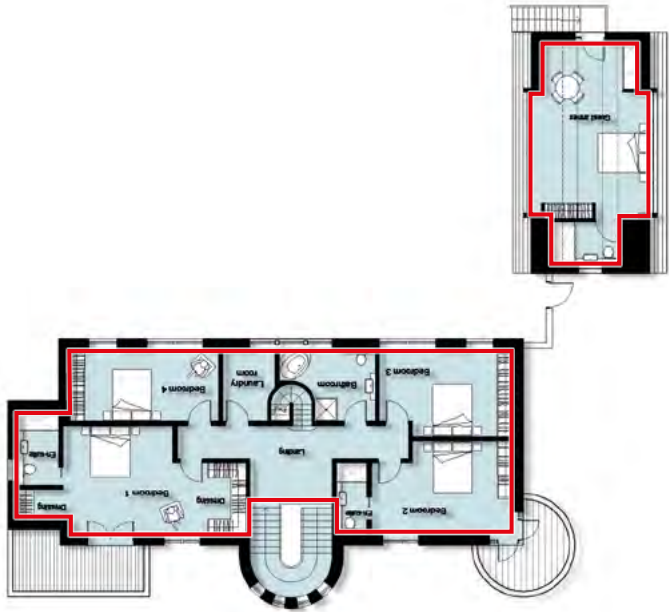
The proposed redesign of the main house sits on the plateaued area of the site where the existing house sat with very minimal level changes.



PROPOSED GROUND FLOOR PLAN OF MAIN HOUSE (NTS)



PROPOSED SECOND FLOOR PLAN (IN ROOF SPACE) OF MAIN HOUSE (NTS)



PROPOSED FIRST FLOOR PLAN OF MAIN HOUSE (NTS)



Use & Amount - Proposed House 1 & House 2

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In addition to the demolition and replacement of the main house, the proposal seeks to create an additional 2 detached properties. 1 being the main dwelling and 2 more additional detached dwellings to the south of the site. To ensure a well-integrated and sensitive design approach, window placement has been carefully considered for views out and to avoid any perceived overlooking. The arrangement of the dwellings follow the natural topography of the site. The layout has been designed to minimise the impact on the existing TPOs and their root protection zones by ensuring a buffers between the TPOs and the two houses. The site boundaries will be strengthened with proposed and existing hedgerows and trees to provide additional privacy along the boundary.

House 1 has a footprint area of 106.6 sqm and a total internal floor area of 163.5 sqm, including 3 bedrooms. House 2 has a footprint area of 180.5 sqm and a total internal floor area of 180.5 sqm, including 4 bedrooms .

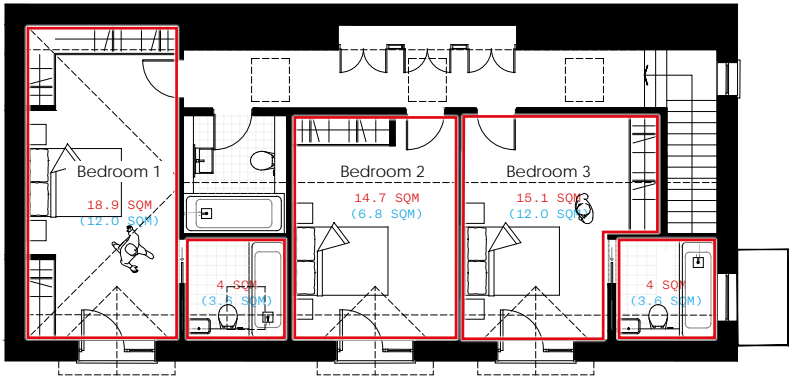


PROPOSED GROUND FLOOR PLAN TO 2 NEW DWELLINGS (NTS)

Proposed floor plans illustrating compliance with National Space Standards calculations

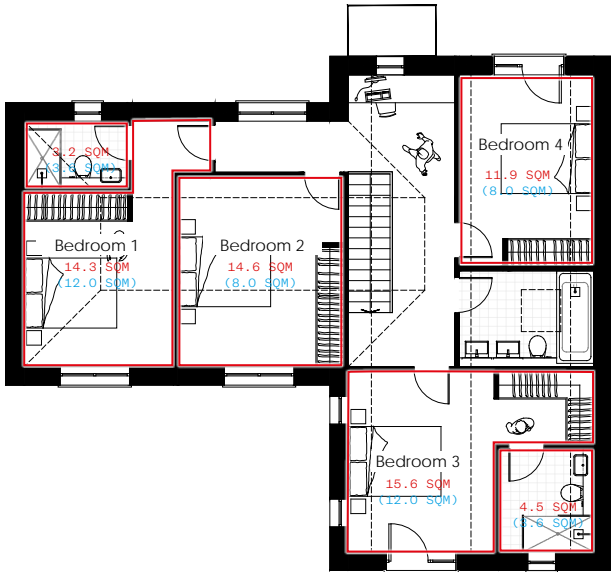
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The annotated floor plans below illustrate that the internal areas of each house complies with the National Space Standards/Policy HB3 minimum room requirements. The garden dimensions for each house also comply with the required 10m depth.



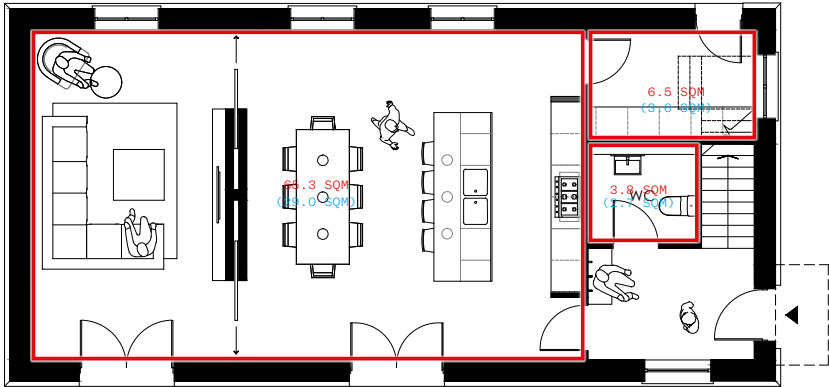
House 1 First Floor Plan

TOTAL GIFA = 163.5 SQM

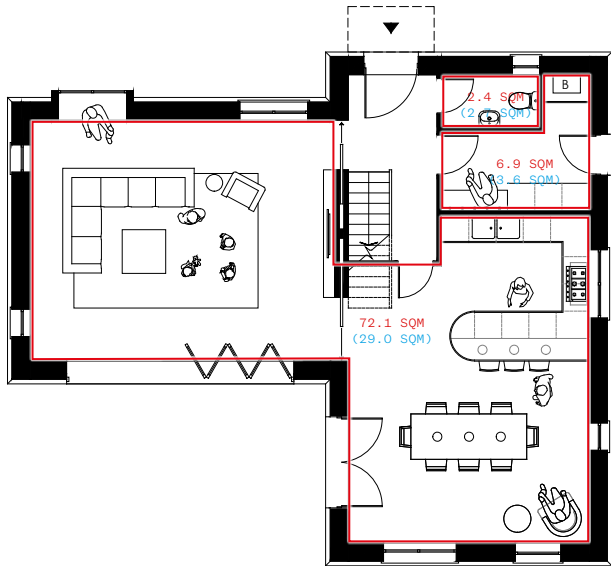


House 2 First Floor Plan

TOTAL GIFA = 180.5 SQM



House 1 Ground Floor Plan



House 2 Ground Floor Plan

- MINIMUM NATIONAL SPACE STANDARD REQUIREMENT (SQM)
- AREA OF THE ROOM (SQM)
- ROOM BOUNDARY



Widened site access following highways officer's comments.

TRANSPORT & ACCESS

All plots on site can be accessed from the existing main road called 'Sandling Road'.

The proposed main house will be accessed from the existing widened western entrance to the site. The 2 rear plots will be accessed from the existing eastern entrance via a shared driveway.

The main house will have a garage providing 3 spaces, and an additional 3 unallocated visitor spaces externally. There is a turning head for refuse and emergency vehicles at the site entrance of the main house and a bin collection point at the site entrance.

Both of the rear dwellings has 2 no. car parking spaces, with both plots sharing a bin store and bin collection point. There are also 2 allocated visitor space.

For the 2 rear plots ample turning area is provided within the shared driveway for emergency vehicles.

KEY

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SITE ENTRANCE

—●—

VEHICULAR ACCESS ROUTES

—→

BRIDALWAY

●

BIN STORE TO MAIN HOUSE

●

BIN STORE TO HOUSES 1 & 2

●

SHED AND 4 SPACE CYCLE STORE

B

VISITOR & RESIDENT PARKING

■

RESIDENT'S PARKING

■

VISITOR PARKING

■

SHARED DRIVEWAY





EXISTING SITE BOUNDARIES TO BE RETAINED AND ENHANCED



FOR ARB SURVEY AND REPORT PLEASE SEE GREEN SPACE ECOLOGICAL SOLUTIONS DOCUMENTS SUBMITTED.

FOR PRELIMINARY ECOLOGICAL ASSESSMENT PLEASE SEE REPORT BY GREEN SPACE ECOLOGICAL SOLUTIONS.

FOR BAT EMERGENCE/ RETURN SURVEY PLEASE SEE REPORT BY MARSH ENVIRONMENTAL CONSULTANTS.

The proposals have been carefully designed to take account of the following:

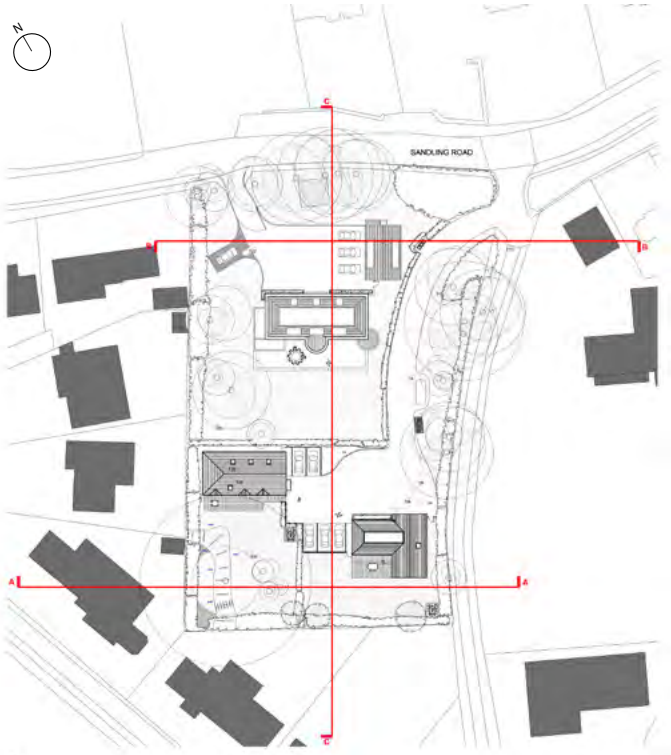
- The redesign of the main house is proposed at a similar scale to that of the existing fire damaged property
- The proposed new houses to the rear are subservient to the main house
- Expressed gable ends unify the appearance of both new houses. Reducing the eaves to the first floor and utilizing a relatively shallow pitch lowers the ridge of the proposed dwellings, thus reducing their mass.
- All 3 houses have been designed in mass and form to avoid perceived overlooking onto neighbouring properties.
- Each house utilitities the roof space to minimise the overall height of the ridge.



PROPOSED SITE SECTION BB



PROPOSED SITE SECTION AA



KEY PLAN (NTS)

Appearance and Materiality - Main House

APPEARANCE

The proposed rebuild and design of the main house will present a restrained symmetrical front facade a more glazed asymmetrical rear elevation facing the private garden.

With the use of a white render and slate roof tiling the palette has been chosen to complement the site's context of the surrounding buildings and houses of saltwood.



SLATE ROOF



WHITE RENDER



APPEARANCE

The proposed dwellings utilise a carefully selected, high quality external material palette. These have been chosen to compliment the site’s context and one another.

Both houses comprises primarily of natural timber cladding and a feature brick plinth which helps ground the houses. The black metal or hardwood window frames combined with the black timber barge boards create a cohesive element embellishing the exterior.

Plain roof tiles have been used to complete the facade materials and provide a visual link to surrounding properties and the sites AONB setting.



RED BRICK



PLAIN ROOF
TILES



HORIZONTAL
TIMBER CLADDING



BLACK TIMBER
WINDOW FRAMES



PROJECT TEAM

Hollaway

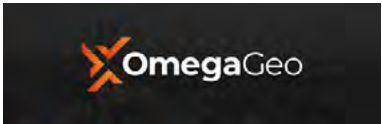
Architect



Arboriculture & Ecology



Bat Emergence/Return Survey



Topographical survey

2021 Hackney Design Awards Peoples Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 RIBA South-East Regional Award (Process Gallery)
2018 George Clarke Medal Winner (The Cottage)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
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)
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2008 RIBA Downland Prize (Residential Leisure)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
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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