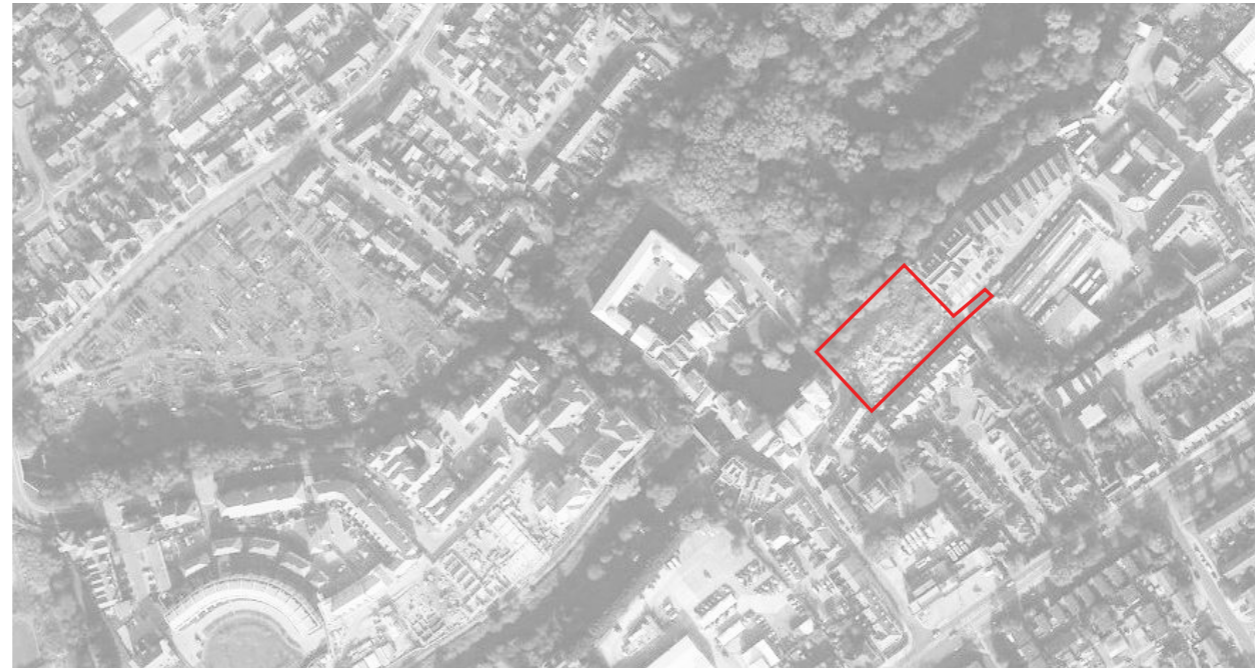


PRE APPLICATION DOCUMENT

*PROPOSED STUDENT ACCOMMODATION, SARGEANT'S PARADE, PARHAM ROAD
CANTERBURY*



Date | June 2016
Project Number | 16.033

guy hollaway
ARCHITECTS

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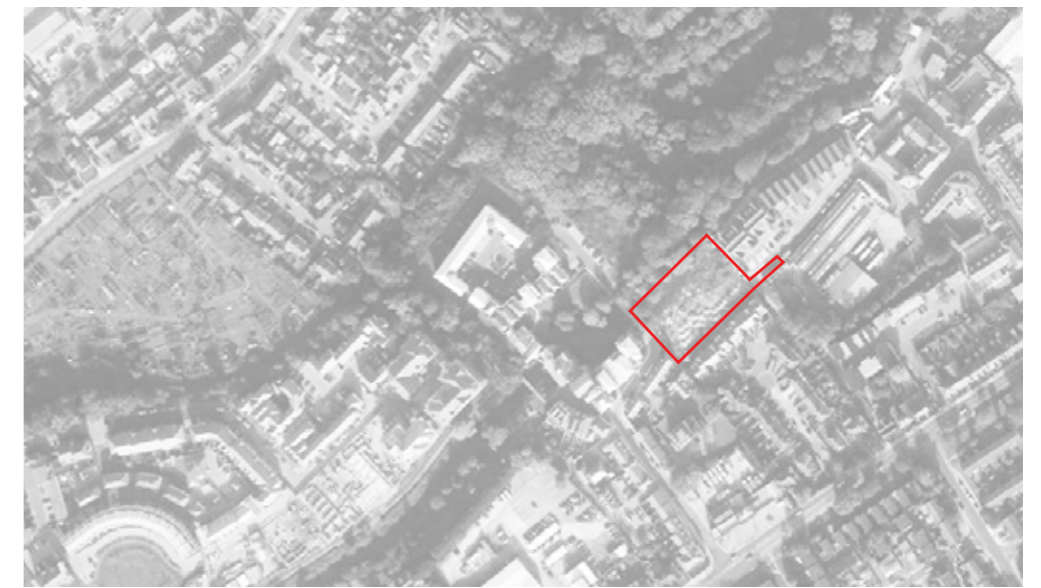
INTRODUCTION

1

INTRODUCTION

PROPOSED STUDENT ACCOMMODATION, SARGEANT'S PARADE, PARHAM ROAD

CANTERBURY



Parham Road, Canterbury

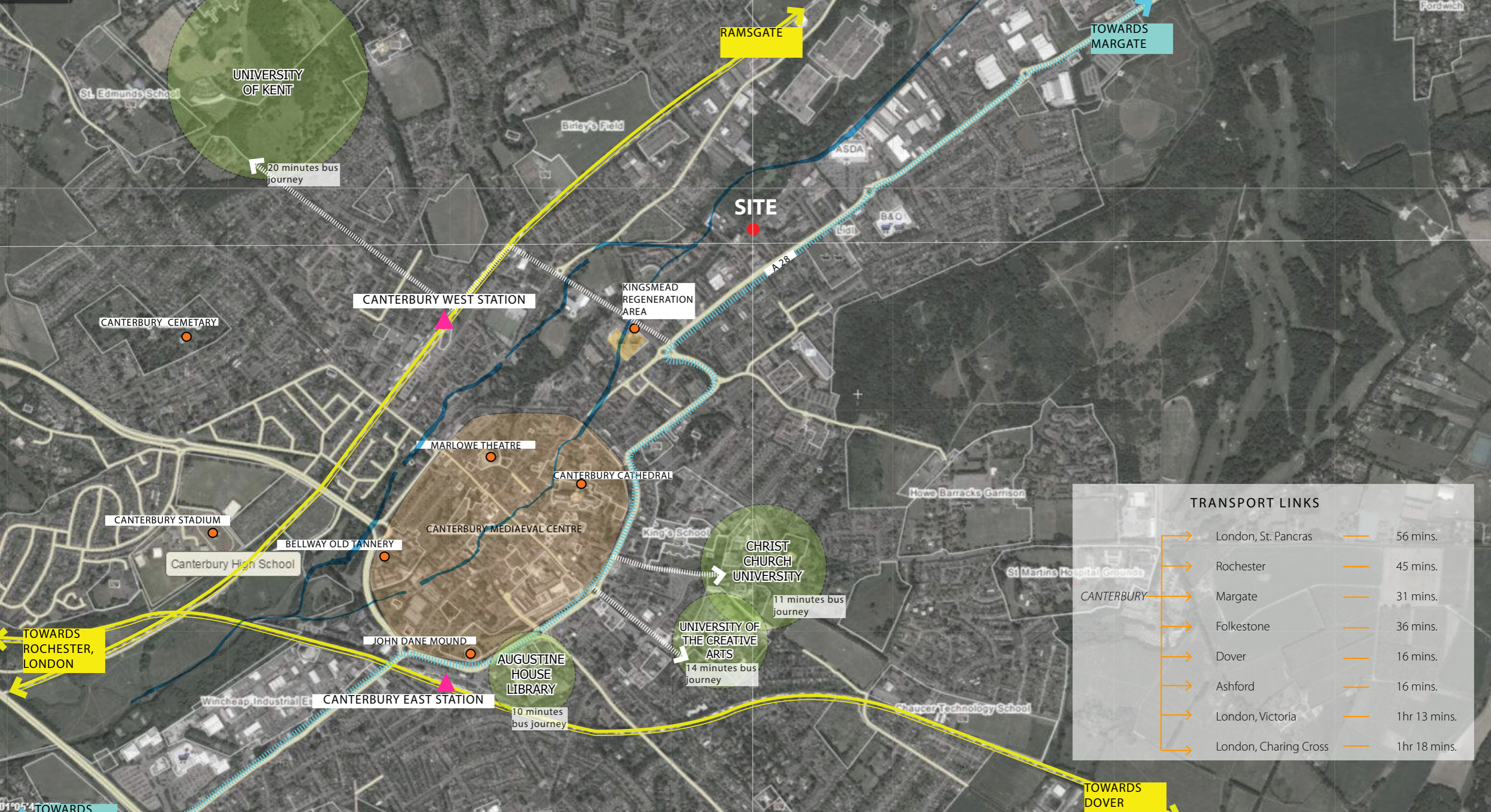
The proposal site is located on the eastern bank of the river Stour, in Canterbury, within the Sturry road student village. The site is currently highlighted as a "Designated Green Space", but remains cordoned off and unused.

The proposed approach to the site is to provide a managed piece of landscaped area, which is maintained as part of a small student accommodation development. The locality has a high density of student population, and the proposed development will enhance the provision of new managed accommodation in the popular area. The landscaped area will be publicly accessible, and aims to make amenity use out of this currently unused and poorly maintained piece of land. Features such as free urban gym equipment, and a living green wall on the perpendicular façade aim to maximise the provision of green space which will have a new found purpose.

The following chapters of this document explain the existing site, surrounding context, and the initial proposal from Guy Hollaway Architects.

SITE LOCATION





TRANSPORT LINKS		
→	London, St. Pancras	56 mins.
→	Rochester	45 mins.
→	Margate	31 mins.
→	Folkestone	36 mins.
→	Dover	16 mins.
→	Ashford	16 mins.
→	London, Victoria	1hr 13 mins.
→	London, Charing Cross	1hr 18 mins.

TOWARDS DOVER
KEY

- Site boundary
- ⏏ Main road
- ↔ Train lines
- Important locations
- Institutional buildings
- ▲ Train stations



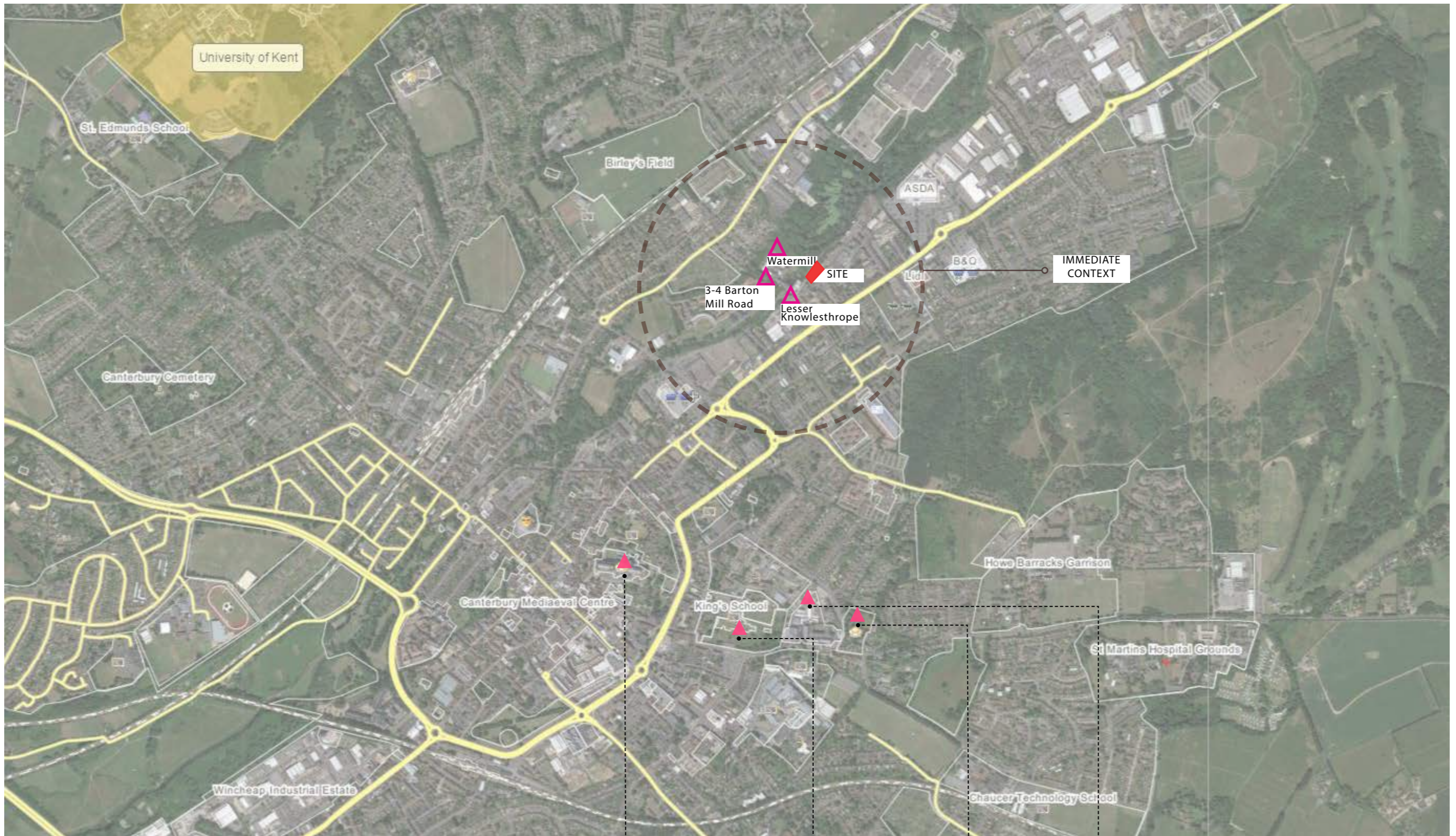
SITE DESCRIPTION




The site is located to the North East of the Canterbury City Centre within Parham Road Student Village. The site comprises an existing disused open area adjacent to existing student accommodation. Canterbury West station is located to the West of the site within 7 minutes drive, and Canterbury East station is South West of the site within a 10 minutes drive around the city ring road. Canterbury is easily accessed via railway from central London, and by road and rail to other significant towns in Kent such as Dover, Folkestone and Ashford. The town has strong historical connections; including the significant Canterbury Cathedral nearby, a number of churches, as well as being the setting for Chaucer's tales, and the destination for a number of pilgrimages

SITE LOCATION - CANTERBURY

SITE ANALYSIS

3



-  Listed buildings in closer proximity to site
-  Significant listed buildings in wider context
-  Site boundary



Canterbury Cathedral



St Augustine's Abbey Gates



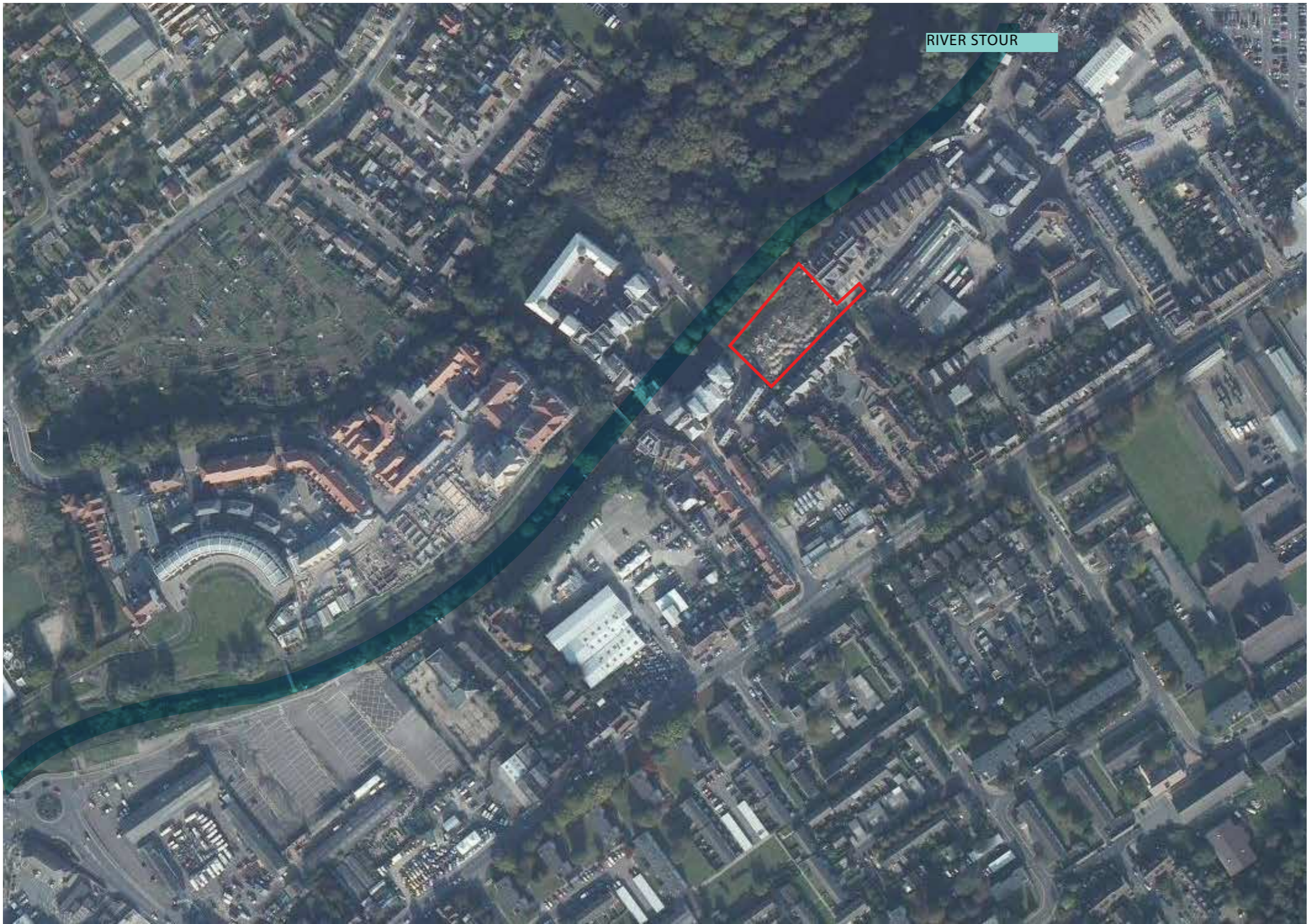
St Martin's Church



St Augustine's Abbey Monuments & Ruins

SIGNIFICANT LISTED BUILDINGS SITE ANALYSIS



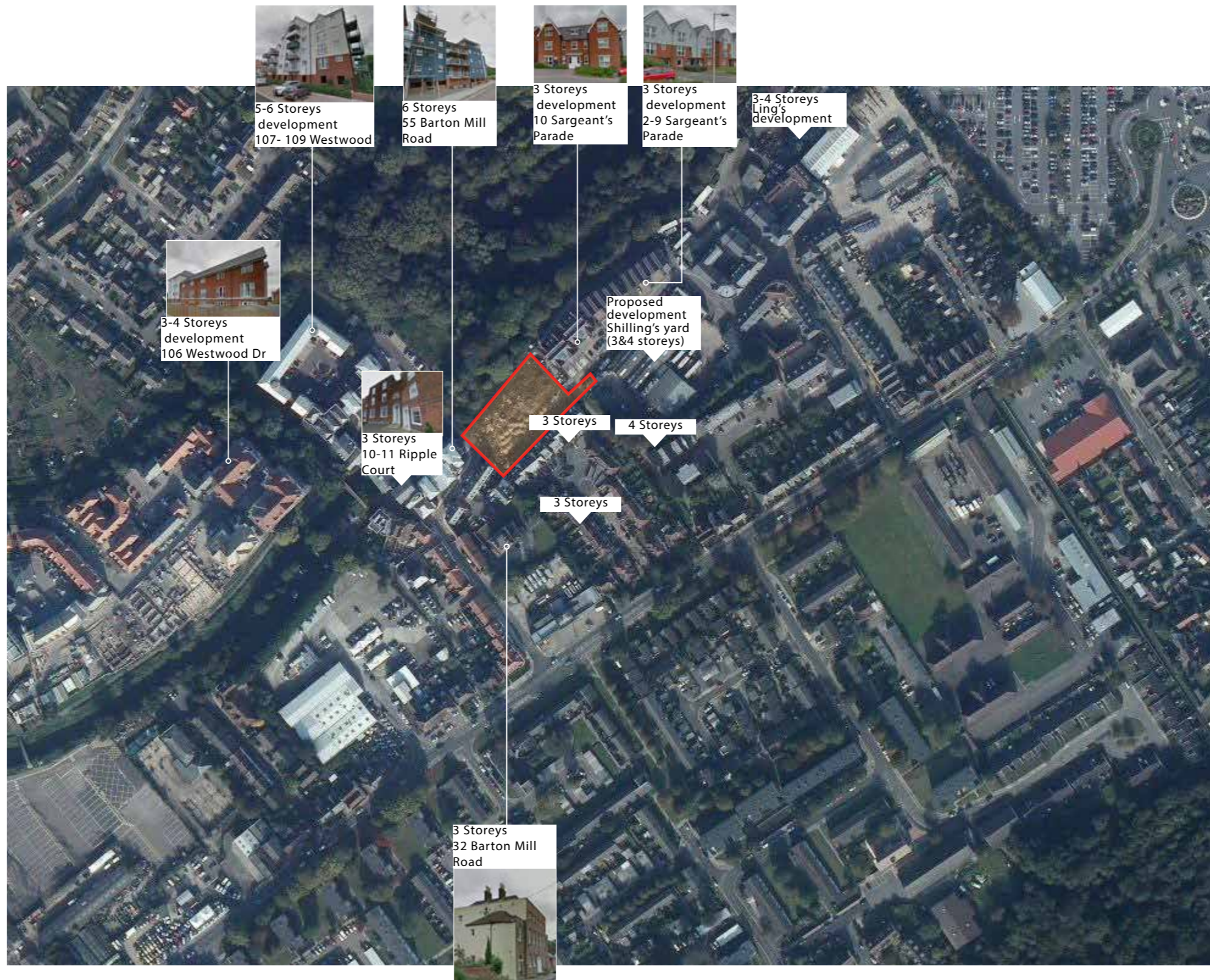


The site is an open grassed area designated by the Local Plan as an area of “protected open space”, adjacent to the River Stour. It has most recently been unused and prior to that was a construction site-compound in relation with works to redevelop the surrounding area, including the adjoining Sargeant's Parade houses. This area has been relatively badly affected by recent construction works through its use for the storage of spoil and materials.

KEY

 Site boundary



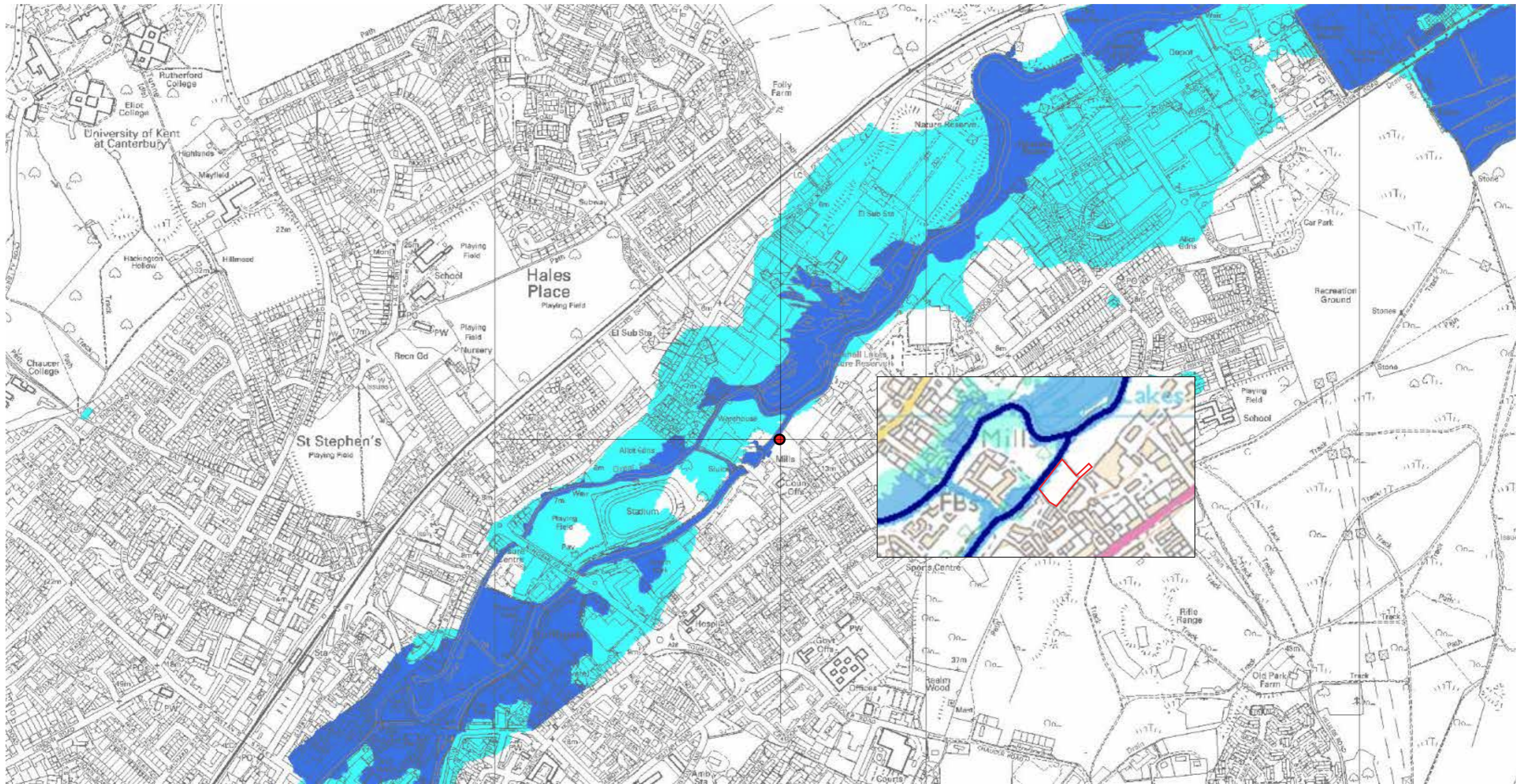


KEY

 Site boundary



SURROUNDING CONTEXTUAL HEIGHTS
SITE ANALYSIS



The River Stour runs adjacent to the northern boundary of the site and is at a significantly lower level, with a steep tree-lined bank leading up from the river channel to the site, resulting in 8 meter Zone from the river edge which is not suitable for construction, dictated by the Environmental Agency

KEY

- Site
- Flood ZONE 2
- Flood ZONE 3



OPPORTUNITIES AND CONSTRAINTS
FLOOD ZONE MAP



The site is a subject to two main constraints: Firstly, a major sewer runs through the site which has an associated easement to either side that limits development within the safeguarded area; in addition to this, 8 meter Environmental Agency Zone runs through the North-West boundary of the site adjacent to the river Stour.



OPPORTUNITIES AND CONSTRAINTS

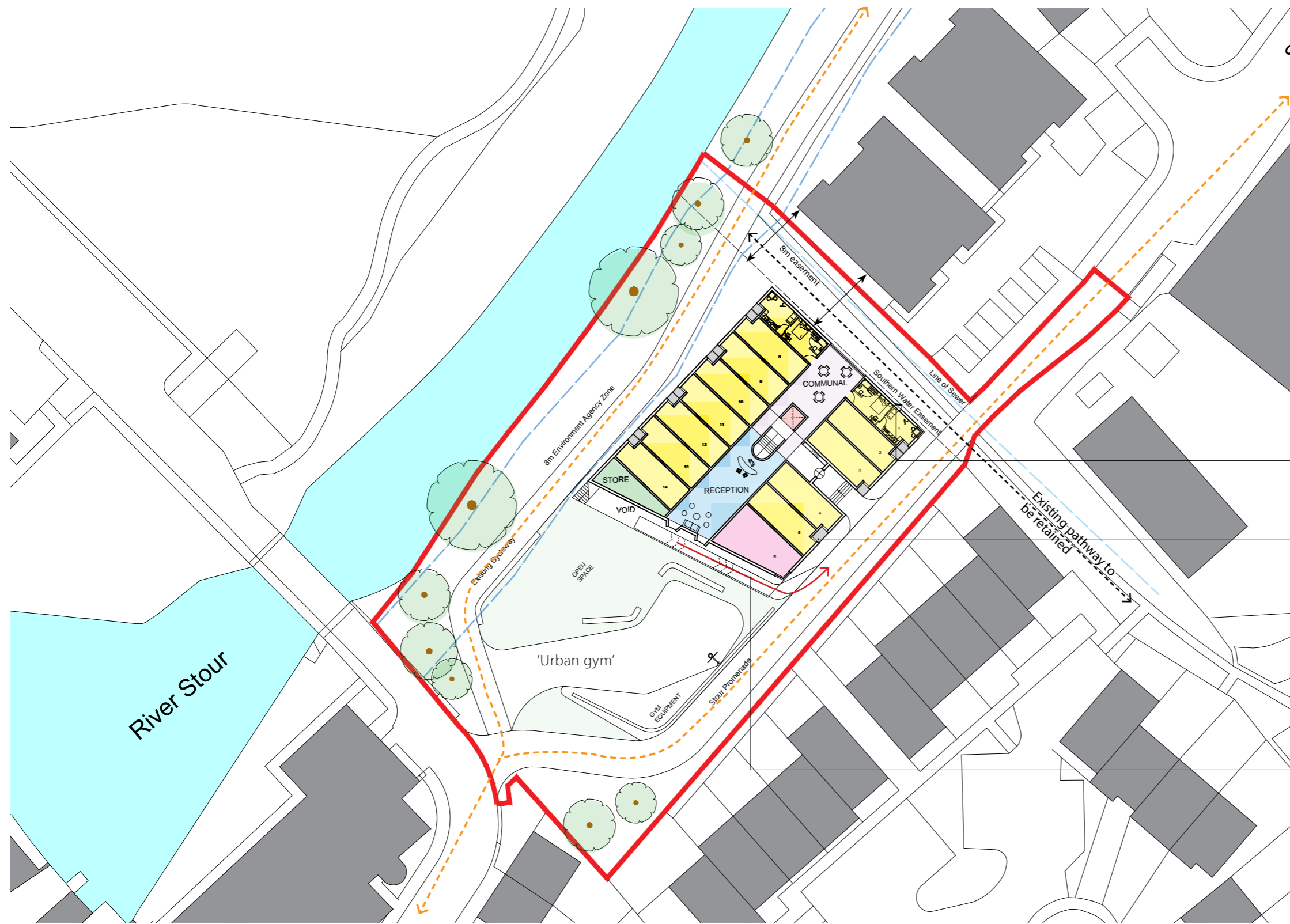
SITE ANALYSIS

KEY










- Site Boundary
- Line of Sewer Easement (Approx. 8m from centre of sewer)
- Existing riverside walk with foot-path & cycleway
- Flooding area
- Tree preservation orders area
- EA 8m Easement Line

GHA PROPOSAL

4



KEY

-  Site
-  Bedroom Type A @ 26 sqm
-  Bedroom Type B @ 40 sqm
-  Lobby/reception
-  Communal Area
-  Line of Sewer
-  Existing Cycleway
-  Existing pathway to be retained
-  Trees

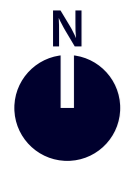


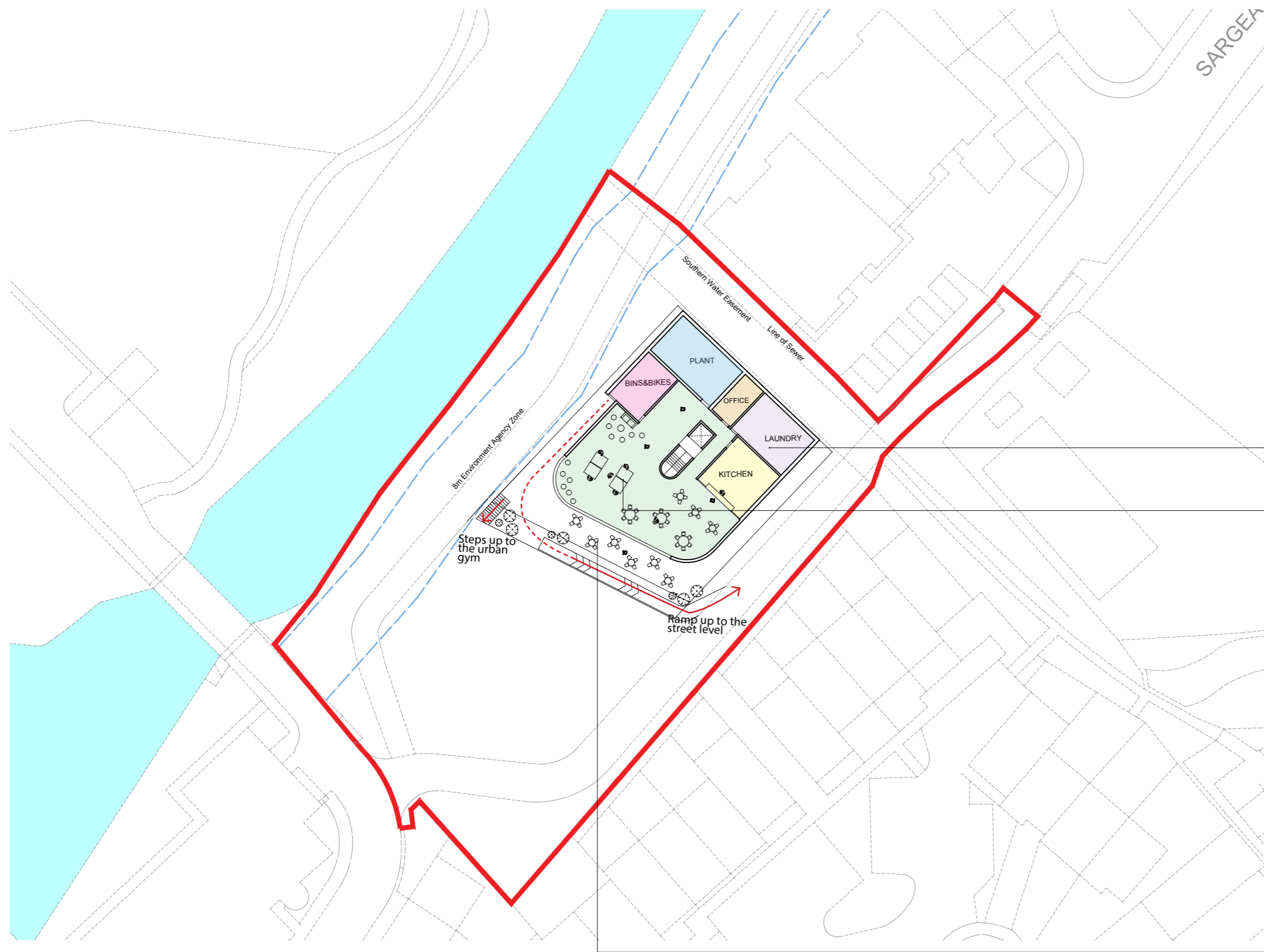
'Angled' windows to prevent overlooking



Set back windows and balconies create a more dynamic rhythm to the facade

Ramp down to lower ground floor





KEY

- Site
- Laundry
- Bins & Bikes
- Plant
- Play area
- Cafe/ Kitchen
- Office
- Cycling route to the bike store



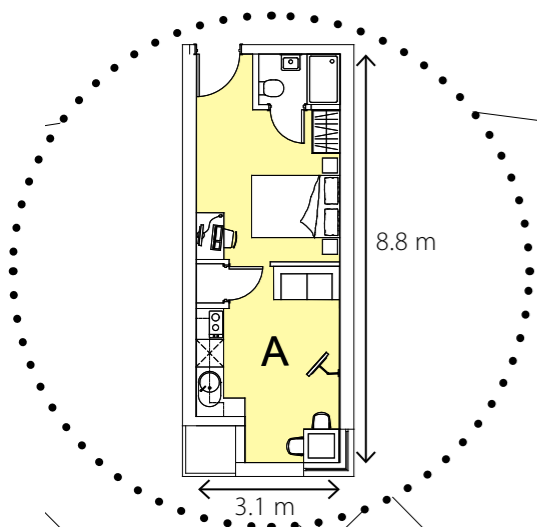
Table tennis/ play area







Lower ground outdoor terrace

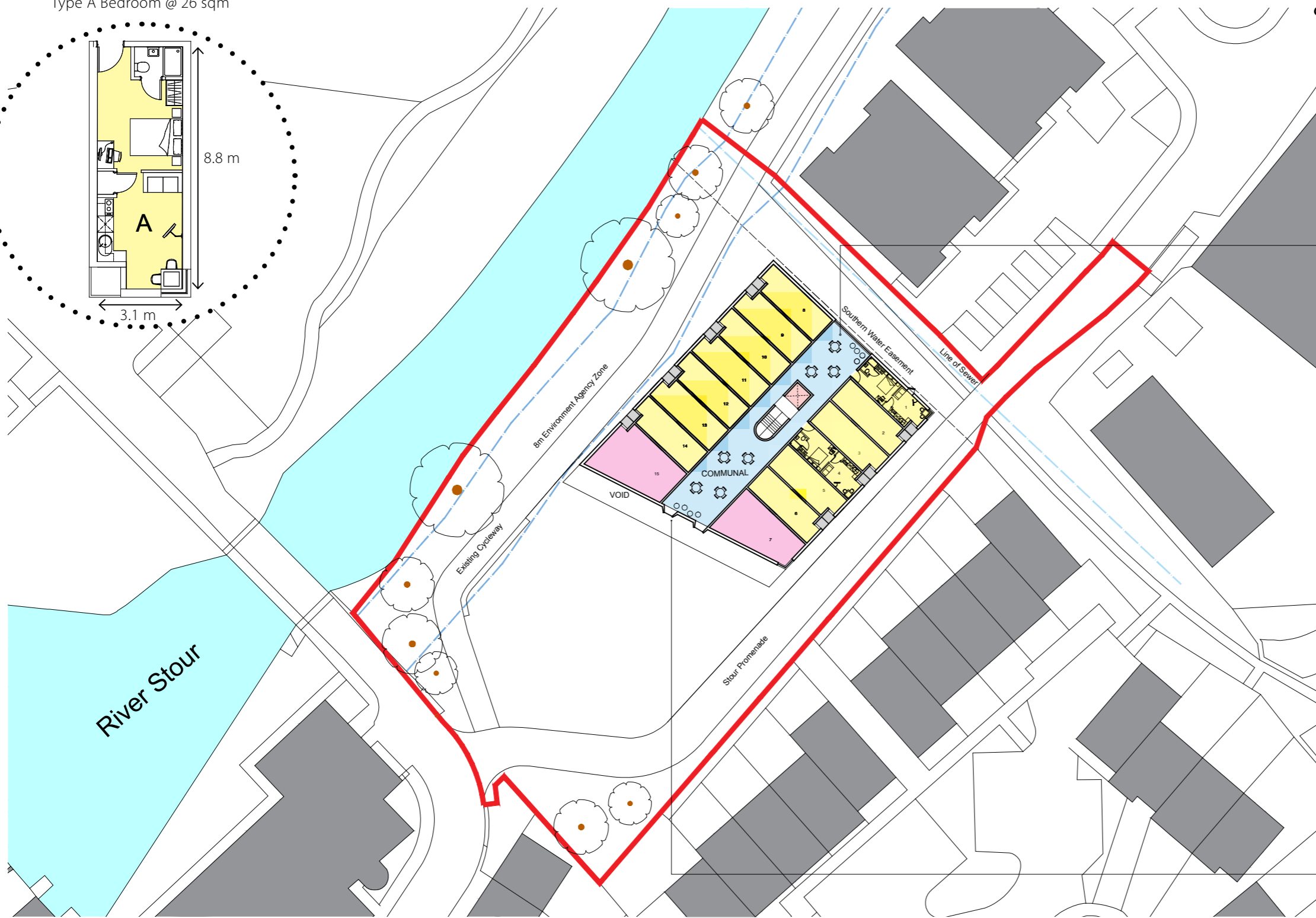


Type A Bedroom @ 26 sqm



KEY

-  Site
-  Bedroom Type A @ 26 sqm
-  Bedroom Type B @ 40 sqm
-  Balconies



Common area



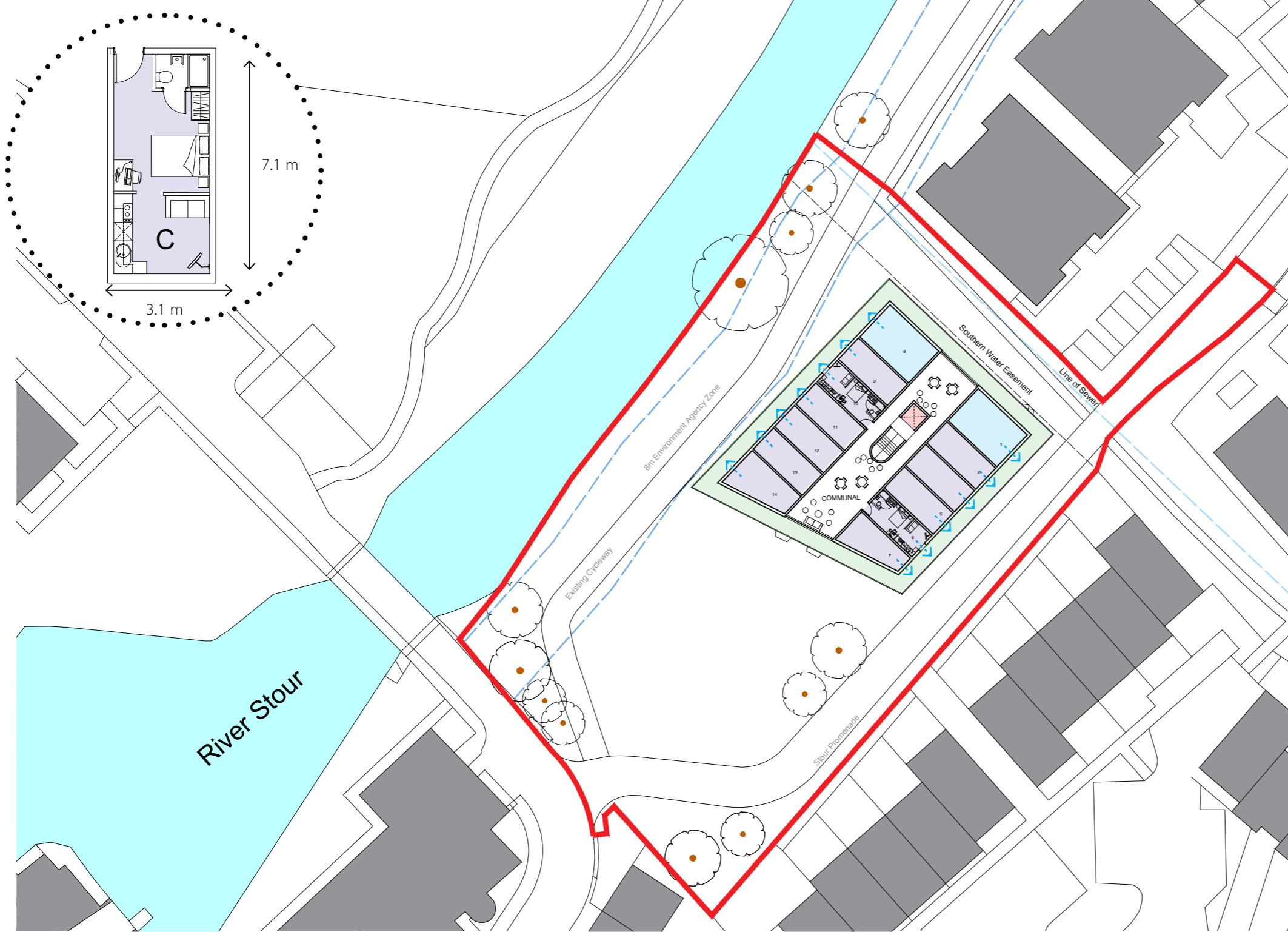
Bedrooms








Window seat



Type B Bedroom @21 sqm



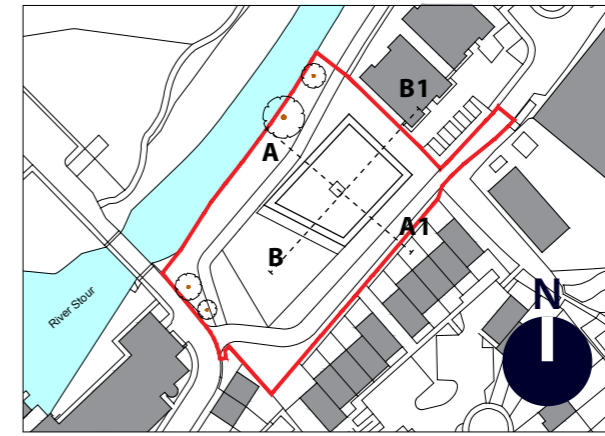
KEY

-  Site
-  Bedroom Type C @21 sqm
-  Bedroom Type D @ 33 sqm
-  Roof terrace
-  Access to the terrace

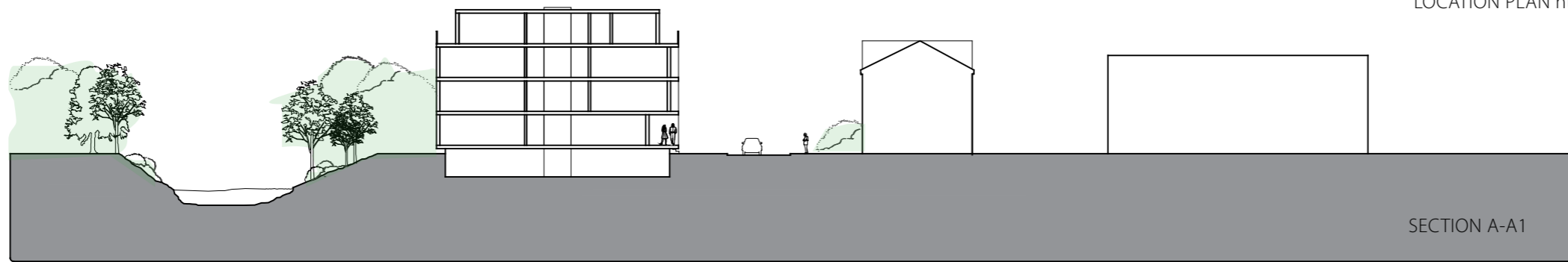
SCHEDULE OF ACCOMMODATION:

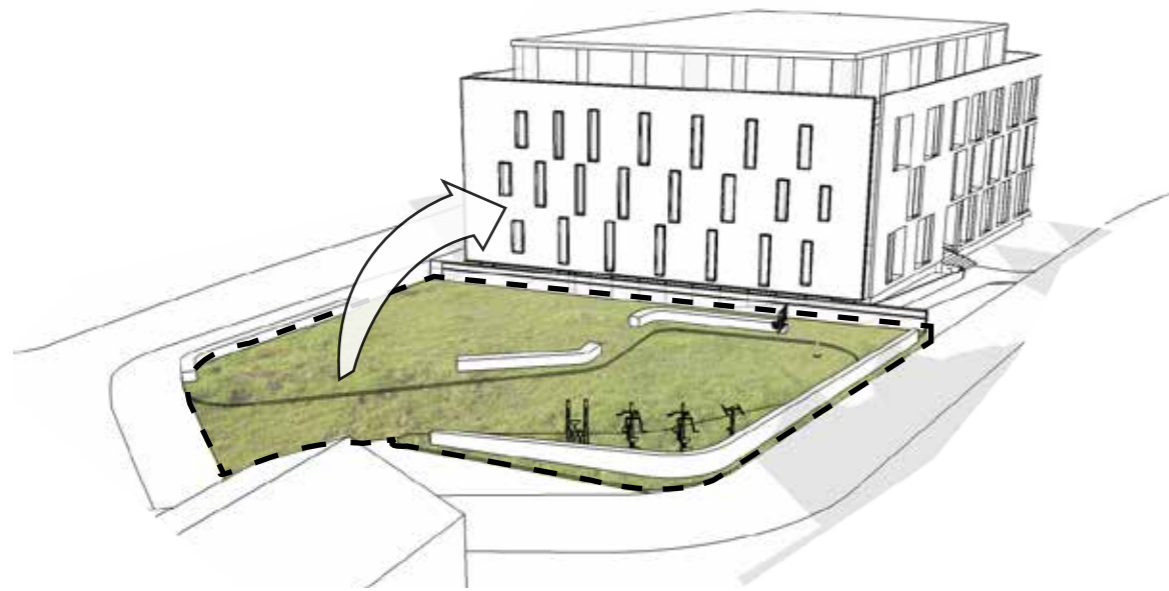
Unit	Sqm	Number of units
GROUND FLOOR		
Type A Bedroom Unit	26	12
Type B Bedroom Unit	40	2
Type C Bedroom Unit	21	0
FIRST - SECOND FLOOR (Typical)		
Type A Bedroom Unit	26	13
Type B Bedroom Unit	40	2
Type C Bedroom Unit	21	0
THIRD FLOOR		
Type A Bedroom Unit	26	0
Type B Bedroom Unit	40	2
Type C Bedroom Unit	21	12
Total number of units:		58



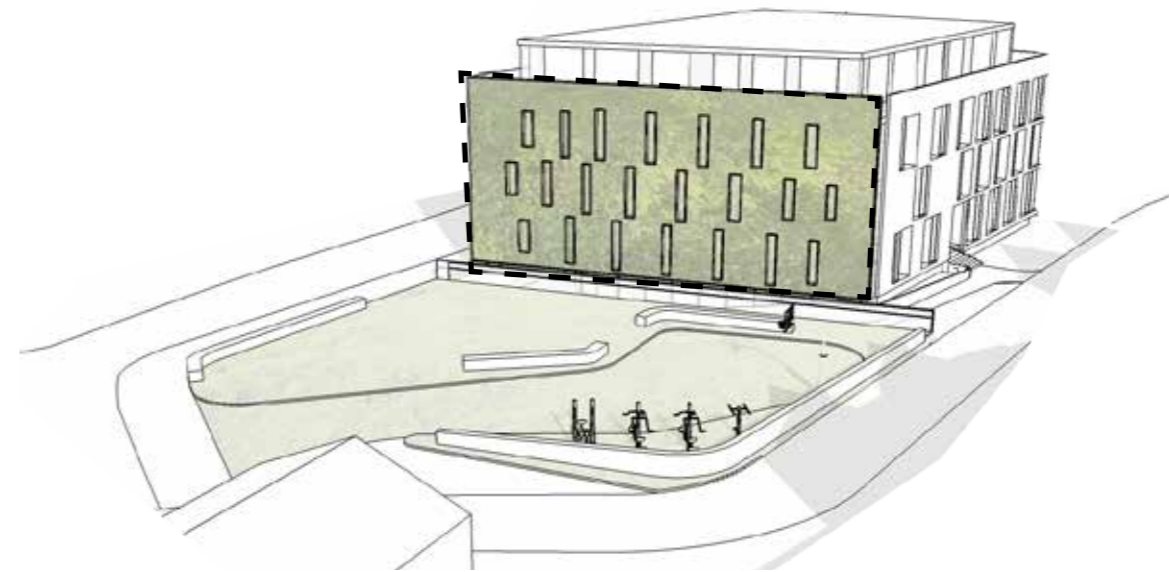
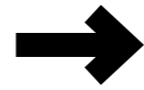


LOCATION PLAN nts





Due to the site being classified as a designated open space, it was crucial to provide a sufficient green outdoor facilities on site



Vertical living wall is installed in order to visually extend the open space in front of the building.



Corner fenestration takes off the visual heaviness of the facade



Relieved brick



Angled windows allow to prevent 'overlooking' towards the adjacent student halls



Proposed materiality to match the existing neighbourhood



'Living wall' on the front facade





ILLUSTRATIVE VIEWS
PROPOSED DESIGN

2015 RIBA Regional Award (Pobble House, Dungeness)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year
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 (short listed)
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 (Shortlisting)
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 Shortlisting)
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

QMS ISO 9001 registered firm
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