

# DESIGN AND ACCESS STATEMENT

Conversion of The Old Alma with Rear and Side Extensions  
To accommodate 4 No. 1-Bedroom Flats

Demolition of Existing Outbuildings

Erection of 2 No. 2-Bedroom Flats

The Old Alma  
Canterbury Road, Chilham,  
CT4 8DX  
December 2020

APPLICANT

Mr A. McNamara

PREPARED BY

Michael Tamsett

Architectural Designs

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## **1 INTRODUCTION**

- 1.1 This design and access statement has been prepared to accompany a detailed planning application for a proposed development on land at The Old Alma, Canterbury Road, Chilham, CT4 8DX.
- 1.2 The proposal is for the conversion of The Old Alma building with rear and side extensions to accommodate four 1-bedroom flats, the demolition of the existing outbuildings and the erection of two 2-bedroom flats.
- 1.3 This statement should be read in conjunction with the planning statement and Drawing Nos. 20/2352,2353,2354,2355,2356,2357,2358, the Arboricultural Impact Assessment and Method Statement, the Soft Landscaping Proposals, the Ecological Appraisal, and the Heritage Statement.

## 2 SITE LOCATION



*Google aerial view*

- 2.1 The site lies within a landscape character area to the north of the main A28 Canterbury Road.
- 2.2 The west, north and east boundaries are surrounded by open countryside with the nearest dwellings being over 100m away.
- 2.3 Beyond the A28, to the south, is a light industrial unit with a large parking area and the Hope View School.
- 2.4 Chilham railway station is less than 100m to the south.
- 2.5 The west boundary has large well-established trees shielding the site from view when travelling from the west.
- 2.6 A third of the 1033m<sup>2</sup> site to the south is flat but it then rises steeply to the north with a difference in height of approx. 4.2m.
- 2.7 The Old Alma building is just over 1.5m away from the highway with a large parking area forecourt to the east.

### 3 DESIGN CONSIDERATIONS

3.1 The site has a distinctive split level. The flat southern area, fronting the A28, comprises of buildings (parts of which are dug into the bank) and hardstanding with the upper level to the north soft landscaped with grass and having beautiful panoramic views across the pastureland.

3.2 Apart from the relevant planning policies, set out within the planning statement, the design also took into consideration the Chilham Parish Design Statement. The site is outside the built-up confines of Chilham and its conservation area but is the gateway leading into the village from the east. The development design approach was to try and respect the character of Chilham and its three surrounding villages.

3.3 The Chilham Parish Design Statement provides the following recommendations.

- New development should respect the ancient narrow lanes leading to the three villages on hills within the AONB and consider the impact on the landscape.
- Any tree planting should be with native species appropriate to the area and the planting of Chilham.
- Any alterations to the light industrial build on the A28 must be of appropriate scale, landscaped, and of design and materials appropriate to the gateway to Chilham.
- The character of the village should be retained and enhanced through the use of quality design and appropriate materials; local distinctiveness should be retained.
- The scale of new buildings should be appropriate to that site and not overwhelm their neighbouring surroundings.
- Walls should be constructed with facing brickwork of local colour and detail.
- Outside the conservation area, windows should be of high quality and in a style that best reflects the character of that locality.
- Care needs to be taken in the location of solar panels.
- The character of pavements, street furniture in driveways and access roads should reflect the existing areas in the villages. Appropriate materials for pavements and driveways include pea shingle on hoggin in light use areas, brick and blockwork where appropriate. Plain concrete drives should be avoided.
- Boundaries should be of natural species planting or low chain link fences, low picket fences, low brick walls with natural species planting in order to retain the rural aspect of the villages.

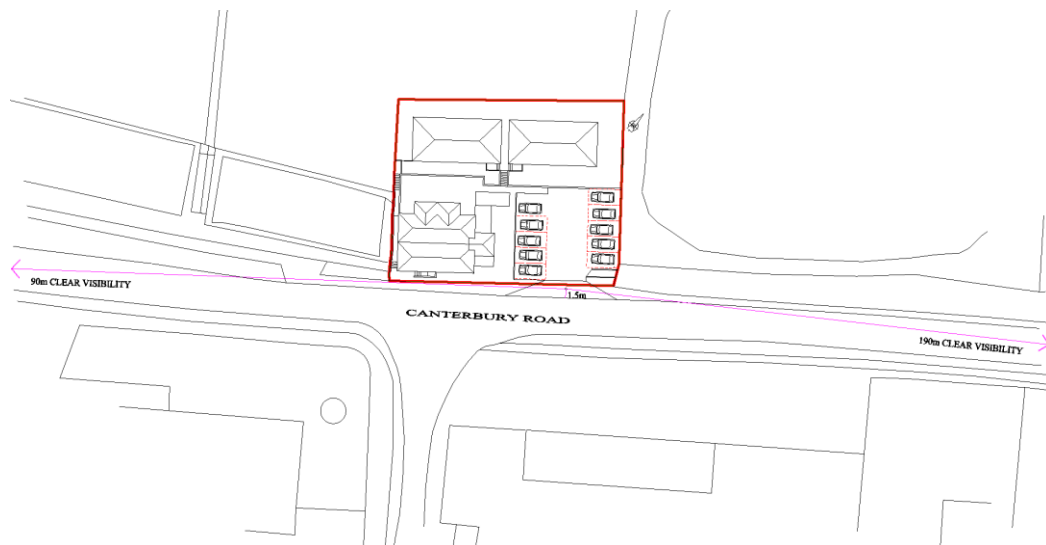
## 4 PROPOSALS

### 4.1 Development

- 4.1.1 The proposal is for the conversion of the existing Old Alma building with rear and side extensions to accommodate 4 No. 1-bedroom flats, demolition of the existing outbuildings and the erection of 2 No. 2- bedroom flats.

### 4.2 Layout

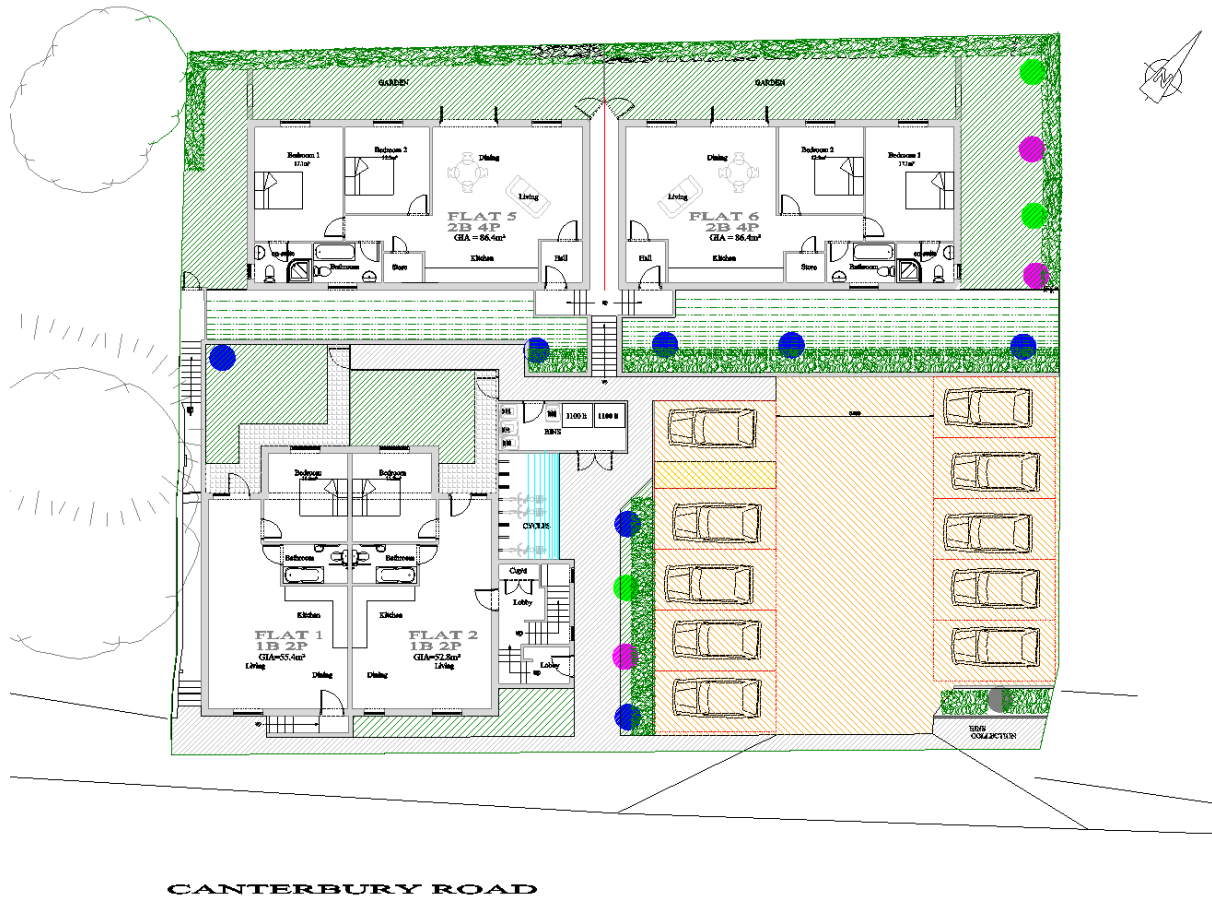
- 4.2.1 Safe access to and from the site, together with enough car parking spaces, has been provided using the existing hardstanding car parking area and extending it back 5m into the bank.
- 4.2.2 The open frontage of the car park with the existing Old Alma building set back approx. 1.5m from the highway means the access has excellent visibility splays more than 90m to the west and 190m to the east.



*Site access visibility splays.*

- 4.2.3 The parking area is to be given a slope of 750mm over the 18.3m car parking depth to bring the rear level up to the existing ground floor level of The Old Alma building. This will allow a level access to the two ground floor flats for accessible disabled accommodation.

- 4.2.4 The side extension is to accommodate an entrance lobby and staircase providing access to the upper floor flats.



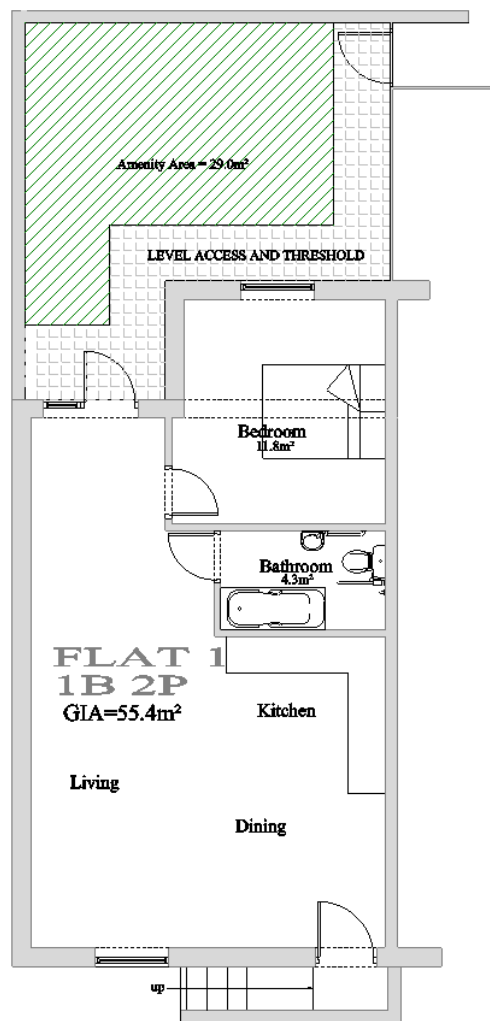
*Proposed Block Layout.*

- 4.2.5 There is to be a covered cycle storage area behind the entrance lobby and a covered bin storage area behind the cycle store with a pathway leading to them from both the front and rear areas.
- 4.2.6 The rear flats are to be accessed from the car parking area via a staircase up the bank. These flats have been given double pitched hipped roofs to keep the ridge height as low as possible and reduce the mass and bulk. Together with the hedgerow, this will provide a buffer from the open land to the north looking across the development.

### 4.3 Use and Amount

The proposed residential use will have the following amount of accommodation.

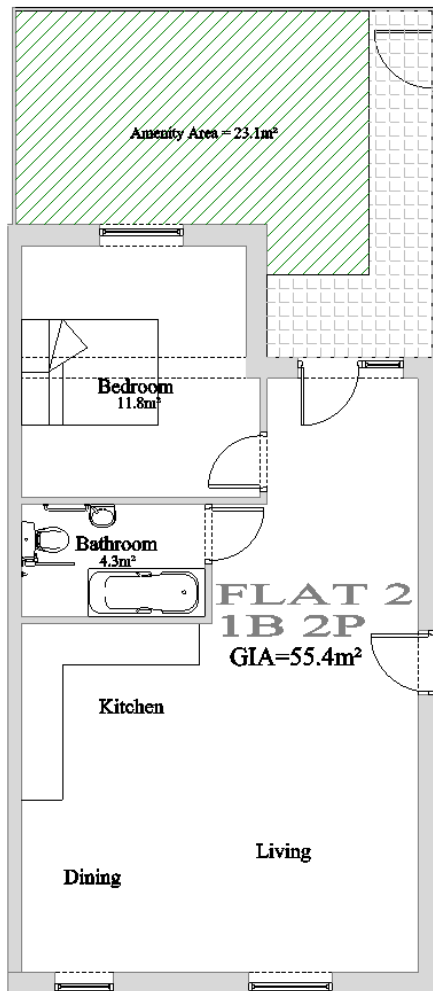
#### 4.3.1 FLAT 1 - Accessible



GIA	= 55.4m <sup>2</sup>
Living/Dining/Kitchen	= 38.0m <sup>2</sup>
Bedroom	= 11.8m <sup>2</sup>
Bathroom	= 4.3m <sup>2</sup>
Amenity	= 29.0m <sup>2</sup>

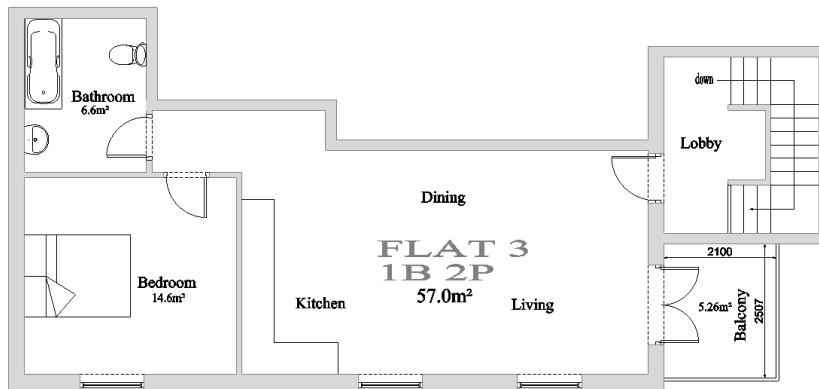


## 4.3.2 FLAT 2 – Accessible



GIA	= 55.4m <sup>2</sup>
Living/Dining/Kitchen	= 38.0m <sup>2</sup>
Bedroom	= 11.8m <sup>2</sup>
Bathroom	= 4.3m <sup>2</sup>
Amenity	= 23.1m <sup>2</sup>

## 4.3.3 FLAT 3



GIA = 57.0m<sup>2</sup>

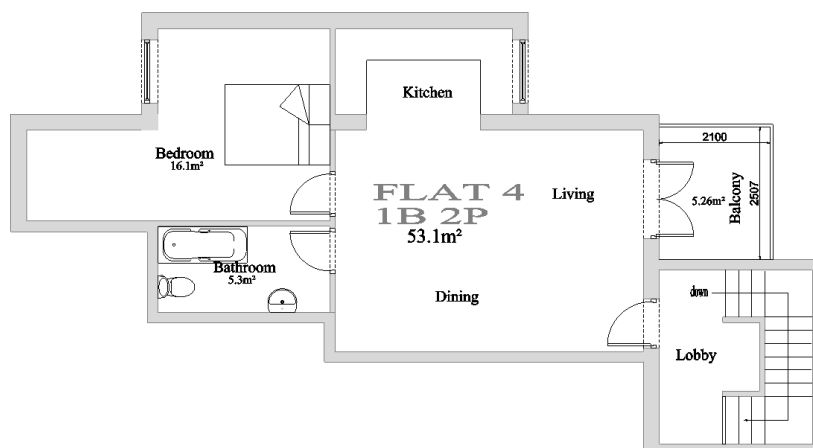
Living/Dining/Kitchen = 34.9m<sup>2</sup>

Bedroom = 14.6m<sup>2</sup>

Bathroom = 6.6m<sup>2</sup>

Amenity (Balcony) = 5.3m<sup>2</sup>

## 4.3.4 FLAT 4



GIA = 53.1m<sup>2</sup>

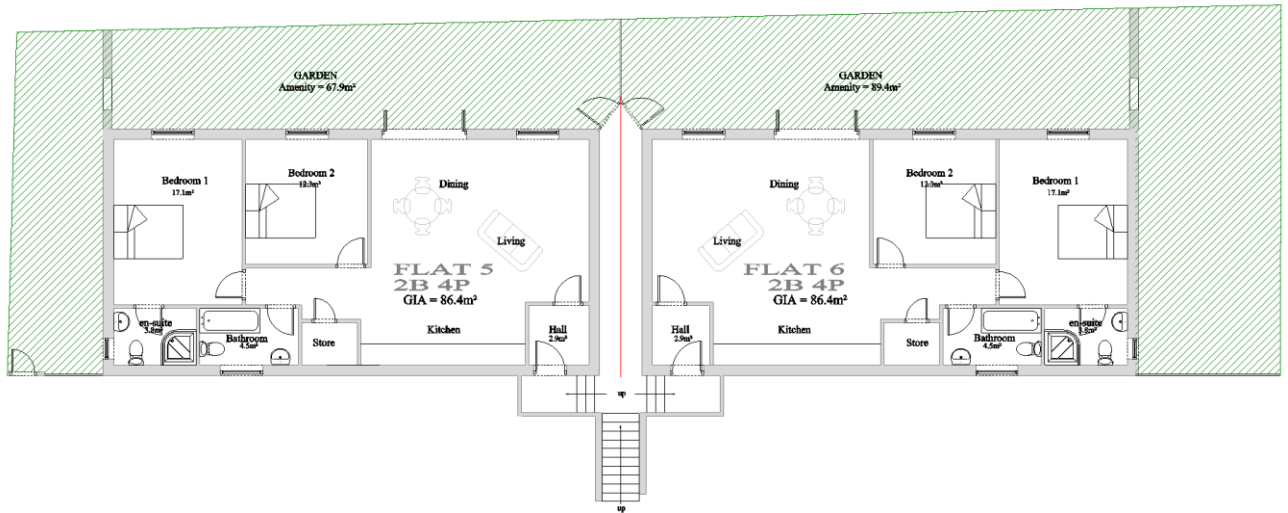
Living/Dining/Kitchen = 30.5m<sup>2</sup>

Bedroom = 16.1m<sup>2</sup>

Bathroom = 5.3m<sup>2</sup>

Amenity (Balcony) = 5.3m<sup>2</sup>

## 4.3.5 FLATS 5 &amp; 6



GIA	= 86.4m <sup>2</sup>
Living/Dining/Kitchen	= 41.3m <sup>2</sup>
Bedroom 1	= 17.1m <sup>2</sup>
Bedroom 2	= 12.3 <sup>2</sup>
Bathroom	= 4.5m <sup>2</sup>
En-suite	= 3.8m <sup>2</sup>
Hall	= 2.9m <sup>2</sup>
Amenity	= 67.9m <sup>2</sup> (Flat 5)
	= 89.4m <sup>2</sup> (Flat 6)

#### 4.3.6 CAR PARKING

Parking Courtyard = 230.2m<sup>2</sup>

Comprising of 10 car spaces (5.0m x 2.5m) – 2 spaces suitable for disabled.

Each of the parking bays are to be fitted with “active” electric vehicle charge points.

#### 4.3.7 CYCLES

Cycle Store = 10.9m<sup>2</sup>

#### 4.3.8 REFUSE BINS

Bin Store = 10.1m<sup>2</sup>

## 4.4 Appearance

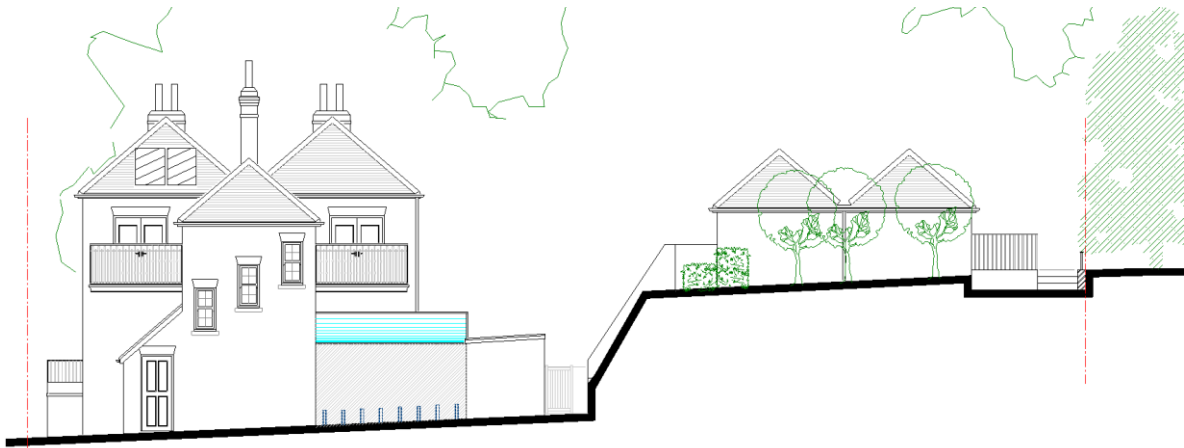


- 4.4.1 The existing building comprises of painted brickwork walls, clay tiled roofing and upvc windows (Georgian style) with stone cills and Jack arch window heads.



- 4.4.2 The Old Alma has 40-degree pitch hipped roofs.
- 4.4.3 The side and rear extensions and the new flats to the rear are to replicate the same style as The Old Alma building.
- 4.4.4 The walls are to be white painted brickwork and the roofs clay-tiled with a 40-degree pitch and fully hipped.
- 4.4.5 Windows are to have the same style fenestration with stone cills and Jack arch window heads.

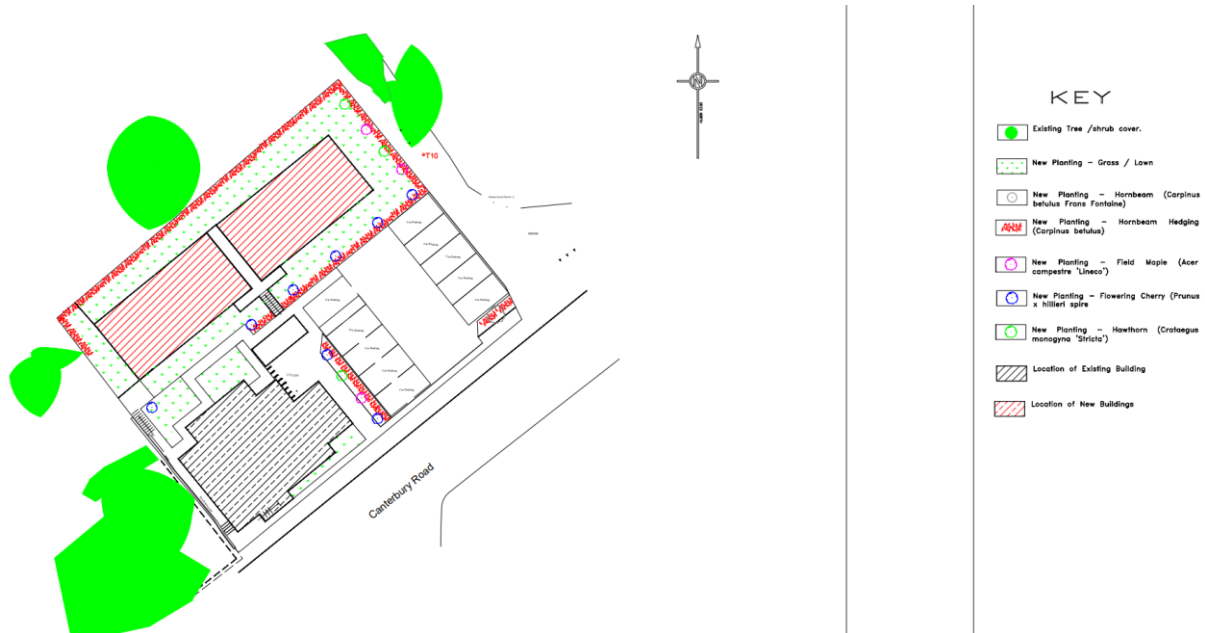
4.4.6 Balcony balustrades are to be black wrought ironwork.



*East elevation showing the balconies to the upper flats 3 & 4 overlooking the car parking area and views to the east.*

## 4.5 Landscaping

- 4.5.1** A full arboricultural impact assessment and method statement together with a planting proposal has been undertaken by Cantia Arboricultural Services.



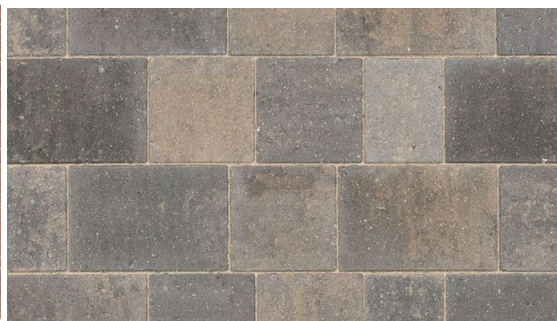
- 4.5.2 An ecological appraisal has been carried out by KB Ecology.
- 4.5.3 A total of ten individual trees, two hedges and one group of trees were assessed as being of significance to the development.
- 4.5.4 The group of trees next to the front west of the site were classified as Category A being trees of high quality. These are to be protected from any building works. The proposed development and its foundations will not conflict with the measured root protection areas of these trees and the method statement set outs a tree protection plan that is to be adhered to.
- 4.5.5 Seven individual trees were classified C being trees of low quality and three individual trees were classified U being trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- 4.5.6 Apart from the group of trees classified as Category A, all the trees located within the site boundaries, or within proximity to the site are unremarkable low-quality specimens of limited arboricultural or landscape value.
- 4.5.7 The proposed development will require the removal of two Category C trees the loss of which will have a neutral impact upon the arboricultural value of the area.
- 4.5.8 Mitigation for the loss of these trees has been made within the soft landscaping/planting proposal.



- 4.5.9 The soft landscaping proposals, set out in the landscape plan CAS/2020/160, include the creation of private, simple, and low maintenance gardens laid mainly to lawn with 15 new feature trees to be planted.
- 4.5.10 Planted species are to be native, selected for their upright growth habits and in keeping with the rural ambience of the site location.
- 4.5.11 New hornbeam hedging is to be planted around the majority of the boundaries to the upper flats to enhance the biodiversity and to give soft visual boundaries to the site. Each boundary is to contain gaps within the hedgerow to allow movement for hedgehogs.
- 4.5.12 In line with the ecology report, bat boxes, swift nest boxes and bird boxes within the trees are to be included within the design to enhance the habitat and biodiversity.
- 4.5.13 The parking courtyard is to be paved in Drivesett Savanna Traditional concrete paving with Drivesett Charcoal concrete paving edging separating the car parking areas. Drivesett Savanna grey concrete paving is to mark out the pedestrian pathways.



*Drivesett Savanna Traditional*



*Drivesett Savanna Grey*

*Drivesett Charcoal paving edging*





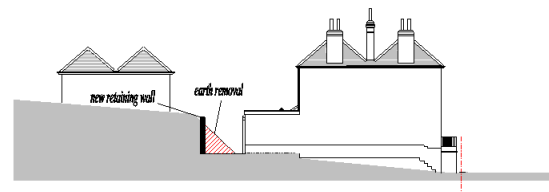
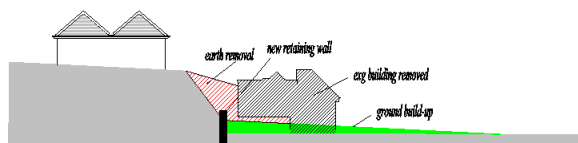
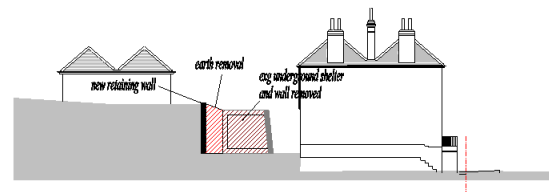
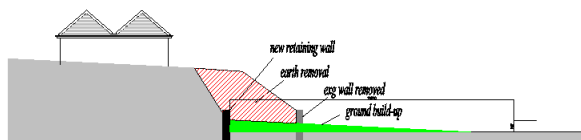
## 4.6 Access

4.6.1 Access is to be off the A28. The existing access is onto a hardstanding area that allows cars to enter and turn.



4.6.2 The proposed parking area is to extend further back into the bank and be raked up towards the rear.

4.6.3 The rear retaining wall to the car park is to be extended back with part of the spoil being used to form a rake to the car parking level. A lot of the bank was taken away when the existing outbuildings were built and so the amount of engineering works are minimal.



*Site sections illustrating amount of earth to be removed.*

- 4.6.3 Each 1-bedroom flat is to be allocated a car parking space and the two 2-bedroom flats will have 2 spaces each with a further 2 additional spaces for visitors.
- 4.6.4 Flats 1&2 are to be accessible with a level access from the rear of the car park and a level entrance and garden area in compliance with Part M of the building regulations.
- 4.6.6 The wide, open access site entrance allows for exceptionally good visibility splays in both directions.

## 5 DRAINAGE

### 5.1 Surface Water



### Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by: Michael Tamsell

Site name: The Old Alma

Site location: Chilham

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SQ030218 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

**Site Details**

Latitude: 51.24612° N

Longitude: 0.97694° E

Reference: 1228074486

Date: Jun 11 2020 16:43

**Runoff estimation approach** IH124

**Site characteristics**

Total site area (ha): 0.1

**Methodology**

Q<sub>BAR</sub> estimation method: Calculate from SPR and SAAR

SPR estimation method: Calculate from SOIL type

**Soil characteristics**

	Default	Edited
SOIL type:	1	1
HOST class:	N/A	N/A
SPR/SPRHOST:	0.1	0.1

**Hydrological characteristics**

	Default	Edited
SAAR(mm):	729	729
Hydrological region:	7	7
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

**Greenfield runoff rates**

	Default	Edited
Q <sub>BAR</sub> (l/s):	0.02	0.02
1 in 1 year (l/s):	0.01	0.01
1 in 30 years (l/s):	0.04	0.04
1 in 100 year (l/s):	0.06	0.06
1 in 200 years (l/s):	0.07	0.07

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and license agreement, which can both be found at www.oldsuds.com/terms-and-conditions.htm. The outputs from the tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of the tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, HydroRadicals or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

**Notes**

(1) Is Q<sub>BAR</sub> < 2.0 l/s/ha?

When Q<sub>BAR</sub> is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

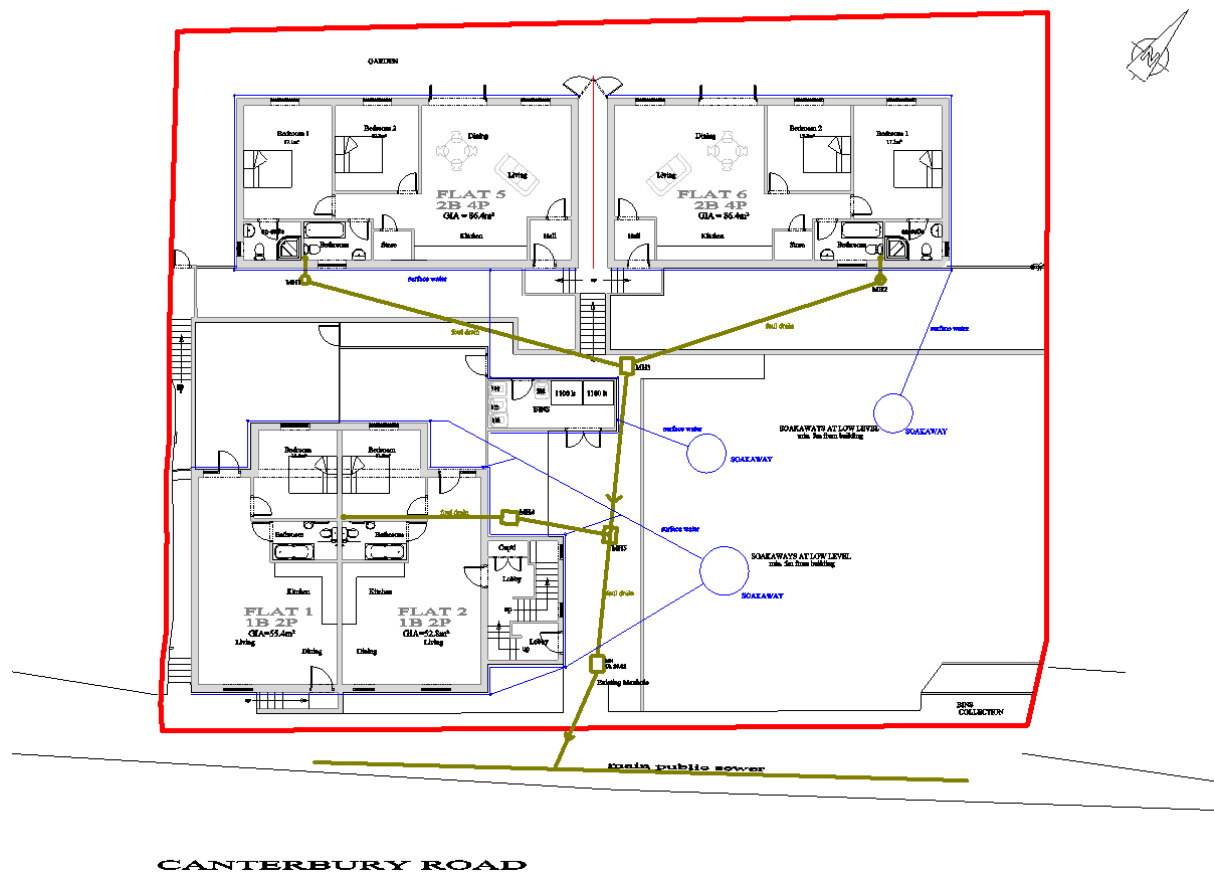
Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

- 5.1.1 The Greenfield runoff estimation for the site by HR Wallingford gives a SPR/SPR/HOST figure of 0.1 (less than 0.3) and Qbar figures all less than 2.0l/s.
- 5.1.2 Surface water is therefore to be dealt with via the SUDS approach using infiltration devices -soakaways.

- 5.1.3 Soakaways are to be positioned within the car parking area with their sizes determined following percolation tests.



## 5.2 Foul Drainage

- 5.2.1 Foul drainage is to link into the existing system with invert levels and falls to be determined on site.