Design Thesis

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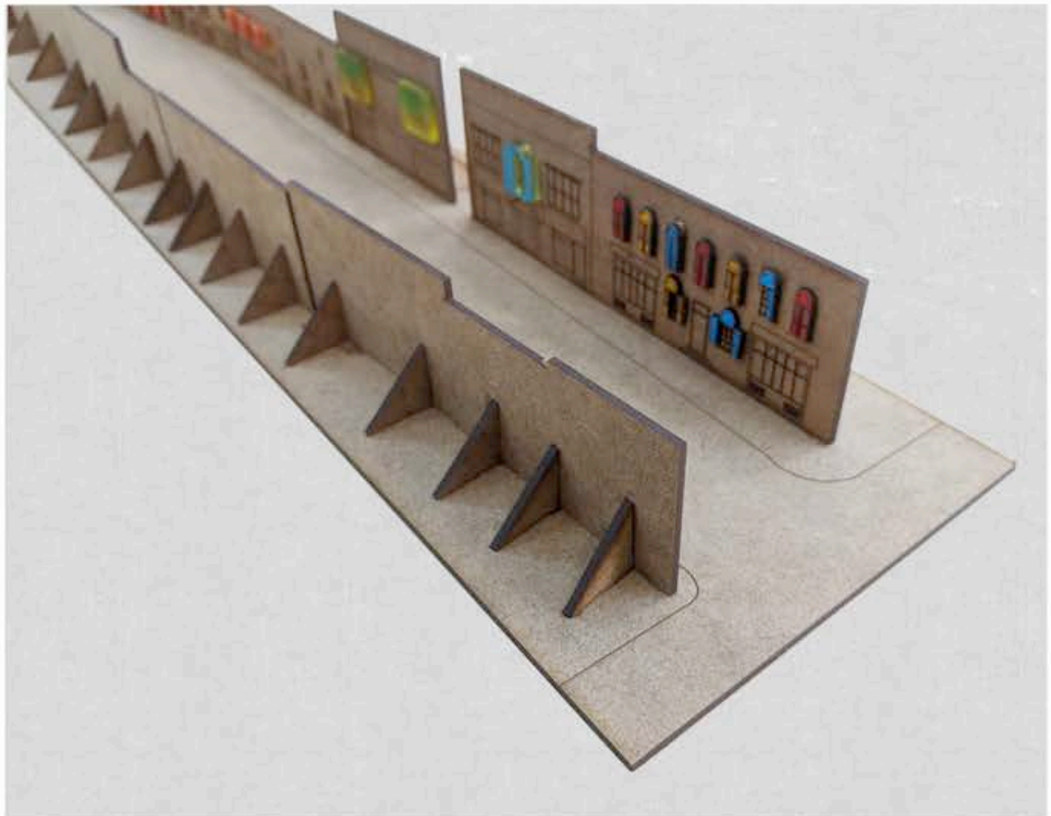
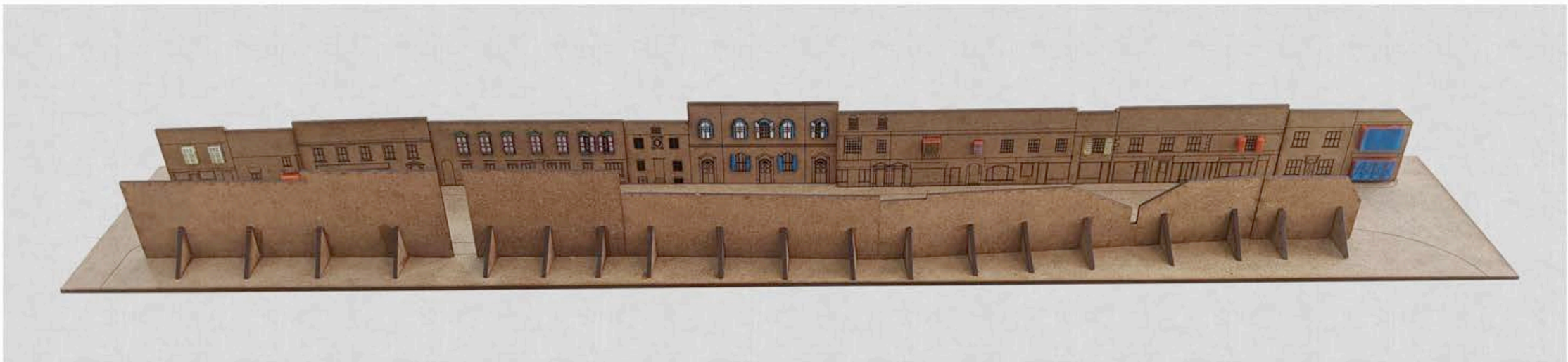
Student number: 17834693
Course: March - Architecture
Year of study: Second
Module: 2019 AI715 - Design Thesis

PART ONE

New Romney High Street

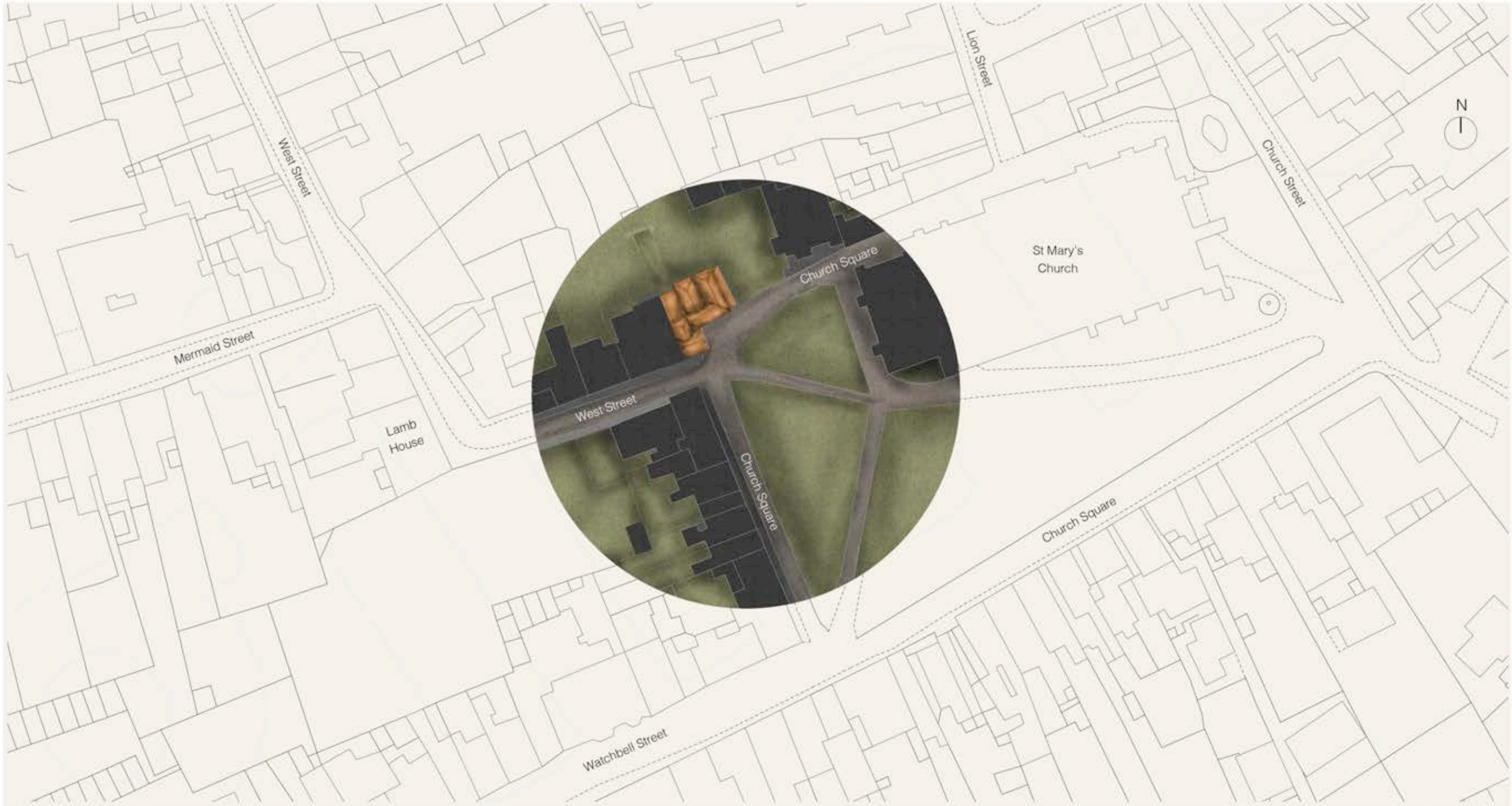




“As temperatures keep rising in the UK, looking at the facades over New Romney High Street will show a clear division between those who believe in climate change and those who don’t. Believers ignore any planning laws towards window shutter design as a protest to the government and design their own personalised window shutters, which protect their homes and serve as a representative flag which identifies them as believers.”

PART TWO

62-64 Church Square

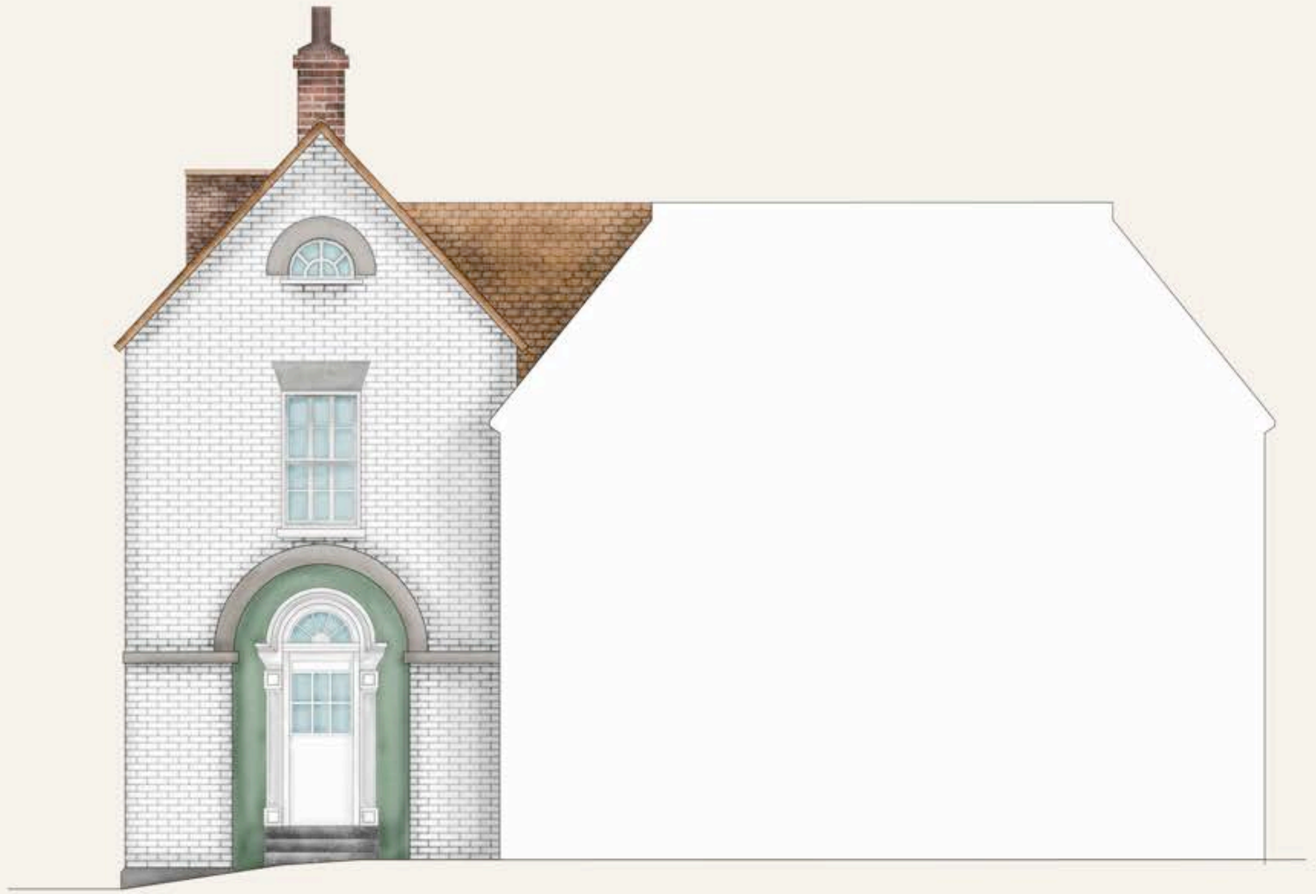


62-64 Church Square LOCATION PLAN

Scale 1:500

existing SOUTH ELEVATION

scale 1:50



existing EAST ELEVATION

scale 1:50

existing NORTH ELEVATION

scale 1:50

proposed SOUTH ELEVATION

scale 1:50

proposed EAST ELEVATION

scale 1:50

proposed NORTH ELEVATION

scale 1:50

proposed MODEL

scale 1:50

EXISTING

Basement

Groun Floor

First Floor

PROPOSED

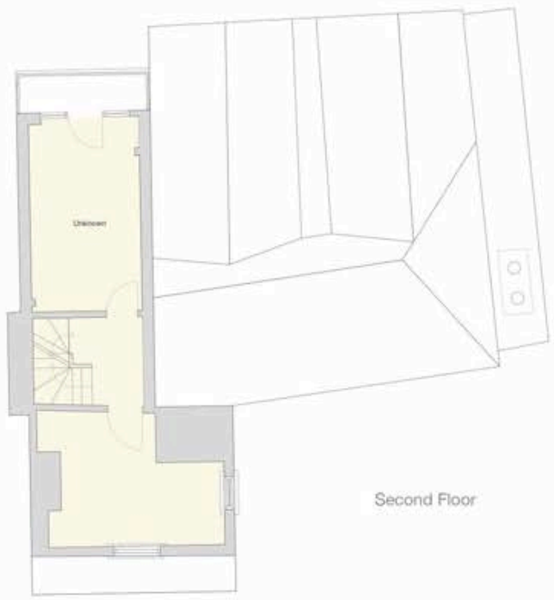
Basement

Groun Floor

First Floor

scale 1:100

EXISTING



Second Floor

Roof

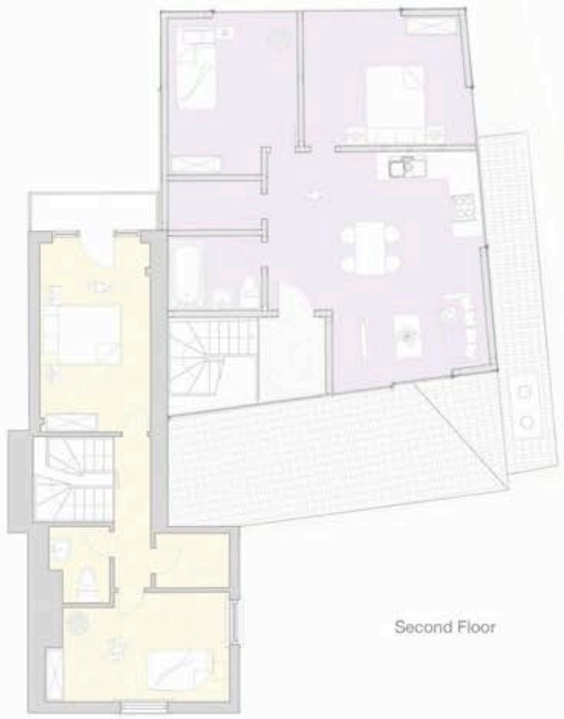
Flat 1

Flat 2

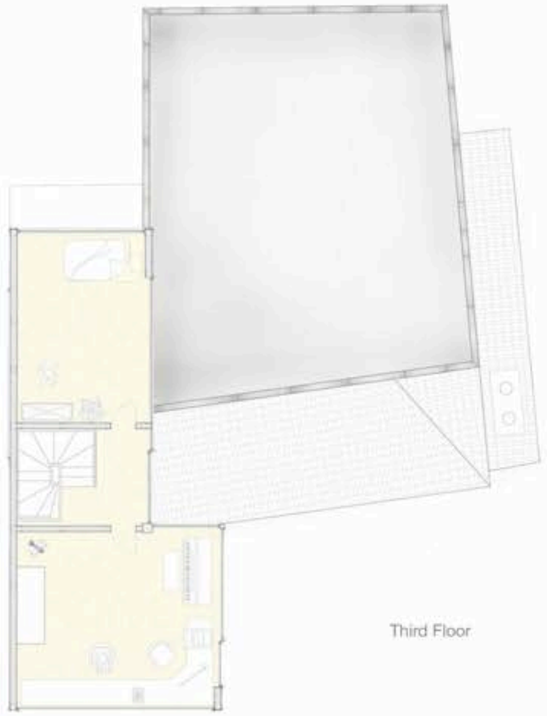
Flat 3

Flat 4

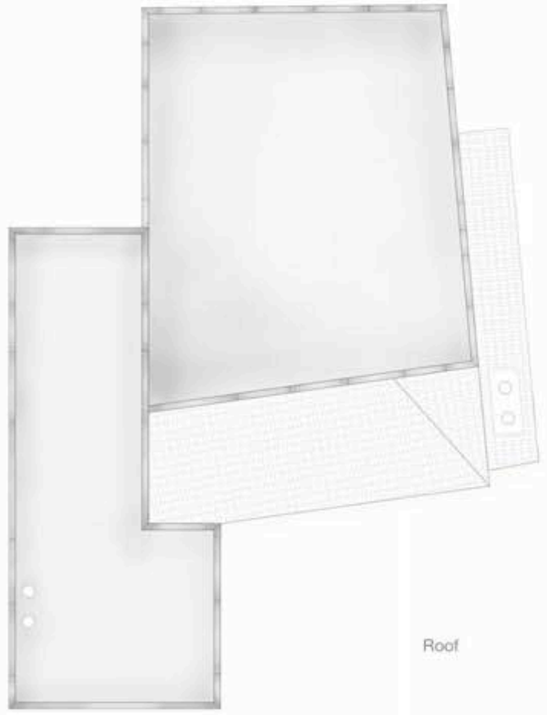
PROPOSED



Second Floor



Third Floor



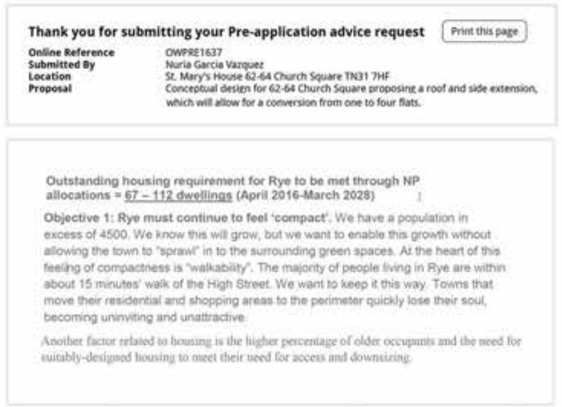
Roof

N

scale 1:100

PART THREE

Planning conversations



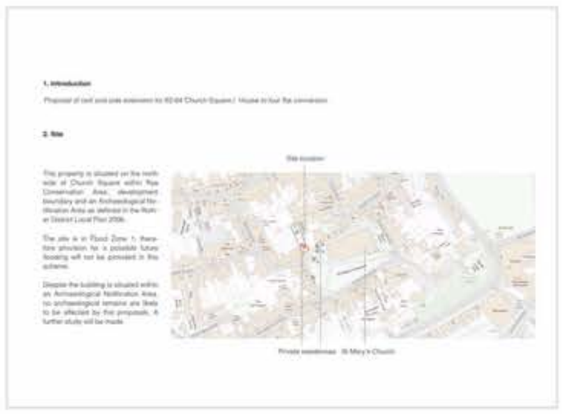
Thank you for submitting your Pre-application advice request Print this page

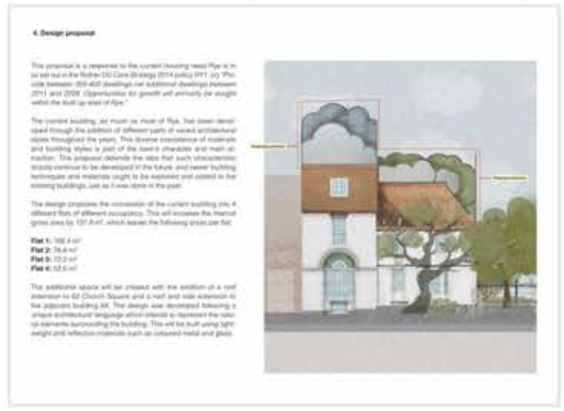
Online Reference	OWPRE1637
Submitted By	Nuria Garcia Vazquez
Location	St. Mary's House 62-64 Church Square TN31 7HF
Proposal	Conceptual design for 62-64 Church Square proposing a roof and side extension, which will allow for a conversion from one to four flats.

Outstanding housing requirement for Rye to be met through NP allocations = 67 – 112 dwellings (April 2016-March 2028)

Objective 1: Rye must continue to feel 'compact'. We have a population in excess of 4500. We know this will grow, but we want to enable this growth without allowing the town to "sprawl" in to the surrounding green spaces. At the heart of this feeling of compactness is "walkability". The majority of people living in Rye are within about 15 minutes' walk of the High Street. We want to keep it this way. Towns that move their residential and shopping areas to the perimeter quickly lose their soul, becoming uninviting and unattractive.

Another factor related to housing is the higher percentage of older occupants and the need for suitably-designed housing to meet their need for access and downsizing.





To further this project, a series of annotated drawings and documents (some pictured in this page) were submitted for pre-planning.and also sent to Julian Luckett, the planning officer within the conservation area of Rye, and John Slater, the planning officer that helped develop Rye's neighbourhood plan. This included an explanation of the project as the solution for a the housing problem in Rye, which aims to provide 112 dwellings in the next 8 years, but also do so without expanding the town horizontally therefore keeping the town 'compact'. Proposing extensions to existing houses within the core of the town will allow the town to grow without expanding outwards.

Noria

Who I am.

Before I comment on your proposals I thought it would be helpful for you to know my background as this will inevitably affect the direction and content of my response.

I retired from practising as an architect ten years ago, having worked in London for the whole of my career, either on or adjacent to listed buildings. Over those forty years I observed a change to the attitude to listed buildings. Back in the 70's the Historic Buildings department of the Greater London Council consisted of historians and architects with long experience of working with and on listed buildings, much of it gained following the rebuilding of London after the Second World War. Their attitude was that they were living buildings that should be dealt with as that they had a continuing life.

Over the years, as the experience was lost, a more prescriptive attitude was adopted and the approach of 'ensuring that the history of the building's development was retained' came to predominate. I even had to retain a badly-built 1960's plasterboard partition! We have entered an era of saying NO as a first reaction and are in danger of becoming the first generation to preserve our historic heritage in cold storage.

My own attitude is that we are only custodians of historic buildings and need to ensure that suitable uses are established so that they have a viable future and that the plan form, massing, notable or exceptional fabric and fittings are retained. This is the approach I have taken in the restoration of my own house, a 1790 timber-framed Sussex mill house.

As well as this, we also need to ensure that we address the needs of energy conservation where practical. In Rother we have reached the stage that removable secondary glazing is not permitted as it may affect the appearance of the windows when seen from the outside.

I am Chairman of the Planning Committee of Rye Conservation Society and am probably the one voice advocating modern design in the Society. Rye is conservative with a small c!

I should also say that, unlike many of my peers, I have never taught or taken part in studio crits, so I have never had to balance the need to encourage imagination, innovation and enthusiasm with the sometimes harsh reality of practical necessity.

Rye

Rye is a small town and in design terms is very conservative. It has recently voted for the Rye Neighbourhood Plan which it developed itself.

The two governing planning documents are Rother's Core Strategy 2014 (CS) and the Rye Neighbourhood Plan 2019(RNP).

You are correct to say that Rye does have housing problems arising from its location in the Zone 2 & 3 flood plain, although suitable sites have been allocated to provide in excess of the housing numbers required under the CS. The principal problem is that the development costs due to flood and servicing issues mean that project viability does not seem to allow for the affordable housing that Rye really does need.

One of the issues in Rye is the lack of employment and the need for residents to travel to work which, given that there is only an hourly train service and limited bus routes, means that the use of cars is high with a consequent need for parking.

Another factor related to housing is the higher percentage of older occupants and the need for suitably-designed housing to meet their need for access and downsizing.

Other Policies within the CS and the RNP

In liaising your primary brief on the accepted need for housing in Rye set out in the CS and the RNP, you would seem to have ignored the policies within both documents relating to design and the historic environment. I attach a copy of the relevant policies from both that would be used in determining any scheme, not just by my Society but by Rother.

As you can see, and it is reinforced by the text of the RNP, the tiled roofs of Rye particularly those of the Citadel around St Mary's are seen as a vital part of the historic fabric and townscape of Rye.

The question of scale and the prominence of St Mary's

For most visitors to Rye, their first view of the Town across the surrounding marshes is of the triangular build-up of the Citadel with St Mary's tower and pointed roof forming the apex. The scale of the buildings around Church Square is vitally important to maintaining this relationship.

The Listed buildings of Rye particularly those in the Citadel

In choosing 62 Church Square as part offthe site for your project you have chosen one of the less complicated listed buildings in the Citadel.

I say less complicated in that most of the other listed buildings in the Citadel are of timber-framed construction dating from the 1450's onwards. They may look later but they contain earlier timber fabric and in many cases large brick chimneys as is exemplified by No 64 Church Square.

No 64 TQ 9203 1 LCS 12 (5.5)

II GV

2. Timber-framed C16 house, with projecting upper storey resting on brackets, of which the front has been rather spoiled by having been faced with cement-rendering the imitation, 2 storeys, 2 windows. Tiled roof. C18 sash windows on the first floor and a bay window below with the glazing bars missing.

Key: 64 to W (apart from a gap)

Both of these properties formed part of or are on the site of a major medieval development known as Mustey Mansions later The Queen's Head. The history of this development is fully described in David Martin's book 'Rye rebuilt' and I attach a copy of the relevant section.

Extensive roof additions and the splitting up of buildings into separate flats/apartments would be virtually impossible without extensive internal rearrangement which I doubt would be acceptable. There is also the question of the necessary fire separation and escape route building regulation requirements

Car Parking

I have already noted the problems that Rye has with residents parking. This is a particular problem within the Citadel both for residents and their visitors, even setting aside the problem of tourist visitors' parking requirements. Rye is about to have a new Civil Parking Enforcement regime which, it is hoped, will ensure that parking in and around Church Square will not impede emergency vehicles access, as it can at present. It is problem that cannot be ignored.

Density

In choosing to develop additional residential units within the Citadel, the resultant increase in density is likely to lead to a reduction in the amenity of adjoining occupants resulting from overlooking and loss of privacy. It has to be said that the residents in the Citadel are a vocal bunch with deep pockets.
On a very practical point adequate storage for refuse needs to be provided as the seagulls can cause havoc.

The choice of site and your programme based around the tiled roofs of Rye would prove problematic both for the Town and Rother's planning department given the current planning policies.

Turning away from any problems arising from your choice of project may I compliment you on your presentation and the drawings produced. Things have certainly marched on since my college days!

Julian Luckett
Feb 2020

Rye Conservation Area
Planning constraints

Rother Core Strategy 2014 relevant policies

Policy EN2 - Stewardship of the Historic Built Environment

Development affecting the historic built environment, including that with statutory protection and the non-statutorily protected, will be required to:

(i) Reinforce the special character of the district's historic settlements, including villages, towns and suburbs, through siting, scale, form and design;

(ii) Take opportunities to improve areas of poor visual character or with poor townscape qualities;

(iii) Preserve, and convey vital legibility of, locally distinctive vernacular buildings and their settings, features, fabric and materials, including being specific to historic building typologies;

(iv) Make reference to the character analysis in Conservation Area Appraisals, where relevant;

(v) Reflect current best practice guidance produced by English Heritage and the LPA;

(vi) Ensure appropriate archaeological research and investigation of both above and below ground archaeology, and interests where required.

Policy EN1 Design Quality

Policy EN1 'High Quality Design' Development within Rye will be expected to achieve high quality design having regard to the character of the town and its setting as identified in the Rye Historic Town Study and the Rye Character Assessment. Where it is appropriate, proposals will demonstrate how the design has had regard to the relevant development plan policies and following the principles of Rye, to:

a. Achieve high quality design on a human scale with a clear sense of place, connections to its surroundings and adhering to such principles as 'Secure by Design'.
b. Have regard for the distinctive topographical context, including the high prominence of roof and townscape.

Policy E1 Heritage and Urban Design. All development impacting on the historic built environment of the Rye Conservation Area will be designed with regard to the characteristics set out in the Rye Conservation Area Appraisal. These include:

a. The archaeological interest of the buildings themselves;
b. The medieval pattern of narrow streets with most of the buildings fronting directly onto the pavement meaning for each of most a garden providing an interesting contrast and giving variety to the streetscape;
c. Publicly-accessible glimpse views created by the curve of many of the streets or by passageways;
d. Rear elevations which are on many streets not private, but can be seen and are of equal importance to the front;
e. The high number of timber framed buildings, with the more formal work of the mid-to-of period being represented in the few buildings of stone;
f. The recurrent palette of materials, principally rows being brick, sometimes clay tile (for roof or tile hanging), timber weatherboarding and timber framing;
g. The good historic street surfaces including ancient streets that are paved with cobbles;
h. The highly visible and important roofscape of jumbled historic clay-tiled roofs, its impact heightened by the hilltop location of Rye;
i. The distinctive and high quality, often historic, shop fronts and advertisements.

Re: Request for commentary

JOHN SLATER <johnslaterplanning@gmail.com>

Re: Noria Garcia Vazquez (student) <N.GarciaVazquez1@uni.brighton.ac.uk>

Dear Noria

I am happy to help a Univ of Brighton student. My son studied there and did Environmental Hazards - a course that no longer exists and I was on the panel that gave RTPI accreditation to the Planning Degree.

What an interesting idea but I not sure that I come from a particular informed perspective as you mentioned the response of a Conservation Society. My only involvement with Rye is the examination of the neighbourhood plan. I have only visited the town twice. Once when I discovered it and then when I took my wife to show her, what is a particularly unspoilt town centre almost medieval in feel.

I do not bring a particular insight but my perspective is that it is not necessarily a case of how buildings have changed over the years but how the architecture is relatively unchanged but that each generation has been able to leave its mark on The CitadelThe challenge I think is for new development to leave this generations mark on this historic area but that that the design of any new development should draw upon the influences of the area- the use of material , scale of development, roof typography. To go down your route is I suspect be seen as particularly confrontational ,as it does not draw upon the essential characteristics of what is a unique location. I understand the attempt to disguise the building but I am not convinced that making the additional elements look like clouds or trees is the answer. I don't think art will be effective as a disguise. It will not look like trees or clouds but are a cartoon version. Maybe I am a bit of a pedant but I want to know - are there windows, is there a roof - is it a flat roof or pitched, what is it to built of , why look like clouds /trees . How will the building appear when the lights are on or there are curtains / blinds in the window. Buildings are seen at night as well as the day. - will that change the effect of what you are trying to achieve? If duplicated what would be the effect on the skyline of the town centre ? What will it look like when viewed from different positions rather than head on . Also remember that a lot of people look down on the roofscape of Rye from the church tower. Will it be disguised or will it look like a flat roof in an area of steeply pitched roofs.

Maybe you are on to a good idea with the government proposing permitted development rights for upward extensions although I would be surprised if they were extended to Conservation Areas.

This has been a useful and interesting diversion on a wet and blustery day - now back to my examination reports!

Kind regards
John Slater BA(Hons) DMS MRTPI
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John Slater Planning Ltd is Registered in England & Wales Company No.10385718
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On 9 Feb 2020, at 10:29, Noria Garcia Vazquez (student) <N.GarciaVazquez1@uni.brighton.ac.uk> wrote:

Julian Luckett and John Slater's responses brought to my attention that the increase in population would bring with it a need for things such as more public spaces, this gave me the idea of a town that comes together in defying the rules and decide to build those amenities by themselves. So they all collect the money. choose the space and carry out this projects collectively without any government intervention.

Final Version: 10 May 2019

Section 5 – Community Aspirations

5.1 The process of preparing the RNP has resulted in the community raising a significant number of issues and suggested actions that cannot be addressed through the planning system. These are considered no less important; indeed, many would help to address the problems that have been created by development in the past. They might also mitigate the impacts of future development in the Neighbourhood Plan.

Community Aspiration 18 – Community Infrastructure and Services. Through the encouragement and support of existing community activities and facilities, including social enterprises, to:

a. Enhance cultural and heritage activities, including at St Mary's Church (and tower), Rye Castle Museum, Kino, the Rye Heritage Centre, Rye Art Gallery and the Conduit Hill Community Centre.

b. Support local organisations that enhance activities for young people

Community Centre . community facility, which houses a range of facilities including local access to Housing Associations, Credit Union, Early Years Foundation Service.

B1 employment (offices)

Proposals for new business development especially small scale flexible office units, affordable workshops and high quality office space;

Once I had decided that designing some of this spaces was the next step in my project, I used the part of the neighbourhood plan that is solely dedicated to what the community is currently asking for, as a guide on what to design first. From that I decided that ***my next interventions would be a park, an office, a community centre, and a possible solution to keep St Mary's clock tower the highest point in town,*** visible from the outside, which is something they mentioned.

PART FOUR

Rye's Cloud Cover

The Park

Collage work to find a site for the park, which will be located off Lion Street, over St Mary's Centre

The Office

Collage work to find a site for the office, located over East Street.

The Community Centre

Collage work to find a site for the Community Centre, located over the Methodist Church.

The Church Tower

Image work showing a possible solution to the problem with the height of the clock tower, for which an element within the previously used architectural language would be built and part of the current structure would be placed on top of this

The town of Rye once this architectural language takes over its rooftops, providing the 67 needed new dwellings, as well as the office, the community space and the park.

THE OFFICE

THE COMMUNITY CENTRE

THE PARK

"The clouds are taking over!"

PART 4.1

The Park

location IMAGES

The Park
perspective view
scale 1:100

The Park
exploded view
scale 1:100

The Park Location plan

scale 1:200

The Park Ground Level plan
scale 1:100

The Park Park level plan

scale 1:100

The Park
View from Lion Street
scale 1:100

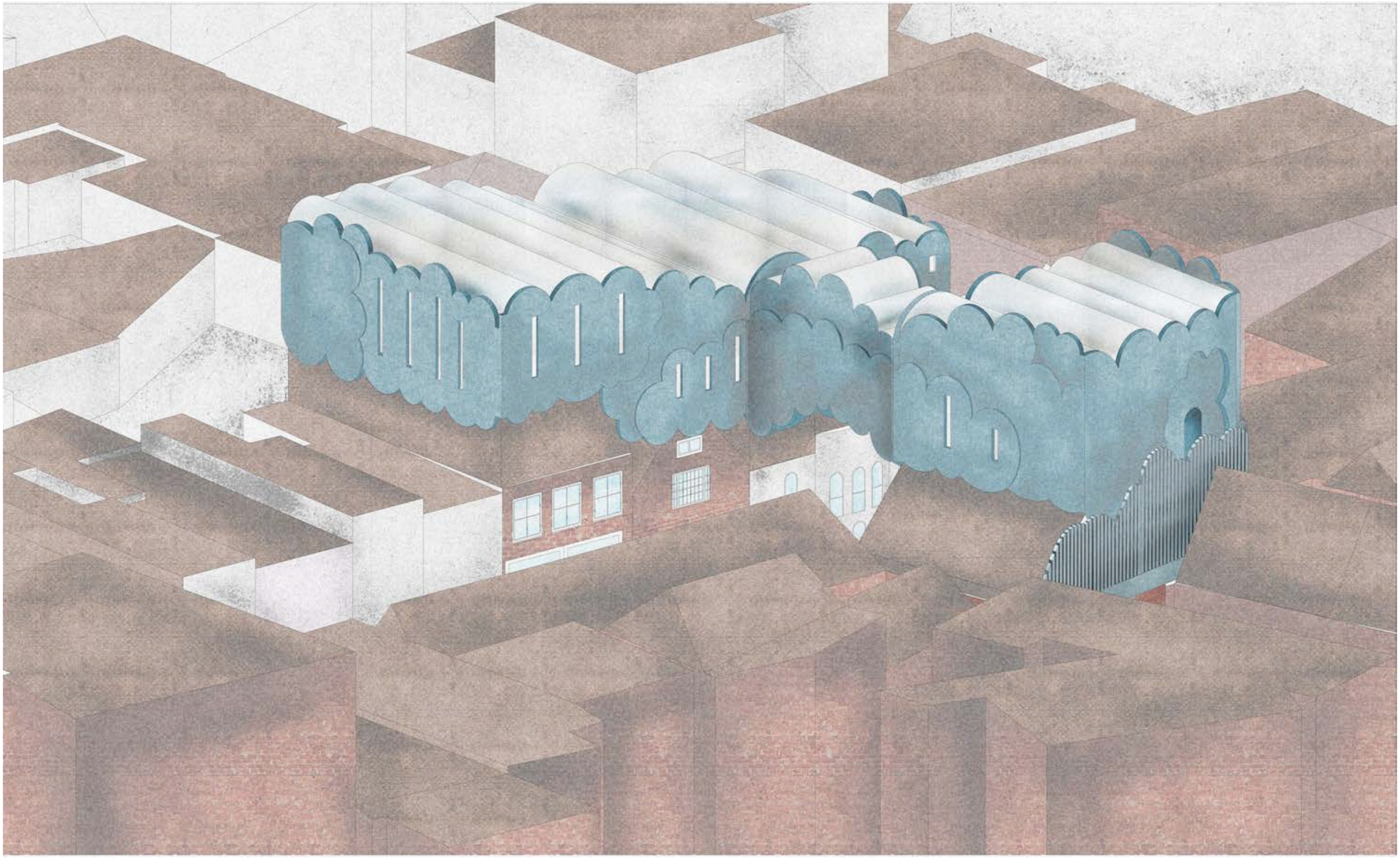
The Park
View towards Lion Street
scale 1:100

The Park
View entering from Lion Street

PART 4.2

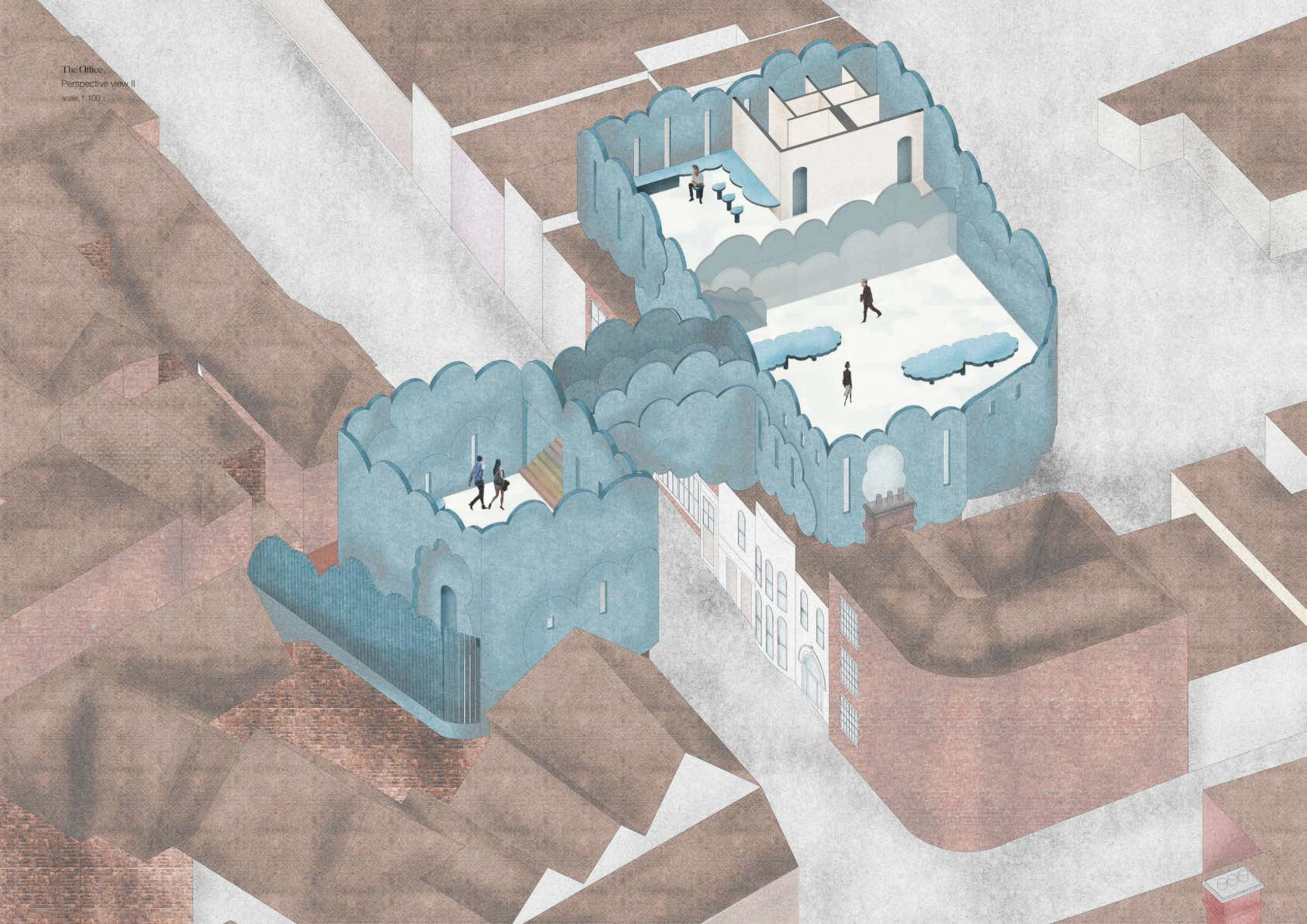
The Office

location IMAGES



The Office
Perspective view
scale 1:100

The Office
Perspective view II
scale 1:100



The Office Roof/ Location plan

scale 1:200

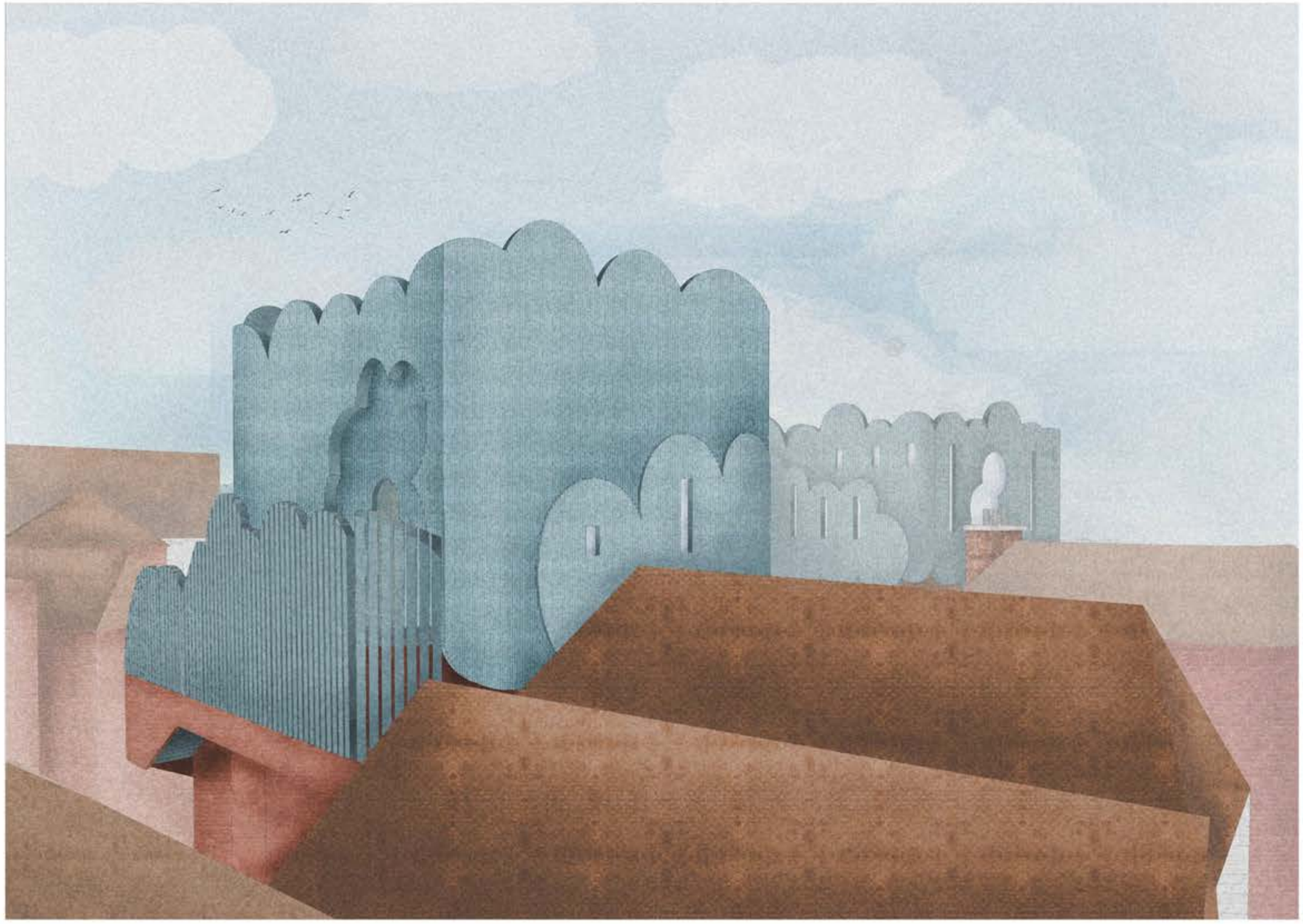
1. Main office/ Work area
2. Connecting bridge
3. Rest area / Kitchen
4. Female WC
5. Male WC

The Office Floor plan

scale 1:100

The Office
View from street level
scale 1:100

The Office
Rooftop view looking west



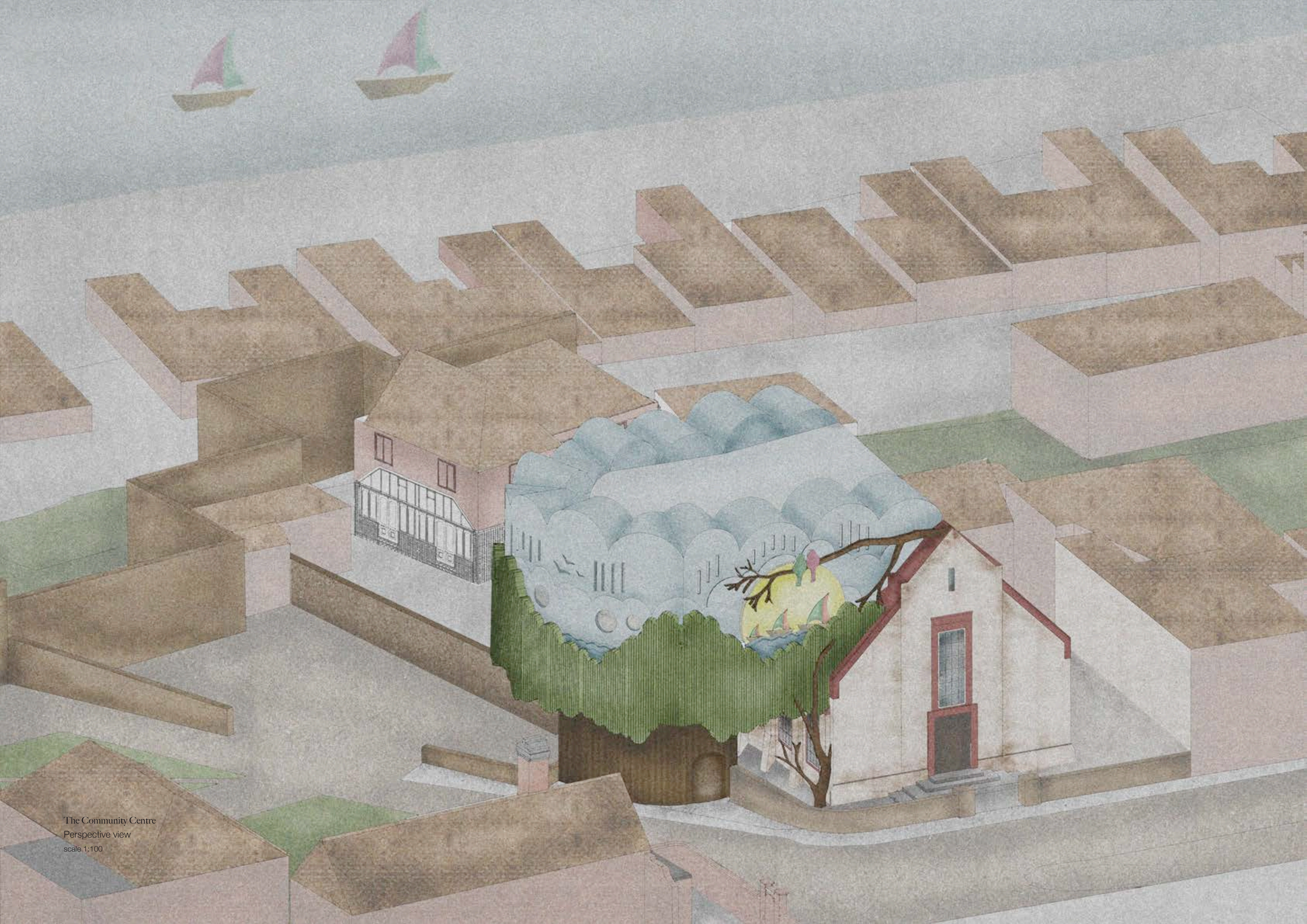
The Office
Rooftop view looking East

The Office
Interior view

PART 4.3

The Community Centre

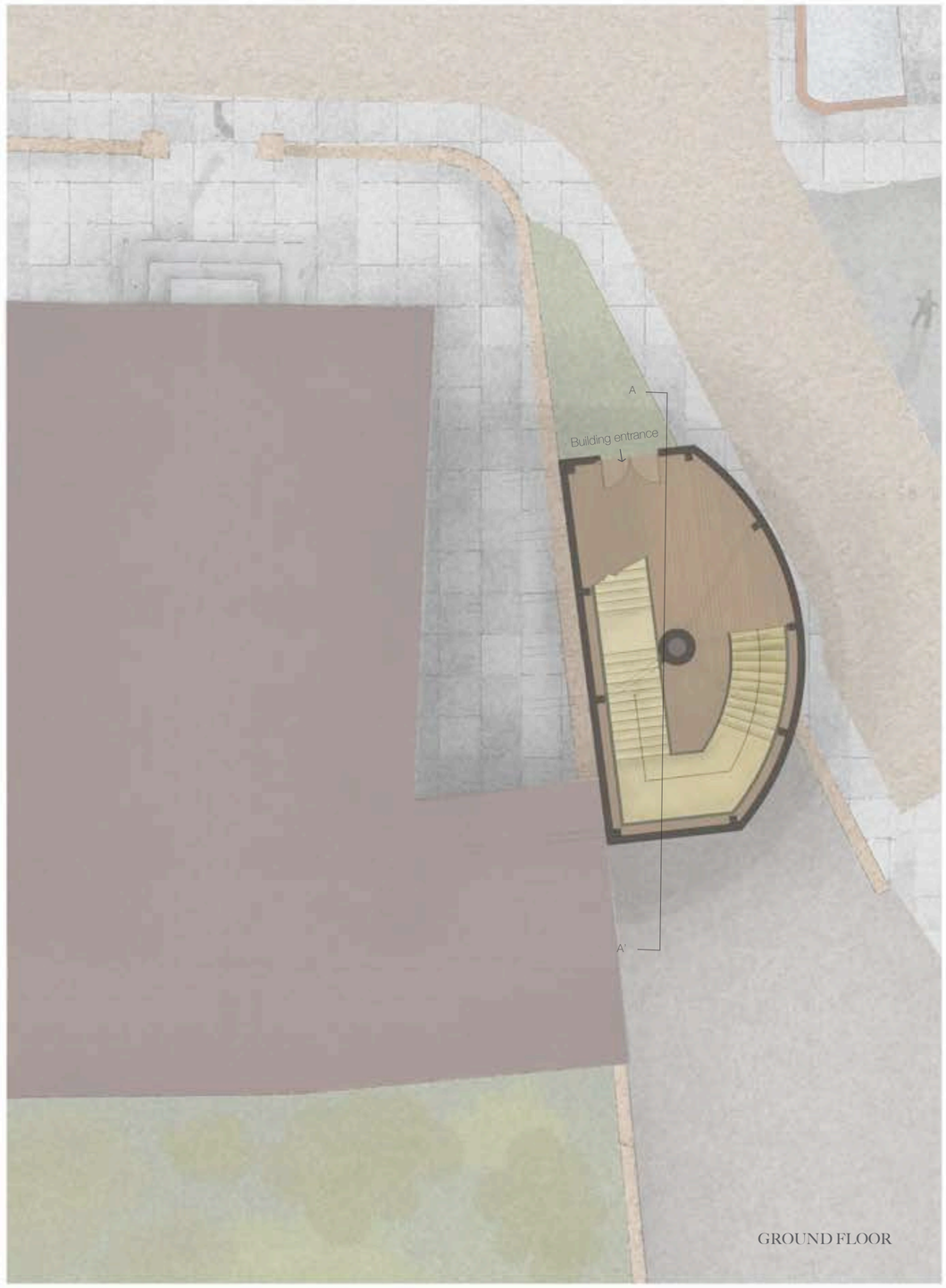
location IMAGES



The Community Centre
Perspective view
scale 1:100

The Community Centre Roof/ Location Plan

scale 1:200



GROUND FLOOR

1. Circulation
2. Female WC
3. Male WC
4. Disabled WC
5. Meeting room

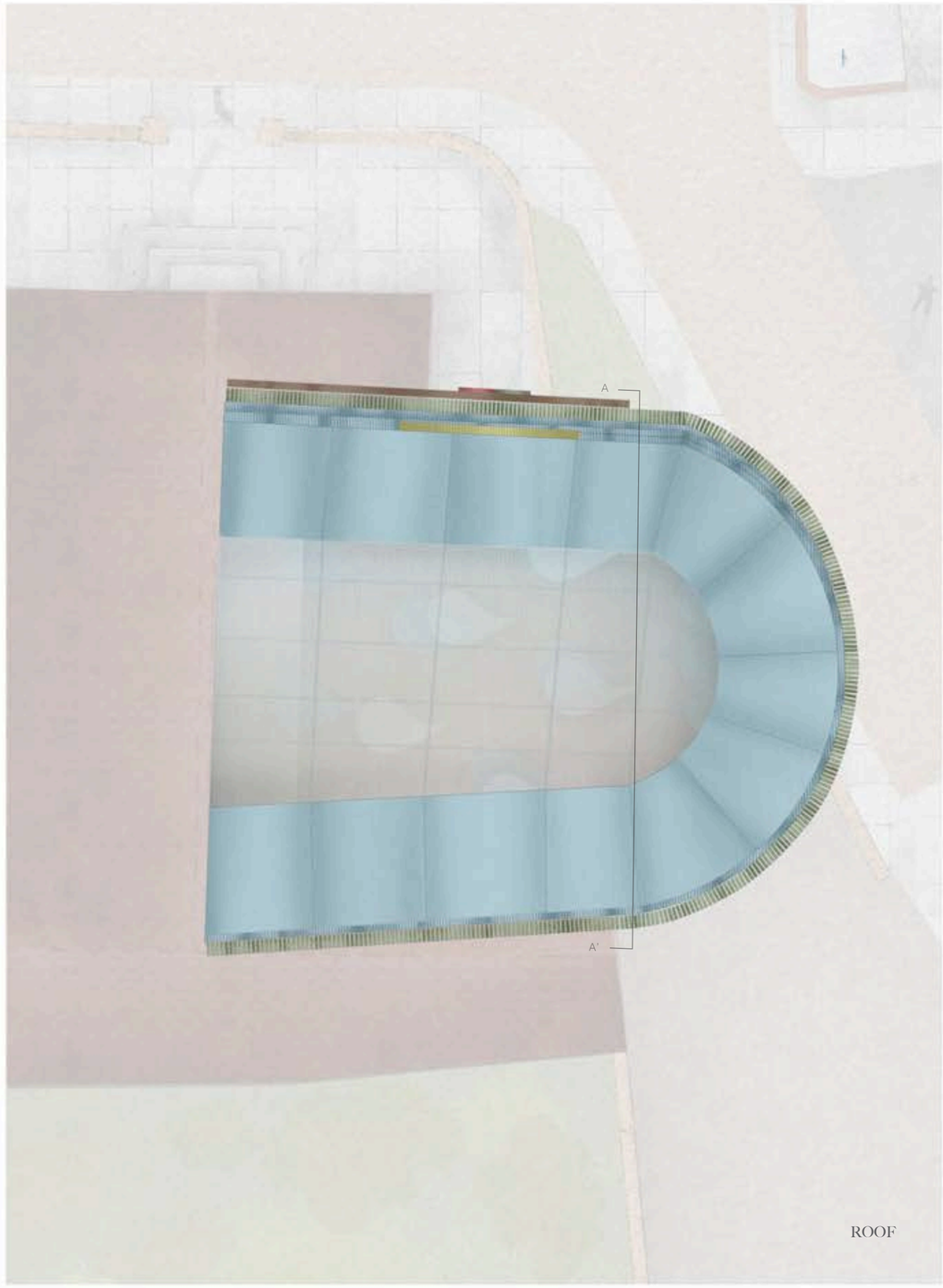
FIRST FLOOR

The Community Centre Floor plans

scale 1:100

6. Main events room
7. Stage

SECOND FLOOR



ROOF

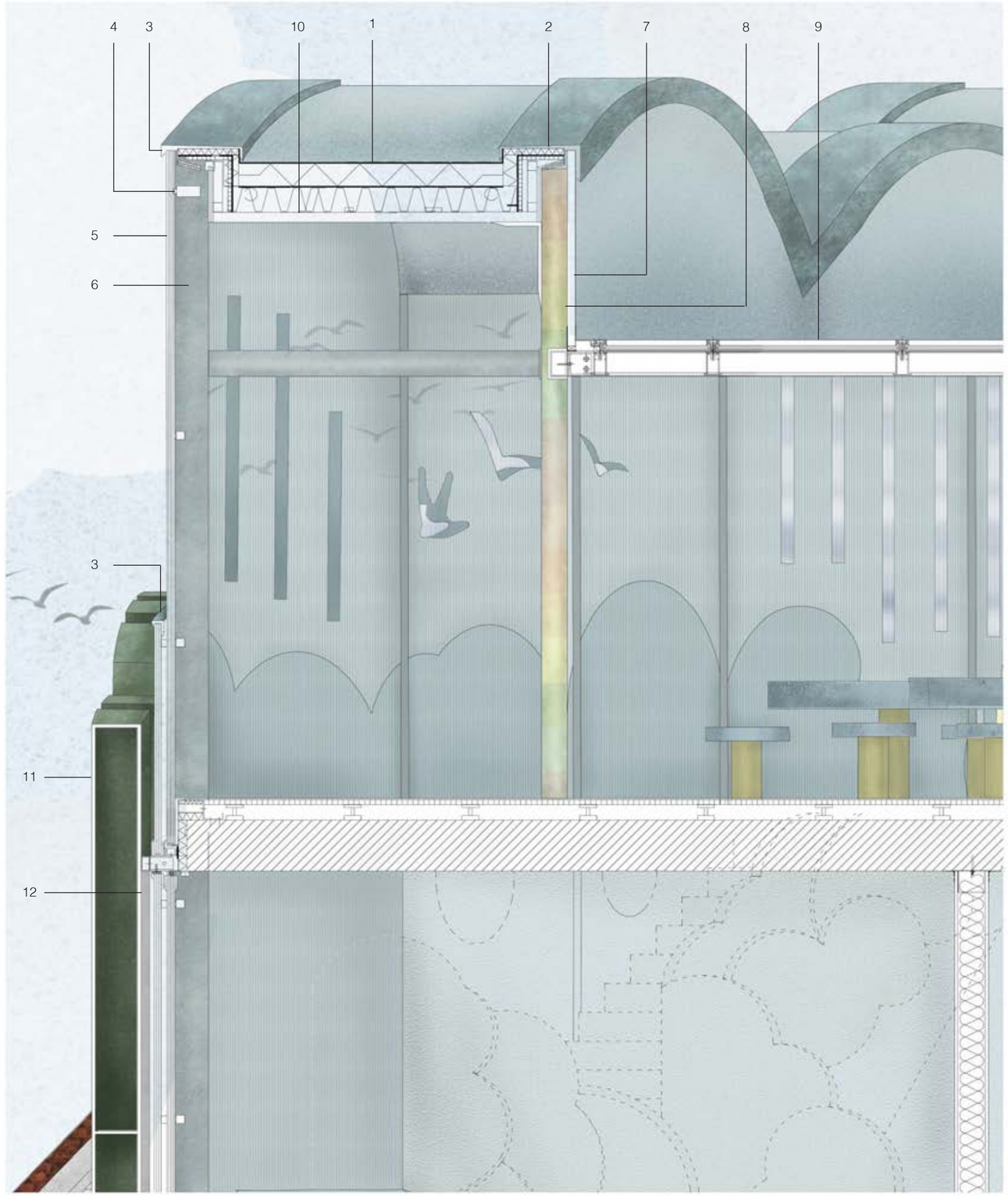
The Community Centre Floor plans
scale 1:100

The Community Centre
View from street level
scale 1:100

The Community Centre

Section A-A'

scale 1:50

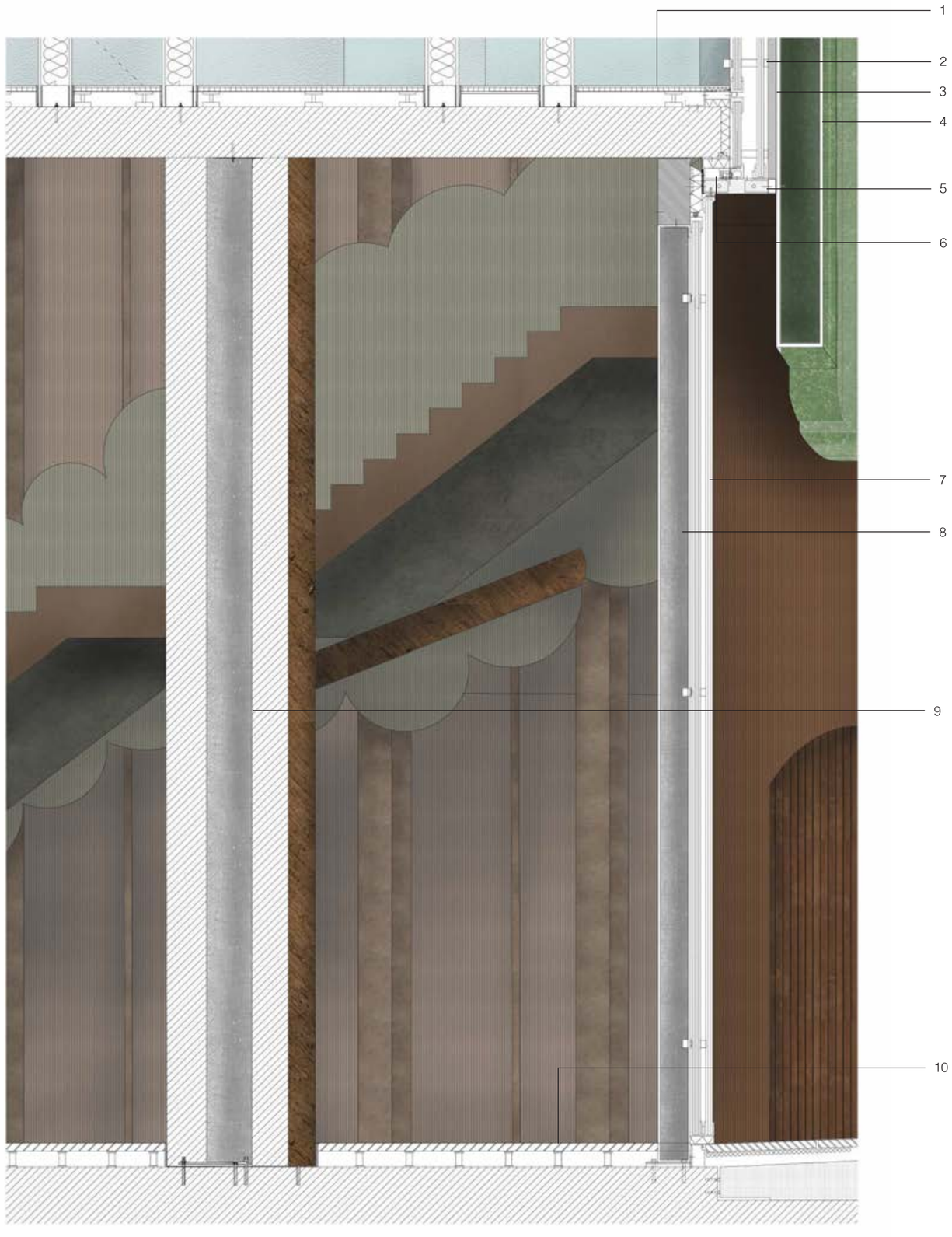


The Community Centre

Detail 1

scale 1:20

1. PVC roof sealing layer welded over full area to polyester fab-
ric thermal insulation
5 mm vapour-retarding layer bracing slab: trapezoidal-section
ribbed metal sheeting 180 mm deep over all bays
2. 2 mm anodized aluminium sheeting
3. Anodized aluminium frame
4. Aluminium SHS suction anchor
5. Triple-layer transparent polycar- bonate hollow cellular slabs
with coextruded coloured rear face
6. 200/200/12 mm galvanized steel SHS post
7. Stainless steel sheet with polished finish
8. 168.3 OD CHS circular steel hollow section
9. Sealed insulated safety glass
10. Main I-beam, 1⁄2-hr fire resistance
11. Aluminium frame, powder-coated
12. Aluminium frame



The Community Centre

Detail 2

scale 1:20

1. floor construction:
5 mm vinyl flooring
2x 9 mm plywood sheeting
20 mm elastic bearers
77 mm screed around under- floor heating
5 mm vapour-retarding layer bracing slab: trapezoidal-section ribbed metal sheeting 180 mm deep over all bays

2. Aluminium SHS suction anchor
3. Aluminium frame
4. Aluminium frame, powder-coated
5. 2 mm perforated aluminium sheeting
6. 40 mm galvanized steel grating
7. Triple-layer transparent polycar- bonate hollow cellular slabs with coextruded coloured rear face
8. 200/200/12 mm galvanized steel SHS post
9. Encased steel column
10. floor construction: 102/20 mm pine floor boards; 50.8/50.8 mm battens; PE film; 200 mm reinforced concrete slab

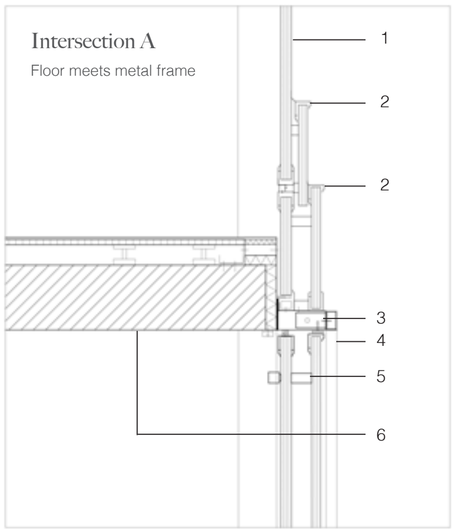
The Community Centre

Intersection details

scale 1:20

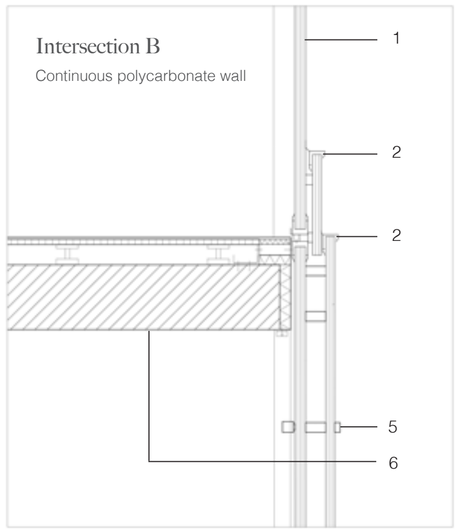
Intersection A

Floor meets metal frame



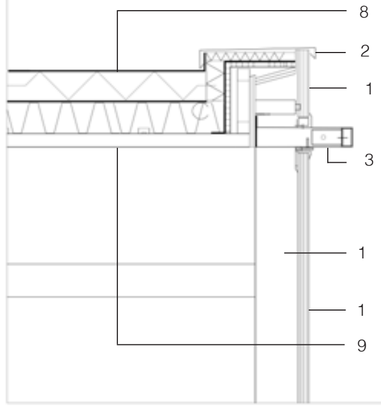
Intersection B

Continuous polycarbonate wall

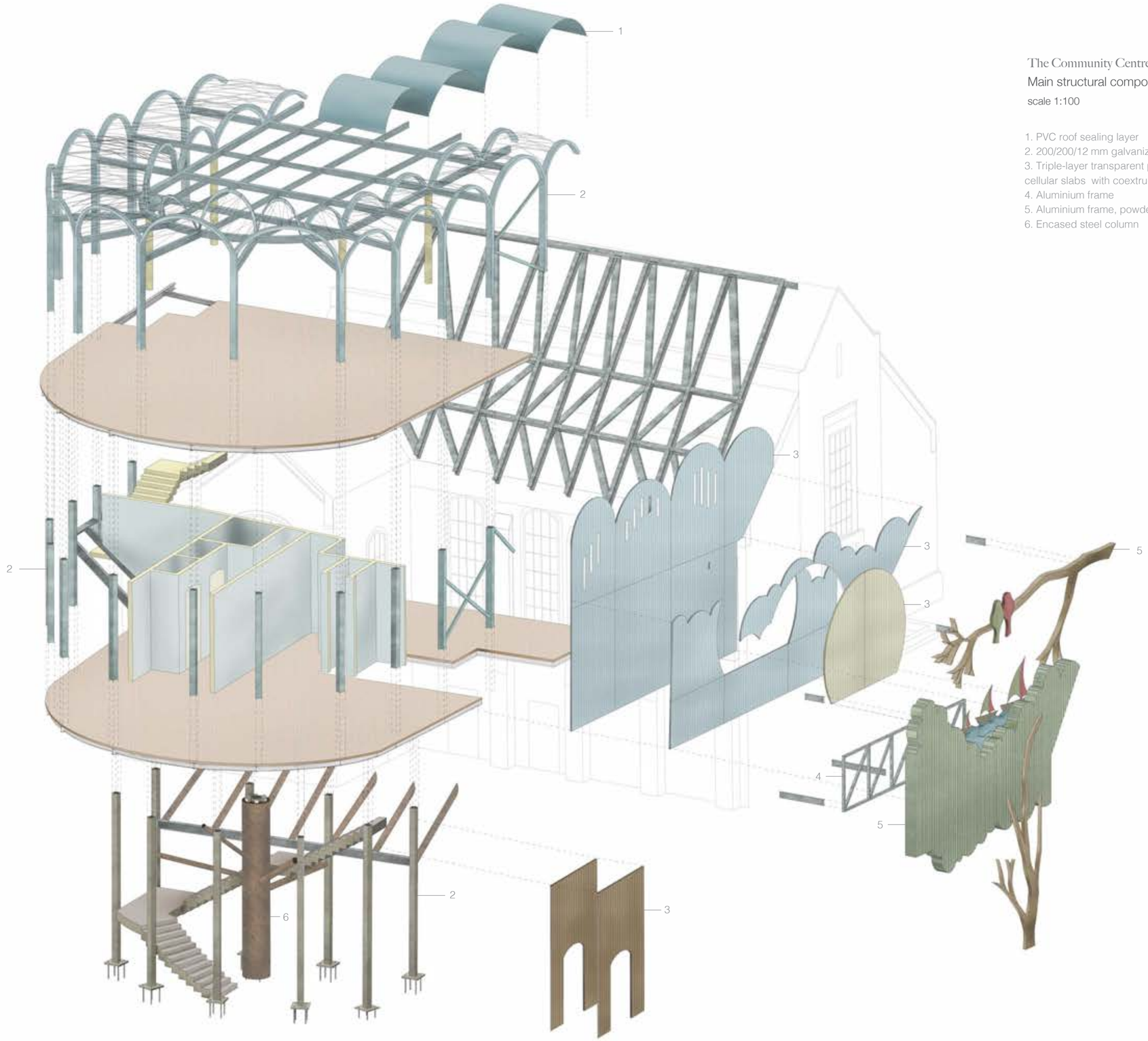


Intersection C

Metal frame meets roof frame



1. Triple-layer transparent polycar- bonate hollow cellular slabs with coextruded coloured rear face
2. Anodized aluminium frame
3. 2 mm perforated aluminium sheeting
4. Aluminium frame
5. Aluminium SHS suction anchor
6. floor construction: 5 mm vinyl flooring; 2x 9 mm plywood sheeting; 20 mm elastic bearers; 77 mm screed around under-floor heating; 5 mm vapour-retarding layer bracing slab: trap-ezoidal-section ribbed metal sheeting 180 mm deep over all bays
7. 200/200/12 mm galvanized steel SHS post
8. PVC roof sealing layer welded over full area to polyester fabric thermal insulation; 5 mm vapour-retarding layer bracing slab: trapezoidal-section ribbed metal sheeting 180 mm deep over all bays
9. Main I-beam, 1⁄2-hr fire resistance



The Community Centre

Main structural components

scale 1:100

1. PVC roof sealing layer
2. 200/200/12 mm galvanized steel SHS post
3. Triple-layer transparent polycar- bonate hollow cellular slabs with coextruded coloured rear face
4. Aluminium frame
5. Aluminium frame, powder-coated
6. Encased steel column

Rye's Cloud Cover