

U  
R  
B  
A  
N

MPL REPORT

A  
R  
5  
4  
3

KENT SCHOOL OF ARCHITECTURE 2013/2014

ZUZANA SOJKOVA 3279 WORDS





ZUZANA SOJKOVA

ZUZ.SOJKOVA@GMAIL.COM

00447530711416

109 BINGLEY COURT,CANTERBURY,CT1 2SX

EDUCATION HISTORY

- 2011-2014 BA(HONS) ARCHITECTURE AT UNIVERSITY OF KENT
- 2011-2011 PREPARATION COURSE FOR ARCHITECTURE AT THE TECHNICAL UNIVERSITY OF KOŠICE
- 2003-2011 HIGH SCHOOL: ´GYMNÁZIUM´OF M.R.ŠTEFÁNIK (EIGHT-FORM COLLEGE)  
MATURITNÁ SKÚŠKA: MATHEMATICS, GEOGRAPHY, ENGLISH LANGUAGE ,SLOVAK LANGUAGE AND LITERATURE
- 1999-2011 ART SCHOOL KOVÁČSKA 43, KOŠICE

CERTIFICATIONS, ACCREDITATIONS, AWARDS

- 2012 ROTARY PRIZE  
AWARDED BY UNIVERSITY OF KENT TO 12 FIRST YEAR STUDENTS WHO ACHIEVED THE BEST RESULTS DURING THE ACADEMIC YEAR 2011/2012
- 2010 IELTS 8.0  
INTERNATIONAL ENGLISH LANGUAGE TESTING SYSTEM, AWARDED BY BRITISH COUNCIL
- 2010 DELF B2  
FRENCH LANGUAGE CERTIFICATION, AWARDED BY ALLIANCE FRANCAISE

EMPLOYMENT HISTORY

JUL2013-AUG2013

INTERNSHIP: ARCHITECTURAL PRACTICE ING.ARCH.RICHARD SOKOL  
ARCHITECTURAL PRACTICE DEALING WITH RESIDENTIAL AND SMALL SCALE PUBLIC PROJECTS IN THE KOŠICE AREA  
PROJECTS: STONEMASON'S SHOWROOM ´KASTONE´, KOŠICE, DENTAL CLINIC ´PETRAMED´, CADCA  
JOB DUTIES: DESIGN ASSISTANCE AND COMPUTER MODELLING

JUL2012-AUG2012

VOLUNTEER: BLACK TEA, SPOL S.R.O.  
VOLUNTEERING AT THE SLOVAK OLYMPIC HOUSE DURING THE LONDON 2012 OLYMPIC GAMES

OCT2010-OCT2010

VOLUNTEER: LA NUIT BLANCHE  
VOLUNTEERING IN THE EUROPEAN PROJECT ´LA NUIT BLANCHE´- ART-RELATED PUBLIC EVENT WHICH SERVED TO ENHANCE PEOPLE'S INTEREST IN CONTEMPORARY ART

SEP2010-SEP2010

VOLUNTEER: SLOVAK ANIMAL SHELTER  
FUNDRAISING FOR THE ENVIRONMENTAL ORGANISATION ´VLK´ATTEMPTING TO PREVENT TIMBER MINING IN A LOCAL FOREST

JUN2009-JUN2009

VOLUNTEER: SLOVAK ANIMAL SHELTER  
FUNDRAISING FOR WELLBEING OF ANIMALS IN THE SLOVAK ANIMAL SHELTER

STARTING WITH MOST FREQUENT

HAND DRAWING

ADOBE PHOTOSHOP

ARCHICAD

ADOBE PREMIERE PRO

AUTODESK 3D STUDIO MAX DESIGN

AUTODESK REVIT

ADOBE ILLUSTRATOR

ADOBE INDESIGN

SKETCHUP

2013-2014 RIBA MENTORING SCHEME  
MENTOR: CHRISTINA BURNIE, BOYD BRYAN ARCHITECTS

2011-2014 UNIVERSITY OF KENT CHORUS  
VOICE: SOPRANO

2012-2013 ARTICLE 25  
MEMBER OF ARTICLE 25 STUDENT LED VOLUNTEERING GROUP

ARCHITECTURAL STUDIES MADE ME PERCEIVE MUSIC DIFFERENTLY, I NO LONGER VIEW SINGING AS THE VITAL PART BUT I PAY ATTENTION TO THE BACKGROUND, THE DEPTH OF THE COMPOSITION

SIMILARLY IN THE BUILT ENVIRONMENT, ARCHITECTURE SHOULD BE CONSIDERED AN ORGANISM WITHOUT ATTACHING IMPORTANCE TO ITS ´FACE´.WHEN EVERYTHING IS POLISHED, IT IS LIKE A FINISHED ARCHITECTURAL MODEL, NOT TO BE TOUCHED. WE NEED TO CREATE SKETCH MODEL SPACES

CERTAIN AREAS SHOULD BE VISUALLY TIED TOGETHER TO CREATE A MORE COHERENT WHOLE SO THAT PEOPLE ARE BOXED IN A CREATIVE AND STIMULATING REALM. IF THERE IS NO RELATIONSHIP BETWEEN BUILDINGS,IT IS DETRIMENTAL TO ANALYTICAL THINKING BECAUSE IT IS DIFFICULT TO MAKE CONNECTIONS IN A DISCONNECTED WORLD. DEPTH IN THE ENVIRONMENT ENABLES DEPTH IN THINKING

ALTHOUGH COMPUTER PROGRAMS CAN BE A HUGE HELP IN THE ARCHITECTURAL PROFESSION,THEY WILL NEVER BE ABLE TO SURPASS THE UNIQUENESS AND POETIC QUALITY OF HAND DRAWINGS AND PHYSICAL MODELS

LATELY, I HAVE BEEN INTERESTED IN PSYCHOGEOGRAPHY- THE INFLUENCE OF URBANISM ON THE INDIVIDUAL AND THE CAUSES OF VISUAL SOLITUDE AS A PART OF MY FINAL INTERDISCIPLINARY PROJECT - A DOCUMENTARY FILM

ALL I WANT IS TO CREATE SOLIDS AND VOIDS PROVOKING AN EMOTIONAL RESPONSE, EITHER IN THIS WORLD OR OTHER NUMEROUS VIRTUAL OR HYPOTHETICAL WORLDS

MY VIEW

MY DESIGNS ARE ALWAYS LABELLED DRAMATIC, MANLY, GRAND OR SEDUCTIVE. I LIKE TO EXPERIMENT WITH DIFFERENT GRAPHIC TECHNIQUES TO SUPPORT THE ECLECTICISM IN MY WORK BECAUSE TO ME, ARCHITECTURE IS A SUMMARY OF EVERYTHING THE WORLD IS COMPOSED OF

THE ARCHITECTS WHOSE WORK I ADMIRE THE MOST ARE PETER ZUMTHOR, ALVARO SIZA,FRIDTJOF KRONHARDT,ANTONI GAUDI,LOUIS KAHN,PAUL RUDOLPH AND JOHN LAUTNER FOR THEIR SCULPTURAL APPROACH, INVENTIVE USE OF MATERIALS AND STRONG ATMOSPHERIC QUALITY

I AM CONSIDERING A CAREER IN THE FILM INDUSTRY OR THEATRE DESIGN BECAUSE REALITY CAN BE VERY LIMITING AND BUILDINGS ARE OFTEN LEFT UNNOTICED , WHEREAS IN THEATRE PEOPLE SAVOUR EACH MOMENT OF THE ARTISTIC EXPERIENCE. CREATING ARCHITECTURE WITHIN A FILM SETTING RESEMBLES,IN MY OPINION, CONDUCTING AN ORCHESTRA. IT REQUIRES WORKING WITH ANOTHER TWO DIMENSIONS - SOUND AND TIME- AND WHEN ALL THE INGREDIENTS ARE SUCCESSFULLY INTERMIXED, THEY CREATE A COMPLEX WHOLE, A SYMPHONY IN ITS OWN RIGHT





Zuzana Sojkova  
University of Kent

9 March 2014  
Canterbury

Dear Sir or Madam,

My name is Zuzana Sojkova, I am completing a RIBA Part 1 architecture course at the University of Kent in the UK this year and I am interested in applying for a twelve month long internship position at Rosan Bosch Studio.

As a part of the course, I have been familiarizing myself with the whole design process through a variety of projects ranging from a small personal space to a urban masterplanning, while exploring technological and environmental principles inevitably embedded into each scheme. Studying towards Bachelor of Arts, the emphasis is being put on the creative side of architecture, which I consider one of the biggest advantages of this course. This element has been strengthened by fine art lessons led by a renowned British sculptor and weekly design tutorials. In order to enhance presentation skills, the mastering of a number of computer programs, such as Adobe Photoshop, Illustrator, InDesign, Premiere Pro, ArchiCAD, Sketchup and most recently 3DsMAX Design and Revit, represents one of the aims of the course curriculum as well.

Thanks to my outstanding performance in the first year, I was awarded a Rotary prize, which is yearly given to 12 students of The Faculty of Humanities, who achieve the best results. Nevertheless, I perceive architecture as unmeasurable when it comes to its atmospheric quality. Therefore I always strive to produce unconventional and provocative designs that would have an impact on their users, creating an architectural narrative, an experience as a whole. In addition, I have been studying the relationship between the urban environment and the individual as a part of my final interdisciplinary project because in my view, architecture only comes to life when it is inhabited and thus we must consider humans and cultural context to be the most important elements of the equation. My main area of interest was the loss of identity, uniformity and neutralization of our surroundings, therefore Rosan Bosch's TED talk on school design attempting to respect the individuality of pupils by providing spaces with different character, grabbed my attention.

I am particularly sympathetic to your approach of collaboration between people from different disciplines because to me architecture embodies everything the world is composed of. I believe that the opportunity of being an intern at your practice would help me grasp the whole concept of the role of architecture in the real world, how to merge its artistic, environmental and technical side in order to transform a dream-like project into an organism that would work both aesthetically and functionally. In return, I can offer my distinguishable graphic skills, a strong sense of geometry in planning and willingness to experiment with innovative solutions to a problem. The creative environment of a interdisciplinary practice, which is almost palpable even from the photographs, is what I find incredibly fascinating and having a possibility to observe various stages of a design process with input from professionals across the spectrum, would be, in my opinion, very beneficial for my future studies.

Thank you for your consideration.

Sincerely,



Zuzana Sojkova





**Project:** Modular Student Accommodation  
**Architect:** Z Architects  
**Client:** City of Canterbury represented by Mr L.Toohy  
**Location:** Canterbury, Kent, UK  
**Year of Commission:** 2013

## Project programme

Task Name	Duration (Days)	Start	Finish	0	1	2	3			4	5												6	7
				10/13	11/13	12/13	01/14	02/14	03/14	04/14	05/14	06/14	07/14	08/14	09/14	10/14	11/14	12/14	01/15	02/15	03/15	04/15	05/15	06/15
Client's Business Case	1	01/10/13	01/10/13																					
Strategic Brief	1	01/10/13	01/10/13																					
Assembling the Project Team	1	02/10/13	02/10/13																					
Project Programme	7	03/10/13	09/10/13																					
Objectives and Outcomes	1	10/10/13	10/10/13																					
Sustainability Aspirations	1	10/10/13	10/10/13																					
Project Budget	1	11/10/13	11/10/13																					
Initial Project Brief	7	11/10/13	17/10/13																					
Feasibility Studies	5	18/10/13	22/10/13																					
TREE Preservation Report	42	22/10/13	01/01/14																					
Project Roles Table	1	22/10/13	22/10/13																					
Fee Proposal	15	23/10/13	06/11/13																					
Contractual Tree	1	07/11/13	07/11/13																					
Pre-application Discussions	1	08/11/13	08/11/13																					
Concept Design	15	09/11/13	23/11/13																					
Structural Strategy	7	24/11/13	30/11/13																					
Environmental Strategy	11	24/11/13	04/12/13																					
Sustainability Strategy	11	05/12/13	15/12/13																					
Landscape Strategy	7	09/12/13	15/12/13																					
Operational Strategy	5	16/12/13	20/12/13																					
Risk Assessments	5	19/12/13	23/12/13																					
Final Project Brief	10	27/12/13	05/01/14																					
Room Data Sheets	15	06/01/14	20/01/14																					
Cost Plan	15	13/01/14	27/01/14																					
Planning Report	5	28/01/14	01/02/14																					
Planning Application	15	02/02/14	16/02/14																					
Town Planning Process	91	17/02/14	16/05/14																					
Developed Design	20	18/02/14	07/03/14																					
Review Planning Conditions	3																							
Tender Documents	10	22/03/14	31/03/14																					
Detailed Specification	15	01/04/14	15/04/14																					
Contract Documents	5	16/04/14	20/04/14																					
Out to Tender	1	21/04/14	21/04/14																					
Tender	42	22/04/14	02/06/14																					
Tender Analysis	5	03/06/14	07/06/14																					
Tender Report	5	08/06/14	12/06/14																					
Building Contract Awarded	1	13/06/14	13/06/14																					
Contractor Info Review	5	14/06/14	18/06/14																					
Subcontractor Design Work	194	19/06/14	31/12/14																					
Building Regs Submission	56	07/07/14	31/08/14																					
Offsite Manufacturing	91	01/09/14	01/12/14																					
Onsite Construction	211	01/11/14	30/05/15																					
Design Queries from Site	211	01/11/14	30/05/15																					
Site Inspections	211	01/11/14	30/05/15																					
As Constructed Info	3																							
Building Contract Concluded	1	01/06/15	01/06/15																					
Feedback for Future Use	5	02/06/15	06/06/15																					
In Use Services	1	07/06/15	07/06/15																					
Post-occupancy Evaluation	1	07/06/15	07/06/15																					
Project Performance	1	07/06/15	07/06/15																					
Drawings	126																							
Meeting (Design Teams)	3																							
Meeting (Client)	1																							
Meeting (Contractor)	2																							
Consultation	3																							
Presentation	25																							



0



## Strategic Definition

### Business Case

- to design modular student accommodation implementing sustainable environmental strategies and humanistic approach within the historical city centre of Canterbury
- to design with respect to the immediate surroundings and within a masterplan consisting of modular housing, a boarding house and an education building
- to enhance the chosen site due to its significance for tourism, to turn it from a place of transition into a place of relaxation

### Strategic Brief

- an appointment of a small local practice in order to limit a number of people responsible for the design delivery due to a collaboration with other teams working on different parts of the masterplan
- a thorough site analysis to enable mitigation of all the possible risks such as future flooding
- a cooperation with experts on ecological and archaeological preservation of the site
- a limitation of heavy onsite machinery in respect to the nearby establishments
- a use of prefabricated construction to reduce the cost

### Project Team

Z Architects: based in Canterbury, founded in 2010

- a young firm with a novel approach that offers innovative design solutions which have a strong relationship with immediate surroundings from both aesthetic and historical point of view
- specialists in traditional building techniques of the area, timber construction and Gothic architectural principles that can be reinterpreted in order to tackle modern - day sustainable issues

Director	1
Project Architect	1
Qualified Architect	1
Technologist	1
Part 2 Architect	1
Part 1 Architect	1

### external staff:

Ecology Consultant	1
Archaeology Consultant	1
Hydrologist	1

1



## Preparation and Brief

### Project Budget (small project)

£ 4.5M

### Initial Project Brief

Site- St. Radigund's car park adjacent to the River Stour situated in the centre of Canterbury. The main coach park used by the tourists is located to the north-east. The riverside walk must be maintained as a part of the masterplan. Footpath links and connections with other parts of the site and the city centre must be considered. Landscaping is to be done in a most sustainable way possible. The transition between the public and private, enclosed and open space must be a key aspect of the design.

The student flats are to accommodate University of Kent undergraduate students and various study groups during the holidays. There is a need for 12 such units each of which is to be composed of 6 single bedrooms, a living room, a dining room and a kitchen. Communal facilities such as a laundry room or cycles storage are also to be included. Scheme needs to be evaluated with reference to BREEAM.

### Feasibility Studies and Site Information

- Ordnance survey map
- Topographical survey
- Soil survey
- Legal title-status, land registry boundary
- Adjoining uses
- Utilities: water, electricity, gas, BT, cable services
- Environmental assessment/Protected species
- Archaeological potential
- Flood risk assessment

Due to a proximity to the River Stour, the ground conditions are as follows:

Bedrock: Seaford Chalk Formation (SECK)

Superficial Deposits: Alluvium (ALV) (*Fig1*)

This type of soil requires strong foundations with extra attention paid to water tightness and damp proofing. Moreover the site is located in Flood Zone 2 and 3 which means that there is a 0.1-1% probability of river flooding in Zone 2 and over 1% in Zone 3 (*Fig2*). Therefore flood risk assessment and a consultation with a hydrologist is required.



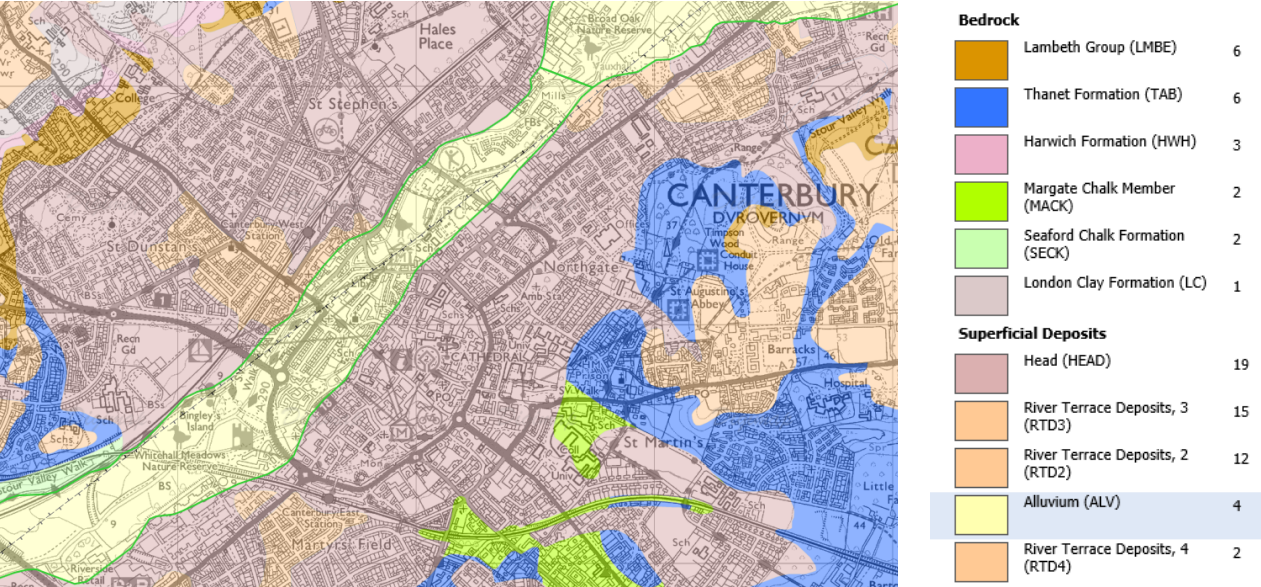


Fig1

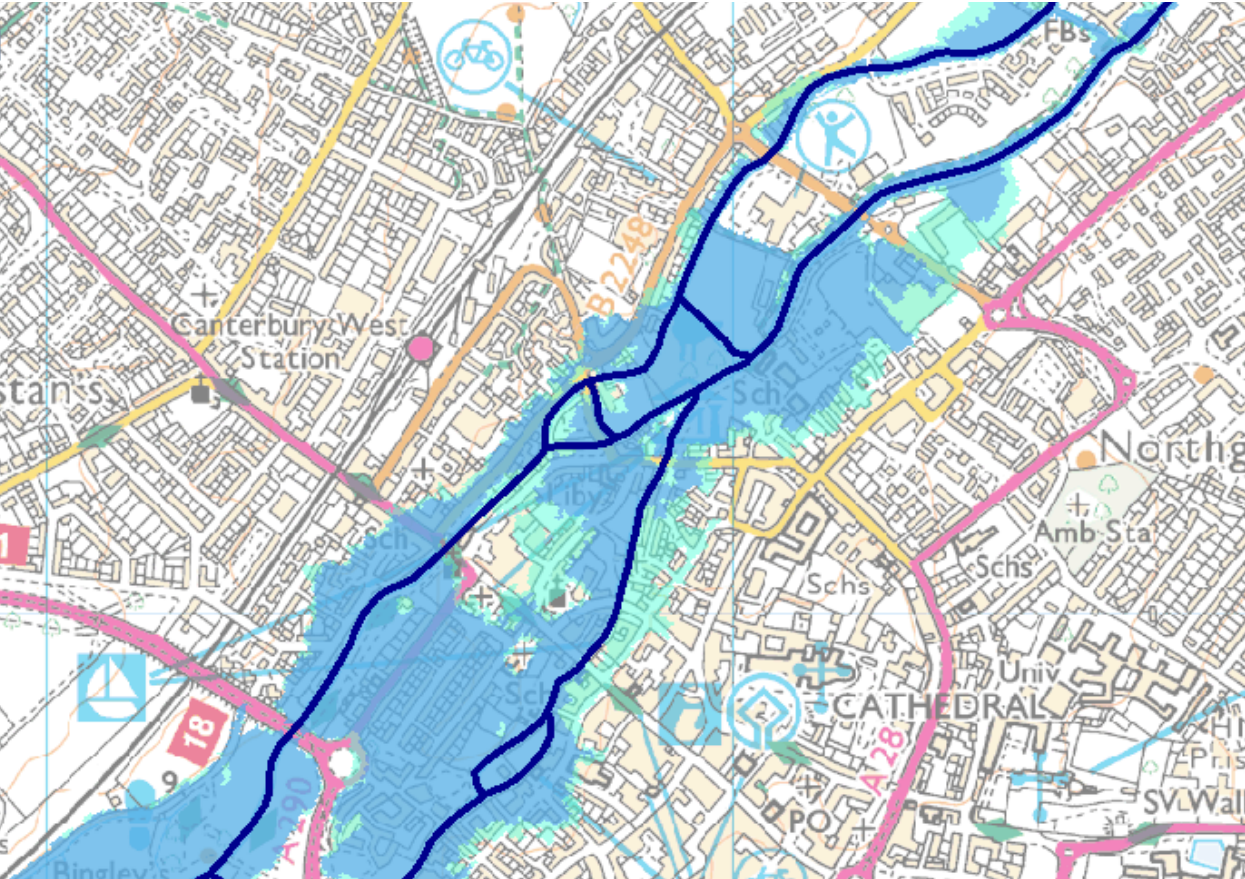


Fig2

Flood Zone 3  
Flood Zone 2

St. Radigund's car park is found in a historically important Canterbury city centre and it belongs to a conservation area which adds 10% to the total cost estimate of the development (*Fig3*). It also means that main features of the site must be maintained . Attention needs to be paid to the scale of the buildings in order to preserve the right of views and to avoid any privacy issues around the site boundary where residential buildings are located. Since trees need to be cut down, a report must be sent to the Environment Agency 6 weeks in advance which then decides whether a Tree Preservation Order needs to be issued. In case it does, trees must be protected and other design alternative found. It is also desirable to consult an Archaeology Specialist to be familiar with any other possible design impediments.

Source: <http://maps.environment-agency.gov.uk/>  
<http://digimap.edina.ac.uk/digimap/home>

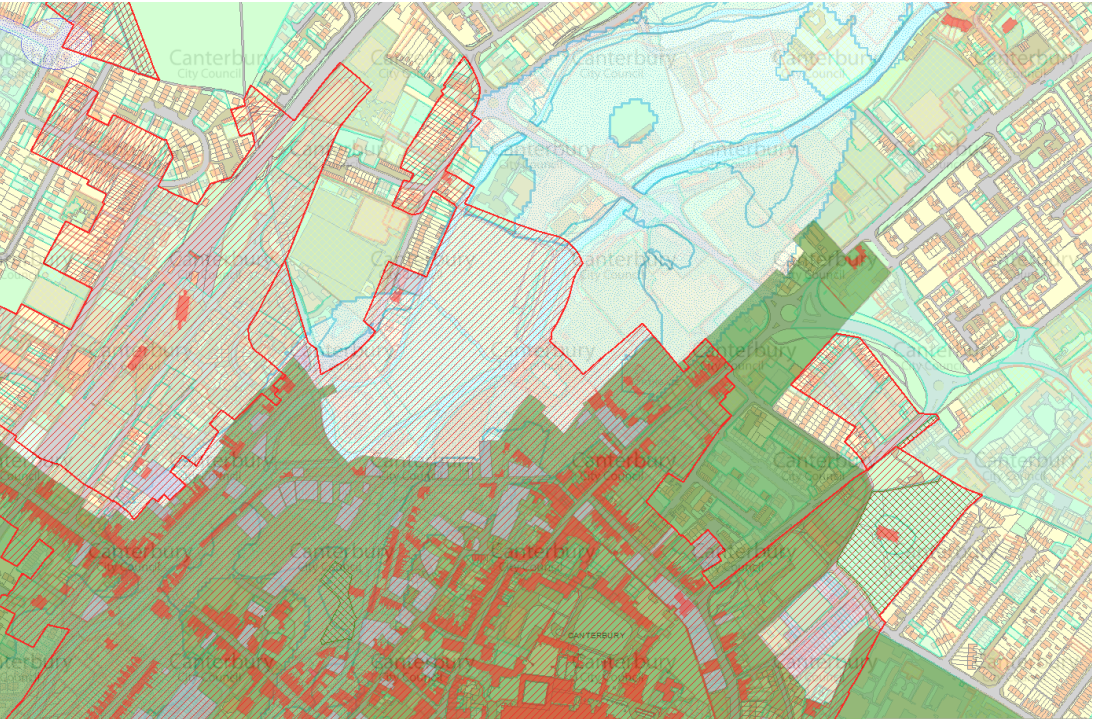


Fig3

Listed Buildings  
Conservation Areas  
Tree Preservation Orders  
Article 4 Directions  
Area of Archaeological Importance



**Fee proposal**

Deliverables	Stage 0-3	Stage 4
(1) Preliminary A1 drawings	20	30
(2) Final A1 drawings	20	30
(3) Reports	5	5
(4) Illustrations	2	0
(5) Models	1	0
(6) Presentations	4	1
(7) Meetings	3	3
(8) Specifications	0	1

In the conservation area, landscaping can be tricky if a Tree Preservation Order is issued, so is design with respect to both historical context and modern - day comfort. Z Architects, however, specialise in working in this type of environment which makes them a suitable choice for this commission despite the higher fees.

Considering the number of drawings required at a high professional level during stages 0-4 , the estimated fee for stage 5 does not represent 25% of the total fees at the assumed work speed, only 8.6% . The fees at the stages 0-3 thus represent 44.4% and stage 4 fees 47%.

Risk: resubmission of the planning application

HUMAN RESOURCES	FEE (£)	NUMBER OF WORK DAYS REQUIRED			0	1	2			3	4					
		STAGE 0-3	STAGE 4	STAGE 5	10/13	11/13	12/13	01/14	02/14	03/14	04/14	05/14	06/14	07/14	08/14	
DIRECTOR	106 080	53	53	4,5	7	1,1	1,1,1,1,1,1	7	2,2	2,2	2,2	1,1,1,1,1,1,7,2,	2,2,2,2,2,2,2,2	7,7		
PROJECT ARCHITECT	84 800	58	65,5	9	7	1,1	1,1	7	2,2		2,2	1,1,1,1,1,1,1,7,	2,2,2,2,2,2,2,2	2	7,7	
QUALIFIED ARCHITECT	60 240	40	67,5	18		1,1	1,1,3,3		2,2			1,1,1,1,1,1,1,2,	2,2,2,2,2,2,2,2	2,2		
TECHNOLOGIST	42 000	40	47,5	0		1,1	3		2,2		2,2	1,1,1,1,1,1,3,8,	2,2			
PART 2 ARCHITECT	40 320	50	40	36		1,1			4			2,2	1,1,1,1,3,3,2,2			
PART 1 ARCHITECT	13 800	37,5	20	0					4	5		3,3				
ECOLOGY CONSULTANT	1 000	1	0	0												
ARCHAEOLOGY CONSULTANT	1 500	1	0	0												
HYDROLOGIST	2 000	1	0	0												
TOTAL (£)	351 740	281,5	293,5	67,5												
(1) PRELIMINARY A1 DWGS		(2) FINAL A1 DWGS		(3) REPORTS		(4) ILLUSTRATIONS		(5) MODELS		(6) PRESENTATIONS		(7) MEETINGS		(8) SPECIFICATIONS		

model: £5 000

**Client Change Orders**

- reduce site dimensions by 20% in both directions

Since the student accommodation building is a part of the bigger masterplan, reducing the site on which it sits might threaten the integrity of the whole development. At the moment, the relationship between individual buildings and open spaces is defined in favour of each building type. If we were to undertake requested change, we would end up with a leftover space that would need to be dealt with, we would endanger a prominent design feature - the elevated park that is supported with roof structure of our building or the incorporation of the restaurant that is to secure future profits or the area of reed bed which enhances the sustainability of the site. Any of these changes would by long term diminish the quality of the development therefore it is not advised to implement them.





Final Project Brief

Accommodation:

Type	area(sqm)	quantity	total area (sqm)
<b>student flats</b>			
student bedroom	9.390	72	676.08
kitchen	5.478	12	65.736
dining room	4.456	12	53.472
library	4.150	12	49.8
bathroom1	5.478	12	65.736
bathroom2	3.379	12	40.548
plant room	3.379	12	40.548
circulation	72.34	12	868.08
			<b>1860</b>
<b>restaurant</b>			
dining space	146.779	1	146.779
kitchen + storage	15.511	1	15.511
toilets	17.433	1	17.433
plant room	8.277	1	8.277
			<b>188</b>

Changes to the initial project brief

Instead of a laundry room, a washing machine is placed in each flat. This way a higher accommodation standard is achieved, which drives up the price for the rent and it eliminates an area that would need to be frequently maintained. Communal cycle storage is replaced by the individual storage space adjacent to each accommodation unit. A restaurant is included to serve as a student hub and to enhance local economy. Such facility encourages people to stay rather than just pass through this area thus meeting one of the goals set in the initial brief.

Sustainable strategies

Landscaping with perennial plantings, incorporation of a reed bed (245 sqm), rain water harvesting.

Special features

Walk-on roof structure used as a park overlooking the city centre (new tourist attraction).

Summary

Proposal stays within a client’s budget, tackles issues of sustainability and enhances the area aesthetically and economically.

Cost Plan

1. Simple building works cost

building works cost

- student residences (smaller schemes-40-100 units- with mid range specifications): £1250-1550 /sqm.....average: £1400 /sqm

- restaurant: £1225-1475 /sqm....average: £1350 /sqm

price per sqm:

-residential:

ground floor (+£250/sqm - site below flood level):  
(12units x 69.4sqm) x (£250+£1400) = £1 374 120

other : (12units x 85.6sqm) x £1400 = £1 438 080

- restaurant: ground floor  
(+£250/sqm - site below flood level): 188sqm x (£250+£1350) = £300 800

total: £3 113 000

Source for inflation rate:

<http://www.rateinflation.com/inflation-rate/uk-historical-inflation-rate>

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
2014	1.9%	1.7%	1.6%										
2013	2.7%	2.8%	2.8%	2.4%	2.7%	2.9%	2.8%	2.7%	2.7%	2.2%	2.1%	2.0%	2.5%
2012	3.6%	3.4%	3.5%	3.0%	2.8%	2.4%	2.6%	2.5%	2.2%	2.6%	2.6%	2.7%	2.8%
2011	4.0%	4.3%	4.1%	4.5%	4.5%	4.2%	4.5%	4.5%	5.2%	5.0%	4.8%	4.2%	4.5%

Cost estimate according to the Spons book

- considering the date is from 2011

2011: £3 113 000

2012: 1.028 x £3 113 000 = £3 200 164

2013: 1.025 x £3 200 164 = £3 280 168.1

2014: 1.016 x £3 280 168.1 = £3 332 650.79

total I: £3 332 650.79  
conservation area (+10% ): 1.10 x £3 332 650.79 = £3 665 915.869  
location: Canterbury (-9%): 0.91 x £3 665 915.869 = £3 335 983.441



STUDENT RESIDENCES + RESTAURANT	QUANTITY	UNIT	RATE (£)	TOTAL (£)
SUBSTRUCTURE				
STRIP CONCRETE FOUNDATIONS	1 200	SQM	80	96 000
GROUND SLABS	1 020.8	SQM	60	61 248
				157 248
FRAME, UPPER FLOORS AND STAIRS				
TIMBER FRAME	2 048	SQM	968	1 982 464
SOFTWOOD FLOORS	1 027.2	SQM	55	56 496
CHIPBOARD FLOORING	1 027.2	SQM	11.20	11 504.64
SOFTWOOD STAIRCASE PER STOREY	60	NR	950	57 000
				2 107 464.64
ROOF AND CEILINGS				
ALLOWANCE FOR ROOF DRAINAGE	1 000	SQM	80	80 000
LANDSCAPED WALK-ON ROOFS	1 020.8	SQM	120	122 496
SUSPENDED CEILING WITH AN EXPOSED GRID	2 048	SQM	19.50	39 936
				242 432
EXTERNAL WALLS, WINDOWS AND DOORS				
SOFTWOOD WINDOWS	816	SQM	350	285 600
SINGLE TIMBER DOORS	37	NR	2 950	109 150
DOUBLE GLAZED DOORS	2	NR	15 000	30 000
				424 750
INTERNAL PARTITIONS AND DOORS				
TIMBER STUD PARTITIONS	206.4	SQM	16.50	3 405.6
FAIENCE CERAMIC TILE CLADDING INSIDE TOWERS	1 440	SQM	43.25	62 280
SINGLE TIMBER DOORS	255	NR	1 500	382 500
				448 185.6
				3 380 080.24
CONTINGENCY				
OVERHEADS,PROFIT,SITE ESTABLISHMENT AND SUPERVISION @	8.5%			287 306.82
CONTINGENCY @	2.0%			67 601.6
CONSTRUCTION COST				3 734 988.66
EXTERNAL WORKS				
GRAVEL PAVING	2 500	SQM	10.20	25 500
GRASS	420	SQM	1.75	735
PERENNIAL PLANTINGS	250	SQM	30	7 500
				33 735
EXTERNAL SERVICES				
WATER, ELECTRICITY AND TELECOMMUNICATIONS CONNECTIONS		ITEM	200 000	200 000
				200 000
				233 735
PRELIMINARIES AND CONTINGENCY				
OVERHEADS,PROFIT,SITE ESTABLISHMENT AND SUPERVISION @	8.5%			19 867.47
CONTINGENCY @	2.0%			4 674.7
CONSTRUCTION COST				258 277.17
TOTAL CONSTRUCTION COST				3 993 265.83

Excluded

- furniture and internal fixtures
- electrical systems including lighting and heat recovery systems
- lift enabling access to the top of the ramp
- installation of the reed bed
- on-site machinery

Hazards

- potential clashes with other teams building on the site (access, shared facilities)
- risks with proper functioning of the site in case the other parts of the masterplan are not delivered on time, especially raised timber walkway shared by both housing units and students accommodation units

Source of information

Building Prices per Square Metre and Building Cost Models : Spons Architects and Builders Price Book

Date of estimate

The cost estimate is based on the inflation rate for April 2014 which approximately falls within first 6 months (stages 0-3) of the project assuming the project is commissioned in October 2013.

2. Other building costs

Total fees (see fee proposal): £ 351 740 + £ 5000 = £356 740

3. Other development stage costs

- off site works: prefabricated timber elements, lorry access

Statutory permissions

Planning permission: accommodation units (12) :   12   x £385 = £4 620  
non residential (188 sqm) :   2.5 x £385 = £   962.5

Building regulations:  0.01 x £3 335 983.441= £33 359.834

total cost:  £4 032 208.164



**Planning Report**

**Supplied information**

- location plan
- site plan (*Fig4 - DWG 1*)
- ownership certificate
- the correct fee
- a design and access statement
- details of existing and proposed floor areas and elevations for the change of use

Local requirements	Reason
<b>1. Both residential and non-residential</b> <ul style="list-style-type: none"><li>• archaeological desk top assessment</li><li>• heritage/conservation area assessment</li><li>• arboricultural survey</li><li>• levelled survey</li><li>• flood risk assessment</li><li>• drainage impact assessment</li><li>• landscaping proposals</li><li>• lighting assessment</li><li>• sustainability statement</li></ul>	archaeological potential suspected conservation area affected trees affected change of floor levels location in flood zones 2/3 innovative method of disposal landscaped public areas public safety to meet the Council’s Sustainable Construction standards
<b>2. Residential only</b> <ul style="list-style-type: none"><li>• transport assessment</li><li>• open space assessment</li></ul>	access to public transport facilities distribution, quantity and nature of public spaces

**Related Canterbury CC policies**

-Policy HD7 Student Accommodation

The existing car park for which there is no need in the future due to a limitation of car access is redeveloped assuring that the change of use will bring benefits to the area. Its proximity to the city centre prevents an excessive concentration of students on the site and the public transport links with the university are provided, so is cycle storage.

- Policy TCL1 Vitality and Viability

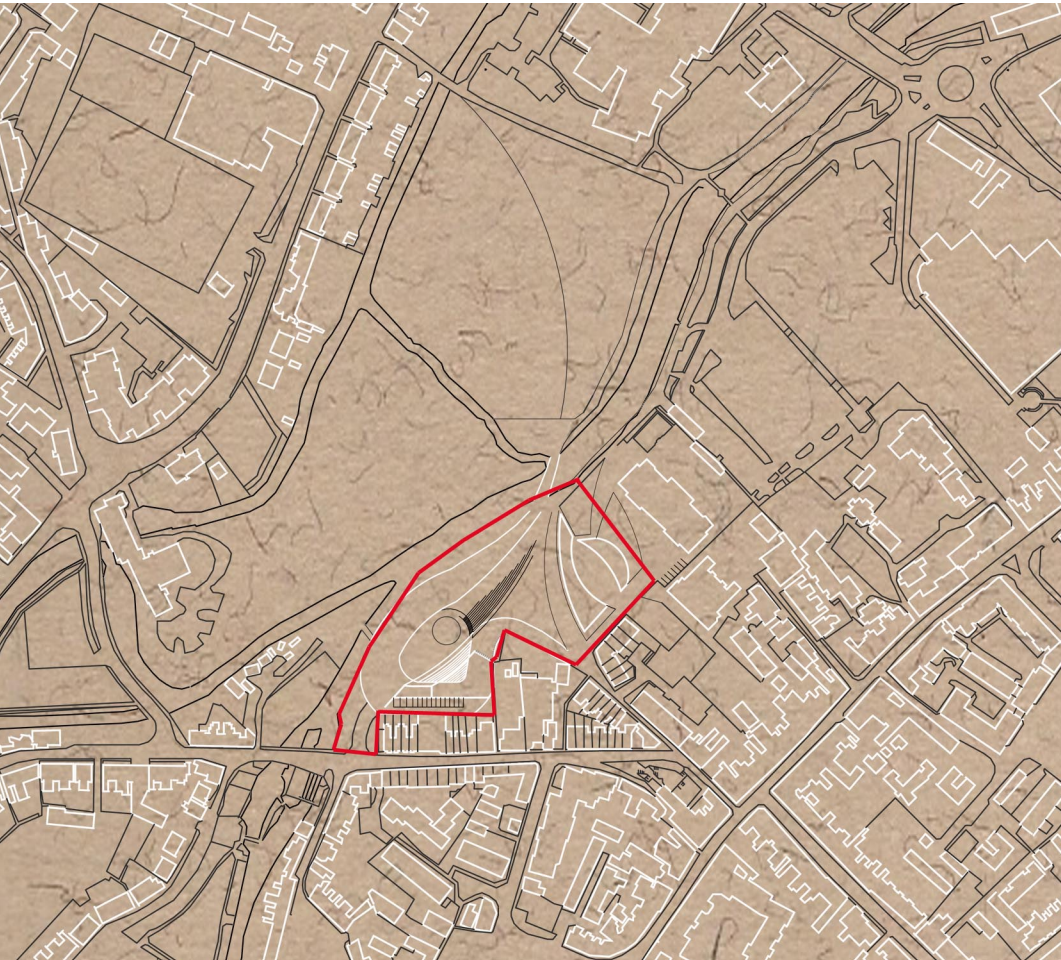
The development brings diversity into currently monotonous and unappealing area. It improves the first impression of Canterbury as tourists often enter the city from this side.

- Policy TCL12 Night Time Economy

The restaurant is open in the evening hours to fulfil a function of a student hub and to strengthen the links between other residents of the site. No alcohol is served therefore no crime or anti-social behaviour is expected.

- Policy TV7 Employment, Diversification + Policy DBE1 Sustainability

The incorporation of greenery, a pond (reed bed), a raised park and the use perennial plantings (low maintenance and aesthetic quality, limits water runoff) throughout enhances the recreational character of the site. This environmentally friendly landscaping approach is supported by sustainable construction techniques (use of timber that traps CO<sub>2</sub>, rain water collection into a specifically designed water harvesting machine, prefabrication of modular elements).



*Fig4 – DWG1: Site plan*

- Policy DBE3 Quality Thresholds + Policy DBE4 Modern Design

The context is respected by the design that imitates Canterbury skyline, the character maintained by using timber construction and Gothic structural solutions paying homage to Canterbury Cathedral. No views out of the former residents are affected and more green open space provided, a new view on the whole city is enabled by the raised park.

- Policy DBE8 Access

Access to the elevated park is secured by two staircases, a ramp and a lift.

Source: <http://meetings.eastkenthousing.org.uk/mgconvert2pdf.aspx?id=54939>

**Client Change Orders**

*-reduce the cost by 15%*

At this stage such a change would require us to rework the design, mainly the structural solution which could affect the quality and subsequent need for lowering the rent, to resubmit the planning application which is a 13 week-long process. An alternative such as reducing the workforce is not feasible providing the small size of our practice. Please take these factors into consideration before proceeding with this change.





Military Road  
Canterbury  
CT1 1YW

Application for Planning Permission.  
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:MRFirst name:LEONARD

Last name:TOOHEY

Company (optional):CITY OF CANTERBURY

Unit:House number:House suffix:

House name:COUNCIL OFFICES

Address 1:MILITARY ROAD

Address 2:

Address 3:

Town:CANTERBURY

County:KENT

Country:UNITED KINGDOM

Postcode:CT1 1YW

2. Agent Name and Address

Title:MISSFirst name:ZUZANA

Last name:SOJKOVA

Company (optional):Z ARCHITECTS

Unit:House number:109House suffix:

House name:

Address 1:BINGLEY COURT

Address 2:

Address 3:

Town:CANTERBURY

County:KENT

Country:UNITED KINGDOM

Postcode:CT1 2SX

3. Description of the Proposal

Please describe the proposed development, including any change of use:

MODULAR STUDENT ACCOMMODATION FOR UNIVERSITY OF KENT UNDERGRADUATE STUDENTS AS A PART OF A NEW MASTERPLAN CONSISTING OF AN EDUCATION BUILDING, A BOARDING HOUSE AND A HOUSING SCHEME ON A FORMER CAR PARK.

OPEN GREEN SPACES FOR RECREATIONAL PURPOSES AND A RESTAURANT.

Has the building, work or change of use already started?

☐ Yes☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:House number:House suffix:

House name:

Address 1:ST RADIGUND'S CAR PARK

Address 2:

Address 3:

Town:CANTERBURY

County:KENT

Postcode (optional):CT1 2AA

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:Northing:

Description:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes☒ No

Are there any new public roads to be provided within the site?

☒ Yes☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes☐ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☒ Yes☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

DWG1 - SITE PLAN

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes☒ No

If Yes, please provide details:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):(must be pre-application submission)

Details of pre-application advice received?

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes☐ No

If Yes, please provide details:

WASTE COLLECTION AREA IS LOCATED NEXT TO THE SERVICE ENTRANCE TO THE RESTAURANT, ACCESSIBLE BY CAR FROM THE MAIN ROAD.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes☐ No

If Yes, please provide details:

RECYCLING BINS ARE PROVIDED AND THE COLLECTION IS SYNCHRONISED WITH THE REST OF THE AREA.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☒ Yes☐ No

If Yes, please provide details:

THE APPLICANT - MR LEONARD TOOHEY IS A REPRESENTATIVE OF THE COUNCIL.

\$Date: 2007/08/22 15:20:03 \$ \$Revision: 1.24 \$

\$Date: 2007/08/22 15:20:03 \$ \$Revision: 1.24 \$



10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		TIMBER - LARCH , BROWN	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		TIMBER - WALK - ON , BROWN LANDSCAPED - WALK - ON , GREEN	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		TIMBER , BROWN	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		TIMBER , BROWN GLAZED , TRANSPARENT	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	HEDGES , GREEN BRICK , RED	SOFT LANDSCAPING , MULTICOLOURED	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	TARMAC , GREY	TARMAC , GREY	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	METAL , BLACK	METAL , BLACK	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify) PAVING	TARMAC , GREY	GRAVEL , WHITE TIMBER , BROWN	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	279	4	275
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	6	2	4
Cycle spaces	0	72	72
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☒ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☒ Yes, on land adjacent to or near the proposed development
- ☐ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☒ Yes ☐ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing watercourse
- ☐ Soakaway
- ☒ Pond/lake
- ☐ Main sewer

15. Existing Use

Please describe the current use of the site:

CAR PARKING AND PEDESTRIAN CIRCULATION

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?  
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

BOTH TRADE EFFLUENTS AND WASTE NEED TO BE DISCHARGED FROM THE RESTAURANT.



18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No  
If Yes, please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	<input checked="" type="checkbox"/>		12
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							12

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Total proposed residential units (A + B + C + D) =	12
--	----

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 12

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>	0	0	0	0		0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	0		0
Live-work units	<input type="checkbox"/>	0	0	0	0		0
Cluster flats	<input type="checkbox"/>	0	0	0	0		0
Sheltered housing	<input type="checkbox"/>	0	0	0	0		0
Bedsit/studios	<input type="checkbox"/>	0	0	0	0		0
Unknown type	<input type="checkbox"/>	0	0	0	0		0
Totals (a + b + c + d + e + f + g) =							0

Total existing residential units (E + F + G + H) =	0
--	---

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:						
Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input checked="" type="checkbox"/>				
	Net tradable area:	<input checked="" type="checkbox"/>				
A2	Financial and professional services	<input checked="" type="checkbox"/>				
A3	Restaurants and cafes	<input type="checkbox"/>	0	0	188	188
A4	Drinking establishments	<input checked="" type="checkbox"/>				
A5	Hot food takeaways	<input checked="" type="checkbox"/>				
B1 (a)	Office (other than A2)	<input checked="" type="checkbox"/>				
B1 (b)	Research and development	<input checked="" type="checkbox"/>				
B1 (c)	Light industrial	<input checked="" type="checkbox"/>				
B2	General industrial	<input checked="" type="checkbox"/>				
B8	Storage or distribution	<input checked="" type="checkbox"/>				
C1	Hotels and halls of residence	<input checked="" type="checkbox"/>				
C2	Residential institutions	<input type="checkbox"/>	0	0	1860	1860
D1	Non-residential institutions	<input checked="" type="checkbox"/>				
D2	Assembly and leisure	<input checked="" type="checkbox"/>				
OTHER	Please specify	<input checked="" type="checkbox"/>				
		<input type="checkbox"/>				
Total			0	0	2048	2048

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms					
Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input checked="" type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>	0	72	72
Other	Hostels	<input checked="" type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:				
	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	
Proposed employees	8	3	5	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:				
Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
RESTAURANT	7 AM - 11 PM	9 AM - 11 PM	9 AM - 15 PM	

22. Site Area

Please state the site area in hectares (ha) 1 . 12



23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

SEWAGE TREATMENT AND DISPOSAL USING REED BED  
MECHANICAL VENTILATION/HEATING USING HEAT EXCHANGERS

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/ or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>
Other:	<input type="text"/>	Other:	<input type="text"/>		
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>		

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form  
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
<input type="text"/>	<input type="text"/>	<input type="text"/>

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
<input type="text"/>	<input type="text"/>	<input type="text"/>

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application  
§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

<input type="text"/>	<input type="text"/>
Signed - Applicant:	Or signed - Agent:
<input type="text"/>	<input type="text"/>
	Date (DD/MM/YYYY):
	<input type="text"/>



25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run ) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17/02/2014

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

4 copies of a completed and dated application form:

☒

The correct fee:

☒

4 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒

4 copies of a design and access statement:

☒

4 copies of other plans and drawings or information necessary to describe the subject of the application:

☒

4 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☒

☒

4 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☒

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17/02/2014

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

01227

National number:

862 329

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

0044

Mobile number (optional):

7530 711 416

Country code:

Fax number (optional):

Email address (optional):

ZUZ.SOJKOVA@GMAIL.COM

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:





### Meeting with other design teams

Review and finalization of the strategies.

### Client Change Orders

*- create a community consultation plan to support a planning application*

Planning application has already been made but in case it needs to be re-submitted a community consultation plan can be considered. The development is beneficial to the local area in many respects, thus getting a community to our side should not be a problem. Current residents occupying the edge of the site might have reservations concerning the level of noise or privacy but providing the area will be transformed from a car park into a recreational social hub, we do not anticipate problems with getting a planning approval.



### Contract Documents

Choice of procurement method:

Since this project is a part of a bigger masterplan commissioned by City of Canterbury, it is best to use 'Traditional Method'. Thus the selected architecture firm is responsible for the design work while appointing various consultants for dealing with specific issues that might arise and appointing a contractor to carry out the building works. This way individual design teams working on different parts of the masterplan have a better control over the projects which ensures a better quality and puts less pressure on the client. The City of Canterbury might otherwise not be aware of all the possible challenges if they were to appoint the same contractor for the whole development responsible for both design and construction in case of the choice of 'Design and Build Method'. Moreover due to a necessary collaboration between the design teams, the biggest advantage of 'Design and Build Method' - design and construction running simultaneously- would not be achievable because all the designs must be perfectly synchronised and thought through prior to the start of the construction in order to achieve a diverse but coherent environment. Using 'Traditional Method', consultants responsible for the site information can be shared between the practices to reduce the cost and others appointed separately as specific building types require.

### Meeting with other design teams

Construction strategies, shared facilities on site to reduce the cost and disruptions.

### Client Change Orders

*1. add a mixed use shopping floor at ground level (extra fee)*

The accommodation units are spread over three floors, each occupying a ground level. There is currently no free floor area that could accommodate retail facilities. If we were to implement this change, we would have to raise all the units higher which would have a negative impact on the surroundings. It would jeopardise the design of the park as the ramp leading to it would be too steep as a result. Since the park is linked to the housing scheme designed by a different firm, we cannot require this change we are afraid unless the whole masterplan is altered.

*2. change the structural system*

Current structural system is according to us the cheapest, most sustainable and historically accurate solution which is in addition partly prefabricated in a factory. We do not recommend to implement this change as it would most likely alter the external appearance of the building and thus would require a new planning application. This would result in severe time losses and money losses at this stage when the design is finalised.

### BIBLIOGRAPHY

Langdon, Davis. *Spon's Architects and Builders Price Book 2011*. Boca Raton: CRC Press, 2011.

<http://www.thenbs.com/topics/ContractsLaw/articles/whichProcurementMethod.asp>

<http://maps.environment-agency.gov.uk/>

<http://maps.canterbury.gov.uk/>

<http://www.rateinflation.com/inflation-rate/uk-historical-inflation-rate>

<http://meetings.eastkenthousing.org.uk/mgconvert2pdf.aspx?id=54939>

<http://digimap.edina.ac.uk/digimap/home>