



Shottendane Road

Capacity Study

May 2021



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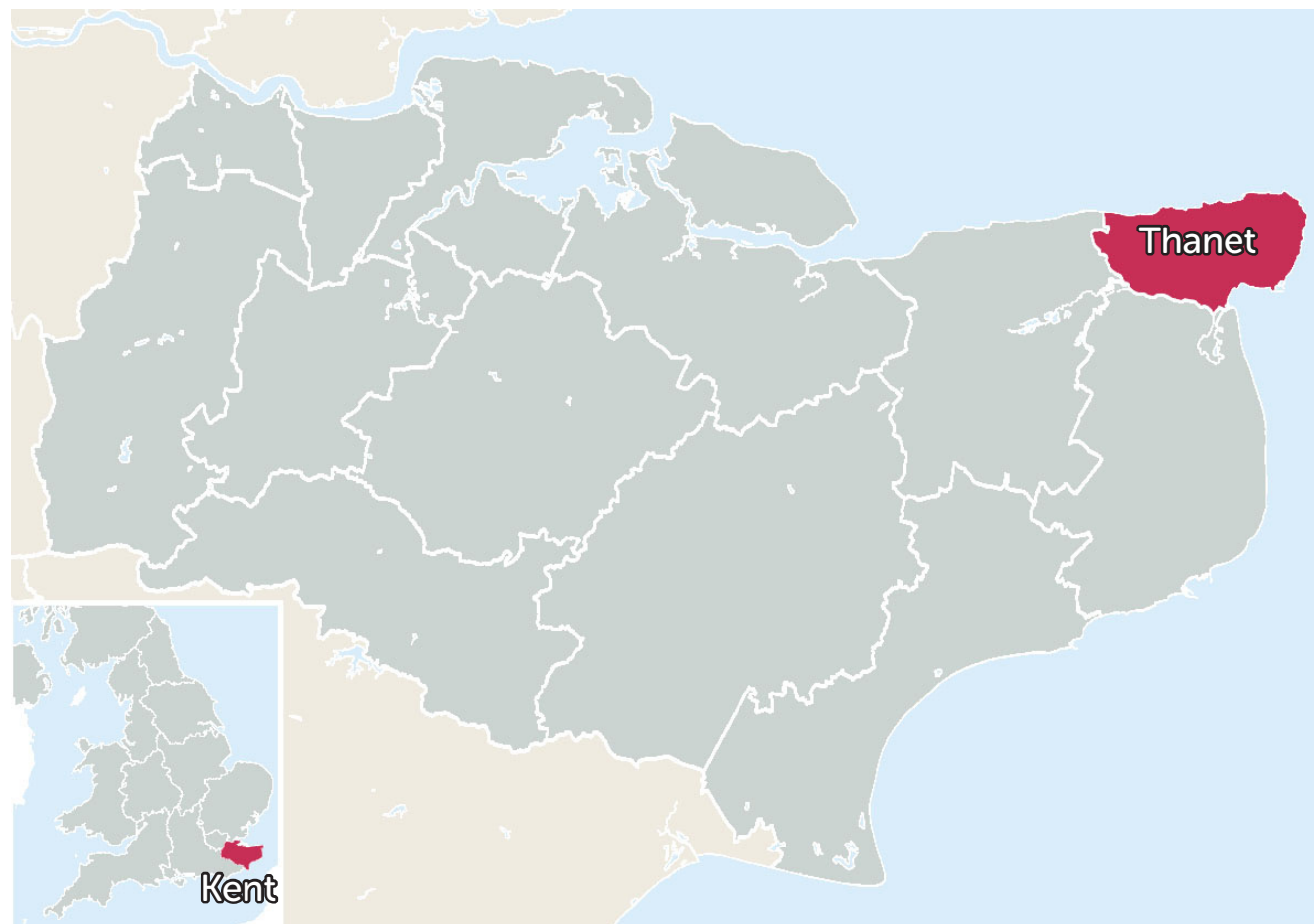
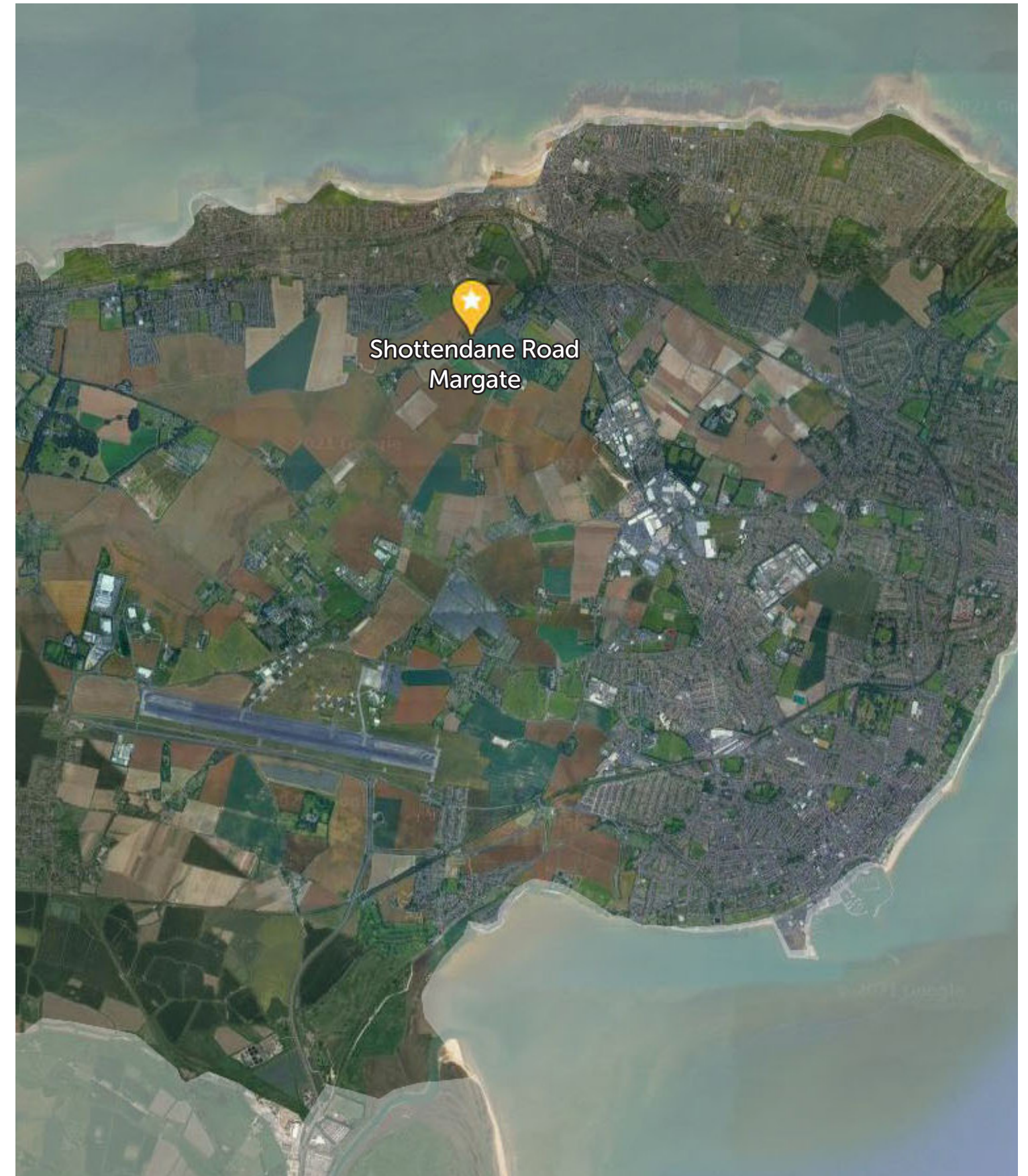
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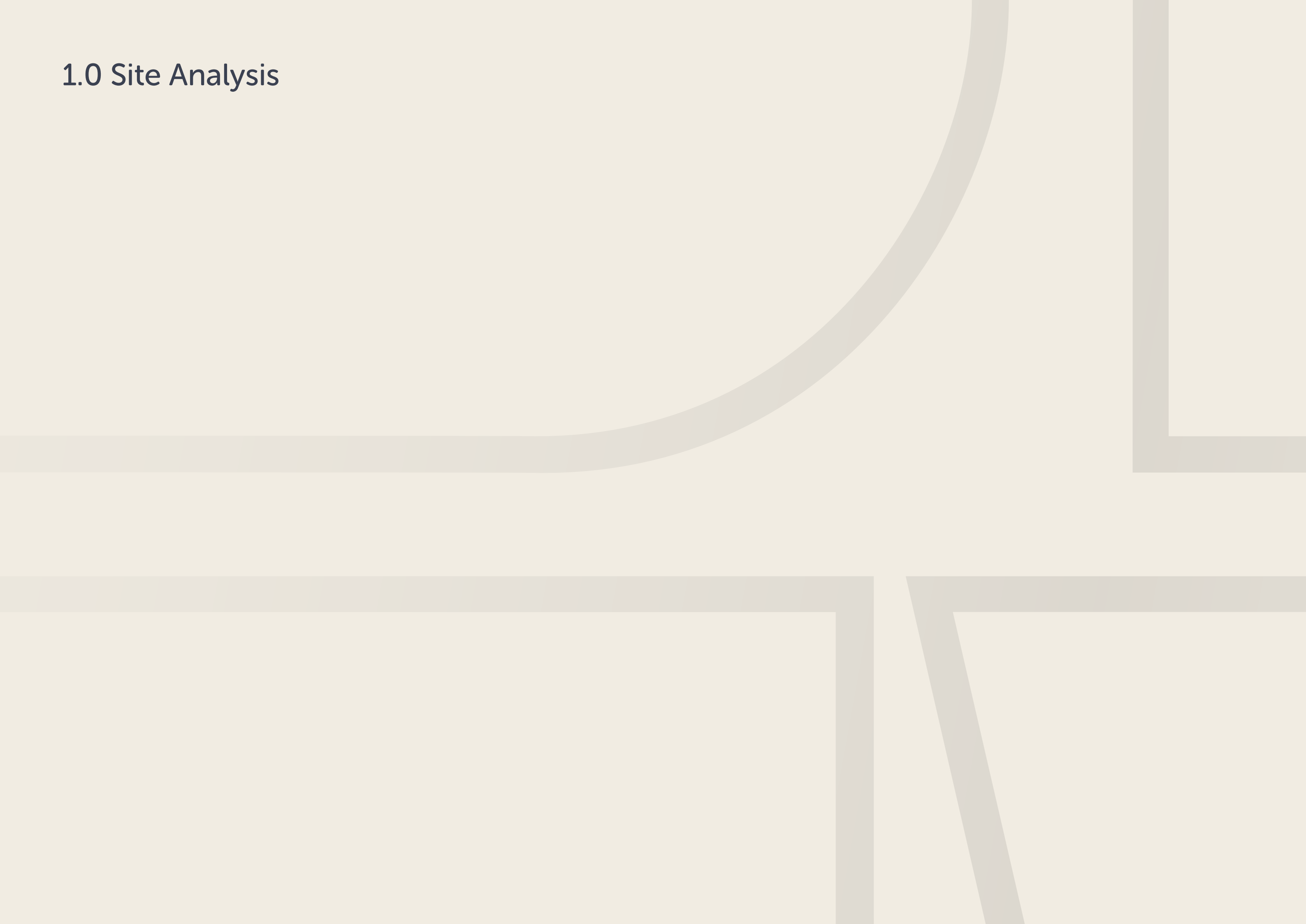
# Introduction

The purpose of this document is to set out a site appraisal and high level capacity study of the large vacant site situated between Shottendane Road and Hartsdown Road, on behalf of Thanet District Council, to support their application for the district's Call for Sites.

Note - Dimensions and areas are based on OS information in the absence of more detailed topographical survey information. Legal information for each site is also required to enable more accurate capacity figures.



# 1.0 Site Analysis





# 1.1 Site Overview

The development site (outlined in red) is a 14 ha piece of open farmland. It is situated within walking distance of Margate town centre and seafront.

It is bordered by a mix of existing housing, schools, sports grounds and farmland. The Site, within the previous Local Plan, was designated as community woodland but has become open farmland in recent years with mixed designations (refer to accompanying planning note).

The land is predominantly flat and sits between two principle routes into Margate. There is a public right of way that cuts north/south across the site.

The site offers development potential for family housing



## Key

--- Main Road

/// Railway line
















# 1.2 Site Context

## Bordering sites

The adjacent diagram highlights the main features that border the proposed development site. There is a broad mixture of housing, agricultural land, schools and sports facilities. These are illustrated in greater detail on the following page.



### Key

-  Kingston Close / neighbouring housing
-  Jacob Close / neighbouring housing
-  Hartsdown Road housing
-  Willow Way housing
-  1 California Farm and Hengrove Cottages
-  2 Twenties Cottages
-  3 Agricultural Land
-  4 Shottendane Farm
-  5 Margate Cricket Club
-  6 Tivoli Woods
-  7 Margate Football Club
-  8 Hartsdown Academy (secondary school)
-  9 Garlinge Primary School & Nursery





# 1.3 Immediate context



Kingston Close and surrounding residential streets - Low rise terraced housing and flat blocks, low density. No-through routes.



Jacob Close and surrounding residential streets - Mainly low rise dormer bungalows in low density cul-de-sacs.



Housing on Hartsdown Road, large detached houses set back from main road.



Willow Way housing, modern small scale housing development with parking courts in cul-de-sacs



1 California Farm is a stables / riding school and house, adjacent to Hengrove cottages (2 storey semi detached cottages, pictured)



2 Twenties cottages - 2 storey terraced block of 4 houses with agricultural buildings to the rear.



4 Shottendane Farm - assumed private farm house and cluster of agricultural holdings.



5 Margate Cricket club - local cricket club with small pavilion and parking.



6 Tivoli Woods - Public open space/Nature Reserve



7 Margate Football club - small scale football club with spectator stands, training pitches and parking.



8 Hartsdown Academy - Secondary School and Sixth form








9 Garlinge Primary School, Nursery and Childrens Centre.



# 1.4 Site Access



## Key

-  Main Roads
-  Secondary Roads (dead ends)
-  Public Right of Way
-  Assumed existing access point
-  Hard boundary (hedge/fence)



# 1.5 Existing access points



1 Public footpath accessed from Shottendane Road to the side of Twenties Cottages and agricultural buildings to the rear.



2 Shottendane Road access - red line boundary indicates potential access point here.



3 Hartdown Road - Gates to assumed private gardens which sit within red line boundary.



4 Playing fields accessed from Caxton Road (within red line boundary) - open to public access and assumed association with school.



5 Caxton Road - open access to public right of way.



6 Kingston Avenue - road terminates with fence/hedge of development site boundary.



# 1.6 Emerging local development

Application OL/TH/20/1400 (awaiting decision)  
Hybrid application for outline permission for 2000 units plus other facilities including schools etc.  
Submitted October 2020

Application OL/TH/16/0376 (approved)  
Outline application for 43 dwellings

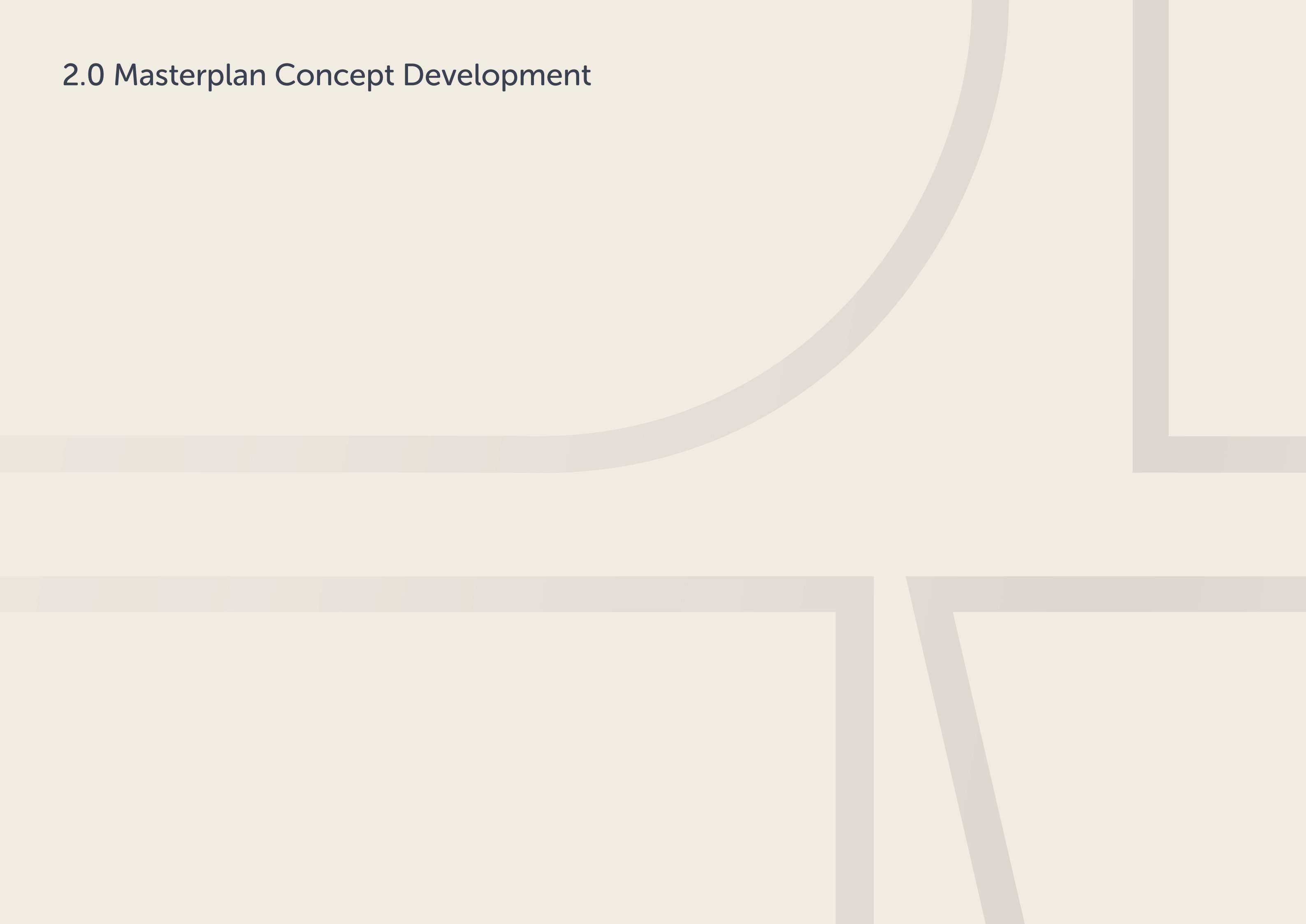
Development site for consideration

Application OL/TH/16/1765 (awaiting decision)  
Outline application for 250 dwellings





## 2.0 Masterplan Concept Development





## 2.1 Zoning



### Surrounding Context

A strategic approach has been taken with regards to splitting the site so as not over-develop the land. The surrounding context dictates where the divide between residential development and open space will sit.

- Existing / future residential development
- Schools
- Playing fields
- Open land
- Site Boundary

### 50/50 Open space / Residential Development

Proposed residential development will align with the adjacent site to the south that has been designated for future residential use.

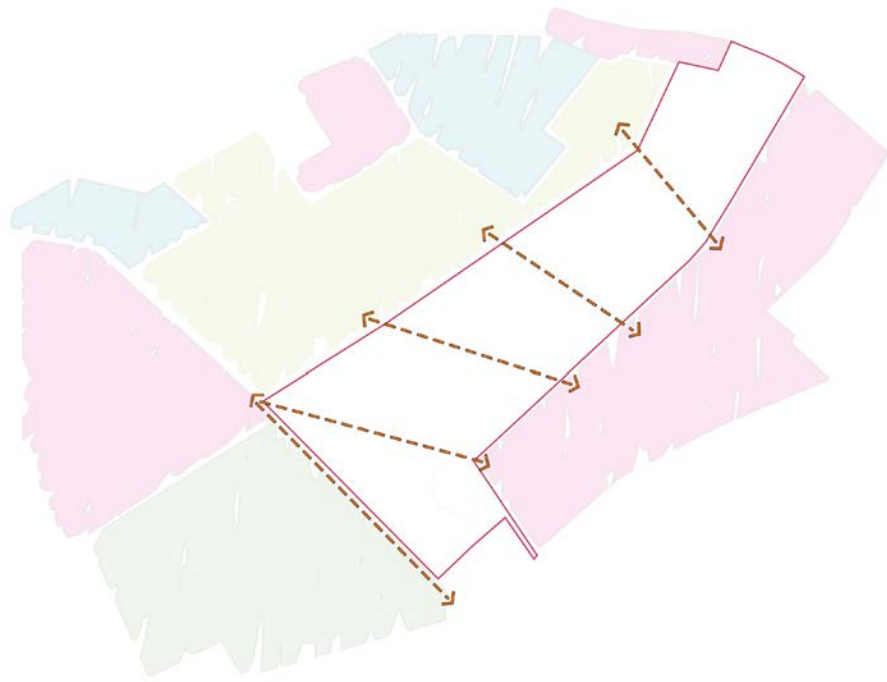
The land to be left as open space will align with the adjacent open playing field to the north and farmland to the west.

This is roughly a 50/50 split.

- Proposed housing zone (50% of site)
- Open space / community gardens (50% of site)
- Site Boundary

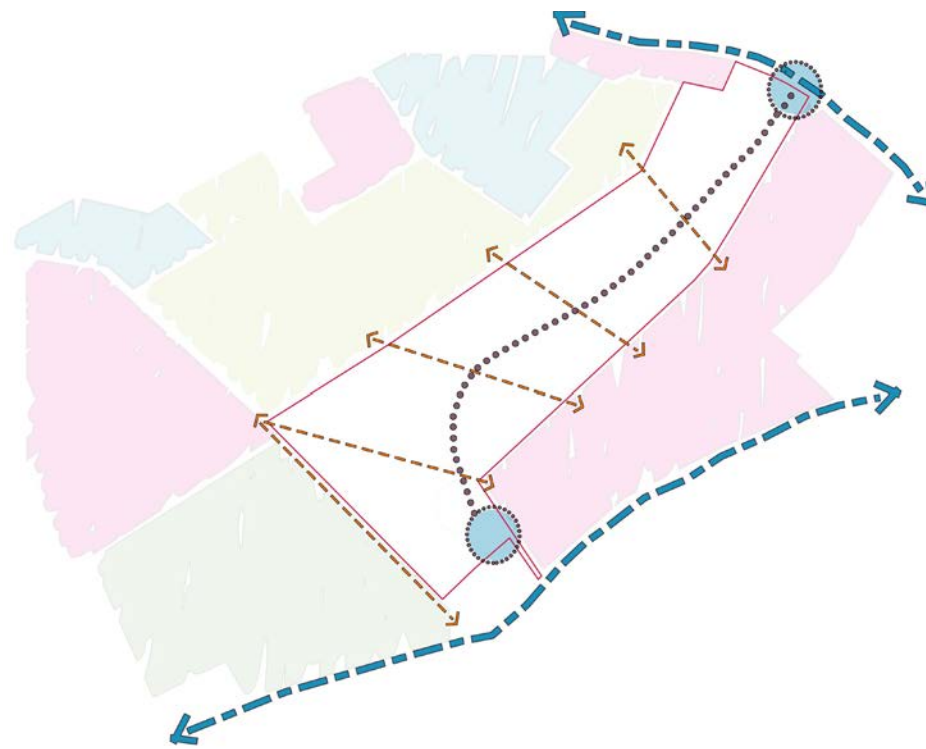


## 2.2 Key design concepts



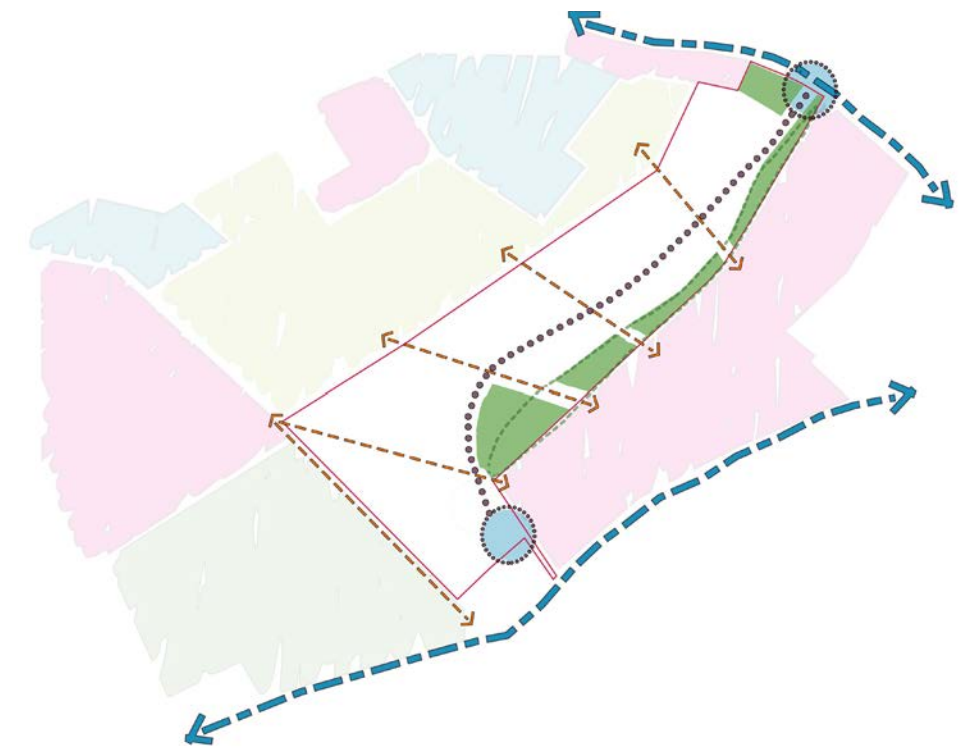
### Pedestrian Links

Direct and safe pedestrian/cycling routes will link the site to surrounding residential areas and amenities making the site permeable and accessible.



### Vehicular Link

A new vehicular route will allow access through the site and form new junctions with the surrounding road network.



### Buffered Edge

Planting will provide a permeable buffer between the emerging adjacent residential development. This strip of green space will also provide visual amenity as well as reintroduce diverse habitats.



### 50% Open green space

Provide a landscaped community garden with play space fronting onto the playing field to the North and allow remaining western edge to be open green space.



### 50% Housing

Housing in the north eastern section of the site will be clustered between access routes and open space.



### Green Links

Pockets of green spaces are to be interspersed throughout the housing zones, lining green pedestrian routes and landscaped interventions.



## 2.3 Residential Scale



### Scale

- > The residential zones are to be broken down into smaller scale blocks that can be accessed by road and foot.
- > This will allow views to penetrate through to the surrounding green spaces.
- > Housing will be small in scale (single and 2 storey) and provide a mixture of family accommodation (2-4 bedrooms / semi detached and detached dwellings).



### Frontages

- > Housing will be orientated to create safe and vibrant neighbourhoods, with views over green spaces where possible.
- > Road access will be secondary to pedestrian access with private parking provided off-street in the form of parking courts, private driveways and garages



## 3.0 Summary

A decorative graphic composed of thick, light gray lines. It features a large, curved line that starts from the top right and curves downwards and to the left. Below this, there are several horizontal and vertical lines that form a stylized 'L' shape or a grid-like structure, with some lines extending from the top and bottom edges of the page.



# 3.1 Vision

## Capacity

The site area is 14ha.

The site has been roughly split into 50% open space (including community garden) and 50% developed as housing.

At a proposed development density of 35 homes/ha (based on surrounding emerging development) the proposed layout is likely to provide a yield of 220 - 260 homes.

The adjacent image shows an illustrative layout of dwellings that front on to green spaces as much as possible. Private parking will take the form of driveways, garages and parking courts with the vehicular access being secondary to pedestrian access. The concept of the outline master plan allows for this pattern of arrangement to be implemented where possible.

## Our Vision

This proposed development at Shottendane Road aims to achieve:

- > A landscape led masterplan creating exemplary family homes within a sustainable development.
- > Creating a vibrant residential extension to Margate, improving local connections, integrating the new community with the existing
- > Focusing on the benefits of healthy living creating a parkland setting for new homes providing a range of landscape amenity
- > Celebrating local distinctiveness with a contemporary vernacular drawing from a unique coastal and rural location on the fringes of Margate.



Vision - Example of housing cluster at 35 units/ha interspersed with green pedestrian links.



## 3.2 Precedents



Image credit: Countryside







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