

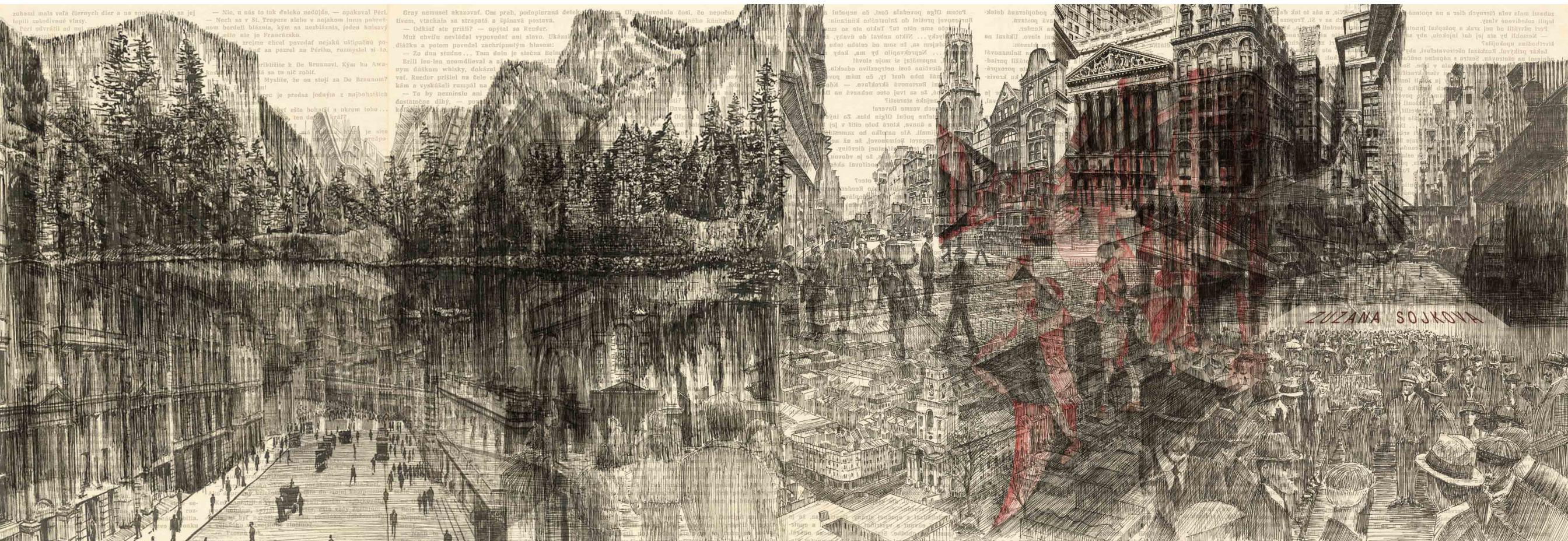
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MPL REPORT

KENT SCHOOL OF ARCHITECTURE 2013/2014

ZUZANA SOJKOVA 3279 WORDS



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lepili zosledivene vlny.

Nie, u nás to tak daleko nedojde, — opakoval Péril.

Niečiak a Štrupček sedeli v niejakom ľahom počíta-

čom burdelli bielej farby a v neblinke, jedno hľasav

čitateľ až je Francúzsko.

— Čitateľ chcel považovať nejčiú ušľapáku po-

dišku a potom považoval záchrpným hľasom:

— Zo dnu studne... Táto delu je stečna Bela...

Bell len-ien nemodifikoval a zároveň vysloviť vyslo-

nym dáskom whisky, dokázal vysloviť vysloviť vyslo-

vaf. Reedier pribiel mi ďalej:

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Gray nemusel ukazovať. Čez prah, podopieraná detektívom, Oľga vyskakala do ulice, že nepreči-

čívala, vstúkala sa strašne a špinavá postava.

— Odkiaľ ste príš? — opýtal sa Reedier.

Muž chvíľu nevídalo vyskával až slovo. Ukázal

muž dásku a potom považoval záchrpným hľasom:

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— Čitateľ a vysk

ZUZANA SOJKOVA

ZUZ.SOJKOVA@GMAIL.COM

00447530711416

109 BINGLEY COURT, CANTERBURY, CT1 2SX

PERSONAL INFORMATION

DATE OF BIRTH: 25 JANUARY 1993

PLACE OF BIRTH: KOŠICE, SLOVAKIA

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: 'GYMNAZIUM' OF M.R.ŠTEFÁNIK (EIGHT-FORM COLLEGE)
MATURITNÁ SKÚSKA: 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 INTERN: ARCHITECTURAL PRACTICE ING.ARCH.RICHARD SOKOL
PROJECTS: STONEMASON'S SHOWROOM 'KASTONE', KOŠICE AND SMALL SCALE PUBLIC PROJECTS IN THE KOŠICE AREA
JOB DUTIES: DESIGN ASSISTANCE AND COMPUTER MODELLING
VOLUNTEER: BLACK TEA, SPOL S.R.O.
VOLUNTEERING AT THE SLOVAK OLYMPIC HOUSE DURING THE LONDON 2012 OLYMPIC GAMES
INTEREST IN CONTEMPORARY ART
VOLUNTEER: LA NUIT BLANCHE - ART-RELATED PUBLIC EVENT WHICH SERVED TO ENHANCE PEOPLE'S
INTEREST IN CONTEMPORARY ART
VOLUNTEER: VLK FUNDRAISING FOR THE ENVIRONMENTAL ORGANISATION 'VLK' ATTEMPTING TO PREVENT TIMBER MINING IN A LOCAL FOREST
VOLUNTEER: SLOVAK ANIMAL SHELTER FUNDRAISING FOR WELLBEING OF ANIMALS IN THE SLOVAK ANIMAL SHELTER
JUN2009-JUN2009 VOLUNTEER: SLOVAK ANIMAL SHELTER FUNDRAISING FOR WELLBEING OF ANIMALS IN THE SLOVAK ANIMAL SHELTER
SORTED ACCORDING TO THE
FREQUENCY OF USE
STARTING WITH
MOST FREQUENT

GRAPHIC SKILLS

ADOBEPHOTOSHOP
ARCHICAD
ADOBEPREMIERE PRO

AUTODESK 3D STUDIO MAX DESIGN

AUTODESK REVIT

ADOBETRILLUMATOR

ADOBEDINDESIGN

SKETCHUP

2013-2014 EXTRACURRICULAR ACTIVITIES
MENTOR: CHRISTINA BURNIE, BOND BRYAN ARCHITECTS
2011-2014 UNIVERSITY OF KENT CHORUS
VOICE: SOPRANO
2012-2013 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 DESIGNS ARE ALWAYS LABELED 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, ALVAR AALTO, FREIDENSREICH HUNDERTWASSER, 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 INTERTWINED, THEY CREATE A COMPLEX WHOLE, A SYMPHONY IN ITS OWN RIGHT



MY VIEW

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.Toohey

Location: Canterbury, Kent, UK

Year of Commission: 2013

Project programme

**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

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.

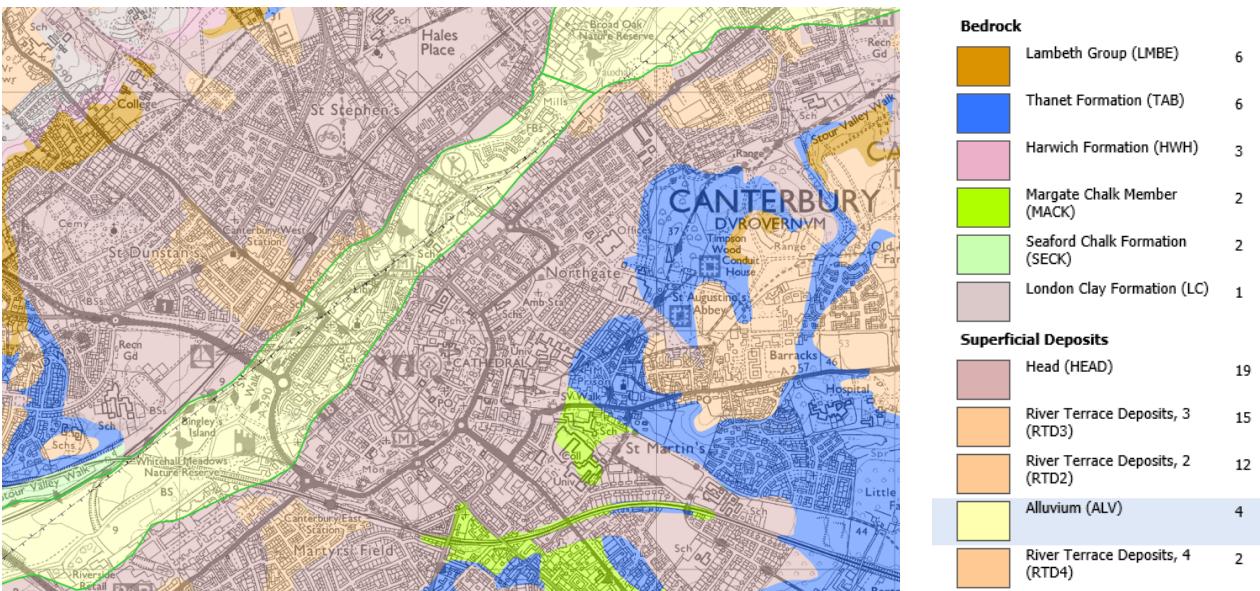


Fig1

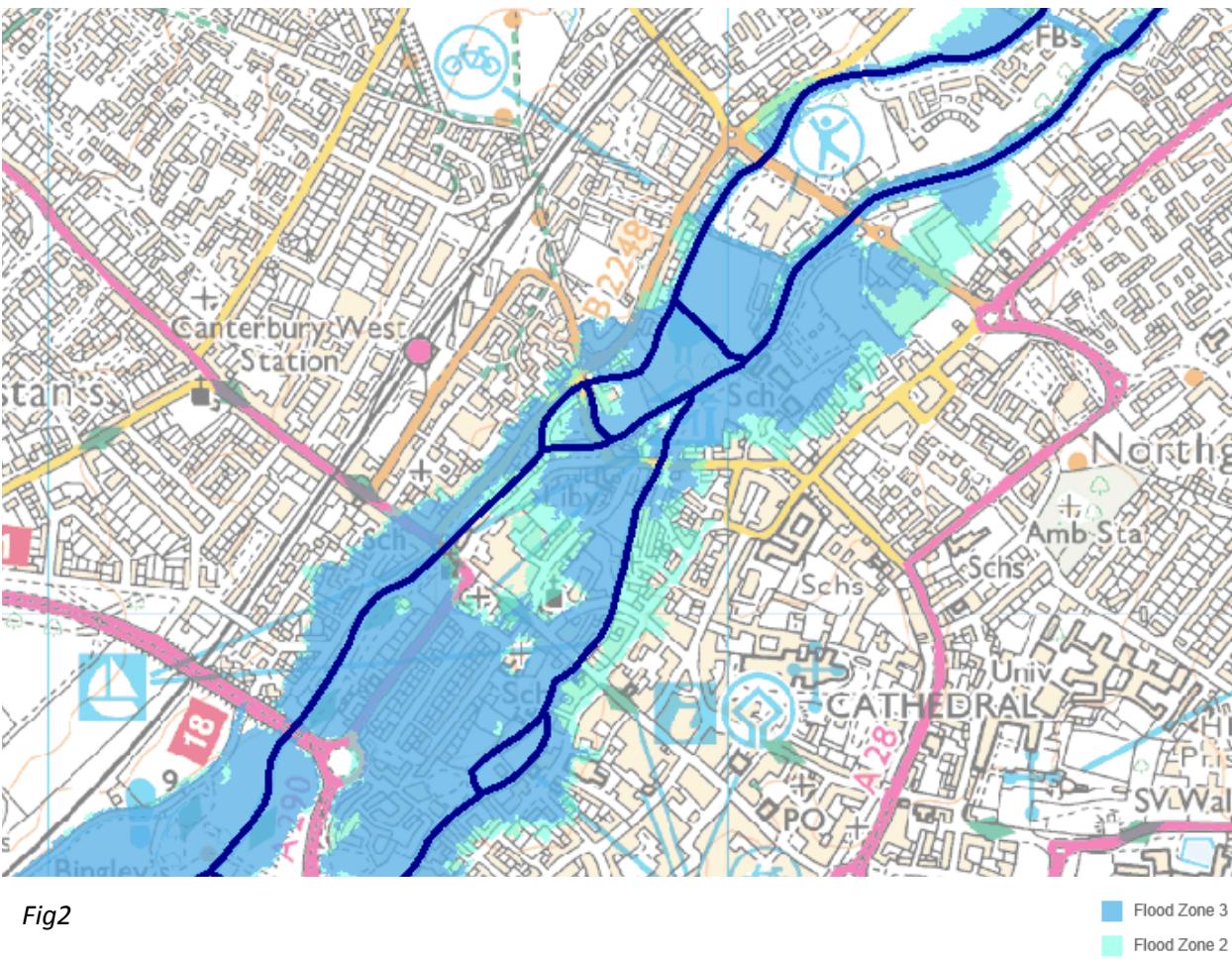


Fig2

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>

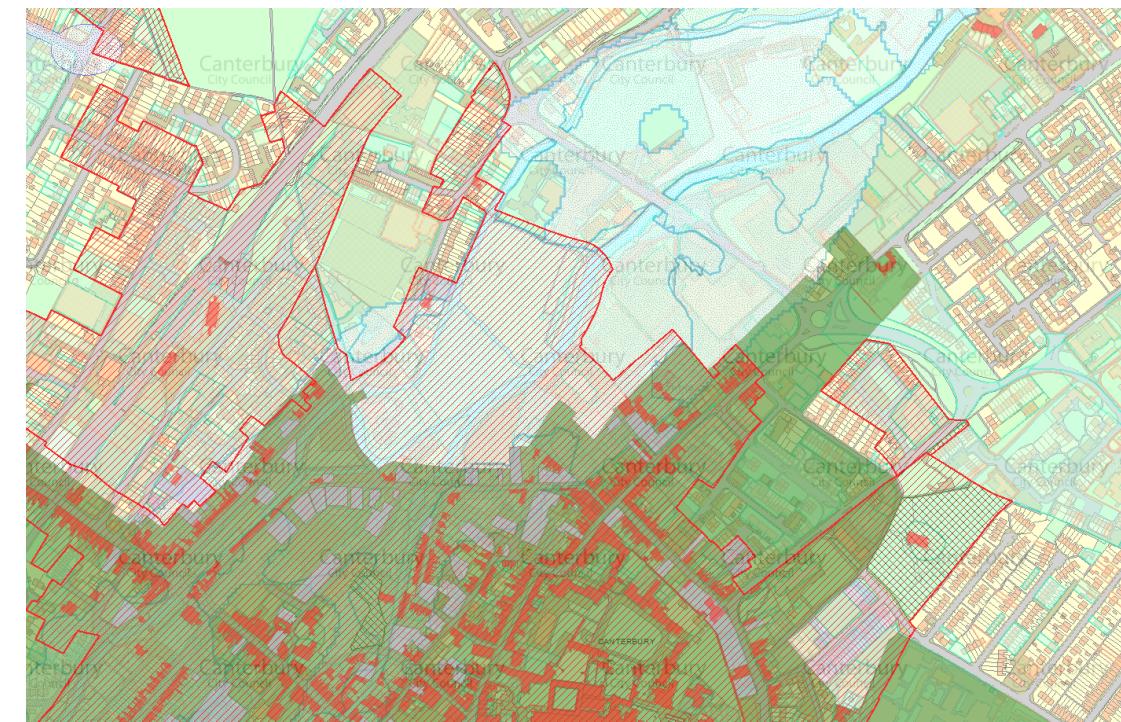


Fig3

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	5	6	7	8		
		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	7	2,2	2,2	2,2	1,1,1,1,1,7,2	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	1,1,1,1,1,1,7	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	2,2		1,1,1,1,1,1,2	2,2,2,2,2,2,2	2,2		
TECHNOLOGIST	42 000	40	47,5	0		1,1,3			2,2	2,2	1,1,1,1,1,3,8	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)
student flats			
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
			1860
restaurant			
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
			188

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
				3 734 988.66
CONSTRUCTION COST				
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
				258 277.17
				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

Local requirements	Reason
1. Both residential and non-residential <ul style="list-style-type: none"> • archaeological desk top assessment • heritage/conservation area assessment • arboricultural survey • levelled survey • flood risk assessment • drainage impact assessment • landscaping proposals • lighting assessment • sustainability statement 	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
2. Residential only <ul style="list-style-type: none"> • transport assessment • open space assessment 	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 of 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 CO₂, rain water collection into a specifically designed water harvesting machine, prefabrication of modular elements).

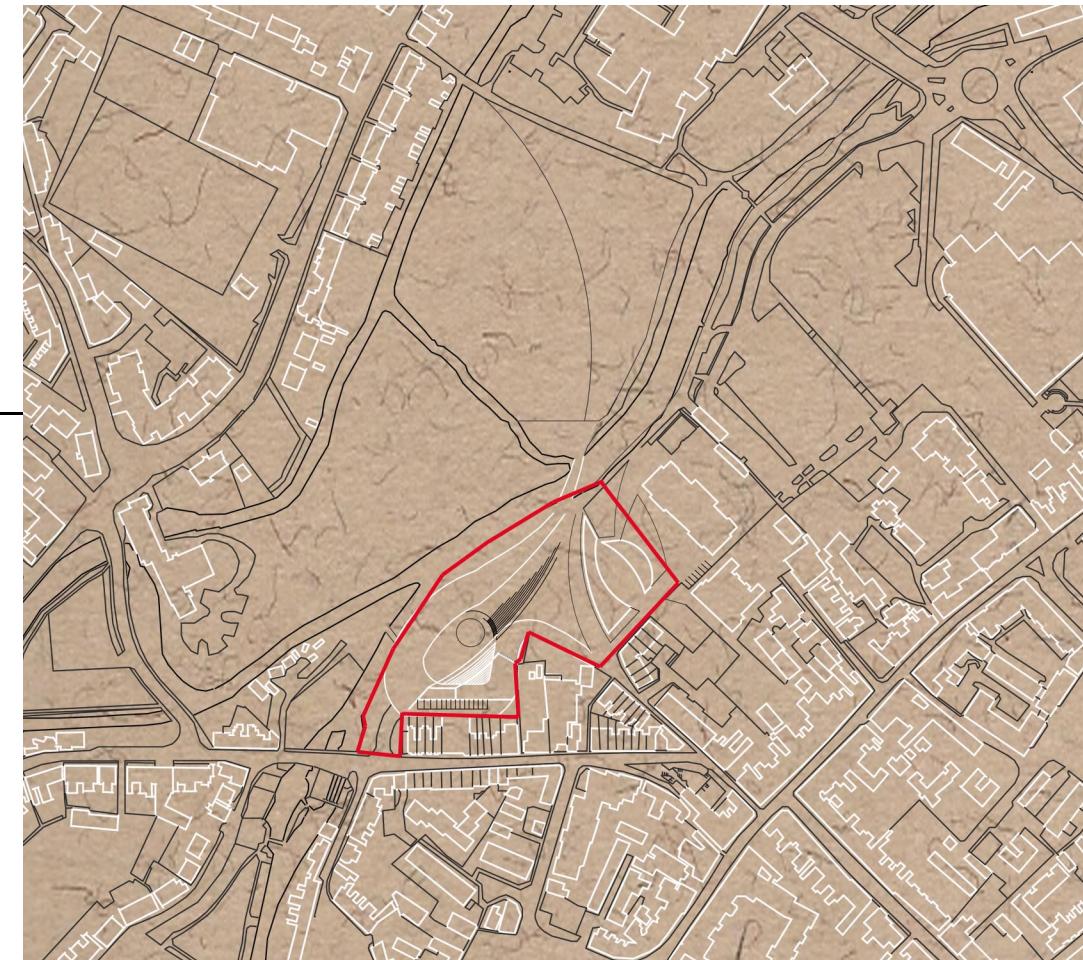


Fig4 – DWG1: Site plan

- 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 1YWApplication 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:	MR	First 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:	MISS	First name:	ZUZANA
Last name:	SOJKOVA		
Company (optional):	Z ARCHITECTS		
Unit:	House number:	109	House 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)/drawing(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.

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

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.

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'.

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				
		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	<input type="checkbox"/>	0
Live-work units	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0
Cluster flats	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0
Sheltered housing	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0
Bedsit/studios	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0
Unknown type	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	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	<input type="checkbox"/>	0	0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Live-work units	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Cluster flats	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Sheltered housing	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Bedsit/studios	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Unknown type	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	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	<input type="checkbox"/>	0	0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Live-work units	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Cluster flats	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Sheltered housing	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Bedsit/studios	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Unknown type	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	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	<input type="checkbox"/>	0	0
Flats and maisonettes	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Live-work units	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Cluster flats	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Sheltered housing	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Bedsit/studios	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	0	0
Unknown type	<input type="checkbox"/>	0	0	0	<input type="checkbox"/>	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

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 to be lost by change of use or demolition (square metres)	Gross internal floorspace proposed (including change of use)(square metres)	Total gross internal floorspace following development (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	7AM-11PM	9AM-11PM	9AM-15PM	

22. Site Area

Please state the site area in hectares (ha)

1.12

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

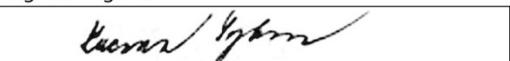
(A) None of the land to which the application relates is, or is part of, an agricultural holding.

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 day 21 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 the completed, dated Article 7 Certificate (Agricultural Holdings):

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

4 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): **27. Declaration**

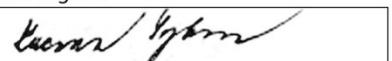
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

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: 0044 National number: 7530 711 416

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

ZUZ.SOKOVA@GMAIL.COM

30. Site VisitCan 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 resubmitted 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.

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>



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.