



Land at Jackey Baker's Recreation Ground, Ramsgate

Feasibility Study

22414-8001-03 | July 2022



Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	19.07.2022	First Issue
01	12.08.2022	Second Issue
02	14.11.2023	Third issue following client comments
03	24.11.2023	Fourth issue following client comments

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Introduction



1.0

1.0 Introduction

1.1 Scope

Thanet District Council have instructed Corstorphine & Wright Architects to provide a high-level scheme feasibility for the Jackey Baker's Playing Fields and associated parking to land at the rear of Highfield Road.

As part of our study we have provide a preliminary site layout and building configuration as a preliminary guide to maximise the development potential of the site as a residential scheme.

The scheme options take due consideration to the existing streetscape, and the residential flats & dwellings adjoining the development site and the wider site context.

All residential proposals also take into consideration the client's brief which includes area spatial requirements to conform with the current Development Plan and Parking Standards together with the nationally described space standard.

The following documents have been used as reference;

- Thanet District Council - Design Brief [DRAFT]
- Thanet District Council - The Local Plan 2031
- National Planning Policy Framework
- NHF 'Housing Standards Handbook'
- National Design Guide
- Nationally Described Space Standards
- Approved Document M(4) 2
- Kent Design Guide: Sustainable Design Principles for Kent & Medway's Built Environment
- LETI Climate Emergency Design Guide: Small/medium scale housing
- Secure by Design: New Housing 2019



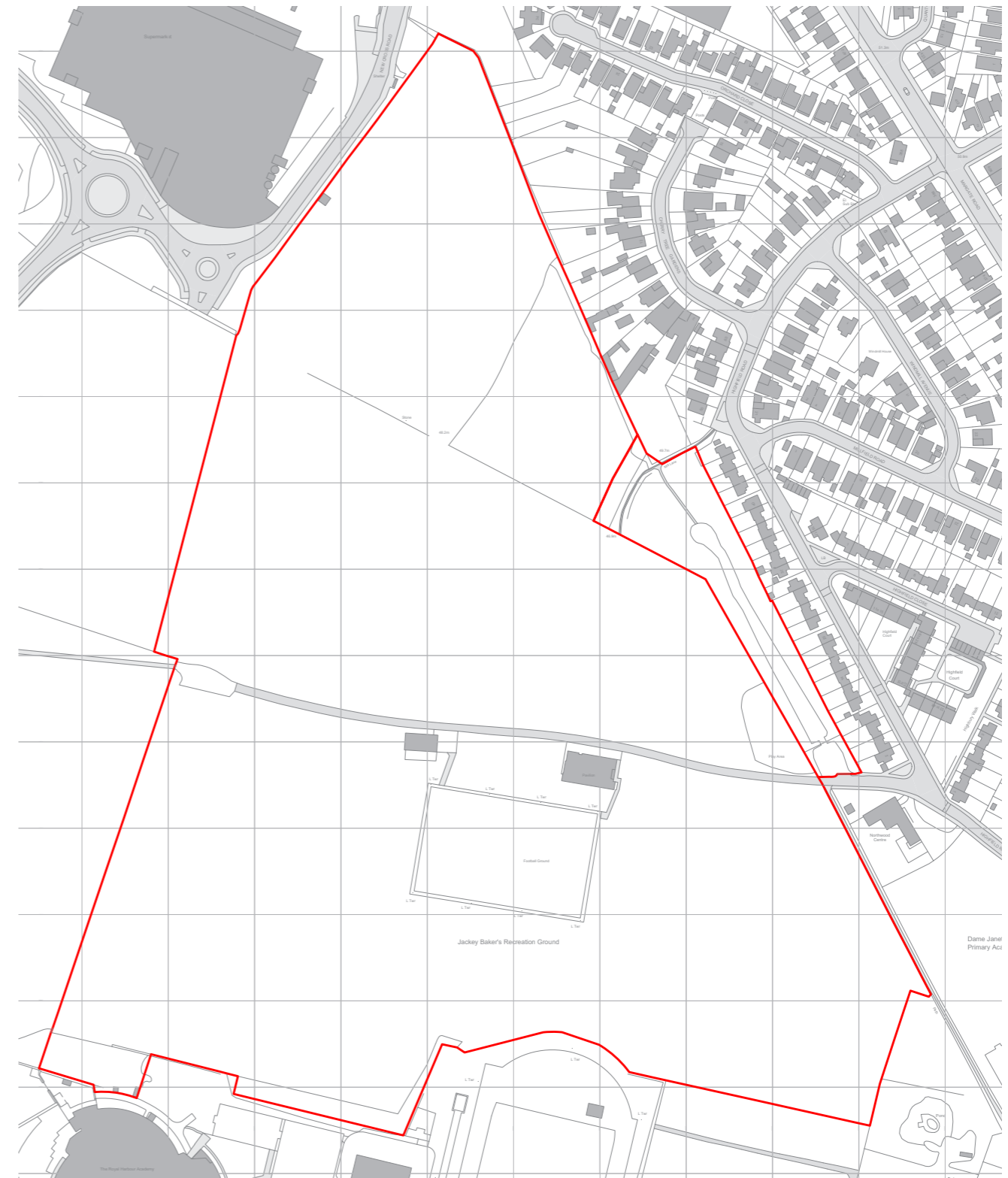
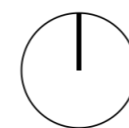
1.2 Site analysis

The site consists of two land parcels (1) Jackey Baker's Playing Fields and (2) hard standing to land at rear of Highfield Road.

The combined site extends to 18.3501 hectares (18.3501 hectares).

The site is currently open space used as sports playing fields and recreation for the wider public with two changing pavilions in a state of disrepair along with a poorly maintained artificial sports pitch and a vacant parcel of land previously used for car parking which is currently secured by fencing.

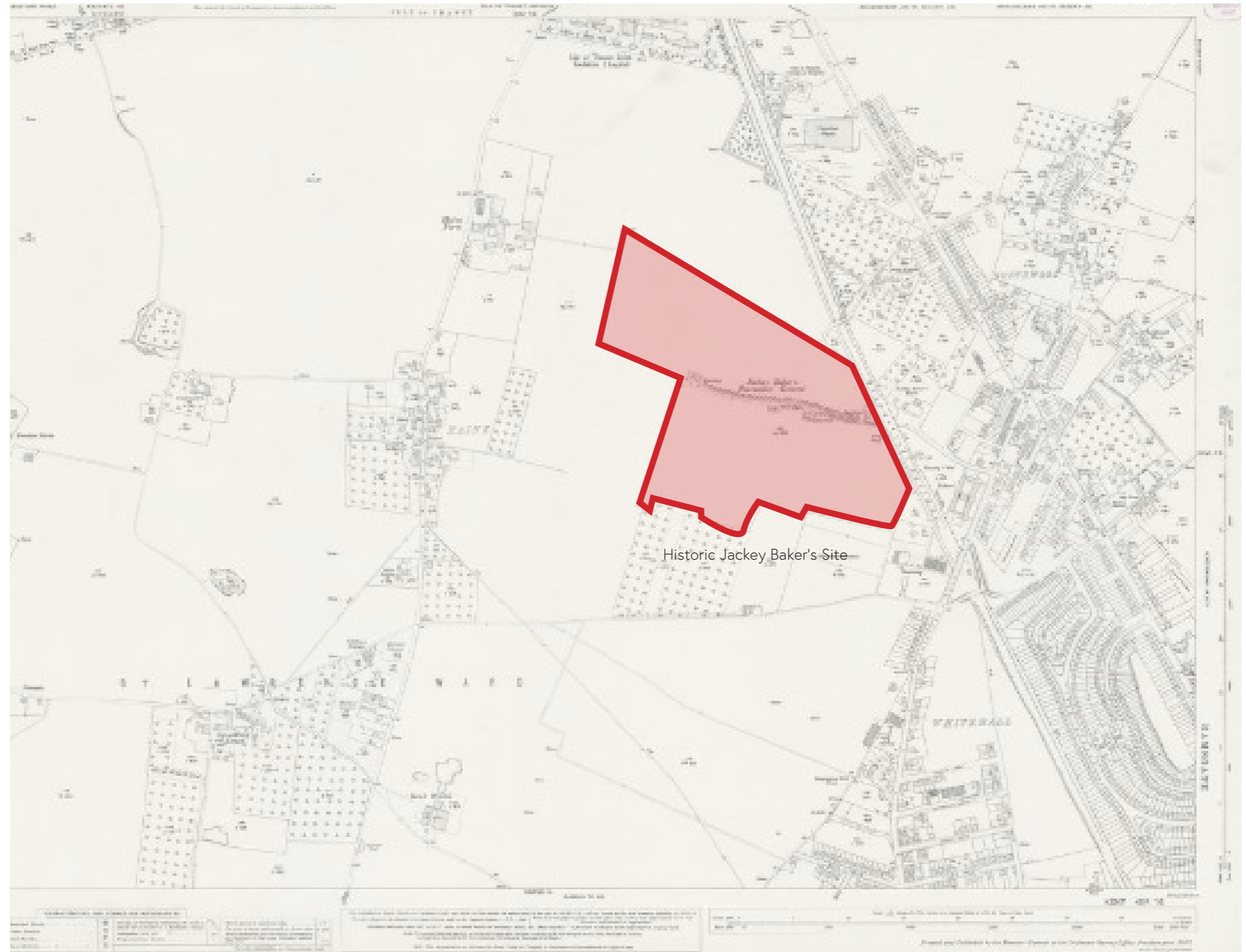
The site is not Listed nor located within a Conservation Area.



1.3 Site History

The historic map (1937) show that the site was established a the Jackey Baker's Playing Fields and some residential development to the West was also present.

The wider Westwood Cross development and access road would follow much later.



OS 25 inch England and Wales, 1841-1952xx (1937, published 1938) - Open Source, Archi Maps UK

1.4 Planning History

A search of the Thanet District Council Planning Portal has a limited planning history from 1990 which relate to relevant uses of the sites with regards to the sports & recreation and excludes any developments relating to the wider Eurokent Business Park.

Description	Ref.	Status
Change of use from Agricultural land to playing fields together with the erection of 2no. shelters and score box connection with sports ground.	F/TH/07/0644	Withdrawn
Change of use of agricultural land to playing field	F/TH/06/1410	Grant Permission
Provision of an all weather sports pitch plus floodlighting and fencing	F/TH/93/0808	Grant Permission

Source: planning.thanet.gov.uk/online-applications/



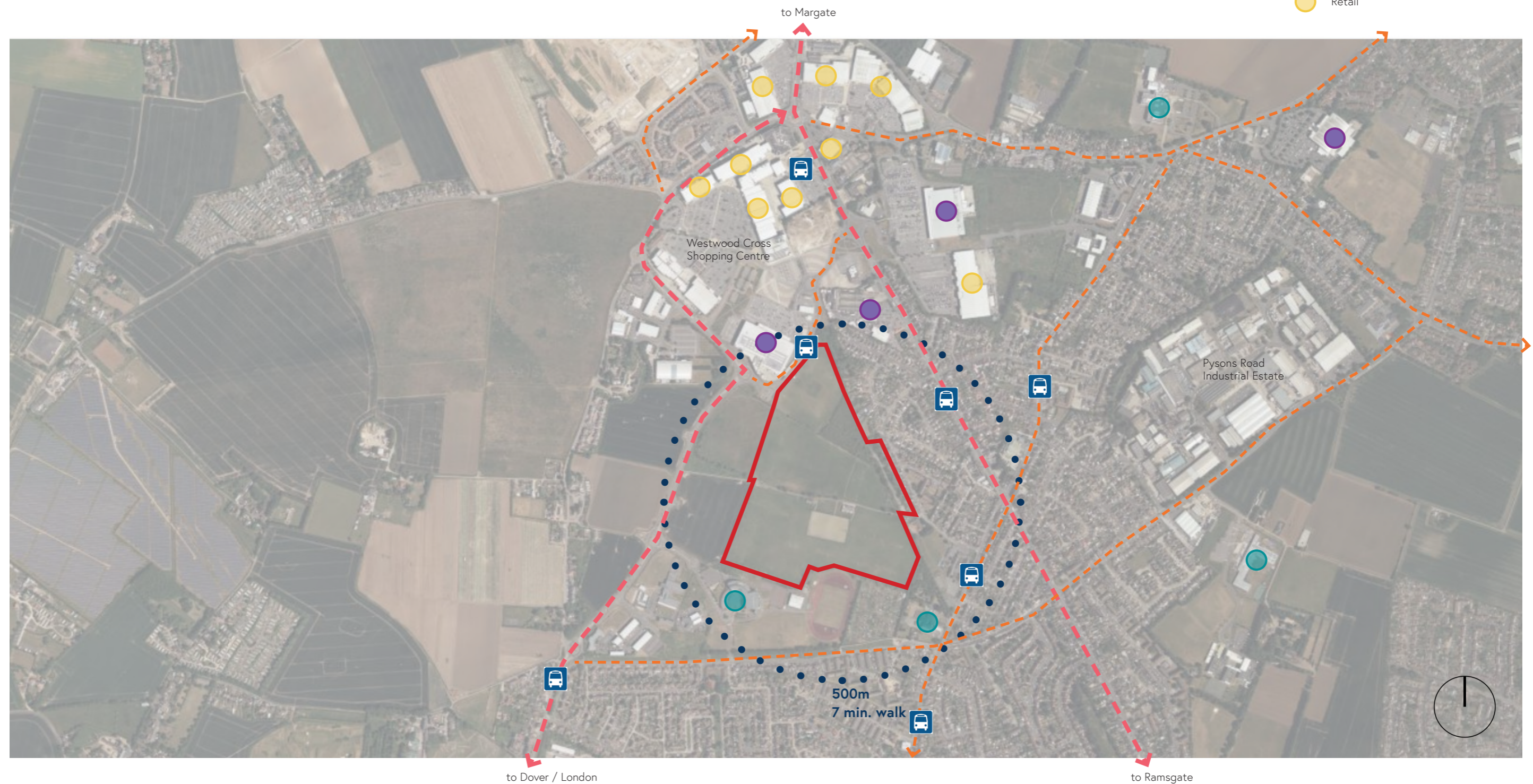
1.5 Wider Context and Accessibility

Jackey Bakers Recreation Ground located on the outskirts of Ramsgate and is situated nearby to the Sainbury's Foodstore and Westwood Cross Shopping Centre to the North and the Newington residential Estate and Royal Harbour Academy to the South.

Further residential development to the surrounding area is ongoing.

The site is well connected with local bus routes and amenities within easy reach.

- Primary Road
- Secondary Road
- Bus Stop (selected)
- School
- Food Store
- Retail

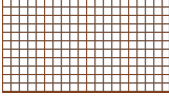
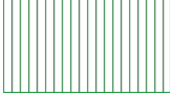

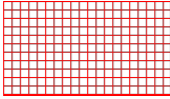

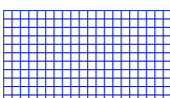


1.6 Planning Policy

The Thanet Local Plan was adopted on 9 July 2020, together with the Landscape Character Assessment Supplementary Planning Document (SPD).

The site sports & recreation part of the site is protected by Policy G107 and the parcel of land to the rear of Highfield Road is an allocated Housing Site (Policy HO1) for 25 units.

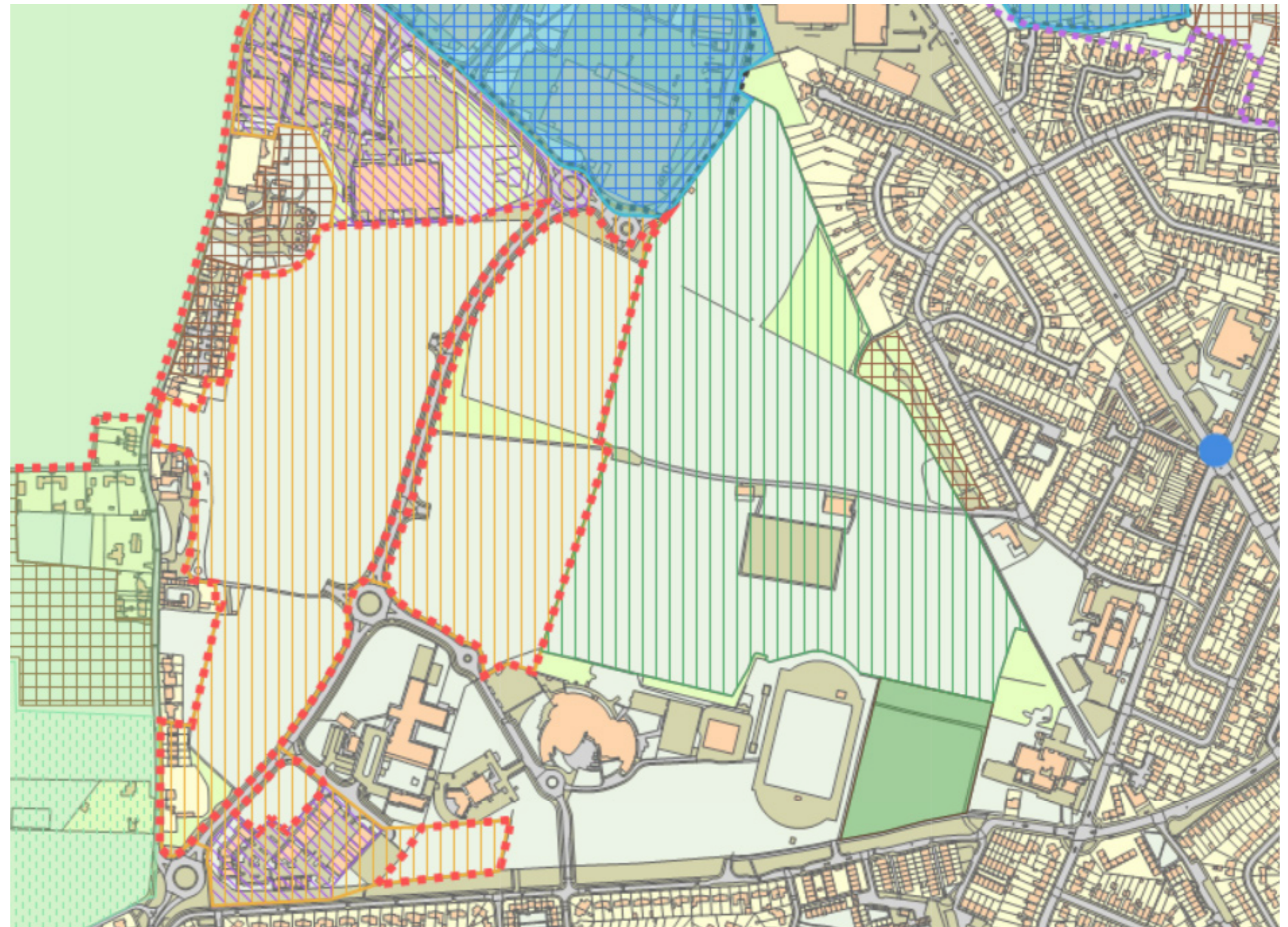
MAP KEY

	
Housing Site	Jackey Bakers Sports Ground
	
Strategic Sites	Westwood Primary Frontage
	
Flexible Use Site	Westwood Secondary Frontage

Policy G107

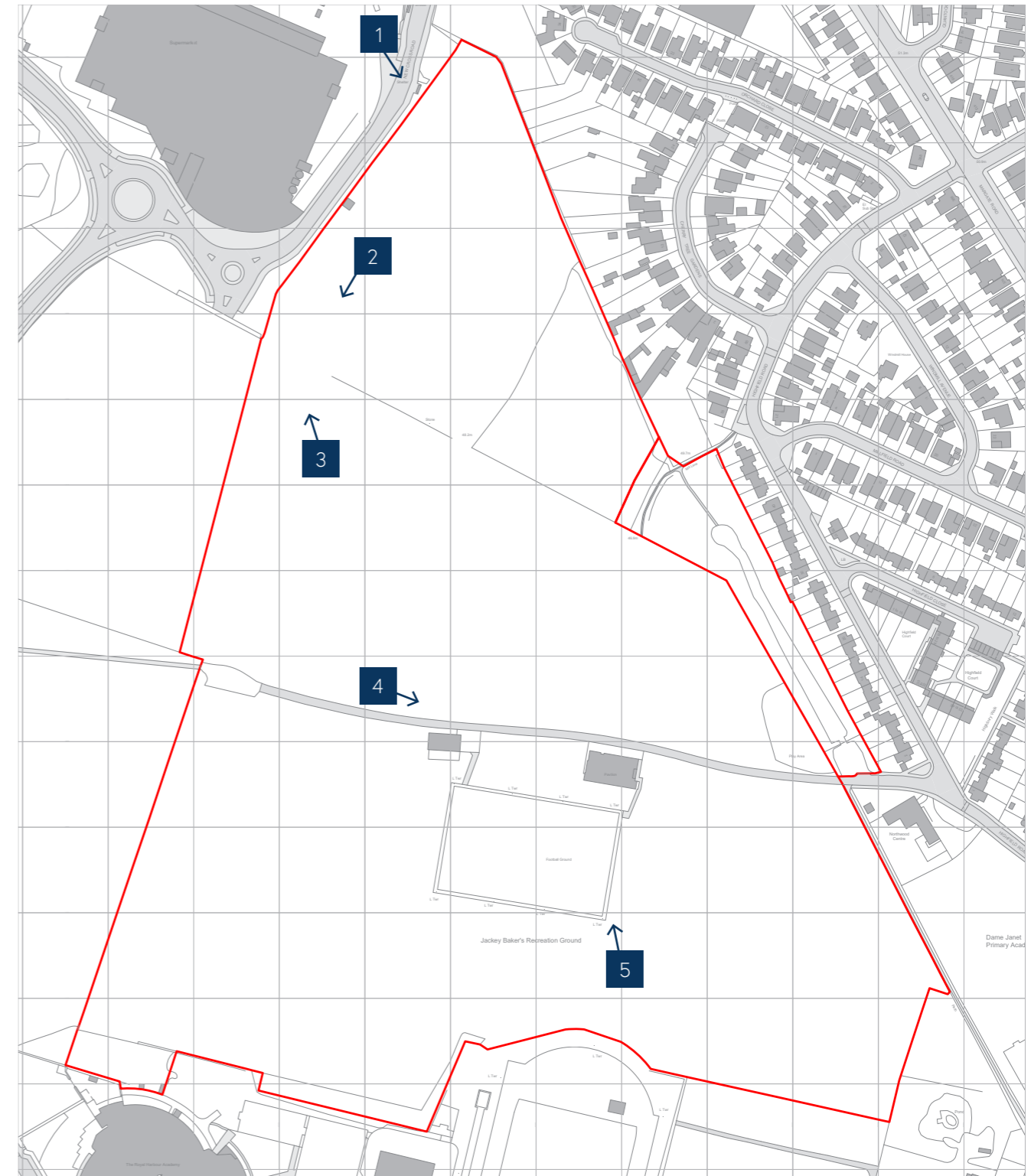
Jackey Bakers Jackey Bakers sports ground will be promoted as the long-term primary sports venue for Thanet. Proposals which will provide a 3G pitch and improve the facilities for football, rugby, hockey and other sports will be supported.

Proposals will need to include a new clubhouse with improved changing and social facilities. Where fully justified, the Council will permit ancillary development on order to maintain the sports use. This could include limited development of D2 (leisure facilities), D1 (community facilities) and A3 (restaurant facilities)

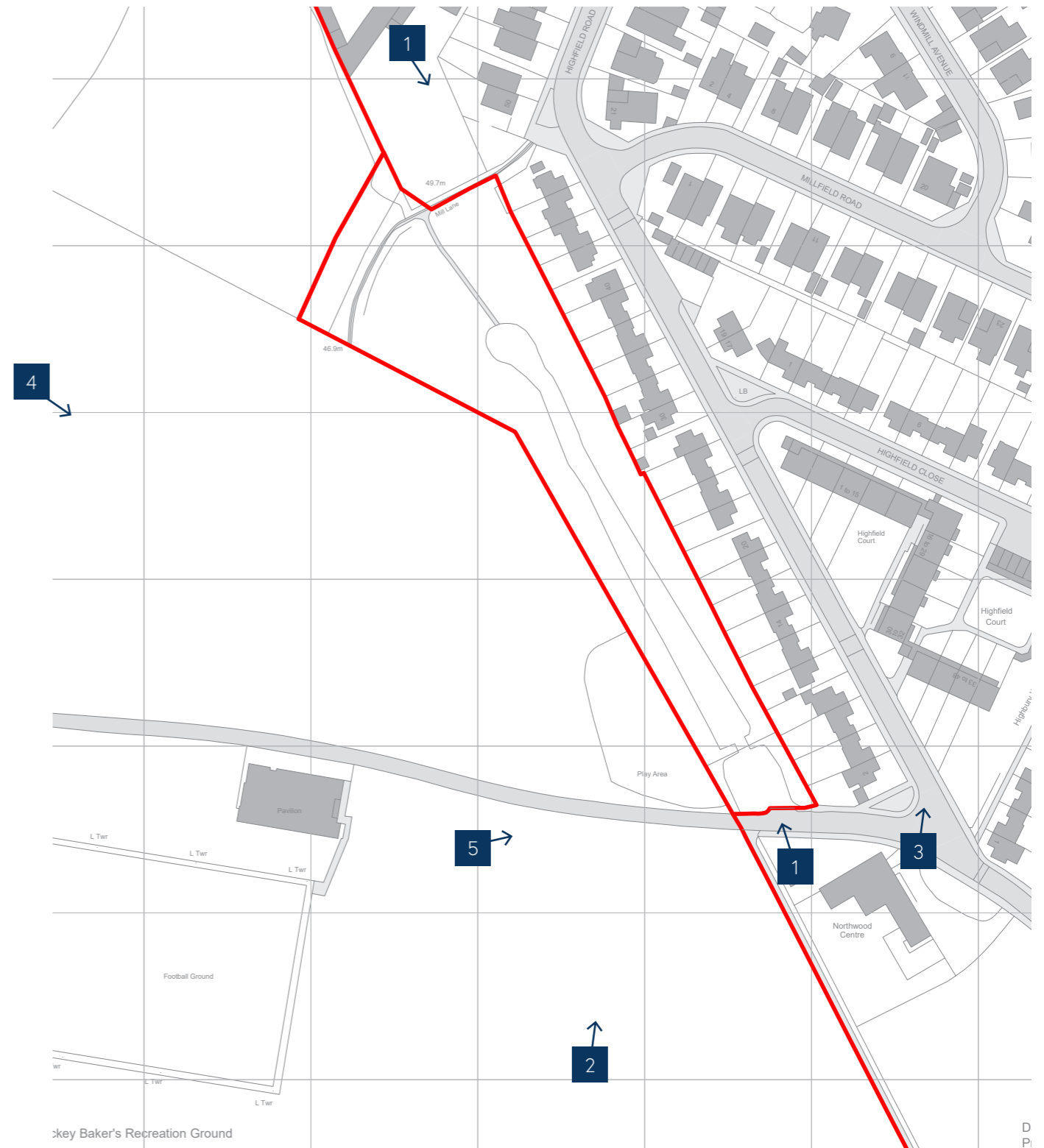


Map Extract from Thanet Local Plan 2020

1.7 Site Photos (1)



1.8 Site Photos (2)



1.9 Opportunities and Constraints

- Site Boundary
- - -> Primary Road
- ~ Change in Level
- ← Prevailing Wind Direction
- ||||| Overlooking
- ← Site Access (Existing)
- ← Site Access (Proposed)
- Trees (clusters)
- Existing Buildings



1.10 Sport Pitch Diversification

Urban Requirement

To attract a wide variation of social activity to the site, diversification of pitch and sport type is essential to the masterplan.

Adjacent a selection of pitch types are showcased in situ with the standard generic 4g pitches that will serve to accommodate a wide selection of sports across the site.

TYOLOGIES

The most sensible designated pitch options include:

Generic 4G pitches- allowing for football and most racket sports

Hockey (requires separate 4g pitches)

Cricket Nets (allowing for both hard and soft

Netball (can double as basketball courts due to a mere 10mm difference and backboards on the nets)

TYOLOGIES

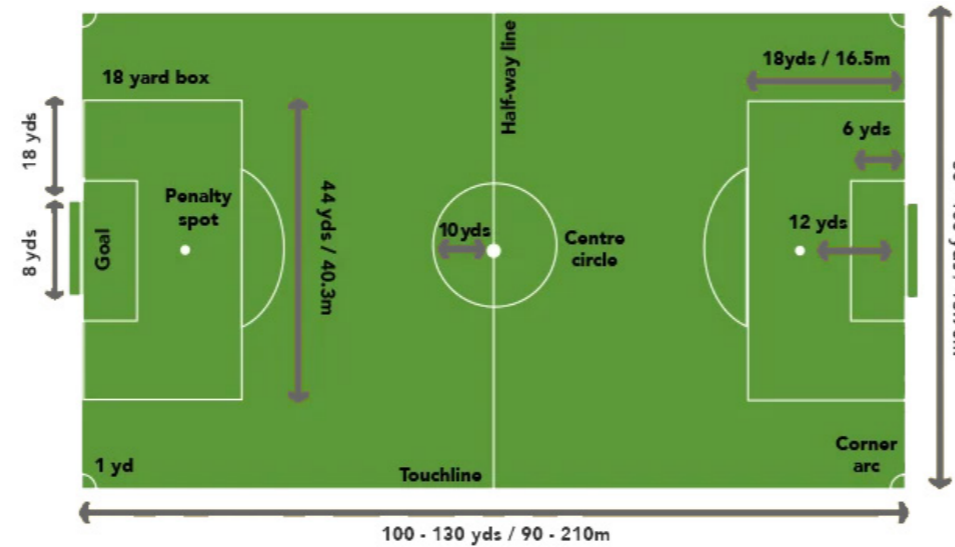
4G pitch- 105x68m

Hockey Pitch - 91.4x55m

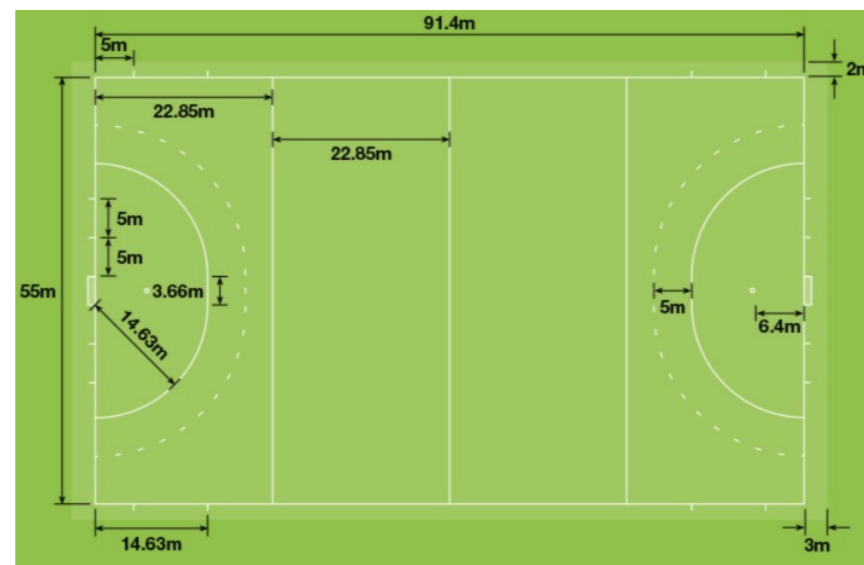
Cricket Net- 27x3.6m (9x3.6m Covered Netting)

Netball Court- 36.7x21.35m

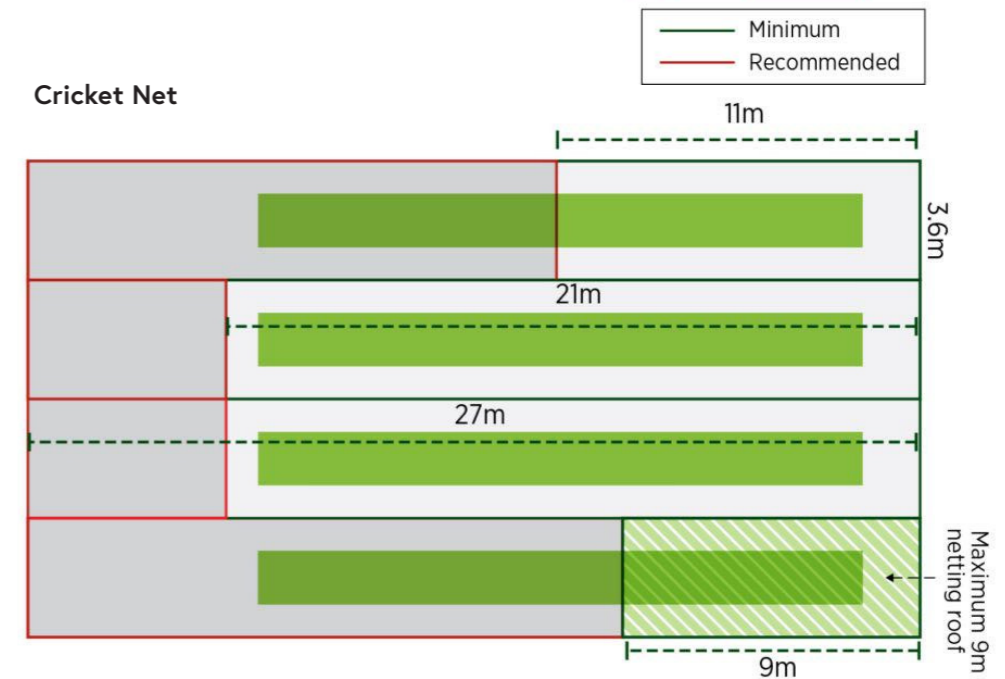
Generic 4G Pitch



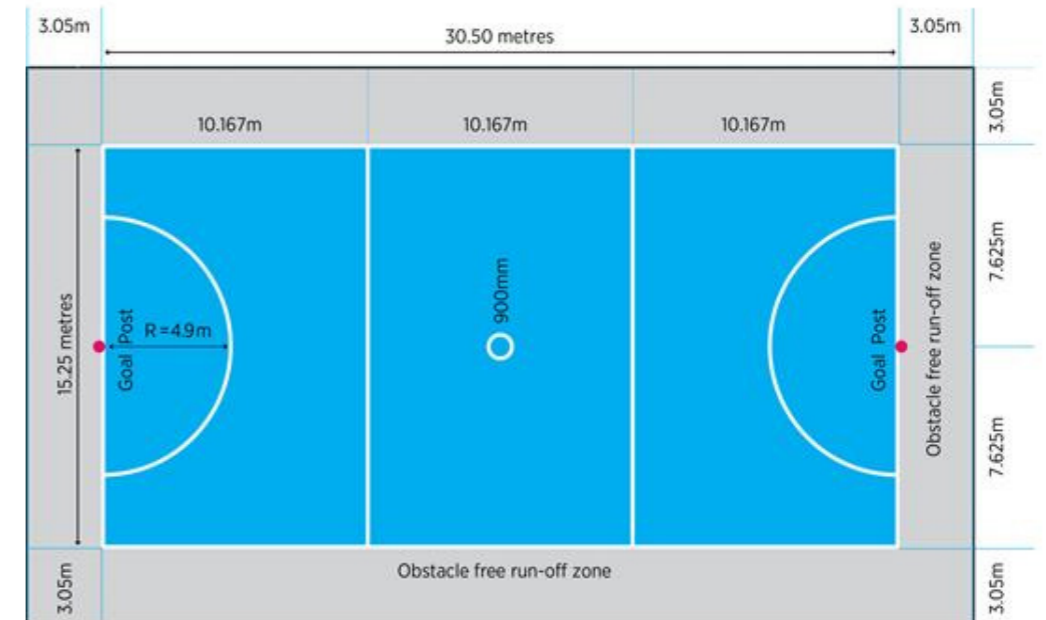
Hockey Pitch



Cricket Net



Netball Court



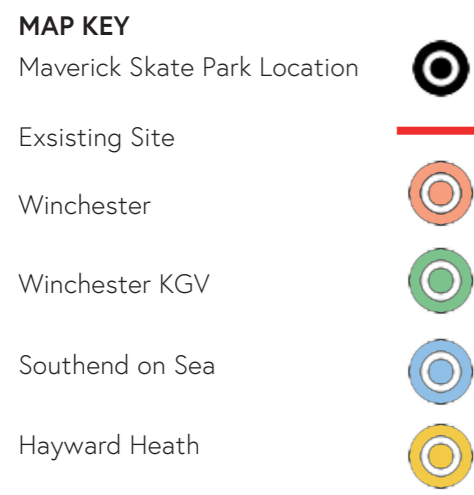
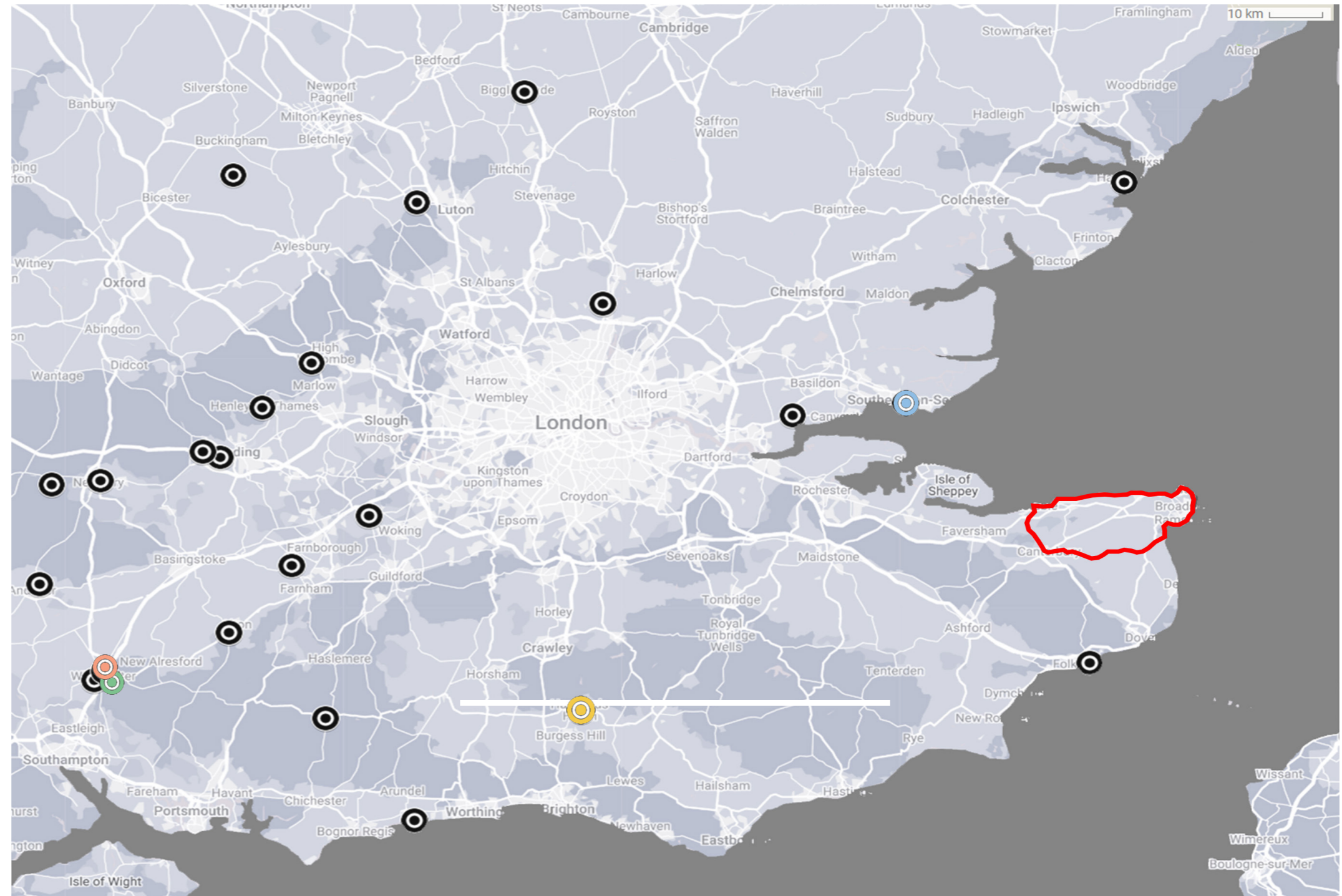
1.11 Urban Sport- Exploration

Urban Requirement

As showcased by the adjacent figure there is a prominent absence of designated skate typologies in the South East.

Maverick Skate Parks specialise in the creation of spray concrete skate parks, utilising professional knowledge in the field.

Creation of a designated skate site would encourage social liveliness in the masterplan, due to the gap in typologies across the UK, promoting use of the safe space thus removing antisocial behaviour from inner city dwellings.



The Proposals



2.0

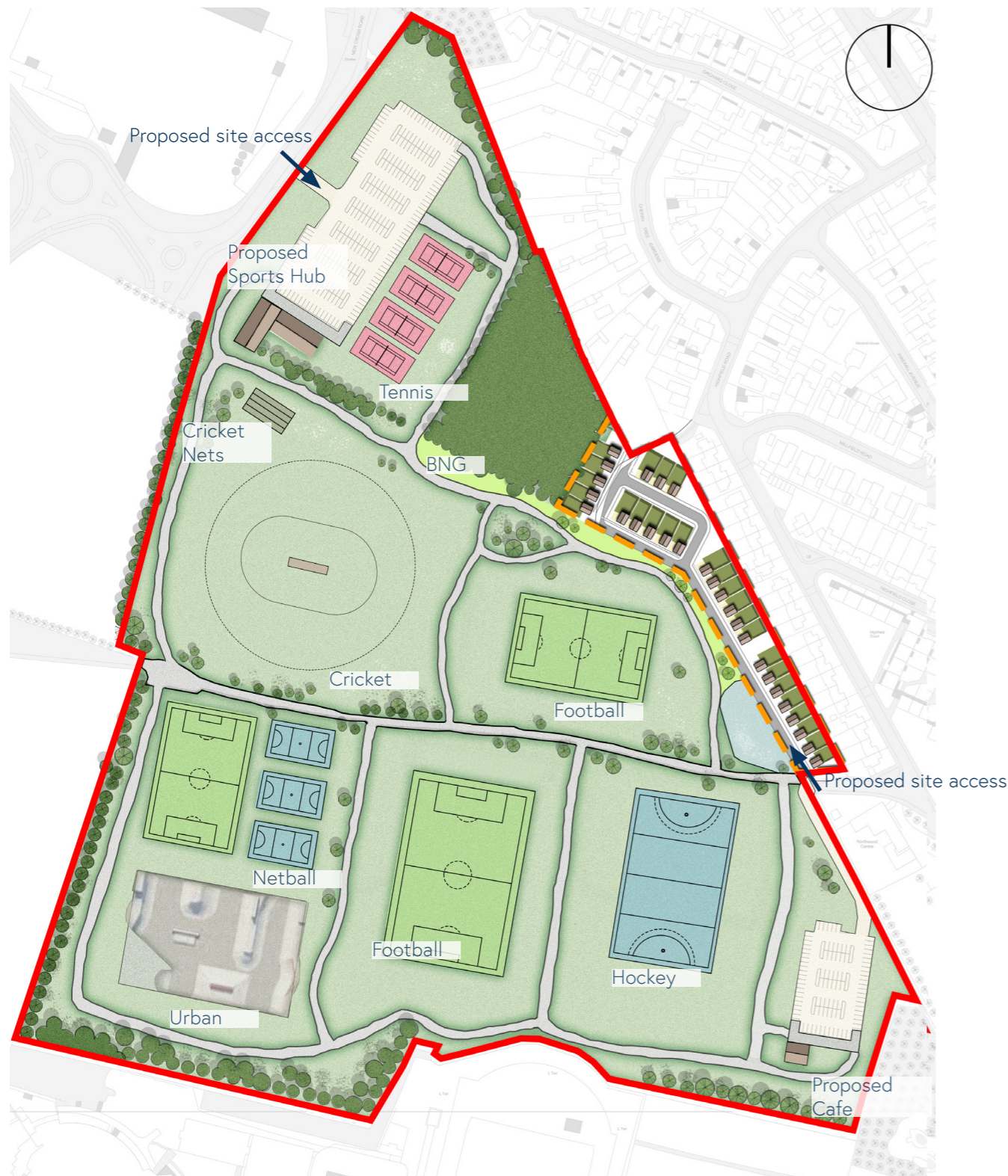
2.0 The Proposals

2.1 Site Master Plan

Summary

- Provision of housing to former car park
- Provision of Sports Hub and associated parking with new vehicle access via New Cross Road
- Provision for Biodiversity Net Gain (BNG)
- Existing sports pitches rearranged following removal of disused pavilions & 3g pitch
- Addition of pitches to facilitate a variety of outdoor sports, including; Tennis, Cricket, Hockey, Basketball, Football & Urban Sports (Skating/BMX)
- Nature walks included around site for leisure uses and dog walkers
- Increase in trees to site including perimeter to increase net biodiversity

The two drawings on this page are illustrative of the potential to increase the provision for football and other sports at the site, and the exact configuration is flexible to respond to the needs of existing users and any emerging demand for new sports or activities.



2.2 Residential Layout



Summary

- Provision of 27 family dwellings with integrated garages and private terraces in five terrace blocks.
- Existing access retained
- Provision for parking courts and landscaped areas around the site
- Majority of unit have direct views over the playing fields

Design principles

Each of the dwellings across the sites have been designed to accord with the Nationally Described Space Standards, thus providing generous living space throughout the development.

Key principles which have been incorporated in to the layouts:

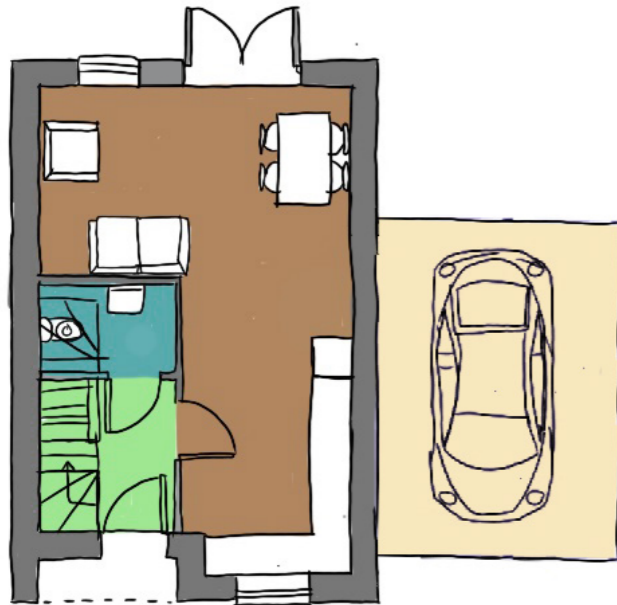
- Living spaces designed to relate directly to the landscape
- Optimum orientation of dwellings considered
- Clear view to the outside/landscape on entering each dwelling
- Private amenity space with terrace to each dwelling
- Generous store/utility cupboards
- Defensible private spaces in front of each dwelling
- Min. 2.4m high floor to ceiling heights
- Potential for triple glazed windows where needed
- Fabric-first approach to lowering carbon emissions
- Smart technologies for monitoring energy use
- Dedicated space for study / working from home

In addition to the specific considerations, each of the sites has been designed to incorporate cycle storage and access to high quality internal and external amenity spaces.

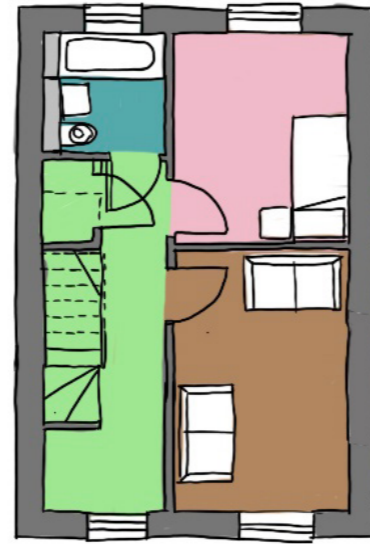
The overall objective aim is to encourage resident interaction and to create a vibrant residential communities.



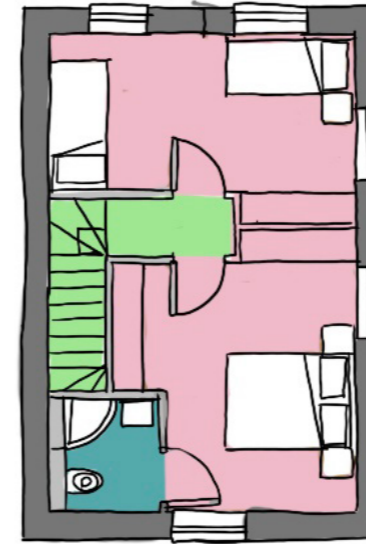
2.3 Typical Housetype



Ground Floor Plan



First Floor Plan



Second Floor Plan

Summary

- Proposed House Type is a 3 bedroom / 5 person dwelling set over 2.5 storeys.
- The total GIA for each dwelling is 106.4m²
- Each dwelling has a drive way, with space for 1 car and secured cycle storage.



Typical Street Elevation

2.4 Accommodation Schedules

Plot	Bedrooms	Type	GIA m ² (sq.ft)			Total
			GF	1F	2F	
1	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
2	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
3	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
4	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
5	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
7	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
8	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
9	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
10	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
11	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
12	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
13	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
14	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
15	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
16	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
17	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
18	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
19	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
20	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
21	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
22	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
23	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
24	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
25	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
26	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
27	3	3B5P	34.2 (370)	36.1 (389)	36.1 (389)	106.4 (1,148)
Total	81					2872.8 (30,996)



2.5 Design Precedents - Houses



CGI of design concept for typical Town House

2.6 Design Precedents - Sport Hubs



Clydebank Community Sports Hub



Sheffield Hallam University Sports Park



Gunnersbury Park Sports Hub



Herne Bay Sports Hub

Corstorphine & Wright

Contact us to discuss your project

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-  contact@cw-architects.co.uk
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