

HERITAGE, DESIGN AND ACCESS STATEMENT

Tower House, 125 Canterbury Road, Westgate on sea, Kent CT 8 8NL.

Conversion of Tower House into 13 Self-contained Units



Applicant : Dr. Masayuki Otani

Address : Tower House, 125 Canterbury Road, Westgate on Sea, Kent, CT8 8NL.

Email : massotani@gmail.com

Telephone : 0777 888 0458

March 2016

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1. The Site

Tower House is a 19th century Victorian Grade II Listed building which comprises a smaller but original portion of the overall former St Augustine's site to the western side. It is located at 125 Canterbury road, Westgate on Sea, Kent CT8 8ML. This part of the site was retained by the owners when the whole site was split in October 2004. The larger portion has since been controlled and developed by Millwood Designer Homes.

The original site of St. Augustine's comprised a very imposing set of listed buildings with an impressive frontage that is a prominent local landmark. The main building is set behind a brick built wall with an 'in' and separate 'out' access off Canterbury Road. With the residential development of the grounds to the rear and western side. It is considered that the frontage of the building represents the most important feature and contributes most to the setting of the building. Externally, buildings are characterised by walls faced with roughcast with stone arched windows, brick dressings and slate roofs.

Tower House is attached to the main St. Augustine's building and located on the south side of Canterbury Road, Westgate on sea and to the east side of the original grounds. Some of the trees to the rear within the grounds are subject to a Tree Preservation Order.

Tower House comprises a 4 storey building with over 2,550 sq.m (27,500 sq. ft) of available floor space, with a number of large individual rooms at ground level. It has approximately one acre of land, a brick built outbuilding and a wooden classroom block. The detached outbuilding which has a single aspect marks the eastern boundary of the site. The red lines show the boundaries of Tower house.



Tower House frontage

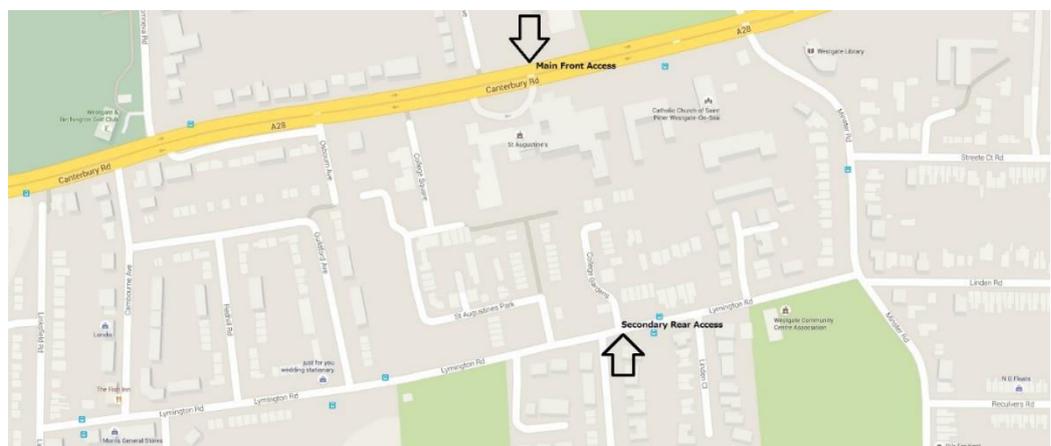


St. Augustine's frontage

In the southeast corner of the grounds of Tower House, there is a large single storey classroom block measuring some 260 sq.m (2,800 sq. ft). The eastern portion of the site to the rear of the building is screened by a number of established trees which are the subject of a Tree Preservation Order. A large tarmac hard standing area exists to the front of the building and a vehicular access way provides access via a tarmac drive to the rear.



There is a rear access to the Classroom block and the back of Tower House from Lymington Road via College Gardens. The black arrows show the main and secondary accesses.



2. Historical Status of the Building

Tower House is the original Manor house built in the 19th century, which occupied the grounds of St. Augustine's.

The Nuns of the "Convent des Oiseaux," which was for many years one of the best-known convent schools in Paris, were driven out of France in 1904 and came to Kent, England. They built a monastery at Westgate-on-Sea, where they operated a large school for French and English girls until 1970.

St. Augustine's main building was added to Tower House between 1905 and 1915 by the architect F. A. Walters who was also responsible for the Roman Catholic Church of St. Peter in Winchester and St. Josephs School, Elm Grove in Brighton. F.A. Walters also designed the Gothic Hall at Lambeth. A characteristic of Walters' work was the Westphalian Gothic and Norman influence and Kentish rag stone was the common building material. In the case of St. Augustine's roughcast is dominant with decorative stone window surrounds. It was occupied by Les Oiseaux convent until St. Augustine's college moved to the site in 1971 and a boy's boarding school was operated until 1995.

The property was Grade II listed in 1992. On the 14th December 2006, the whole of the former building and grounds was included in the Westgate on Sea South Conservation Area.

Whole of St. Augustine's site was purchased by the present owners in 1997 after the closure of the boarding school. The ground floor of the main St. Augustine's building and some parts of Tower House, were converted into a five star standard day venue for events such as weddings, conferences, exhibitions and parties. The day venue still operates at St. Augustine's.

The whole site was split into two in 2004. Tower House section is with approximately one acre of land and around 27,500 sq. ft. of floor space which comprises over 90 individual rooms. St. Augustine's section is with approximately 10.4 acres of land and majority of the extended building by F. A. Walters. The larger portion has been purchased in October 2004 and later developed by Millwood Designer Homes.

It is considered that the chapel building represents the best quality building with the Presbytery and former buildings to the west which are less distinguished but of a related architectural style.

Since the split in 2004, the owners have used Tower House as residential accommodation.

3. History of the Use and Key Planning permissions and Listed Building Consents

The main St. Augustine's building at ground floor level is used as a function and conference venue, the upper levels of the building are being used as offices (reference F/TH/05/1332).

The residential development of the grounds purchased by Millwood Designer Homes (originally granted under LPA Ref OL/TH/03/1038) was phased in conjunction with the conversion of the main building creating 20 apartments at first, second and third floor levels. However, this requirement was later overridden by LPA Ref F/TH/05/1332 for the change of use of the first and second floor levels to office use. This reduced the number of residential apartments within the total conversion by 20 units.

When St. Augustine's was functioning as a private college, the ground floor rooms of Tower House had a range of uses and the upper levels were mainly used for sleeping accommodation for over 100 students. The planning history most relevant to Tower House includes LPA Ref TH/99/0644 which was granted in December 1999 for the change of use of the college to a hotel providing 21 bedrooms. Only the first floor of Tower House was affected by this proposal with accommodation comprising 4 double rooms, a flat and 4 staff rooms.

LPA Ref TH/00/675 which was granted in September 2000 permitted the conversion of Tower House to hotel bedroom suites, on the ground, first and second floor levels. This description was slightly deceptive because the accommodation comprised luxury accommodation with deluxe double suite rooms with sitting areas, some of which were the size of small apartments. The remainder of the third floor comprised student accommodation. The ground floor hall was identified as a wedding room. Some of the rooms have since been modernised in accordance with these plans. The plans required significantly more internal changes to the current proposal. Tower House was not converted into a hotel as the feasibility study at the time did not warrant an economic success of a five start hotel in the area.

The most relevant and significant planning permission and listed building consent for Tower House were granted in 2007 and subsequently extended until 2013. A listed building consent for the internal alterations to facilitate conversion of Tower House and outbuilding to flats, and demolition of rear classroom block (reference L/TH/07/0136) was granted on 29th September 2007. A permission for the change of use of Tower House and outbuilding to 20 self-contained flats and associated parking and landscaping (reference F/TH/07/0740) was granted on 5th September 2007. These were extended once but have expired in the fall of 2013.

The list of the planning history can be found in Appendix A.

4. Assessment of the Site Context

Tower House is an impressive mid-Victorian four storey building with the fourth level of accommodation within the roof and projecting gables. A central tower rising to five storey height dominates the front elevation of the building and is a key feature of the roof space.



Entrance and the chapel



Exit and the boundary wall

It is screened from views from the west by the chapel building which projects 20 metres forward of its front elevation. The projecting chapel completely screens views of Tower House from the main entrance. The entrance and the exit are shared with St. Augustine's.

The frontage to Tower House is not symmetrical with variations to the siting of gable heights and protecting bay windows. A single storey glazed conservatory is positioned close to the eastern boundary of the site, which in the main part is delineated by the flank wall of the chapel. Tower House is only physically attached to the main St. Augustine's building for a section of some 12 metres in length.



Tower House viewed from Canterbury Road

From the eastern approaches of Canterbury Road, the building is more visible at closer range than that of the western approaches. This is because the adjoining building No 123 Canterbury Road (shown on the right) occupies a similar building line being set back some 30 metres from the highway channel. The canopy of an established tree to



The view from 123 Canterbury Road

this property partially reduces the visibility of Tower House from this direction, but the roof scape and upper levels of the building are still visible and contribute significantly to the street scene.

It is asserted that from public vantage points, the upper levels of Tower House particularly the roof scape, upper storeys and the central Tower are the most characteristic features. The 2.2m brick wall to the front and side boundary screen views of the ground floor, conservatory and forecourt areas.

The assessment of the site context suggests that the presentation frontage of Tower House is the most important historic feature. Due to the prominence and quality of the collection of frontage buildings to Canterbury Road, it is considered there was no scope for new development in this area. The frontage of the building remains largely unchanged since the early 1900's. Given the height of the brick boundary wall to Canterbury Road and extent of the existing hard surfaces, it is considered that with appropriate hard landscaping, the existing parking area can be extended to the front of the building to provide more parking space, enabling all the future residents to park their cars on site.

It is therefore concluded that the conversion should minimise the need for any external alterations to the front elevation and where possible the rear and side elevation too. Because of the brick wall enclosure to the frontage and side boundaries, there is a good scope to increase the hard standing area to accommodate additional parking without harm to the setting of the building. This is consistent with frontage parking to the main St. Augustine's building and to No 123 to the east.



The attached chapel

5. The Proposal

Tower House previously had a listed building consent for the internal alterations to facilitate conversion of the main and an outbuilding to flats and demolition of rear classroom block (reference L/TH/07/0136), and a planning permission for the change of use to 20 self-contained flats and associated parking and landscaping (reference F/TH/07/0740), both of which were granted in 2007.

This proposal again is for the conversion of Tower House into self-contained units. It is similar to the previous planning application and the listed building consent with a few alternations. It preserves majority of the main features of the building. Most of the proposal has followed an identification of the main internal features worthy of retention at a pre-application meeting for the previous permission in 2007 involving the Listed Building Officer, the Building Control Officer and the Fire Officer and a pre-application meet of July 2015.

The proposed development aims to be one of the most prestigious conversions of an old building within Thanet, providing the total of 13 units for approximately 50 residents with about 2,230 sq.m (24,000 sq.ft) of floor space. The converted flats will be much grander than in the previous scheme and finished to the highest standard with attention to details and the communal spaces will be decorated with the original periodic features. It will be sympathetic yet functional to comply with the listed building conservation and local planning preferences.

The conversion of Tower House is necessary because it ensures a long term future use of the building. The buildings at the site has been deteriorating over the years and it is vital to work on them to reinstate the condition to its former glory. The planning policy framework and the expired conversion consent together with the pre-application report of July 2015 support this proposal.

It is thought that a provision of the social housing is unnecessary as the development will have less than 15 self-contained units.

The new proposal comprises six elements as follow.

1. The conversion of the main Tower House building to 12 self-contained flats. There is no major external change to the building except for the proposed lift extension at the roof, which will not be prominent from the ground, 6 roof windows and addition of four drain pipes to the side and rear of the building. The front facia will not be changed except for the thorough cleaning, repointing and painting.



Dilapidated conservatory

2. The conversion of a two storey outbuilding directly adjoining the eastern boundary of the site to form a detached cottage. No external alterations are proposed except for the entrance door and a drain pipe to the side.



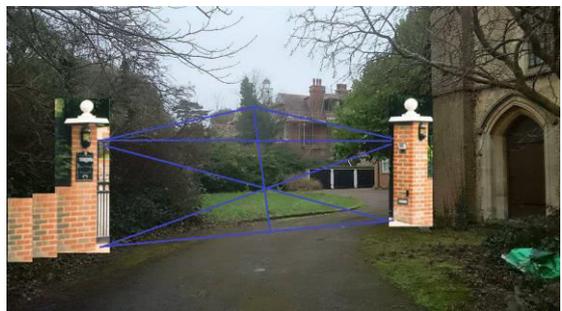
The two storey outbuilding

3. The demolition of a part of the classroom block attached to the main building and the conversion of the rest to garages, to provide 12 covered car parking spaces. The removed area will be utilised to provide communal sitting area for the residents and an outside toilet. The proposed garages will have a separate access from Lymington Road via College Gardens, at the back of the site, for which Tower house has the right of access.



Classroom block to be converted to garages

4. The provision of block paving to create parking areas/driveways to the front and rear of the building. 21 parking space at the front of the building including the existing wooden garage will be created. There are a number of established trees which are the subject of a Tree Preservation Order (TPO). The parking areas will be created in a sympathetic manner to the TPO. There will be a substantial communal garden at the rear for the residents to relax and enjoy.



Proposed entrance gate

5. Creation of the gate at the boundary between St. Augustine's and the Tower house site to provide a secure gated community, controlled by a GSM based intercom. A planning consent had been approved for a gate at this location but it has now expired.

6. A small block of three garages adjoining the outbuilding is proposed to be converted to provide a bike storage and two rubbish collection points. A wooden garage next to the conservatory will be refurbished and used by the adjoining flat, Flat One on the ground floor.



Three garages

The four main issues relevant to this application are as follow.

1. The impact of the proposal on the external appearance of the building.

No major external alterations are proposed. The alterations are the removal of dilapidated fire escapes, four additional drain pipes to the side and rear of the building, roof extension for the lift, 6 roof windows, the demolition of a part of the classroom block and conversion of the remainder to a garage block.



The wooden garage

2. The degree of internal alterations to facilitate the conversion and the assessment of their effect on the character of the listed building.

The number of units has been decreased from 20 to 13 compared to the last planning permission. The flats are now much bigger in size and less internal alterations are required for the conversion. Installation of the lift is the major alteration to the interior but it is chosen at a location which was occupied by the old school bathrooms without any periodic features worthy of retention. All key periodic features of the building will be retained.

3. The effect of associated works within the grounds to facilitate the conversion including the creation of additional hard standing for the residential and guest parking spaces and communal garden.

The ground is currently in need of a major tidy up. The existing tarmac in front and eastern boundary of the site is in a poor state. It will be replaced with sealed block paving, which will improve the setting of the building significantly and offer the parking spaces for the residents, all at front of the building, yet providing more parking space per flat than in the previous scheme. The communal garden will be provided at the rear of the building, away from the cars which is safer for the residents and a nicer setting for the site.

4. The impact of the refurbishment and conversion of the classroom block into garages.

The flat roof section of the dilapidated classroom block will be demolished and replaced with block paving to create a sitting area within the communal garden. Remaining block will be fully refurbished with new slate roof and black paint exterior with three large folding doors. These changes will much improve the crumbling classroom block.

5.1 Justifications and alterations after receiving the pre-application meeting report

A pre-application meeting took place on site on 4th July 2015 and a report was produced by Ms. Cherry Aplin on 21st July, regarding the pre-application proposal. The original pre-application plans have been alerted to comply with most of the points raised within the report. The most significant change is that the total number of flats has been reduced from 17 to 12 within the main building, making the total number of the self-contained units to 13. As this number is below 15, the affordable housing contribution is believed to be unnecessary. In the report, one of the biggest concerns was the removal of the secondary staircase, which the conservation officer felt is an important feature of the building. This was proposed as three of the flats would have benefited to have an extra bathroom each instead of just one. However, the plans have now been altered so that the secondary staircase will remain in situ.

Another concern was the impact and necessity of the proposed lift. The three rooms to be converted into the lift hall are all bathrooms without any periodic features and the adjacent toilet will be removed and joined to provide access to the rear of the building. On the top floor, a new extension will be needed which will not be prominent from the ground. Provision of the lift is thought to have a minimum impact on the characteristics of the building and it will provide the essential access for 10 upper floor flats.

Please note that the numbering of flats within the original pre-application plans have been kept in this document for easy reference. In reality there are only 12 instead of 17 flats as the numbers might suggest.

Large wall sections in the flats 6 and 11 were proposed to be removed to create larger rooms but they will remain intact after the concerns expressed in the report. Another concern was expressed regarding the relocation of the bedroom and bathroom doors. In flat 6, currently the bedroom 1 is already with the en-suite so there is no change required. The door in the en-suite bathroom is still proposed to be blocked. The same floor plan for the bedroom 1 is proposed for the second floor in flat 11 which is directly above flat 6. The subdivision proposed to make two single rooms in flat 6 has been cancelled.

The provision of a bathroom within the bedroom 1 of flat 4 (now a part of flat 1) was already approved in the last planning permission. The bedroom subdivision in flat 3 was required for the access to the shared bathroom but this has been cancelled. The bedroom subdivision in flat 10 has also been cancelled. The relocation of the bedroom 1 door in flat 17 is necessary for entrance as the existing door will be used to access the en-suite bathroom.

The report asked for a justification for the insertion of a bathroom within the corridors of flat 9, 14 and 17. The insertion of the bathroom for flat 14 was already approved in the previous application.

The bathrooms in flats 9 and 17 are the repeat of the same floor plan as in flat 14, without any loss of periodic features. The additional bathroom are essential for the flats, which will provide extra washing facilities for the residents. The end wall of the three bathrooms backs onto the partition walls created when St. Augustine's was separated from Tower House.

All windows will be restored and secondary glazed instead of double glazed.

Conservatory will be restored as close to the original as possible with a provision of a kitchen replacing the existing sink unit. The glasses to be replaced will be single glazed to replicate the original. Some structural strengthening of the roof might be necessary due to the age of some timbers.

Subsequent emails from Ms. Aplin expressed concerns about the retention and suitability of the classroom to be converted to garages, the proposed layout of the ground floor flats, how the amenity areas will be accessed & shared, and impact of additional parking to the rear.

Structural assessment for the proposed alterations has been provided by Mr Graham Harris of EPS Design and this can be found in Appendix B. In short, the structural engineer's professional option is that the classroom block is suitable for the conversion, conservatory can be restored, installation of the lift and all other proposed alterations to the building are feasible.

A survey by the structural engineer confirms the suitability of conversion of the classroom to garages. In the original approval, demolition of the classroom block was thought to enhance the listed building setting but during the pre-application meeting, it was expressed by Ms Aplin that the retention might be favoured as it will separate the development from the adjacent houses and possibly causes less objections from them.

The amenity space will be reduced by approximately 290sq. m compared to the original approval (less than 20% reduction) but the number of units has been reduced from 20 to 13 which is 35% reduction in the number of units (residents). The proposed additional parking to the rear has been cancelled to provide more communal garden which will be accessible via foot through a proposed gate on the eastern side of the site just passing the detached cottage. There will be more amenity space per flat when compared to the previous conversion scheme, increased it from 88 to 113 sq.m.

By reducing the number of units from four to two on the ground floor, minimal changes are now proposed.

In all, the original pre-application plans have been altered to satisfy most of the concerns expressed in the report and subsequent correspondences. The main justification for the necessary alterations to the building is to create marketable flats without altering much of the characteristics of the listed building. Ultimately, the conversion should ensure a long time use and maintenance of the deteriorating listed building.

5.2 Main Building Conversion

The main building forms a distinct annex to the eastern side of the grounds and has historically been used in part for quasi residential use, and most recently by the owners and previously by the college staffs and students.

The accommodation on four floors amounts to around 2,230 sq.m (24,000 sq. ft.) of floor space and comprises over 90 individual rooms. It is currently occupied by the owners. The ground and first floor levels have already been refurbished by the owners, but the second and third floor levels of the building require a considerable amount of renovation work. The conditions of the building can be seen in the photographs within this document. There is no structural defect with the main building. Generally, the original room sizes and layouts will be retained where possible.

The proposed conversion has attempted to retain majority of the original internal walls and features, while providing spacious and convenient living accommodation layouts. All of the windows and frames are proposed to be restored with additional secondary glazing in front of the original internal window frames. This will improve the sound and thermal insulation qualities to that of a modern building without altering the existing window frames and glasses. Most of the soundproofing will be provided on the floors and dividing walls between the flats but where not applicable, will be provided on the ceiling. The boards used for the soundproof will fully comply with the current part E building regulation for the sound protection.

The existing bathrooms adjoining the secondary

Refurbished accommodation



staircase on the ground, first and second floors will provide the space for the proposed 8 passenger lift. A section of the flat roof on the top floor will be cut out and extended, by brick walls and lead flat roof, to provide the lift access on the third floor. On the first and second floors, the existing toilets adjoining the bathrooms will be removed to create lift access to the flats at the rear of the building. Although the lift cabin will be large enough for a wheel chair, due to the nature of the listed building and narrow corridors and doorways, no wheelchair access is thought possible, except for the two flats on the ground floor.

External and internal communal areas will have online security cameras accessible by the residents. At the main front entrance, there will be a door with GSM based intercom.

Each flat will have the following

One or two electric combination system boiler to provide heating and hot water.

Soundproofing.

Secondary glazing.

Unique name.

Mailbox.

Allocated parking space.

Mains electricity, mains water, intercom (gate, communal and main doors), telephone, network cables, amplified TV aerials and smoke detectors. Gas will not be supplied.

The accommodation comprises of

Ground Floor 1 x 3 bedroom apartment. 1 x 4 bedroom apartment.

First Floor 2 x 2 bedroom apartments, 2 x 3 bedroom apartments.

Second Floor 2 x 2 bedroom apartments, 2 x 3 bedroom apartments.

Third Floor 1 x 3 bedroom apartment. 1 x 4 bedroom apartment

Total of 12 apartments: 4 x 2 bedroom, 6 x 3 bedroom, 2 x 4 bedroom.

The smallest apartment has the usable internal floor space of 73 sq.m, (almost the average new house size of Britain, which is 76 sq.m according to the New York Times in 2014). The largest apartment is 370 sq.m which is almost five times bigger than the average new house.

5.3 Conversion Descriptions

The orange circles in the proposed floor plans show the areas to be modified. The photographs identifying the areas to be modified are marked with blue and red lined areas. A blue area means the area will be filled with a solid wall or a dividing wall with a doorway. A red area means the area will be removed.

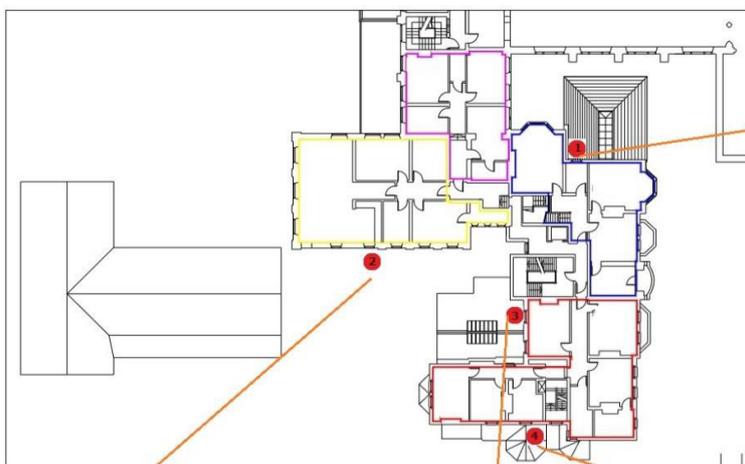
The area shown in the floor plans are all internal space.

5.3.1 The External Modifications

The front facia of the building will not be changed at all. There will be minor changes to the side and rear of the building with four additional drain pipes. The bricks will be cleaned and repointed, as shown in the photograph to the right. All window frames will also be refurbished.

Following external modifications to the main building are proposed

1. Installation of four drain pipes. The solid red circles indicate the four locations of the new drain pipes to be installed externally on the floor plan. The photographs show the walls

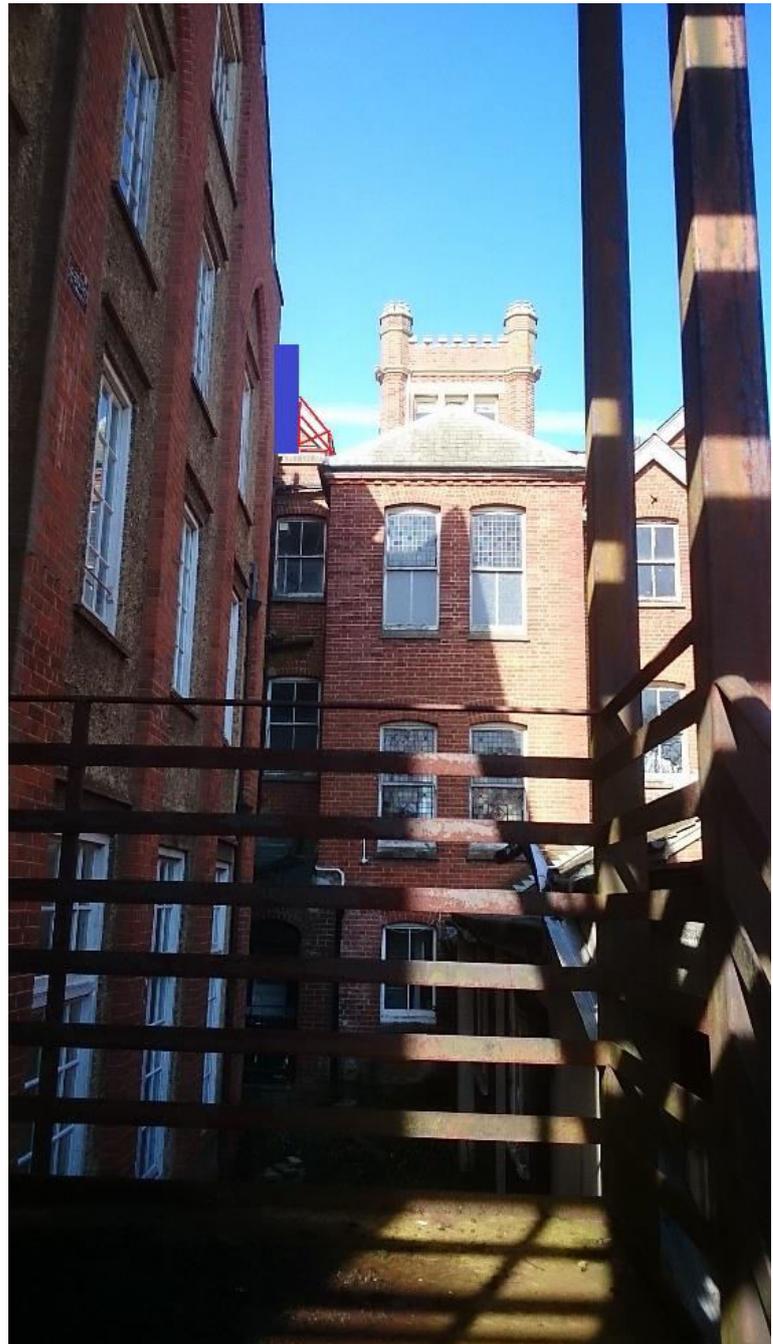


on which the new pipes (in blue lines) are proposed to be installed.

2. The external fire escape staircase will be removed.

3. Six roof windows will be installed but they will not be visible from the ground.

4. Extension on the third floor to accommodate the lift hall. The structure will be erected at the rear of the building and it will be totally invisible when viewing the building at the ground level from the front and both sides. Only a small portion of the extension will be visible from rear of the building on the first floor level of the external stairs as shown in the photograph to the right. The blue area shows the proposed extension and the red lines show the dormer window to be replaced with the extension.



5.3.2 The Proposed Lift

An eight person hydraulic lift will be installed at four floor levels.

The lift shaft will be created on the basement, ground, first, second and third floors. The lift pit will be located in the basement which already has the height required for the lift installation. The concrete base in the pit will take most of the load of the lift system. The lift will travel to ground, first, second and third floors. On the ground floor, there will be a control room for the lift and utilities for the building will be routed next to the lift shaft. On the first and second floors, the lift hall will be located at the central position of the communal hallway.

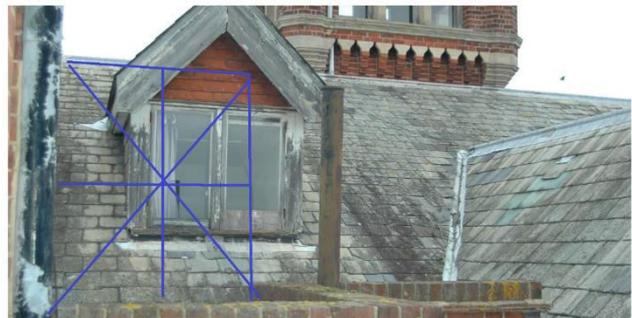
The void space will be created next to the lift shaft where the electric, water, telephone, intercom and TV aerials for all apartments will be routed.

A new extension will be built to enclose the lift hall. The flat roof section is proposed to be removed and an extended roof built to accommodate the lift (photo 1), which will be accessible by the two penthouse flats. The landing will be joined to the new extension (photo 2). A partition wall will be created at the lift landing to form a storage room (photo 3).

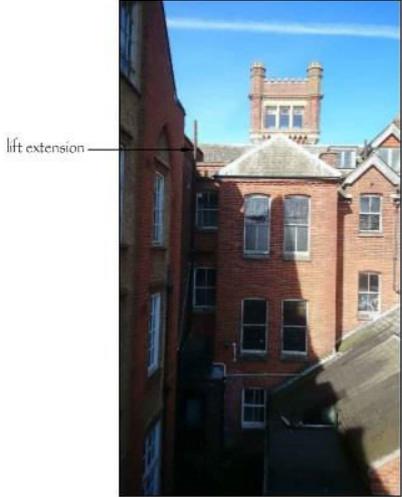
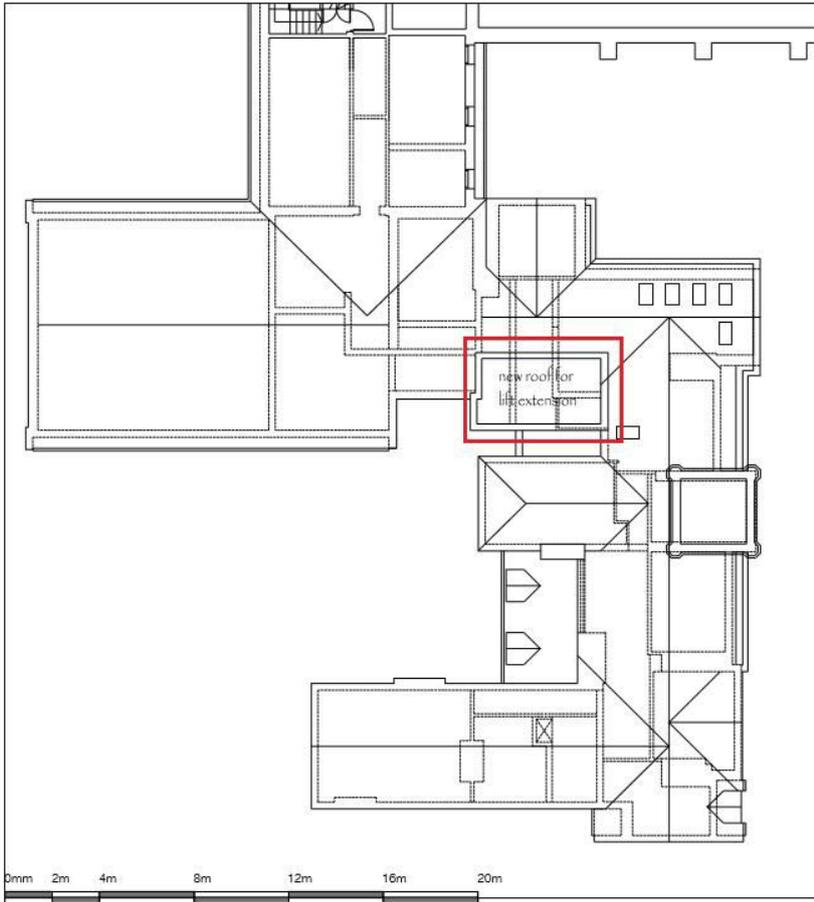
The red rectangle in the roof level floor plan indicates the location of the proposed roof extension.



Proposed lift cabin



Photos 1, 2 and 3



Roof level floor plan

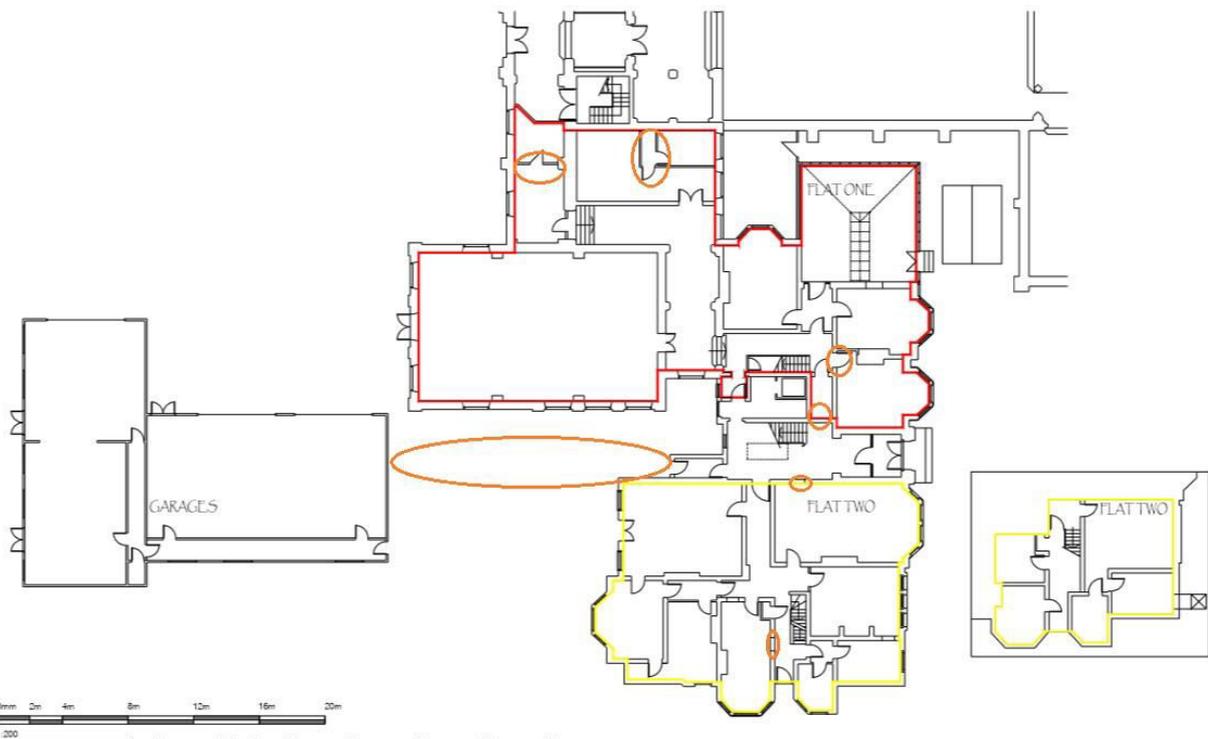
5.3.3 Ground Floor Level Conversion

The main entrance will provide access to 12 flats. The east side entrance will be retained, providing access to Flat two. Demolition of the corridor section of the classroom block will provide another access from the rear of the building.

At ground floor level, two flats are proposed, one 3 bedroom and one 4 bedroom flats. The main entrance and stairway (which the Building Control and the Fire Officer have confirmed will not be required to be enclosed by the previous consent) will remain an important feature of the conversion.

The only loss of original internal wall will be in a small area for accessing the proposed lift (as in photo 2 of the Flat 1).

A sink will be installed in the storage area under the main staircase.



Bedroom 2: A new wall with a door is to be created at the base of the stairs to form the bedroom (photo 4). En-suite bathroom will be created with a new partition wall (photo 5).

Bedroom 3: Existing room will be renovated to form the bedroom. The doorway will be blocked and a new doorway created in the secondary staircase hall (photo 3).

Bedroom 4: Existing room will be renovated to form the bedroom.

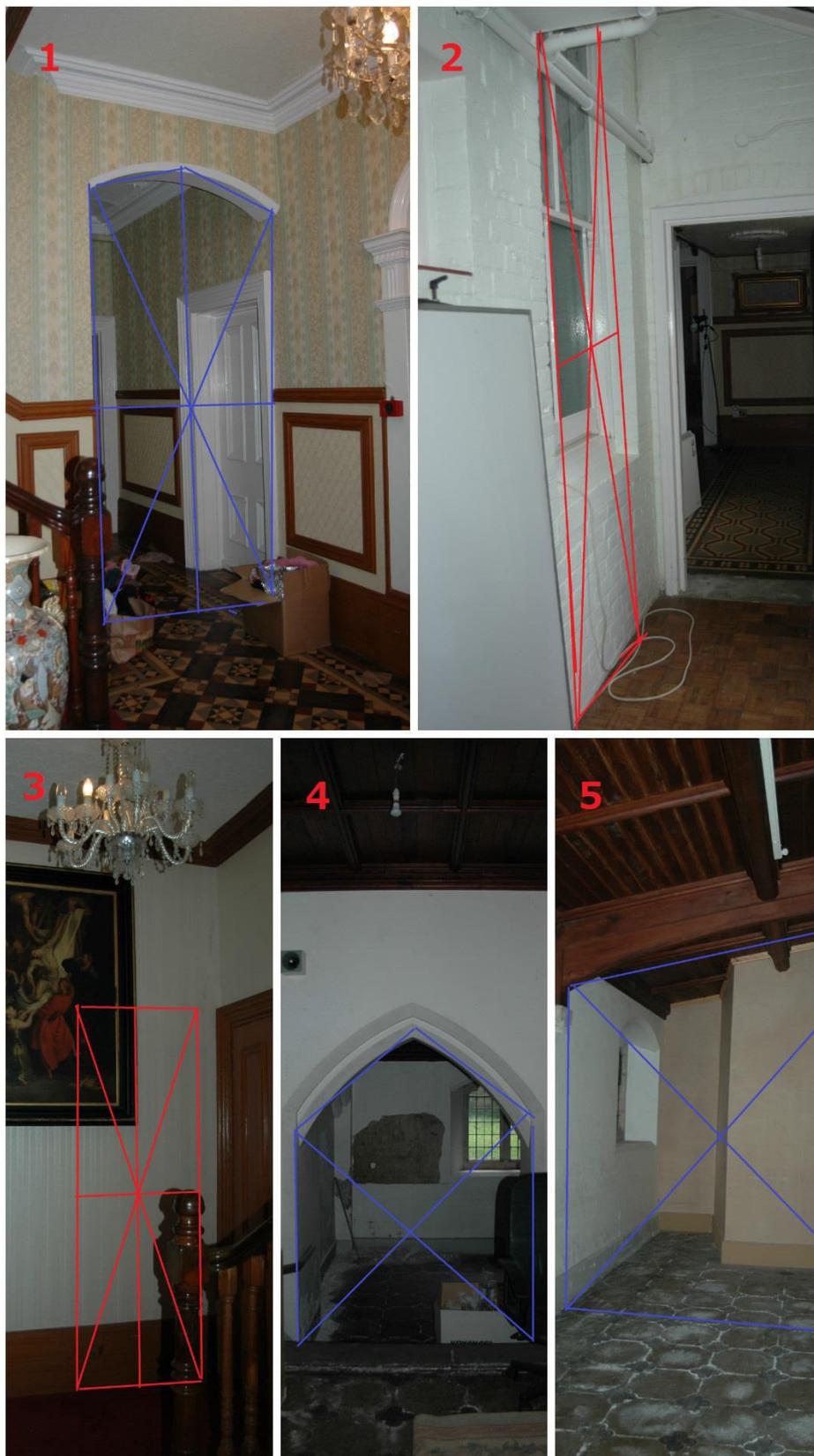
The existing secondary staircase will be retained to the first floor. The two doors will be blocked at the first floor level.

The lounge/dining/kitchen to the rear of the building will retain all existing window openings and kept as open plan as possible. No external alterations are necessary.

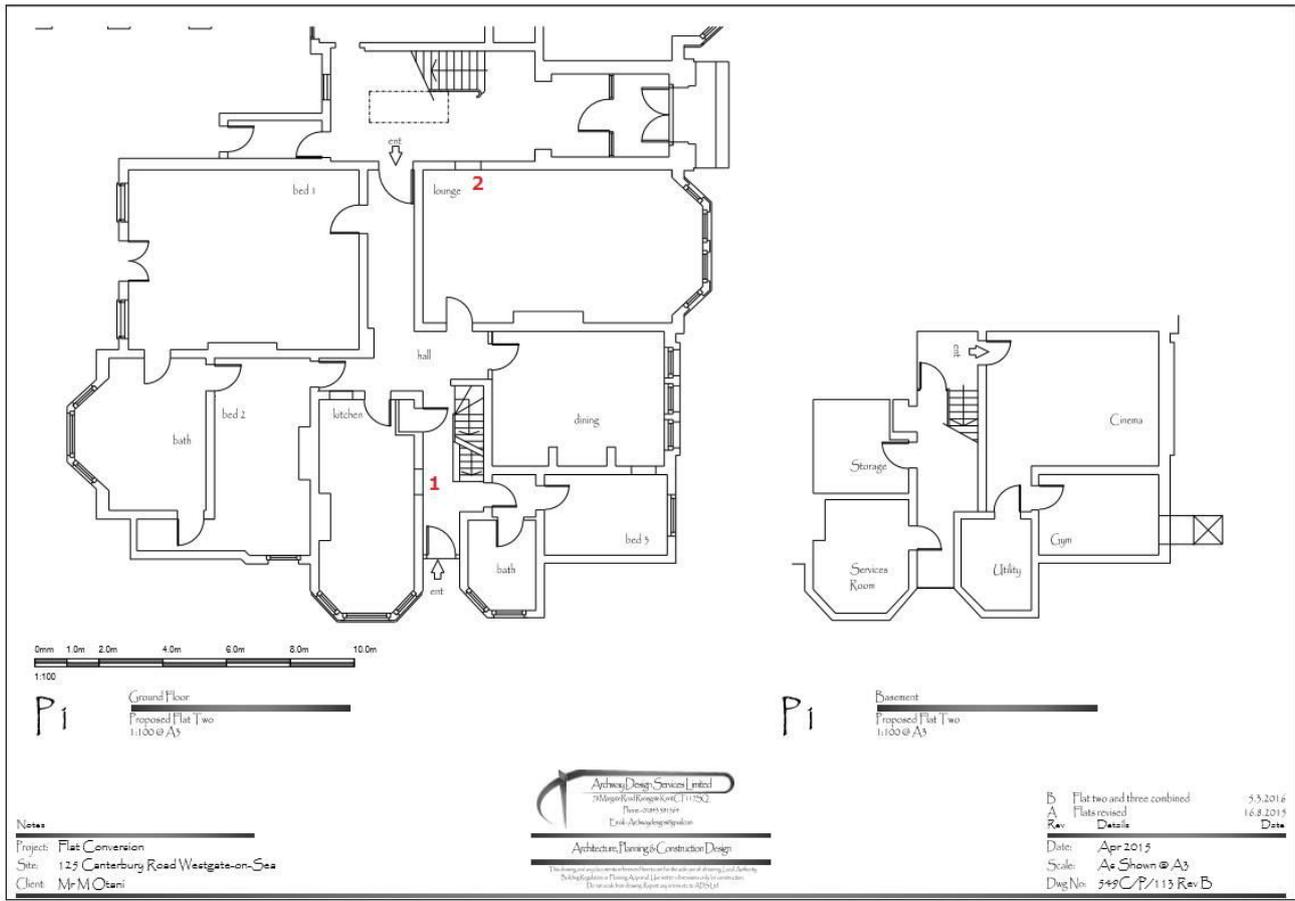
The existing double

French doors will provide access to the rear garden and the proposed garages. Some of the grass area in front of the proposed garages will be replaced with block paving. GSM intercom will be installed at the existing gate.

As Tower House has the right of access to/from Lyminster Road via College Gardens and the garages will be used by this flat, the rear access will be a secondary access for only this flat.



Flat Two (Pearl) – 3 bedrooms, lounge, dining room, kitchen, 2 bathrooms, utility room, home cinema, gym and a service room (264 sq.m)

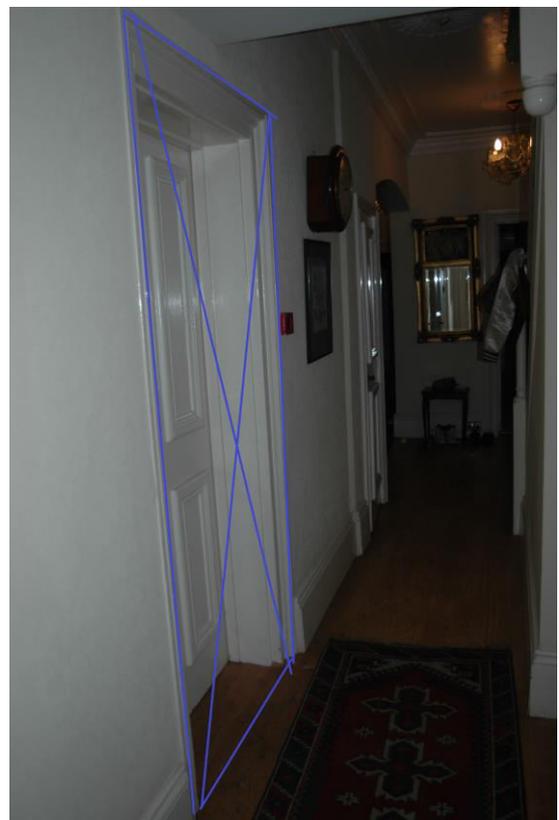


Only Flat Two is accessed off the side entrance door at the east side. The remaining 12 flats are accessed from the existing main entrance.

The existing entrance door off the communal hall will be retained, while the door leading into it from the lounge will be blocked (photo 2).

Bedroom 1 : Existing room will be altered to form the bedroom. A new wall with the doorway (photo 5) will be built to form a corridor (photos 3 and 4) to the bath room and bedroom2. The internal doorway to bedroom 2 will be blocked.

Kitchen : Existing kitchen will be renovated. The internal doorway leading out to the corridor will be blocked (photo 1).



Photograph 1

Dining room : Existing room will be renovated.

Bedroom 2 : Existing room will be renovated to form the bedroom.

Bedroom 3 : Existing room will be renovated to form the bedroom.

Bathroom & 2 : Existing bathrooms will be renovated.

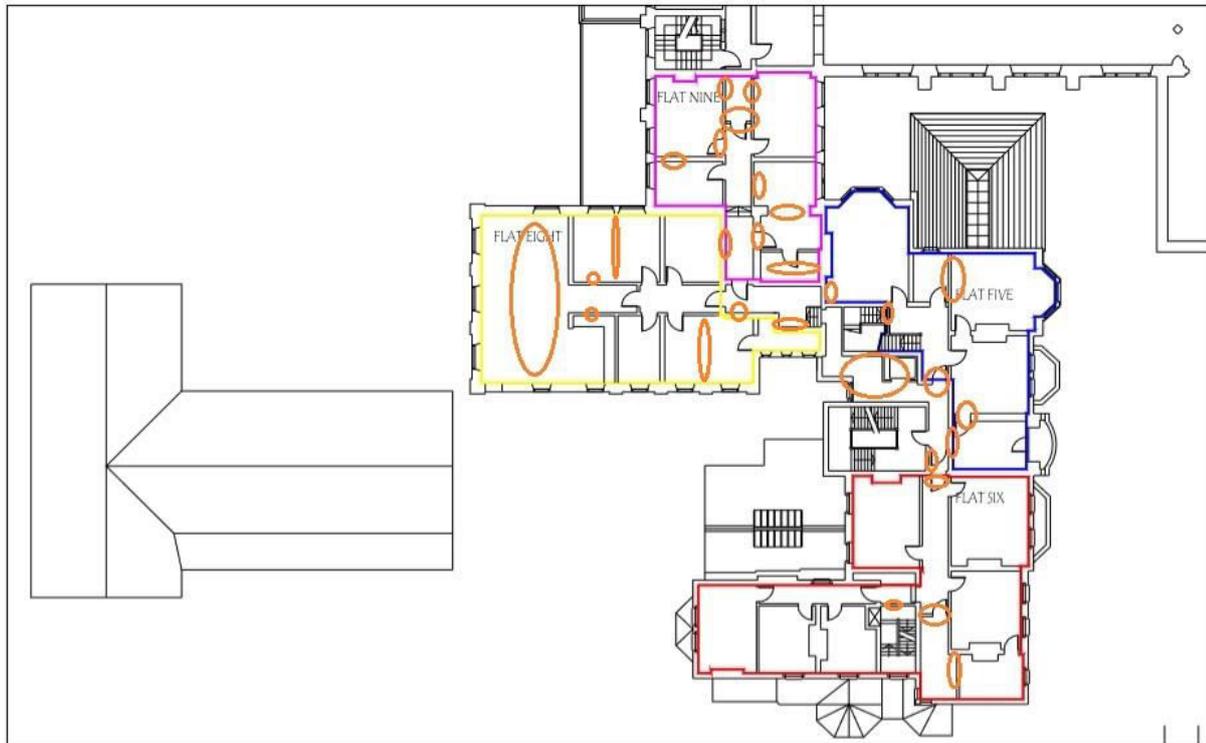
The basement will be converted to provide utility room, home cinema, gym and a service room.



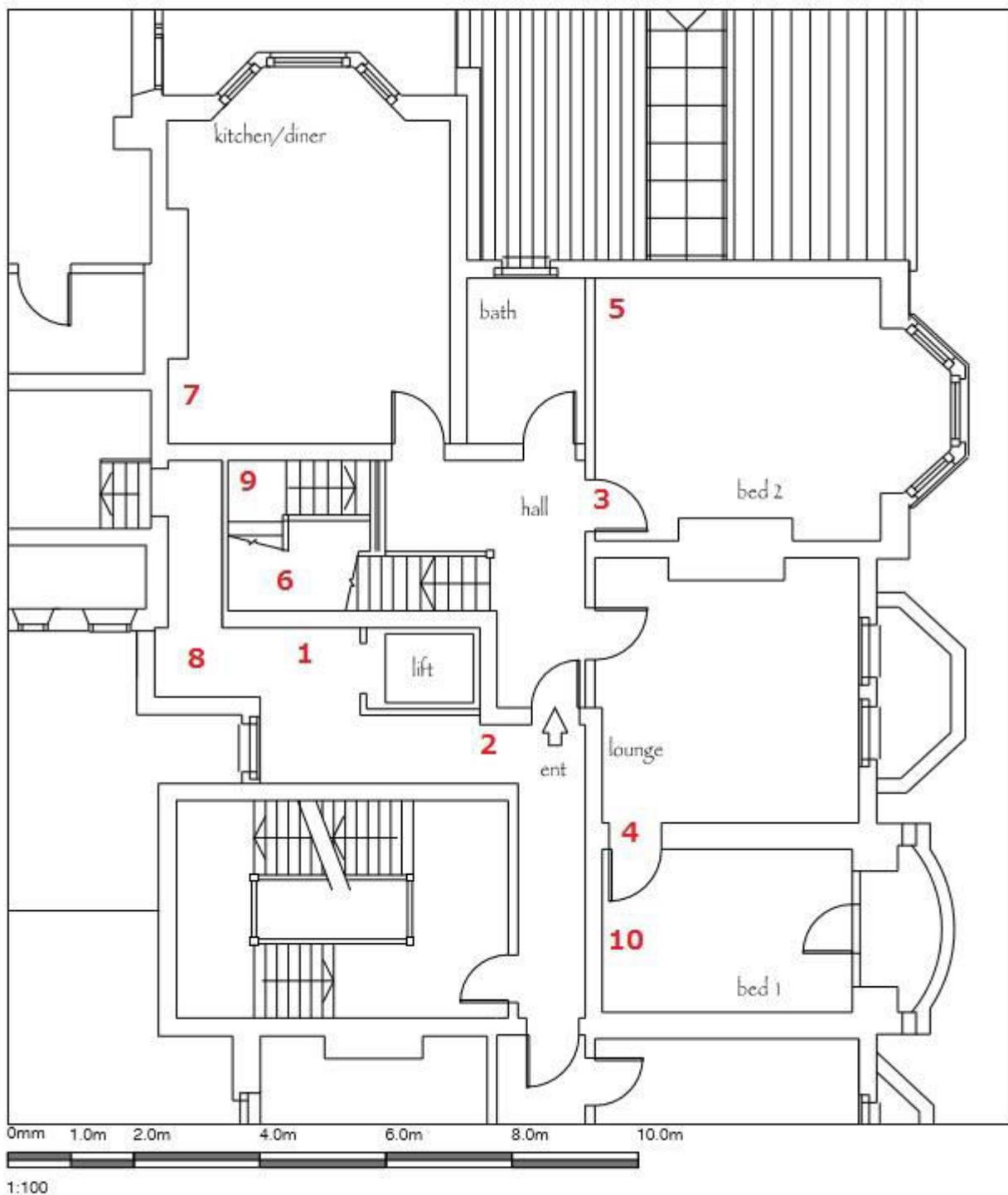
Photograph 2

5.3.4 First Floor Level Conversion

At first floor level, four flats are proposed. There will be two 2 bedroom flats and two 3 bedroom flats. Many of the rooms have already been refurbished for residential use at this level. The main lift will replace the existing bathroom next to the secondary staircase and all of the flats on this floor will be accessed via the main staircase or the lift.



Flat Five (Garnet) - 2 bedrooms, lounge, kitchen/diner and 1 bathroom (88 sq.m)



The main entrance will be created next to the proposed lift hall by the main staircase to the west side (photo 2). The lift hall will be created by removing the walls in photos 1 and 8.

The corridor will have the section of the secondary staircase leading to the upper floor, and leads into the lounge, kitchen/dining and bathroom. The secondary staircase will be retained and it will be blocked on the second floor (photo 6).

Lounge : The existing doorway will be retained and used as the entrance. The existing opening will be provided with a door leading into bedroom 2 (photo 3). A new doorway will be made on the eastern

side to access bedroom 1 (photo 4).

Bedrooms 1 : The existing entrance will be blocked and a new doorway will be created on the western side of the room (photo 10).

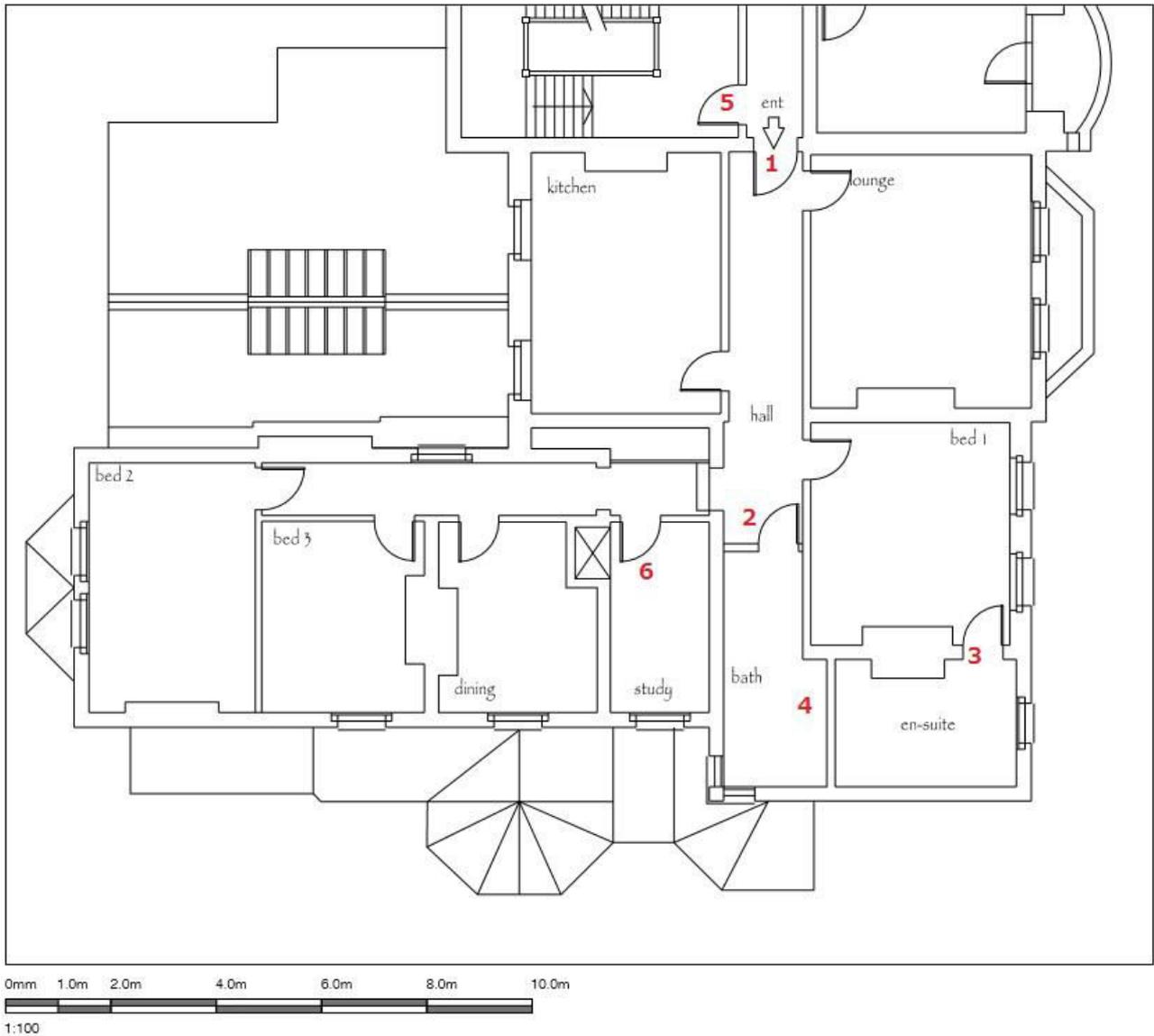
Bedroom 2 : The existing opening to the lounge will be blocked (photo 3) and a new doorway created in the corridor . The rectangular section at the southern side of the room will be divided by a wall (photo 5).

Bathroom : The rectangular area divided from bedroom 2 will be converted into a bathroom using the existing doorway as the entrance.

Kitchen/diner : The existing kitchen dining room will be renovated and the doorway to the south blocked (photo 9). The door next to the entrance of kitchen/diner will be blocked (photo 9).



Flat Six (Sapphire) - 3 bedrooms, lounge, dining, kitchen/breakfast and 2 bathrooms (123 sq.m)



The entrance will be created off the main staircase to the eastern side (photo 1). One of the doors from the main staircase will be blocked (photo 5).

Lounge : Existing bedroom will be converted into lounge.

Kitchen/Breakfast : Existing bedroom will be converted into kitchen/breakfast room.

Bedroom 1 : Existing bedroom with the en-suite bathroom (photo 3) will be renovated.

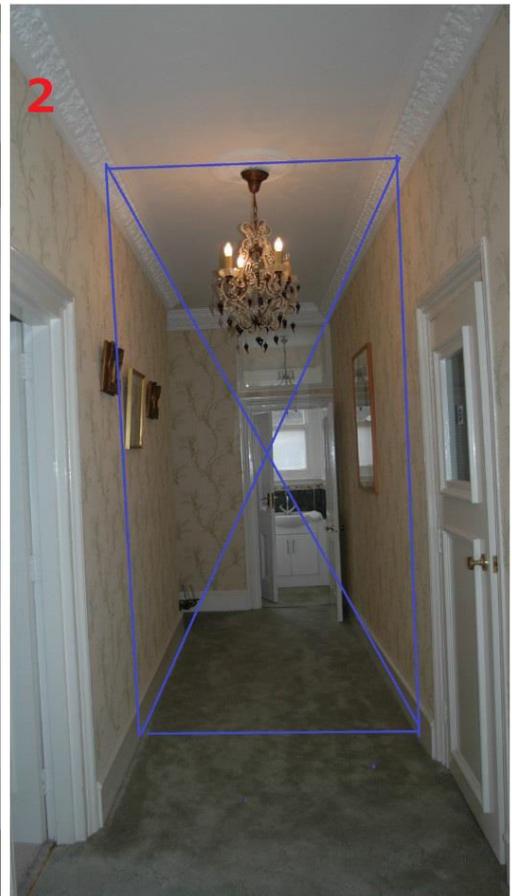
Bathroom 1: A new bathroom will be created at the end of the hall to the eastern side with a new wall (photo 2). The doorway from the en-suite to the corridor will be blocked (photo 4).

The staircase will be removed and replaced with a study (photo 6).

Dining room : The first bedroom in the Eastern wing will be converted into a dining room.

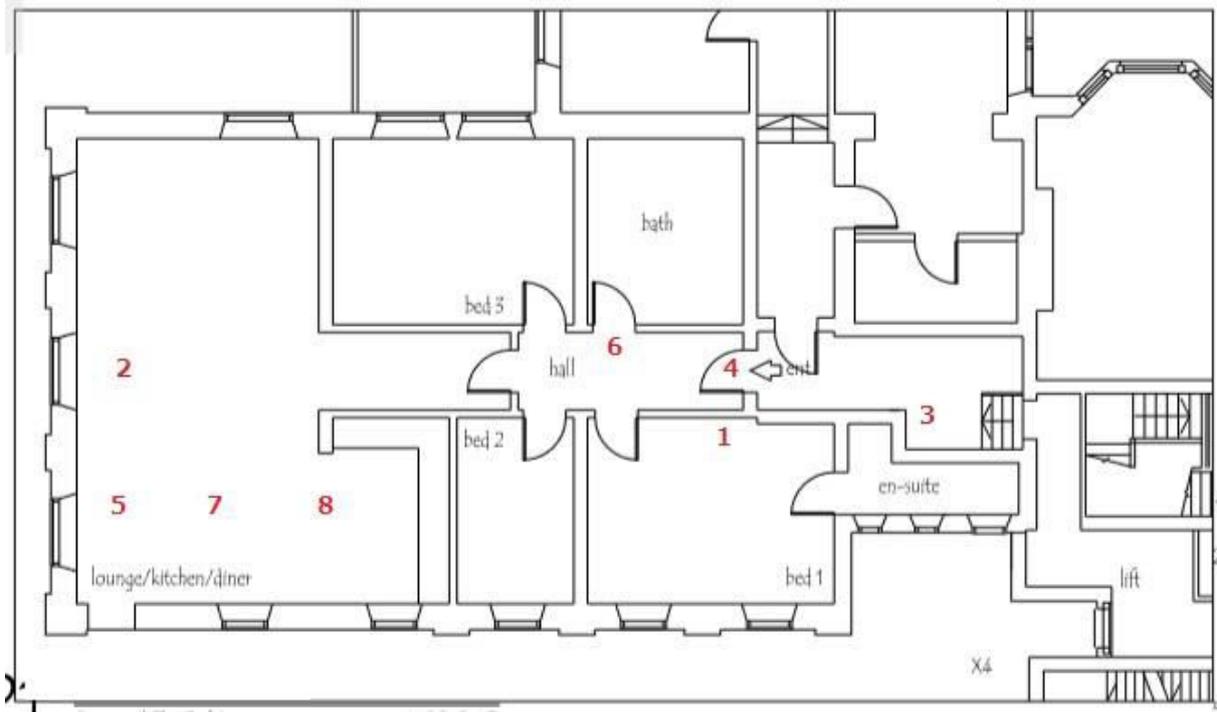
Bedroom 3 : The existing room next to the dining room will be renovated.

Bedroom 2 : A larger room at the end of the wing will be renovated.



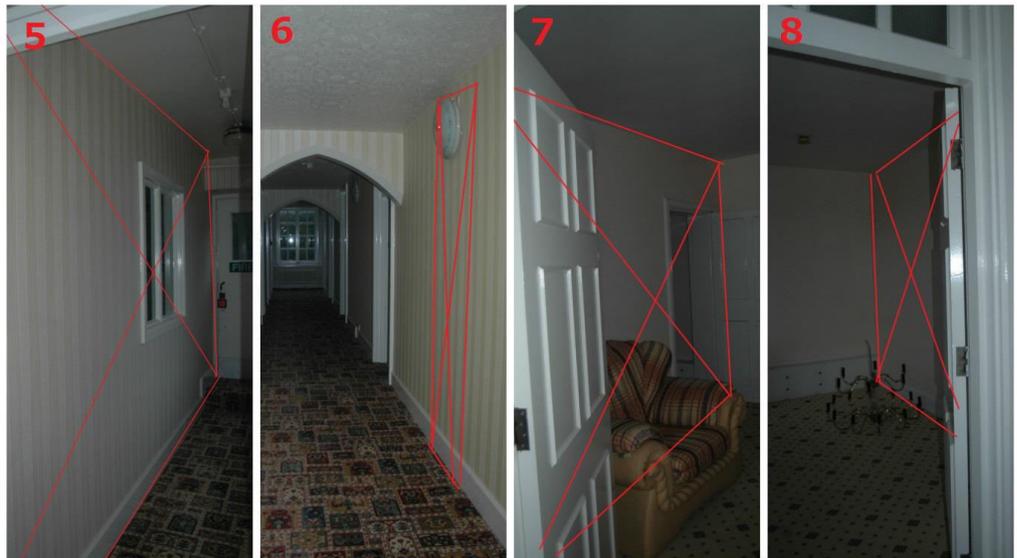


Flat Eight (Topaz) - 3 bedrooms, open plan lounge/dining/kitchen and 2 bathrooms (122 sq.m)



The flat is located at the rear of the building. The entrance (photo 4) will be created adjacent to the flat nine entrance.

Bedrooms 1 : It will be created by joining the two smaller single rooms and will



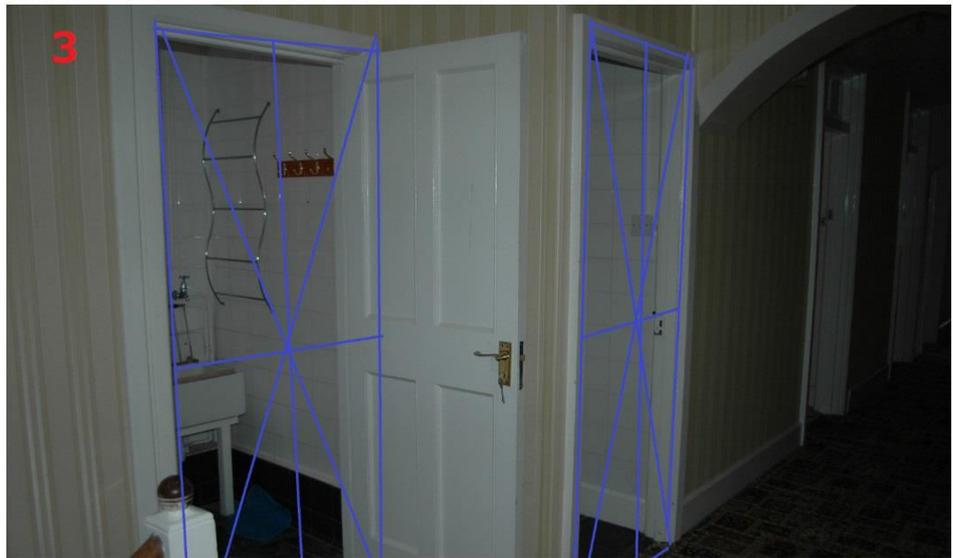
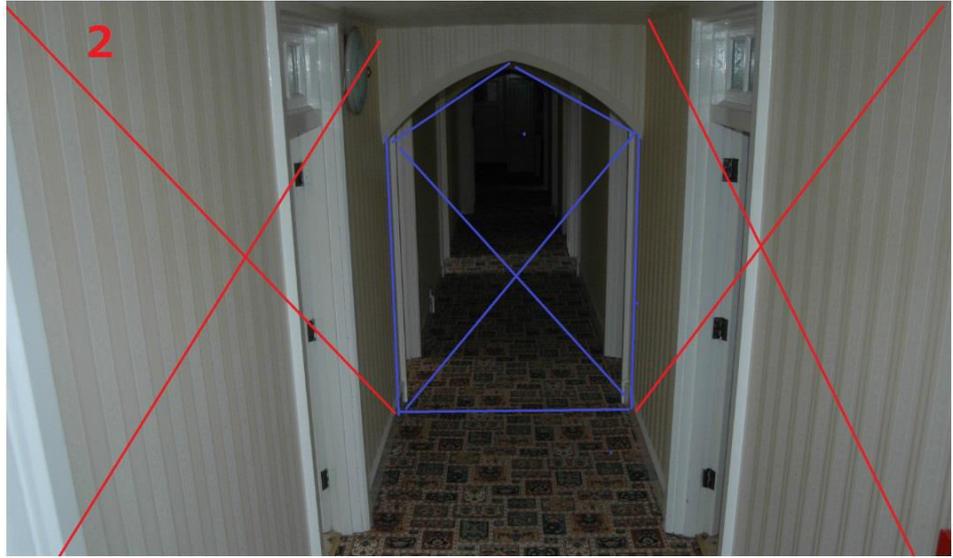
have an en-suite bathroom to the northern side (photo 3). One of the doorways will be blocked (photo 1).

Bedroom 2 : The existing single room next to bedroom 1 will be renovated.

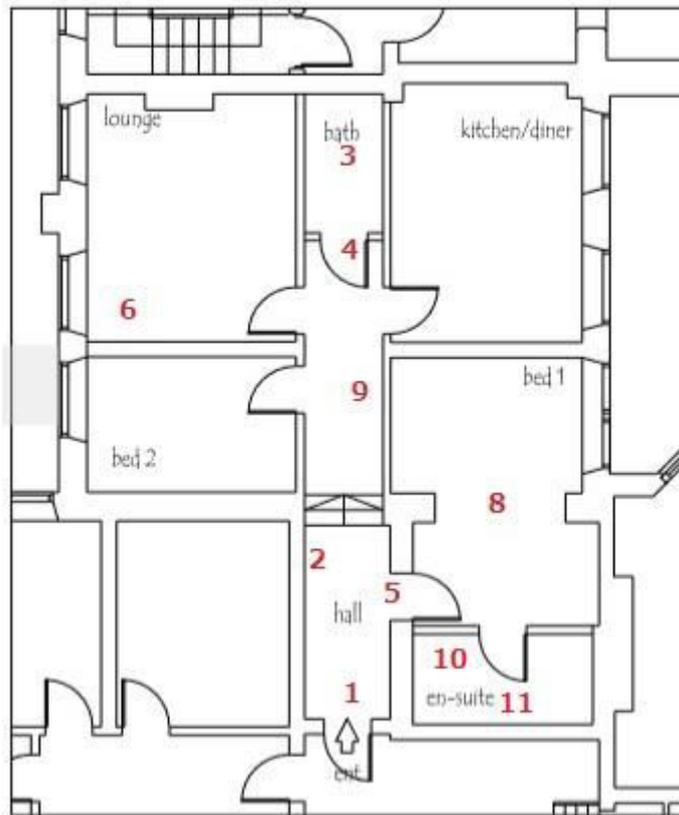
Bedrooms 3 : It will be created by joining the two smaller single rooms. One of the doorway will be blocked.

Bathroom : A new bathroom will be created adjacent to bedroom 3 and is accessible via a new door from the main corridor (photo 6).

The open plan lounge/dining/kitchen :
It will be created by joining five single rooms (photo 2, 7 and 8). The external emergency staircase is to be removed and the escape door replaced with a window (photo 5).



Flat Nine (Jade) - 2 bedrooms, living room, kitchen/diner and 2 bathrooms (77 sq.m)



The entrance is created next to flat eight entrance (photo 1).

Lounge : The existing room next to bedroom 2 will be renovated. The two doorways will be blocked (photos 3 & 6) and a new doorway will be created.



Kitchen/diner : The existing room next to bedroom 1 will be renovated. One of the two doorways will be blocked (photo 3).

Bedroom 1 : It will be created by joining two smaller rooms (photo 8). The two existing doorways (photos 9 & 11) will be blocked. The en-suite bathroom (photo 10) and a new doorway will be created (photo 5).

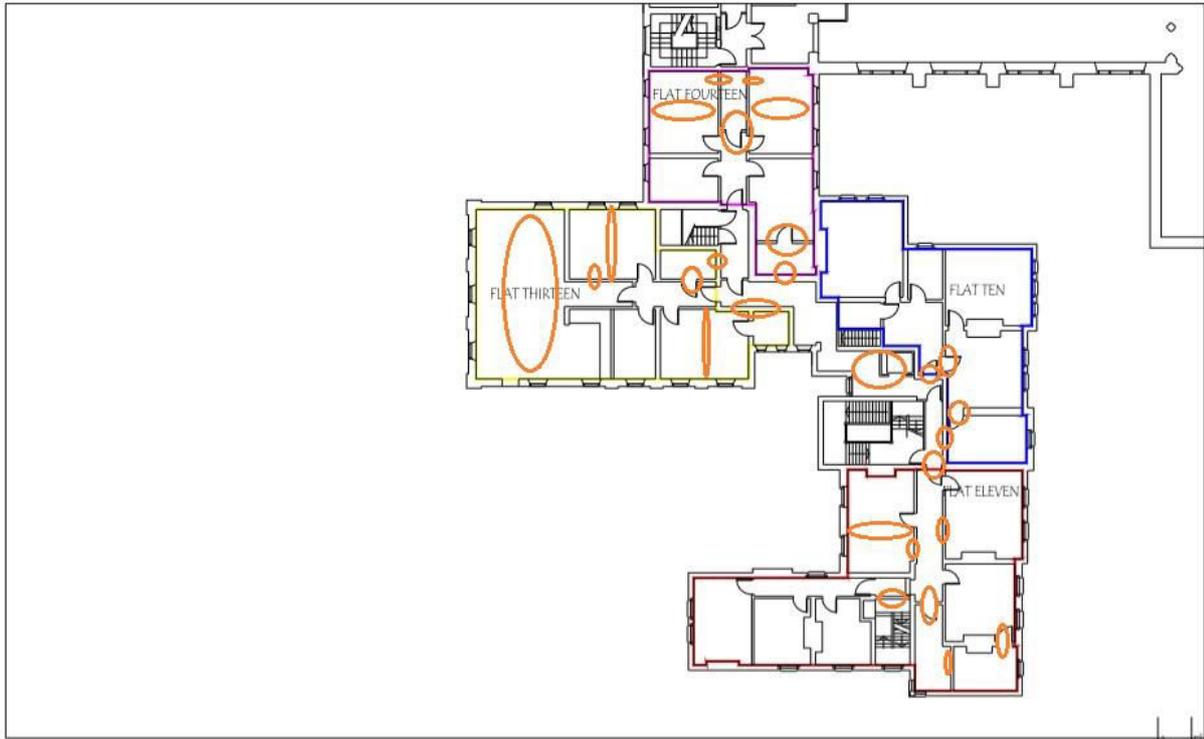
Bedroom 2 : The existing single room next to the lounge will be renovated.

Bathroom : A bathroom is created at the end of the corridor (photos 3 & 4).

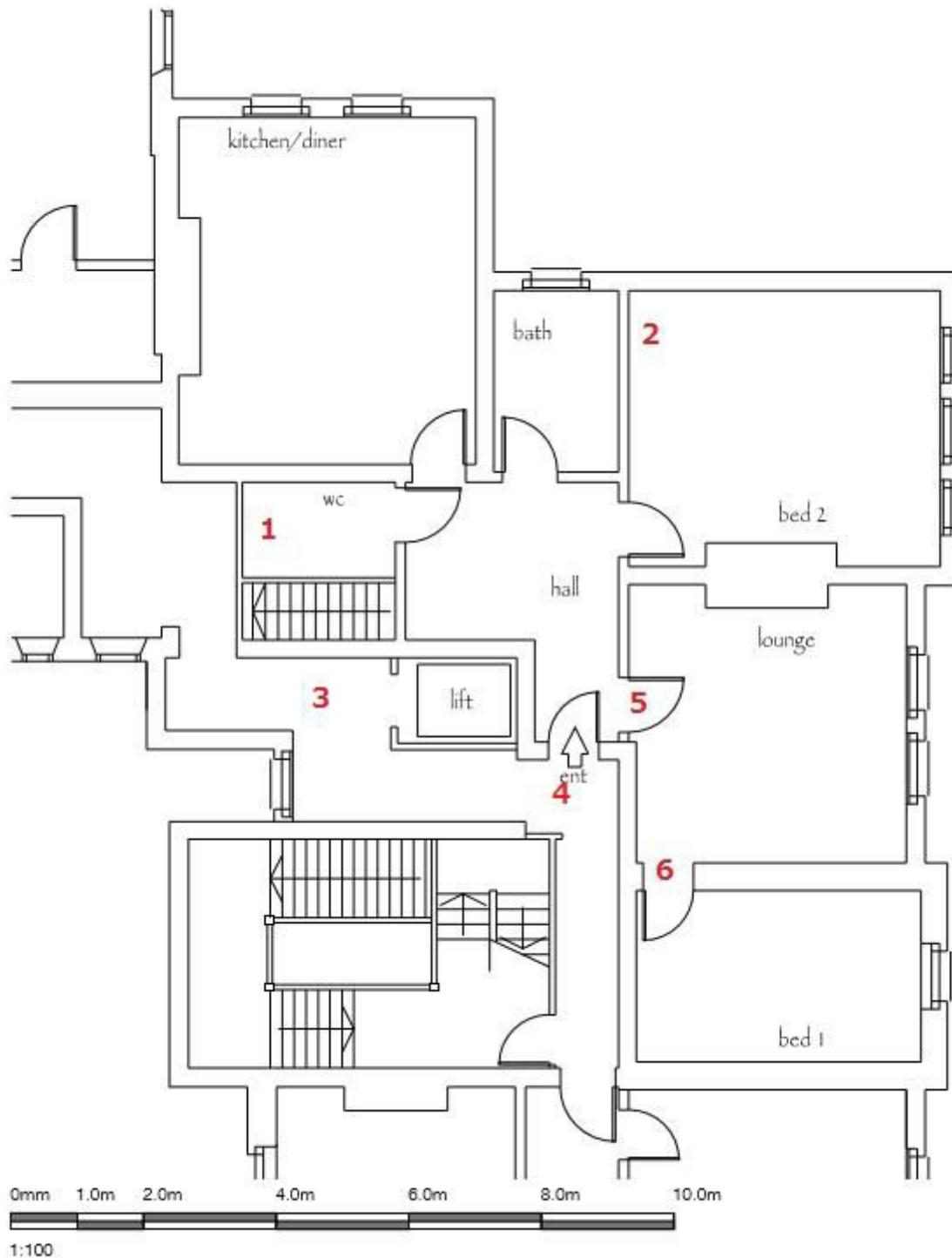


5.3.5 Second Floor Level Conversion

At second floor level, four flats are proposed. There will be two 2 bedroom flats and two 3 bedroom flats, almost a repeat of the first floor layouts. The existing rooms have been stripped out and there are no remaining internal features such as architraves etc. contributing to the historic character that justify retention. The proposed conversion works will have the minimum effect on the character of the building. Again, no external alterations are proposed at this level. The main lift hall will replace the existing bathroom next to the secondary staircase and all of the flats on this floor will be accessed via the main staircase or the lift.



Flat Ten (Opal) - 2 bedrooms, lounge, kitchen/diner, utility and 1 bathroom (88 sq.m)



The main entrance (photo 4) will be created next to the proposed lift hall by the main staircase to the west side. The lift hall will be created by removing the walls (photo 3).

The corridor will lead to the lounge, kitchen/diner, utility and bathroom.

Utility will be created in place of the access to the secondary staircase to first floor (photo 1).

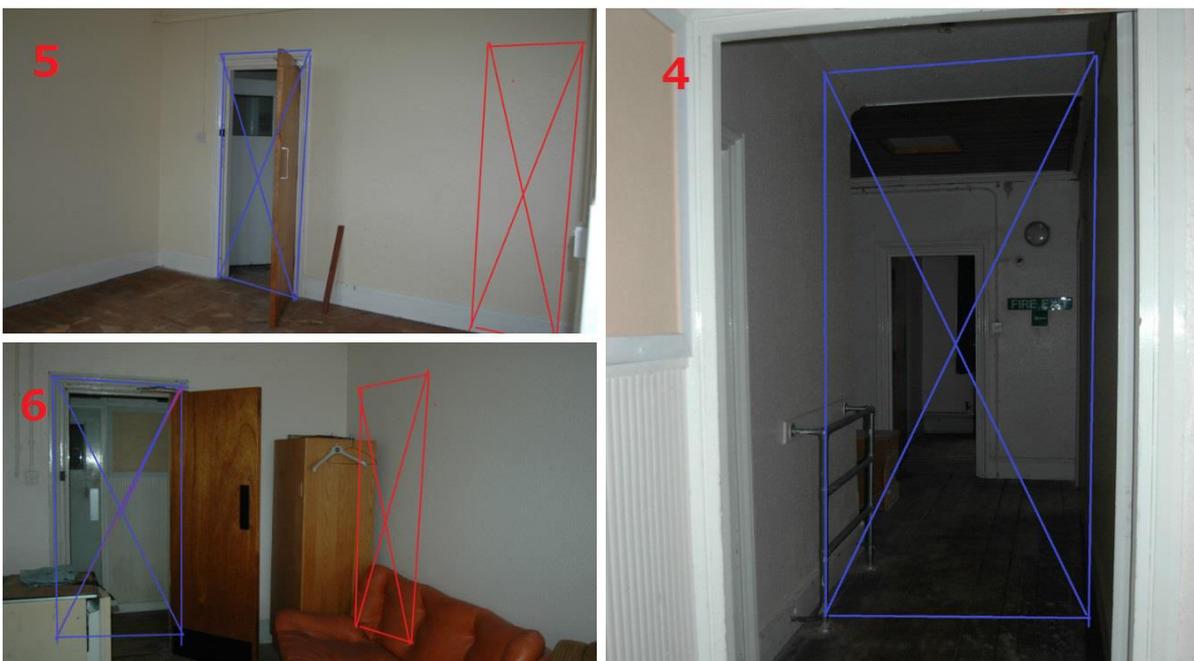
Lounge : The existing doorway will be blocked and a new doorway created as the entrance (photo 5). Another doorway will be made on the eastern side to access bedroom 1.

Bedrooms 1 : The existing entrance will be blocked and a new doorway will be created on the western side of the room (photo 6).

Bedroom 2 : The existing doorway will be retained as the entrance. The internal doorway leading into the proposed bathroom will be blocked (photo 2).

Bathroom : The existing room next to bedroom 2 will be converted into a bathroom using the existing doorway as the entrance.

Kitchen/diner : The existing room will be converted.



Flat Eleven (Emerald) - 3 bedrooms, lounge, dining, kitchen/breakfast and 2 bathrooms (125 sq.m)

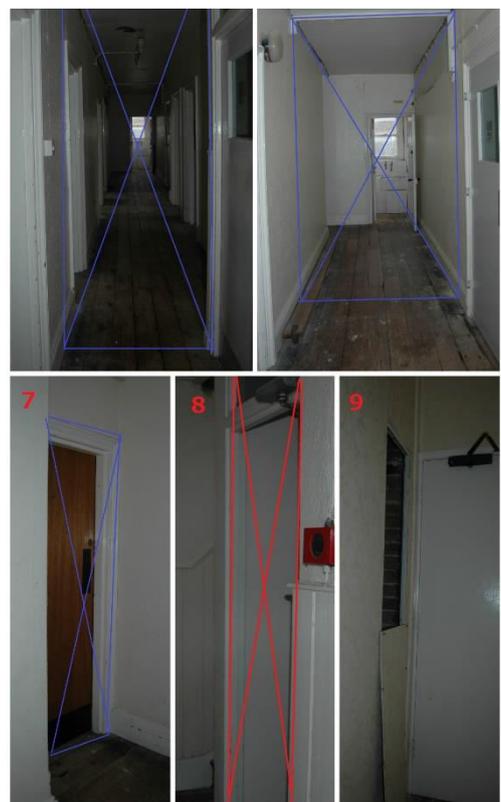


The entrance will be created off the main staircase to the eastern side (photo 1).

Lounge : Existing room will be converted into lounge with the access via the existing western doorway. The eastern doorway will be blocked (photo 2).

Kitchen/Breakfast : two rooms will be combined (photo 3) and converted into kitchen/breakfast room. The doorway of the smaller room will be blocked (photo 4).

Bedroom 1 : Existing double room will be converted into a bedroom with the en-suite bathroom, in place of the adjacent single room. A new internal doorway will be created to access the bathroom (photo 6) and the existing doorway in the bathroom will be blocked (photo 7).



Bathroom 1 : A new bathroom will be created at the end of the hall to the eastern side (photo 5).

The corridor will continue into the eastern wing through the existing doorway. The staircase will be removed and replaced with a study (photo 8).

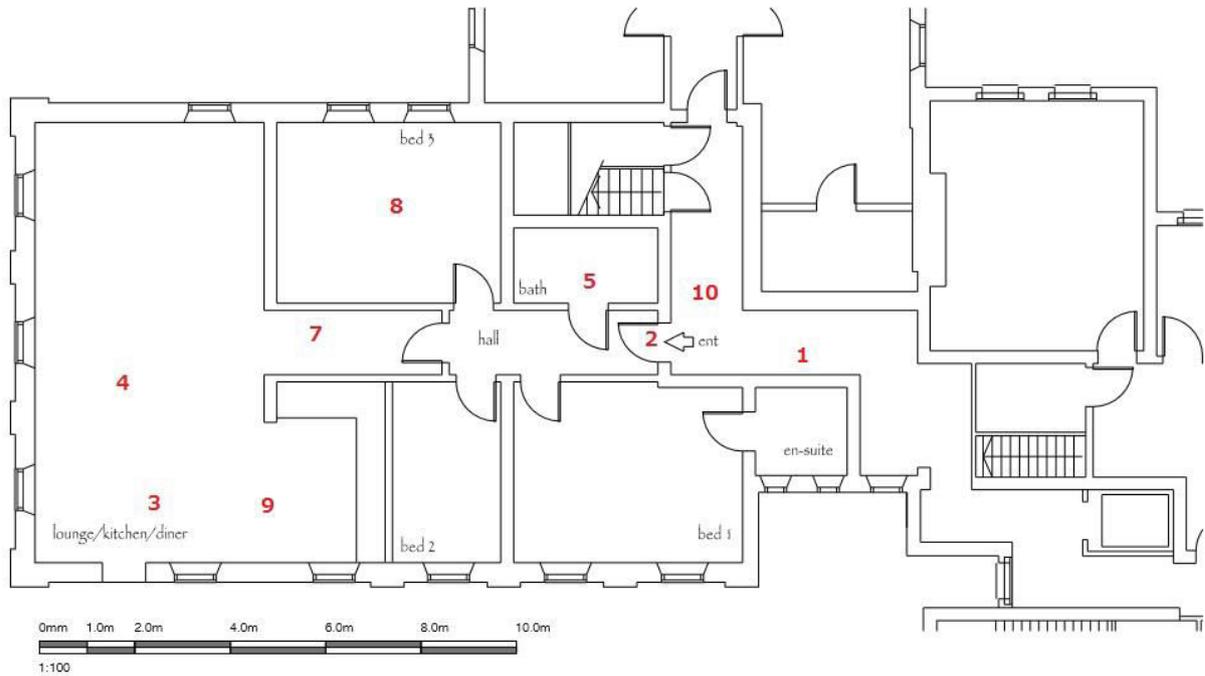
Dining room : The first bedroom in the eastern wing will be converted into a dining room.

Bedroom 3 : The existing room next to the dining room will be converted.

Bedroom 2 : A larger room at the end of the wing will be converted.

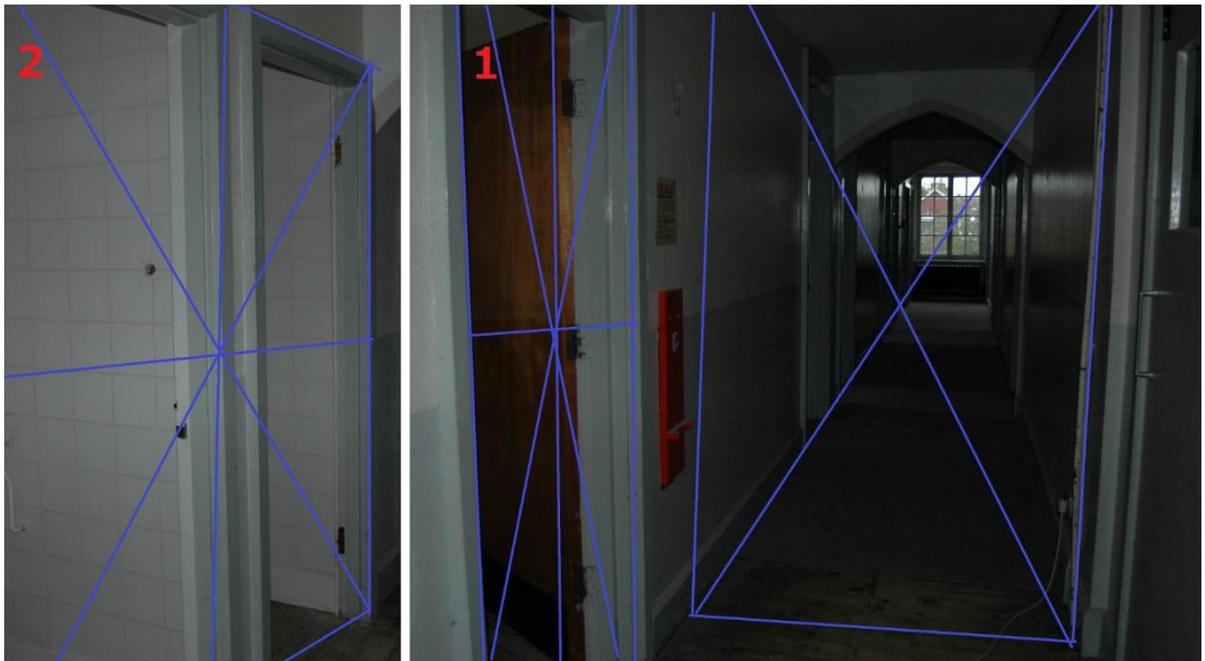


Flat Thirteen (Amethyst) - 3 bedrooms, open plan lounge/dining/kitchen and 2 bathrooms (118 sq.m)



The flat is located at the rear of the building. The entrance will be created (photo 2) adjacent to the corridor leading to the entrances of flat 14 and 17. The door leading to this corridor will be removed (photo 10)

Bedrooms 1 : It will be created by joining the two smaller single rooms (photo 6) and will have an en-suite bathroom to the northern side (photo 2). One of the doorways will be blocked (photo 1).



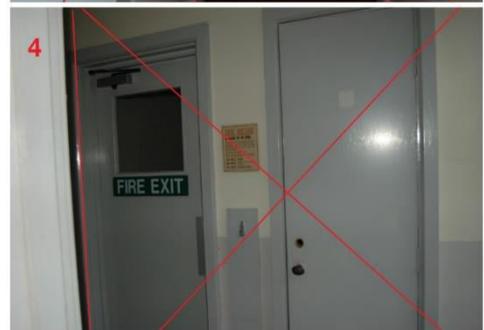
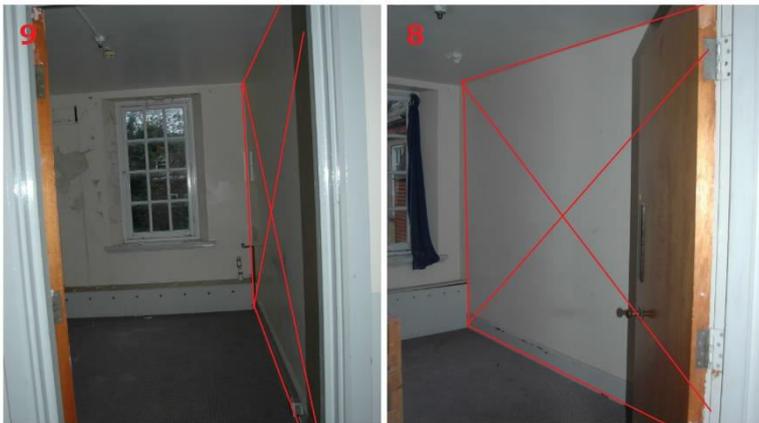
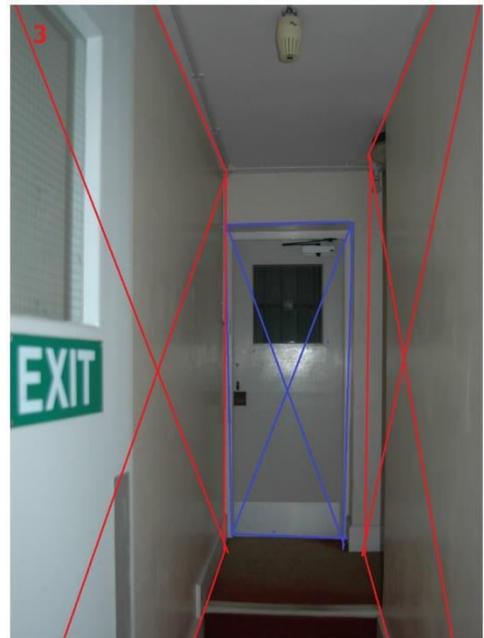
Bedroom 2 : The existing single room next to bedroom 1 will be renovated.

Bedrooms 3 : It will be created by joining the two smaller single rooms (photo 8). One of the doorway

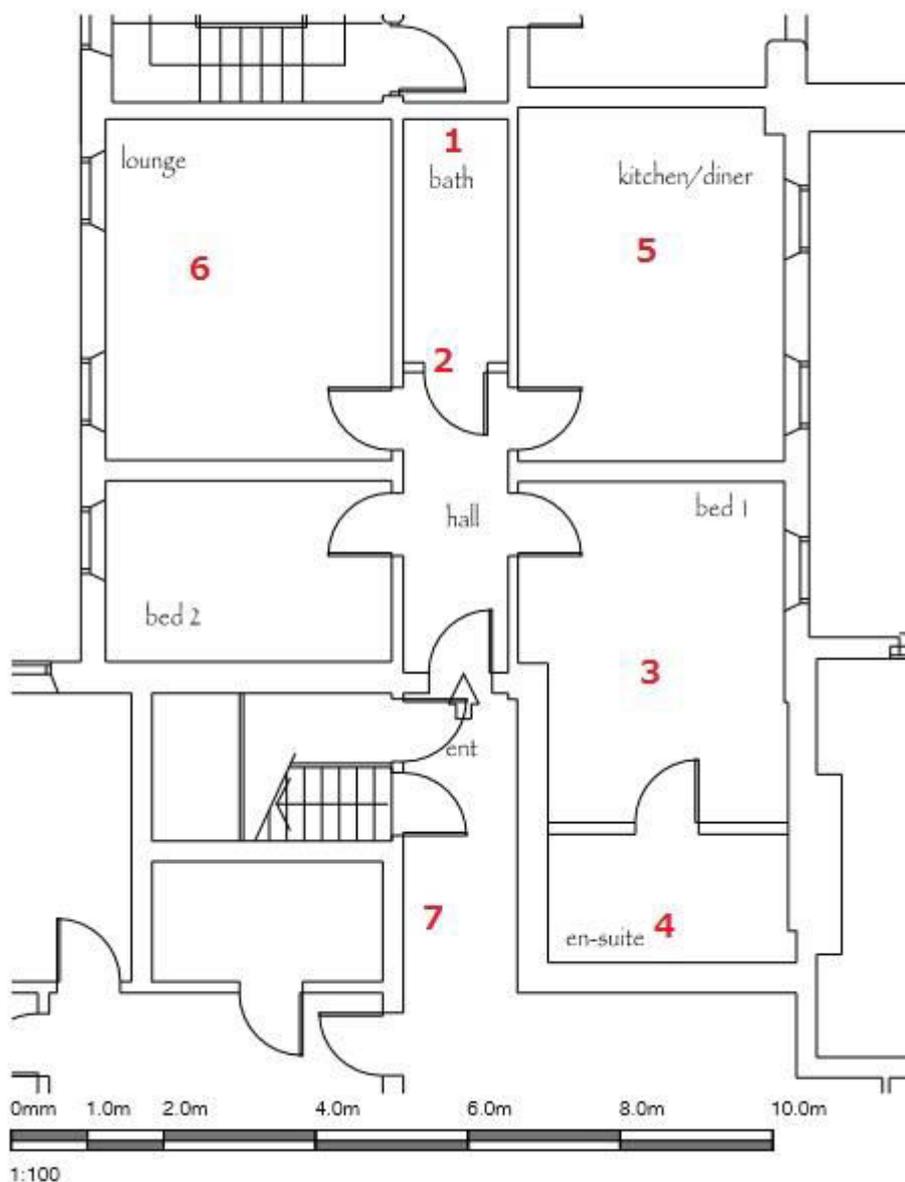
will be blocked (photo 7). The existing internal doorway will be blocked.

Bathroom : A new bathroom will be created adjacent to bedroom 3 and is accessible via a new door from the main corridor (photo 5). The existing doorway will be blocked.

The open plan lounge/dining/kitchen : It will be created by joining five single rooms (photos 3, 4 and 9). The external emergency staircase is to be removed and the escape door replaced with a window. The staircase to the third floor will be removed.

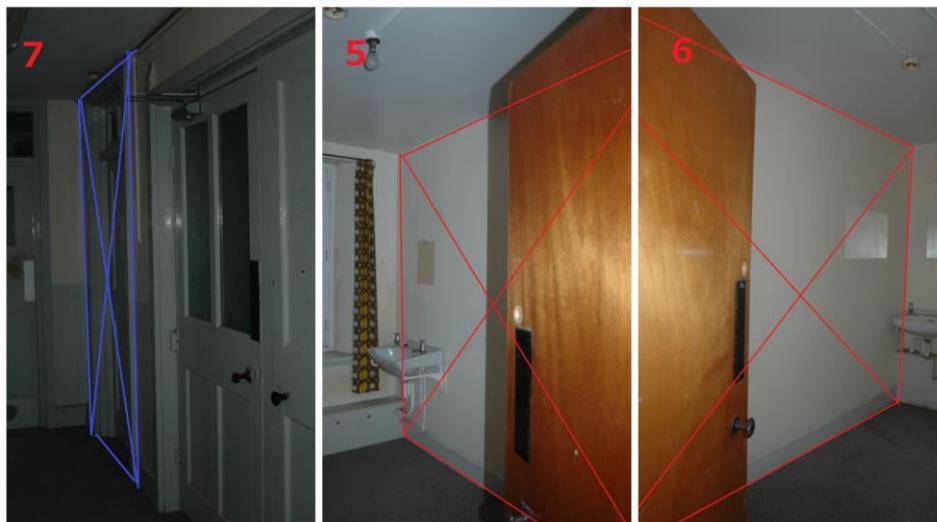


Flat Fourteen (Onyx) - 2 bedrooms, lounge, dining/kitchen and 2 bathrooms (73 sq.m)



The entrance is created adjoining the staircase leading to third floor. The door leading to the bathroom of flat 13 will be blocked (photo 7)

Lounge : The two single rooms next to bedroom 2 will be converted (photo 6). The western doorways will be blocked. .

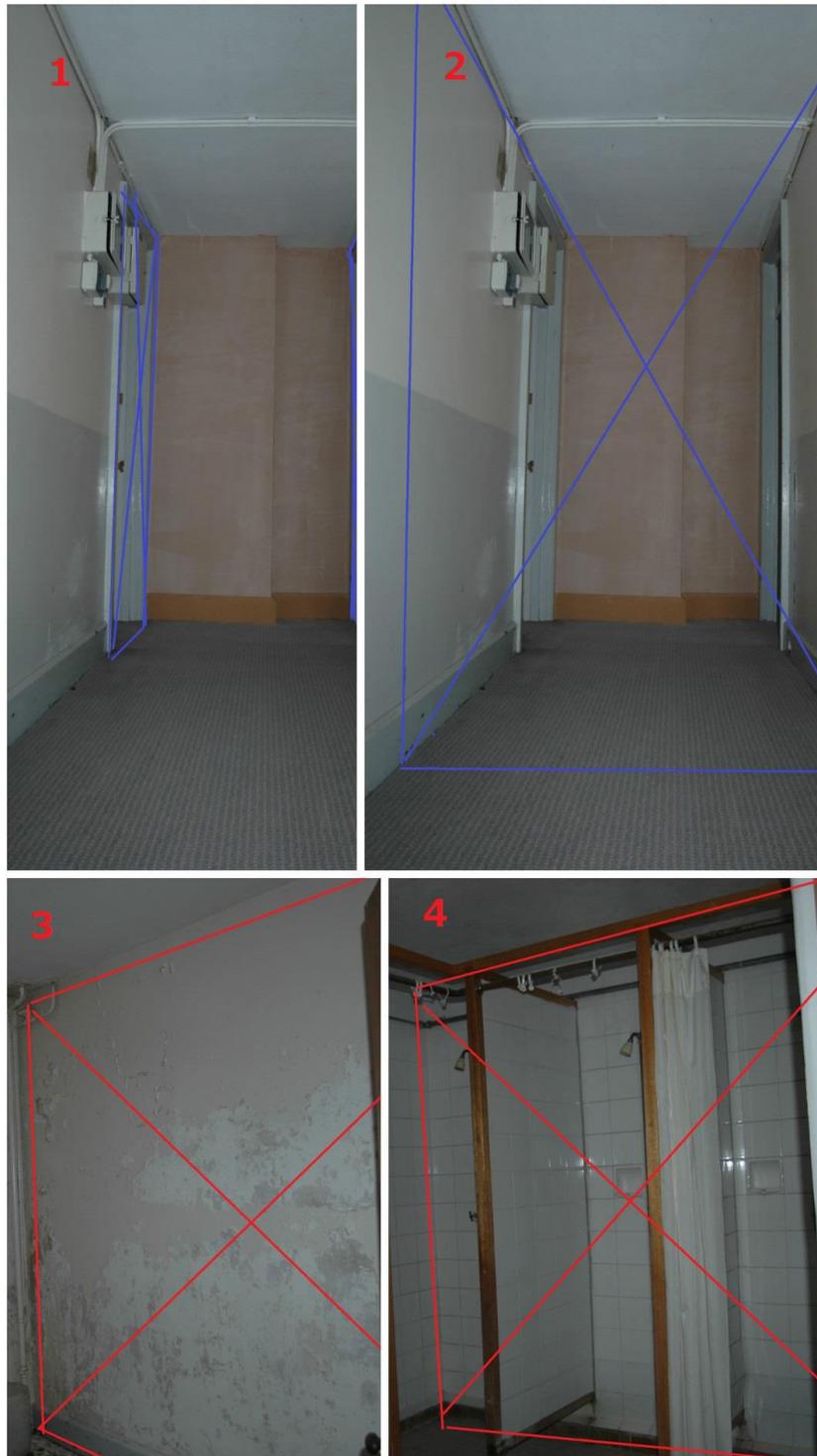


Kitchen/dining : The two single rooms next to bedroom 1 will be converted (photo5). The western doorways will be blocked (photo 1).

Bedroom 1 : It will be created by joining two smaller rooms (photo 3). En-suite bathroom will be created. The two existing doorway in the en-suite area will be blocked (photo 4).

Bedroom 2 : The existing single room next to the lounge will be renovated. .

Bathroom : A bathroom is created at the end of the corridor (photo 2).

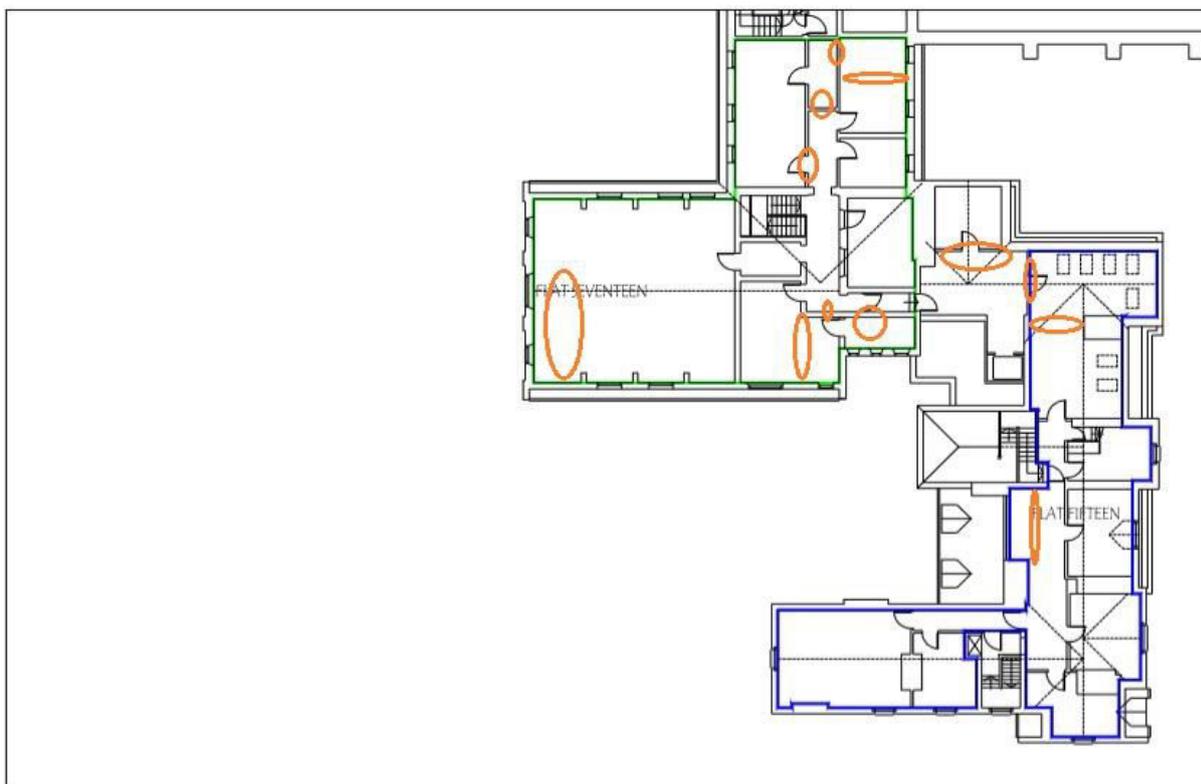


5.3.6 Third Floor Level Conversion

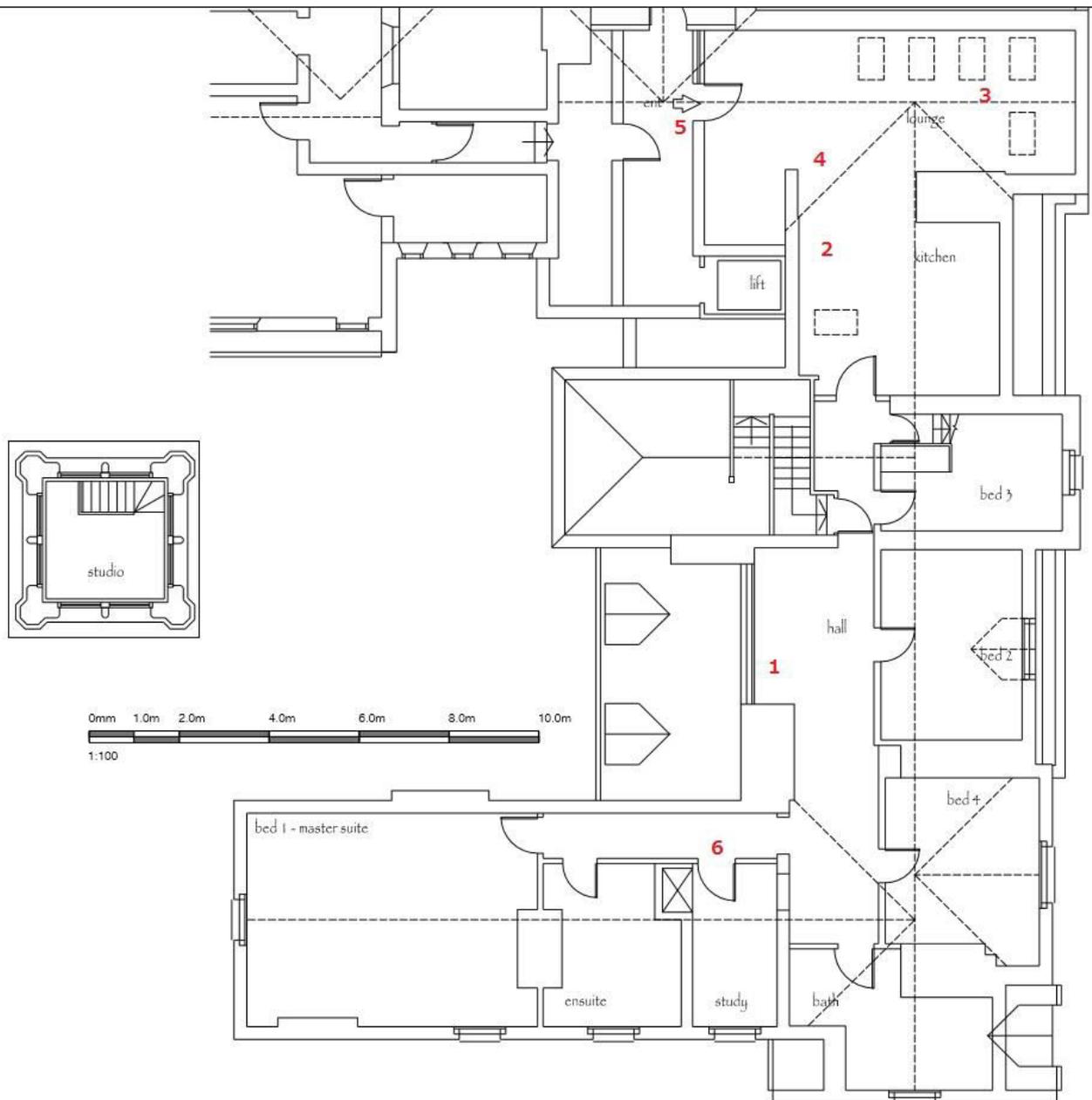
The third floor accommodation is more difficult to convert effectively because this level is accommodated within a range of different roof profiles. At this level, two penthouse flats are proposed. There will be one 3 bedroom and one 4 bedroom flats. The existing rooms have been stripped out and there are no remaining internal features such as architraves etc. contributing to the historic character that justify retention.

It was considered that this level of the building could accept the most internal change without damage to its character.

Some external alterations are proposed. The flat roof section is proposed to be removed and an extended roof built to accommodate the lift, which will be accessible by both flats. The raised roof line will not be visible from outside. A partition wall will be created at the lift landing to form a storage room.



Flat Fifteen (Ruby) - 4 bedrooms, lounge/dining/kitchen, tower room and 2 bathrooms (166 sq.m)



The entrance will be created next to the proposed lift hall (photo 5).

The open plan lounge/dining/kitchen : It will be created in the loft space with 6 roof windows, which will not be visible from the outside. The lounge will be adjacent to the entrance hall with relocated dormer-window and two roof windows. The ceiling height will be used as much as possible. The partition will be removed to create an open space (photos 2, 3 & 4).

Secondary entrance will be created off the main staircase. The main corridor will lead to bedrooms 2, 3 and 4, the tower room and the bathroom. The existing bathroom and toilet will be removed to create wider corrido (photo 1)r.

Tower room : The observation tower with the 360 degrees view will be converted into an entertainment room.

Bedroom 3 : The existing room under the tower room will be converted.

Bedroom 2 : The room next to bedroom 3 will be converted. .

Bedroom 4 : The room next to bedroom 2 will be converted. .

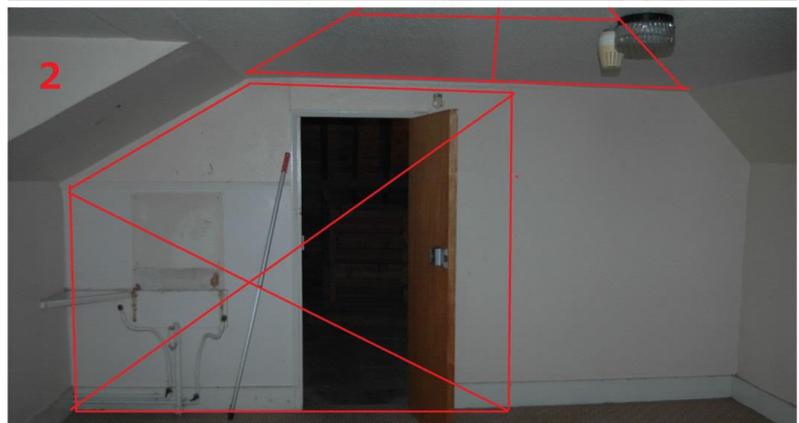
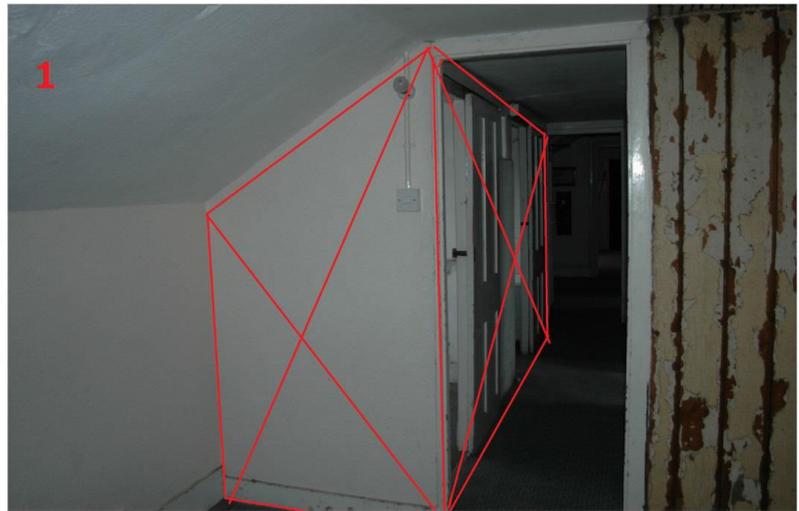
Bathroom 1 : The room next to bedroom 4, at the end of the corridor will be converted.

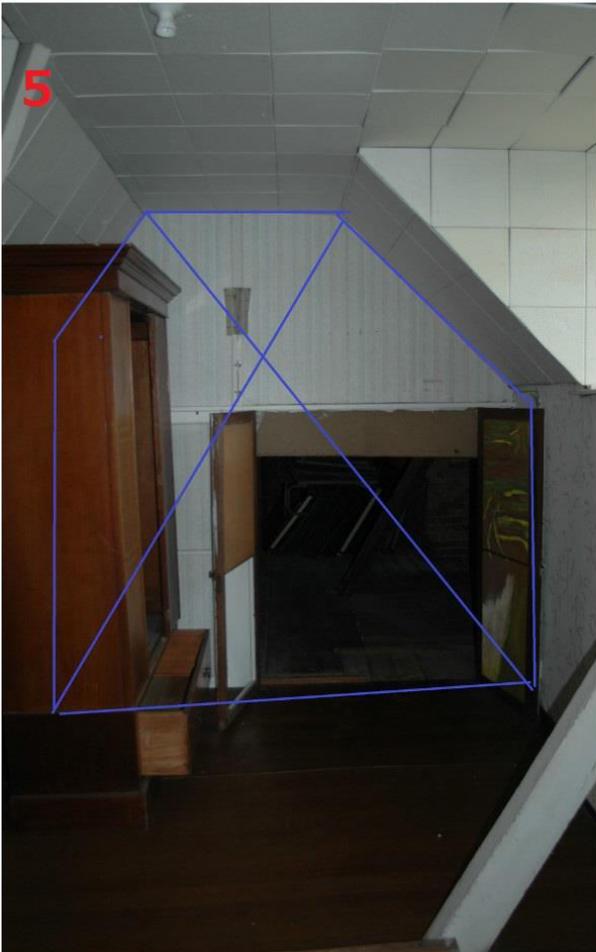
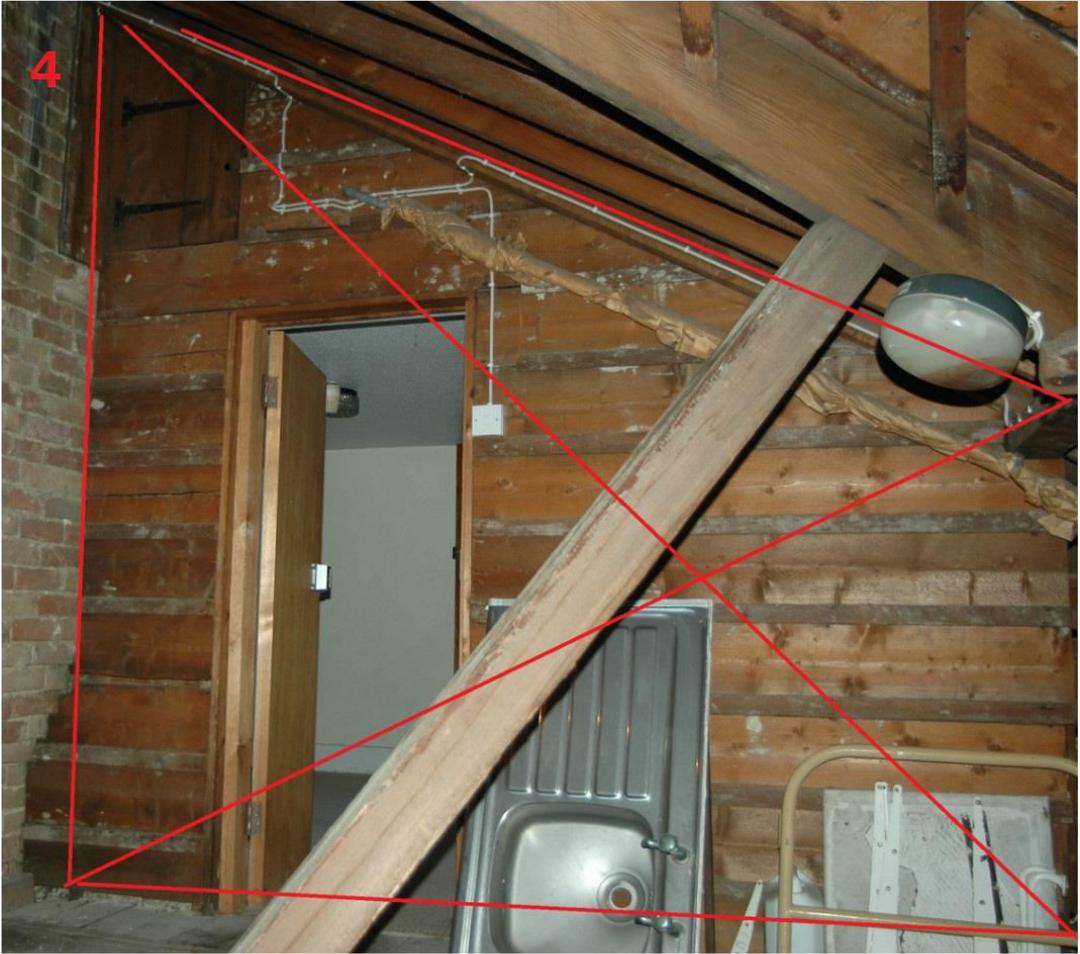
The corridor will continue into the eastern wing through the existing doorway.

The staircase will be removed and replaced with a study (photo6).

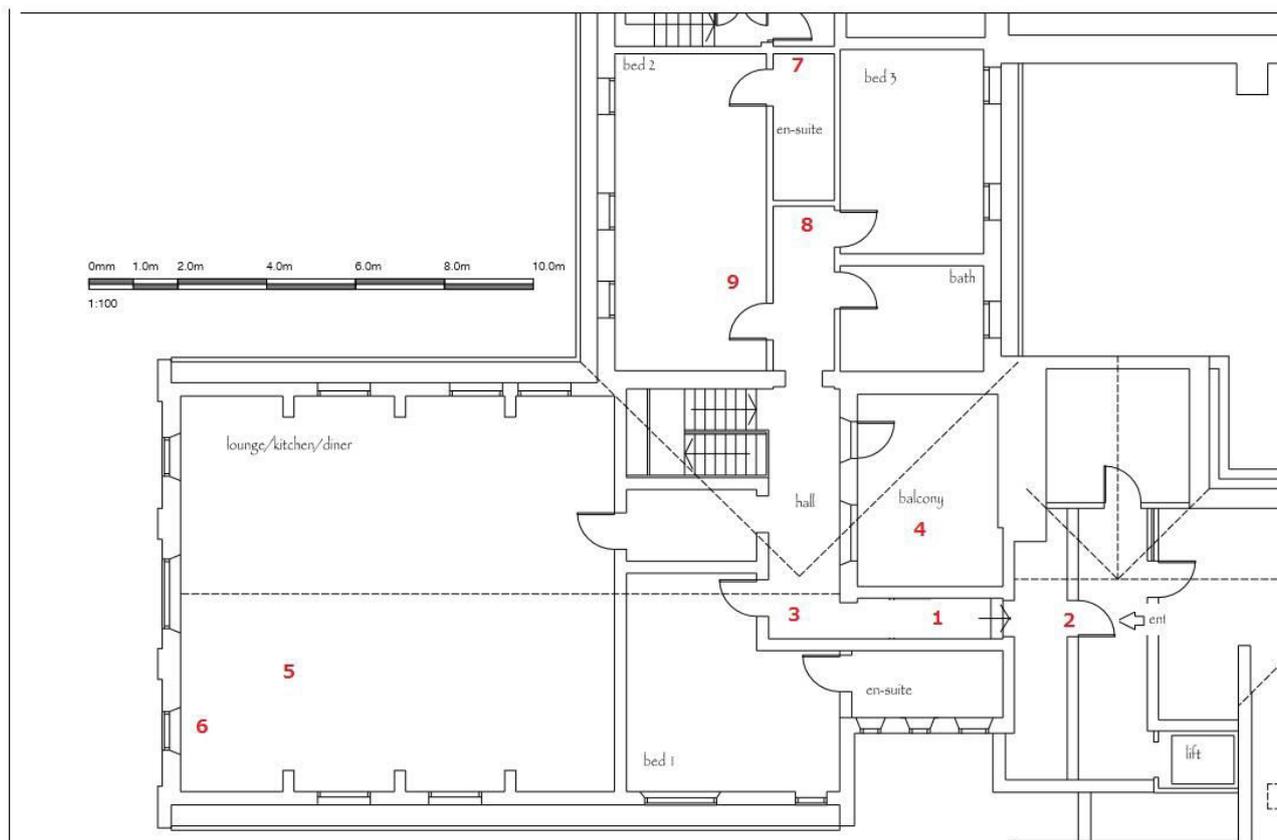
Bathroom 2 : The first room in the eastern wing will be converted.

Bedroom 1 : The large room next to the bathroom 2 will be converted.





Flat Seventeen (Diamond) - 3 bedrooms, open plan lounge/dining/kitchen and 2 bathrooms (200 sq.m)



The flat is located at the rear of the building. The entrance will be via the existing staircase on the second floor. There will be another main entrance via the lift hall.

The whole of the snooker room space and height will be retained and to be converted into an open plan lounge/dining/kitchen. The internal emergency staircase will be removed for more space.

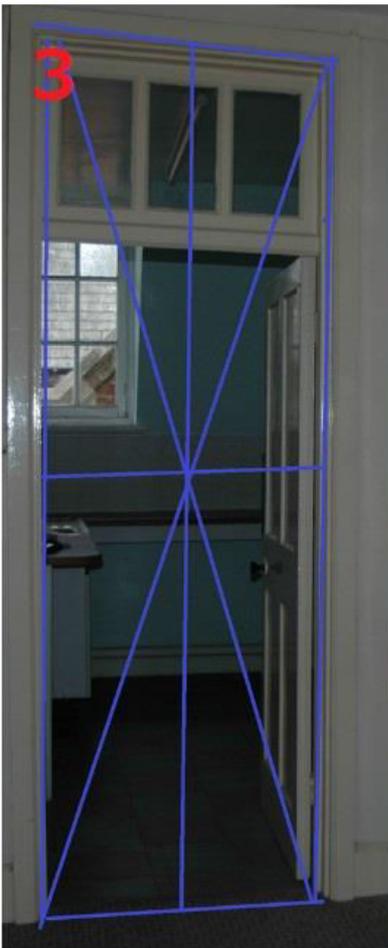
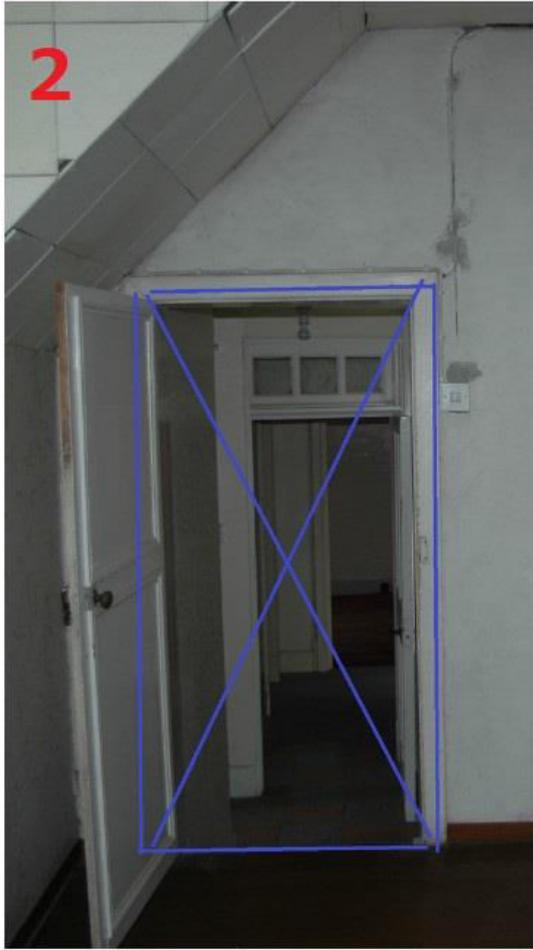
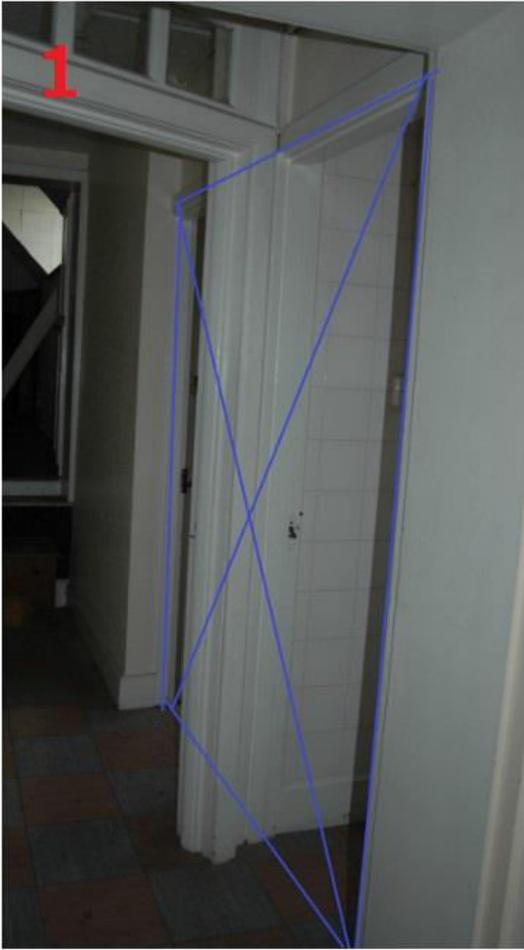
A private internal balcony will be included.

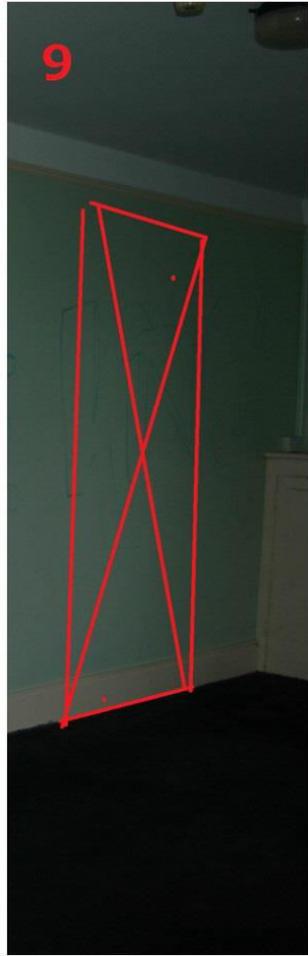
Bedrooms 1 : It will be created by joining a large double room and the adjacent kitchen with an en-suite bathroom. Only one of the four doorways will be retained while the others blocked.

Bedroom 2 : It will be created with an en-suite bathroom in the existing corridor. A new doorway will be created as the entrance.

Bedroom 3 : It will be created by adjoining two smaller rooms in the western side. The western side doorway will be blocked.

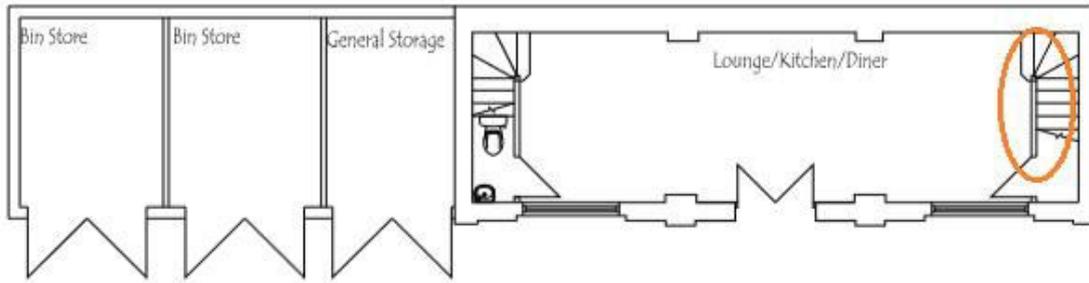
Bathroom : It will be created next to bedroom 3.



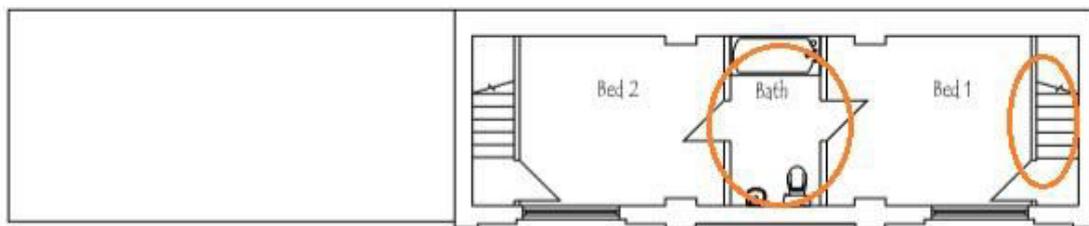


5.4 Conversion of Outbuilding to East Side (The Cottage : 75 sq.m)

This brick built two storey outbuilding has a single aspect and is sited directly on the eastern boundary of the site. The building is brick built with a mono pitched slate roof. Two large window openings at first floor level that are replicated at ground floor level with a decorative brick in-filled arch about these windows and the central doorway. Internally, the building is largely open plan with the internal staircase at the northern end.



P1 Ground Floor Plan
Existing - Annexe 1:100 @ A3



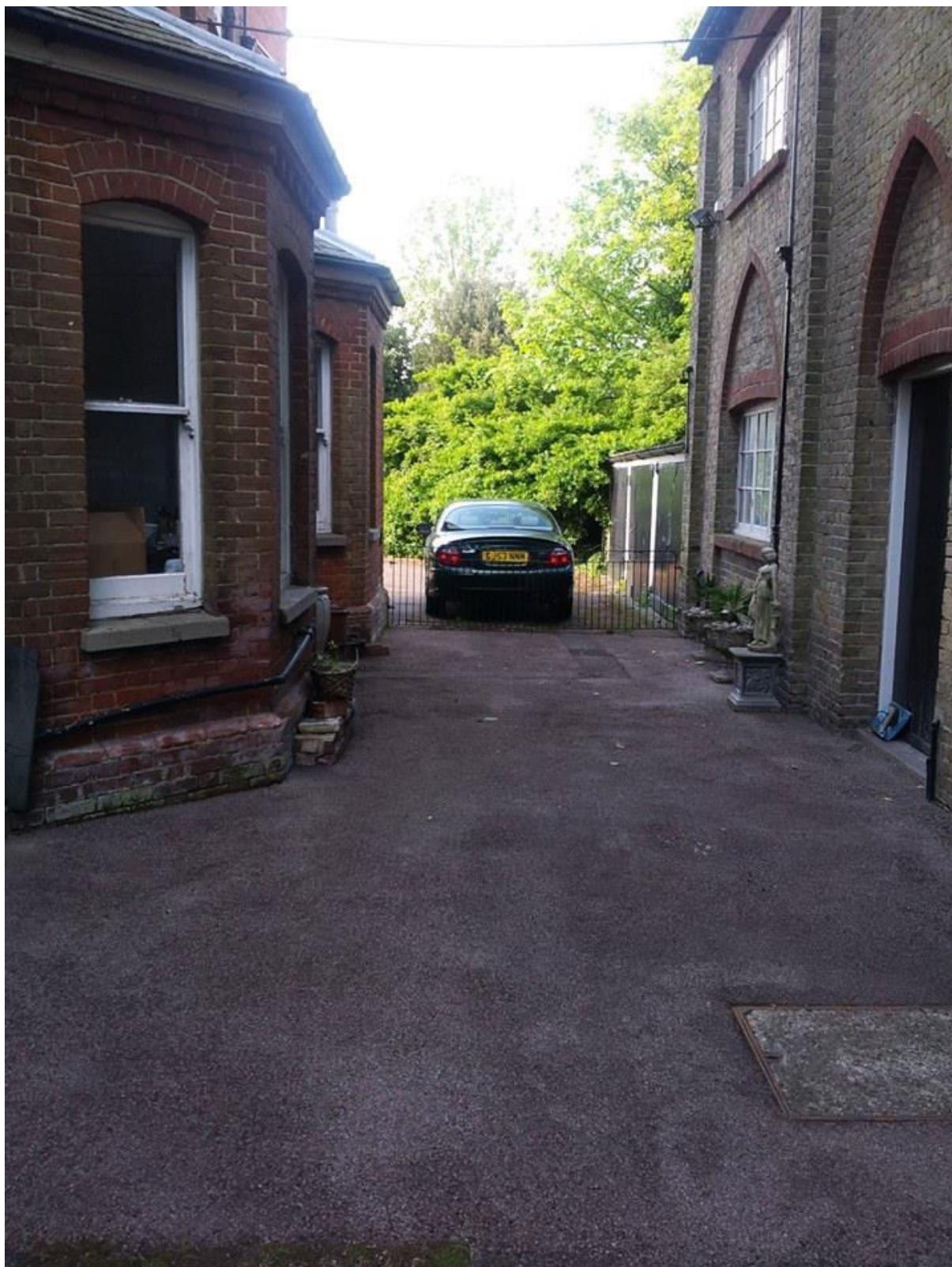
P2 First Floor Plan
Existing - Annexe 1:100 @ A3

It is proposed to convert the building to a detached two bedroom cottage. Subdivision of the internal space has been kept to a minimum by this conversion. The existing staircase and toilet will be retained and a similar staircase is proposed to be created at the other end of the open plan living space on the ground floor. Each staircase will serve its own bedroom on the first floor.

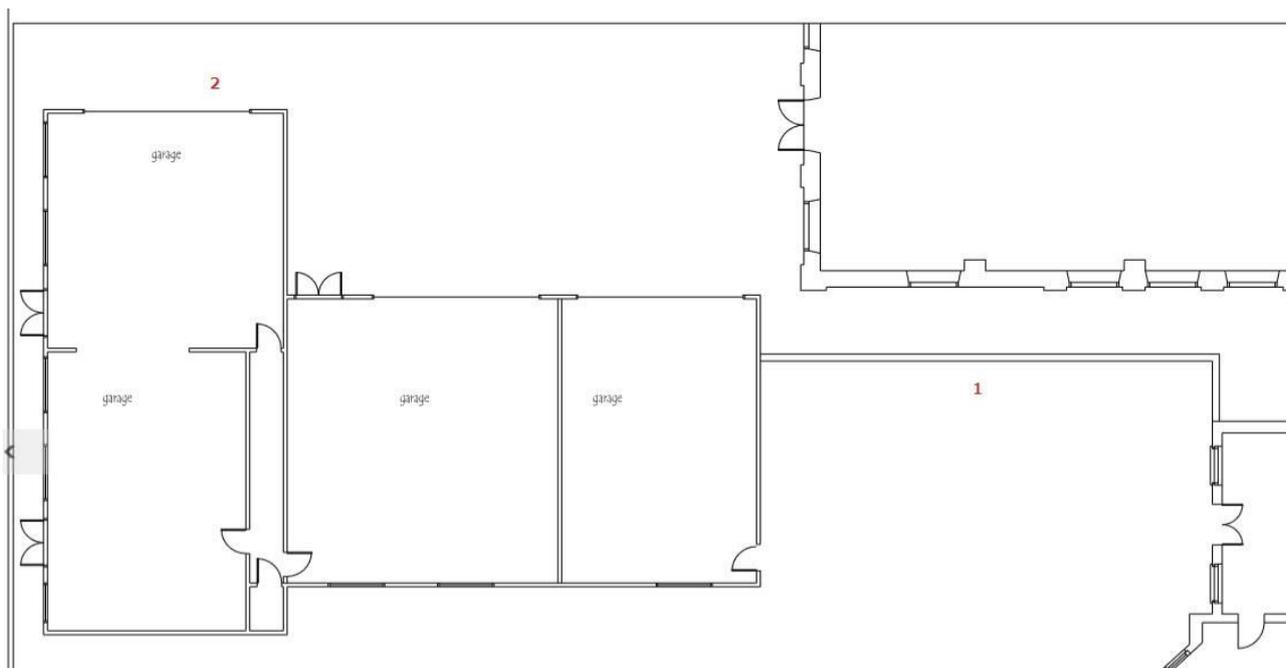


Proposed centralised bathroom on the first floor serves each of the two bedrooms.

No external alterations are proposed by this conversion and the building will be refurbished with existing guttering and roof slates repaired and renewed, existing windows secondary glazed and door joinery made good and painted. These works will improve the appearance of this building.



5.5 Classroom Block - Garage Conversion (250 sq.m/2,690sq.ft)



The corridor and the first section of the classroom block will be demolished to form a sitting area and the rear access to the main building (photo 1). A 7 feet high wooden fence will be built in place of the removed section.

A large section of the block will be retained and converted to form a garaging block, providing spaces for 12 cars. The building will have a new roof covered with dark coloured slates and the wooden walls painted in black. The three large glass panel doors will be placed for the access into the three distinct areas of the block (Photo 2). A new block paved drive will replace the grass in front of the new garage.

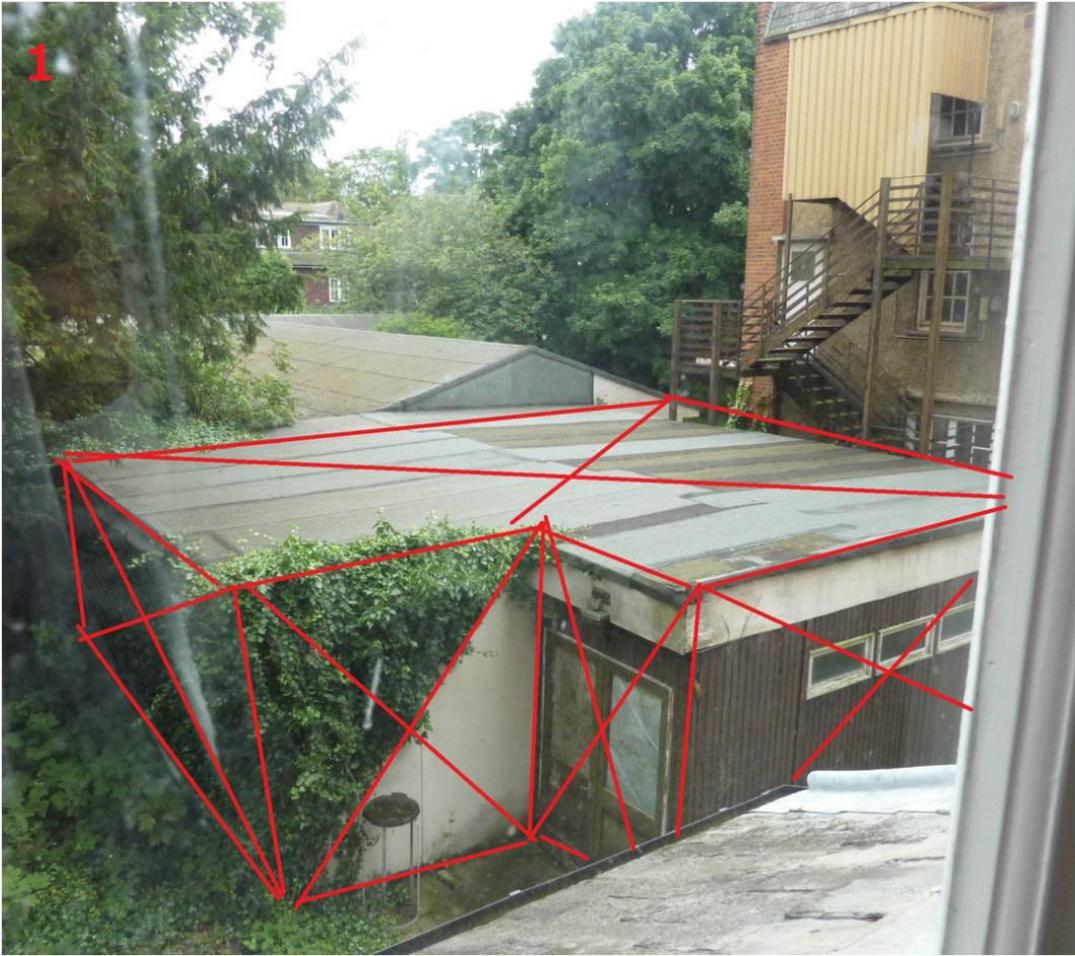


Photo 2 : Three folding doors & block paving to be installed



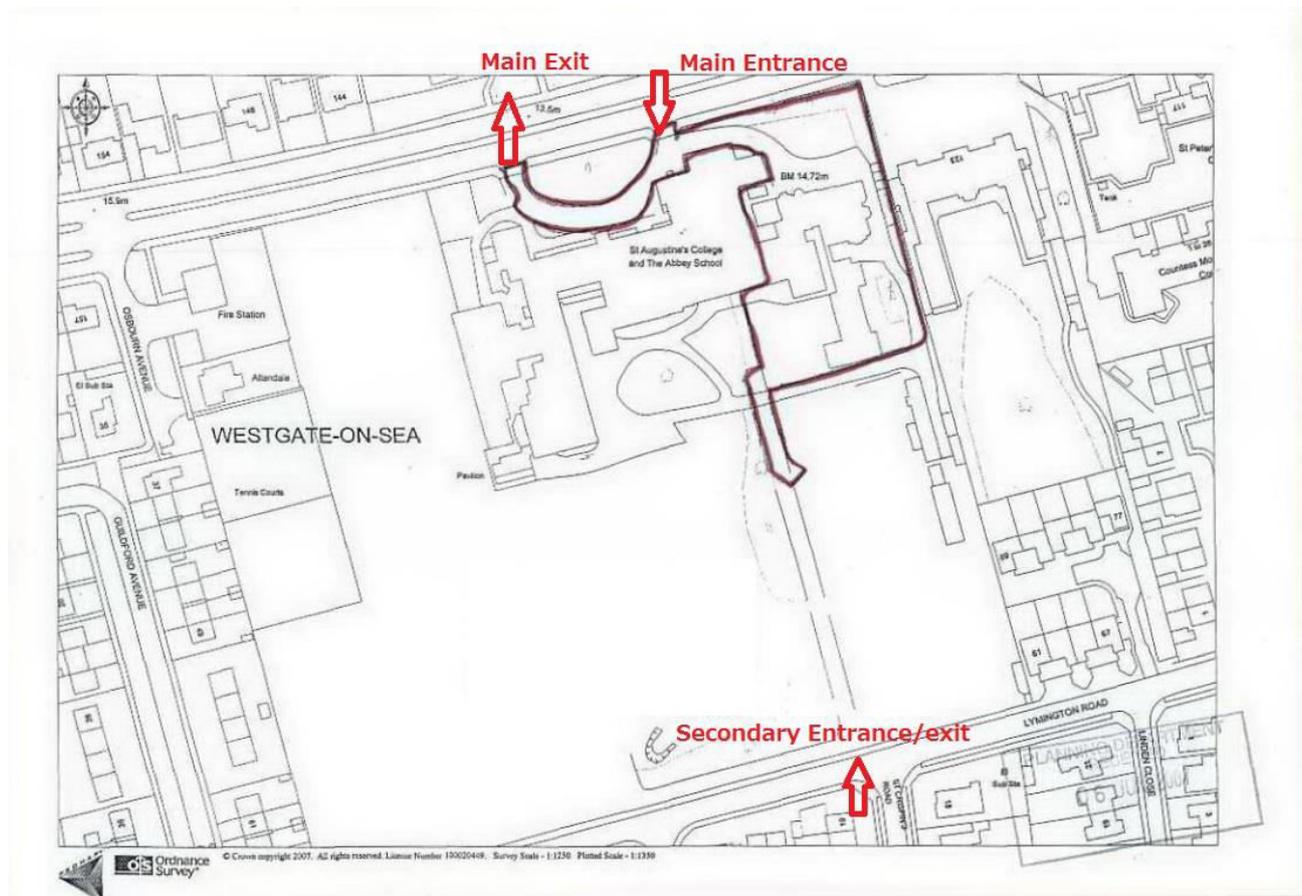
Existing Classroom Block

The proposed garages will have a separate access from Lymington Road via College Gardens.



6. Consideration of impact of the Drives, Gate, Car Parking and Access to the site

From public vantage points, the existing and proposed parking areas are not visible because of the screening effect of the projecting listed chapel building (20 metres forward of Tower House) and the 2.2m brick built boundary wall to the eastern and northern (highway) boundaries.



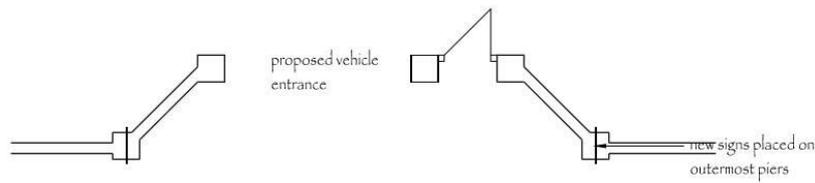
Tower house was traditionally used to accommodate over 100 students and staffs of St. Augustine's college with numerous vehicles coming in and out of the area on a daily basis. As in the previous conversion permission of 2007, no alterations are thought to be required to the accesses.

There is a rear access to the proposed garage block and the back of Tower House from Lymington Road via College Gardens. The red arrows show the main and secondary accesses.

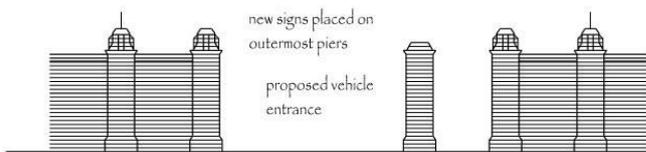


Existing front parking area

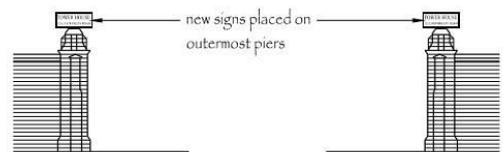
The main access into the site is via the shared entrance of St. Augustine's on Canterbury Road. The exit is the shared exit of St. Augustine's. Two signs are proposed at the main entrance, replacing the existing sign as illustrated.



P1 Site Entrance Signage Plan
Proposed Entrance from Canterbury Road West
1:100 @ A3



E1 Site Entrance Signage Elevation
Proposed Entrance from Canterbury Road West
1:100 @ A3

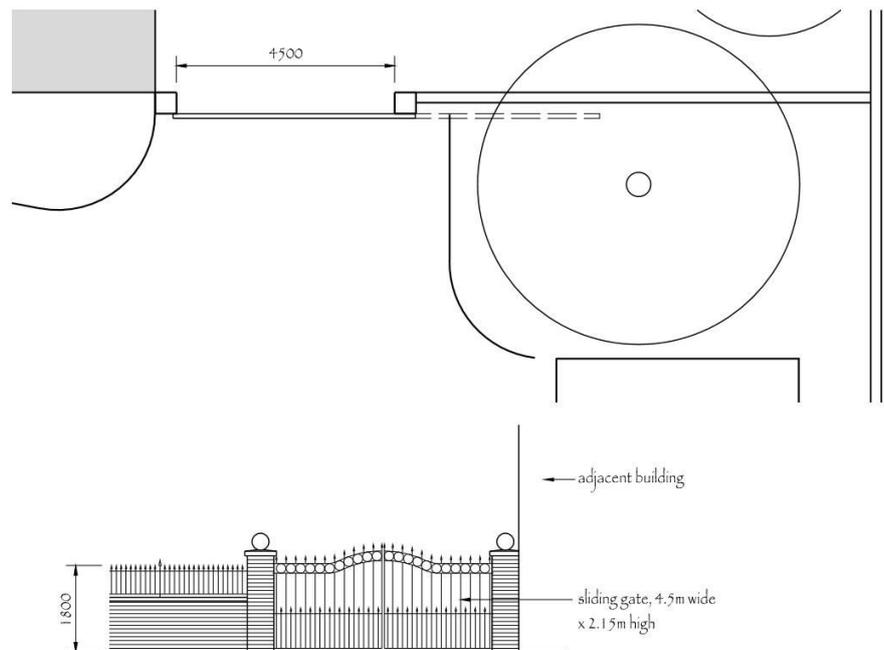


E2 Site Entrance Signage Elevation
Proposed Entrance from Canterbury Road West
1:100 @ A3



existing sign removed

The proposed main iron sliding gate (4.5m x 2.15m) to the site will be electric and controlled by a GSM based intercom, which calls associated telephones numbers. Two brick pillars with lights will be at each end of the gate and a lower brick wall will extend to wall side of the boundary as in the plan to right. Design of the gate will be classical similar to the illustration.



Proposed sliding gate

7. Improvements by the Conversion Works

The conversion works to the building will have no significant external effect on the building's appearance, except for the proposed lift shaft extension on the roof which will not be prominent when viewed from the ground.

It is considered there will actually be a net improvement for five reasons

1. **Removal of fire escape staircase.** The dilapidated and unsightly fire escape (shown right with red area) will be dismantled and removed

2. **Improved classroom block.** The corridor and first section of the classroom block which links back to the rear of Tower House will be demolished. The remaining classroom blocked to be refurbished and converted into garages with slate roof and folding doors, which will improved the appearance.

3. **Restored building exterior.** Roof slates will be reinstated, bricks cleaned & repointed and external joinery made good & painted as necessary. This much needed investment will retain the building in a watertight condition and the appearance will be back to its former glory.

4. **Refined ground.** The grounds will be cleared and maintained. The deteriorated old tarmac driveway will be replaced with sealed block pavement for cars. The communal garden will be landscaped to enhance the ground setting.

5. **Long term protection of the listed site.** Finding a long term residential use for the building will improve the prospects of continued future maintenance and use of this important grade two listed building.



The works to facilitate this conversion propose the minimal loss of original external and internal features. All existing window openings will be retained and only a small amount of external alterations are required.

8. Summary

Tower House is the last portion at the larger former St. Augustine's grounds and buildings, remaining within the applicant's ownership. It has been occupied by the owners since 1997.

The one acre Grade II listed site has the main 4 floor Tower house building, brick outbuilding, 4 garages and classroom block with over 2,550 sq. m (27,500 sq. Ft) of available floor space with over 90 rooms.

Given the number of floors, the size of rooms, the internal layout and the position of the building in the least visible position from the Canterbury Road, it is asserted that a residential conversion is the only realistic way of securing a long term future use of the building. The number of residential units, 13 (including the east side outbuilding) would substitute those lost in the central section of the building under LPA Ref F/TH/05/1332 and the expired permission Ref F/TH/07/0740. The conversion will provide accommodation for approximately 50 residents with 2,230 sq.m (24,000 sq.ft) of floor space. Due to the magnificent external and internal architecture of the main building, the intention is to finish the conversion to the highest standard with designs and fittings suitable to the Victorian building.

Most of the conversion proposal has followed an identification of the main internal features worthy of retention at a pre-application meeting for the previous permission (reference F/TH/07/0740) in 2007 involving the Listed Building Officer, the Building Control Officer and the Fire Officer. Advises and comments in the pre-application meeting report of July 2015 have also been taken into account. A structural engineer was appointed to inspect the building for the conversion and the report shows all proposed changes are feasible. For these reasons, it is believed that the conversion satisfies the guidance in PPG15 (Planning and the Historic Environment) and is consistent with adopted Local Plan Policy.

The internal conversion works are sympathetic, while providing the vital lift to serve the flats. No major external alterations to Tower House are involved except for the extension of the flat roof to accommodate the lift, addition of six roof windows which will not be visible and four drain pipes.

There will be 21 car parking spaces for the residents and their guests in addition to the proposed garage which will accommodate 12 cars.

It is thought there will be a section 106 to be agreed but provision for the social housing is unnecessary as the total number of the units is less than 15.

The residential conversion is thought to be the only way to ensure the continued use and maintenance of this magnificent but deteriorating listed building.

Appendix A – Previous Planning Permissions

Site History printed on 11/06/2007 for application number **F/ TH/ 07/0740** including **Related History**

Site Details:

Location: ST AUGUSTINES COLLEGE, 125 CANTERBURY ROAD, WESTGATE-ON-SEA,
KENT, CT8 8NL
Conservation Area:
Listed Building: Grade II
Grid Refs: 632244 169671 OS Sheet No: TR3269NW

Site History:

| | | |
|-----------------|--|---------------------|
| Application No. | Note | Status: |
| Description | <i>N.B. For further details with regard to compliance with various conditions on OL/TH/03/1038 please refer to letter on file dated 3 March 2005 from the Development Control Manager to Millwood Designer Homes Ltd.</i> | Decision: Dated: |

| | | |
|-----------------|---|---------------------|
| Application No. | Old History | Status: |
| Description | ES/1/63/89 - ADDITIONAL SCIENCE LABORATORIES & CLASSROOMS GRANTED 3/9/63 ES/1/63/89A - EXTENSION TO EXISTING BUILDING TO PROVIDE 2 ADDITIONAL CALSSROOMS GRANTED 25/7/66 ES/1/63/89B - PREFABRICATED EXTENSION TO EXISTING CHILDRENS REFECTORY GRANTED 28/10/68 ES/1/63/89C - TEMPORARY GARAGE GRANTED 13/8/71 ES/1/63/89D - MODIFICATION OF TOILET FACILITIES AND RE- ERECTION OF TIMBER SPORTS PAVILION GRANTED 13/8/71 ES/1/63/89E - SINGLE STOREY BUILDING COMPRISING 4 BEDROOMS AND TOILET BLOCK GRANTED 19/9/72 ES/1/63/89F - RENEWAL OF PERMISSION FOR TEMPORARY GARAGE GRANTED 30/10/72 ES/1/63/89G - RENEWAL OF PERMISSION FOR TEMPORARY GARAGE GRANTED 9/1/74 ES/1/63/89H - PROVISION OF ACCESS FOR VEHICLES FROM LYMINGTON ROAD GRANTED 9/1/74 TH/75/202 - USE OF SCHOOL PLAYINGFIELD AND GROUNDS FOR RESIDENTIAL DEVELOPMENT LAND ADJ. LYMINGTON ROAD WITHDRAWN TH/75/202A - OUTLINE RESIDENTIAL DEVELOPMENT GRANTED 9/1/76 TH/75/202B - RENEWAL OF PERMISSION FOR TEMPORARY GARAGE GRANTED 9/3/76 TH/75/202C - RETENTION OF PREFABRICATED EXTENSION TO EXISTING CHILDRENS | Decision: Dated: |

REFECTORY GRANTED 15/12/78
 844 - PROPOSED EXTERNAL METAL FIRE ESCAPE
 AND INTERNAL TIMBER FIRE STAIRWAY PLUS
 DOORS AND PARTITIONS
 TH/75/202D - ERECTION OF A FIRE ESCAPE
 GRANTED 16/1/81
 TH/75/202E - PROVISION OF AN EXTENSION AND
 STEEL WALKWAY TO FORM FIRE ESCAPE
 GRANTED 11/5/81
 1251 - ALTERNATIVE MEANS OF ESCAPE IN CASE
 OF FIRE AND EXTENSION FOR SAME
 TH/75/202F - ERECTION OF A FIRE ESCAPE
 GRANTED 13/8/81
 1576 - ALTERNATIVE MEANS OF ESCAPE IN CASE
 OF FIRE AND EXTENSION FOR SAME
 1967 - INTERNAL AND EXTERNAL FIRE ESCAPE
 TH/75/202G - PROVISION OF A FIRE ESCAPE
 GRANTED 19/11/81
 2323 - CONSTRUCTION OF A MEZZANINE FLOOR
 TH/82/580 - RENEWAL OF TEMPORARY CONSENT
 FOR 4 CLASSROOMS AND TOILETS GRANTED
 20/10/82
 TH/88/1756 - RENEWAL OF TEMPORARY CONSENT
 RETENTION OF JUNIOR DINING ROOM REF:
 TH/75/202C GRANTED 25/1/89

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| <p>Application No. Note 1 Description N.B: For letter confirming full compliance with Condition 18 of Planning Permission OL/TH/03/1038 please refer to file dated 9th September 2005 from the Development Control Manager to Millwood Designer Homes</p> | <p>Status: Decision: Dated:</p> |
| <p>Application No. F/TH/91/0888 Description ERECTION OF A TWO AND THREE STOREY BUILDING TO FORM A MONASTERY, TOGETHER WITH THE CONSTRUCTION OF A NEW ACCESS TO LYMINGTON ROAD</p> | <p>Status: DEC Decision: Granted Dated: 31/01/1992</p> |
| <p>Application No. RN/TH/92/0721 Description RENEWAL OF TEMPORARY CONSENT FOR RETENTION OF 4 CLASSROOMS</p> | <p>Status: DEC Decision: Granted Dated: 11/11/1992</p> |
| <p>Application No. L/TH/98/0181 Description INSTALLATION OF 2 LIFTS AND WC ACCOMMODATION</p> | <p>Status: DEC Decision: Granted Dated: 16/04/1998</p> |
| <p>Application No. L/TH/98/0182 Description INTERNAL ALTERATIONS</p> | <p>Status: DEC Decision: Granted Dated: 16/04/1998</p> |
| <p>Application No. F/TH/98/0291</p> | <p>Status: DEC</p> |

| | | |
|-----------------|---|--|
| Description | CHANGE OF USE OF PART OF BUILDING TO RESTAURANT AND TEA ROOM | Decision: Granted Dated: 07/05/1999 |
| Application No. | L/TH/98/0382 | Status: DEX |
| Description | INTERNAL ALTERATIONS TO CREATE NEW OPENING BETWEEN EXISTING SENIOR BOYS REFECTORY AND PROPOSED TEA ROOM | Decision: Dated: 13/04/1999 |
| Application No. | L/TH/99/0449 | Status: DEX |
| Description | INSTALLATION OF NEW DOORS AND WINDOWS IN EXISTING OPENING TO DINING ROOM AND CONSTRUCTION OF PATIO AREA | Decision: Dated: 12/07/1999 |
| Application No. | L/TH/99/0643 | Status: WDN |
| Description | INTERNAL ALTERATIONS INCLUDING ERECTION OF PARTITION WALLS NEW DOOR OPENINGS, DEMOLITION OF EXISTING WALLS AND ERECTION 2 NO FIRE ESCAPE STAIRCASES TO THE REAR AND SITING OF 2 NO POLE MOUNTED SIGNS AND 2 NO FLAG POLES | Decision: Withdrawn Dated: 16/10/2001 |
| Application No. | F/TH/99/0644 | Status: DEC |
| Description | PART CHANGE OF USE OF SCHOOL TO HOTEL PROVIDING 21 BEDROOMS, STAFF ACCOMMODATION, ADMINISTRATIVE FACILITIES AND CAR PARK ON EXISTING PLAYING FIELD | Decision: Granted Dated: 08/12/1999 |
| Application No. | A/TH/99/0717 | Status: DEC |
| Description | 4 No. EXTERNALLY ILLUMINATED POLE MOUNTED SIGNS AND 2 No. FLAG POLES AND CREST HUNG ABOVE MAIN ENTRANCE DOOR | Decision: Granted Dated: 22/12/1999 |
| Application No. | L/TH/99/0951 | Status: DEC |
| Description | INSERTION OF NEW INTERNAL KITCHEN DOOR | Decision: Granted Dated: 22/12/1999 |
| Application No. | F/TH/00/0427 | Status: DEC |
| Description | CHANGE OF USE OF 4 ROOMS INTO CONFERENCE FACILITIES | Decision: Granted Dated: 29/06/2000 |
| Application No. | F/TH/00/0675 | Status: DEC |
| Description | CONVERSION OF PART OF TOWER HOUSE INTO HOTEL BEDROOM SUITES | Decision: Granted Dated: 14/09/2000 |
| Application No. | L/TH/03/0507 | Status: DEC |
| Description | Demolition of single-storey temporary construction buildings adjoining the west elevation of the former St. | Decision: Granted Dated: 02/07/2003 |

Augustine's College building

| | | | |
|-----------------|---|-----------|-------------------------------|
| Application No. | OL/TH/03/1038 | Status: | DEC |
| Description | Residential development of the grounds of St. Augustine's College | Decision: | Granted |
| | | Dated: | 16/08/2004 |
| Application No. | L/TH/03/1155 | Status: | DEC |
| Description | Internal alterations within part of existing building to facilitate conversion into a total of 20 No. units of accommodation and removal of external fire escape staircase, together with alterations to external fenestration arrangement | Decision: | Granted |
| | | Dated: | 16/08/2004 |
| Application No. | F/TH/03/1156 | Status: | DEC |
| Description | Change of use and conversion of first, second and third floors of existing building to provide a total of 20 No. units of self-contained residential accommodation together with the erection of a single-storey pitched roof timber bin/cycle store, associated parking and landscaping | Decision: | Granted |
| | | Dated: | 16/08/2004 |
| Application No. | A/TH/04/1308 | Status: | DEC |
| Description | Erection and display of two freestanding advertisement hoardings, one fronting Canterbury Road and one fronting Lymington Road | Decision: | Not Proceeded With |
| | | Dated: | 28/01/2005 |
| Application No. | R/TH/03/0506 | Status: | DEC |
| Description | Erection of 19 dwellings with associated access roads and car parking, within the grounds of St. Augustine's College, and the creation of a new vehicular access onto Lymington Road being details pursuant to Outline Planning permission reference OL/TH/03/1038 | Decision: | Granted |
| | | Dated: | 22/12/2004 |
| Application No. | A/TH/04/1650 | Status: | DEC |
| Description | Erection and display of 2 No. stack boards fronting Canterbury Road and 2 No. hoardings fronting Lymington Road | Decision: | Granted |
| | | Dated: | 15/02/2005 |
| Application No. | S1/TH/03/1038 | Status: | DEC |
| Description | Submission of details attached to planning permission reference OL/TH/03/1038 pursuant to Conditions 19(3), (4), (5) and (6) (soft landscaping) and Condition 21 (landscape management plan), with regard to Phase One of the St Augustine's development permitted under planning reference R/TH/03/0506. | Decision: | Granted |
| | | Dated: | 27/01/2005 |
| Application No. | S2/TH/03/1038 | Status: | REG |
| Description | Submission of details attached to planning permission reference OL/TH/03/1038 pursuant to Condition 8 (means of foul and surface water disposal), with regard to Phase One of the St Augustine's development permitted under planning reference R/TH/03/0506. | Decision: | Delegated to Planning Officer |
| | | Dated: | |
| Application No. | R/TH/05/0245 | Status: | DEC |
| Description | Erection of 19 dwellings with associated roads, car parking and access being details pursuant to outline planning permission reference OL/TH/03/1038 | Decision: | Granted |
| | | Dated: | 01/12/2005 |
| Application No. | S1/TH/03/0507 | Status: | DEC |

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| Description | Submission of details pursuant to Condition 2 (restoration works and making good where the building to be demolished abuts the remaining building) and Condition 3 (groundworks) | Decision: Granted Dated: 18/05/2005 |
| Application No. | A/TH/05/0959 | Status: DEC |
| Description | Erection and display of 2 free standing advertisement boards fronting Lymington Road | Decision: Granted Dated: 07/09/2005 |
| Application No. | F/TH/05/1332 | Status: DEC |
| Description | Change of use of first and second floors to office use with the provision of associated parking | Decision: Granted Dated: 21/02/2006 |
| Application No. | L/TH/05/1331 | Status: DEC |
| Description | Internal alterations in connection with change of use of first and second floors to office use | Decision: Granted Dated: 21/02/2006 |
| Application No. | A/TH/05/1432 | Status: DEC |
| Description | Erection of hoarding facing Canterbury Road and two flag poles behind hoarding | Decision: Granted Dated: 05/01/2006 |
| Application No. | F/TH/05/1515 | Status: DEC |
| Description | Erection of boundary wall and gates | Decision: Refused Dated: 30/01/2006 |
| Application No. | L/TH/05/1567 | Status: DEC |
| Description | Erection of boundary wall and gates | Decision: Refused Dated: 30/01/2006 |
| Application No. | A/TH/06/0067 | Status: DEC |
| Description | Continued display of externally illuminated hoarding to front boundary wall following alterations to the paint work and illumination. | Decision: Granted Dated: 12/04/2006 |
| Application No. | F/TH/06/0610 | Status: DEC |
| Description | Erection of railings and gates | Decision: Granted Dated: 17/07/2006 |
| Application No. | L/TH/06/0611 | Status: DEC |
| Description | Erection of boundary wall and gates | Decision: Granted Dated: 17/07/2006 |
| Application No. | R/TH/06/1118 | Status: DEC |
| Description | Application for Approval of reserved matters pursuant to Outline permission No. OL/TH/03/1038 for the erection of 38 dwellings. | Decision: Refused Dated: 19/12/2006 |
| Application No. | R/TH/06/1235 | Status: DEC |
| Description | Reserve matters pursuant to outline consent OL/TH/03/1038 - erection of 19 dwellings to the south of main college building (phase 3) | Decision: Granted Dated: 24/05/2007 |

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| Application No. | F/TH/07/0041 | Status: | WDN |
| Description | Change of use of Tower House and outbuilding to 20no. self-contained flats and erection of two-storey building with accommodation in the roof space to form 5no. self-contained flats and associated parking | Decision: | Withdrawn |
| | | Dated: | 16/04/2007 |
| Application No. | L/TH/07/0136 | Status: | DEC |
| Description | Application for listed building consent for internal alterations to facilitate conversion of Tower House and outbuilding to flats, and demolition of rear classroom block | Decision: | Granted |
| | | Dated: | 29/03/2007 |
| Application No. | R/TH/07/0419 | Status: | DEC |
| Description | Reserved matters application for the erection of 38 dwellings with associated landscaping, roads and other infrastructure being details pursuant to outline planning permission OL/TH/03/1038 (Phases 1A and 5) | Decision: | Granted |
| | | Dated: | 08/06/2007 |
| Application No. | F/TH/07/0740 | Status: | REG |
| Description | Change of use of Tower House and outbuilding to 20No. self-contained flats and associated parking and landscaping | Decision: | Delegated to Planning Officer |
| | | Dated: | |

Related site:

Address: 10, ST AUGUSTINES PARK, WESTGATE-ON-SEA, CT8 8EN
Land Parcel Ref: 72760 Relation: OUT

Related Site History:

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|-----------------|---------------------------------|-----------|-------------------------------|
| Application No. | F/TH/07/0553 | Status: | REG |
| Description | Erection of a rear conservatory | Decision: | Delegated to Planning Officer |
| | | Dated: | |

Appendix B - Feasibility of Proposed Structural Alterations



CONSULTING CIVIL & STRUCTURAL ENGINEERS

EPS Design (Technical Services) Ltd.
Registered Address: 20-22 Wenlock Road, London, N1 7GU
Correspondence Address: 40 Mountbatten Way, Brabourne Lees, Ashford, Kent, TN25 6PZ
Director: Eur Ing Graham Harris BSc(Hons), CEng, MICE
Email: graham@epsdesign.co.uk
Telephone: 07568 168319
Website: epsdesign.co.uk

Dr Masayuki Otani
125 Canterbury Road
Westgate-on-Sea
Kent

By email only to: massotani@gmail.com

Your Ref :
Our Ref : TS529

24 February 2016

Dear Dr Otani

125 Canterbury Road, Westgate-on-Sea, Kent Feasibility of Proposed Structural Alterations

Introduction

We write further to our visit to the above property on 22 February 2016. The purpose of the visit was to inspect the building and advise on the feasibility of a number of proposed alterations from a structural engineering perspective.

Limitations and Exclusions

The inspection was limited to the four specific areas discussed below and did not extend to the assessment of any other part of the property. The inspection was not a 'building survey' of the type normally carried out by Building Surveyors and does not therefore cover any defects there may be in structural and non-structural materials including, but not limited to, steel, concrete, timber, masonry and plastered finishes. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such parts of the property are free from defect. Furthermore we have not inspected or considered defects related to damp, rot or mould, nor for any deleterious or toxic materials such as high alumina cement or asbestos, and are therefore unable to report that the building is free from risk in these respects.

The inspection was visual only. No intrusive investigations were carried out, including the 'opening-up' of hidden structural elements, trial pits to investigate foundations and the surveying or testing of drains, nor was access available to the adjoining properties. No dimensional measurements, including by means of level and verticality surveys, were taken except where specifically mentioned below.

The findings and recommendations of this report are therefore limited to that which could reasonably be inferred from visual inspection alone. No responsibility can be taken for other defects which were either not visible or not evident without dimensional measurements or intrusive investigation.

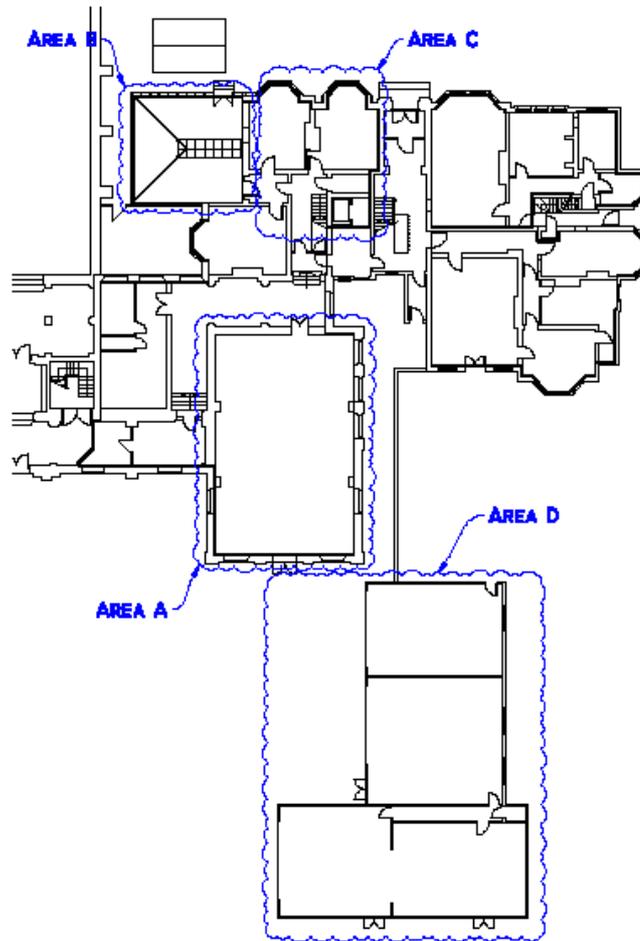
Background

The main part of the building has up to five storeys with a basement under part. It is attached to the adjacent property, which is a similar sized building, and to a single storey outbuilding at the rear. The main part of the building appeared to be of conventional construction with timber roofs, timber first, second and third floors, concrete ground floors except over the basement which were timber, and solid masonry external walls. The outbuilding is of timber-framed construction, including timber roof trusses, and has concrete ground floors. The photographs below show the front and rear elevations of the main building.



Extent of Inspection

Four specific areas were inspected. These have been called Areas A to D for reference purposes only and are located where shown on the plans below. No parts of the building outside these areas were inspected.



Area A

At ground floor level there is a single room approximately 14m x 9m in plan (photograph below).



The first and second floors are divided into rooms off a central corridor. The third floor is open over two-thirds of the area (photograph below) with a stairwell in one corner and another stairwell and other rooms in the remainder, sub-divided by partitions which appear to be non-loadbearing timber.



As far as can be seen from limited opening-up, it would appear that the roof, which is part vaulted and part flat, spans between the external side walls. The first, second and third floors are all timber and appear to span between the walls at each end of this area and internal loadbearing walls which are directly above the two downstand beams which can be seen in the ground floor ceiling. All other walls at first, second and third floor levels appear to be non-loadbearing and of timber stud construction. The two downstand beams appear to be supported on substantial masonry piers within the masonry external side walls.

Our understanding of the proposal is that the rooms at first and second floor will be partly reconfigured. This mainly involves changes to non-loadbearing and lightweight stud partitions but also the formation of four new openings in the internal loadbearing masonry walls, one at first floor level and three at second floor level. At third floor level only the addition of one non-loadbearing lightweight stud partition is envisaged. We would need to see detailed proposals and assess the proposed changes in detail to satisfy Building Control requirements, but our view at this stage is that the proposed changes would not significantly alter the way in which the structure works. In general the loads on existing structural elements will remain the same or may decrease slightly. There are a few areas where a slight increase in loading may occur, but it should be possible to provide measures to address the increase or determine that it is not significant. It will not be possible to justify the existing beams, piers, foundations etc. by calculation without very extensive opening-up, but we consider it reasonable to assume that the structure can be considered as adequate provided that the loading is not increased, or if it is increased slightly in parts by only a small amount.

Area B

This area is a single storey timber-framed conservatory structure, attached to the main building, as shown in the photographs below:



The structure appears to be stable and undistorted but is in poor condition with much rot, damp and deterioration evident, seemingly mainly related to water ingress.

It appears that some remedial work has been carried out in the past, notably the introduction of a steel beam under one of the two timber beams along the sides of the lantern light. The horizontal steel angles between the two slender steel posts may also have been added post-construction, possibly due to concerns about the slenderness of these posts which are about 3.9m high and only about 60mm in diameter.



Our view is that the existing structure would be unlikely to satisfy Part A (Structure) of the current Building Regulations, not least because of the slender posts and overall stability issues. However the conservatory has clearly stood for many years with no major signs of structural distress apart from the apparent addition of a remedial steel beam. If the decay and deterioration can be addressed we see no reason why the structure should not be retained, although we would suggest the addition of another steel beam to the lantern to match the one already installed. We assume that the existing single glazing will not be replaced with double or other heavier glazing as this would clearly be a significant additional load that the structure would be unlikely to be able to support.

Area C

This area includes the installation of a lift up to the third floor and alterations to an existing roof void to form a new room.

We understand that the lift being considered will be supported at its base, probably on a reinforced concrete slab or lift pit. All vertical load will therefore be transferred down to foundation level and should not need to be supported on the existing structure. A substantial masonry wall exists at all levels adjacent to the lift location which will probably be suitable for fixing guide rails etc. to and for lateral stability of the lift. This wall, and a corresponding one on the other side of the rooms into which the lift will be introduced, can be used to support the floors and their trimming around the lift well and openings. Alterations will be required to the roof structure at the top of the lift as its position conflicts with the existing dormer window shown in the photograph below.



Opening-up and survey work is required to establish how the existing roof structure is arranged in this area, so as to enable the design of a suitable trimming or other support arrangement.

The nearby roof void and roof structure is shown in the photograph below:



In its current configuration this area is unsuitable for use as a habitable room due to the large number of purlins, struts, ties and binders which intrude into the space. The rafters, and probably also the ceiling joists, will need to be replaced or strengthened with additional timbers to suit insulation and other details and to strengthen them for the additional loads and altered configuration. We envisage a series of ridge and valley beams supported off the gable walls and the chimney which would allow all the internal timbers to be removed.

We therefore conclude that this area is structurally suitable for the alterations proposed, subject to further survey and detailed design.

Area D

This area comprises a pitched roof single storey 'T' shaped outbuilding, currently linked to the main house by a further single story building which is to be demolished, as shown in the photograph below.



The structure comprises a felted roof supported by fibre board sarking spanning between proprietary low pitch timber trusses. The trusses are supported off external and internal timber stud walls. The ground floors are tiled and assumed to be ground-bearing concrete slabs.

The general condition of the structure is poor and water ingress was seen in several places. Parts of the roof and ceiling have collapsed, as shown in the photograph below.



The ground floor slabs appeared to be in reasonable condition and suitable for retention, subject to the loading to be applied to them.

We believe that the existing structure can be retained, provided that all elements damaged directly or indirectly by water ingress are repaired or replaced, and that any replacement roof covering does not exceed the weight of the materials currently being supported. The truss nail plate connections also need to be inspected to ensure that they have not corroded.

We understand that the intention is to form openings in the external for folding doors which will be up to 4.8m wide. This can be achieved with steel 'goal post' frames (beams with supporting posts at each end) to support the roof and folding doors, as well as providing additional lateral stability. Pad foundations under each post may be required, depending on the details of the existing foundations and ground conditions.

Conclusions

Based on these visual observations, our view is that all of the proposed alterations are likely to be structurally feasible. This assumes that opening-up to determine details of the existing structure confirms the assumptions we have made from our visual observations.

Recommendations

Further investigations are needed to establish the details needed for detailed design. These should include:

1. Opening up to establish the location, span, details etc. of all existing structural members in the areas to be being altered, or where additional loads may be imposed due to change of room use.
2. Trial pits to establish details of the existing foundations to the single storey outbuilding (Area D) and ground conditions, sufficient to enable checking of the existing foundations for the additional posts loads and the design of new pad foundations if necessary.
3. A survey to check for the possible presence, location and type of asbestos and high alumina cement.

Please do not hesitate to contact us if you have any queries or need any further advice.

Regards

Graham Harris



Eur Ing Graham Harris BSc(Hons), CEng, MICE