



# Oyster Reach Tankerton, Kent

Architect: Lee Evans Architects  
 Developer: Masonry Frame Systems  
 LPA name: Canterbury City Council  
 Contractor: Masonry Frame Systems

No. of homes: 5	Site size (ha): 0.64
Net density: 0.128	
Schedule of accommodation (showing range of choice): 5 x 2 bed apartments	
Smallest / largest home size (m <sup>2</sup> ): 68.3m <sup>2</sup> / 92.7 m <sup>2</sup>	
Size of home which is principal offer (m <sup>2</sup> ): 72.5 m <sup>2</sup>	
Tenure mix: 100% Private	
No. car parking spaces (within the site boundary): 6	
Description of any private and/or public outdoor space or other amenity:	
<p>The overall site layout has allowed us to provide all of the necessary car parking and bicycle storage, together with dedicated gardens for the ground floor units and communal gardens for the upper apartments. There will also be new double garage constructed at the rear of the site for the top floor apartment. In addition to the private space the development also fronts Tankerton slopes, a large open public space used for recreational activities and also commanding fantastic views of the iconic beach huts.</p>	
<p><b>Brief planning history:</b></p> <p>Following the initial planning application, a number of letters were received from local residents expressing concerns over the scale of the development. Through detailed discussions with the planning officer and careful redesign of some elements we were able to address the issues raised and secure planning permission for the scheme.</p>	

**Scheme description:**

The new apartments at Oyster Reach have been carefully designed to suit the form and style of the surrounding area and specifically the adjacent properties. The key challenge was for the design to be sympathetic to the scale of the neighbouring houses while providing the number of apartments required by the developer. With the scheme now nearing completion, it is clear that although the development is a three storey block it sits extremely well within the overall street scene, taking the general form of two houses with a linked central entrance and balcony section.

In addition to the restraints of the adjacent eaves heights, the site is also an unusual wedge shape which meant that the floor plans had to be played to fit, whilst providing great accommodation layouts. Fortunately with the site being wider at the front we were able to crank the front elevation to follow the general curve of the road, linking the frontage of the adjacent houses.

The development consists of 5, 2 bedroom apartments with a shared central access, staircase and lift to all levels. Each apartment has fantastic sea views with private balconies. The units vary in size from 68 – 92m<sup>2</sup>.

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The external appearance and materials used are of the highest quality and the level of finish achieved is outstanding. The development has lifted the quality of the whole area along with the other great houses within the street.

Planning permission was granted on the basis that Level 4 of Code for Sustainable Homes was achieved, therefore the development has embraced low energy design. A fabric first approach was adopted following 'Passivhaus' principals to ensure the highest level of sustainable design were achieved.

The development has been constructed using a thin joint block work cavity wall system including high levels of insulation. This construction method combined with air-tightness barriers, tapes and wet plastered walls has been a major factor in achieving an airtightness figure of 0.93m<sup>3</sup>/m<sup>2</sup>/hour

To maximise the sea views a large amount of the glazing is north facing and therefore triple glazed windows and doors were specified. The high levels of insulation and airtightness combined with a MVHR system ensured that the development achieved a highly efficient external fabric. Heating is provided via MVHR and an electric underfloor heat mat, combined with a Hybrid Solar PVT system, this provides the heating and hot water requirements for the flats. PVT panels combine photovoltaic's with solar thermal to produce hot water and electricity, the combination of both ensure that the maximum output is achieved for both technologies. With all the sustainability measures incorporated into the design the flats achieve a SAP rating of 96 with annual bills expected to be no more than £136.00.

**Details of Community Consultation**

Pre application public consultation was not sought for this project, as it was a relatively small scheme, but we believe the local opinion was taken fully into account during the planning process.