

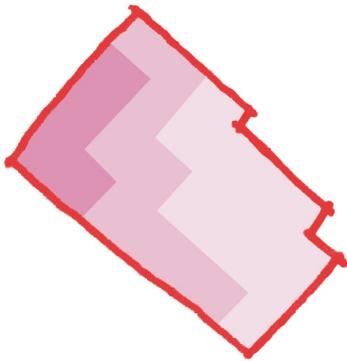
ROSEMARY LANE

Site Area: 0.25 ha / 0.62 ac

Local Plan Allocation: 20 no units.

Site Analysis:

- Number of Listed Buildings along south-east boundary
- Some inter-looking concerns
- Provision for pedestrian routes
- Variety in local vernacular, potential for more modern approach.
- Conservation Area



Storey Heights 'Heat map'

- Red Line
- 15/21m Clearance Lines
- Listed Buildings
- Vehicular Routes
- Pedestrian Routes



Listed Buildings



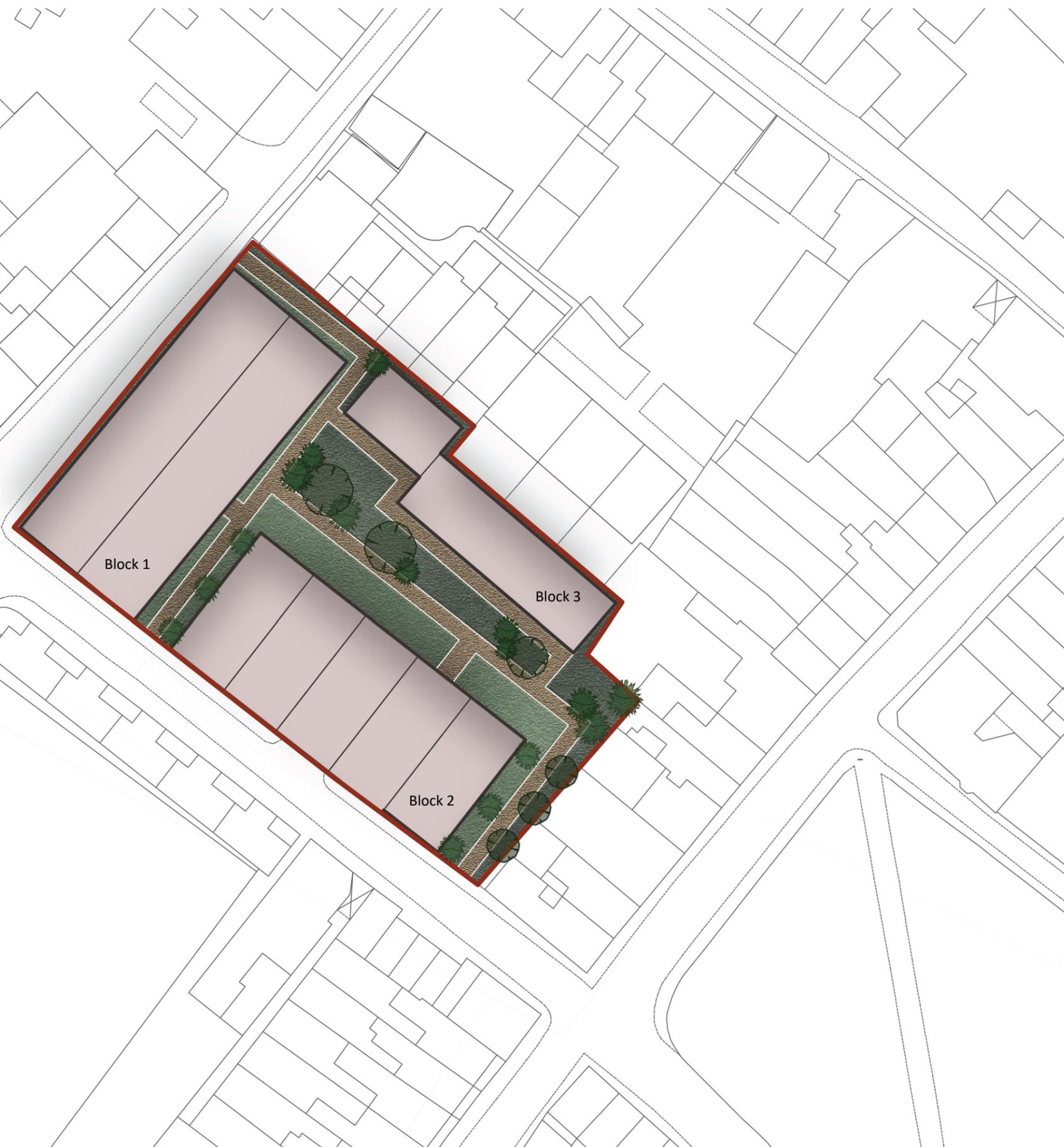
Constraints and Opportunities Diagram



Site Location



PRECEDENT IMAGERY



SCHEME AND ACCOMMODATION CREDENTIALS

- 1) It is of high quality design appropriate for its immediate and wider context
- 2) It contributes towards mixed and inclusive neighbourhoods
- 3) It is located in an area well-connected to local services and employment by walking, cycling and public transport. It will be subject to a "car free" restriction
- 4) It is under single management
- 5) Its units are all for rent with minimum tenancy lengths of no less than three months
- 6) Communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least:
 - a) convenient access to a communal kitchen
 - b) outside communal amenity space
 - c) internal communal amenity space
 - d) laundry and drying facilities
 - e) baggage and items storage space
 - f) secure cycle storage
 - g) on-site warden
- 7) A management plan is provided with the application
- 8) It delivers an off-site contribution towards affordable housing.
- 9) All units will be a minimum of 25 sqm,
- 10) 10% of the units will be accessible units.

Total GIA = 4,034m²
 3 Blocks over 1, 2 & 3 (part 4) storeys
 114 Studios (inc. Disabled)
 + Circulation and ancillary social space

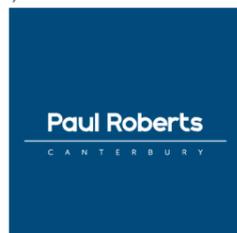
PROPOSED SITE PLAN

ROSEMARY LANE
 CANTERBURY



The Wyseplan Building,
 Occupation Rd,
 Wye, Ashford,
 Kent,
 TN25 5EN
 01233 812 148

www.osgarchitecture.com



Proposals for co-living studio units including internal and external amenities spaces, landscaping, plant, refuse and bicycle stores, and associated works