



Agenda

Meeting: **Cabinet**
Date: **7 February 2017**
Time: **5.00 pm**
Place: **Council Chamber - Civic Centre Folkestone**

To: **All members of the Cabinet**

All Councillors for information

The cabinet will consider the matters listed below on the date and at the time and place shown above. The meeting will be open to the press and public.

1. **Apologies for Absence**

2. **Declarations of Interest**

Members of the Council should declare any interests which fall under the following categories. Please see the end of the agenda for definitions*:

- a) disclosable pecuniary interests (DPI);
- b) other significant interests (OSI);
- c) voluntary announcements of other interests.

3. **Princes Parade Planning Application (Pages 3 - 28)**

Report C/16/102 sets out the detail and nature of a planning application to be submitted to the local planning authority for land in the ownership of Shepway District Council at Princes Parade, Hythe.

*Explanations as to different levels of interest

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

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Cabinet - 7 February 2017

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares an OSI in relation to any item will need to remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, or
- where a member knows a person involved, but does not have a close association with that person, or
- where an item would affect the well-being of a member, relative, close associate, employer, etc. but not his/her financial position.

Voluntary announcements do not prevent the member from participating or voting on the relevant item

This Report will be made public on 30 January 2017

Folkestone

Hythe & Romney Marsh
Shepway District Council



Report Number **C/16/102**

To: Cabinet
Date: 7 February 2017
Status: Key Decision
Head of service: Andy Jarrett – Head of Strategic Development Projects
Cabinet Member: Councillor David Monk – Leader of the Council

SUBJECT: Princes Parade Planning Application

SUMMARY:

The report sets out the detail and nature of a planning application to be submitted to the local planning authority for land in the ownership of Shepway District Council at Princes Parade, Hythe.

REASONS FOR RECOMMENDATION:

To allow an application for planning permission to be submitted for mixed use development on the Princes Parade site, in accordance with the resolution of Cabinet on 13th April 2016.

RECOMMENDATIONS:

1. To receive and note report C/16/102.
2. That the Head of Strategic Development Projects commissions, manages and oversees the submission of an application for planning permission based on the principles set out in Section 4 and 5 of the report and the illustrative masterplan and drawings attached in Appendix 3 and 4, in consultation with the Leader of the Council.
3. That, at the appropriate time, a legally binding covenant be drawn up to protect the proposed parkland and open space from any future development proposals not directly related to the site's leisure objectives.

1. Background and Context

- 1.1 At its meeting on 13th April 2016 Cabinet considered report C/16/98 that provided an update on recent decisions related to the replacement of Hythe Swimming pool and set out options for the use and extent of uses to be incorporated into an application for planning permission for land at Princes Parade, Hythe within the ownership of Shepway District Council.
- 1.2 It was agreed that Option 1 be used as the basis for the preparation of the planning application. This option consisted of the following land uses:
 - Provision for the Hythe and Saltwood Sailing Club.
 - Land for between 124 and 178 dwellings (based on residential densities ranging from 35 to 50 dwellings per hectare).
 - A site for the proposed enhanced Affordable Recreation Centre (ARC).
 - An area of high quality open space.
- 1.3 The indicative layout also showed the leisure centre located at the western end of the site. The purpose of the Land Use Options appraisal was to test the overall capacity of the site to accommodate a range of different uses with the precise location of particular land uses being determined through more detailed analysis.
- 1.4 It was also agreed that the application should seek to include other uses to increase the level of vibrancy on the site and the surrounding area, such as bars, cafes, a seafood restaurant, ice cream kiosks etc.
- 1.5 The inclusion of the Hythe and Saltwood Sailing Club within the scheme followed an approach to the Council from members of the club expressing the wish that provision be made within the masterplan to allow the club to relocate from their current site. However, following an Extraordinary General Meeting of the Club on 31st July 2016, the club informed the Council that it no longer wished to be considered for inclusion within the scheme. Preparation of the planning application has therefore progressed based on the remaining land uses identified above.

2. Progress to Date

- 2.1 The resolution of Cabinet on 13th April 2016 required that a further report setting out the details and nature of the planning application be presented to Cabinet prior to its submission.
- 2.2 Following the decision of Cabinet to proceed with the preparation of the planning application a comprehensive consultant team was formed in order to assist with the preparation of the application. The team includes the follow skills/expertise:
 - Master-planning and architecture

- Town planning and planning application preparation
- Environmental impact assessment
- Leisure centre design and implementation
- Heritage
- Highways and transportation
- Ecology
- Contamination and ground conditions
- Utilities
- Flood risk and drainage
- Landscape and visual impact
- Lighting and illumination
- Topography
- Viability

2.3 In addition extensive pre-application discussions have been undertaken, and will continue to take place until the point of submission, with key stakeholders including Shepway District Council Planning Services, Historic England, Kent County Council Highways and Transportation and the Environment Agency.

3. Pre-application consultation

3.1 Pre-application consultation events were held on the 29th November 2016, at Seabrook Church Hall, and on 30th November 2016 at Hythe Town Hall. At each exhibition details of the draft masterplan and the draft design for the Affordable Recreation Centre were presented. Members of Shepway District Council's Strategic Development Project Team and the consultant team were available to answer questions. The exhibition boards are attached as Appendix 1.

3.2 A questionnaire was circulated that asked the questions listed below and provided an opportunity for further comment (up to 250 words):

- *What do you think are the key aspects we need to consider when developing Princes Parade?*
- *How would you like to see the plan improved?*

3.3 A summary of the key responses from the consultation is set out below:

- 520 people attended across the two days, 199 in Seabrook and 321 in Hythe, with a number of people attending both events
- 339 feedback forms were received
- 18% of respondents were supportive of the development
- 21% of respondents did not indicate either way - but many of them were supportive of developing the leisure centre and reducing heights of the development overall
- 61% of respondents were against the development

Key themes or concerns raised:

- The swimming pool needs to be developed quickly and needs to be affordable
 - More affordable homes are needed
 - Not enough parking is shown
 - No changes should be made to the road
 - Last area of green in the area
 - Too many developments in the area - keep this as open space or develop into a coastal park
 - Impact on current infrastructure, heritage, wildlife, contaminated land, and traffic
 - Development needs to be built elsewhere (do not build here).
- 3.4 The results of this consultation are being used to inform the final design of the scheme (as reflected in the attached illustrative masterplan) and incorporated into the Statement of Community Involvement (SCI) which will be submitted with the planning application.
- 3.5 In addition the proposals, presented in this report, were considered by the Princes Parade Working Group on 11th January 2017. Their recommendations are set out below:
- a) The Recreation Centre specification:
- i. 1 x 25m x 6 lane competition equipped swim pool*
 - ii. Spectator seating (100 person)*
 - iii. 1 x 4 lane x 12m teaching pool (visible from the café seating area)*
 - iv. Swim village changing / Dry Change facilities*
 - v. 100 station fitness gym (overlooking the sea)*
 - vi. 3 x Fitness Studios*
 - vii. Sports fixtures / fittings / equipment throughout building*
 - viii. Café / vending area / Kitchen*
 - ix. Staff Management / admin suite / staff changing facilities*
 - x. Adequate storage for all activity areas / First Aid room*
- b) The Recreation Centre to be located towards the east of the site with the pools facing north;
- c) The Recreation Centre design to be stepped with a low sloping pool roof, to be of high quality design incorporating materials to reflect its historic and coastal environment;
- d) The illustrative masterplan to reflect the approach of the emerging masterplan with the main through road to the north of the site, and to include 150 high quality homes including 30% affordable dwellings, strategic open space of at least 49 hectares (including improvements to the promenade and canalside), generous provision for pedestrians, cyclists and public car parking. The building line to sit at least 12 metres from the edge of the seawall; and

- e) A further report be brought to Cabinet dealing with options for construction and operation of the Recreation Centre and the method of disposing of land for housing.

4. Format and Scope of the Proposed Planning Application

- 4.1 It is proposed that the application will consist of one of the following options:
- A single 'hybrid' application that seeks full planning permission for the Affordable Recreation Centre and outline planning permission for the residential and open space elements of the scheme; or
 - Two separate planning applications consisting of a full application for the Affordable Recreation Centre and an outline application covering the residential development, commercial development and remaining areas of open space.
- 4.2 The precise nature of the applications will be determined following further discussions with the local planning authority.

5 Proposed Detail

- 5.1 It is proposed that the key components of the application for planning permissions are therefore as follows:

Illustrative Masterplan

- 5.2 An illustrative masterplan for the scheme is attached as Appendix 2, the key elements of which are:
- The location of the Affordable Recreation Centre to the eastern end of the site with the associated car parking located to the west of the ARC.
 - 150 residential units (including 30% affordable housing in accordance with Core Strategy Policy CSD1¹).
 - Open space provision including improvements to the promenade and canal side, a substantial area of open space to the west of site and other areas of strategic open space located centrally and to the eastern end of the site.
 - A linear park linking the western area open space to the central area of open space.
 - Partial relocation of the road towards the north of the site allowing part of the development to front the sea with the creation of an enhanced pedestrian and cycle-friendly promenade.
 - Public parking provision integrated into the scheme.
 - Residential properties decreasing in height towards the back near the canal.
 - Two residential areas, one located to the east and one located to the west of the central area of open space. Each area to have a distinctive

¹ To include a broad range of tenures including social rented and intermediate housing such as shared ownership.

character determined through individual parameter plans and design codes.

- The location of the building line at least 12 metres from the edge of the seawall.

ARC Design and Specification

5.3 A concept design for the proposed Affordable Recreation Centre is attached as Appendix 3. It is proposed that the design be high quality and of a stepped form with a low sloping pool over the swimming pools. The external materials will be chosen to reflect its historic and coastal location (for example rock, shingle and timber).

5.4 It is proposed that the final design be based upon the proposed facility mix supported by the Working Group as set out below.

- *1 x 25m x 6 lane competition equipped swim pool*
- *Spectator seating (100 person)*
- *1 x 4 lane x 12m teaching pool (visible from the café seating area)*
- *Swim village changing / Dry Change facilities*
- *100 station fitness gym (overlooking the sea)*
- *3 x Fitness Studios*
- *Sports fixtures / fittings / equipment throughout building*
- *Café / vending area / Kitchen*
- *Staff Management / admin suite / staff changing facilities*
- *Adequate storage for all activity areas / First Aid room*

5.5 The design of the Affordable Recreation Centre has sought to balance a number of issues including addressing local demand, replacing the aged Hythe Swimming Pool with a modern enhanced facility, minimising the impact of the new leisure centre by responding to the setting and planning constraints on the site (in particular the impact on the Royal Military Canal), and ensuring long term financial sustainability through the provision of an appropriate facility mix.

Parameter Plans

5.6 A series of parameter plans will be included for the residential and open space elements of the scheme, as listed below:

- Land use and density, setting the extent of built area and open space
- Building heights
- Landscape and open space
- Access and circulation

Environmental Statement

5.7 Given the scale and nature of the proposed scheme the planning application will be subject to an Environmental Impact Assessment. An Environmental Statement (ES) will be submitted with the planning application covering the following areas:

- Cultural heritage
- Ecology
- Flood risk and drainage
- Geo-environmental
- Landscape and views
- Socio-economic
- Transport

5.8 In addition a lighting impact assessment will be included as an annex to the ES. The extent of the ES was agreed following the receipt of a formal scoping opinion from the local planning authority.

Further Information

5.9 In addition to the documentation listed above it is proposed that the following documents be included with the planning application:

- Statement of Community Involvement
- Design and Access Statement incorporating high level design codes
- Planning Statement

5.10 The precise nature of the information to be included with the application will be refined following further pre-application discussions with the local planning authority.

6. Future Control of Public Parkland

6.1 In May 2014 the Cabinet, when considering proposals for the redevelopment of Princes Parade decided that if the land were to be developed that, *“at the appropriate time, a legally binding covenant be drawn up to protect the proposed parkland and open space from any future development proposals not directly related to the site’s leisure and educational objectives.”*

6.2 During the consultation on the current plan a number of people have raised concerns that public open space provided by the current proposal could be lost to a future development. It is considered that in order to alleviate these concerns the earlier commitment could be restated as it applies to the current proposal, i.e. it would be adapted to remove reference to educational objectives as they are not relevant to the current proposal.

7. Next Steps

7.1 Work is continuing on producing a whole life costing approach for the proposed development and a further report will be brought to Cabinet dealing with options for construction and operation of the Recreation Centre and the method of disposing of land for housing.

- 7.2 This report will include consideration of the potential procurement options including relevant frameworks such as SCAPE and the Southern Construction Framework, etc.

8. RISK MANAGEMENT ISSUES

- 8.1 A summary of the perceived risks is as follows :-

Perceived risk	Seriousness	Likelihood	Preventative action
Scheme submitted to local planning authority is not financially viable.	High	Medium	Undertake a high level viability assessment in order to inform the proposed scheme and the Council's funding strategy.
Delays to the process of determining the application for planning permission, resulting in delays to delivery and start on site and additional cost.	High	Medium	Local planning authority to appoint a dedicated case officer. Application to be progressed in accordance with an agreed Planning Performance Agreement that commits both the LPA and the applicant to meeting agreed performance standards.
Objection to the application from statutory consultees and other key stakeholders.	High	Medium	Seek a clear understanding of issues through pre-application discussions and address/mitigate as part of the development of the planning application. Prepare a detailed response to any objections, at the earliest possible stage, and consider modifications to the scheme, where appropriate, to the concerns raised.

Legal Officer's Comments (DK)

There are no legal implications arising directly out of the report. Cabinet should take into account when considering the recommendations that when implementing the Princes Parade Project (including the planning application), negotiations must continue with relevant stakeholders and

there will be requirement for competitive procurement of contractors for construction of the chosen development.

Finance Officer's Comments (LW)

The cost of the preparing the planning application for this scheme is being contained within the approved capital budget of £0.5m. The financial implications for constructing and operating the new recreation facility and the methods of disposing of the housing land will be reported to Cabinet in 2017.

Communications (SS)

The project has and will continue to generate a significant level of public interest. The progress of the project will be communicated via the dedicated website and other media channels.

Diversities and Equalities Implications (DS)

There are no diversities and equalities implications directly arising from this report.

9. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councilors with any questions arising out of this report should contact the following officers prior to the meeting

Andy Jarrett – Head of Strategic Development Projects
Telephone: 07713081278
Email: andy.jarrett@shepway.gov.uk

The following background documents have been relied upon in the preparation of this report:

Appendices:

Appendix 1 - Public Consultation Exhibition Boards

Appendix 2 – Illustrative Masterplan

Appendix 3 – Affordable Recreation Centre Concept Design

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Princes Parade Public Consultation

Overview of exhibition material displayed

Seabrook Church Hall, Seabrook Road, CT21 5RB

Tuesday 29 November, 2016

Hythe Town Hall, High Street, Hythe, CT21 5AJ

Wednesday 30 November, 2016

Welcome . . .

...to our public consultation event. The landowner, Shepway District Council, is sharing information about the proposed planning application for Princes Parade with people and organisations across the district.

In April 2016, Shepway District Council's Cabinet decided that a new swimming pool (including spectator seating and a learner pool) and recreation centre, new quality homes, new public open spaces to enhance the setting of the canal, and new public parking for the beach should form the basis of a planning application.

Based on the brief, Tibbalds Planning and Urban Design has produced a masterplan showing where those things could go on the site. This exhibition provides you with an opportunity to study the masterplan, talk to representatives from Tibbalds and other specialist consultants, and leave your written comments.

You will also find a design for the recreation centre, prepared by the architects GT3, that you are invited to comment on.

We encourage you to provide as much comment as possible because your feedback from these public consultation events will be included in the planning application when it is submitted to Shepway District Council as the local planning authority in 2017.



Key project objectives

The following are the key objectives behind the project to redevelop Princes Parade:

- Deliver a high quality community recreation and leisure facility, including a replacement for Hythe Swimming Pool
- Provide at least 150 homes to meet a range of needs, including 30% affordable housing
- Provide high quality public open space for use by the local community
- Provide the same number of public parking spaces for the beach as currently exist (100)
- Preserve and enhance the setting of the Royal Military Canal
- Create a place with a distinctive seaside character
- Create a stronger connection between the site (and the wider area) and the seafront
- Enrich the biodiversity of the site
- Keep Princes Parade as a strategic road link but change its character by designing for vehicle speeds of 20mph
- Improve the seafront promenade by creating an attractive space for pedestrians and cyclists

Meet the team

Present at today's exhibition are members of Shepway District Council's Strategic Development Projects Team, representing the council in its role as landowner, as well as representatives from the project design team covering the areas listed below. Please feel free to talk to any members of the team throughout the day.

■ Masterplanning / architecture

Tibbalds Planning and Urban Design

■ The planning application

Tibbalds Planning and Urban Design

■ Recreation centre design

GT3 Architects

■ Ecology

Lloyd Bore Limited

■ Contamination / ground conditions

Idom Merebrook

■ Transport / roads

MLM

■ Flood risk / drainage

Herrington Consulting Limited

■ Heritage

Martin McKay



Ecology

Ecological surveys have established the presence of common toad within the canal, and common lizard, slow worm and grass snake in the southern half of the proposed development site.

Surveys revealed that bat activity was concentrated along the canal, with little bat foraging recorded over the proposed development site.

Two disused badger setts were also recorded on the site. No evidence of water vole or otter was recorded on the canal. The southern grassland has limited ecological importance for plants and invertebrates.

The key ecological issues to address are minimising light spill into the canal corridor, to avoid impacts upon bats, and moving reptiles to a suitable off-site receptor habitat. The canal will also need to be protected from pollution during the construction and occupation phases.

Full details of ecological avoidance, mitigation, compensation and enhancement will be submitted with the planning application.

Meet the Team: Lloyd Bore Limited



Contamination and ground conditions

This site is a former landfill. Two phases of site investigation carried out so far show mainly construction and demolition waste rather than household or domestic refuse.

This means that the type of material encountered below the surface is generally bricks, glass, concrete, plastic, tarmac, ash and cinders. There is little evidence of contamination of groundwater and the principal contaminants within the waste were hydrocarbons, heavy metals and asbestos.

The most practical and sustainable form of remediation for contamination of this nature is the introduction of clean cover / capping to prevent contact or exposure. These measures are common to a site of this nature.

There is sufficient information to support the current planning application, but planning conditions will need to be attached to any planning consent requiring further investigation.

Meet the Team: Idom Merebrook



Transport and roads

Princes Parade runs along the southern boundary of the site and acts as a relief road for Seabrook Road (A259).

There are no parking restrictions on the southern side of the road, and on-street parking is well used, particularly in summer months. The site is located within a sustainable location with bus stops relatively nearby.

The proposed scheme will provide improved facilities along Princes Parade, including the re-alignment of the road and an enhanced promenade. The re-aligned road will be traffic calmed to encourage suitable speeds in the vicinity.

The development has been designed to ensure that the current parking demand on Princes Parade can be met within more suitable locations rather than on-street.

The existing car park next to the Seapoint Canoe Centre will merge with the new car park for the proposed recreation centre. The new car park is designed to be able to accommodate demand from the existing car park, the proposal associated with Seapoint Canoe Centre and the proposed recreation centre.

As part of the planning process, the surrounding road network will also be reviewed in regards to highway capacity and safety to ensure that the scheme does not have any adverse effect on the surrounding area.

Meet the Team: MLM



www.princesparade.co.uk

Flood risk and drainage

The risk of flooding from the canal and sea has been considered in detail and a holistic approach has been taken to ensure the development will be both safe and sustainable for the next 100 years.

The proposed relocation of the highway to the north of the site provides the opportunity to improve the promenade and set the existing secondary wall back from the coastal frontage.

This will provide protection from the coastal environment while ensuring continued connectivity with the seafront. Wave overtopping has been considered as part of the design process and the development will be designed to ensure that the buildings remain unaffected by coastal flooding during an extreme storm event.

Similarly, water levels predicted within the canal have also been considered and will be used to inform the finished floor levels of the development, to ensure that the proposed buildings are not at risk of internal flooding and to confirm that the risk to the surrounding properties is not exacerbated as a result of the new development.

Extensive work is being undertaken to ensure that a Sustainable Drainage System (SuDS) is included within the development proposals to address any surface water flooding through increased development.

Meet the team: Herrington Consulting Limited



www.princesparade.co.uk

Heritage

The Royal Military Canal was built between 1804 and 1809 against the threat of invasion from France.

It runs for 28 miles across Romney Marsh and formed a physical barrier should troops invade from the sea.

The current development site was low lying and clear of vegetation so that the defending troops on the banks of the Royal Military Canal could shoot across it at the enemy landing from the sea.

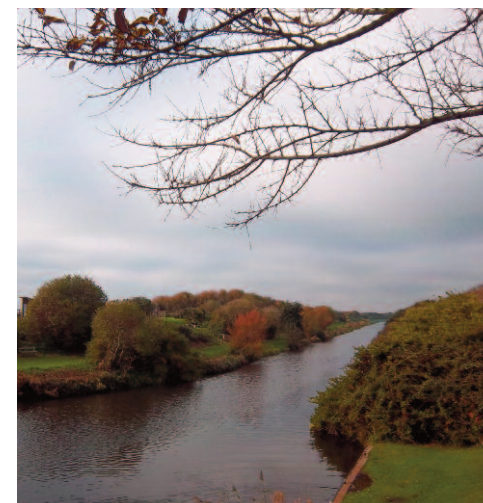
When the threat of invasion disappeared, the canal and its banks became popular for recreation.

In the 1960s and 1970s, Princes Parade became a waste tip. It is now raised 4 metres above the canal and blocks all views between the canal and the sea.

Although the development will again change the relationship between the canal and the sea, it will provide an opportunity to restore the banks, and improve footpaths, public open space and links to the sea.

The development aims to be sensitive to its setting and take inspiration from its surroundings and history.

Meet the team: Martin McKay



www.princesparade.co.uk

Masterplan

Leisure centre

The new leisure centre is located to the east of the site close to the new Canoe Club. It will include swimming pool and new leisure and parking facilities.

Traffic free promenade

Princes Parade will be relocated to the north of the site and the existing promenade will be widened and designed as an attractive route and space.

New public open spaces

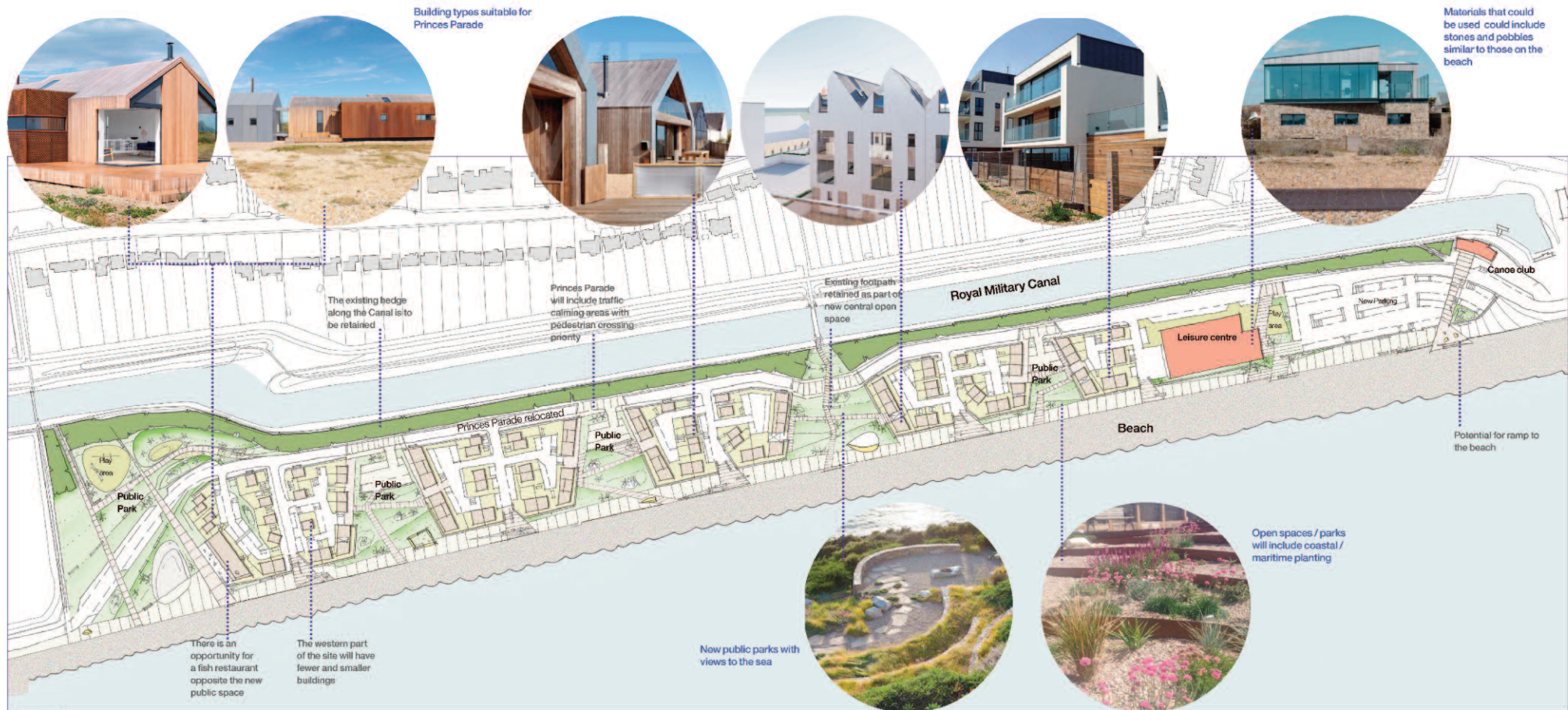
A series of new public open spaces will be created as part of the new Princes Parade. They will enhance the setting of the Canal and provide places for people to enjoy.

The existing play area next to the Canoe Club will be relocated within a new public open space next to the Leisure Centre.

Re-provision of public parking

New public parking areas will be located in small parking courts with easy access to the promenade and beach.

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Masterplan

New public open spaces and improved promenade

Open spaces

The new public open spaces will be designed as public parks for everyone to enjoy. They will have direct sea views and easy access to the promenade and the beach.

The new public park will be subdivided into different spaces to include areas of natural planting, sitting and play.

Improved promenade

The existing promenade will be widened, made more attractive and provide opportunities for enjoying the seafront in a safer more comfortable way. It could include sitting areas, some native planting and sculptures / public art.

Play areas

Play areas will be an important part of the public parks and include play equipment for children and young adults.

Safer parking

Public parking will be located in small parking courts with easy access to the promenade and beach.

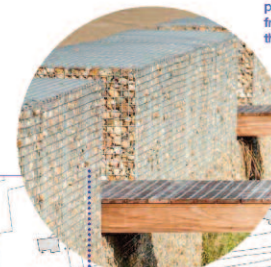
New footpaths to the promenade and sea front



Sitting areas as within public parks and the promenade



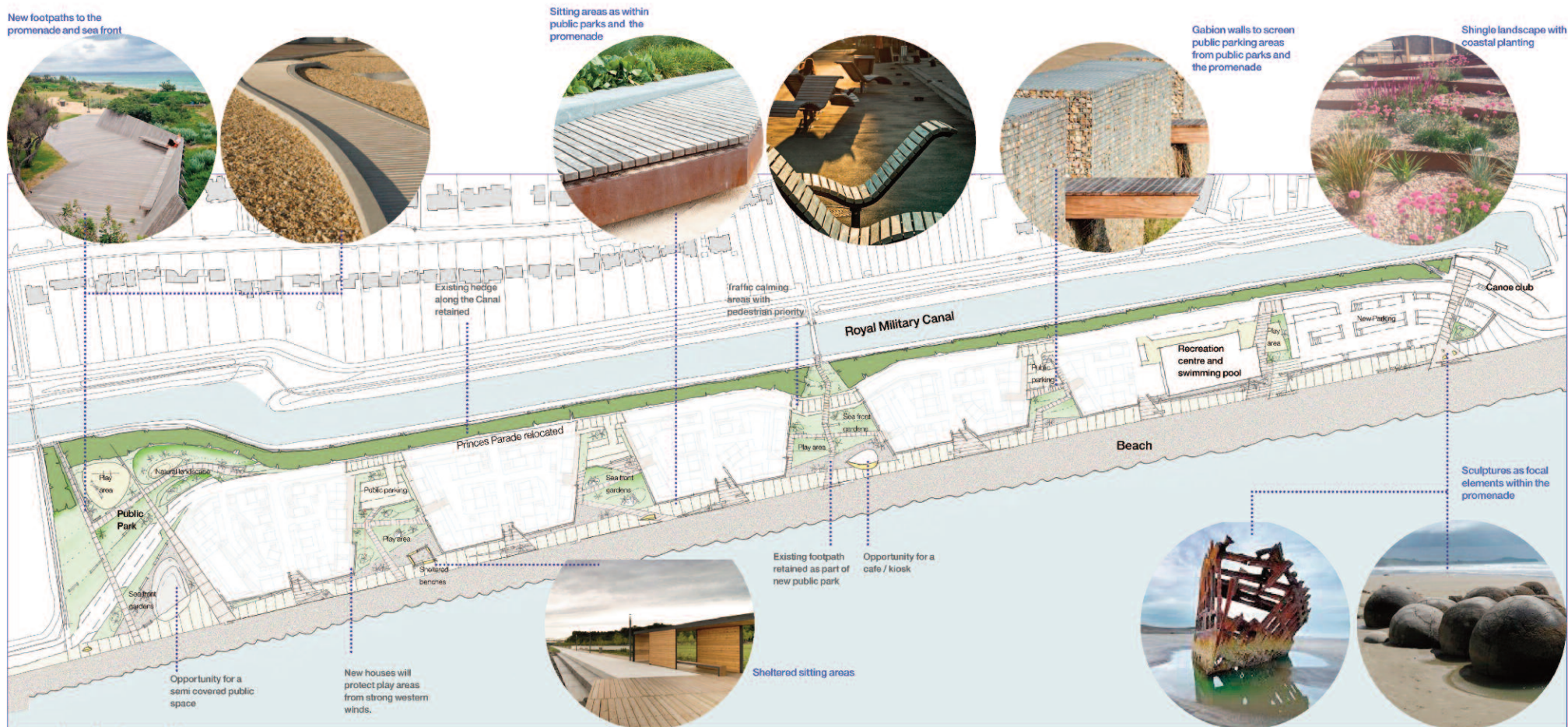
Gabion walls to screen public parking areas from public parks and the promenade



Shingle landscape with coastal planting

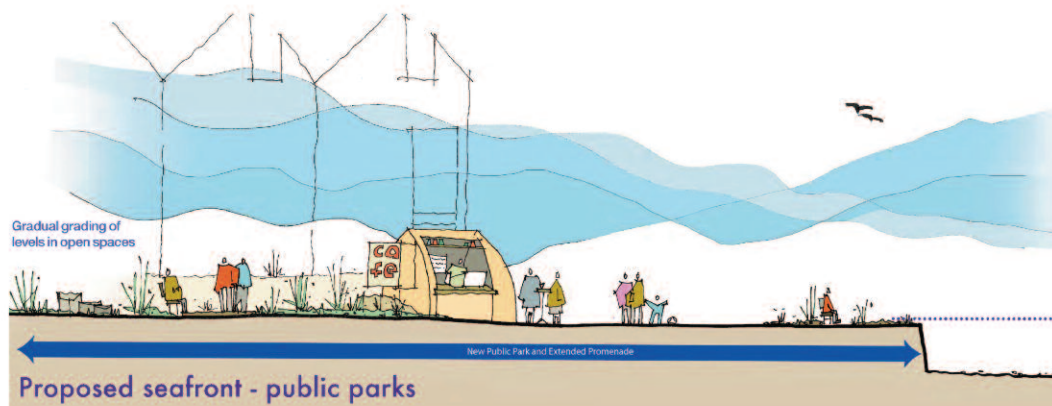
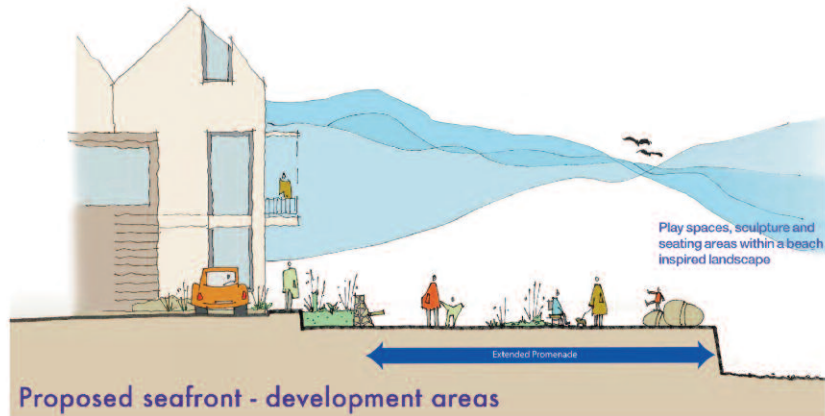
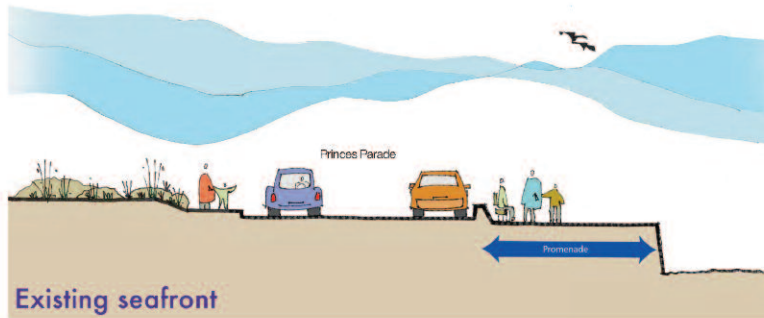


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Masterplan - Landscape ideas

Seafront sections



Public parks and promenade

Illustrative sketch of how the public parks and promenade could look like with routes to the beach and opening up of the Promenade



Shingle landscape with coastal planting

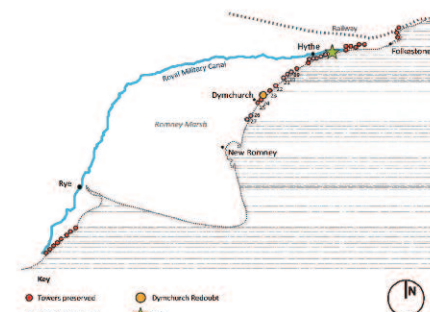
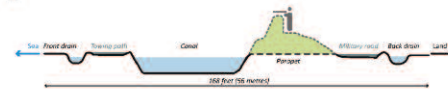
Leisure Centre

Conservation & Heritage Area History Royal Military Canal

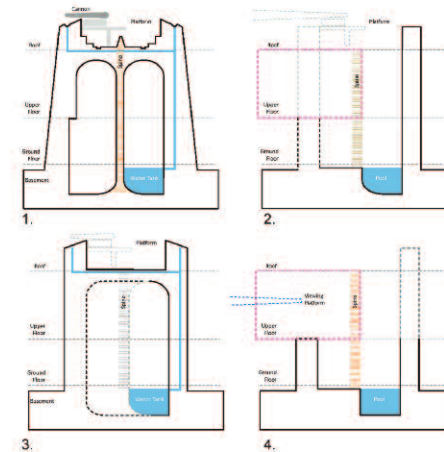
The Romney Marsh had been left virtually undefended against a French invasion during the Napoleonic years in the belief that it could be quickly flooded and the subsequent morass would be impassable. Thus, a canal was built from Seabrook, near Folkestone around the back of the Romney Marsh to the River Rother near Rye, a distance of 19 miles. It would be 19 metres wide at the surface, 13.5 metres wide at the bottom and 3 metres deep. By the time the Royal Military canal was fully ready for use, the threat of invasion had long since past. Despite efforts to utilise the canal, traffic was never heavy. The town of Hythe purchased the remaining stretch, that ran through the town, for conversion to ornamental waters. Despite previous doubts surrounding the canal's usefulness for defence in the nineteenth century, it was quickly requisitioned by the War Department in 1935 as war in Europe became increasingly likely. The banks were lined with pill-boxes as the nation awaited invasion, this time by Hitler, but once again there was no invasion.

The Canal Today

Although never being called upon to defend the nation, the canal has fulfilled one of its intended duties: the improvement of conditions on the Romney Marsh. The Royal Military Canal is also protected as a Scheduled Ancient Monument (SAM), ensuring its survival for future generations.



1867 Diagrammatic Map of the Martello Towers of Martello Towers, and Redoubt



Interpretation of the diagram of a Martello Tower

The basic principle is high thick walls emerging from the ground and forming the outer shell, while a central 'spine' seems to delineate the internal sea/canal divide of the structure. A platform is located on the roof level for protected views to the sea and a water tank is kept at the base of the structure. The high thick walls become the ground robust base to support a more lightweight element on the upper level, while the central 'spine' works as the division line between the front higher part of the building and the back lower part. The platform is moved to the upper level for longer views to the sea and to the canal

Conservation & Heritage Materials and Textures



Martello Towers - Thick tapering walls constructed from local stone with deep openings



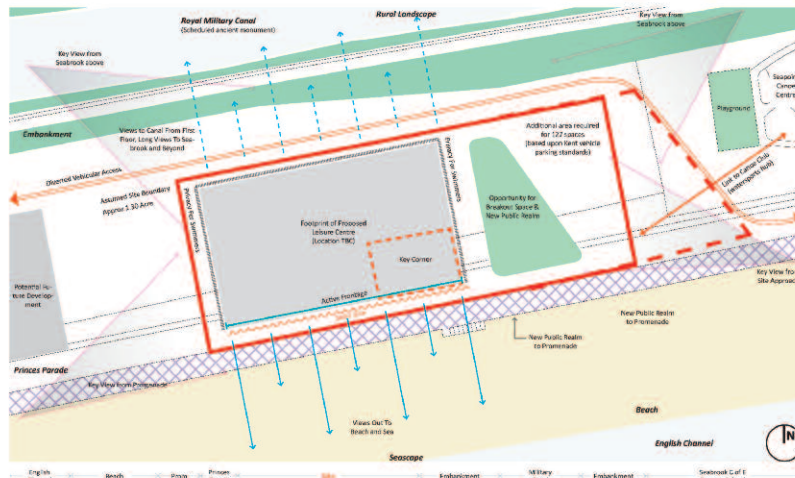
Lookers Huts - Shepherds huts along the Kent coast constructed from rusted steel and weathered timber



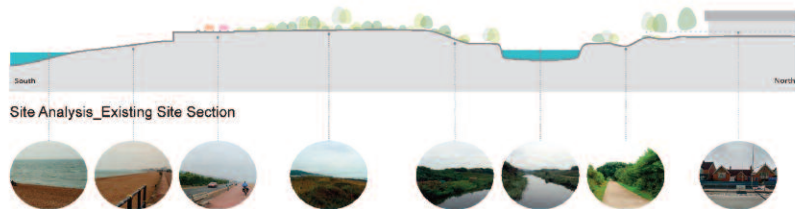
Pebble beach - A mixture of stone types and colours creating a colour palette distinct to Shepway



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Site Analysis Opportunities & Constraints Diagram



Site Analysis Existing Site Section

***Site Section for illustrative purposes only, a detailed topographical survey required for an accurate site levels

Leisure Centre

Key Themes

1. Blue & Green

Separating the site between the sea facing south elevation and the north elevation facing Seabrook and the countryside behind. The Blue sea facing elevation to be larger in scale looking out over the beach and sea beyond. The north facing Green elevation reaches out to the countryside and relates to the canal embankments.

2. Historical Reference

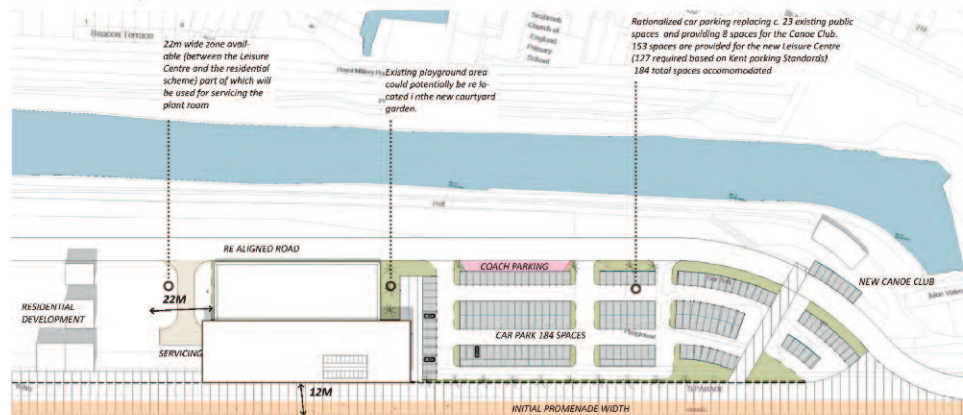
The proposed Leisure Centre will draw inspiration from the rich military history of the area. The Royal Military Canal and the associated martello towers are unique to the South Coast and have an architectural form of their own. The martello towers are made up of thick stone ramparts designed to protect the soldiers within. The towers are topped with lightweight platforms with 360 degree views.

3. Community Hub

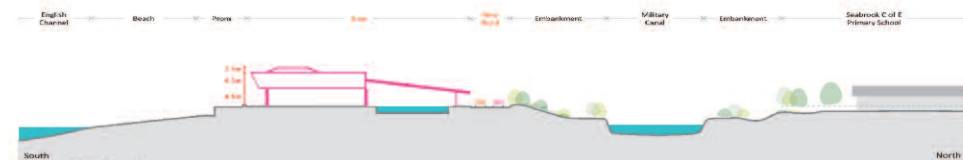
The new facility will become a new hub for the communities of Seabrook, Hythe, Folkestone and beyond. It's prominent location on the shore front between the promenade and the historic canal will create a destination for the local population. The mixture of sporting and non-sporting facilities such as the cafe will draw more people to Princes Parade and the future developments.

4. Wet & Dry

Separating the wet and dry facilities with the pools and the wet changing facilities on the bottom with the studios above. Splitting the wet and dry improves the user experience of the visitors and makes the facility easier to manage.



Proposed Site Plan



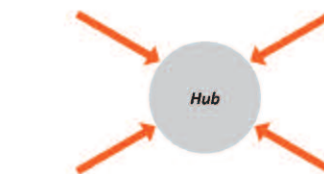
Proposed Site Section



1. Blue vs Green



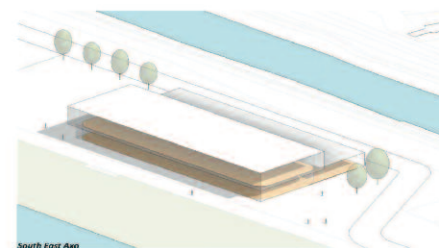
2. Historical reference



3. Community Hub



4. Wet & Dry



Massing Option, the stacked boxes;

Two elegant well detailed boxes stacked one upon the other. The approach staggers the impact of the building from the buildings to the North. The boxes separate the wet and dry functions, with the dry studios on the top box and the pools in the bottom.

Proposed Materials and Textures

Green

Green walls and greens roofs will integrate with the over grown canal embankments and will reduce the impact of the building towards Seabrook



Stone Gable

Drawing inspiration from the mixture on stones and pebbles on the beach



Modern Fortification

The thick walls and the deep openings of the martello towers can be interpreted in a contemporary way to reflect the history of the area.



Corten Steel

Drawing inspiration from the rusted steel on the local lookers huts the use of corten steel will sit comfortably in the landscape



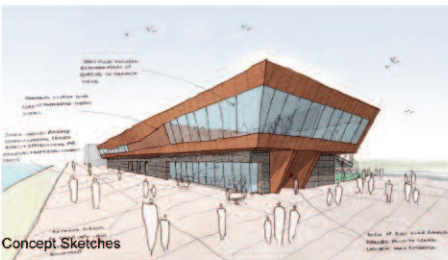
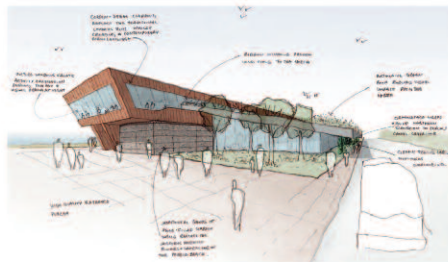
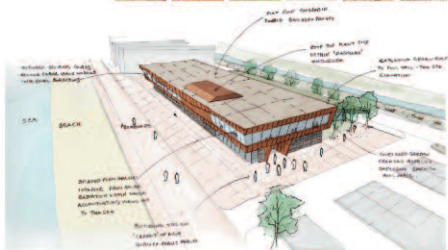
Leisure Centre

Concept Design

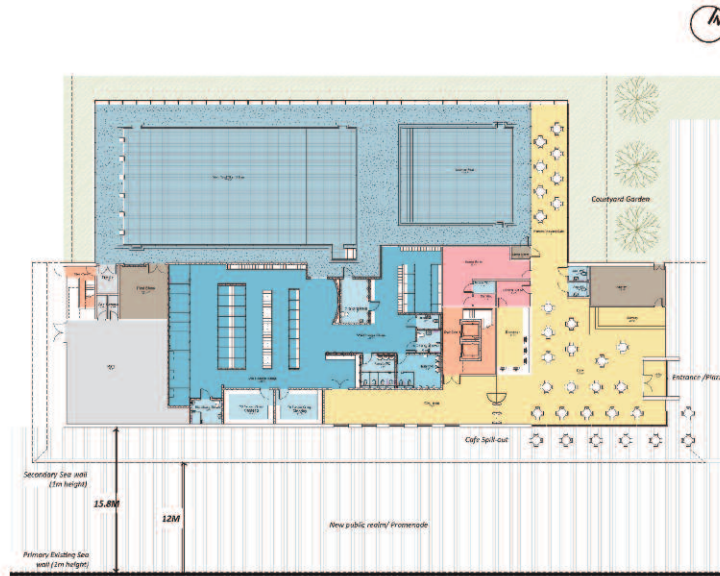
Design Principles

A plinth on the ground with a lightweight projected platform set in a high quality landscape setting with sufficient defensible green space around the perimeter of the pool hall

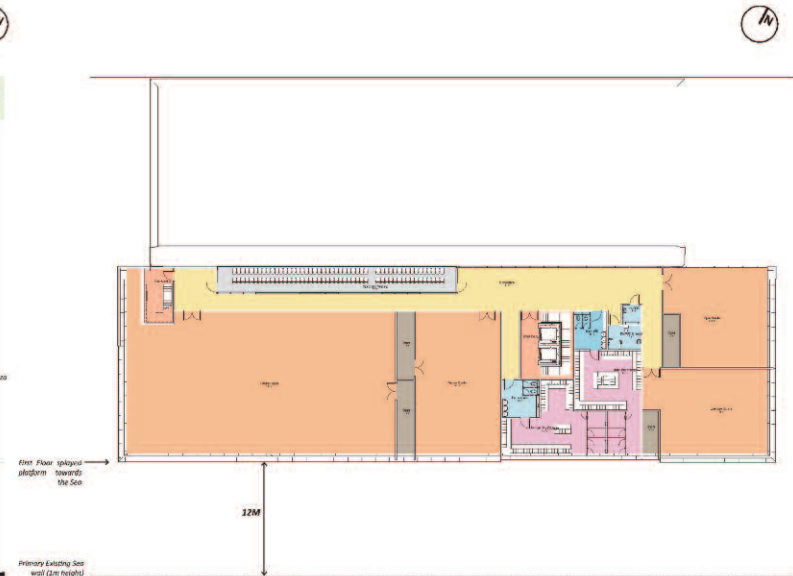
- A design with a civic quality befitting an important local landmark and community facility
- A simple, logical internal layout with a clear hierarchy and generous circulation
- A material palette that reflects the historic character of the local area and the Romney Marsh area vernacular but is articulated in a modern, contemporary way



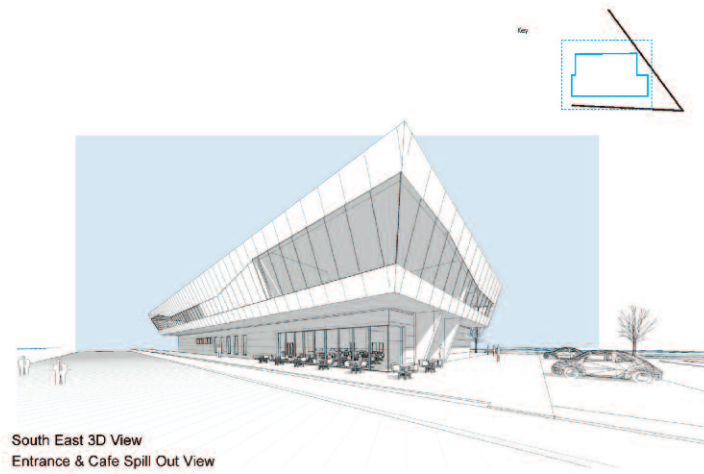
Concept Sketches



Ground Floor Plan
Scale 1:200



First Floor Plan
Scale 1:200



South East 3D View
Entrance & Cafe Spill Out View



North East 3D View
Entrance Piazza & Green Courtyard View

***All 3D Views are indicative and for illustrative purposes only.

Appendix 2

Page 23

Illustrative layout

Open space

Promenade

Linear park

Public on street parking

Royal Military Canal

Leisure Centre

Canoe club

Information/food kiosk

Open space

Potential for fish restaurant / cafe use on ground floor

Location of boutique hotel at top floors

New open space as part of existing pedestrian link fronted by development

Four storey buildings decreasing in height towards the back near the canal

Main parking area screened from promenade

Rationalised car parking replacing the c.20 spaces that exist for the Canoe Club and visitors to the RMC and providing new spaces for the leisure centre. 153 total spaces accommodated.

N

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Royal Military Canal

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Promenade

Road

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Information/food kiosk

Larger open space to the west next to golf course

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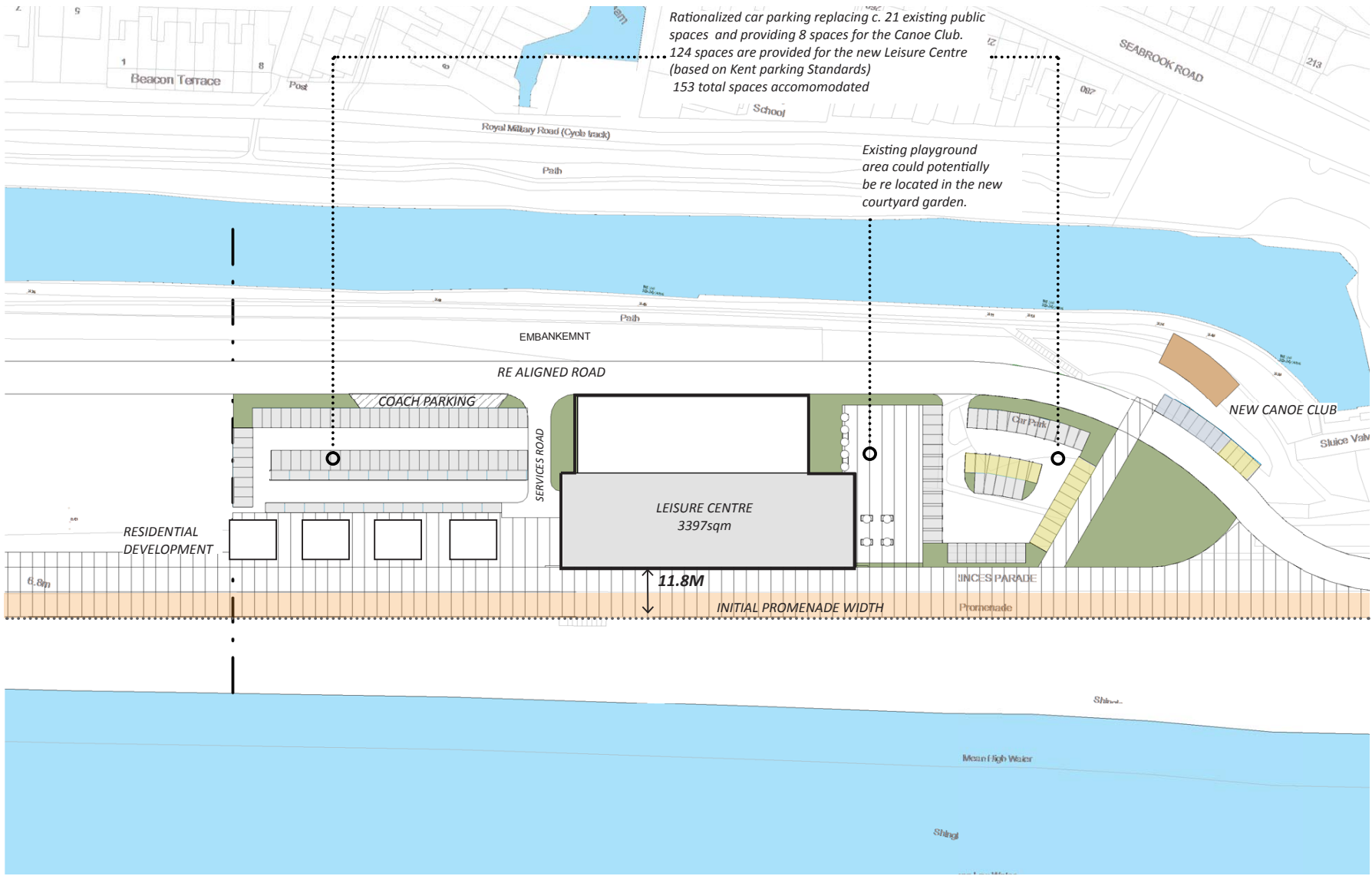
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Revised Site Plan [draft]
24.01.17



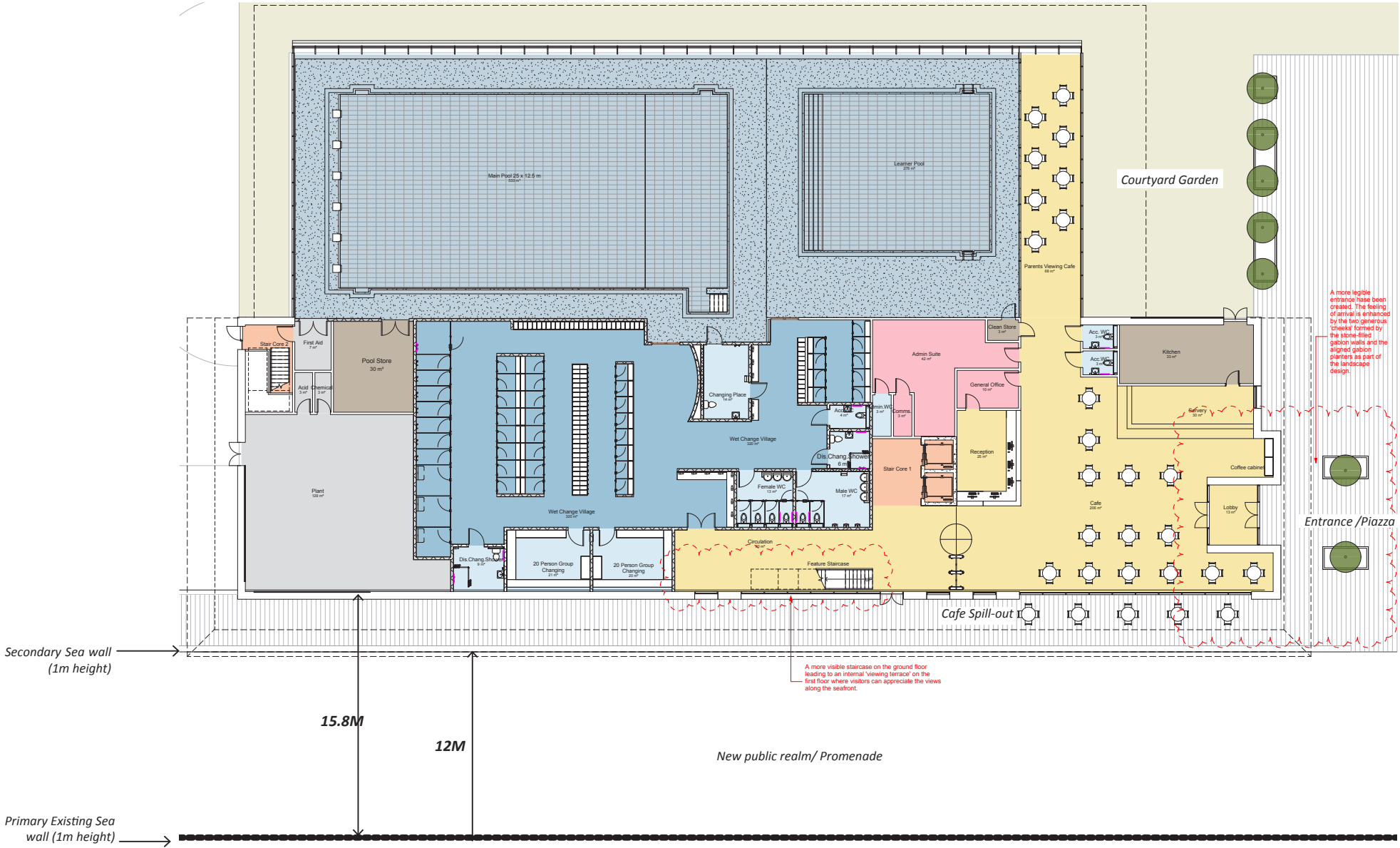
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GA Plans [draft]
Ground Floor Plan



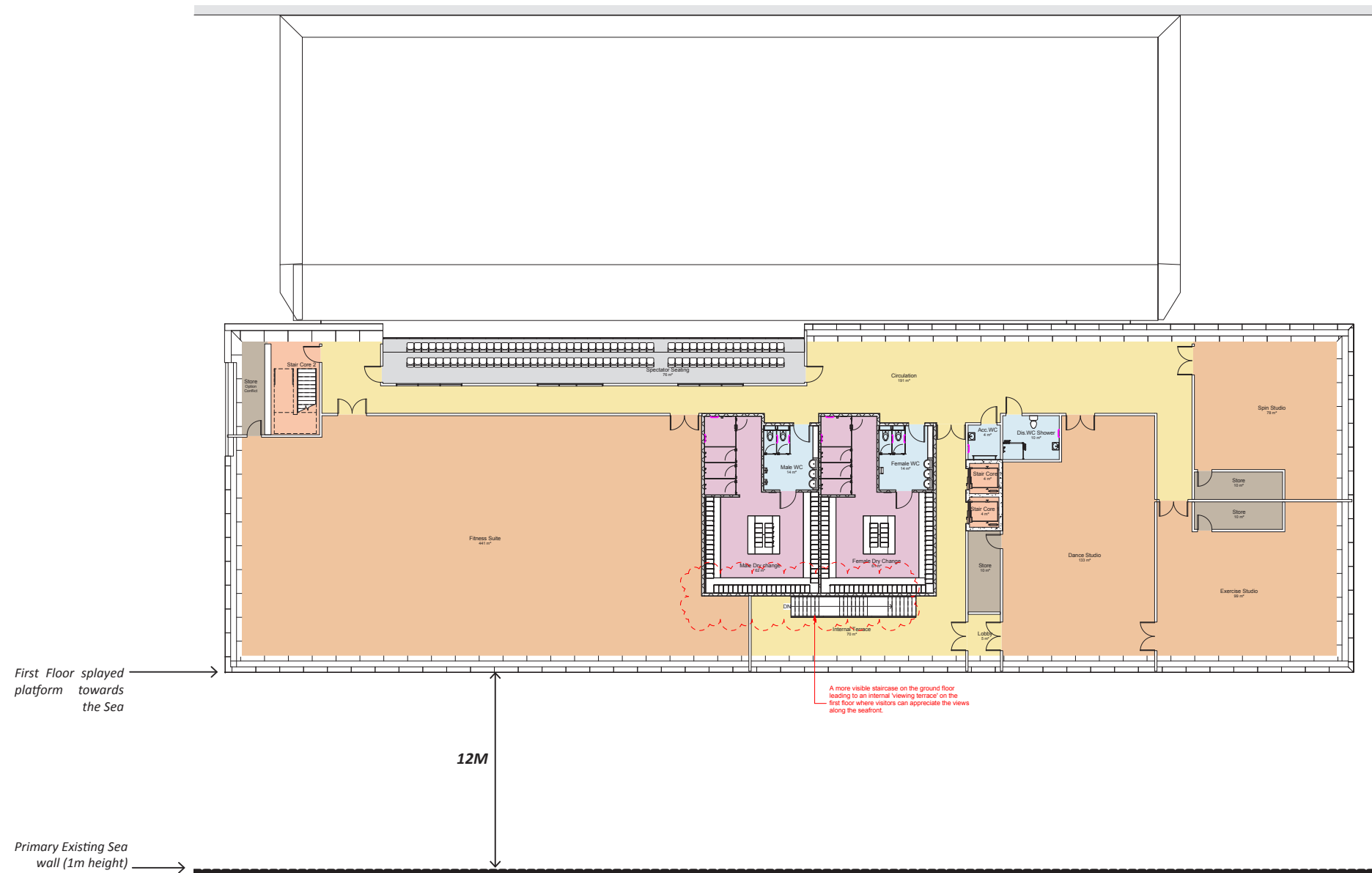
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Stage 3 Design Development

Notes:

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Stage 3 Design Development

3D View_Entrance Piazza
First Floor Cladding_Timber



**3D Views are indicative and for illustrative purposes only