



Proposed Romney Avenue Street Elevation

Rev A : March 2020

DESIGN AND ACCESS STATEMENT FOR:  
**RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE**

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## INTRODUCTION

This statement has been prepared in support of an application for Full Planning Permission for a new development of 8 residential dwellings on land adjacent to Romney Avenue, Folkestone.

This statement should be read in conjunction with the accompanying drawings and the following documents which have been produced for this application:

- Transport Report
- Badger Report
- Preliminary Ecological Appraisal Report
- Reptile Survey Report
- Flood Risk Assessment and Drainage Strategy Report
- Construction Stability Assessment Report
- Contamination Report
- Geoenvironmental Site Investigation and Slope Stability Report

## LOCATION

Romney Avenue is located in west Folkestone in an area known as Enbrook Valley close to Cheriton and Sandgate. The proposed development is located on undeveloped land adjacent to the south side of Romney Avenue opposite the junction with Fremantle Road to the north.

To the east of the site along Romney Avenue is a small development of 4 semi-detached houses named Sandgate Mews.

Eversley Way, a development of houses served by a cul de sac abuts the site to the south as well as 2 new houses which are currently under construction off Southernwood Rise.

Turner Court, a development of retirement flats abuts the site to the west.

## HISTORICAL CONTEXT

Enbrook Valley (also known as Golden Valley) was developed in the 1960's with many dwellings being built on each side of the valley as well as a small shopping centre in the middle of the development.



Location of the site

INTRODUCTION, LOCATION AND HISTORICAL CONTEXT  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## PLANNING HISTORY

The land adjoining Turner Court on Romney Avenue has been subject to one planning application in the past. This application was submitted by CLArchitects on behalf of Village Homes Ltd in August 2018 and refused in January 2019. Details of the previous planning application are listed below.

**Y18/1013/FH** - Erection of 10 three storey dwellings along with associated parking and access roads.

The proposals were to erect 10 dwellings in 4 separate blocks with associated parking and access roads. A pair of semi-detached dwellings side facing Romney Avenue were located to the north east of the site with access to parking spaces via a private cul de sac. A terrace of three dwellings were located to the west of the site fronting Romney Avenue, with a pair of semi-detached dwellings on the other side of a second cul de sac also fronting Romney Avenue. Another terrace of three dwellings were located to the south of the site, behind the other terrace of three dwellings. This terrace were accessed by the second cul de sac off of Romney Avenue which provided access to 12 parking spaces and a turning head.

The proposed dwellings were all three storeys tall with a shallow pitched gable fronted roof. The proposed finishes included yellow brick to the ground floor, blue engineering brick below the dpc, dark grey timber cladding to first and second floors with dark grey aluminium extruded bay windows on the front elevations. Dark grey aluminium sections were proposed between windows on the front and rear elevations. The side elevations were blank with two windows for the bathroom and ensuite. The roof was to be covered with slate with dark grey UPVC gutters and downpipes.

## REASONS FOR REFUSAL OF Y18/1013/FH

1. In the absence of a preliminary ecological appraisal, the application has failed to demonstrate that protected species would not be harmed including whether the loss of foraging habitat would be detrimental.
2. The proposal, by virtue of the height, bulk, layout, design, materials and overall appearance within the street scene of Romney Avenue and the surrounding character of the area, would result in a development would have a detrimental impact upon the character of the local area.
3. Insufficient information has been submitted to demonstrate that the site could be developed incorporating a SUDs Drainage Scheme to ensure that the proposed development would not give rise to increased surface water run-off and associated risk.
4. Insufficient information has been submitted to demonstrate that the site can be developed safely without causing land instability issues. In addition, insufficient information has been submitted to detail the impact of any necessary engineering solutions upon the character of the area including the possible removal of all trees and the impact on ecology.
5. Insufficient information has been submitted to show the existing levels on the site and how these would be altered in order to accommodate the proposed development.
6. The proposed garden spaces fall significantly below the standards set out within emerging Policy HB3, which seeks to provide suitably sized gardens or amenity spaces to ensure gardens support people's health and wellbeing.
7. Insufficient information has been submitted to demonstrate that the site is either not subject to contamination or that any contamination can be suitably remediated to ensure it is safe in terms of impact on human health.

PLANNING HISTORY  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## SITE ANALYSIS

Enbrook Valley (also known as Golden Valley) was first developed as a residential area in the 1960's and consists of a mixture of bungalows, 2 storey dwellings and 3 storey town houses. The Golden Valley local shopping centre is present along Enbrook Valley/Road which comprises of around 12 businesses and a pub (The Golden Arrow).

Romney Avenue is a local access road between Enbrook Valley/Road to the west and Coolinge Lane to the east and rises from west to east along the site frontage.

The site is located on the south side of Romney Avenue opposite the junction with Fremantle Road with the Turner Court retirement flats to the south-west. The site consists of a steep north-west facing slope which is covered in thick scrub and trees. This steepness of the slope will prevent any development on this part of the site. Various types and sizes of trees are scattered across the site with scrub between. The north-west part of the site has a much more gentle slope than the rest of the site and is mostly covered in scrub. Locations for development will be limited to the gentle slope to the north west of the site and the gently sloped area to the south and west of the site.

The site is surrounded by residential dwellings. Multiple 2 storey semi-detached dwellings as well as single storey garages are opposite the site on Romney Avenue and Fremantle Road. Turner Court, a 2 storey development of retirement flats adjoins the site to the south-west. A pair of new detached dwellings are being built on the land to adjacent to 11 Southernwood Rise to the south of the site. To the south-east of the site, a small development of bungalows sit above the site at the top of the steep slope. Two pairs of semi-detached dwellings abut the site to the north-east known as Sandgate Mews.

Recent developments close to the site include 52 town houses constructed along Enbrook Valley/Road between 2008 and 2011. The pair of semi-detached dwellings in Sandgate Mews were also constructed in 2008.



SITE ANALYSIS  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## PHOTOGRAPHS — VIEWS TO THE SITE



View A — From opposite Turner Court



View B — From Romney Avenue pavement adjacent to site



View C — From Hythe Close junction with on Romney Avenue



View D — From pavement opposite western part of site

IEWS TO THE SITE  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## PHOTOGRAPHS — VIEWS TO THE SITE



View E — From pavement opposite eastern end of site



View F — From Enbrook Valley/Road junction with Romney Avenue

## PHOTOGRAPHS — VIEWS FROM THE SITE



View G — From site towards Fremantle Road junction with Romney Avenue



View H — From east of site looking down Romney Avenue

IEWS TO AND FROM THE SITE  
**RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE**

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## PROPOSALS

Following the refusal of application Y18/1030/FH; the proposals have been amended to respond to the points raised in the refusal notice.

The proposed development comprises of 8x semi-detached dwellings, including 4x four bedroom dwellings and 4x three bedroom dwellings with associated parking and access.

To the west of the site is units 1 and 2, a pair of four bedroom semi-detached dwellings with 2 allocated parking spaces per dwelling located to the front, with access from Romney Avenue. The previous application included a terrace of three 4-bedroom dwellings in this location with parking to the front and rear of the dwellings, therefore there is a reduction in height and bulk in the proposals.

To the south of the site is units 3 and 4, another pair of four bedroom semi-detached dwellings with 2 parking spaces per dwelling and a visitor space located to the front and accessed via the new access road off of Romney Avenue. As above, the proposals are reduced in height and bulk from the previous application.

To the east of units 1 and 2, the other side of the new access road to units 3 and 4, is units 5 and 6 which is a pair of three bedroom semi-detached dwellings. Unit 5 has one allocated parking space to the front and 1 allocated parking space to the rear of the dwelling, whilst unit 6 has 2 allocated parking spaces to the front. As above, the proposals are reduced in height and bulk from the previous application.

To the north-east of the site is units 7 and 8, a pair of three / four bedroom semi-detached dwellings with 2 allocated parking spaces and a visitor space to the front, accessed from Romney Avenue. These dwellings front onto Romney Avenue which responds to the planning officer's comments nestling into the landscape. A roof top terrace provide the external space for the two units avoiding the need for retaining walls at ground level and minimising the footprint.

The site is listed under Folkestone and Hythe District Council's Local Plan Policy H02 which lists sites for potential residential development. The proposal falls in line with this by providing 8 new residential dwellings.

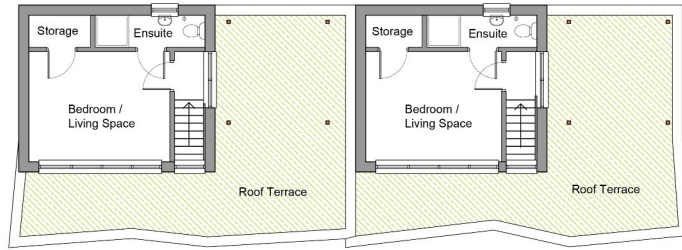


Proposed Site Plan with Levels

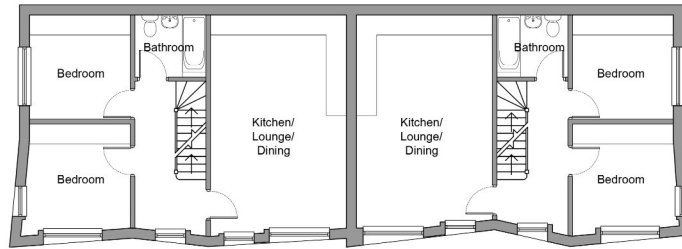
PROPOSALS  
RESIDENTIAL DEVELOPMENT ON

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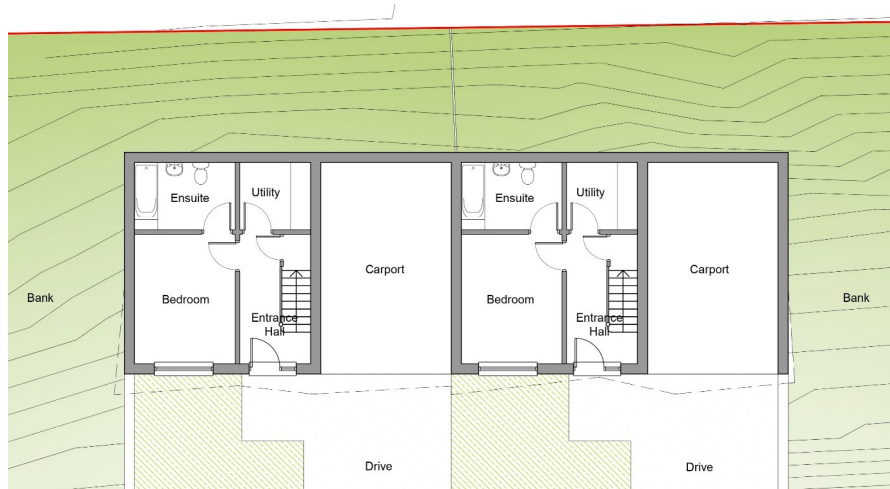




Proposed Second Floor Plan 1:100

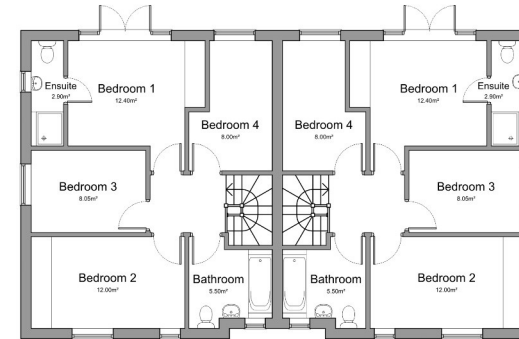


Proposed First Floor Plan 1:100

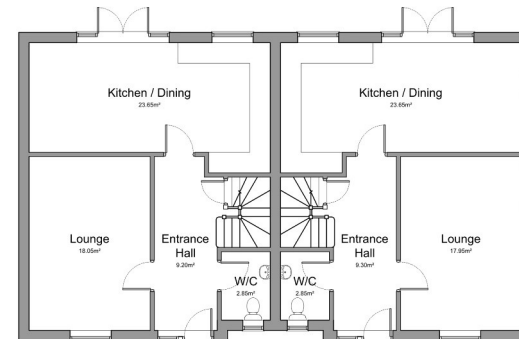


Floor Plans - Units 7 and 8 (not to scale)

## PROPOSED FLOOR PLANS



First Floor Plan - Units 1 and 2



Ground Floor Plan - Units 1 and 2 (not to scale)

PROPOSED FLOOR PLANS  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## SCALE AND APPEARANCE

The proposed dwellings are all two-storey semi-detached dwellings, fitting in with the character of the prevailing built form on Romney Avenue, Hythe Close, Fremantle Road and Southernwood Rise. As the dwellings are positioned on the slopes of the site, they are stepped up as the road and site rises.

The proposed material finishes to units 1 to 6 include red brick with sections of grey brick to the external walls, dark grey aluminium windows and doors, slate roof tiles and dark grey aluminium fascia's, gutters and downpipes.

The design and materials proposed for units 1 to 6 relate to the surrounding built form and therefore enhance the character of the surrounding area, as per comments from the planning officer on the previous application.

Units 7 and 8 sit in isolation at the head of the site; therefore they utilise their own architectural language. The design minimises the footprint of the dwellings by positioning the amenity space on the roof top.

The modern design is based on a brick plinth to the ground floor with car port and bedroom accommodation.

The first floor is a overhanging box with an undulating façade to Romney avenue referencing the topography of the hillside the units are set in.

To the second floor is a lightweight structure recessed from the street façade to minimise any visual impact. A timber pergola provides shade to the roof top terrace which cover the rest of the second floor area.

Whilst the first floor brick façade meanders along the street elevation; the windows remain parallel with the rear wall to add depth.

Red and grey brick are utilised on units 7 and 8 which reflecting the materials on units 1 to 6.



North Elevation - Units 1 and 2



North Elevation - Units 7 and 8

SCALE AND APPEARANCE  
RESIDENTIAL DEVELOPMENT ON ROMNEY AVENUE, FOLKESTONE

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## ACCESS AND LOCAL AMENITIES

Access to the proposed dwellings will be off of Romney Avenue and a new access road which will provide access to units 3 and 4. Each proposed dwelling has two allocated parking spaces which will be accessed via a dropped kerb along Romney Avenue. Parking restrictions are also proposed in the form of double yellow lines along the front of the dwellings along Romney Avenue and on the corners of the junction of Romney Avenue with Fremantle Road.

Each dwelling will have level access from Romney Avenue to the front door via either ramps or paths leading to the dwellings.

The application site is in a great location in terms of public transport, with a short 10 minute walk to Folkestone West, St Pancras International in London is under an hour away on High Speed 1. The bus stops on Enbrook Valley are served by Stagecoach's number 10 service between Folkestone and Ashford which runs every 30 minutes.

The site is located in close proximity to local shops, green areas with sports facilities and numerous public houses, which are only minutes away. The convenient location will encourage walking, cycling and use of public transport.



ACCESS AND LOCAL AMENITIES  
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## RESPONSES TO REFUSAL POINTS

With reference to the reasons for refusal of the previous application (Y181013/FH), below are a list of the measures and reports that have been produced in order to clear the reasons for refusal.

1. Two ecological reports have been produced, a preliminary ecological appraisal report and a subsequent reptile survey report. Both surveys were produced by KB Ecology and highlights biodiversity enhancement options for the site and confirms that no mitigation measures are necessary due to the absence of any reptiles.
2. The height, bulk, layout, design, materials and overall appearance of the proposed development have been revised in order to refer to and complement the street scene of Romney Avenue and the surrounding character of the area.
3. A flood risk assessment and drainage strategy report has been produced by Consodine. The report includes a SUDs drainage scheme layout and concludes that the development can be drained satisfactorily in accordance with local and national planning policy guidance.
4. A construction stability assessment report has been produced by Consodine. The report concludes that with the use of suitably equipped, competent and experienced specialist contractors, the site can be constructed safely without causing land stability issues. All trees and planting on the steepest parts of the site and outside of the development area are to be kept which will continue to provide stability to these slopes.
5. More information has been provided to show the existing site levels and the proposed site levels to accommodate the proposed development.
6. The proposed garden spaces have been revised to provide adequate sized gardens to each dwelling.
7. A desktop study contamination report has been produced by Peter Baxter Associates. The report concludes that the environmental risks on and off the site were low and no further environmental investigation was considered necessary.



## EMERGENCY VEHICLE ACCESS

As previously mentioned in this statement, one new access road is proposed to provide access to units 3 and 4 and the associated parking spaces. This access road also provides access for emergency vehicles from Romney Avenue. All the other dwellings are accessed directly off or Romney Avenue. As the distances from these points to the furthest point in each dwelling does not exceed the 45m distance specified in Approved Document B, there is no need for dry risers in the dwellings.

## LANDSCAPE

The new access road, pavements and parking spaces are to be finished with tarmac to provide a hard wearing surface. As stated in the Drainage Strategy report, permeable surfaces are not recommended for this site due to the gradients on site.

The dwellings private gardens are proposed to be laid with grass with patio areas to some gardens.

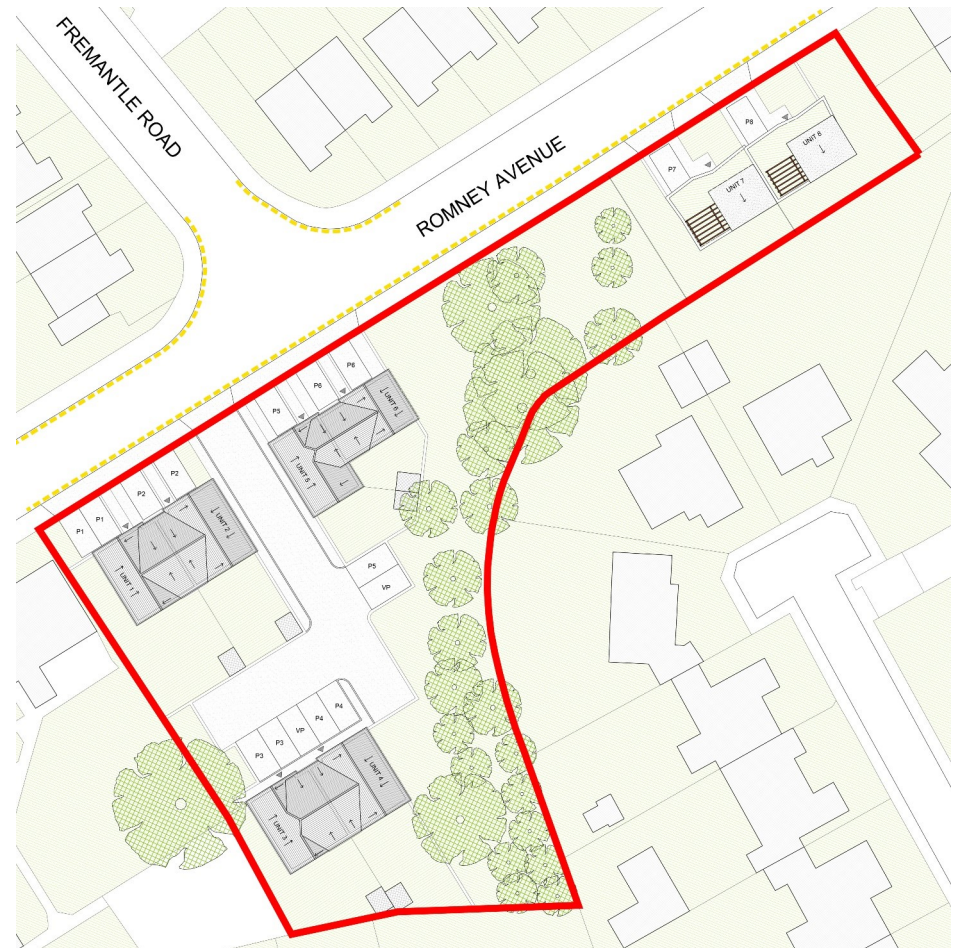
The retaining walls are proposed to be finished with a through colour render with any fencing required to be close board timber fencing panels.

## CONCLUSION

The proposals will create a positive contribution to the area by providing 8 brand new, high quality family homes in a great location in Folkestone.

Careful consideration has been taken while developing the scale, massing and appearance of the proposals to incorporate the planners comments and concerns from the previous application. The development will improve the quality of the surrounding neighbourhood and ensures the development is in line with the character of Romney Avenue and Enbrook Valley.

It is therefore respectfully requested that this proposal be granted permission. We welcome the opportunity to discuss the application and possible planning conditions where necessary.



Proposed Site Plan

EMERGENCY VEHICLE ACCESS, LANDSCAPE AND CONCLUSION  
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