

Accommodation Schedule

lower ground: 4 x 2 bed flats: 2@ 75 sqm & 2 @ 76 sqm
upper ground: 4 x 2 bed flats: 2@ 76 sqm & 2 @ 81 sqm
first: 4 x 2 bed flats: 2@ 76 sqm & 2 @ 81 sqm
roof: 2 x 2 bed flats: 2@ 94 sqm
total 14 apartments, 17 car spaces

Use

The 'planning' use is Class C3 (general needs residential).

Amount

The site area is 1886 sqm (0.19 hectares). The total residential content is 1,118 sqm gross internal. The footprint is 395 sqm, equating to 20% of the site. There are 14 2 bedroom flats in total.

Scale

The scale is 3 full storeys with a generous pitched roof accommodating a 4th floor above. The land drops from road level to the north by about a storey to the south, so the scale as seen above the road is 2 storeys plus the roof. From the south the whole mass is visible. This matches the neighbour to the west. It is over 40m to the nearest house to the south, so the mass will not be over dominant. The eaves line is 625mm below that of no.20 to the west and 200mm below no. 22 to the east. The ridge line is 450mm and 2000mm higher respectively, although hipped back so its bulk will not be as obvious as the elevations imply.

Layout

The proposed layout sets the building in the centre of the plot, allowing space each side for views from the road to the land to the south. Due to the change in level, the central vertical circulation core is designed to be accessed from the road at first floor, and the rear car park at ground floor. There are 4 flats on each of the lower 3 floors and 2 flats within the roof. They all benefit from living areas that have a southerly aspect, and bedrooms that do not adjoin neighbouring living areas.

Landscaping

The existing trees are retained and an area kept for biodiversity abutting the southern boundary. New ornamental shrubs and trees will be planted around the car park and within a shared garden.

Appearance

The building is traditional in appearance, with steep pitched roofs following the form of many of the neighbours to reinforce the character of the road.

Access

The existing access is shared with no.20. It is 3.4m wide and 1.6m of this is within the freehold ownership of the applicant. This will be widened by 2.5m, with the wall removed to provide 6.125m total width. 2.025m of this is within the ownership of no.20, leaving 4.1m width within the applicants ownership. The bin store is 35m from the adopted road, so a refuse cart reversing 20m would be 15m away from the bins. The distance of the furthest part of any flat from the road via the front entrance is a little over 45m, so a dry riser will be installed to allow full fire fighting access.

There are 17 car spaces as recommended by Kent Highways for 14 2 bed flats. Space for a wheelchair accessible lift and stairs designed for ambulant disabled users will ensure that full access is possible.



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