



Design and Access Statement

For land at

Rosemary Lane,
Canterbury,
Kent,
England
CT1 2PN

FEB 2026

OSG JOB NO. 22/1211

Paul Roberts

C A N T E R B U R Y

40

1984 - 2024

Anthony Swaine
ARCHITECTURE LTD

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Fig 01 CGI

Rosemary Lane Introduction

01

Terms of Reference

Client



Paul Roberts

14, Marlowe Business Centre
4-6 Orange StREET
Canterbury, CT1 2JA

Heritage Architect



Anthony Swaine Architecture

32-33 Watling Street,
Canterbury,
Kent,
CT1 2AN

Project Architect



OSG Architecture Ltd.

Unit 2A, Capital House,
4 Jubilee Way,
Faversham,
ME13 8GD,

Planning Consultant

GODDARD PLANNING

Archaeology and Heritage



Drainage and Flood



Market Analyst



Arboriculture and Ecology



Energy



Transport



Introduction

This Design and Access Statement has been produced to support the proposed development of ‘co-living’ residential complex intended to provide starter residential units for single persons.

This document illustrates the process that has led to the development of the proposal. It provides a framework to explain how the proposed development is a suitable response to the site and its setting and seeks to explain the rationale behind development proposals through the design process and the response to site constraints/opportunities.

co-living is a form of shared rental housing in which residents occupy private living spaces while benefiting from shared facilities for dining, leisure, socialising, and exercise. Such schemes offer flexible accommodation, encourage social interaction, and deliver high-quality living environments at more affordable rental levels. They are typically located in accessible, central areas close to employment opportunities and key lifestyle amenities.

As set out in Knight Frank’s Canterbury ‘Co-living Demand Study’ document dated November 2024 and their subsequent update letter, market research has identified a substantial and currently undersupplied demand for private rented sector shared accommodation across Canterbury.

The proposed development is specifically intended to meet the needs of these identified socio-economic groups.

Accordingly, the scheme comprises a series of self-contained studio apartments arranged on either side of shared access corridors within buildings ranging from two to four storeys in height. The development includes a common entrance foyer with reception facilities, stair and lift access to all floors, and a variety of communal spaces, all of which are available for use by residents.

A full description of the operation and management of the co-living scheme and the wide range of facilities available for residents is contained within the co-living operations and management plan.



Fig 02 Street View of existing Site from Rosemary Lane
© Google Maps



Fig 03 Street View of existing site from Stour Street
© Google Maps



Site Location

Site Address: land at
Rosemary Lane
Canterbury,
Kent,
England
CT1 2PN

The site (outlined) is located in Canterbury, north-east of access to the A28 (approx. 0.3km/0.2 mi) and south-east of access to the A2050 (approx. 0.8km/0.5 mi), both of which lead to access onto the A2. The Site is (approx. 5.3km/3.3 mi) northeast of Chartham and (approx. 7.6km/4.7 mi) northwest of Bridge. The Site of the development frontages Rosemary Lane and Stour Street and falls under the governance of Canterbury City Council.

 Site Boundary

Fig. 04: Site Location
© Google Maps

Rosemary Lane The Site

02

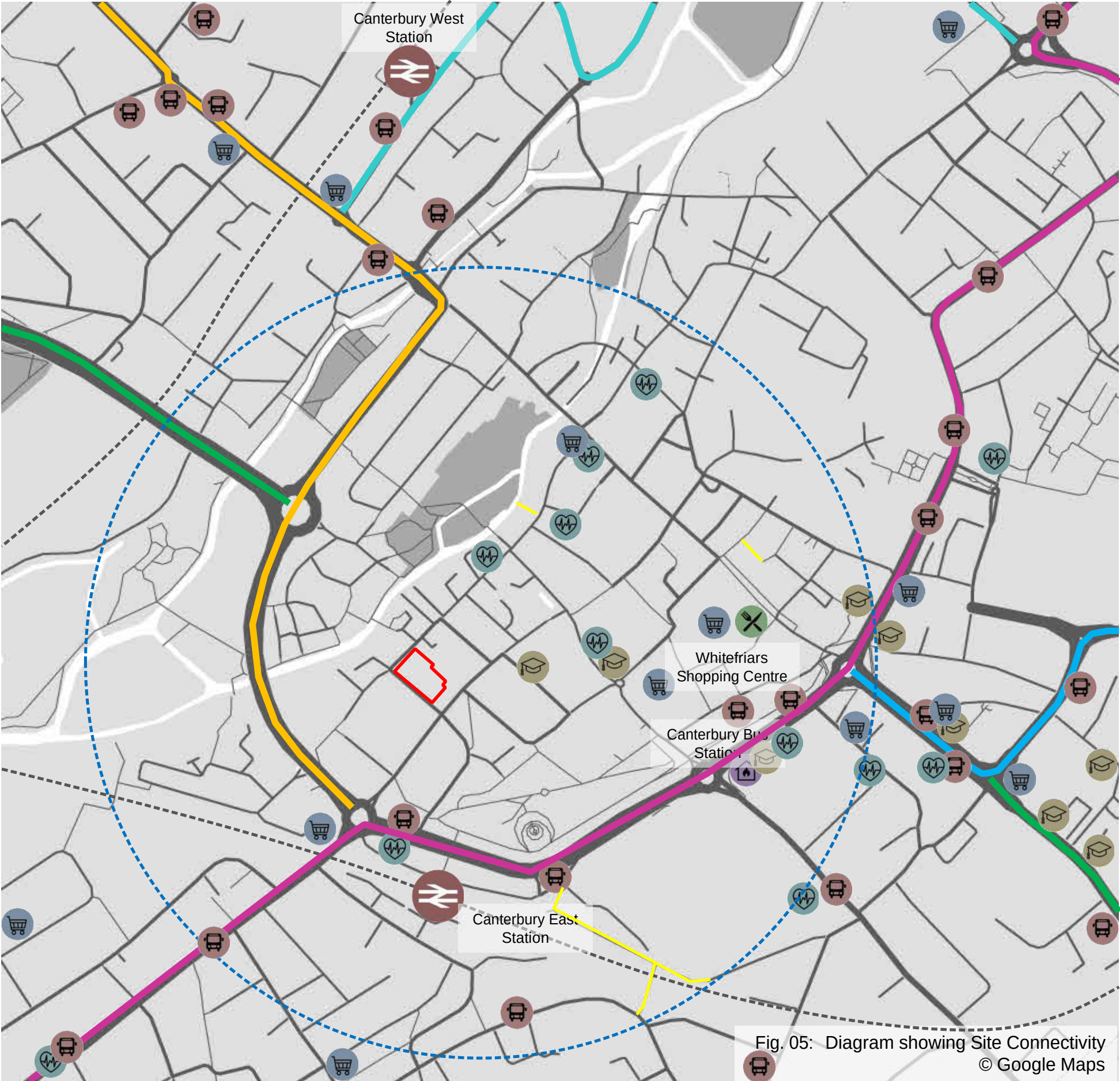
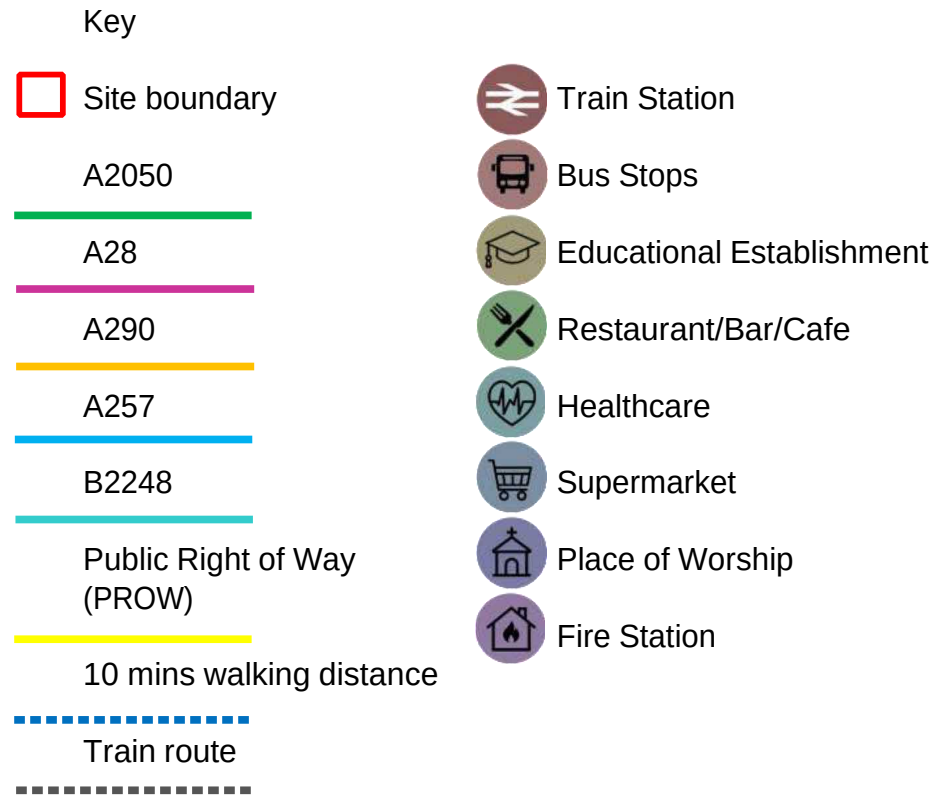


Fig. 05: Diagram showing Site Connectivity
© Google Maps

Accessing the Site

The site is highly accessible on foot, with Canterbury Cathedral and the city's main shopping streets located within a 10 minute walk. Vehicular access is provided via Rosemary Lane, which connects directly to Stour Street and Castle Street, the latter offering onward access to the A28. Public transport provision is strong, with several bus routes operating nearby. Canterbury East Railway Station is approximately a five-minute walk from the site, while Canterbury West Railway Station is around a fifteen-minute walk away. Canterbury Bus Station is located approximately ten minutes from the site on foot. Overall, the site benefits from excellent pedestrian, vehicular and public transport connectivity and falls within the administrative area of Canterbury City Council.

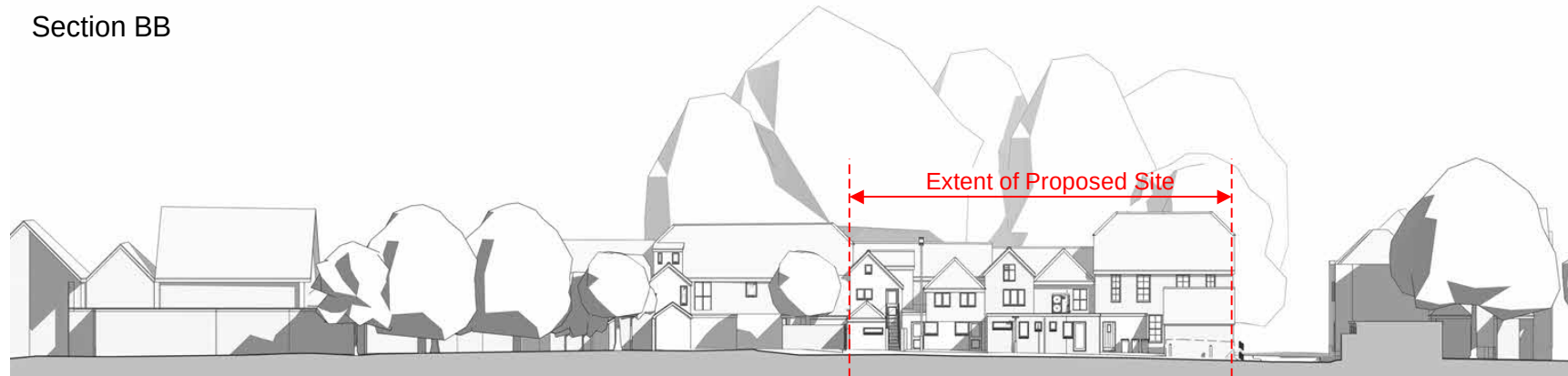
At a wider scale, Canterbury is centrally located within East Kent. Nearby towns include Faversham to the southeast (approximately 10 miles away), Herne Bay to the north (around 6 miles), and Whitstable to the northwest (approximately 7 miles). Strategic routes such as the A28 and A290 provide direct connections between Canterbury and these surrounding settlements, with Castle Street, adjacent to the site, forming an important element of the city's internal road network linking to these key routes.



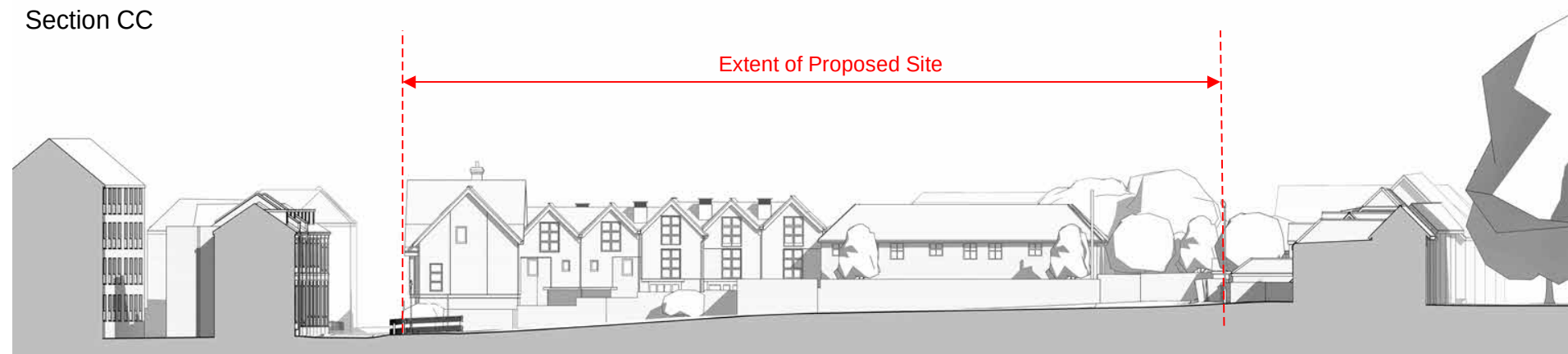
Section AA



Section BB



Section CC



Section DD



Fig. 06: Existing Site Sections (Not to Scale)
© OSG Architecture

Site Topography

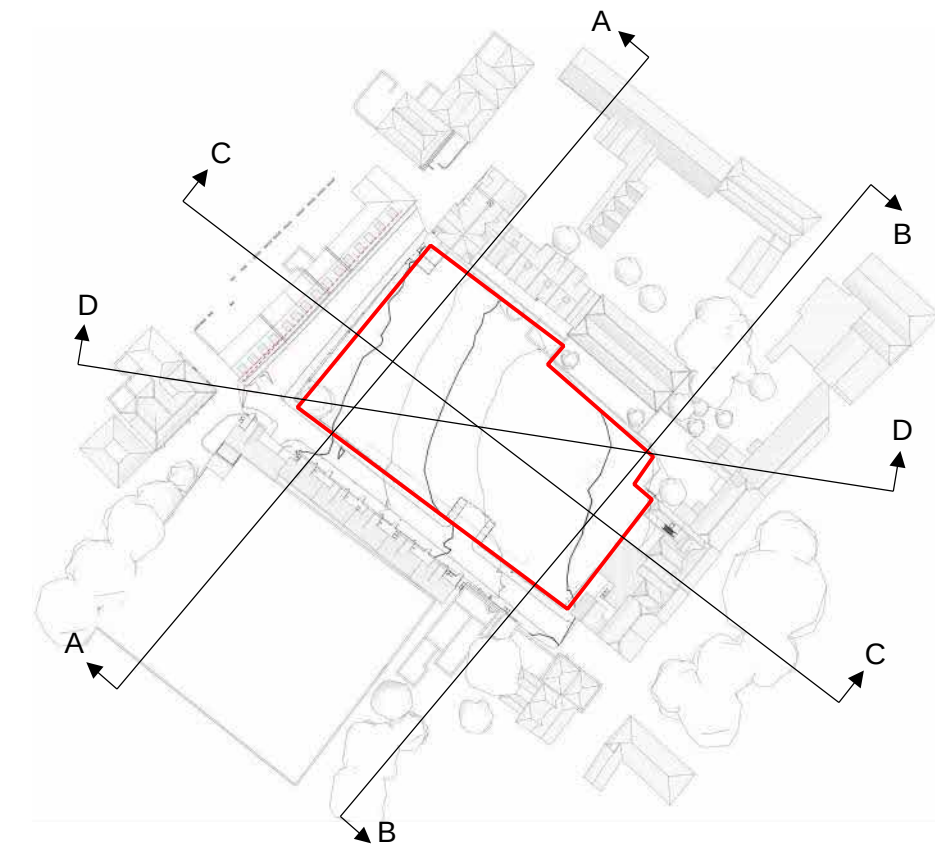
The site comprises a rectangular plot of approximately 40m by 60m. Formerly a surface public car park, it has frontages to Rosemary Lane and Stour Street, the latter rising from its lowest point towards Castle Street.

The site forms part of the sloping valley sides of the River Stour, which runs parallel to Stour Street around 50m to the north. As a result, the land slopes upward by approximately 2m from its lowest point at the north-western end to its highest point near the rear of the Castle Street properties.

The north-western portion of the site, together with Stour Street and the adjacent Tannery development, lies within the River Stour flood zones, which has implications for the design of any development.

The site has been used as a public car park since the clearance of housing in 1962 until its closure in 2023.

Fig. 07: Diagram showing Site Section Locations (Not to Scale)
© OSG Architecture





Site Context – Wider Urban Context

The aerial photos show the overall extent of the site as well as the existing vegetation on and around the site.

The site sits within a tightly knit urban grain characterised by closely spaced buildings, narrow plots and a compact historic street pattern typical of this part of Canterbury.

Castle Street to the north and east contains a number of historic buildings which reinforce the established fine grain and traditional townscape character of the area.

Immediately adjacent on Rosemary Lane is a prominent multi-storey car park with attached residential accommodation fronting the street. Due to its scale and massing, this building forms a dominant feature within the local townscape.

More recent development in the surrounding area includes several high-density residential schemes facing onto the site.

To the south-east along Stour Street is the converted former Tannery building, with additional converted tannery structures beyond. Further north of the River Stour, taller contemporary residential buildings introduce a significantly higher density within the wider context.

□ Site Boundary

Fig 08: Site
© Google Earth



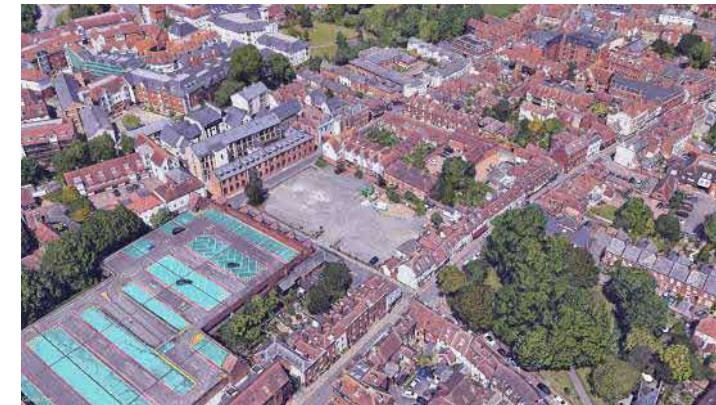
View from North



View from East



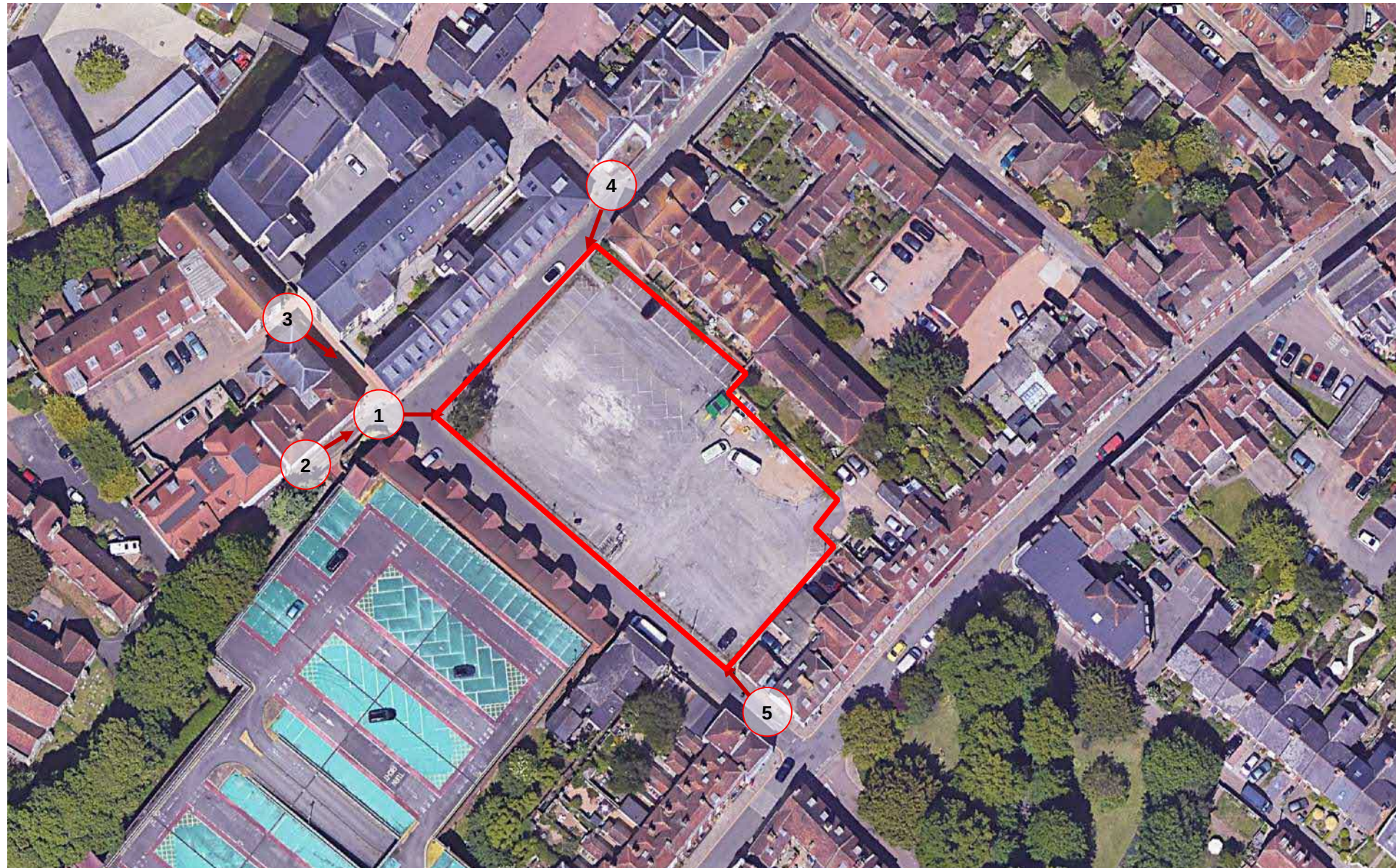
View from South



View from West



Fig 09: Context in 3D
© Google Earth



Site Context – The Site

Visiting the site and examining the surrounding area allows us to demonstrate the scale of the site and its neighbouring buildings in context. It also highlights the very limited extent of existing vegetation on the site:

1. The view from Church Lane where Stour Street and Rosemary Lane intersect/corner.
2. The view of Stour Street from Church Lane.
3. The view from Lavender Mews looking down Rosemary Lane.
4. The view of the site from Stour Street further down.
5. The view at the turn into Rosemary Lane from Castle Street.

 Site Boundary

Fig 10: Site
© Google Earth



Fig 11: Site Photographs
© Google Maps



View from Rosemary Lane



View from Stour Street

Rosemary Lane Car Park – Impact upon neighbouring residents

The car park, comprising approximately 103 spaces, was previously in active use, as shown in Figure 11. Much of the area was occupied by parked vehicles, with around eight or nine located in close proximity to the new housing overlooking the site. This activity would have contributed to noise, light disturbance, and air pollution, resulting in a less favourable outlook for nearby residents.

The proposed development represents a clear improvement in terms of its impact on neighbouring residents. By significantly reducing vehicle movements and associated emissions, the scheme is expected to create a quieter and more controlled environment. It will also enhance the visual quality of the site, replacing an underutilised area with a well-designed development. In addition, the introduction of an active frontage will improve natural surveillance and security, helping to reduce opportunities for antisocial behaviour. Overall, the proposal will deliver a more pleasant, safer, and higher-quality living environment for neighbouring residents.



Actively used car park (July 2013)

Fig 12: Rosemary Lane Car Park before
© Google Maps



Site Context – Tannery Development

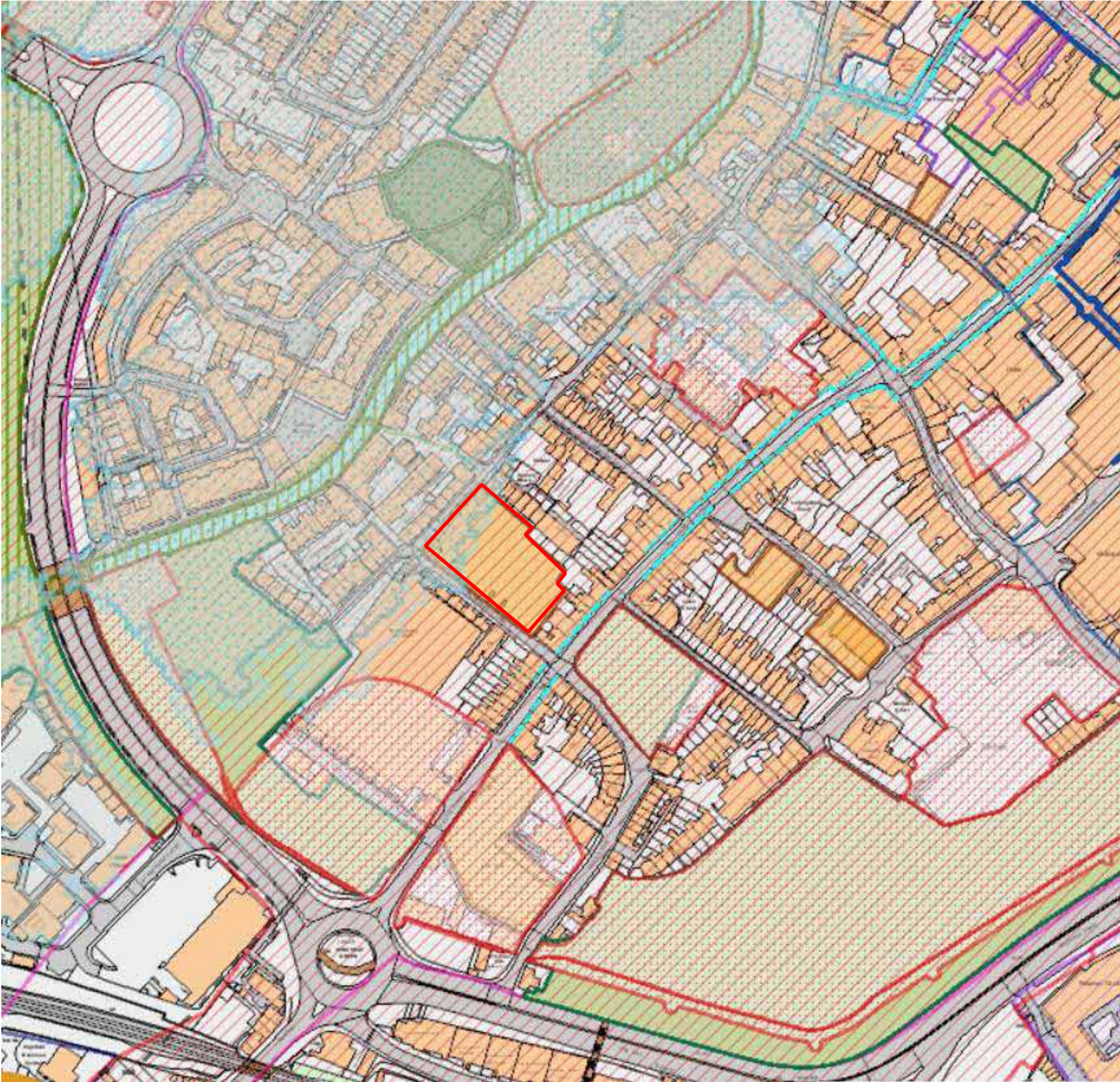
The following images illustrate the adjacent Tannery development, which demonstrates the very high density of development present in the immediate area. The scheme is characterised by predominantly four and five-storey buildings arranged closely together, creating a compact and tightly knit urban form.

The buildings are organised to form clearly defined streets and enclosed urban spaces, reflecting a strong and consistent street pattern. This arrangement reinforces the high-density character of the development while maintaining an integrated network of streets and pedestrian routes.

The scale, height and proximity of the buildings contribute to a continuous and well-defined townscape, demonstrating how higher-density development has been successfully accommodated within this part of the city.



Fig 13: Tannery Development
Photographs



 Site Boundary

Fig 14: Canterbury City Council's 2017 Adopted Local Plan



- Boundaries
- District Boundary 
 - Inset Boundary 
 - Boundary of Urban Area 
- Climate Change
- Environment Agency Area at Risk of Flooding Zone 2 CC5, CC6 
 - Environment Agency Area at Risk of Flooding Zone 3 CC5, CC6 
- Historic Environment
- Area of Archaeological Importance HE12 
 - Conservation Area HE6 
 - Scheduled Ancient Monument HE11 
 - World Heritage Buffer Zone HE3 
 - World Heritage Site HE2 
- Housing Development
- Housing HD1 
- Landscape and Biodiversity
- Local Wildlife Sites LB7 
- Open Space
- Protection of Existing Open Space OS9 
 - Riverside Path OS12, OS13, T2 
- Town Centres and Leisure
- Canterbury City Centre TCL1 
 - Secondary Shopping Frontages TCL3 
 - Mixed Used Development TCL10 
 - Primary Shopping Area TCL2 
 - Primary Shopping Frontages TCL2 
- Transport and Infrastructure
- Cycle & Pedestrian Route T2 
 - Road Safeguarding Area T11, T13, T14, T15, SP3 

Rosemary Lane Conservation and Heritage

OS

Historical Aerial Photography of the Site

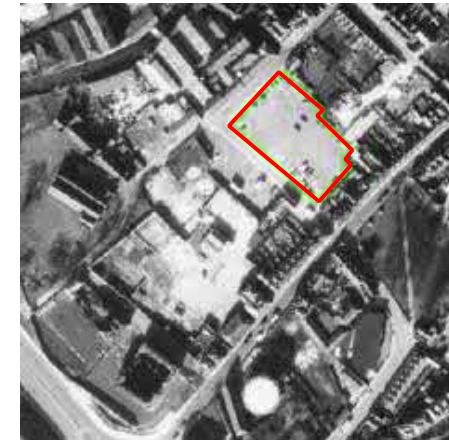
 Site Boundary

The 1947 aerial photograph shows the site occupied by houses fronting Rosemary Lane and Stour Street, with two additional rows of Stone's Cottages behind. All of these buildings were later demolished as slums in 1962, while the Gas and Light Company buildings visible in the foreground were still in use at the time.
(Historic England)



1946

A later aerial photograph shows that the houses on Rosemary Lane had been demolished and replaced by public car parks on both sides of the lane. The gasworks site was also largely cleared, apart from buildings on Castle Street, and the cleared land was later used by the City Council for informal parking across the former works site.
(aerofilms)



1963

1959



The 1959 RAF aerial photograph shows the area still fully built up, including the gasworks. By this time the gasworks had expanded northwards over Gas Row cottages and south of Castle Street, where a gasometer and associated buildings occupied part of the former castle bailey.
(Historic England)

2023



Aerial view in 2023 of the development site as Rosemary Lane Car Park.
(Google Earth, Bing mapping)

Fig. 15: Historical Aerial Photographs of the site from the Design & Heritage Background Report © Anthony Swaine Architecture

Historical Mapping of the Site

 Site Boundary

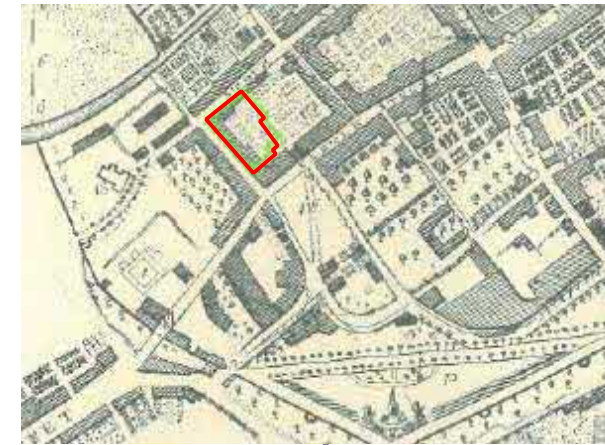
The map shows the area as mostly undeveloped, with buildings only along Church Lane, Stour Street, Castle Street and Hospital Lane. Rosemary Lane itself had no buildings, and was marked only by timber fencing, while Castle Street ended at the gated entrance to the castle.
(Canterbury Cathedral Library)



1642

1752

The Fenner map shows both sides of Rosemary Lane fully built up, while the land behind remained divided into garden plots, with orchards still present toward the castle. At this time, land north of Stour Street was still gardens with frontage of older timber-framed houses and had not yet been developed as the tannery.
(C Bowley)



1825

1871



The Doidge map shows increased development, with buildings along much of Rosemary Lane, creating an almost continuous block around Castle Street, Hospital Lane, Stour Street and Rosemary Lane. An entrance from Castle Street led to rectangular garden plots inside the block, while areas closer to the castle remained lightly developed, with buildings mainly on corners and the former bailey used as an orchard.
(C Cornell)



The 1871 Ordnance Survey map shows the site fully developed, with continuous building frontages along Stour Street and Rosemary Lane, and rear access to Stones Cottages behind Castle Street. Most buildings dated from the early 19th century, with some 17th-century weavers' houses, all of which were later demolished as slums in 1962. By then, the tannery was established across the River Stour, having replaced earlier timber-framed townhouses demolished in the late 19th century.
(Anthony Swaine)

Fig. 16: Historical Mapping of the site from the Design & Heritage Background Report
© Anthony Swaine Architecture

Timeline of Rosemary Lane

This view from the Coronation celebrations shows the north-east side of Rosemary Lane lined with late Georgian cottages that appear to be in generally good condition. Despite this, the buildings were condemned as slums and demolished in 1962, while the small garage building on the right still survives. (Paul Crampton)



1953

1961



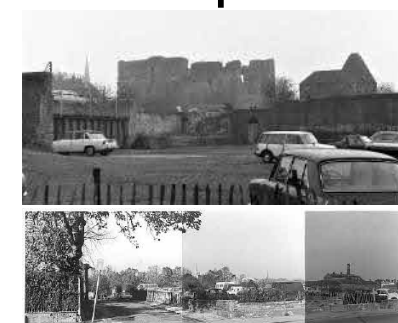
This 1961 photograph shows the south-west side of Rosemary Lane, opposite the development site, with a row of Georgian cottages leading toward the Cardinals Cap public house. By this time, the Royal Oak public house at the corner of Church Lane had already been demolished. (Historic England)

By 1975, the cleared houses on the south-west side of Rosemary Lane were being used as a temporary surface car park. The site was later redeveloped in 1980 with the Rosemary Lane multi-storey car park and housing. (JJ Filmer)



1975

1975



These photographs, taken by city council photographer J. J. Filmer in 1975, show how the old gasworks site was pressed into service as a rough temporary car park. This use continued until the site was redeveloped in 1984 as the Rosemary Lane multi-storey car park and housing development. (C Bowley)

Rosemary Lane at the corner with Church Street
This rear view from Stour Street shows the medieval British Oak public house, which once stood on the corner of Church Street, St Mildred. The cottages on the right backed onto the slum courtyards of DeLasaux Square. These were demolished before the war and replaced by the Wiltshirestone yard in the 1950s. More recently, the site was redeveloped with new houses—Lavender Row—built in 2002 as an approximate replica of the buildings seen here.



...

Fig. 17: Timeline of Rosemary Lane from the Design & Heritage Background Report
© Anthony Swaine Architecture

Timeline of Stour Street

This substantial 15th-century timber-framed townhouse was demolished in the late 19th century to make way for the Tannery factory. Behind it stood a 17th-century row of cottages, later gutted to form a 19th-century warehouse. That building survived until it was destroyed during the conversion of the Tannery factory into flats in 2000. (Kentish Gazette)



1882

1940



This view shows the Stour Street side of the development site during the war. The three timber-framed jettied cottages were likely 17th-century weavers' houses, but they were demolished along with the others in 1962. (Kentish Gazette)

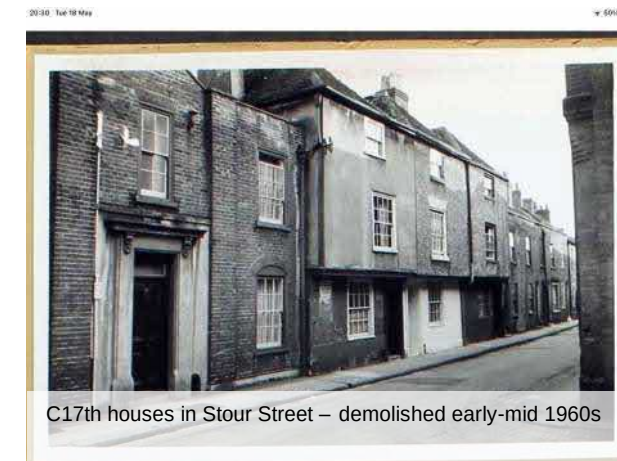
The rear view of the jettied cottages that once lined Stour Street during the war. These three timber-framed cottages were likely 17th-century weavers' houses, but they were demolished along with the others in 1962. (Kentish Gazette)

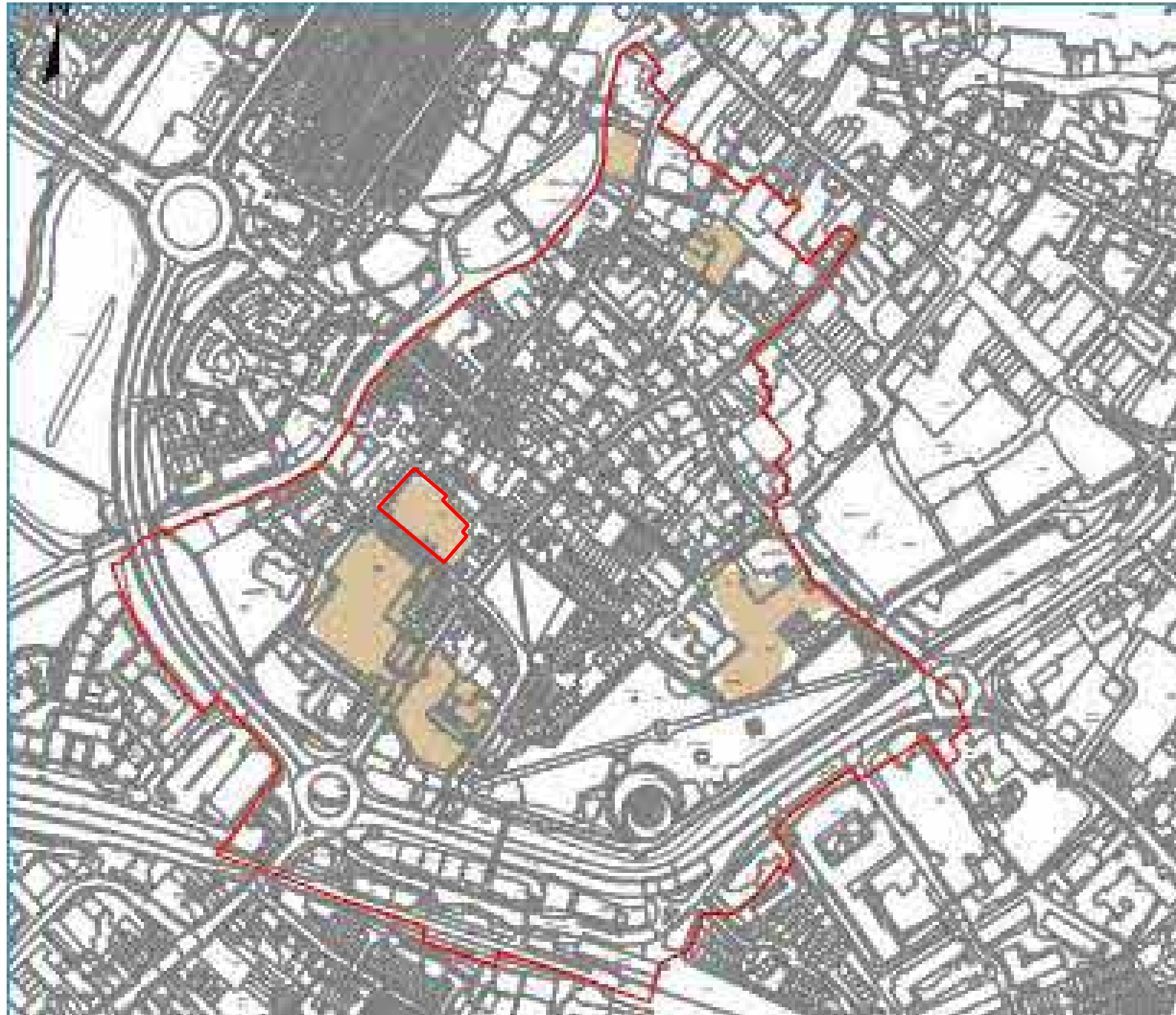


1940

Fig. 18: Timeline of Stour Street from the Design & Heritage Background Report
© Anthony Swaine Architecture

More Photographs of surrounding context





- Site Boundary
- Areas of Opportunity for Enhancement
- Character Area 5 -Worthgate

Fig 19: Canterbury Conservation Area Management Plan – Character Area 5 (page 20)



Canterbury Conservation Area Management Plan (February 2023) – Character Area 5: Worthgate

Our architects and conservation specialist have worked closely with Canterbury Archaeological Trust (CAT). CAT has produced a Heritage Statement which is submitted as part of the application documents.

This site falls within the Canterbury City centre conservation area and the entire city centre is designated as an Area of Archaeological Importance under the Ancient Monument and Archaeological Areas Act of 1979. While the site is not designated, extensive areas to the south and East are Scheduled Monuments.

The Management Plan (February 2023) sets the long-term vision for the conservation area and guides how change should be managed to preserve and enhance its special character, and it will be a material consideration in planning decisions. It requires all development, alterations and maintenance to be carried out sensitively, in line with the Local Plan, Heritage Strategy, and where relevant the UNESCO World Heritage Site Management Plan, so that change responds positively to Canterbury's historic significance.

New development is possible within and around the conservation area where it is high-quality, sensitive and enhances character, especially by addressing areas that currently detract. Proposals must respect context—particularly height, important views, and landmark buildings—with taller schemes requiring strong justification and detailed visual assessments, and all development must preserve or enhance the conservation area and its wider setting.

According to the Management Plan, the site is highlighted for opportunity or enhancement with possible introduction of sensitive screening in the form of planting or potentially new development.

Archaeology

Canterbury's archaeology is extremely rich and well-protected, with Scheduled Monuments, the Area of Archaeological Importance, and other known or potential sites. Key assets include city walls, Roman remains, monastic precincts, St Augustine's Abbey, and the Cathedral Precinct. Development within the conservation area must assess archaeological potential, including desk-based studies and field evaluations, and where development is approved, significant remains should be preserved in situ. Scheduled Monument Consent is required for works affecting designated monuments, and Policies HE11 and HE12 guide archaeological protection in planning decisions.

CAT has undertaken a detailed investigation of the archaeology of this site and produced a report of its findings which is included in the application document.



Fig. 21: Rosemary Lane 1988. Post-excavation shot of northern trench looking south-east (scale 2m)
By Canterbury Archaeological Trust (CAT)



Fig. 22: Rosemary Lane 1988. Section of the trench showing stratified medieval building sequence, looking north-east (scales 1m + 0.2m)
By Canterbury Archaeological Trust (CAT)

Archaeology (continued)

Archaeological Implications for proposed ground works:
The site has archaeological potential spanning from the Palaeolithic through to the medieval and post-medieval periods. Its topography and superficial geology indicate the possible preservation of Pleistocene and early Holocene deposits, particularly within the lower western part of the site, where alluvial floodplain material may contain early archaeological material or preserved land surfaces.

The site lies close to known and suspected prehistoric features and routes, including a possible middle to late Iron Age enclosure and a putative valley route along Stour Street, giving rise to potential for prehistoric activity of high significance.

During the Roman and Anglo-Saxon periods the site is likely to have been marginal to the main areas of settlement, though with continued potential for archaeological features and layers. From the medieval period onwards, evidence indicates sustained street frontage development along Stour Street with associated activity within rear plots, continuing until the site's redevelopment as a car park in the twentieth century.

Existing Impacts:
Past development and activity within the site have disturbed archaeological remains, creating a complex sequence of deposits. Later activity has truncated some earlier remains, particularly along the street frontages where former buildings, services, and possible cellars are likely to have removed or damaged earlier archaeology.

However, previous investigations indicate that archaeological remains survive at relatively shallow depth, and despite past disturbance, a significant archaeological resource is likely to remain across much of the site, albeit often of a marginal character.

Potential Impacts:
The site contains surviving geoarchaeological deposits, including river gravels, Head deposits, and alluvial material associated with the River Stour, particularly towards Stour Street. Archaeological remains are likely to be present at varying depths across the site, generally shallower in the west and deeper towards the east.

Groundworks associated with the proposed development, including foundation excavation, service installation, basements, and piling, have the potential to disturb or remove archaeological and geoarchaeological deposits.

To better understand these risks and inform the design process, a programme of pre-application archaeological evaluation trenching is proposed.

Refer to CAT's Archaeological Desk-based Assessment for more details of the assessment.

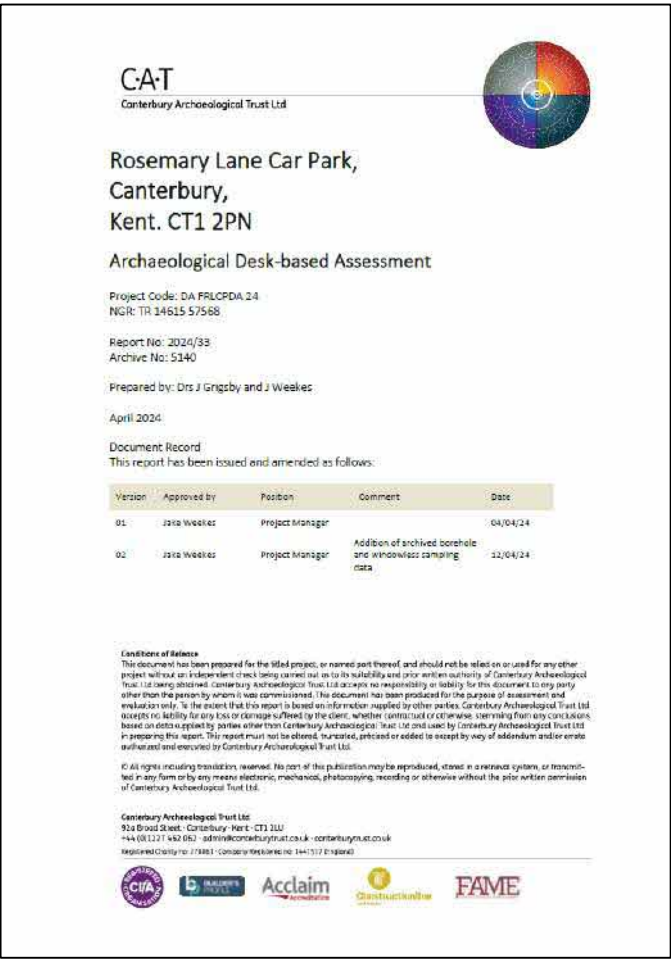


Fig. 20: Archaeological Desk-based Assessment
By Canterbury Archaeological Trust (CAT)

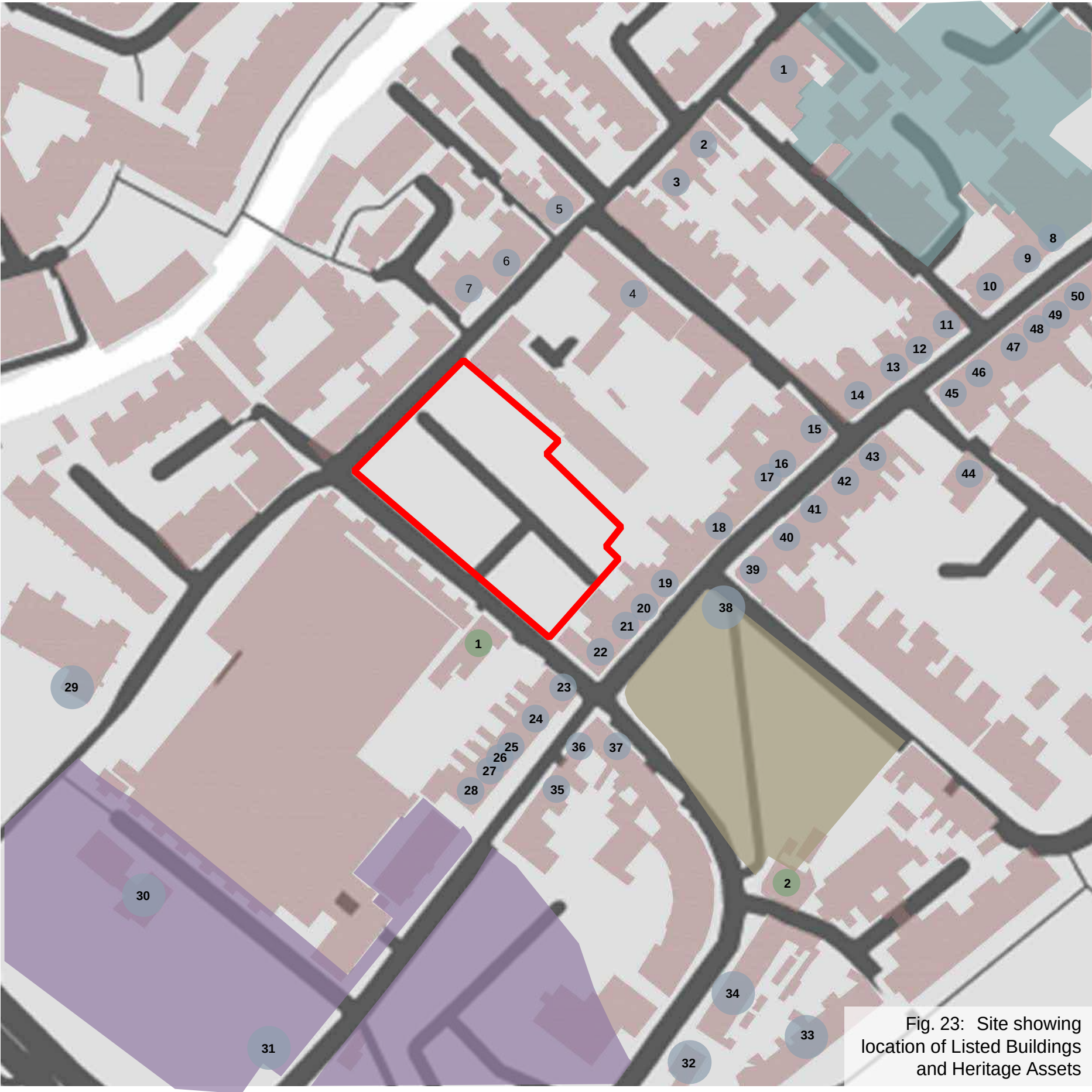


Fig. 23: Site showing location of Listed Buildings and Heritage Assets

Heritage Receptors

As detailed out in Canterbury Archaeological Trust Ltd. Heritage Statement the site is situated within an area containing a range of designated and non-designated heritage receptors in close proximity, including locally listed buildings, statutory listed buildings, and scheduled ancient monuments. These assets form part of the wider historic environment and contribute to the significance and setting of the area. The proximity of the site to these heritage receptors necessitates careful consideration of potential effects on their significance, particularly in relation to setting. The locations of these assets are shown on the accompanying plans and have informed the ongoing assessment of the potential heritage implications of the proposed development.

Ancient Monuments

Looking at the entries held by Canterbury's Local Planning Constraints, there are a few Ancient Monuments surrounding the site.

- KEY
- Vacant land with Roman walls in Adelaide Place
 - Site of church and graveyard of St Mary de Castro
 - Canterbury Castle

The proposals for the site should consider these assets sensitively to ensure that the proposals do not affect the setting or the structures.

Listed Buildings and Heritage Assets

Looking at the entries held by Historic England, there are a number of heritage assets in close proximity to the site, mainly down Castle Street.

The proposals for the site should consider these assets sensitively to ensure that the proposals do not affect the setting or the structures.

Locally Listed Buildings

Looking at the entries held by Canterbury's Local Planning Constraints, there are a few locally listed buildings; one in close proximity to the site, down Rosemary Lane.

The proposals for the site should consider these assets sensitively to ensure that the proposals do not affect the setting or the structures.

Rosemary Lane Environmental

04



- Site
- Low chance
- Medium chance
- High chance

Fig. 24: Flood Risk Diagram (from Rivers and Sea)
© www.flood-map-for-planning.service.gov.uk



- Site
- Low chance
- Medium chance
- High chance

Fig. 25: Flood Risk Diagram (from Surface Water)
© www.flood-map-for-planning.service.gov.uk



Flood Risk

A site-specific Flood Risk Assessment (EPS Ref: 3975, October 2025) has been prepared to inform the application and confirms that the site lies outside the functional floodplain (Flood Zone 3b). The assessment identifies fluvial flooding from the River Stour as the only source of flood risk relevant to the site, with all other potential sources, including surface water, groundwater, sewer and artificial sources, assessed as low risk. Updated hydraulic modelling indicates that during the 1 in 100 year flood event with an allowance for climate change, potential flooding is limited to a small area of the north-western part of the site, with the majority of the site remaining unaffected. Full details of flood risk, modelling assumptions and supporting evidence are set out within the Flood Risk Assessment by EPS.

We have addressed this potential flood risk in our design proposals as set out in detail on pages 33 - 36 of this Design and Access Statement.

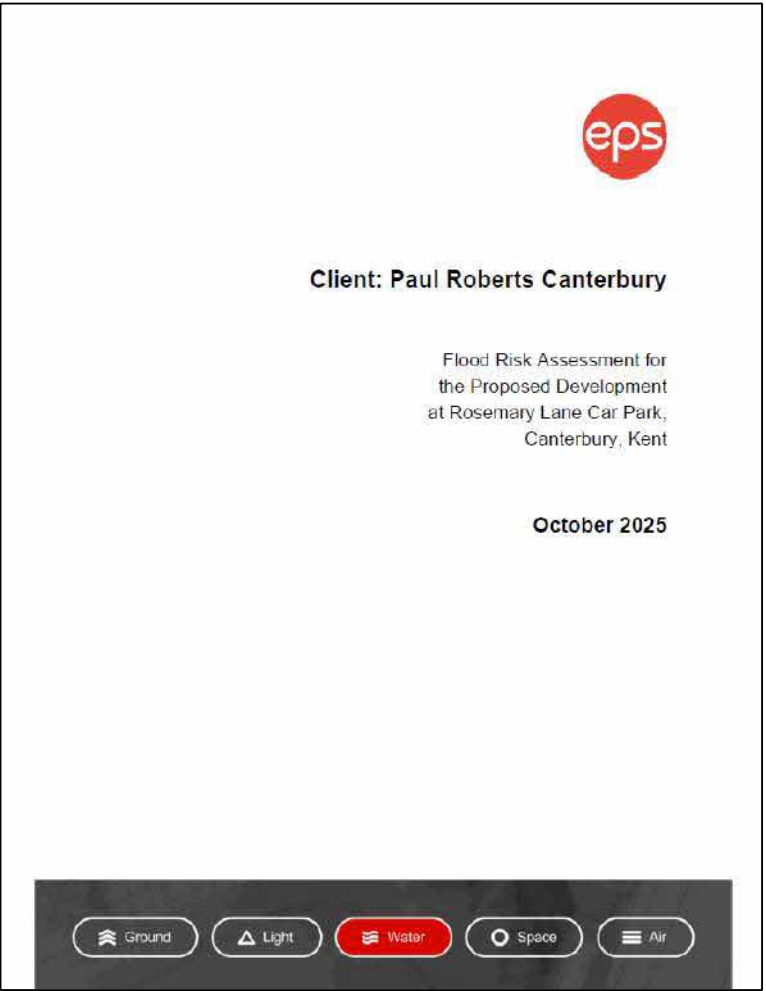


Fig. 26: Flood Risk Assessment
By Environmental Protection Strategies Limited (EPS)

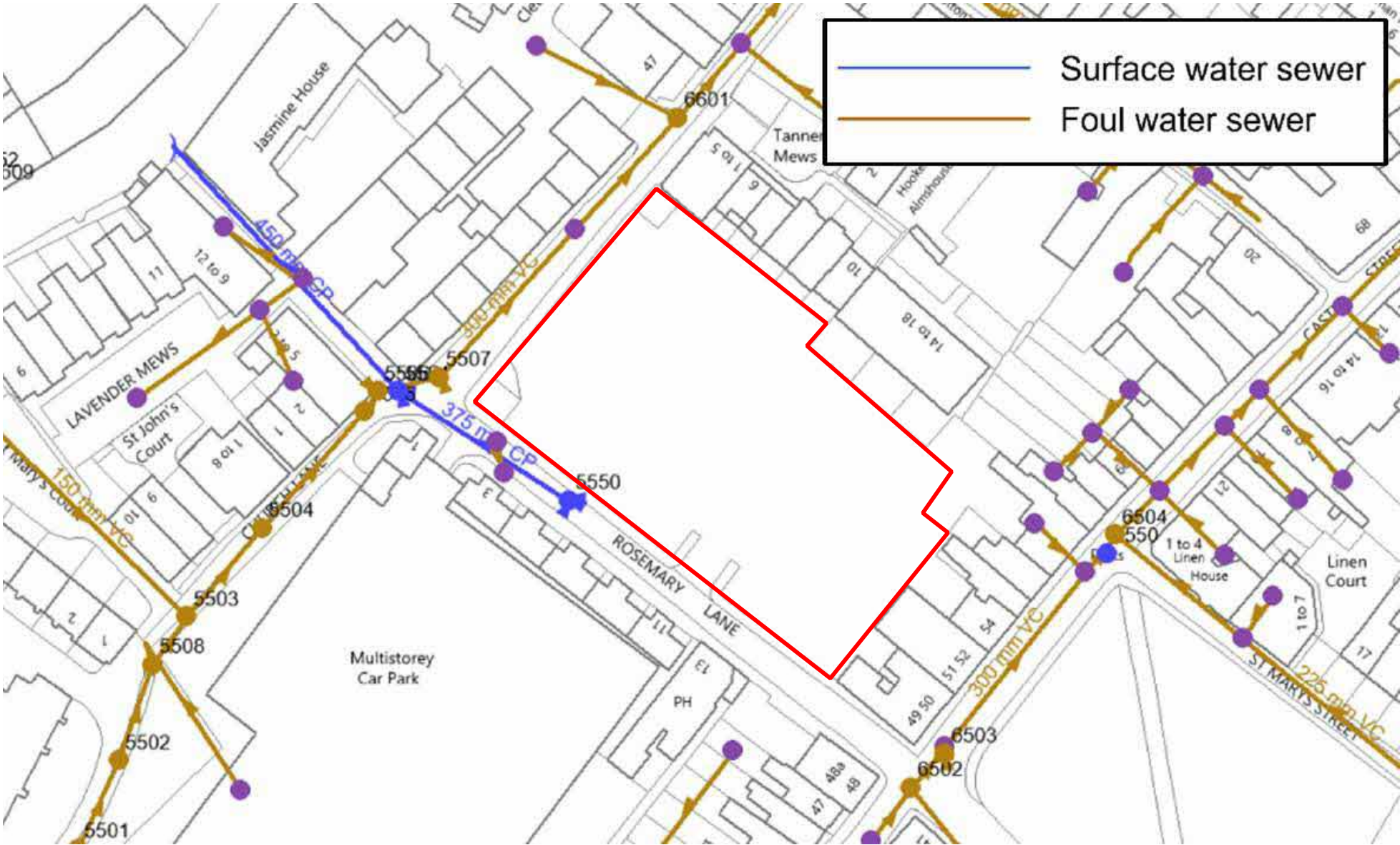


Fig. 27: Extract of Southern Water asset location data for the development site and surrounding area
Drainage Strategy Document



Drainage

The Rosemary Lane site is a previously developed car park within a highly constrained urban environment, where existing drainage reflects historic brownfield conditions rather than a managed surface water strategy.

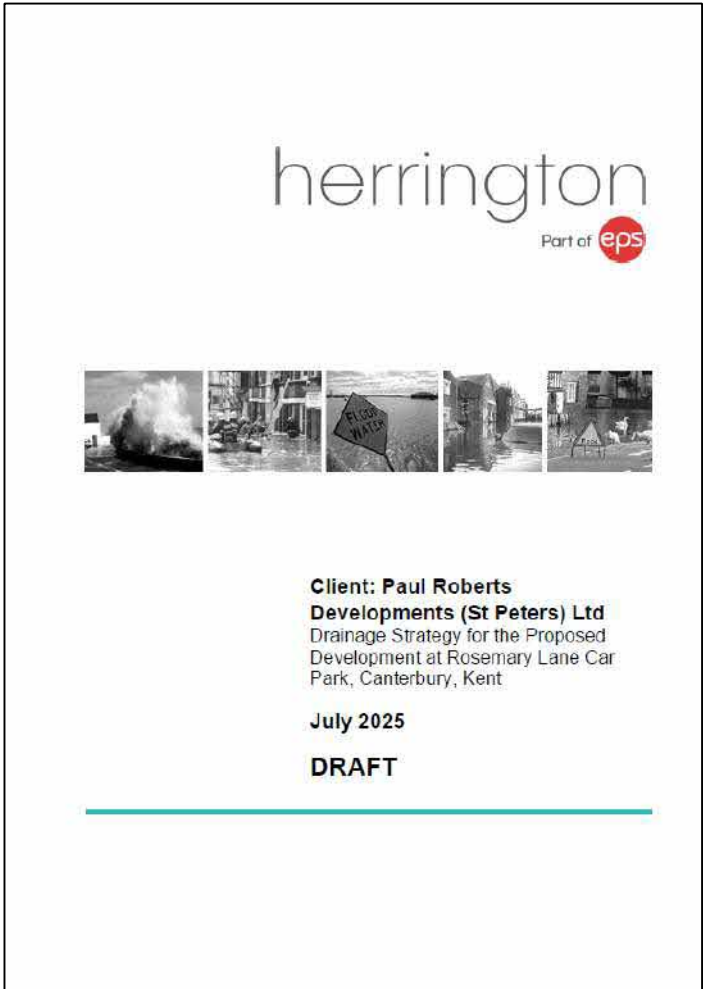


Fig. 28: Drainage Strategy
By Herrington Consulting Limited (Part of EPS)

Rosemary Lane Constraints and Opportunities

05



Fig 29: Constraints and Opportunities Diagram
(Heritage and Environmental)

Constraints and Opportunities (Environmental and Heritage)

Conservation and Archaeology:

- The site is located within the Canterbury City Conservation Area and an Area of Archaeological Importance
- The site falls under Character Area 5: Worthgate

Flood risk:

- Northwestern area of the site falls under Flood Zones 2 and 3

Appraisal of the Character of the Streetscape:

- The site is surrounded by listed buildings, locally listed buildings and ancient monuments - Castle Street has a line of Listed Buildings
- Predominantly three storeys around the site with some four-five storey
- Rich architectural mix including dormers, bays and jettied first floors
- Varied fenestration and materials (timber frame, tile hung, brick and render)
- New frontage to Rosemary Lane and Stour Street must respond to its historic environment
- Distant views to the site need to be considered – ensuring roofscapes are reflective of local character and will ensure the development sits well in the wider locality

Key

- Access
- Flood Zone 2
- Flood Zone 3
- Listed Building
- Locally Listed Building
- Ancient Monuments



Constraints and Opportunities

- General:
- Evening shadowing by the multi-storey car park
 - Overlooking with neighbouring buildings
 - Views to the site through secondary roads
 - Gradual sloping of the site ensures that the development can work with the existing topography optimising opportunities to create interesting street scenes utilising changes in levels, as well as considering orientation and roof levels
 - Predominantly three storeys around the site with some four-five storey

Key

- | | | | |
|--|------------------------|--|-----------------------|
| | Views Out | | Residential |
| | Views In | | Mixed-Use |
| | Access | | Restaurant/Bar |
| | Overlooking | | Multi-storey car park |
| | Noise | | 1 storey |
| | Vehicular Route | | 2 storey |
| | Pedestrian/Cycle route | | 3 storey |
| | | | 4 storey |
| | | | 5 storey |

Fig 30: Constraints and Opportunities Diagram



Rosemary Lane Character and Local Distinctiveness

06

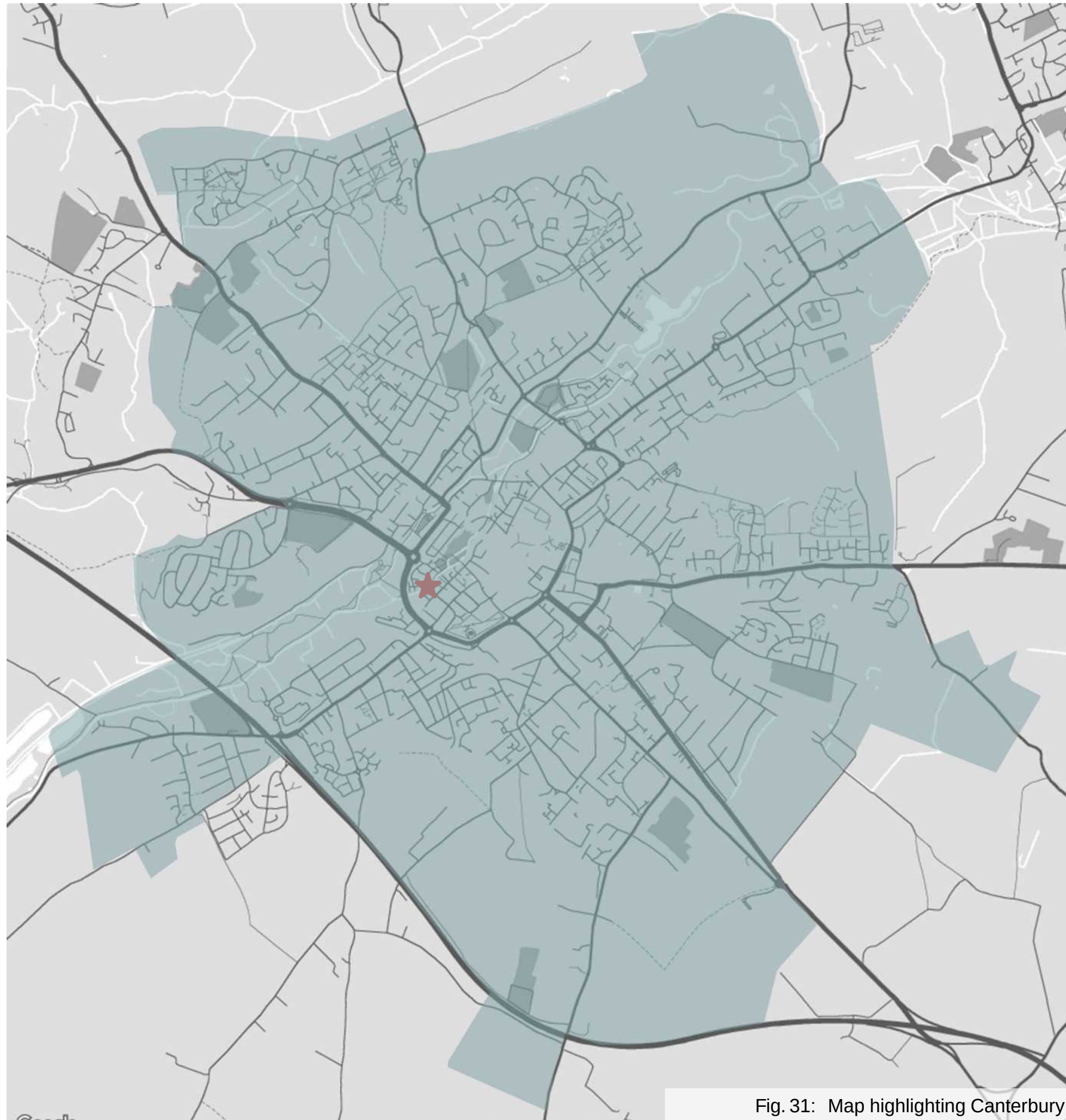


Fig. 31: Map highlighting Canterbury

Key Character Elements

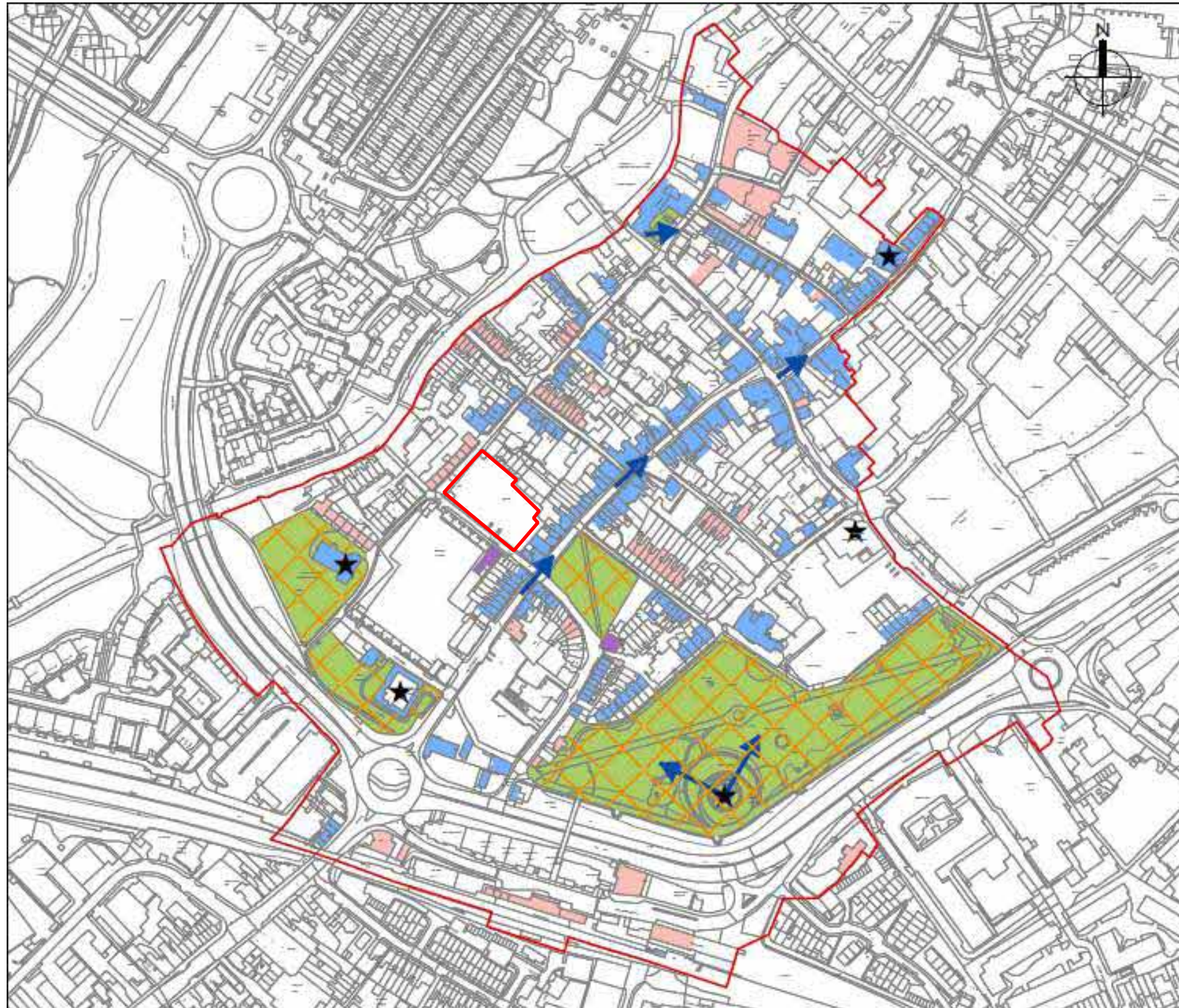
This character study focuses on Canterbury within the medieval walls. This distinction reflects the city's rich historical character and allows for a comprehensive understanding of its urban form and settlement morphology.

Canterbury's spatial form is characterised by a historic, compact city centre enclosed by the remnants of medieval walls, surrounded by extensive green spaces and accommodating outward growth through planned, mixed-use, sustainable developments. This pattern reflects Canterbury's nature as a dispersed settlement.

The city's visible character is shaped largely by medieval architecture, particularly Romanesque and Perpendicular Gothic styles, alongside timber-framed buildings dating from the 11th to the 16th centuries. Later Georgian and Victorian additions contribute to a layered townscape that reflects Canterbury's long architectural evolution.

Canterbury has been evaluated in terms of architectural style, materials, density, and building heights in order to inform the design, scale, and layout of potential new developments within the region.

★ Site



- Site Boundary
- Listed Buildings
- Locally Listed Buildings
- Positive Building
- Private Open Space
- Public Open/Green Space
- Open space designated by the Local Plan
- Views
- Landmark Buildings

Fig 32: Canterbury Conservation Area Appraisal – Character Area 5 (page 120)

Canterbury Conservation Area Appraisal – Character Area 5: Worthgate

The site lies within Character Area 5 (Worthgate) in the south-western part of Canterbury's medieval walled city. The area includes dense historic streets alongside notable green public spaces, bounded by the River Stour, key streets, the city wall, Rheims Way and Canterbury East Station.

Canterbury has over 2,000 years of continuous settlement, resulting in exceptionally rich archaeology. Many remains are designated or within the Area of Archaeological Importance, and even undesignated sites have high potential to contain significant archaeological evidence.

Buildings in the conservation area are generally 1–4 storeys, with most being 2–3 storeys, while some newer areas reach up to six storeys. This variation in scale helps maintain visual interest and ensures important landmarks such as the Cathedral and city gates remain prominent.

The historic city core includes a mix of timber-framed buildings and later Georgian and Victorian development, creating a varied townscape. Common materials include brick, stucco, hung tiles and weatherboarding, while major historic buildings are typically constructed in stone such as flint and Kentish ragstone.

Canterbury's character also depends on its wider setting, approaches and views, particularly the green landscape surrounding the city. Historic routes into the city often provide views of the Cathedral and a gradual transition from rural to urban form.

Within this character area, surface car parks are common, including Rosemary Lane car park. These sites disrupt historic plot patterns by creating gaps in street frontages, which detracts from the area's overall character.



Red brickwork



Yellow multi
brickwork



Kentish ragstone



Flint



Weatherboarding



Brown roof clay
tiles



Timber framing



Stone



White sash window



White render
walls



Bay window



Tile hung
cladding

Fig. 34: Materials

Key Character Elements – Within Medieval Walls

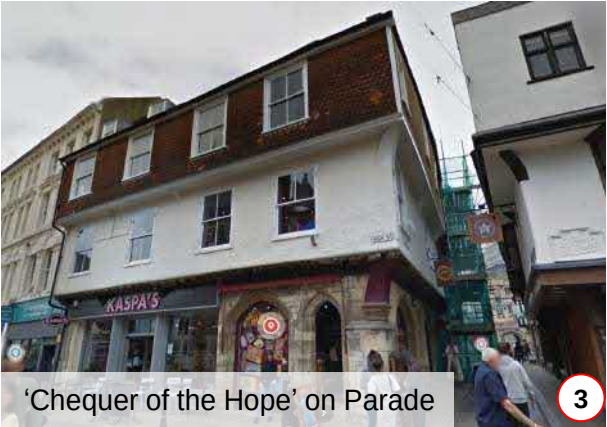
Canterbury is predominantly a low-rise town, with most housing ranging from one to two and a half storeys in height. In parts of the city centre, however, some buildings rise to three or four storeys, while newer developments reach up to 6 storeys. Residential areas are largely characterised by terraced housing, typically two storeys tall, either at ground level or above ground-floor retail units. These buildings commonly feature hipped or pitched roofs finished with brown slate or clay tiles

The city centre displays a rich and varied palette of building materials. Historic examples include Kentish ragstone, flint, stone and brickwork, along with traditional sash windows. Tudor-style timber framing is also evident on many external façades. Georgian and Victorian architecture further contribute to the character of the area, with distinctive sash windows and red and yellow brickwork.



Fig. 35: Location of buildings

Fig. 33: Images of local buildings within
Canterbury's Medieval Walls
© Google Maps



Red brickwork



Weatherboarding



Brown roof clay tiles



Timber framing



White render walls

Fig. 37: Materials

Key Character Elements – Jetties

Canterbury features a rich collection of medieval jettied buildings, where 14th to 16th century timber-framed structures feature upper floors that overhang the street. This architectural technique maximised interior space while keeping street widths narrow below.

Notable examples include:

- Queen Elizabeth's Guest Chamber (High Street), which is a 16th century three-storey jettied building.
- Similarly, 'Chequer of Hope' on the High Street is also a double-jettied wood framed building from the 14th century.
- The sun hotel on Sun Street was built in the late 15th century combining traditional architecture with contemporary design.

The jetty typography has been used successfully in some recent urban developments such as the examples in Tower Way and King Street

Fig. 36: Images of jetties around Canterbury
© Google Maps

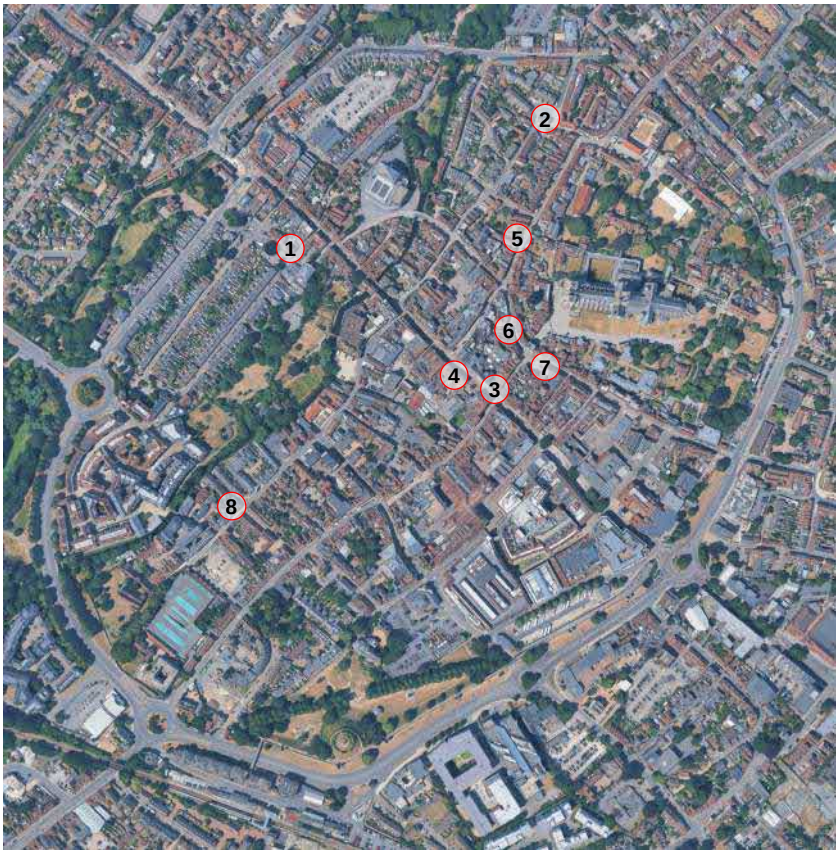


Fig. 38: Location of buildings

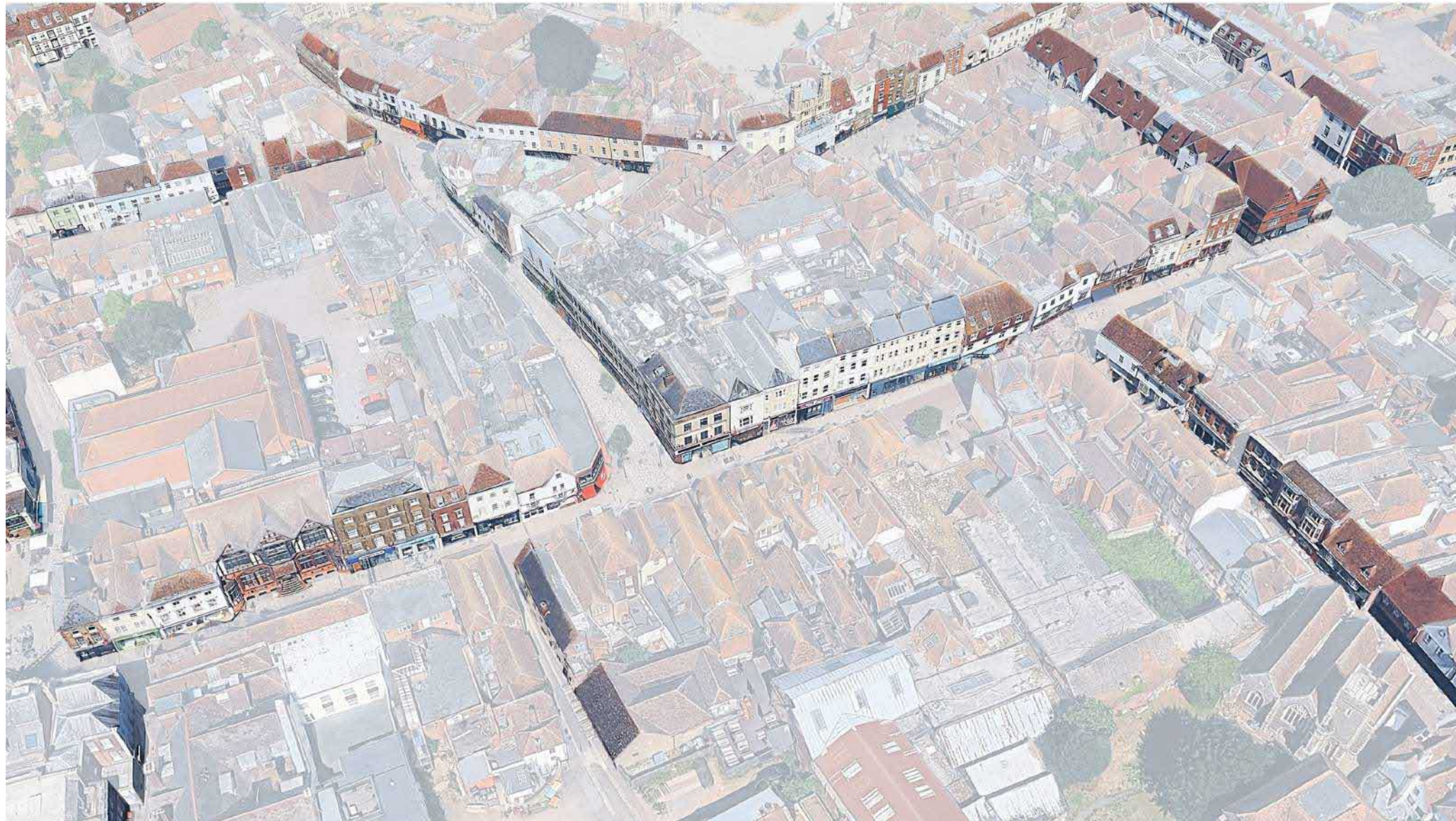


Fig. 39: Variation of Street Elevations
© Google Earth

Variation of Street Elevations within Medieval Walls

Canterbury is distinguished by a rich and layered townscape that reflects its historic evolution from a medieval cathedral city into a vibrant modern centre. The Conservation Area is characterised by a varied streetscene comprising buildings of differing ages, styles and scales, which together create a visually dynamic and architecturally diverse environment. This variation is a fundamental component of the city's special character and contributes significantly to its sense of place.

The historic street pattern is typically fine-grained, with narrow plots, continuous frontages and buildings positioned tightly along the back of the pavement. This arrangement establishes a strong sense of enclosure and spatial definition, while subtle shifts in building line, height and architectural treatment create interest and legibility along key routes. The resulting townscape avoids uniformity, instead presenting an organic composition that has developed incrementally over centuries.

Buildings within the city centre commonly range between two and four storeys, forming a generally consistent roofscape that allows landmark structures — most notably Canterbury Cathedral — to remain visually prominent. This hierarchy is an important aspect of the Conservation Area, ensuring that new development respects established scale relationships and does not compete with heritage assets.

Architectural styles across Canterbury vary considerably, spanning medieval timber-framed buildings, Georgian townhouses, Victorian commercial premises and later infill developments. The coexistence of these typologies demonstrates the city's capacity to accommodate change while retaining its historic identity. High-quality contemporary architecture is therefore capable of sitting comfortably within this context where it responds positively to local form, materials and proportions.

The Conservation Area guidance emphasises the importance of preserving this varied streetscene, encouraging development that reinforces the rhythm of historic plots, maintains active frontages and contributes to the visual richness of the public realm. New buildings are expected to integrate with their surroundings through careful consideration of scale, massing and architectural articulation, while avoiding overly dominant or monolithic forms.

Overall, Canterbury's streets are defined not by uniformity but by carefully balanced variety. This diversity enhances townscape character, supports the legibility of historic routes and ensures that the city continues to evolve in a manner that respects its exceptional heritage significance.



Fig. 40: Westgate One

Demonstrating Proven Delivery - Westgate One, Canterbury

The applicant, planning and design team bring direct and relevant experience in delivering complex residential development within Canterbury through their involvement in the successful Westgate One scheme. Located in the heart of the city centre and adjacent to the historic Westgate Towers, the development replaces a former commercial showroom with a carefully designed residential-led project that responds positively to its sensitive historic setting.

Westgate One provides studio apartments across multiple blocks alongside ancillary ground-floor space, demonstrating the team's capability in delivering large-scale, high-density accommodation within a constrained urban environment. The project introduced contemporary studio living within a traditionally designed building "in keeping with this historic context," evidencing a clear commitment to contextual architecture and heritage responsiveness.

Accordingly, the current proposal should be viewed in the context of an established history of successful delivery within comparable conditions. The applicant, planning and design team are committed to achieving an equally high standard of architectural quality, contextual integration and construction excellence, ensuring that the development will make a positive and lasting contribution to Canterbury's townscape.

At the outset of the design process we appointed Herrington's – now EPS – to advise us on flood risk and drainage issues. And we have worked very closely with them to come up with a workable solution to address the flood risk, avoid risk to the lives of future occupiers and not to result in additional flood risk elsewhere. We describe that design process in the following pages.

Rosemary Lane Addressing flooding

07

Addressing The Flood Risk

As documented part of the site as being at risk of flooding in the event of an extreme weather event has proved to be a particularly problematic element of the design process.

The Environment Agency take the risk of flooding seriously and here there are two main issues:

the risk to the buildings and its occupants arising from a theoretical flood event.

The potential loss of flood storage capacity that would result from the development of what is currently an open site which currently would contribute to the overall floodplain capacity in the event of a flood event. (The loss of which would potentially increase the flood risk to properties further downstream)

Environment Agency Consultation and Flood Risk Considerations The Environment Agency (EA) was consulted at pre-application stage in relation to the proposed residential development at Rosemary Lane Car Park, Canterbury. The site comprises approximately 0.224 hectares of existing car park land and is proposed to accommodate a four-storey residential building

The EA confirmed that, while the Strategic Flood Risk Assessment (SFRA) indicates the EA should be consulted to confirm whether the site lies within the functional floodplain, confirmation cannot be provided until the updated Canterbury City Council SFRA (2024) hydraulic modelling outputs are reviewed. These outputs will therefore be provided to enable the EA to make an informed determination on floodplain status

In relation to finished floor levels, the EA advised that all residential units must be set a minimum of 600mm above the design flood level of 10.54m AOD, resulting in a minimum finished floor level of 11.14m AOD. Communal facilities and plant rooms are required to be set at least 300mm above the design flood level (10.84m AOD), with a preference for 600mm where feasible. Plant rooms should ideally be located within Flood Zone 1

The EA advised a precautionary approach to residential accommodation, recommending that all residential units be located at ground floor level and above, given the site's proximity to flood risk areas. Lower ground floor residential accommodation is not supported, even where located outside the mapped flood extent

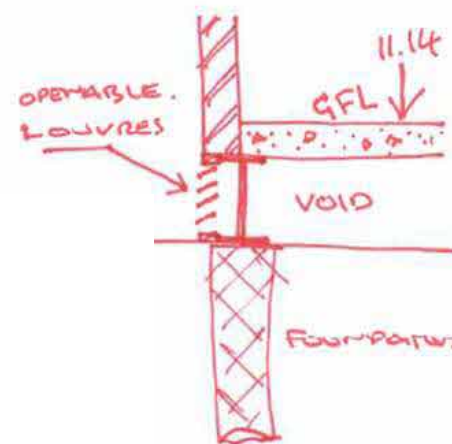
With regard to access and egress, the EA advised that routes should ideally avoid Flood Zones 2 and 3 and be set at least 300mm above the design flood level, with 600mm preferred. The Local Planning Authority will ultimately determine acceptability of access arrangements

In terms of floodwater displacement, the EA advised that the development should be located entirely within Flood Zone 1 wherever possible to avoid the need for flood compensation. Where development remains within Flood Zones 2 or 3, flood compensation will be required. Floodable voids are not supported; however, an open undercroft arrangement beneath raised residential accommodation is likely to be acceptable as a mitigation measure

At the start of the design process the Environment Agency were seriously suggesting that the northern part of the site should be left undeveloped as an open space! This despite the fact that the site was urban and was occupied by buildings right through until 1962.

Clearly the idea of leaving part of the site along the Stour Street frontage open would be completely at odds with the historic urban character of this part of central Canterbury and so the designs have been developed on the basis that the living accommodation would have to be set at a level above the notional hundred-year flood event level and that the buildings would need an element of basement accommodation that would act as a water storage area in the event of a flood event, sufficient to compensate for the notional loss of floodplain storage that would result from the development site.

These technical constraints have resulted in the buildings along the Stour Street frontage having to be raised up so that the ground floor accommodation is set above the notional flood level, and with the buildings incorporating a floodable basement void with openings all along the frontage to allow water to enter the void during a potential flood event, and with the provision of pumping equipment to enable it to be emptied again once the flood waters had receded.



Environmental Requirements and Heritage Constraints

Extensive design development on this element was carried out to address both the environmental requirements with an appropriate solution being respectful to the significant heritage constraints. One idea was developed to provide a continuous grill to the base of the building at the point of the façade. The structure of the building can happen within the undercroft and above ground brickwork above the grilles can be supported of an angle bracket, giving the opportunity to install a continuous set of grilles with removable sections for maintenance and access. This grille could be horizontal or vertical

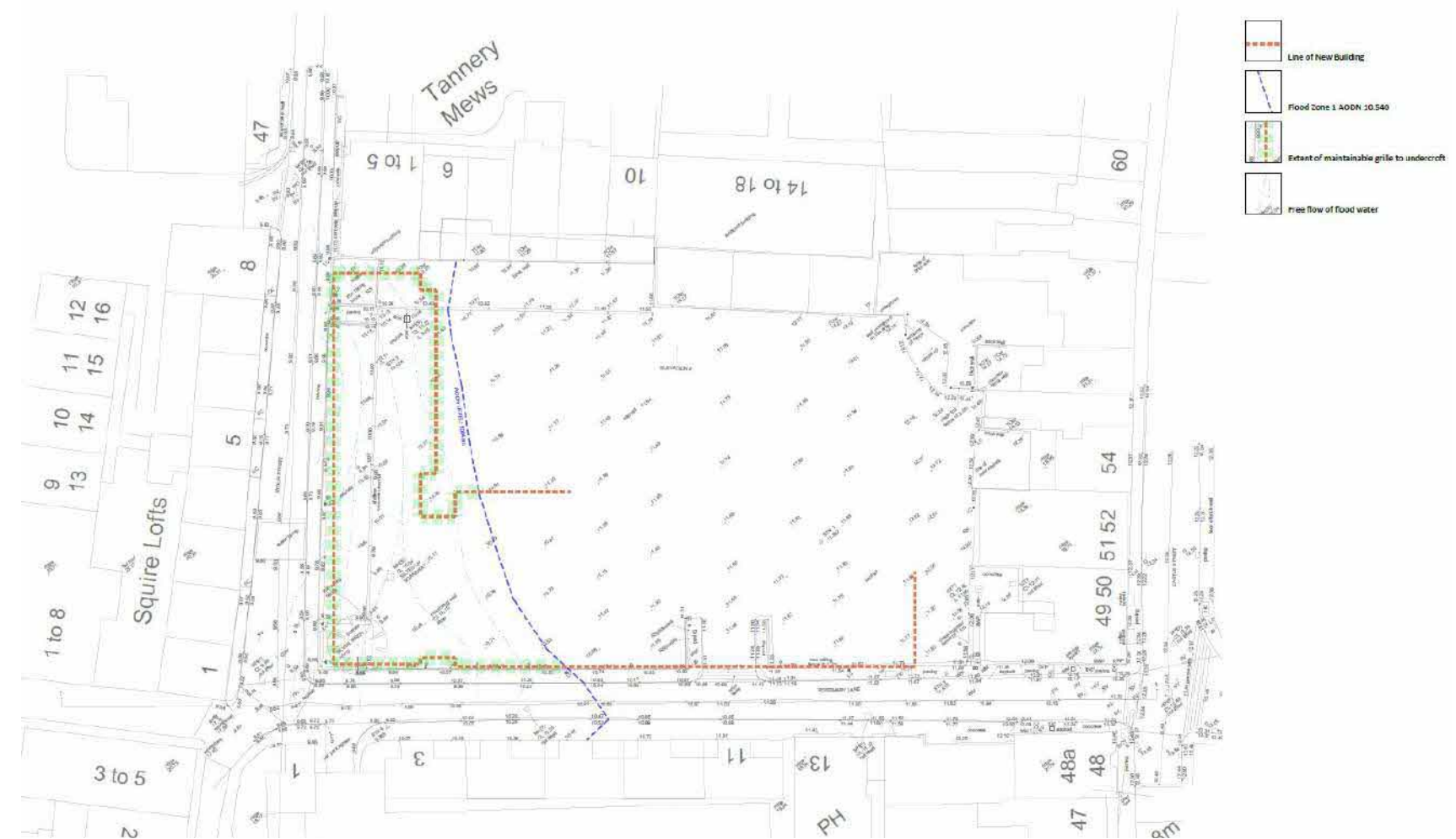
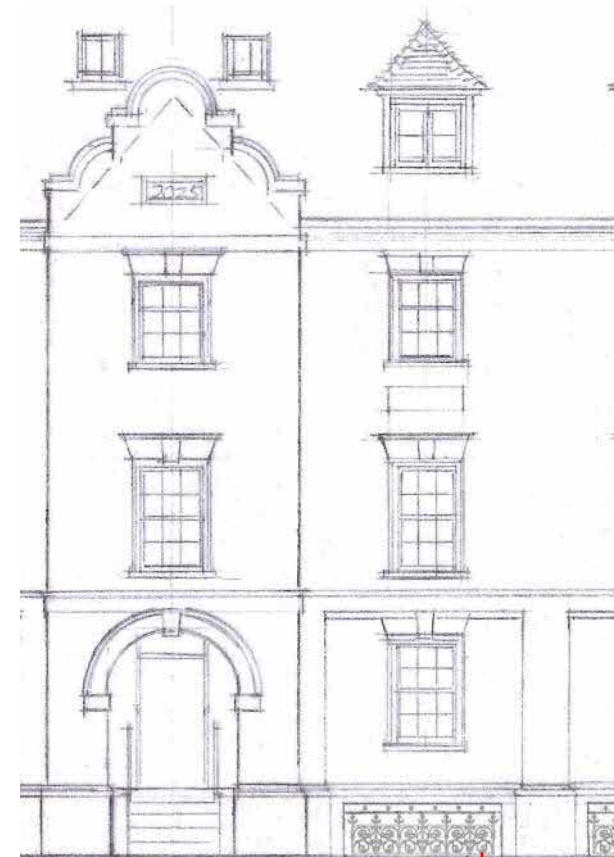
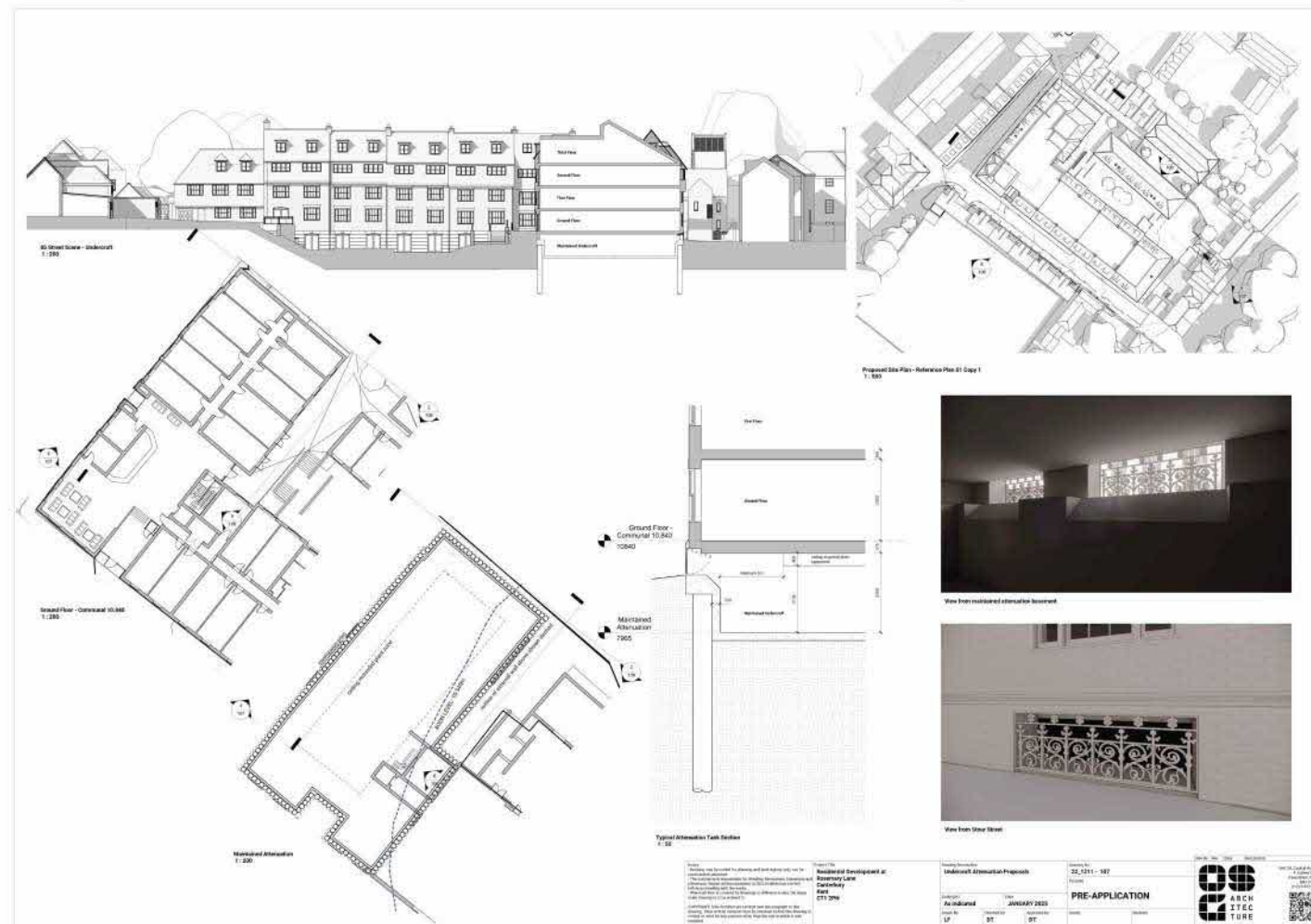


Fig. 41: Design development addressing Environmental Requirements and Heritage Constraints



Ornate front grill, with a solid panel behind stopping litter/leaves blowing into the wider void area.

FloodableUndercroft

Focusing on the importance of aesthetics in the heritage setting, the proposal was further developed incorporate Heritage led floodable voids.

We have come up with a solution which responds appropriately and effectively to its location and the flood risk with an attractive and active street frontage. Relocating the building entirely outside of the flood zone would result in an incongruous pattern of development along the street frontage and would undermine the established urban edge that characterises this part of the conservation area. The scheme therefore adopts a resilient design approach that balances placemaking with flood risk management.

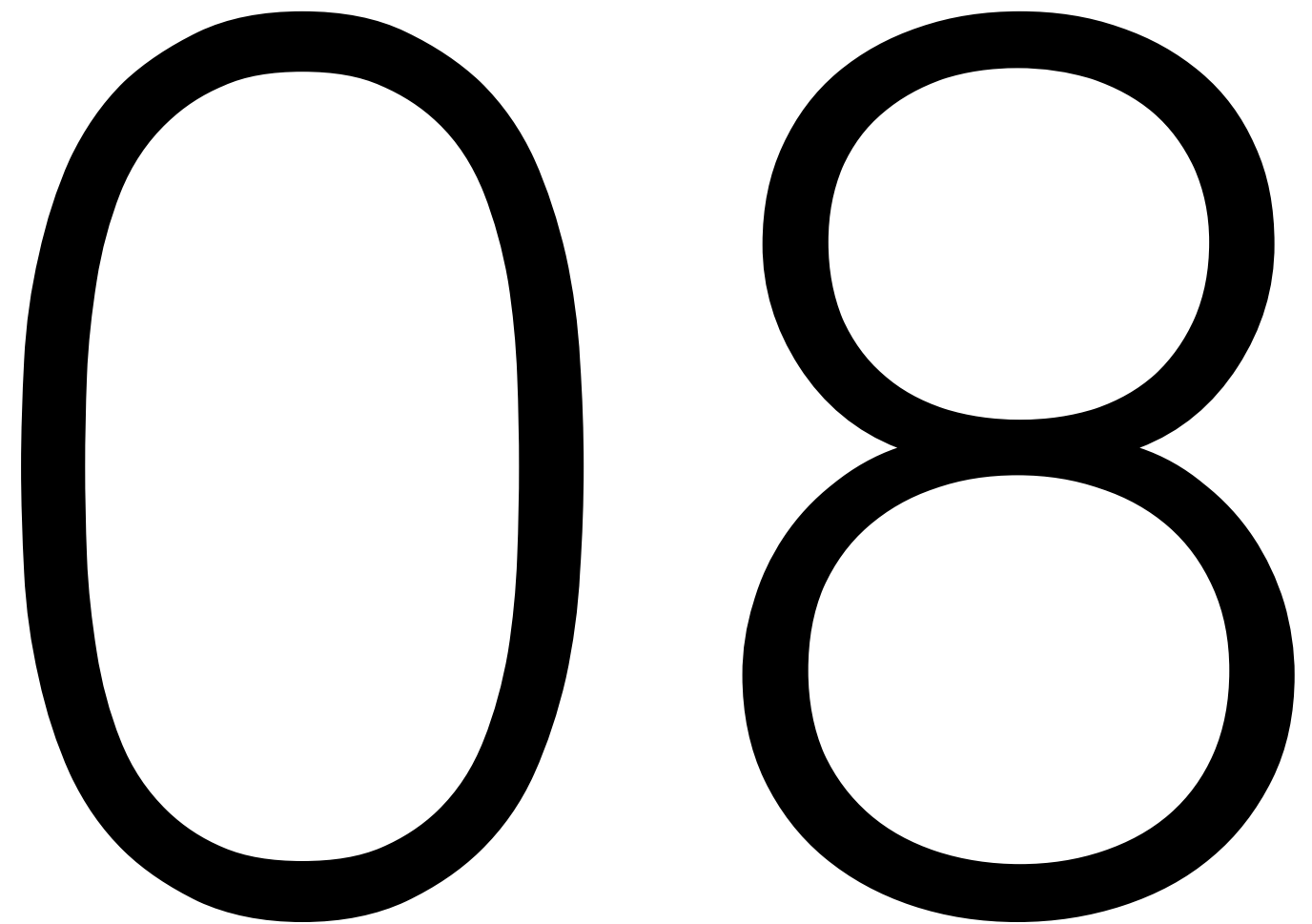
To mitigate flood risk, a floodable undercroft is incorporated beneath the ground floor of the building. This space is intentionally designed to allow floodwater to enter through strategically positioned grilles, where it can be temporarily stored during a design flood event. By accommodating water in a controlled manner, the proposal reduces pressure on surrounding land and helps to prevent displacement of floodwater elsewhere.

The undercroft will remain free from habitable uses and will be constructed using durable, water-resistant materials to ensure long-term resilience and ease of recovery following any flood occurrence. Safe access and egress to the building are maintained above the predicted flood levels, ensuring that the development remains functional and safe for occupants.

A comprehensive maintenance and management plan will be implemented to ensure the ongoing performance of the floodable space. This will form part of the building's wider operational strategy and will include routine inspections to keep grilles clear of debris, ensure unobstructed water flow, and confirm that the storage volume is preserved. Through these measures, the development demonstrates a proactive and sustainable response to flood risk while supporting high-quality design.

Fig. 42: Floodable Undercroft

Rosemary Lane Elevational Design Narrative



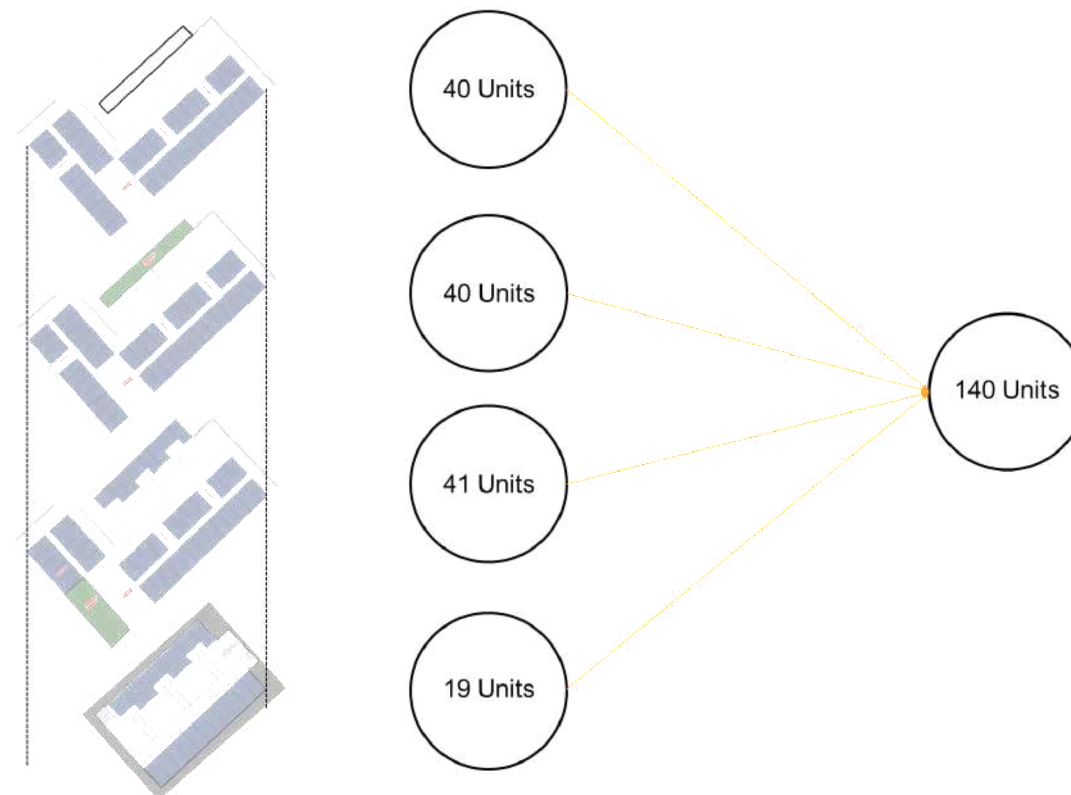
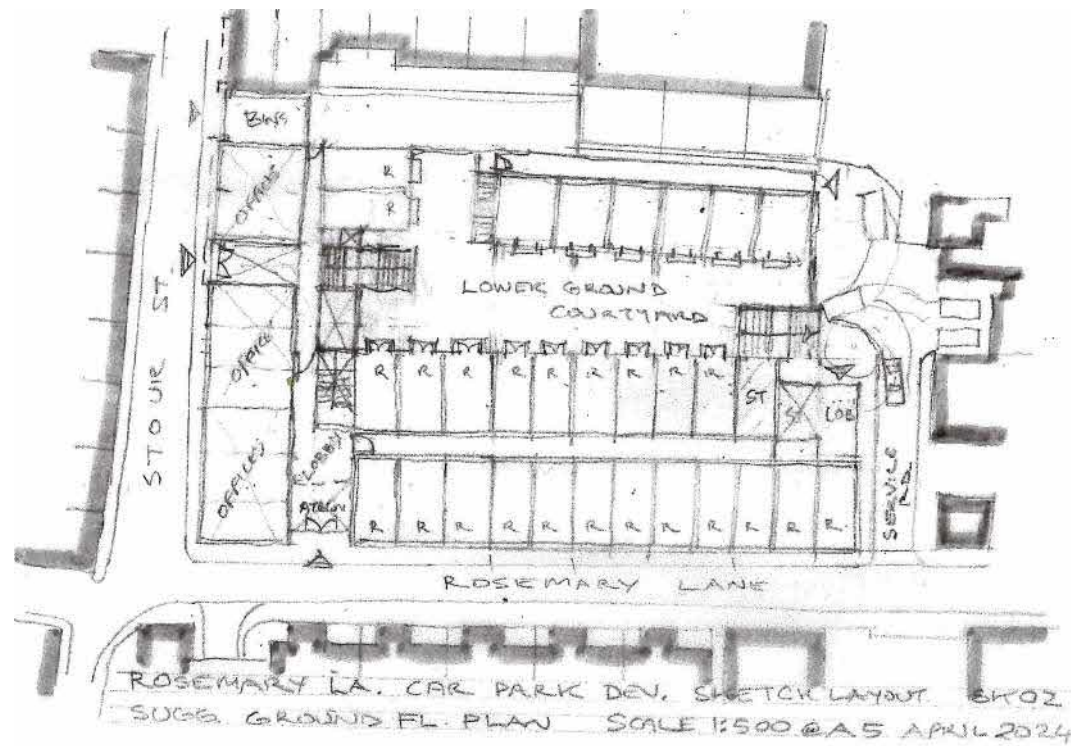
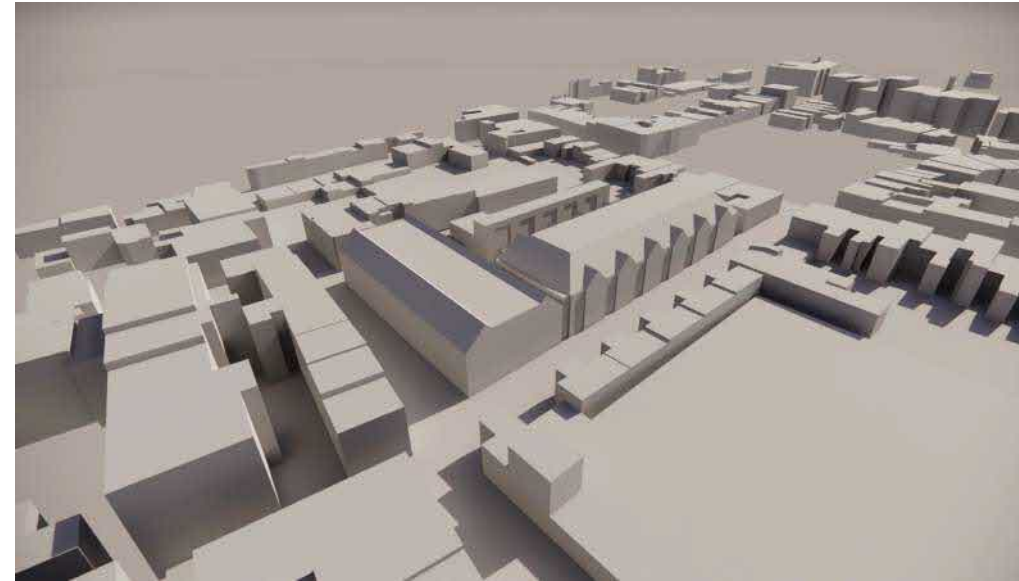


Fig. 43: Massing Study



1. Initial parameters and massing study

The proposals envisage the redevelopment of the site with a mixture of two, three, and four-storey buildings, both along the frontage and within the site, these providing a total of 146 residential units arranged as a Co-Living development, providing high quality, purpose built, self-contained rental studio flats, suitable for sharers, which also enjoy a range of dedicated internal amenity and work spaces, which would serve a significant, undersupplied demand pool of Private Rented Sector (PRS) sharers across Canterbury.

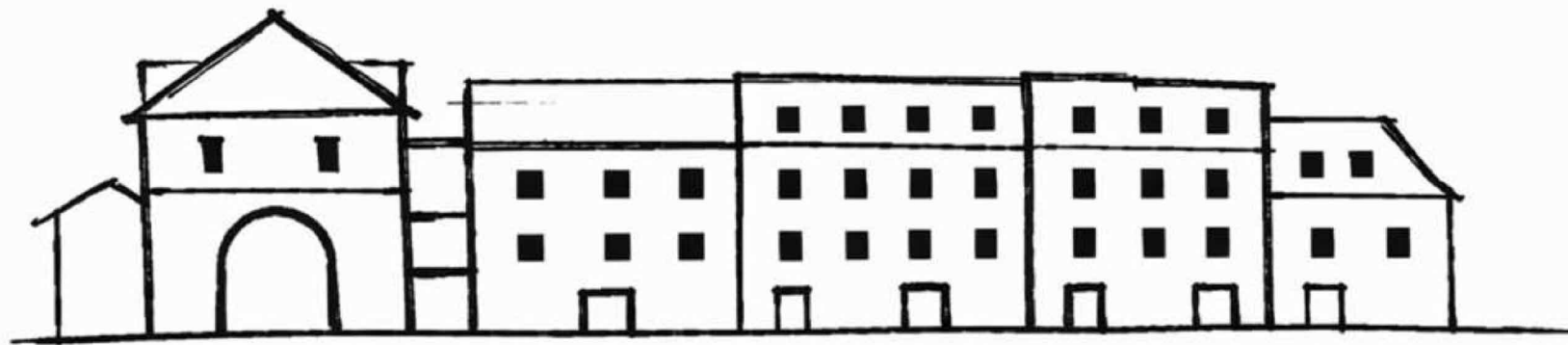
The fundamental concept behind the layout of the development is to seek to re-establish the historic form of urban development, so as to 'restore' the townscape of the locality and re-establish the sense of enclosure lost by the post-war clearances.

The proposed development is therefore arranged with the buildings built tightly to the edges of the site so as to define the edges of the city block. The boundaries of the existing car park site are generally the same as those created by the demolition of the frontage houses in the 1960s, with the exception of a short length at the northern end of Rosemary Lane, where a previous historic constriction in the street alignment was widened out, following the clearances, with the street alignment rationalised to create a single straight frontage to Rosemary Lane.

The overall massing of the development is broken down into a series of small elements which, along Stour Street responds to the subtle changes in alignment of the existing street frontage line.

Variations in built form indicate phased or hierarchical development, where primary structures anchor the layout and secondary elements infill over time.

Overall, the pattern promotes efficient land use, strong spatial definition, and adaptability, while maintaining a coherent urban form.



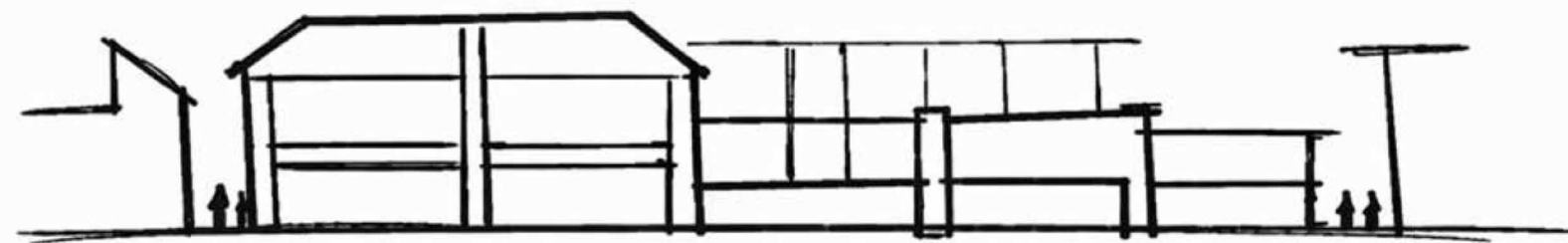
Rosemary Lane Development - Main Street Elevation



Rosemary Lane Development - Courtyard Elevation 1



Rosemary Lane Development - Courtyard Elevation 2



Rosemary Lane Development - Rear Section Studies

2. Initial Elevation and Scale Study

The initial elevation and massing study explores a robust perimeter-block form that responds to the surrounding urban context while reinforcing a strong street presence. The proposal establishes a consistent building line, creating a cohesive frontage that reflects the scale, rhythm, and proportions of adjacent development.

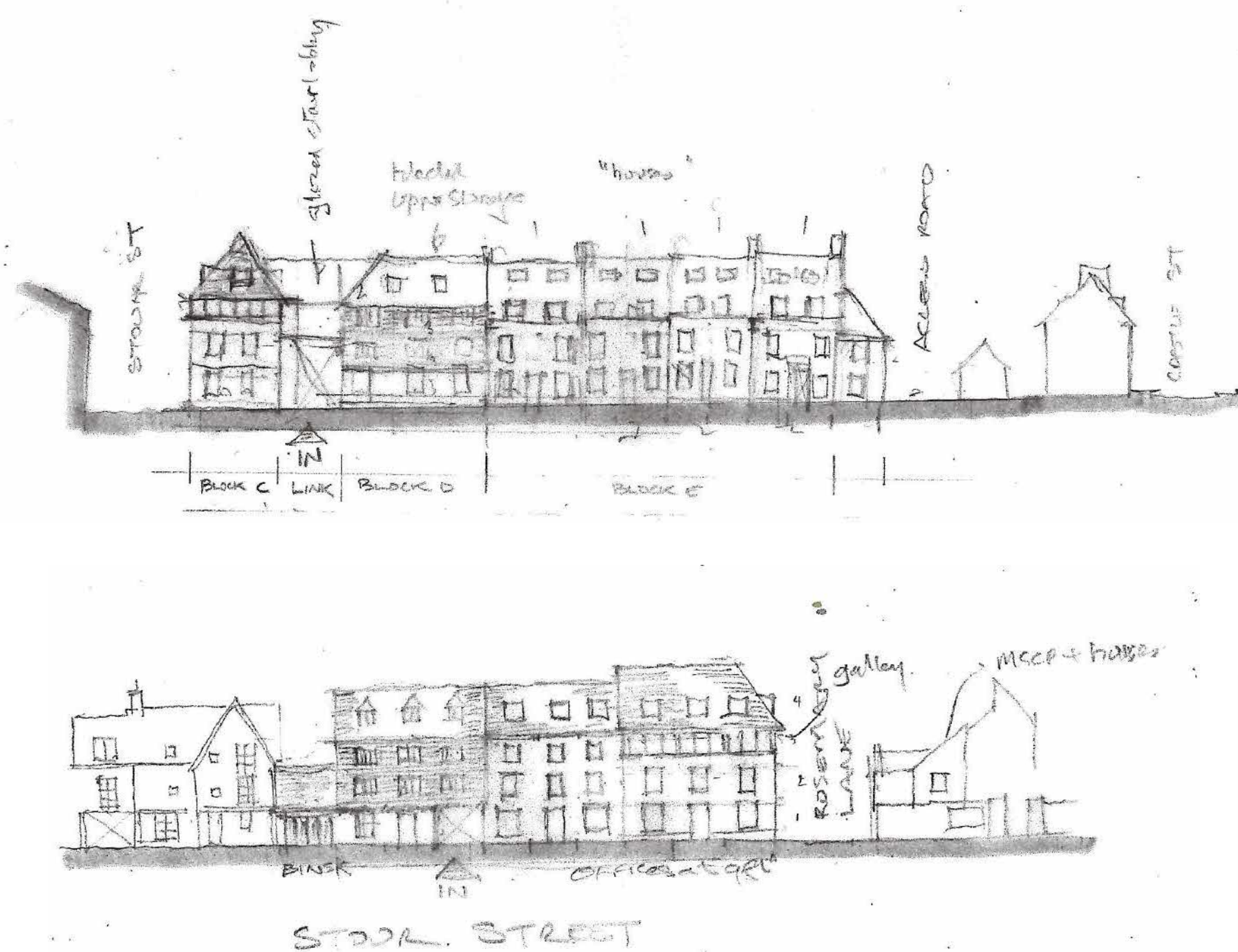
Building mass is articulated through horizontal layering and vertical modulation, breaking down the overall length of the block into legible bays. This approach reduces perceived bulk and introduces a clear hierarchy between base, middle, and roof elements. The use of regular window rhythms and repeated façade elements reinforces visual continuity while allowing for subtle variation across elevations.

The massing strategy steps and varies in height where necessary to mediate between neighbouring buildings and surrounding receptors, ensuring an appropriate transition in scale and minimizing overshadowing. Courtyard-facing elevations look to adopt a more restrained architectural language, prioritising daylight, privacy, and active internal frontages while maintaining a consistent architectural identity.

Roof forms and parapet lines are used to further articulate the skyline, responding to surrounding roof profiles and contributing to a varied but harmonious townscape. The elevations demonstrate a balance between solid and void, with fenestration proportions designed to maximise natural light while maintaining a robust, urban character.

Overall, the initial studies demonstrate an approach that prioritises contextual integration, human scale, and legibility, while establishing a flexible framework capable of refinement as the design develops.

Fig. 44: Initial elevation and Scale Study



3. Reflecting Historic Context

Further studies demonstrate an iterative design approach that draws strongly from the historic grain and architectural character of the surrounding conservation area. The proposal responds to the locations layered history by re-establishing a continuous street frontage, reflecting the traditional pattern of development found along Rosemary Lane and the adjoining streets.

Building massing is deliberately broken into a series of smaller, legible blocks, echoing the historic subdivision of plots and reducing the perceived scale of the overall development. This approach reinforces a human scale and allows the new architecture to sit comfortably alongside retained and neighbouring heritage buildings. Roof forms are varied and articulated, referencing traditional pitched roofs, dormers, and gables characteristic of the local vernacular. These elements contribute to a dynamic roofscape that mirrors the incremental evolution of the historic townscape, avoiding a uniform or monolithic appearance.

Fenestration patterns draw on historic proportions, with vertically emphasised window openings and a clear hierarchy between ground, upper, and roof levels. This reinforces a familiar rhythm along the street while allowing for contemporary interpretation through simplified detailing.

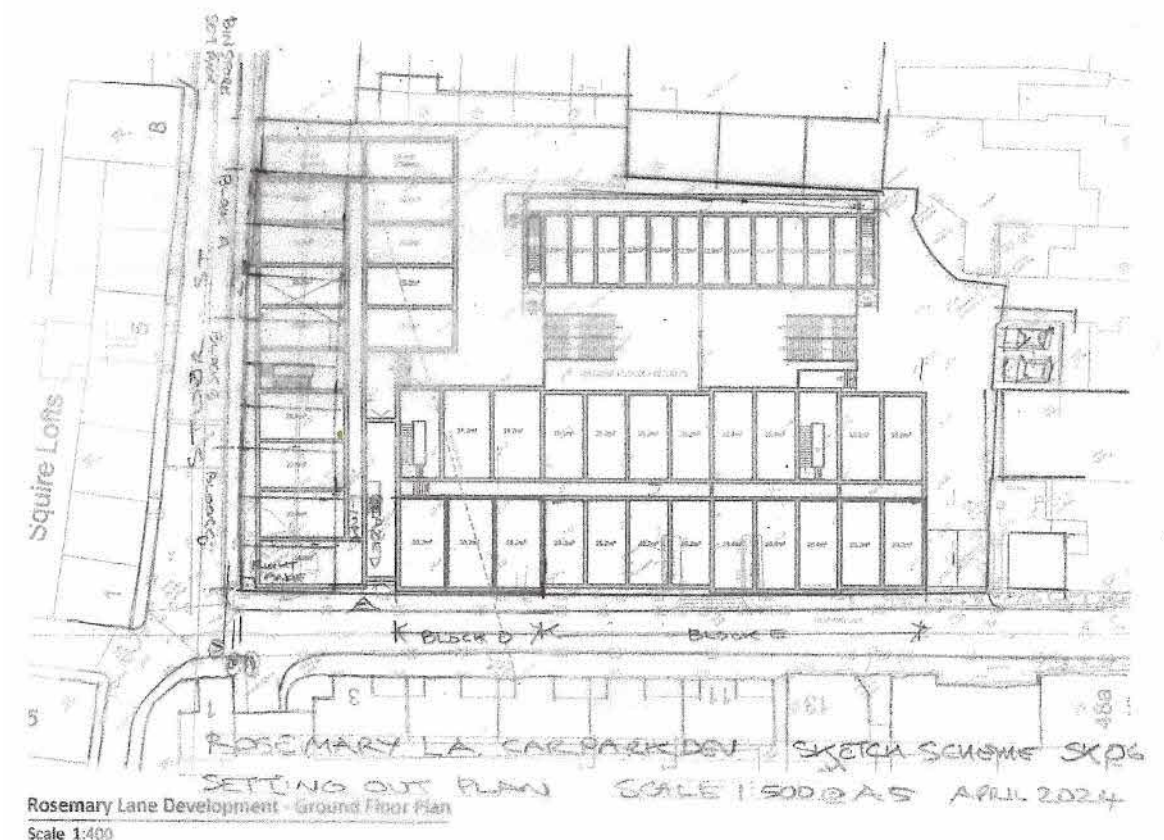


Fig. 45: Historical and Conservation features

4. Developing the Design

As the scheme developed through the design stages the proposals begin to focus on a more varied street scene, mimicking the Canterbury Vernacular and street typology. The scheme form is made up of five main building ranges, each with their own character:

On the Stour Street frontage. The elevation is conceived as three separate elements. These set at a slight angle to each other to follow closely the subtle change in the alignment of the street.

The main part of this frontage is a five-bay building, quite a formal range, rather like a hall of residence. This would have a central entrance recessed off of the street at street level with, within it, steps leading down into the semi-basement (lower ground floor) accommodation and up to the principal ground floor level, set up above the flood level requirement. We see this as a centrepiece building with a positive architectural style and proposing this in a vaguely Dutch style, with a Dutch gable feature, emphasising the central entrance and with an attractive arch entrance way. There are Dutch influences in the Canterbury architectural heritage these due to the Huguenot influxes of the C.16th and C.17th. Local examples of which include the Maynard & Cottons almshouses nearby in Hospital Lane and the sea 17th townhouse, no.68 Castle Street, close by the site to the south-east

To the left of this feature building the street scene is set in quite a simple range. This only 2 ½ storeys, (top floor half in roof) so as to respond to the scale of the adjoining flats building (Tannery Mews). Here is a simple Georgian industrial type building, with the top half storey weatherboarded so as to reduce the apparent scale.

To the right, on the corner a three-storey building is introduced. This with a jettied second story only. This is again weatherboarded and with gallery windows turning the corner. The jetty at second floor level avoids any issues with highway overhangs. This is of a type of building form that has been used successfully in other recent modern developments at the corner, of The Borough/King Street and at Tower Way at its junction with St Peters Grove. This jetty form with gallery windows is a building typology that refers back to the Huguenot weaving houses of the latter C.17th, these once more common close to the river in Canterbury.

Returning into Rosemary Lane, next to the jettied corner feature would be the glazed link which. It is important that this should not be more than two stories high and then with a roof receding back. The entry will be at street level with steps up to the principal ground floor level.

The Rosemary Lane frontage has a dead straight alignment and so this part of the scheme is conceived as a simple terrace form of development, with visual interest provided by the stepping up of the houses to follow the street as it rises towards Castle Street.

Right at the top, south-eastern end, nearest Castle Street, a lower two-storey (plus attic) vernacular building has been introduced with a hipped end, so as to ease the transition down to the scale of the existing buildings (49/50 Castle St) and their outbuilding. This is brick with a tile hung up a story.

As recognised in the character study work, the important thing with an urbanist scheme like this is that it is essential that the buildings are positioned right hard up against the pavement edge. This means that on Stour Street, there needs to be subtle bends in the building to respond to the frontage line and this is an essential generator of the whole design.

The materials and detailing of the frontage ranges is be of the highest standard. A good quality brick, laid Flemish bond, decent quality hand-made type clay tiles throughout with high standard detailing it is proposed windows with wide face-boxes (not recessed pattern) as these make the windows look larger relative to the brickwork and tend to reduce the scale impact of the buildings as a whole.



Fig. 46: Proposed Co-Living Housing Development Sketch
© Anthony Swaine Architecture Ltd



5. Getting the detail right

As the design evolved, particular attention was given to the refinement of roofscape, massing, façade articulation and spatial quality, ensuring that the scheme responds appropriately to its historic context and townscape setting. The roof forms were carefully adjusted to reduce overall height and visual dominance, with ridge levels lowered and roof planes set back from principal frontages to achieve a more balanced and contextual silhouette. Roof types, pitches and materials were reconsidered to better reflect the historic architectural influences of the area, with steeper pitched tiled roofs adopted where appropriate and dormers repositioned to sit more comfortably within roof slopes. Conservation-style rooflights were selected to minimise visual impact.

Key elevations were refined to achieve better proportion, rhythm and legibility. Projecting elements such as jetties and gables were moderated to reduce perceived bulk, while structural logic was expressed through clearer vertical articulation, stronger corner posts and intermediate supports. Openings were resized and repositioned to improve balance and hierarchy, with particular care taken at prominent corners, entrances and along continuous elevations to create a more human-scaled and coherent composition.

Entrances sequences were also carefully developed to create a more generous and legible arrival experience. Archways and thresholds were widened and deepened to form welcoming transitional spaces between street and interior, reinforcing the civic and residential character of the scheme. Materials and detailing at these points were refined to ensure durability, craftsmanship and visual quality.

Internally, circulation routes and connections between entrances and the courtyard were widened and clarified to improve legibility and spatial quality. These spaces were conceived as more than purely functional corridors, instead forming a sequence of connected, light-filled spaces that contribute positively to the character of the development.

Overall, the design process demonstrates a careful and iterative approach to detail, proportion and spatial quality, ensuring that the final scheme is well-mannered, contextually responsive and architecturally coherent at both the strategic and fine-grain level.

Fig. 47: Proposed Roofscape, massing, façade articulation and spatial quality
© OSG Architecture Ltd



6. The Proposed Architectural Treatment

The development is therefore broken down into as a series of smaller building elements, each with their own architectural character so as to produce a development with its various parts becoming more in scale with the locality. The decision was taken to design the development using traditional architectural treatments that responds to the historic nature of the locality, and which should integrate rather more successfully into the historic townscape than would a modernist development.

The corner element of the development also draws its inspiration from the weaving lofts that were once much more common around the city. The architectural motif used here is of a jettied attic storey with continuous fenestration set above two storeys of brickwork. This sort of 'workshop' architecture, in the functional tradition, has been employed successfully in other recent developments around the city.

The design of the Rosemary Lane frontage is rather simpler. This part of the development is conceived as a straightforward terrace of three-storey houses, with attic accommodation, in the Georgian style, which steps up the sloping frontage towards Castle Street. The frontage alignment is straight, and it is the stepped profile of the terrace as it follows the slope of the road which provides the visual interest here.

This Rosemary Lane terrace would be separated from the Stour Street frontage block by a recessed fully glazed element which will mark the main entrance into the development. This is intended to be a light airy atrium space, with an open plan entrance foyer lounge with reception, which would link through to a glazed access out onto a terrace at the rear, this overlooking the central sunken courtyard.

At the south-eastern end of this terrace, the scale reduces to make the transition from the main development down towards that of the existing historic buildings at the corner with Castle Street (nos. 49-50 Castle St) and this element of the building is treated in a more vernacular style with a jettied tile hung upper storey which continues across the vehicle entrance at the southern end of the site to form a traditional carriage entrance into the development for servicing requirements.

Fig. 48: Proposed Architectural Treatment
© OSG Architecture Ltd



Fig. 49: Courtyard Detailing Sections
© OSG Architecture Ltd



Fig. 50: Courtyard Detailing CGI's
© OSG Architecture Ltd



7. Courtyard Detailing

Within the development, the buildings all face out onto the central sunken courtyard which is intended to form the focal point of the scheme. At this level, the accommodation within the buildings will be devoted to the various community facilities that support the Co-Living community as a whole and the intention is that this courtyard will act as an external communal social gathering area for the development.

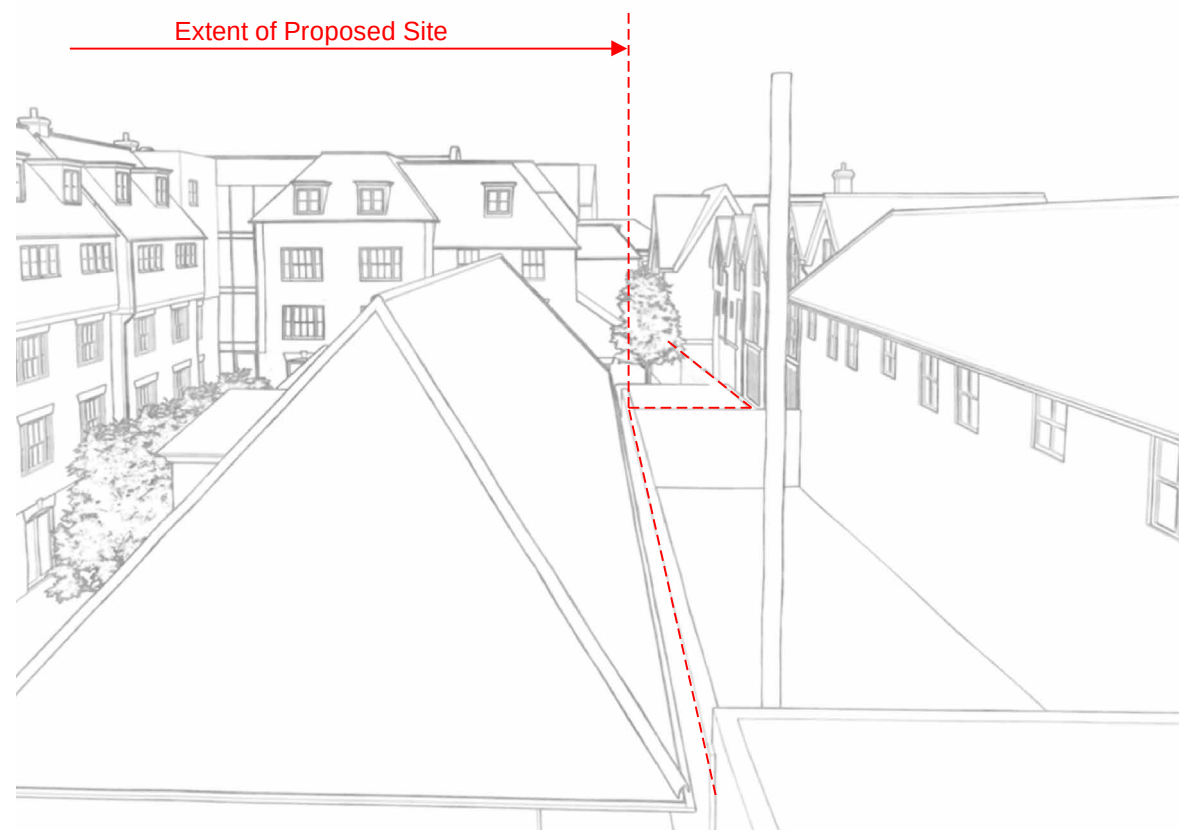
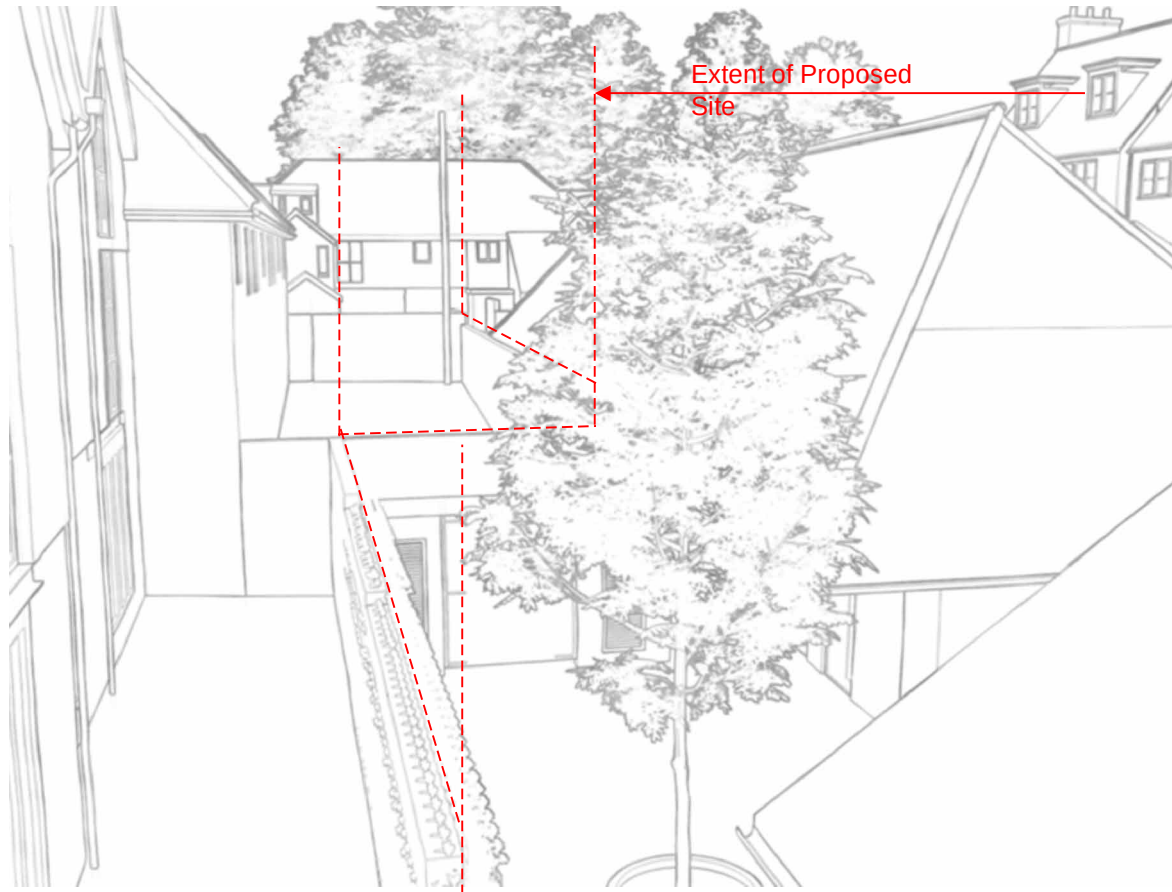
The courtyard itself was treated as a formal, ordered space, with particular focus on the design of level changes. Staircases were repositioned and reconfigured to create more generous, open transitions into the courtyard, avoiding cramped residual spaces and reinforcing a clear central axis. This approach helps to maximise the sense of openness within a constrained site and supports the courtyard's role as a shared amenity space.

Here the surrounding buildings will also be designed in a modern traditional style, with the rear elevations of the Rosemary Lane part of the development divided horizontally in the classical manner to reduce the visual impact of the elevations. The rusticated base storey, punctuated by arched openings facing the courtyard providing a substantial base to the main floors of accommodation at ground and first floors, these treated as simple brick elevations, with the second floor jettied out and tile hung, another evocation of the traditional forms of weaving workshops that were once more common in the city.

At the northern end of the courtyard, the proposal includes a more formal three-storey building (with attic accommodation), this set on the axis of the central sunken courtyard, which would face out onto an upper terrace level with generous steps and terraced seating areas leading down to the central courtyard space.

On the far (north-eastern) side of the courtyard the smaller detached block accommodation element of the building would be treated in a more vernacular style with a jettied tile hung upper storey, set above the base storey, which here would contain a series of wide openings serving the communal facilities / workspaces, these expressed as traditional 'shopfronts'.

The architectural style of the proposed development has been the subject of much consideration, and the idea is to avoid a monolithic architectural design and instead break up the building into a series of smaller building elements, each with their own architectural character, and to design these with traditional local architectural treatments so as to better integrate the development into the surrounding historic streetscape.



8. Relationship with Neighbouring Properties

The design of the proposed development has carefully considered its relationship with the neighbouring residential properties located along the north-eastern boundary of the site. Particular attention has been given to ensuring that the scale, massing and positioning of the new building do not give rise to unacceptable impacts on outlook, daylight or general residential amenity.

As illustrated in the accompanying views, the proposed building along this boundary is limited to two storeys in height and is deliberately set at a lower level within the site. By partially sinking the building into the existing ground levels, the perceived height of the structure when viewed from neighbouring properties is significantly reduced.

This approach means that the element of the building closest to the neighbouring boundary is largely limited to the roof form, with the majority of the built accommodation positioned below the existing boundary wall level relative to the adjoining properties. As a result, neighbouring residents will predominantly experience the roofscape of the building rather than a full two-storey elevation.

The roof form has been designed with a simple pitched profile that reflects the surrounding roofscape and further reduces the apparent bulk of the building when viewed from adjoining properties. The sloping roof helps to soften the visual presence of the development and allows the building to sit comfortably within the surrounding townscape.

Importantly, the proposed building is located beyond the south-western boundary of the neighbouring properties, meaning that the relationship between the development and these homes is not one of direct overlooking or enclosure. Instead, the building reads as a low-level roof form within the wider context of surrounding buildings and roofscapes.

Given the reduced apparent height created by the sunken ground level, the limited massing presented toward the boundary, and the separation provided by the site boundary itself, the proposal will not give rise to a significant detrimental effect on the outlook or living conditions of neighbouring residents.

Overall, the design demonstrates a careful and considered response to its context, ensuring that the amenity of neighbouring properties along the north-eastern boundary is appropriately protected.

Fig. 51: Neighbouring Properties
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Fig. 52: Proposed Materials

Proposed Materials

As outlined in the section ‘Character and Local Distinctiveness’, the city exhibits a rich and varied palette of materials. The predominant use of red brick, clay tile hanging, and clay roof tiles reflects the historic building traditions of Canterbury, helping the proposal integrate sensitively within its context. In addition, elements such as white timber weatherboarding, sash windows, lead-cheek dormers, and flood gates further reinforce this relationship, drawing on characteristic architectural details commonly found across Canterbury’s historic townscape.

Fig. 53: Elevational Materials Study

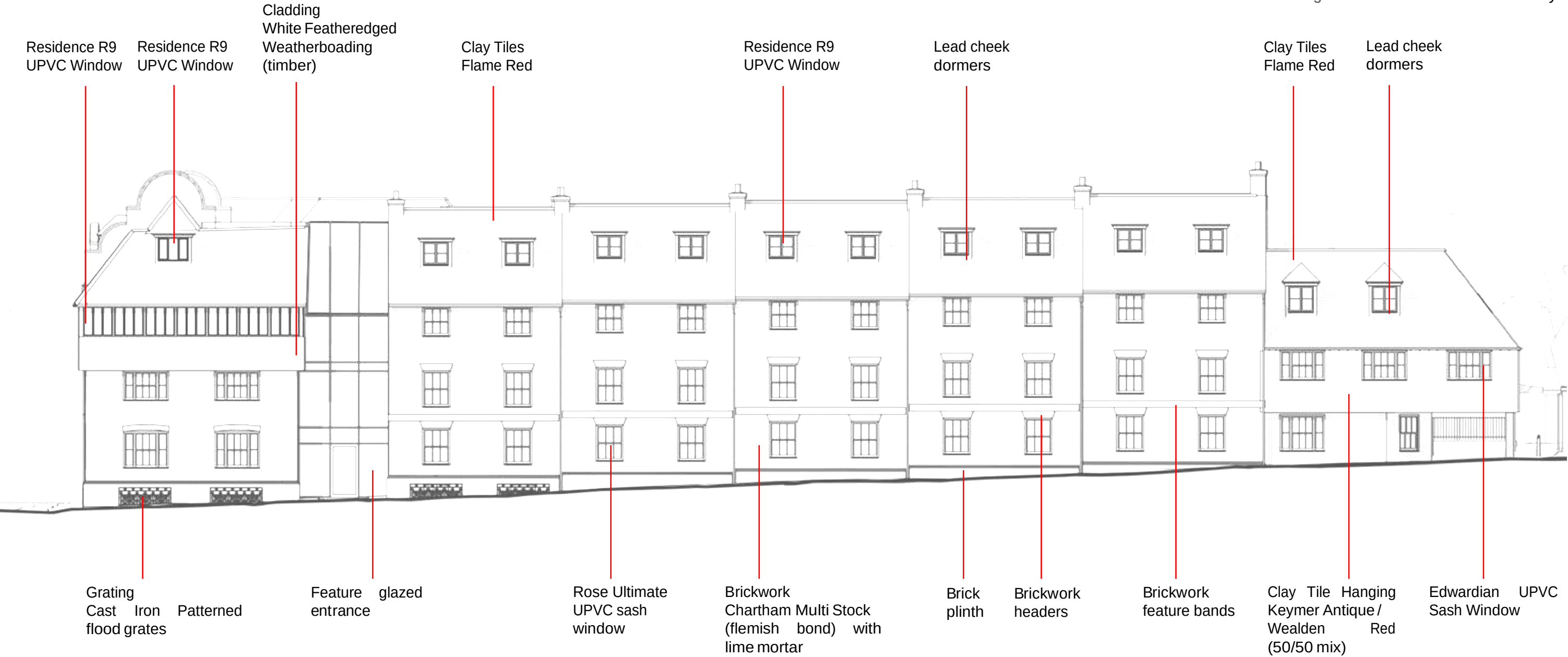




Fig. 54: Proposed Materials

Proposed Materials – Conservation Roof lights

Conservation roof lights are proposed in response to the site's location within a conservation area. These typically feature a black frame, sit flush with the roofline and often include a central glazing bar to reflect traditional Victorian proportions. This approach allows the design to achieve high modern performance standards while maintaining an appearance that is sympathetic to the historic character of the surrounding area.

Fig. 55: Elevational Materials Study



Rosemary Lane Plan and Layout Design Narrative

09



Fig. 56: Proposed Ground Floor Plan
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Proposed Ground and Basement Floor Plans

Historical studies have shown how the area became urbanised in the late C 18th /early C 19th with development arranged around the perimeter of the historic city blocks, with buildings positioned directly and precisely at the back of the pavements, creating a tight urban streetscape that is the characteristic of historic Canterbury and historic towns more generally in the UK.

Historic photographs of the Rosemary Lane and Stour Street area demonstrate the nature of the spaces created by this form of historic urban development. The 1960s slum clearances destroyed this sense of intimate enclosure and the spatial voids in the townscape resulting from these demolitions are generally considered to have adversely affected the character of this part of the historic city centre.

The existing alignments along the Stour Street frontage are more subtle, these reflecting the various groups of historic buildings, of different ages that existed prior to the clearance of the site in 1962 and although Stour Street, is nominally straight, the frontage boundary alignment actually comprises three slightly different angled facets along the frontage, these reflecting the positioning of the previous buildings.

The requirement for the accommodation within the development is essentially straightforward, with the need for a large number of identical residential apartment units. Were these to be designed as a single building, this would result in a large scale monolithic building block that would be out of scale and character with the locality.

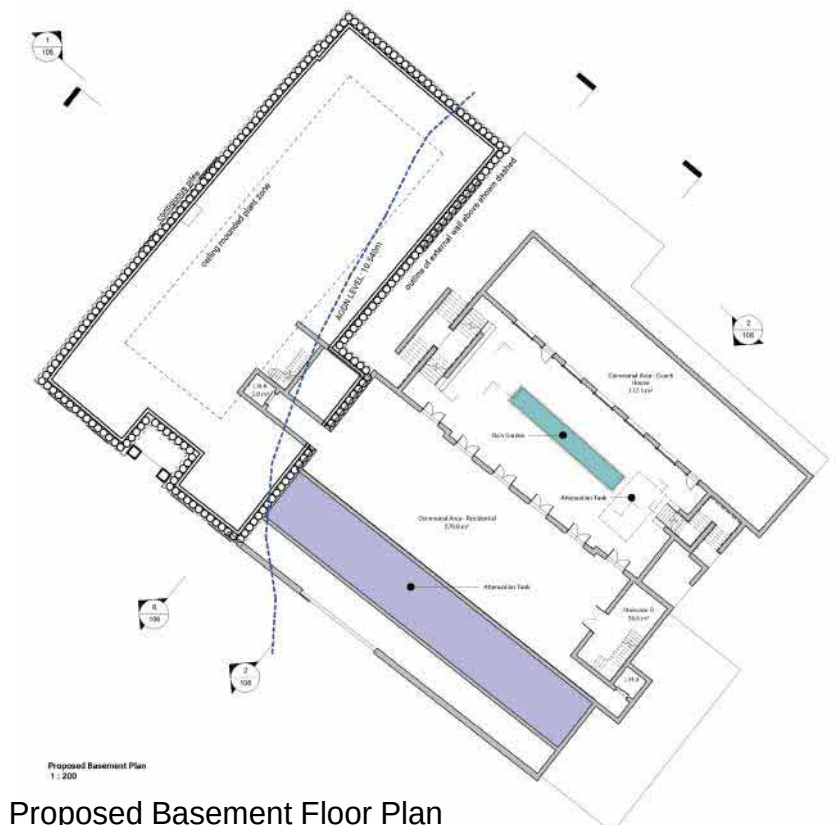


Fig. 57: Proposed Basement Floor Plan
© OSG Architecture Ltd



Fig. 58: Proposed First Floor Plan
© OSG Architecture Ltd



Fig. 59: Proposed Second Floor Plan
© OSG Architecture Ltd



Proposed First and Second Floor Plans

The decision was taken to conceive of the development as a series of smaller building elements, each with their own architectural character so as to produce a development with its various parts becoming more in scale with the locality.

The Stour Street frontage is therefore arranged with three main building elements, each with their own architectural style, these reflecting the subtle changes in alignment along the Street frontage, with a fourth element managing the transition in scale down to meet the scale of the existing modern development immediately to the north-east of the site – Tannery Mews.

A different approach is taken along the frontage to Rosemary Lane, where the frontage alignment is now essentially straight and here, the majority of the development on this side is conceived as a terrace of simple three-storey (plus attic storey) Georgian style townhouses, these reflecting the character of buildings that stood here until their demolition in the 1960s. Again, there is a lower element of the building, at the south-eastern end which makes the transition in scale from the main development down towards that of the existing historic buildings at the corner with Castle Street (nos. 49-50 Castle St)

Taken as a whole, the development is formed as a continuous frontage extending the length of Rosemary Lane and around the corner, along Stour Street, with the buildings all positioned hard up against the historic pavement line to reflect the history of development of the site.

In addition to this, a further, smaller detached block of accommodation is proposed set within the rear courtyard area, positioned up against the north-eastern boundary with the adjoining properties in a position closely corresponding with the position of a lost row of cottages (Stone's Cottages) shown on the historic mapping. This detached block is a much lower scale, appearing as a single storey building above the existing site levels, but this containing two floors of accommodation, one provided entirely within the roof space of this proposed block and together providing a further 12 studio apartments.

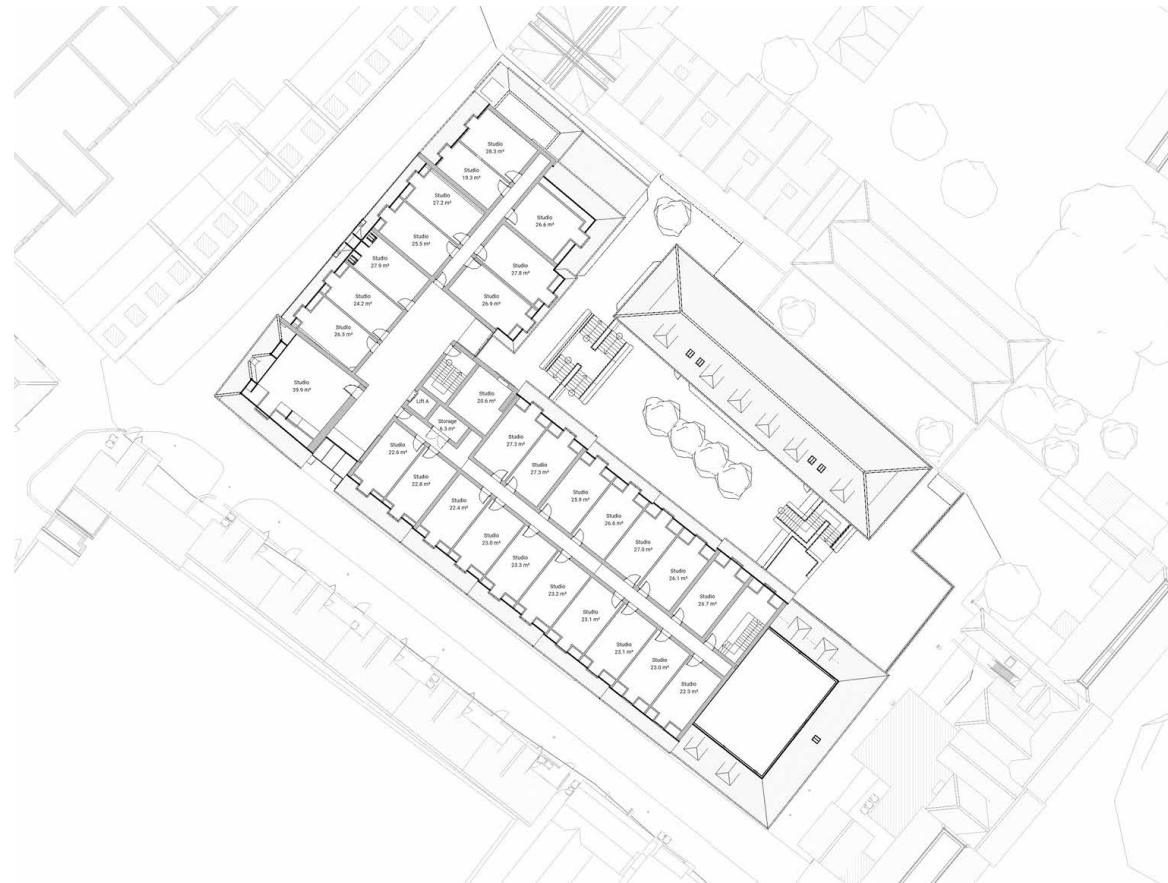


Fig. 60: Proposed Third Floor Plan
© OSG Architecture Ltd



Proposed Third Floor Plan and Site Plan

Both the street frontage blocks are 'double fronted' accommodation with the bedsit apartments arranged on both sides of a central corridor, some of which face outwards towards Stour Street and Rosemary Lane and the rest facing inwards towards a central courtyard.

This central courtyard is proposed to be excavated downwards below existing levels to this to allow an additional floor of accommodation at basement level, below the main accommodation blocks and also the lower rear range. This basement level will house all of the communal facilities and a series of officer workspaces, which will be accessible both from the central courtyard and from the main common staircase leading down from the entrance level.

This sunken courtyard will be landscaped to a high standard with generous stairways, with seating areas leading down from an open terrace at the rear of the main Stour Street frontage block and also from the south-eastern end of the site, where there will be a vehicle access and a proposed deliveries/turning area directly to the rear of the existing Castle Street properties. The intention is that this courtyard will act as a communal social gathering area for the developments as well as providing access to the basement community facilities.

To the rear and within the courtyard, elevations were reworked to reduce apparent mass and avoid an overly institutional character. Buildings were broken down horizontally into clear base, middle and upper elements, helping to reduce perceived height and bulk. Window proportions and façade rhythms were adjusted to create a more domestic and humane environment, drawing on familiar local architectural precedents. Taller elements were carefully limited and repositioned to act as focal points rather than dominant features, while secondary blocks were scaled down to sit more comfortably alongside neighbouring properties.

The courtyard itself was treated as a formal, ordered space, with particular focus on the design of level changes. Staircases were repositioned and reconfigured to create more generous, open transitions into the courtyard, avoiding cramped residual spaces and reinforcing a clear central axis. This approach helps to maximise the sense of openness within a constrained site and supports the courtyard's role as a shared amenity space.

At this end of the site there is an existing pedestrian right of way along the backs of the properties 49-55 Castle St. This was once the pedestrian alleyway that led through to Stone's Cottages and the passage will continue to provide pedestrian access to the Castle Street properties alongside the proposed vehicle access to the development.

The proposed development will provide a total of 146 individual self-contained studio apartments together with a reception area with lounge seating and a welfare and meeting room, together with 681 m² of flexible space for communal activities, facilities and office workspaces.

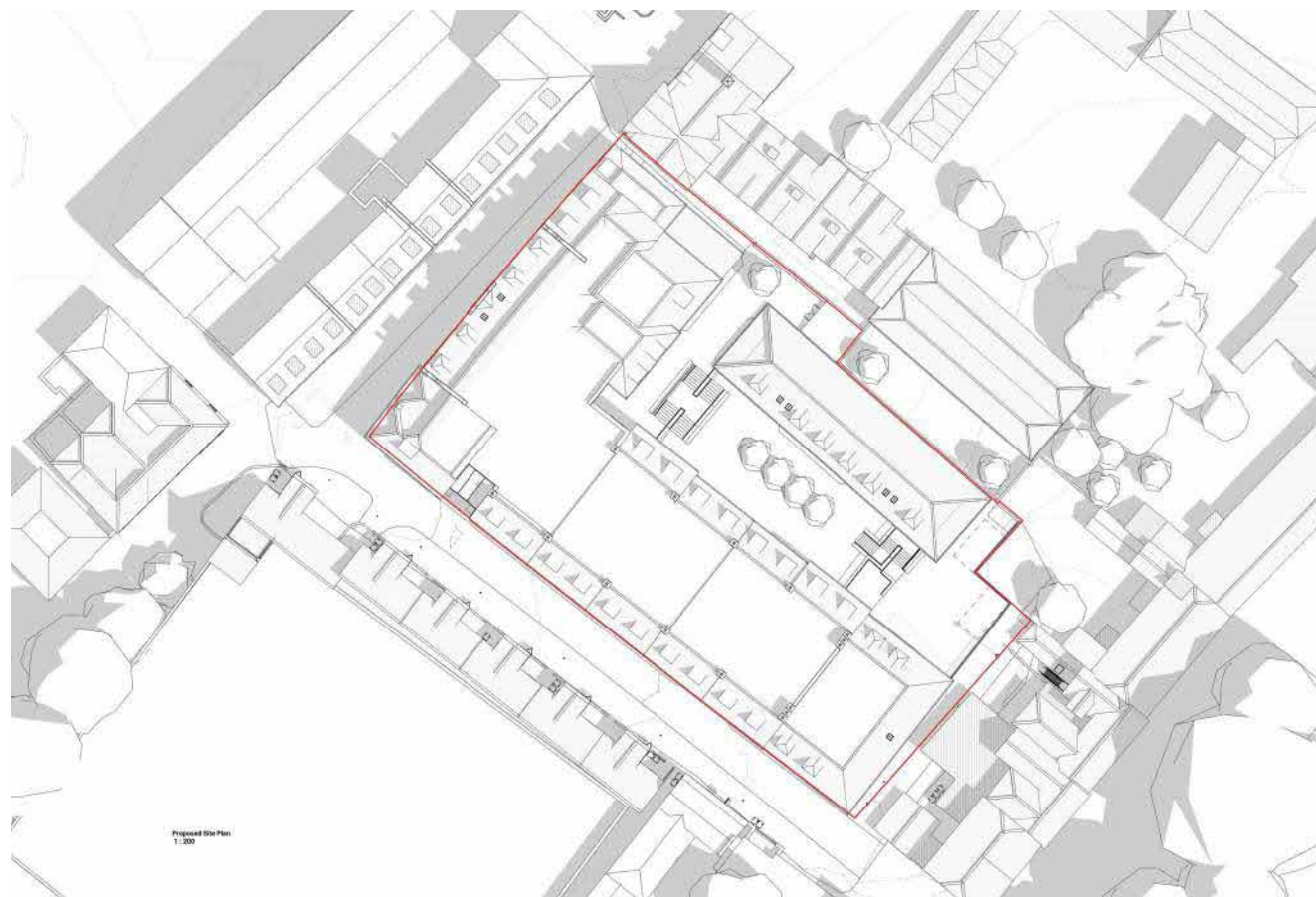


Fig. 61: Proposed Site Plan
© OSG Architecture Ltd





Co-Living Experience – Amenity Areas

A key principle of the proposed development is the delivery of high-quality accommodation that supports both independent living and opportunities for social interaction. The scheme is designed around the co-living model, where private studio accommodation is complemented by a wide range of shared amenities that enhance the overall residential experience.

Residents benefit from a number of generous communal facilities distributed throughout the building. These include shared living and lounge spaces, co-working areas, reception and concierge spaces, and a gym. These areas provide opportunities for residents to meet, work and socialise, helping to foster a strong sense of community within the building. The provision of these shared facilities is fundamental to the co-living concept, allowing residents to enjoy spaces beyond their private studios while encouraging interaction and a vibrant residential environment.

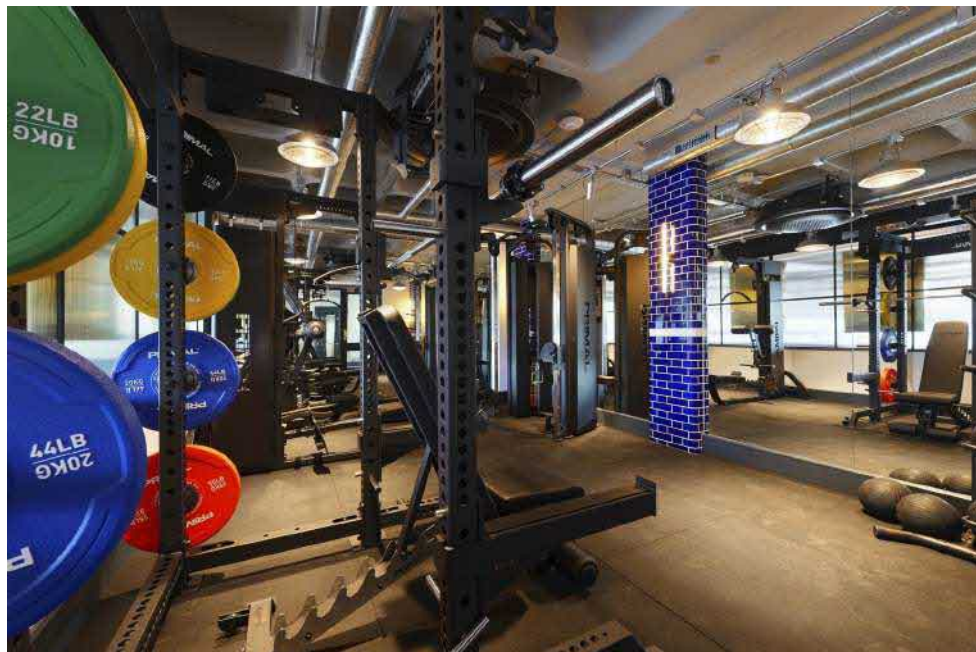
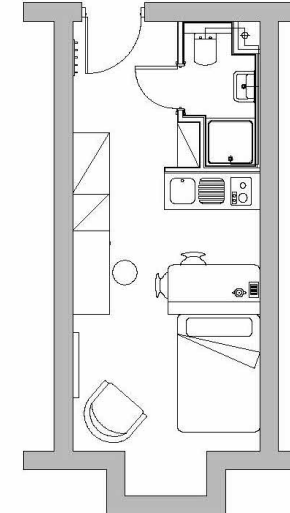
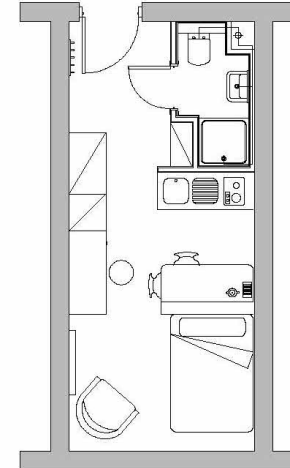
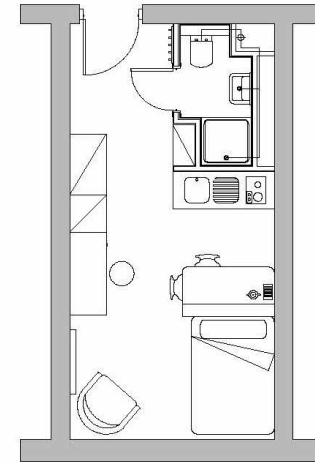
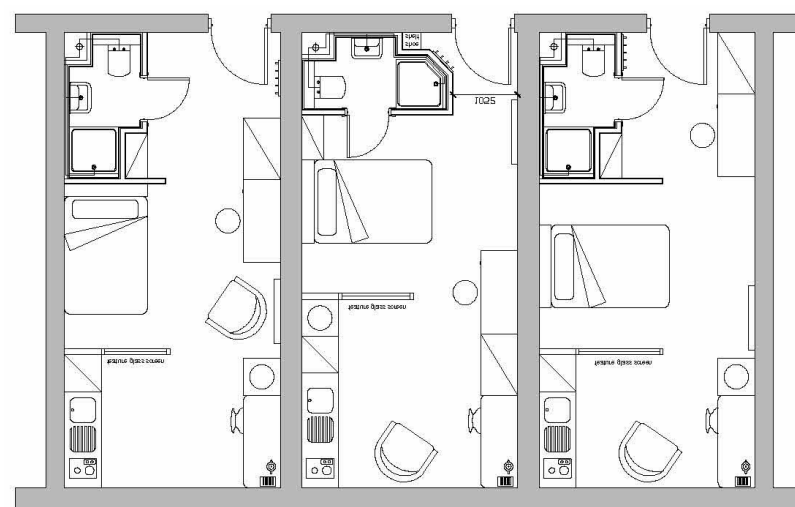


Fig. 62: Examples of communal facilities existing in Westgate One



Co-Living Experience – Examples of Typical Studio Layouts

The private studios are carefully designed to provide efficient, well-organised living spaces that support day-to-day residential needs. Each studio includes a sleeping area, kitchenette, study/work space and a private bathroom. Integrated storage and carefully positioned furniture ensure that the available floor area is used effectively, creating a comfortable and functional living environment.

As illustrated in the typical studio layout provided, the arrangement of furniture and built-in elements creates a clear spatial structure within the room. The kitchenette and bathroom are located adjacent to the entrance, allowing the main living and sleeping area to benefit from a more open layout. A feature glass screen separates the kitchen area from the main living space, maintaining a sense of openness while providing subtle zoning within the studio.

High quality materials and finishes are proposed throughout the studios to create a contemporary and durable living environment. The layout also incorporates integrated storage elements, such as shelving and wardrobe space, ensuring that the studio remains uncluttered and practical for everyday use.

A proportion of the studios are designed as accessible or adaptable units, ensuring the development provides inclusive accommodation suitable for a range of residents. These units provide increased circulation space and adaptable layouts to accommodate residents with mobility requirements, while maintaining the same overall quality of design and access to shared facilities as the standard studios.

Overall, the combination of well-designed private studios and extensive communal amenities ensures that the development delivers a high standard of residential accommodation while supporting the social and community-focused principles that underpin the co-living model.

A full description of the operation and management of the co-living scheme and the wide range of facilities available for residents is contained within the co-living operations and management plan.

Fig. 63: Examples of studios existing in Westgate One

Rosemary Lane The Proposal

10



Architectural Inspiration and Local Context

The architectural language of the proposed development draws inspiration from the historic building traditions that characterise parts of Canterbury and the wider east Kent region.

The buildings fronting Rosemary Lane take cues from the form and proportions of residential development that emerged during the late Georgian period in the early nineteenth century. Developments of this era were typically characterised by well-proportioned townhouses arranged in coherent terraces, creating a strong and ordered street presence. This historic pattern of development provides a contextual reference for the scale, rhythm and architectural composition of the proposed buildings.

A key influence is the tradition of the larger townhouse with Dutch gables, an architectural form that first appeared in Canterbury during the later seventeenth century. This style is closely associated with the second wave of Walloon immigration following 1685, when skilled craftsmen and merchants settled in the region. An example of this architectural influence can be seen at 80 Castle Street, which dates from 1663. A number of buildings of this character survive within Canterbury, although historically there were many more examples. The Dutch architectural influence is particularly evident across the east Kent region, including towns such as Sandwich and settlements on the Isle of Thanet.

The corner building within the scheme draws upon a more functional architectural tradition associated with eighteenth and nineteenth century urban buildings. The use of a jettied upper storey and the introduction of continuous ladder-style windows reflect features commonly associated with weaving lofts and houses linked to Huguenot communities during the late seventeenth century. Similar architectural characteristics can also be found in historic weaving districts such as Spitalfields in London.

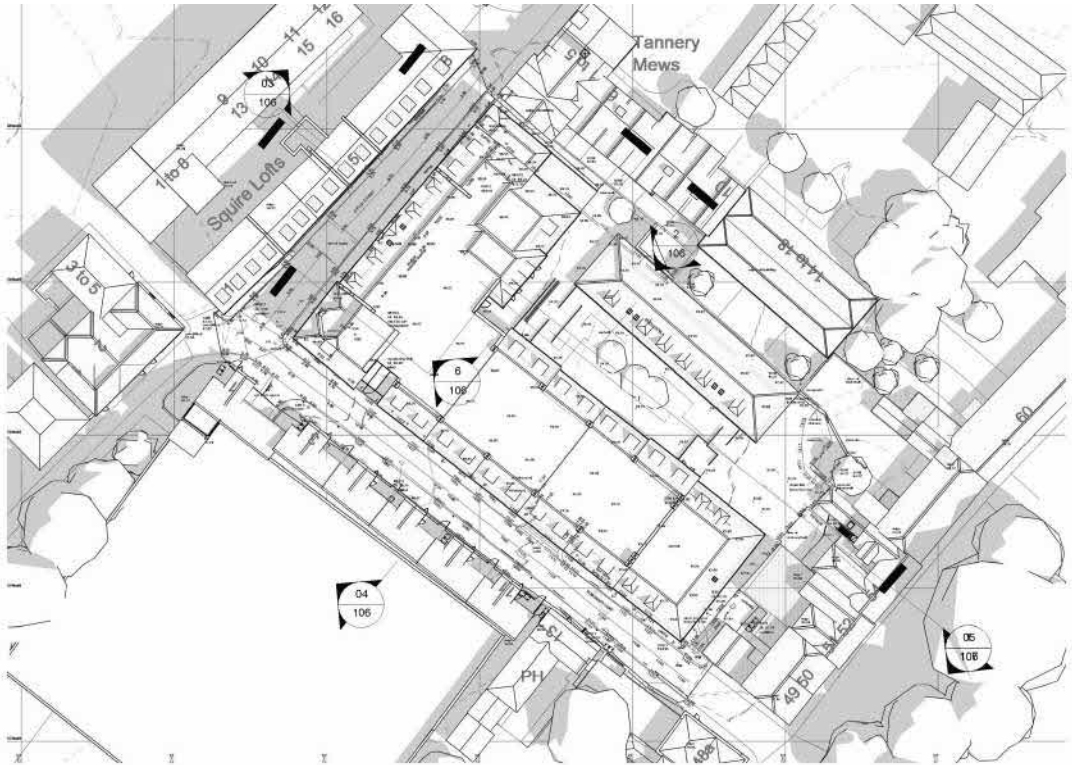
Together these references inform an architectural approach that reflects the layered historic influences present within Canterbury's urban fabric, while interpreting these traditions in a contemporary manner appropriate for the proposed development.

A full description of the operation and management of the co-living scheme and the wide range of facilities available for residents is contained within the co-living operations and management plan.

Fig. 64: Proposed Frontages
© OSG Architecture Ltd



03 Street Scene - Internal 03
1 : 200



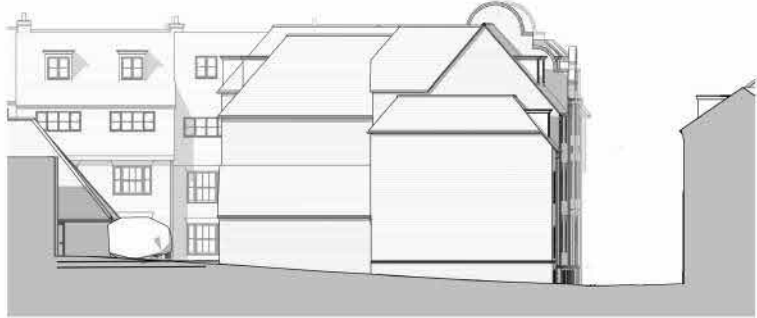
Proposed Site Plan - Reference Plan 02
1 : 500



04 Street Scene - Internal 02
1 : 200



06 Street Scene - Internal 04
1 : 200



07 Street Scene - Internal 05
1 : 200



05 Street Scene - Internal 01
1 : 200

Fig. 65: Site Sections
© OSG Architecture Ltd





Fig 66 CGI

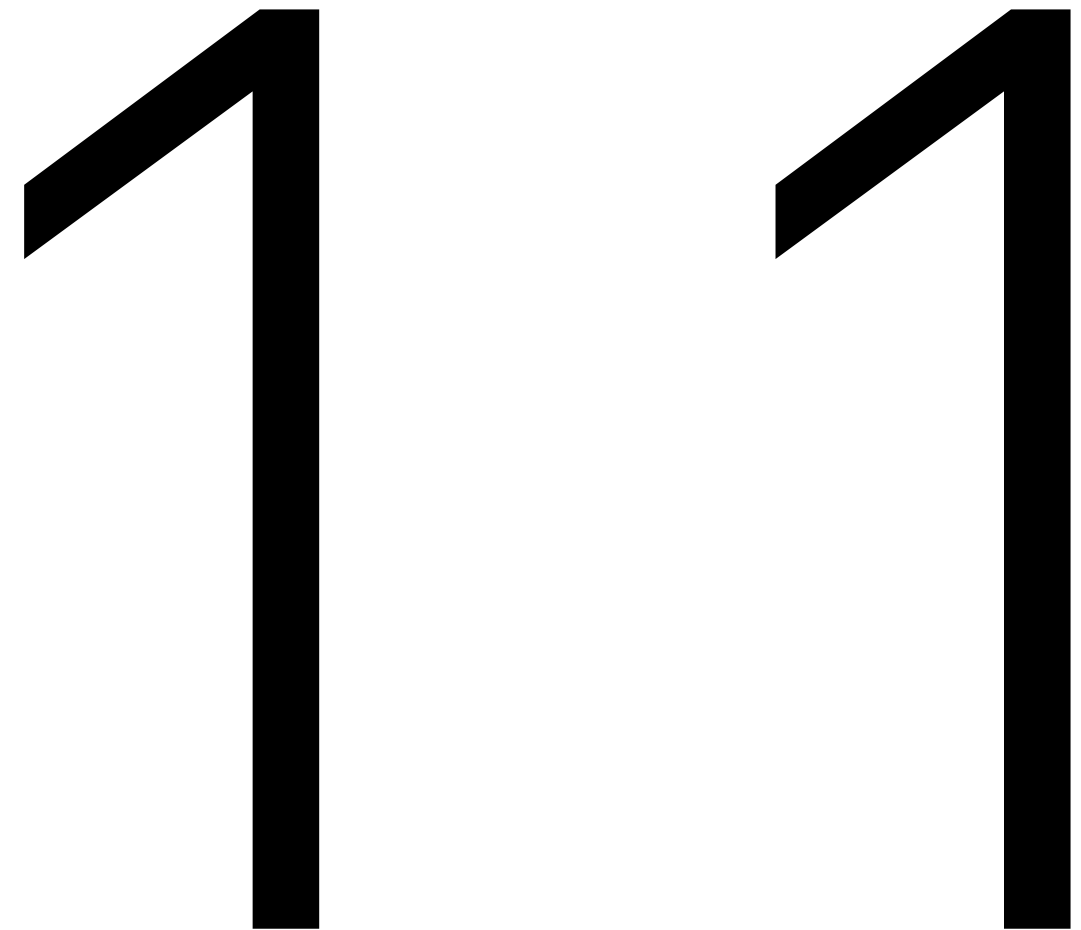


Fig 67 CGI



Fig 68 CGI

Rosemary Lane Proposal within its setting



Protecting Key Views and Prospects

The special architectural and historic interest of Canterbury is closely tied to its topography, historic development pattern and the relationship between the city and its wider landscape setting. As identified within the Conservation Area Management Plan and Appraisal, the setting of the conservation area makes a significant contribution to its overall significance, particularly through views of the surrounding green landscape and long-established approaches to the city. These include historic pilgrimage routes and principal routes of arrival, where views and glimpses of key landmarks contribute to the experience of Canterbury and reinforce its identity and sense of place.

Views of both city-wide and local importance are identified as fundamental to the character of the conservation area and its setting. Of particular importance are views of landmark buildings, most notably Canterbury Cathedral and the Bell Harry Tower, whose prominence within the skyline is a direct result of the generally low-rise, fine-grained character of the city. The Conservation Area Appraisal highlights that buildings within the city centre and its immediate surroundings are typically between two and four storeys, with this relative consistency in height allowing landmark buildings to remain visually dominant and legible across both near and distant views. This established hierarchy is central to the historic roofscape and the quality of views both within the city and from the surrounding area.

The guidance places strong emphasis on the protection of important views, including panoramic views, static viewpoints and kinetic views experienced along streets and routes. These include longer-distance views from elevated locations such as the Dane John Mound, as well as glimpsed views of the Cathedral tower from within the historic street network. The experience of moving through the city and encountering intermittent views of landmark buildings is identified as an essential part of Canterbury's character, and it is noted that while redevelopment may occasionally allow for enhancement or reinstatement of views, the deliberate opening up of overly dominant or intrusive new views would be inappropriate.

New development within or affecting the setting of the conservation area is therefore required to be carefully designed in response to its context. The Management Plan and heritage guidance are clear that height, scale and massing are critical considerations, as development that is substantially taller than its surroundings, or which introduces undue prominence on the skyline, has the potential to detract from significant views and the dominance of landmark buildings. Buildings located on or close to the skyline should be avoided, and development should sit comfortably within the landscape and townscape, preserving the established roofscape and visual hierarchy.

Protecting Key Views and Prospects (continued)

At the same time, the guidance recognises that there are opportunities for sensitive new development within the conservation area and its setting, including contemporary architecture, provided that proposals are of the highest design quality and demonstrably preserve or enhance the character and appearance of the conservation area. Where development has the potential to affect important views, the prominence of landmarks, or the setting of heritage assets such as the World Heritage Site, a robust and detailed views assessment is required to demonstrate that no harm would arise.

In response to this guidance, the following section identifies and assesses a series of key city-wide and local views and prospects, including views into, across and out of the site. This assessment is intended to demonstrate that the proposed development would respect the established skyline, avoid harm to important views and vistas, and preserve the prominence and setting of Canterbury's key landmark buildings, in accordance with adopted conservation and heritage guidance.

Policy and Evidence Mapping – Importance of the Conservation Area Setting

Mapped to: Conservation Area Management Plan – Section 8.2.10 (Page 17)

The Conservation Area Management Plan identifies the setting of the conservation area as making an important contribution to Canterbury's special interest, reflecting its historic topography and its development as a pilgrimage destination. Views of the surrounding green landscape and the experience of approaching the city along historic routes are highlighted as being of particular importance. The guidance confirms that development within the setting of the conservation area may be acceptable, provided that it takes account of the site's contribution to the special interest of the conservation area and has regard to key views both into and out of the city.

Protection of Landmark Buildings and City-Wide Views

Mapped to: Conservation Area Appraisal – Section 4.3.2 Scale and Massing (Page 50) and Character Area 5:Worthgate– Views (Page 119)

The Conservation Area Appraisal explains that Canterbury's generally low-rise and fine-grained built form allows landmark buildings to remain visually dominant. Church towers and civic buildings play an important role at a local level, while the Cathedral, and in particular the Bell Harry Tower, is identified as the most prominent and significant landmark at a city-wide scale. The Appraisal notes that this dominance has historically been maintained through a consistent roofscape, enabling the Cathedral to be visible from numerous locations within the city and from the surrounding area.

The Appraisal further identifies views of local and city-wide importance, including kinetic street-level views of the Bell Harry Tower and panoramic views of the medieval city and its setting from elevated viewpoints such as the Dane John Mound. These views are identified as integral to the appreciation of the conservation area and its wider context.

Impact of Height, Scale and Skyline

Mapped to: Conservation Area Management Plan – Section 9.4.2 New Development (Pages 36–37)

The Management Plan emphasises that the height of buildings is a critical consideration in assessing the acceptability of new development. While the majority of buildings within the city centre range between two and six storeys, and are typically lower within residential areas, development that is substantially taller than its surroundings has the potential to detract from important views and the prominence of landmark buildings. Where proposals may affect important views, the setting of heritage assets or the visual dominance of landmarks, the guidance requires a robust justification supported by a detailed views assessment.



Fig. 69: Canterbury context
© OSG Architecture Ltd

Protection of Views, Roofscape and Visual Hierarchy

Mapped to: Heritage, Archaeology and Conservation Guidance – Views and Vistas (Page 31) and Development in Conservation Areas – Policy BE7 (Pages 40–41)

The heritage guidance highlights that public views into, over and out of development sites are fundamental to local character and sense of place. Landmark buildings provide orientation and legibility within the townscape, and development should be located to sit comfortably within the landscape, avoiding undue prominence on the skyline. Policy BE7 reinforces the need to protect the townscape, roofscape and skyline, ensuring that new development preserves or enhances features that contribute positively to the conservation area's character and appearance.

The guidance also recognises the importance of glimpsed and kinetic **views**, particularly within historic street patterns, and advises that while opportunities may exist to enhance or reinstate views, the deliberate creation of overly dominant or intrusive new views would be inappropriate.

Managing Change and Design Quality

Mapped to: Conservation Area Management Plan – Recommendations, Managing Change (Page 44)

The Management Plan specifically recommends that views of city-wide and local importance, particularly those of the Bell Harry Tower, should be preserved. It acknowledges that sensitive contemporary development may be acceptable where it responds positively to its context and preserves or enhances the character of the conservation area, but stresses that new development must be of the highest quality of design, construction and detailing.

Response and Assessment Methodology

In accordance with the above guidance, the following section of this Design and Access Statement identifies and assesses a series of key city-wide and local views and **prospects**. These views include panoramic, static and kinetic viewpoints and consider the impact of the proposed development on the skyline, roofscape and the prominence of landmark buildings. This approach demonstrates that the proposals would preserve the quality and significance of identified views, cause no harm to the character or setting of the conservation area, and accord with adopted conservation and heritage policy.



Fig. 70: Key View References
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Fig. 71: Key View References
© OSG Architecture Ltd





Fig. 73: Rosemary Lane 001 Illustrative Drawing
© OSG Architecture Ltd



Fig. 74: Rosemary Lane 002 Illustrative Drawing
© OSG Architecture Ltd



Fig. 75: Rosemary Lane 003 Illustrative Drawing
© OSG Architecture Ltd



Fig. 76: Rosemary Lane 003 Illustrative Drawing (WINTER)
© OSG Architecture Ltd



Fig. 77: Rosemary Lane 004 Illustrative Drawing
© OSG Architecture Ltd



Fig. 78: Rosemary Lane 005 Illustrative Drawing
© OSG Architecture Ltd



Fig. 79: Rosemary Lane 006 Illustrative Drawing
© OSG Architecture Ltd



Fig. 80: Rosemary Lane 007 Site not visible
© OSG Architecture Ltd



Fig. 81: Rosemary Lane 007 Site not visible (WINTER)
© OSG Architecture Ltd



Fig. 82: Rosemary Lane 008 Illustrative Drawing
© OSG Architecture Ltd



Fig. 83: Rosemary Lane 009 Illustrative Drawing
© OSG Architecture Ltd



Fig. 84: Rosemary Lane 010 Illustrative Drawing
© OSG Architecture Ltd



Fig. 85: Rosemary Lane 011 Site not visible
© OSG Architecture Ltd



Fig. 86: Rosemary Lane 011 Site not visible (WINTER)
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Fig. 87: Rosemary Lane 012 Site not visible
© OSG Architecture Ltd



Fig. 88: Rosemary Lane 013 Site not visible
© OSG Architecture Ltd



Fig. 89: Rosemary Lane 014 Illustrative Drawing
© OSG Architecture Ltd



Fig. 90: Rosemary Lane 014 Illustrative Drawing (WINTER)
© OSG Architecture Ltd



Fig. 91: Rosemary Lane 015 Site not visible
© OSG Architecture Ltd



Fig. 92: Rosemary Lane 015 Site not visible (WINTER)
© OSG Architecture Ltd



Fig. 93: Rosemary Lane 016 Illustrative Drawing
© OSG Architecture Ltd



Fig. 94: Rosemary Lane 016 Illustrative Drawing (WINTER)
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Fig. 95: Rosemary Lane 017 Illustrative Drawing
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Fig. 96: Rosemary Lane 017 Illustrative Drawing (WINTER)
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Fig. 97: Rosemary Lane 018 Site not visible
© OSG Architecture Ltd



Fig. 98: Rosemary Lane 018 Site not visible (WINTER)
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Fig. 99: Rosemary Lane 019 Site not visible
© OSG Architecture Ltd



Fig. 100: Rosemary Lane 019 Site not visible (WINTER)
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Fig. 101: Rosemary Lane 020 Site not visible
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Fig. 102: Rosemary Lane 020 Site not visible (WINTER)
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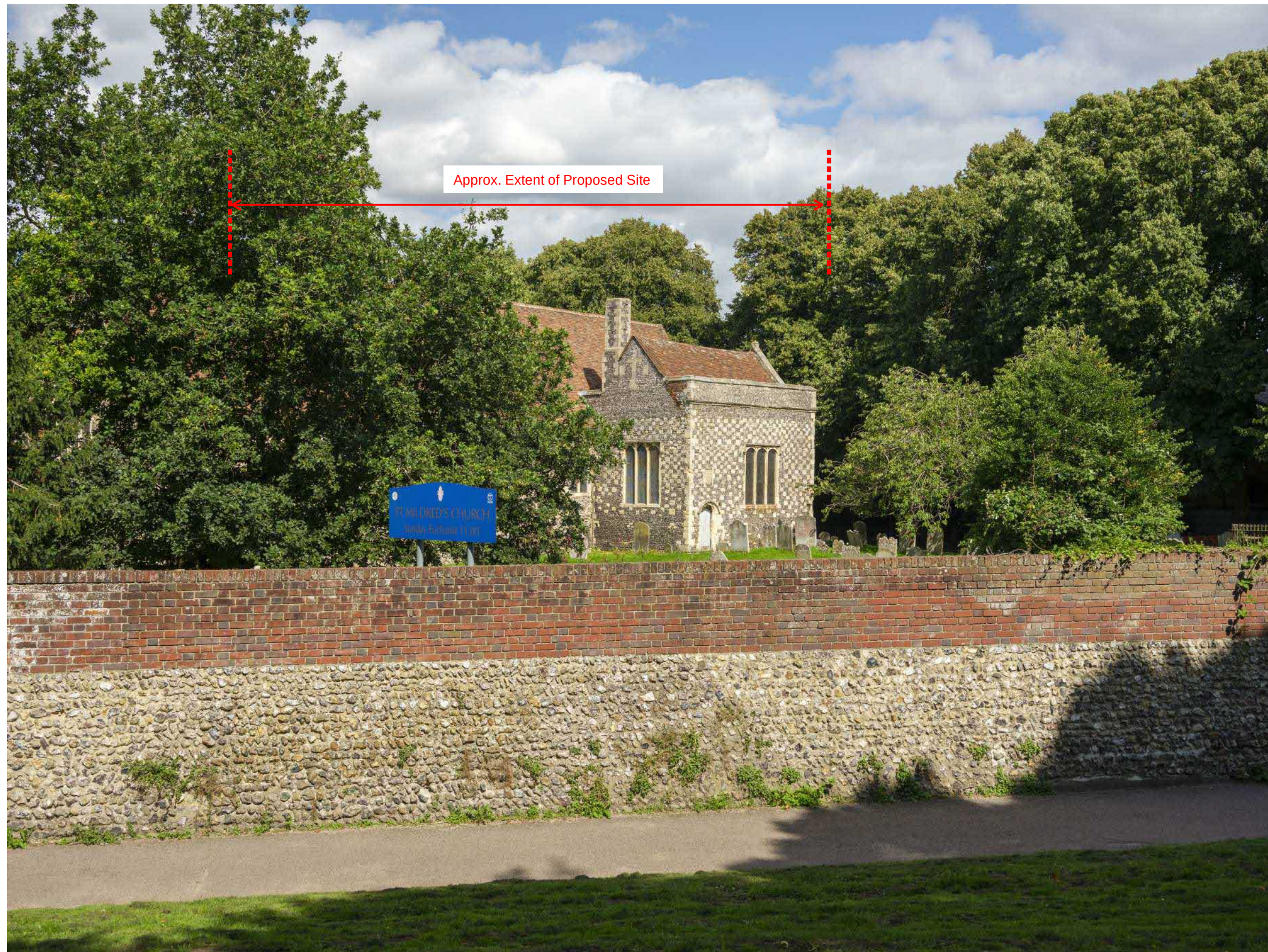


Fig. 103: Rosemary Lane 021 Site not visible
© OSG Architecture Ltd



Fig. 104: Rosemary Lane 021 Site not visible (WINTER)
© OSG Architecture Ltd



Fig. 105: Rosemary Lane 022 Site not visible
© OSG Architecture Ltd



Fig. 106: Rosemary Lane 022 Site not visible (WINTER)
© OSG Architecture Ltd



Fig. 107: Rosemary Lane 023 Site not visible
© OSG Architecture Ltd

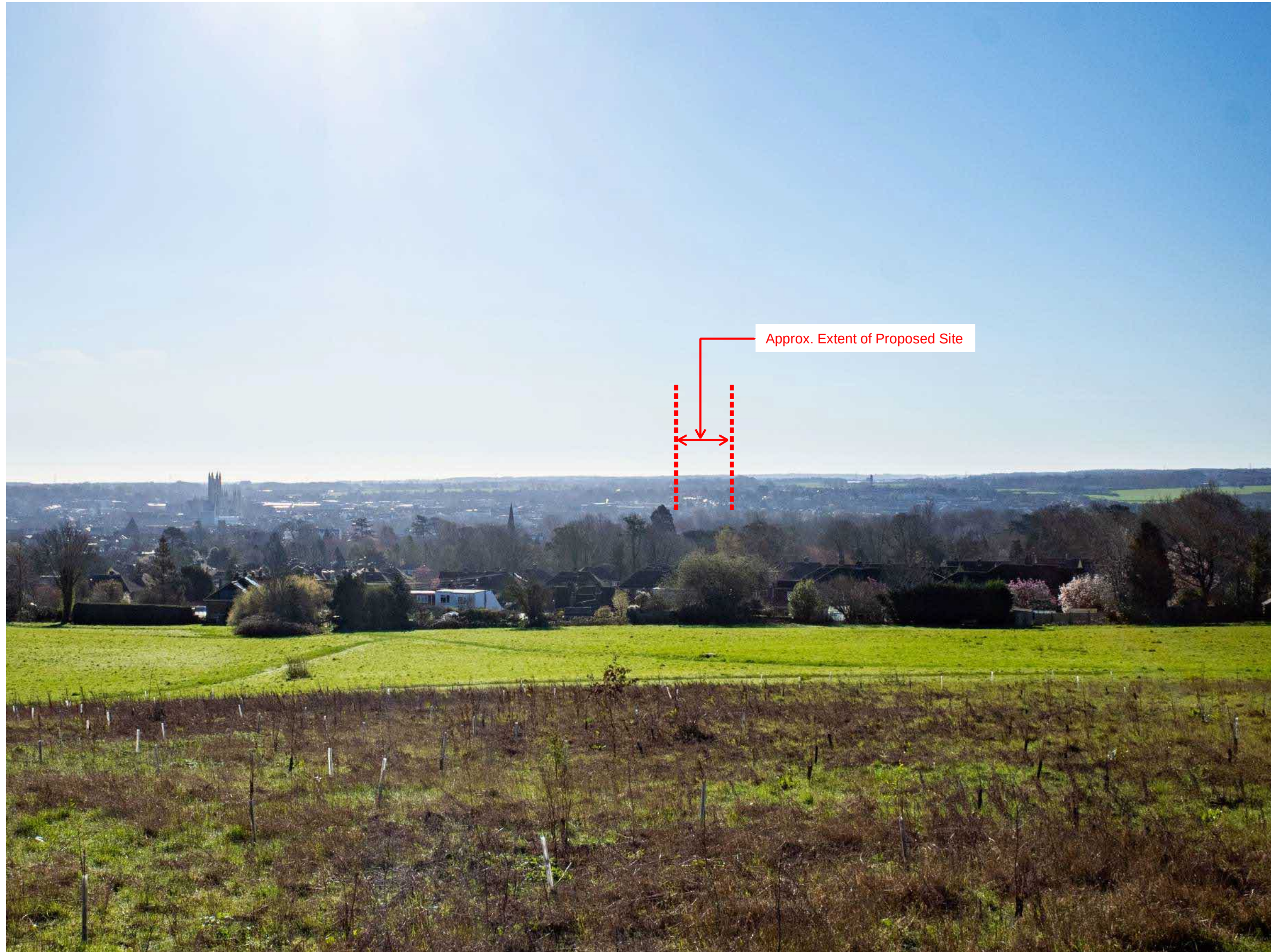


Fig. 108: Rosemary Lane 023 Site not visible (WINTER)
© OSG Architecture Ltd



Fig. 109: Rosemary Lane 024 Illustrative Drawing
© OSG Architecture Ltd



Fig. 110: Rosemary Lane 025 Illustrative Drawing
© OSG Architecture Ltd



Fig. 111: Rosemary Lane 026 Illustrative Drawing
© OSG Architecture Ltd



Fig. 112: Rosemary Lane 027 Site not visible (WINTER)
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Rosemary Lane Transformation of Rosemary Lane

12



Westgate One, the Barrett Car Sales site, Before



Westgate One, the Barrett Car Sales site, Proposed CGIs



Westgate One, the Barrett Car Sales site, Completed

Introduction

The existing large surface car park at Rosemary Lane is a surprising , incongruous and unattractive gap in the city's historic townscape.

The same team of architects, conservation specialists, planner and developer which transformed the former Barretts car sales site at the Westgate Towers / Pound Lane into the flagship and highly regarded Westgate One scheme has now conceived, designed and refined a scheme of exceptional quality for the Rosemary Lane car park.

This section illustrates our proposals for the site. It begins with photographs and a CGI which demonstrate the change which has taken place at Westgate One . We particularly note how the CGI accurately reflected the finished result.

It is then followed by photographs of the Rosemary Lane car park and CGI's of the proposed development. These demonstrate the significant and positive transformation of the townscape of this part of the city .

It will continue the highly regarded work of the same professional team and developer which transformed the Barretts car sales site into Westgate One.

Fig. 113: Westgate One Transformation

Rosemary Lane Transformation



View of site from Church Lane Existing



View of site from Church Lane Proposed

Fig. 114: View of site from Church Lane Existing and Proposed



Rosemary Lane Existing



Rosemary Lane Proposed

Rosemary Lane Transformation



Stour Street Existing



Stour Street Proposed

Fig. 115: Rosemary Lane and Stour Street Existing and Proposed

Rosemary Lane Surface and Foul Drainage

13

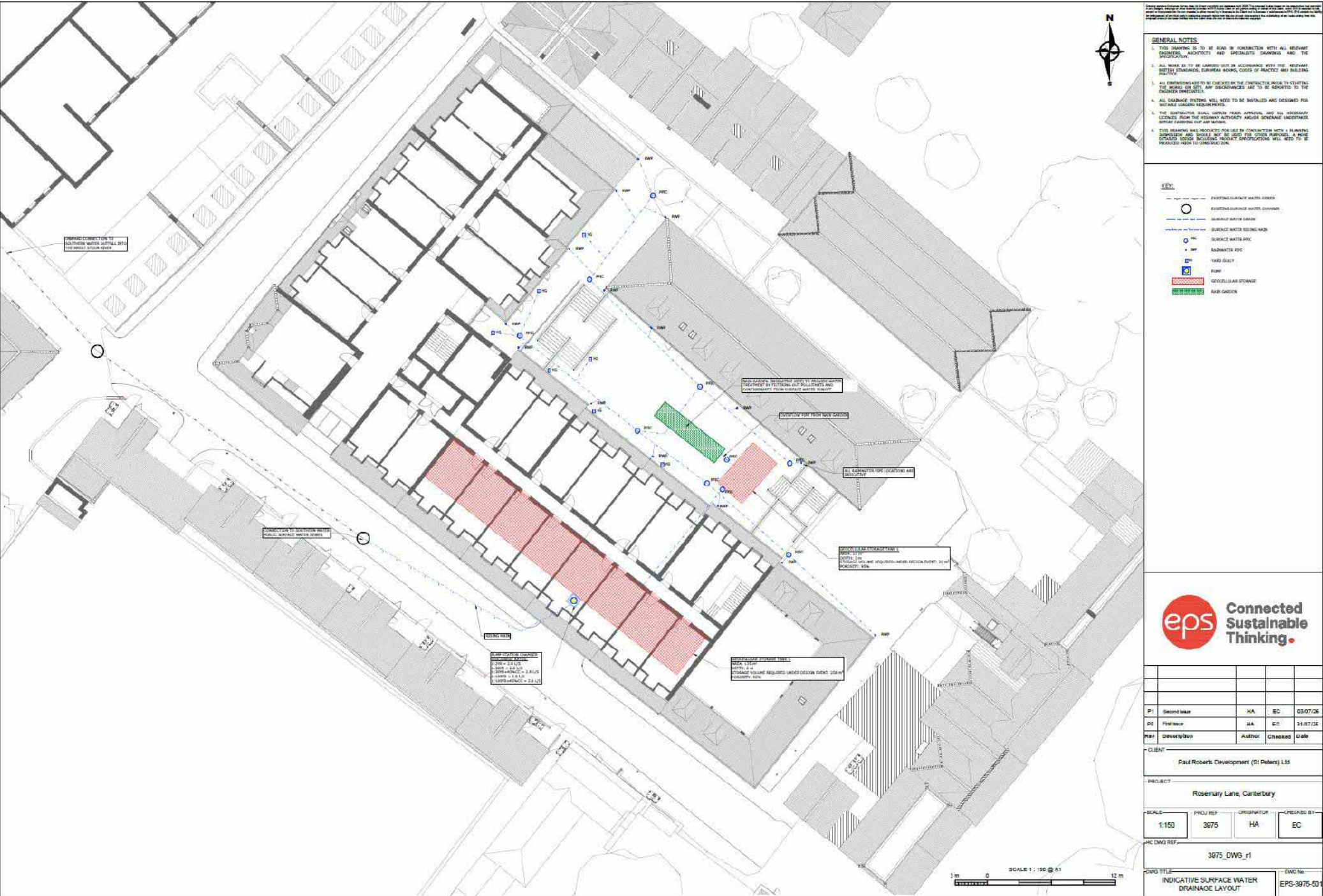


Fig. 116: Indicative Surface Water Drainage Layout
© EPS

Proposed Surface and Foul Water Drainage Strategy

The proposed development will incorporate a sustainable drainage strategy designed to ensure that flood risk is not increased on-site or elsewhere, in accordance with national and local planning policy.

Surface water runoff will be managed through a combination of Sustainable Drainage Systems (SuDS). These will include raised planters to receive roof water and provide initial treatment, a central drainage pond to temporarily store runoff, and underground geocellular storage tanks that attenuate flows before discharge.

Due to layout constraints, infiltration methods are not considered viable, and direct discharge to a nearby watercourse would require works across third-party land.

As such, the preferred solution is a controlled connection to the public surface water sewer in Rosemary Lane, which ultimately outfalls to the Great Stour River.

Runoff from the development will be restricted to approximately 2.8 l/s, which is as close as reasonably practicable to greenfield rates and represents up to a 98% reduction compared to the existing unrestricted discharge during the 1 in 100-year storm event (including climate change).

The system has been designed to accommodate extreme rainfall events, incorporating exceedance measures such as overflow provisions and dual pumps to minimise residual flood risk. Long-term performance will be secured through a management company responsible for inspection, maintenance, and operation of the drainage features.

Foul water from the development will discharge to the existing public foul sewer located immediately north of the site within Stour Street. A capacity check will be undertaken at the detailed design stage, and a new sewer connection will be requisitioned under Section 98 of the Water Industry Act if required.

Overall, the strategy demonstrates that a sustainable solution is available for managing both surface water and foul effluent, ensuring compliance with the National Planning Policy Framework, SuDS standards, and local planning policy.

Rosemary Lane
Access

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Tridax Highway Statement

The Highway Statement by Tridax argues that a full Transport Assessment is not required because the scheme is below national thresholds and is unlikely to generate significant traffic. The development is designed as a “car-free” scheme, meaning residents will not be permitted to own or keep cars on-site, supported by tenancy agreements. The site is in a highly sustainable city-centre location with strong walking, cycling, bus, and rail connections, including close proximity to Canterbury East and West stations and the main bus station, making non-car travel practical and accessible.

The report concludes that the proposal will reduce overall traffic movements, since it replaces an existing public car park, and will not negatively impact the local highway network. Only minimal vehicle access is provided (e.g. for servicing, maintenance, and occasional drop-off), alongside cycle storage for every unit to encourage sustainable travel. The design complies with local parking and highway standards, supports pedestrian and cycle movement, and requires no off-site highway improvements. Overall, the report finds the development acceptable in transport and highway terms, with no safety concerns or reasons for refusal on highway grounds.

Tridax Ltd Version 2.0



HIGHWAY STATEMENT

for

Proposed Co-Living Development on land at
Rosemary Lane car park site, Canterbury
Kent, CT1 2PN

on behalf of

Paul Roberts Developments Ltd

Fig. 117: Highway Statement
© tridax



Legend

-  Pedestrian access points
-  Inclusive Access routes
-  Accessible WC
-  Accessible lift
-  Vehicular Access

Fig. 118: Proposed Ground Floor Plan
© OSG Architecture Ltd

General Access

The DDA requires that disabled people should not be treated less favourably in connection with employment, the provision of goods, facilities and services, to the public or by those selling, letting or managing facilities, or managing premises. The report is prepared to demonstrate the conformance of the design of the proposals to the Disability Discrimination Act 1995 and that they are in accordance with BS8300 and Part M of the Building Regulations.

Careful consideration has to be made on proposed works to protect the heritage assets, conservation area, surrounding Ancient Monuments and Canterbury's world heritage status.

Extract from APD Part M – Access to and use of buildings.

Requirements for accessibility should be balanced against preserving historic buildings or environments. In achieving an appropriate balance it would be appropriate to take into account the advice of the local conservation and access officers, English Heritage and the views of local access groups.

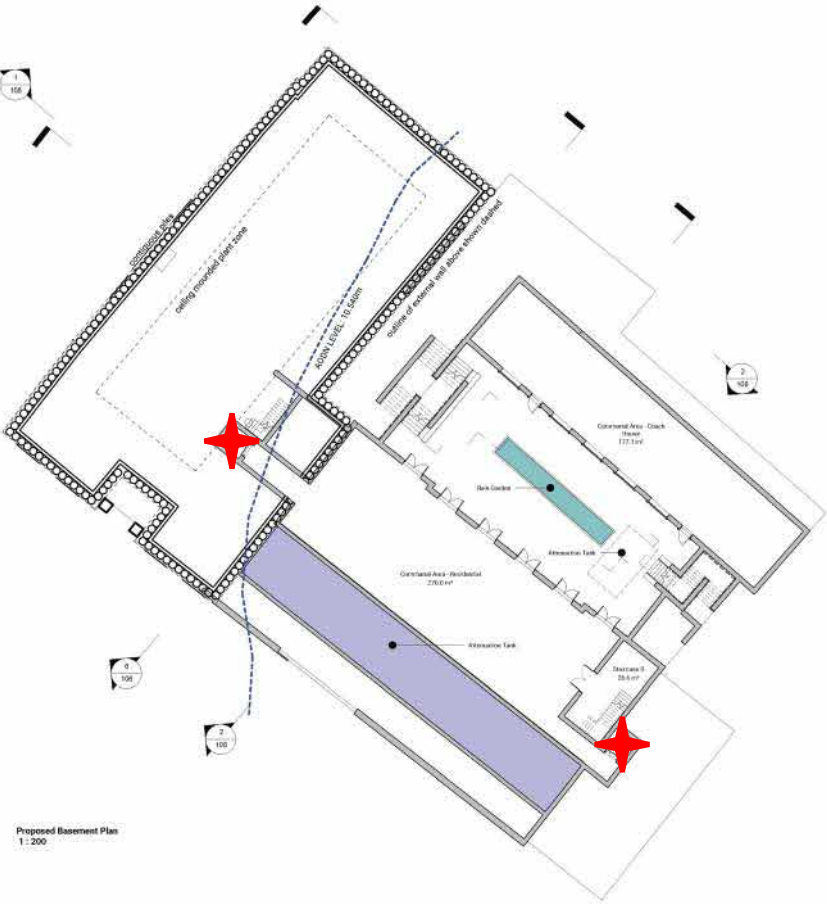


Fig. 119: Proposed Basement Plan
© OSG Architecture Ltd

Satisfying the requirements of the DDA

Approach to the Building and Circulation within the Building

The main site generally slopes down from South-East to North-West. Due to the constraints and approach to minimise the impact of the scale on the adjacent listed assets and Ancient Monument, the FFL of the main new build works has been set as low as possible and reflects the significant graded topography of the site.

The level of the site varies between 9.8m and 12.5m Above Ordnance Datum Newlyn (AODN). Ground levels gradually fall from north to northwest, towards the River Stour

Due to restrictions imposed by the flooding constrains the Environmental Authority has stipulated the following minimum levels:

- FloodZone 1 AODN – 10.540
- Minimum Communal FFL – 10.840
- Minimum Residential FFL – 11.140

Compliant disabled access is achieved from both Rosemary Lane and Stour Street.

The new main entrance to the buildings located to Eastern end of Rosemary Lane requires a stepped access due to the floor constraints. However, an appropriate disabled access route to the main entrance is provided off Stour street utilising the existing topography for an arrival into the main reception area from the Western flank of the Stour Street Block.

Further inclusive access is provided to the allocated disabled units to the Western end of the Rosemary Lane Block.

In total 9No. Disabled units are provided split between the Stour Street Block and Rosemary Lane Block.

2 No. new accessible lifts are provided at the location to allow full access to the lower ground communal space, to ensure full inclusive access is achieved to all communal spaces both internal and external.

An accessible WC is provided in the main reception area designed in accordance with Diagram 18 and Table 5 of Part M.

Internal Routes:

- Clear corridors, minimum width 1200mm with a minimum of 1500mm where access by wheelchair uses.
- Doors on accessible routes with minimum clear opening of 850mm. [Section 3.10(b), Table 2, Diagram 9]
- Manifestation on any fully-glazed doors/panels. [Section 3.10(l)]

Floor Surfaces:

- Non-slip finishes, no abrupt changes in level. [Section 3.14(k)]
- Contrasting colour/texture at thresholds. [Approved Document K, 1.7(a)]

Lifts:

- Passenger lift provided if any part of the centre is above or below ground floor. (Section 3.17)
- Lifts to comply with Part M requirements (controls, size, visual/audible signals). (Sections 3.21-3.34)

Stairs:

- Consistent treads and risers, contrasting nosings. (Approved Document K, Sections 1.1-1.33, Table 1.1)

Continuous handrails on both sides, extending beyond top/bottom landings. (Approved Document K, Sections 1.34-1.41, Diagram 1.12)

Facilities

Within Block 3 new fully accessible units will be provided in accordance with APD Part M4(3)

Visual Impairment

High contrast nosings will be fitted to stairs.

Lighting in the extended areas will be maintained at a minimum level to satisfy the requirements of the visually impaired.

High contrast furniture and fittings will be specified in all disabled facilities.

Internal decorations will be designed to ensure that there is sufficient contrast between floors walls and ceilings. Doors, door sets and door furniture will similarly be designed with contrast suitable for the visually impaired.

Hearing Impairment

No enhanced systems are being provided in the remit of this scheme.

External Facilities

Guarding will be provided to the principal entrance doors along with planters located under opening windows along all access routes.

Management and Maintenance

- Regular inspection and maintenance of all accessibility features (doors, lifts, alarms, signage).
- Staff to be trained in disability awareness and evacuation procedures.
- Evacuation plans include provision for people with mobility or sensory impairments.

Consultation

- Design informed by consultation with the local authority.
- Feedback sought during project development and post-occupancy review.

Conclusion

The community centre's design and management will fully comply with Approved Document M: Volume 2, providing a welcoming, safe, and accessible environment for everyone in the local community.

Rosemary Lane
Energy

15

1

Land at Rosemary Lane Car Park,
Canterbury,
Kent.

March 2026



S.E.A. Building Compliance Ltd
Building Compliance Consultants
Unit 2A | Capital House | 4 Jubilee Way | Faversham | Kent | ME13 8GD

SEA Statement

The SEA report outlines how the development meets energy and sustainability policies by prioritising high energy efficiency and low carbon design. It proposes enhanced building performance beyond standard regulations, including improved insulation, airtightness, efficient glazing, low-energy lighting, and mechanical ventilation with heat recovery, all aimed at reducing heat loss and lowering CO₂ emissions.

It also identifies renewable energy solutions, recommending air source heat pumps and solar photovoltaic panels to achieve carbon compliance. The scheme performs well in sustainability terms, with low water usage (74.1 litres per person per day) exceeding local targets, and overall exceeds Building Regulations standards, particularly Part L1, through the integration of renewable technologies and efficient design.

Fig. 120: SEA Statement
© SEA

Rosemary Lane Conclusion

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Design and Access Statement Strategy

The proposal seeks to redevelop the Rosemary Lane site to deliver a high-quality co-living residential scheme within Canterbury city centre. Co-living provides private studio accommodation supported by shared communal facilities, offering flexible, well-located housing that responds to changing lifestyle patterns and affordability challenges within the local housing market.

The development will comprise a series of buildings ranging from two to four storeys, arranged around a central courtyard and providing 146 self-contained studio apartments alongside approximately 681m² of communal space, reception facilities and work areas.

The design approach has been strongly informed by the historic urban grain of Canterbury, reinstating continuous street frontages lost following post-war clearance and positioning buildings along the back of the pavement to restore the sense of enclosure characteristic of the city. Breaking the scheme into smaller architectural elements avoids a monolithic form and ensures the scale and rhythm respond appropriately to surrounding development.

Architecturally, the proposals draw upon traditional local forms and materials, including pitched tiled roofs, brick elevations and vertically proportioned openings, allowing the development to integrate sensitively with the conservation area while clearly expressing a contemporary design quality. Particular care has been taken to refine massing, roofscape and façade articulation to achieve a balanced, human-scaled townscape presence.

Flood risk has been a key design consideration due to the site's proximity to the River Stour. Residential accommodation will be set above the design flood level, and a floodable undercroft will allow water to enter and be temporarily stored during extreme events, reducing pressure on surrounding land while maintaining safe access for occupants.

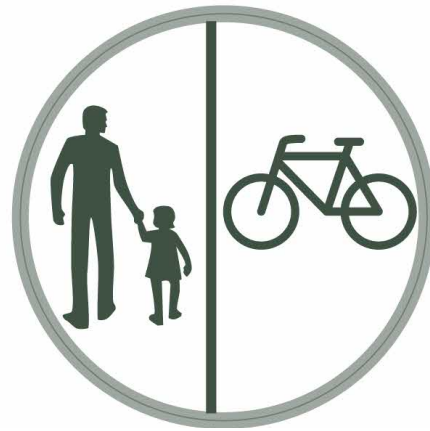
The scheme has also been designed to preserve important views and the established skyline of Canterbury, ensuring that landmark buildings such as the Cathedral remain visually dominant within the widertownscape.

Inclusive access principles underpin the layout, with compliant routes provided from both Rosemary Lane and Stour Street, accessible lifts serving all levels, and dedicated wheelchair-adaptable units incorporated within the development.

Overall, the proposal represents a contextually responsive form of urban redevelopment that repairs the historic streetscape, delivers much-needed rental accommodation, and creates a connected residential environment supported by communal amenities, sustainable design measures and enhanced public realm.



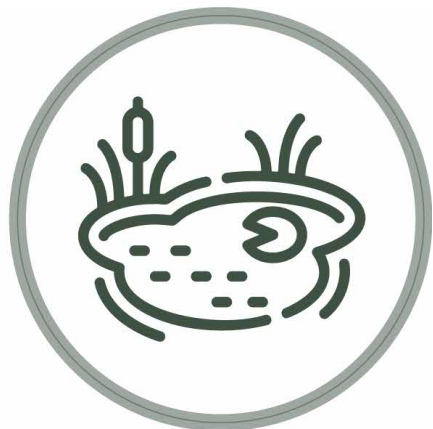
Community Integration:
A vibrant development connecting with local amenities, promoting inclusivity, and enhancing community spirit.



Connected and Active:
Improved pedestrian and cycle links fostering healthier, more connected lifestyles.



Green Living:
Enhanced green spaces and opportunities for biodiversity net gain, enriching local habitats and lifestyles.



Sustainable Drainage: Sustainable urban drainage systems supporting wildlife habitats and creating tranquil natural features for residents

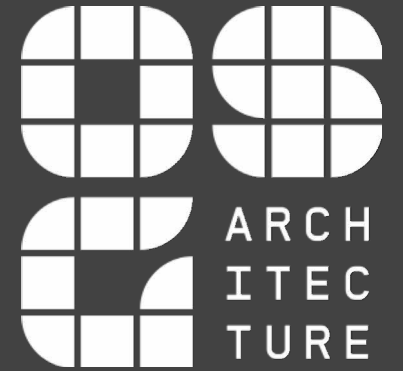


Co Living Model:
Affordable housing, to meet diverse community needs



Renewable Energy and Sustainability:
Energy-efficient spaces promoting renewable energy solutions and a sustainable future for residents.

Fig. 121: Project Summary



OSG Architecture Limited
Unit 2A, Capital House,
4 Jubilee Way,
Faversham,
ME13 8GD,

01233 812148

Follow us on social media:
[@osgarchitecture.com](#)
[#osgarchitecture.com](#)



info@osgarchitecture.co.uk

osgarchitecture.com