

Design and Access Statement

Conversion of 5 York Street / 7 Buckingham Road,

Broadstairs, CT10 1PD

Client: Gilly Love

Version	2.0
Date	Dec. 2019
Project Number	18.071

guy hollaway
ARCHITECTS

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INTRODUCTION

1.0

The existing site is situated between York Street and Buckingham Road in Broadstairs, Kent. The site consists of an extensive series of buildings and was previously occupied by Blackburn's Furniture Shop with residential units above (fronting York Street), and Blackburn's Funeral Directors (fronting Buckingham Road). The site benefits from a location in the centre of Broadstairs, not far from the main High Street and parallel to Victoria Parade facing Viking Bay.

Guy Hollaway Architects have been appointed by our client, Gilly Love, to explore the option of residential redevelopment and to design the scheme befitting such a central location.

The proposal within this application seeks to celebrate all existing buildings on site by converting the property with only minimal alterations. In line with this, our proposed design uses mainly existing openings with very few changes to the existing fabric. Existing openings are proposed to be enlarged only when necessary to functional requirements of the new scheme (as for example to provide sufficient natural light to living spaces).

The proposal seeks to sensibly restore the existing façades by using materials in line with the adjacent properties and restoring sections that were covered with render / cement to brickwork. All of the buildings are proposed to be restored and remodelled to the new residential use but at the same time maintain existing building volumes.



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Not to Scale

1.1 Introduction

About Us

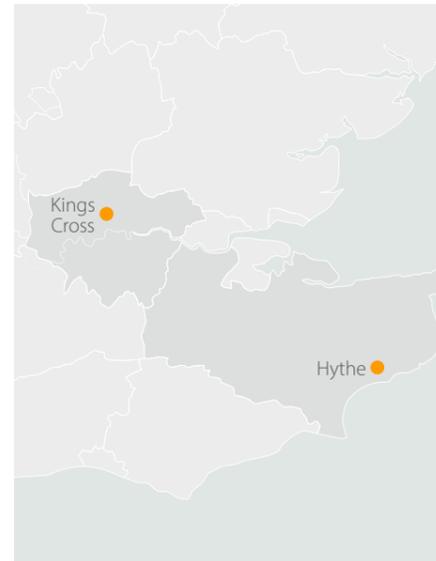
Guy Hollaway Architects is an RIBA award-winning architectural practice that has a strong reputation for high quality design, competing on a national and international level.

Based in Kent on the South East coast and in London, the firm offers both architecture and interior design expertise. We employ youth and experience in balance and the team is passionately involved in all projects from inception through to completion, ensuring delivery of quality and reinforcement of the design concept. The design processes, in which we sketch, build physical models and create computer visualizations in order to experiment and innovate, delivers architecture that balances sensitive contextual response with elegant functionality.

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.

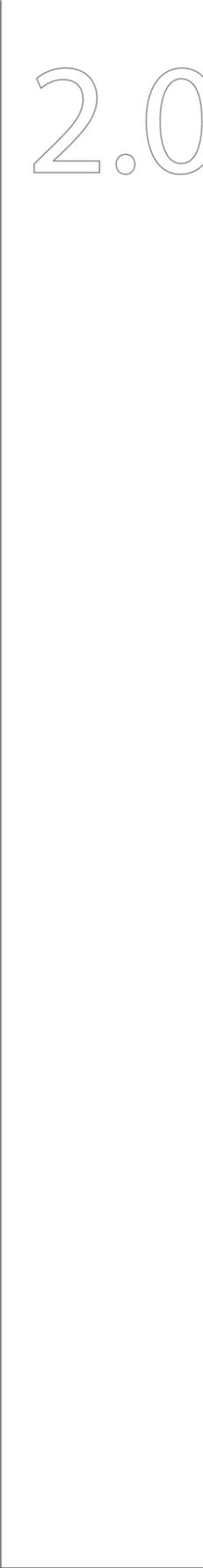
For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options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

Underlying the approach to all our projects is an unwavering pursuit of the right solution, meaning that we strive for simple yet subtle designs that work efficiently, have a clear delivery of concept and are enjoyed by end users, and ultimately contribute to the context of place.



1.2 About Us

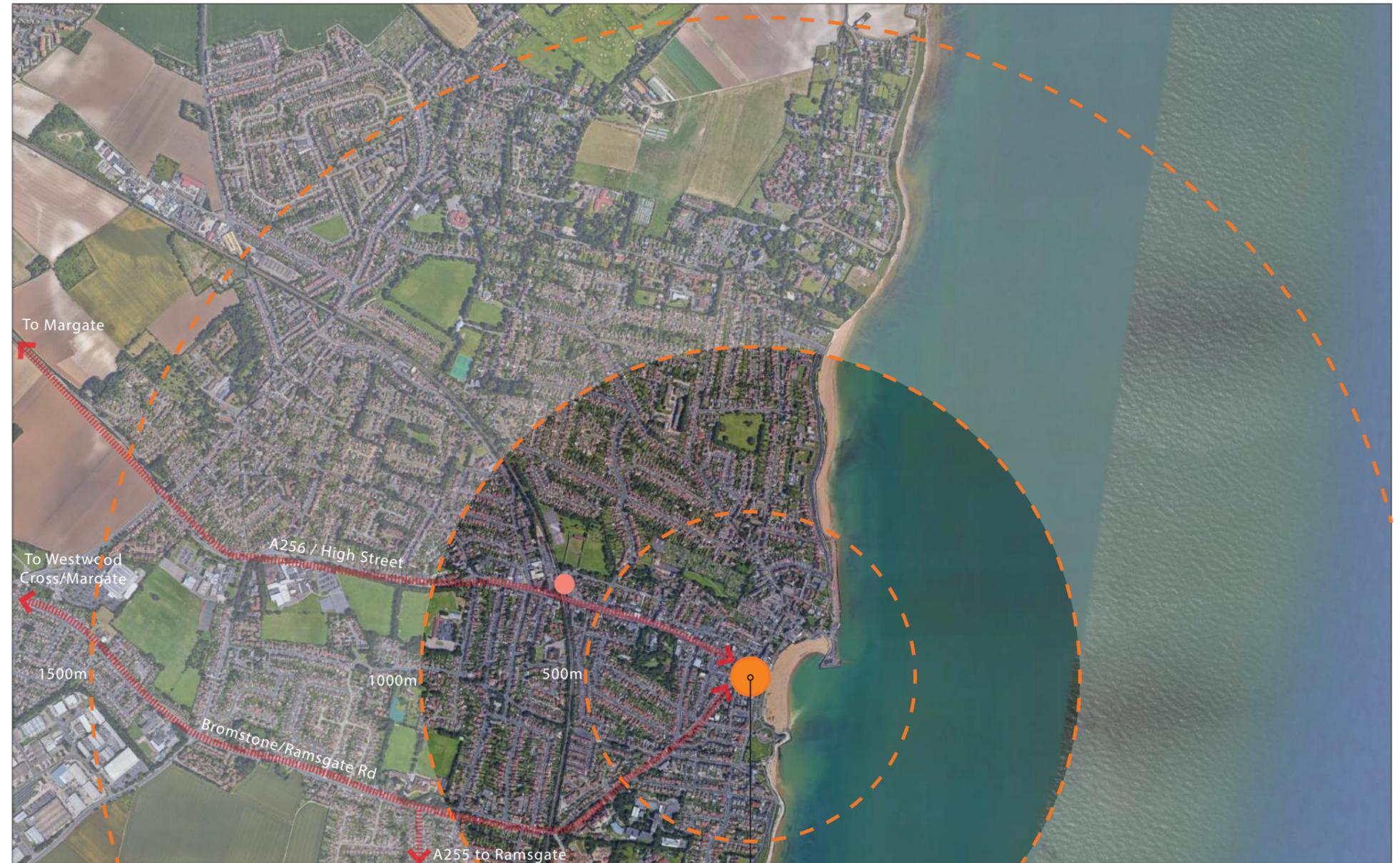
SITE ANALYSIS 2.0



The site is located in Broadstairs, Kent. The property in question occupies the area that spans between York Street and Buckingham Road.

The site is conveniently located with easy access to High Street and to main commercial areas of the town as well as being adjacent to Broadstairs seafront and Viking bay.

Broadstairs train station is also located 10 minutes walking from the site, providing easy connections to all surrounding towns in Kent as well as to London.



Primary Roads



Broadstairs Train Station



Site Location



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Site Location



2.1 Site Location

The property is adjacent to Broadstairs High Street - the main commercial area of the town.

York Street also provides direct access to Queen's Road / Ramsgate Road connecting Broadstairs to Ramsgate, Margate and Westwood Shopping Centre. The same direction also leads to A299 towards Canterbury.

In opposite direction, High Street leads towards St Peters and Margate.

There are a number of bus stops nearby. These offer numerous links between the site in question and with various points of interest in town as well as providing links to Margate.

- Bus Stops ●
- Main Commercial Street ⋯▶
- Tertiary Road ▬▶
- Secondary Road ▬▬▶
- Primary Road ▬▬▬▶
- Site Boundary □

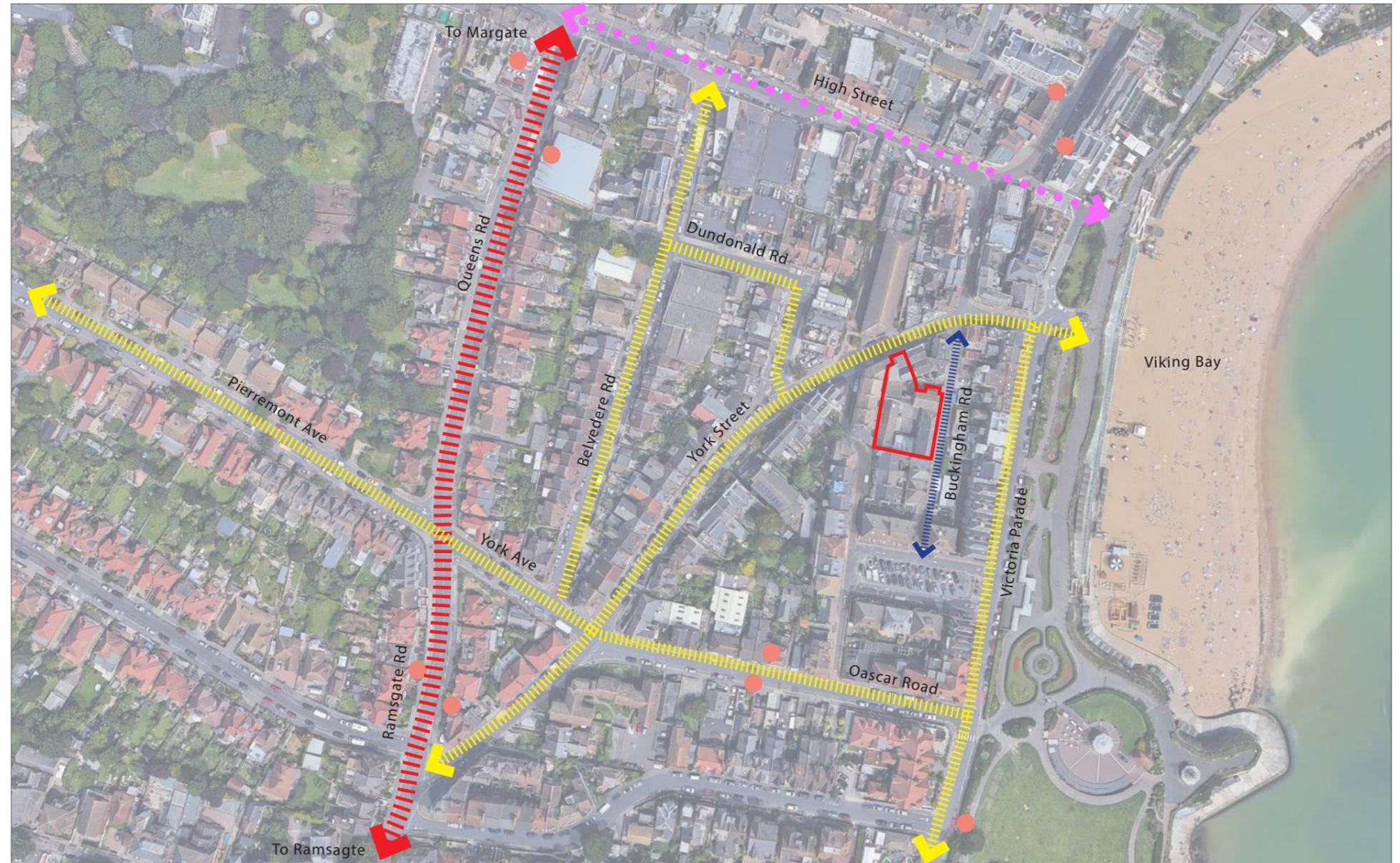


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2.2 Connections and Accessibility

The site is less than 100m away from Broadstairs' main beach area - Viking bay.

There are a number of listed buildings in the proximity, the closest being 15 York Street (Vanity Fair) and 5-6 Victoria Parade (comprising a series of restaurants) both being grade II listed. Probably the most notable listed building in the area is Dickens House, now a museum, located on Victoria Parade.

All the information regarding listed buildings area was retrieved from Historic England website.

The site is also close to a Nationwide Bank and Shops, Helter Skelter Nursery and a number of Churches.

- Dickens House Museum ●
- Parking P
- Shops ●
- Bank ●
- Helter Skelter Nursery ●
- Listed Buildings ■
- Public Green Space ■
- Beach
- Pedestrian Access to Beach ●●●➔
- Site Boundary



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2.3 Local Amenities

The site falls within the Conservation Area. The Site is also adjacent to the Town Centre Core Area.

The site is also close to a Site of Special Scientific Interest and a Special Protection RAMSAR site - highlighted in orange.

The main Public Spaces located in the proximity, are highlighted in yellow

All the information regarding areas of interest was retrieved from Thanet Council Website



Conservation Area



Special Protection RAMSAR & Site of Special Scientific Interest



Town Centre Core Area



Public Space

- Conservation Area
- Special Protection RAMSAR & Site of Special Scientific Interest
- Town Centre Core Area
- Public Space
- Site Boundary

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2.4 Constraints

The Heritage Maps on the right reveal the quality and importance of the site - York Street was cartographed as early as 1875, where the web of streets surrounding the property is already formed with an emphasis on York Street that appears to have significant importance to Broadstairs connectivity.

The buildings located on Buckingham Road were later additions that were probably constructed between 1875 and 1899.



1. Historic Map - 1875



2. Historic Map - 1899



3. Historic Map - 1908



4. Historic Map - 1931

1. Historic Map - 1875

2. Historic Map - 1899

3. Historic Map - 1908

4. Historic Map - 1931

Site Location ■

Images obtained from <https://maps.nls.uk> - All Rights Reserved
Not to Scale



2.5 Heritage Maps

As the map and photographs on the right suggest, there are no significant alterations of the site between 1947- 2016 other than the addition of the storage spaces in the interior courtyard.



1. Historic Map - 1947



2. Aerial Photograph - 1990



3. Aerial Photograph - 2008

Images obtained from <https://maps.nls.uk> & Google Earth - All Rights Reserved
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4. Aerial Photograph - 2016

1. Historic Map - 1947

2. Aerial Photograph - 1990

3. Aerial Photograph - 2008

4. Aerial Photograph - 2016

Site Location ■



2.6 Historic Maps & Photographs

The heritage photographs on the right reveal the evolution of Broadstairs from 1920 until 1948. There is little change in the town's density or building's footprint in this period.

This is one of the reasons our proposal does not introduce any changes in the existing footprint. The alterations of our design concentrate on the internal layouts and the sheds that were later additions.



1. Aerial Photograph - 1920



2. Aerial Photograph - 1931



3. Aerial Photograph - 1937



4. Aerial Photograph - 1948

1. Aerial Photograph - 1920

2. Aerial Photograph - 1931

3. Aerial Photograph - 1937

4. Aerial Photograph - 1948

Site Location ■

Images obtained from <https://www.britainfromabove.org.uk/en> - All Rights Reserved
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2.7 Heritage Photographs



Site Boundary



1



2



3



4



5



6

Images 1,2,3 obtained from Google Maps Street View - All rights reserved

2.8 Site Photographs



Site Boundary



1



2



3



4



5



6

2.9 Site Photographs

The 3D model images retrived from Google Earth are used to show this complex site from various angles.



Site Boundary ■

Image obtained from Google Earth - All Rights Reserved
Not to scale

2.10 Existing Building Volume & Mass

Existing Commercial units had pedestrian access from York Street and Buckingham Road.

Internal Courtyard had a potential vehicular access off Buckingham Road.

All previous Residential units had pedestrian access off Buckingham Road

- Vehicular Access 
- Vehicular Access to Residential Unit 
- Pedestrian Access to Residential Unit 
- Pedestrian Access to Commercial Unit 
- Site Boundary 



Image obtained from Google Earth - All Rights Reserved
Not to Scale



2.11 Existing Access

PROPOSED DESIGN 3.0

The proposed masterplan shows the new layout with one commercial unit (with access off York Street) and 8 residential units (all accessed from Buckingham Road). Proposed scheme aims to introduce only minimal changes to the existing properties.

Residential units share access through the two courtyards and will share the parking provision and use of amenity spaces provided.

Refuse strategy will also make use of the two courtyards with shared refuse locations providing easy access to Buckingham Road.

- Access to Residential Units ▼
- Access to Garages (Storage Space) ▼
- Access to Commercial Unit ▼
- Residential Unit 1 - total of 148.6 sqm ■
- Residential Unit 2 - total of 88.7 sqm ■
- Residential Unit 3 - total of 73.1 sqm ■
- Residential Unit 4 - total of 46.7 sqm ■
- Residential Unit 5 - total of 164.8 sqm ■
- Residential Unit 6 - total of 80.8 sqm ■
- Residential Unit 7 - total of 130.9 sqm ■
- Residential Unit 8 - total of 212.2 sqm ■
- Commercial Unit - total of 143.3 sqm ■
- Total - 1089.3 sqm



Ground Floor Plan
Not to Scale

3.1 Proposed Masterplan: Layout, Use & Amount



- Residential Unit 1
- Residential Unit 2
- Residential Unit 3
- Residential Unit 5
- Residential Unit 6
- Residential Unit 7
- Residential Unit 8



First Floor Plan
Not to Scale



3.1 Proposed First Floor: Layout, Use & Amount

As seen on the Elevation AA fronting York Street, minimal alterations are proposed to the facade. It is proposed to keep all openings as existing and windows/doors to be replaced with more efficient alternatives with higher thermal value and higher insulation properties. There is no change in scale or massing on the York Street side.

Elevation BB, facing Buckingham Road is also designed in line with the same design approach.

- Main changes to the facade will be:
- 1) Doors replaced by windows, bottom level of the opening enclosed to allow required privacy to new residential units
 - 2) Openings enlarged to allow for required light to basement spaces (now part of residential units)
 - 3) Light wells enlarged to allow for required light to basement spaces
 - 4) Door replaced
 - 5) Render / cement finish removed to expose existing brickwork below

There is also no change in scale or massing on the Buckingham Road side of the development.



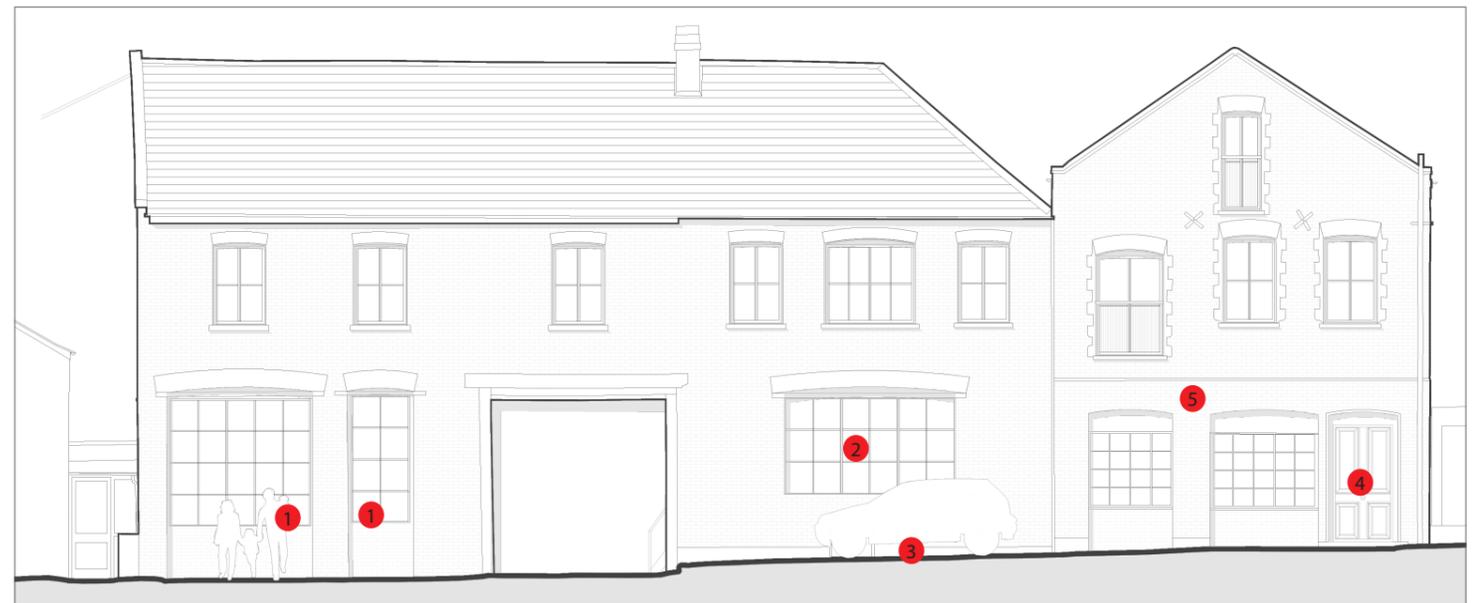
Existing Elevation A-A
(Facing York St.)



Existing Elevation B-B
(Facing Buckingham Rd.)



Proposed Elevation A-A
(Facing York St.)
Not to Scale



Proposed Elevation B-B
(Facing Buckingham Rd.)

3.3 Existing & Proposed Elevation Comparison: Scale & Appearance

Most of the existing building elements important to the appearance of the current site will be retained or reused (the quoin detail, external brick cladding etc.)

Where new roofing is essential to provide appropriate insulation, proposed materials will match the existing finishes.

Traditional lead casement windows will replace the current ones to provide better thermal comfort while at the same time allowing a seamless transition between old and new.

Juliette balconies will allow a better use for the existing large openings on the First and Second floors.



Existing Bracing Metal Detail



Existing Quoin Detail

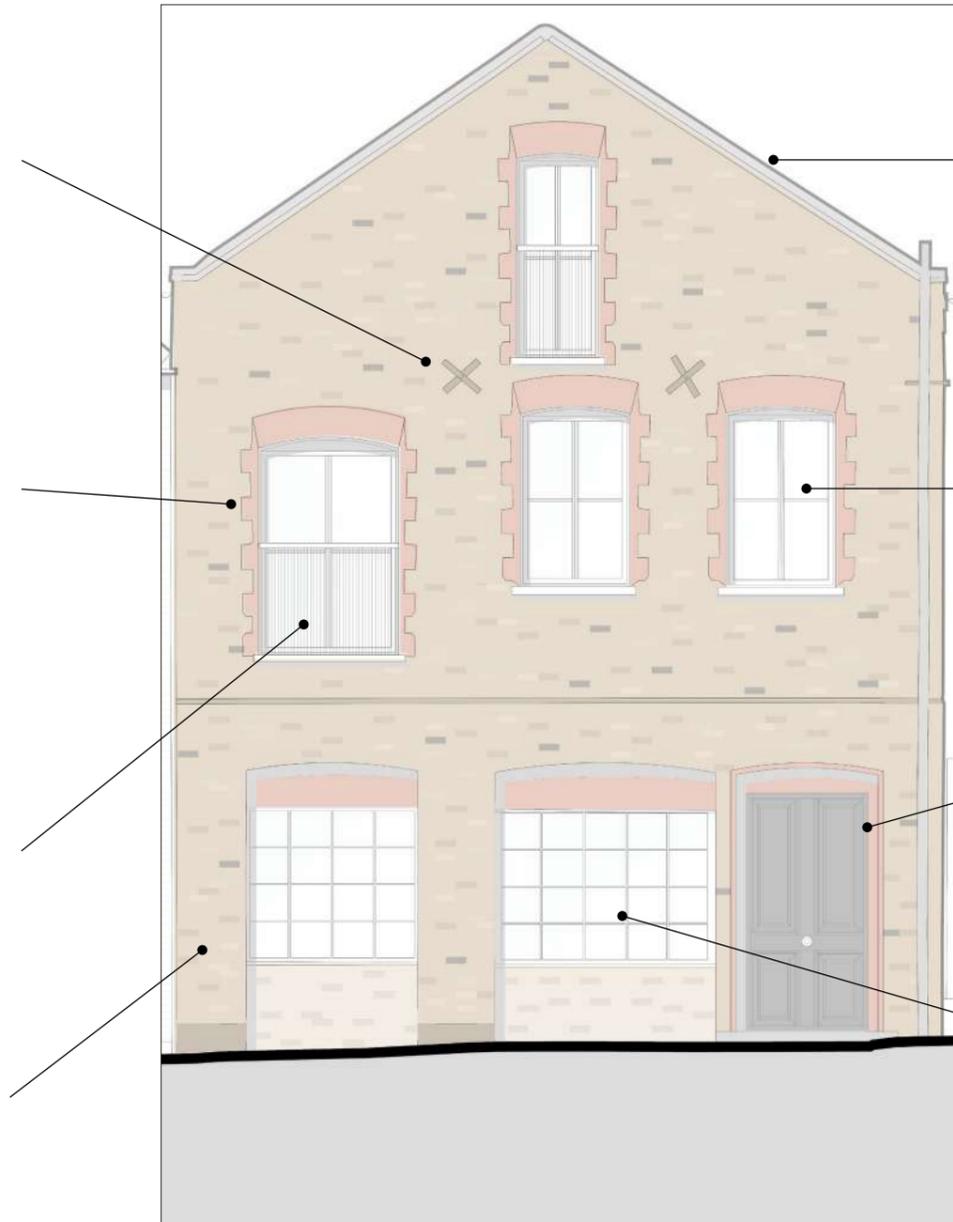


Juliette Balcony



Yellow brick to match the existing

Precedent imagea obtained from Google Images - All Rights Reserved



Slate roof



Traditional lead casement windows



Door



Traditional lead casement bay windows

3.3 Proposed Materials/ Appearance of the Development

ACCESS STRATEGY

4.0

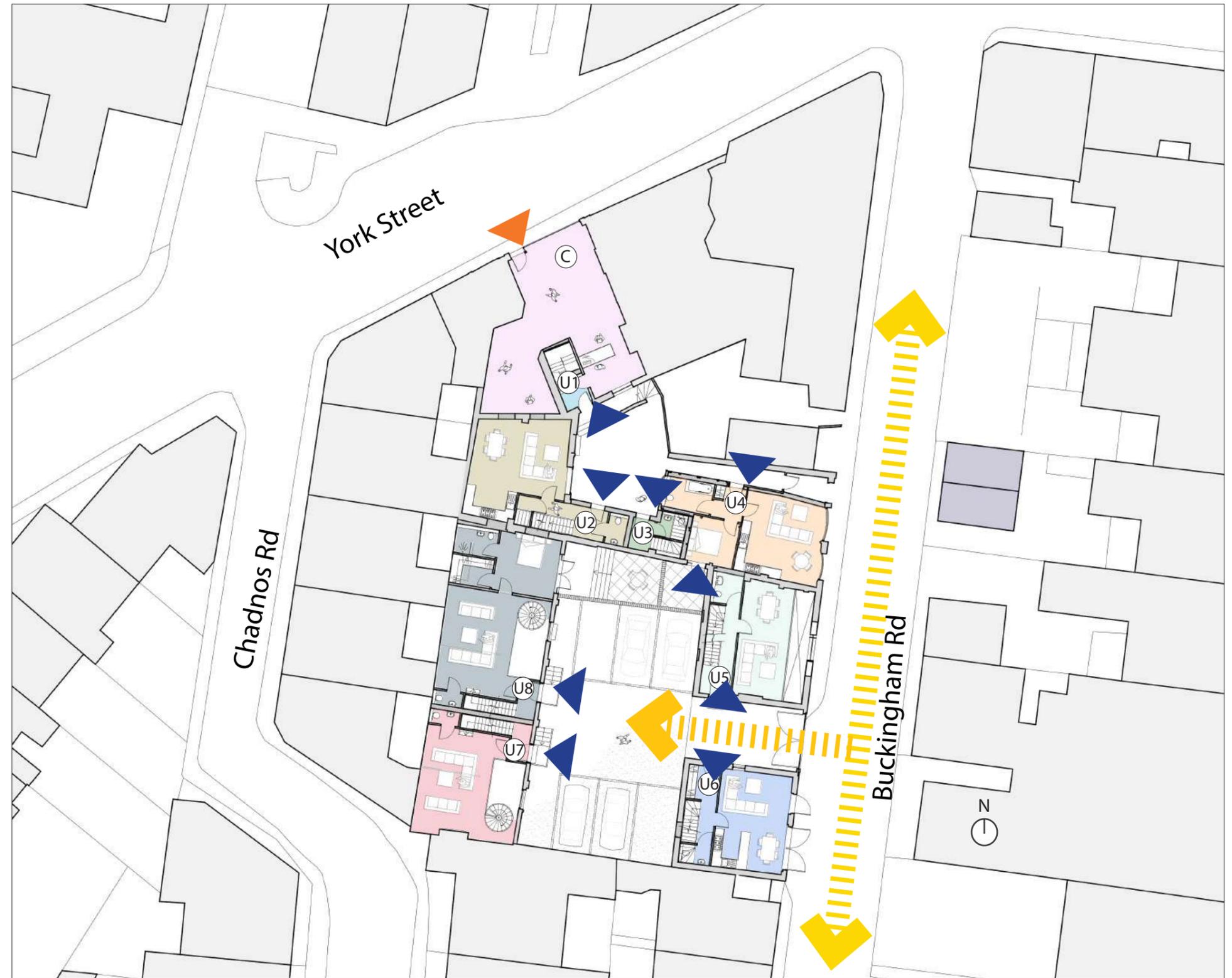
The proposed vehicular access is similar to the existing one.

Access to the Commercial unit is now restricted to York Street, both vehicular and pedestrian. Main commercial space is on the ground floor with a lower, basement storage area.

Residential units have vehicular access and parking provided off Buckingham Road. Access to units is also off Buckingham Road and through internal shared amenity spaces / courtyards.

Most of residential units include a number of steps / stairs due to the fact we are working within existing building fabric.

Access to Residential Units
Access to Commercial Unit
Vehicular access



4.1 Proposed Access

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 v 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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