



Design & Access Statement

Proposed Residential Development

Wellesley House School, Broadstairs

August 2023

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1.0 Introduction

1.1 Design Approach

This Design and Access statement accompanies a full planning application for 5no. new dwellings on an area of land to the south and east of Wellesley House School, fronting Ramsgate Road, Broadstairs. Consent has previously been granted on the application site for residential development under the extant and implemented planning permission F/TH/21/0617. This new application reexamines the proposals for the site following both a change in client and change to the site boundaries.

1.2 Existing Site

The application site is a 0.25 hectare, largely trapezoid shaped parcel of land, located to the north of Ramsgate Road. The site is situated in a residential area, adjacent to Wellesley House Prep School and 0.7miles to the west of Broadstairs Town Centre and the local beaches.

1.3 Proposal

Turner Jackson Day Associates have been instructed to prepare a planning application for the erection of 2no. 3-bed and 3no. 4-bed new dwellings with associated access, parking and landscaping.



Proposed site (shown in red) in surrounding context

2.0 Site Context and Analysis

2.1 Site Description and Location

The applicant site, until recently, formed part of the curtilage of the Wellesley House Prep School, the land of which borders the sites northern and western boundaries. The parcel of land to the immediate east, on the corner of Gladstone and Ramsgate Road, (shown in blue dash) has an extant permission, under application F/TH/21/0617, for three new residential dwellings and is under the same ownership as the applicant site.

To the south of the site is Ramsgate Road (A255) with the applicant site's, road fronting, southern boundary marked by a 1.8m high wooden fence with dense planting, including mature trees subject to a TPO set behind. Along this south facing boundary fence, adjacent to the pavement, an electrical substation is located which is excluded from red line boundary.

The application site is a largely trapezoid shaped parcel of land, approximately 0.25 hectares in size, that includes a gravel area that previously provided a secondary exit onto Ramsgate Road from the school grounds. The site also contains areas of vegetation and includes a number of mature trees, mostly along the site's southern boundary.



2.0 Site Context and Analysis

2.2 Site Context

The site is sustainably located in a leafy residential area in the Upton area of Broadstairs, approximately 0.7 miles west of the Town Centre and coast. A wide range of facilities, schools and services are within walking distance, and Broadstairs Train Station is nearby which provides good transport links across Kent and to London.

There is a large variety of housing types, sizes and styles in the immediate area with no particular type predominating. On Ramsgate Road the typical dwellings range from, detached bungalows, large two-storey semi-detached properties to two-storey detached houses. The majority of dwellings in close proximity to the applicant site are however, two-storey in height and are set back from the pavement by approximately 6-8 metres allowing for in curtilage parking and small front gardens.

Both Ramsgate and Bromstone Road comprise of a variety of architectural styles with Victorian, 1930s, late 20th century as well as more recent contemporary dwellings all present. There is also no prevailing material palate, with a wide range of materials, including red and yellow facing brickwork, white render, painted pebble dash, and hung tile.



Looking towards existing vehicular exit within Applicant Site from roundabout.



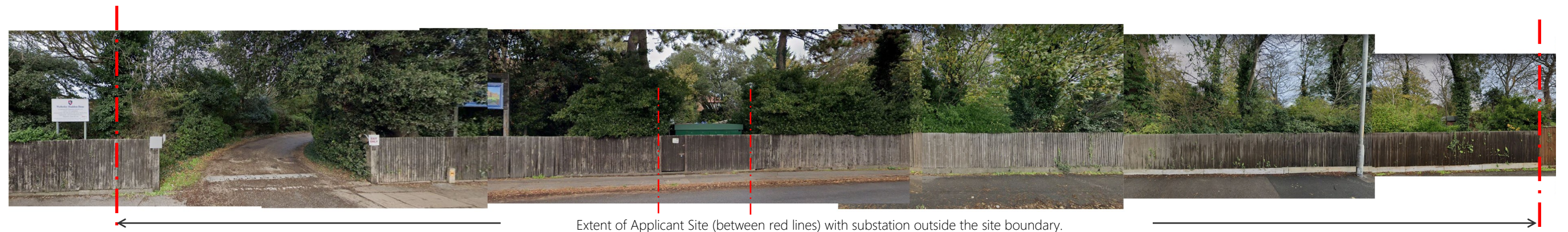
Looking east along Ramsgate Road, with Applicant Site to left.



Boundary fence of Applicant Site.



Looking west down Ramsgate Road with Applicant Site to right.



Extent of Applicant Site (between red lines) with substation outside the site boundary.

2.0 Site Context and Analysis

2.4 Constraints and Opportunities

Enlarged Site Boundary

In addition to a change in client the revised red line boundary and enlarged site area provides an opportunity to reevaluate the potential of the site.

Existing Trees

The green and leafy appearance of Ramsgate Road is an integral part of the streets character and should be maintained wherever possible. Trees that were recommended for removal under the F/TH/21/0617 consent have since been removed. An updated tree report was commissioned which recommended the removal of several additional non TPO trees, the loss of which will be mitigated by providing replacement new trees on site.

Access

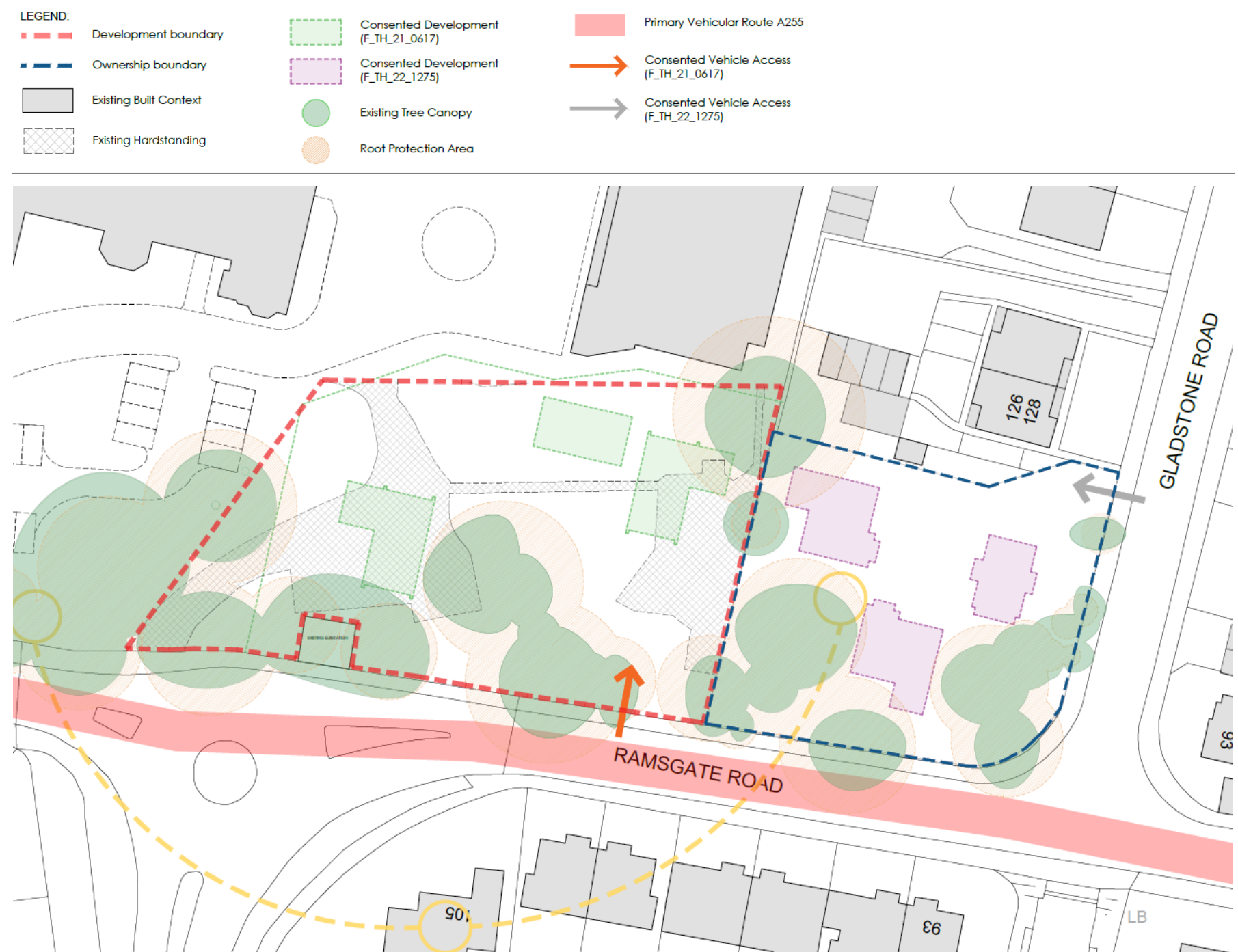
The proposed access into the site has already been deemed acceptable and will be as per the consented and implemented application F/TH/21/0617 .

Improved Street Scene

The proposal presents the opportunity to improve the street scene on Ramsgate Road. The proposal will need to achieve a balance between activating an important street, which is currently blank, and retaining the leafy character of the road.

Relationship to neighbouring properties.

A key design consideration will be to ensure the current levels of amenity enjoyed by both existing and emerging neighbouring properties is maintained. The siting, scale, mass and fenestration of the proposed dwellings will be carefully considered to ensure that there will be no loss of light, sense of enclosure or loss of privacy.



Opportunities and Constraints Plan

3.0 Planning

3.1 Planning History

Previous applications on the development site.

The application site has previously been within the curtilage of the Wellesley Hadden Dene School site and has been the subject of one recent planning application which also incorporated revisions to the school grounds. This application has been implemented and is detailed below:

Application Ref: F/TH/21/0617

Proposal: Erection of 3 no. dwellings with associated parking with alterations to existing entrance and creation of new parking areas.

Decision: Approved

Date of Decision: November 2021



F/TH/21/0617- 3D Visualisation - Granted Planning Permission



F/TH/21/0617- 3D Visualisation - Granted Planning Permission



F/TH/21/0617 - Site Plan - Granted Planning Permission

3.0 Planning

3.1 Planning History

Surrounding Applications

Over the years the council has granted planning consent for a number of side and rear extensions and roof conversions along Ramsgate Road and Gladstone Road. There have also been recent approvals, in close proximity to the applicant site, for more substantial developments which are noted below:

Application Ref: F/TH/22/1275

Proposal: Full Planning for 3no. detached dwellings following demolition of existing.

Decision: Approved

Date of Decision: March 2023

Application Ref: OL/TH/19/1180

Proposal: Outline Planning for 4no. 4-bed detached dwellings following demolition of existing.

Decision: Approved

Date of Decision: January 2020



F/TH/22/1275 - Street Scene Ramsgate Road - Granted Planning Permission



F/TH/22/1275- Site Plan - Granted Planning Permission

3.0 Planning

3.2 Planning Policy

The design process has been informed by National Planning Policy Framework, the Thanet District Council Adopted Local Plan and Broadstairs and St. Peter's Neighbourhood Plan.

Thanet Local Plan 2020

The most relevant strategic policies for this site within Thanet Local Plan 2020 are listed below.

- SP13 Housing Provision
- SP13 General Housing Policy
- SP22 Type and Size of Dwellings
- SP27 Green Infrastructure
- SP29 SAMM
- SP30 Biodiversity and Geodiversity Assets
- SP35 Quality Development
- QD01 Sustainable Design
- QD02 General design Principles
- QD03 Living Conditions
- QD04 Technical Standards
- QD05 Accessible and Adaptable Accommodation
- CC02 Surface Water Management
- TP06 Car Parking

The site does not have any land use designations and the Environment Agency's Flood Map indicates the site is in Flood Zone 1, an area with a low probability of flooding.

The site is subject to tree preservation orders reference B/TPO/1 (1956)A44. The application site is not located within a Conservation Area.

Policy SP30 - Biodiversity and Geodiversity Assets

Development proposals will, where appropriate, be required to make a positive contribution to the conservation, enhancement and management of biodiversity and geodiversity assets resulting in a net gain for biodiversity assets through the following measures:

- 1) the restoration / enhancement of existing habitats,
- 2) the creation of wildlife habitats where appropriate, by including opportunities for increasing biodiversity in the design of new development
- 3) the creation of linkages between sites to create local and regional ecological networks,
- 4) the enhancement of significant features of nature conservation value on development sites,
- 5) protect and enhance valued soils,
- 6) mitigating against the loss of farmland bird habitats.

Sites should be assessed for the potential presence of biodiversity assets and protected species. For sites where important biodiversity assets, including protected species and habitats including SPA functional land, or other notable species, may be affected, an ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats. Planning permission will not be granted for development if it results in significant harm to biodiversity and geodiversity assets, which cannot be adequately mitigated or as a last resort compensated for, to the satisfaction of the appropriate authority.

Policy CC02 - Surface Water Management

New development is required to manage surface water resulting from the development using sustainable drainage systems (SuDs) wherever possible. SuDs design, together with a robust long term maintenance plan should be included as an integral part of the master planning and design process for new development and should, wherever possible, incorporate multi-functional benefits for people and wildlife. Developers should demonstrate how the guidance produced by the Lead Local Flood Authority (LLFA) has been taken into account and applied when submitting a planning application for any major development. Approval of the design and measures to be implemented for the long term maintenance of SuDs will be required prior to development being permitted.

When preparing SuDs schemes developers should fully consider the potential impact on the historic environment and ensure that any damage is mitigated. Proposals for SuDs at sites within the Groundwater Source Protection Zone as shown on the Policies Map, or sites near the Groundwater Source Protection Zone, must demonstrate that the methods used will not cause detriment to the quality of the groundwater.

Sites identified as a Tidally Sensitive Area (as identified in surface water management plans) will need to incorporate Sustainable Drainage Methods and a maintenance schedule where appropriate, at the design stage of a planning application, and a Flood Risk Assessment will be required before planning permission can be granted.

Policy QD02 - General Design Principles

The primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Development must:

- 1) Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.
- 2) Be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces and be inclusive in its design for all users.
- 3) Incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access.
- 4) Improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime.

External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. Development will be supported where it is demonstrated that:

- 5) Existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are should be retained, enhanced and protected where appropriate.
- 6) An integrated approach is taken to surface water management as part of the overall design.
- 7) A coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art to meet the needs of all users.
- 8) Trees and other planting is incorporated appropriate to both the scale of buildings and the space available, to provide opportunities for increasing biodiversity interest and improving connectivity between nature conservation sites where appropriate.

Residential development on garden land will be permitted where not judged harmful to the local area in terms of the character and residential amenity, the intrinsic value of the site as an open space is not considered worthy of retention, and will not conflict with any other requirements of other design policies and Policy HO1.

Policy QD03 - Living Conditions

All new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

3.0 Planning

3.2 Planning Policy

Broadstairs and St. Peter's Neighbourhood Development Plan

The site lies within the Broadstairs Neighbourhood Development Plan and is affected by the following relevant key policies;

- BSP2 Important Views and Vistas
- BSP3 Protecting and Providing Important Trees
- BSP9 Design in Broadstairs & St Peter's

Appendix 5: Broadstairs & St. Peter's Design Guidelines

The Housing Design guidelines set out for new developments including the need to:

- Reflect strongly the characteristics of the area in which they are located, particularly the characteristics of existing buildings in the immediate area.
- Meet the requirements set out in Kent Design Guide for creating a safe and attractive environment.

8.2.5 Building Design Guidelines

All new buildings in the Broadstairs & St. Peter's Neighbourhood Development Plan Area are to reflect strongly the characteristics of the specific area in which they are to be located.

The characteristics to be reflected will include particularly :-

- Existing external materials and finishes in the immediate area.
- The size and scale of existing buildings in the immediate area.
- Fenestration of existing buildings and the prevailing architectural style.
- The existing pattern and density of development in the immediate area.
- The prevailing existing landscape, streetscape or other external setting that characterises the area in which the buildings are to be located.

The same criteria will be applied to extensions and external alterations, where the characteristics of the host building will also be a fundamental consideration.

The building stock of Broadstairs & St. Peter's has a wide range of architectural styles, including buildings that are distinctively Georgian, Victorian and Edwardian and historic cottages, often faced in flint.

It is essential that new building work throughout the Neighbourhood Development Plan Area protects and enhances this heritage, especially in the Conservation Areas and Areas of High Townscape Value where this policy will be rigorously applied.

Contemporary designs will only be supported where the Town Council feels the design is of a standard that adds to the quality of the built environment without detracting from its existing character.

The Town Council will raise objections where standard designs widely adopted by national house builders and others are used, making little or no attempt to reflect the local heritage.

Policy BSP3: Protecting and Providing Important Trees

Proposals for new development which would have an adverse impact on protected trees and other significant trees in the Plan area will not be supported.

A net gain in the quantity of suitable trees on all new large planning application sites will be expected, unless supporting design guidelines for the development state that this is unachievable. In this scenario, the potential for providing new tree planting off-site should be explored.



Tree Preservation Area B/TPO/1(1956)A44

4.0 Design Proposal

4.1 Use and Amount

This application seeks approval for 5no. detached, two-storey family homes with off road parking and private gardens. Plots 1 & 2 are 3-bedroom dwellings with an internal net area of approximately 110m² and Plots 3, 4 & 5 are 4-bedroom dwellings with an internal net area between 126-136m².

4.2 Layout

With a change in client and the enlargement of the site boundary the layout of the site has been re-examined and optimised. The proposed site layout has been designed around the site's opportunities and constraints, with careful consideration given to the buildings positioning and orientation to ensure the dwellings sit comfortably within the site. The nearest dwelling to Ramsgate Road is positioned with a 9.5m set back from the road, preserving the established urban grain pattern of the area.

The sighting of the five dwellings has also been optimised to avoid the root protection areas of the numerous existing trees, affectively establishing a no build zone within 8 meters of the sites western and southern boundaries. In setting the built form back from the boundary the existing vegetation on site will be preserved and the sense of open space, which is an integral part of the streets character, will be maintained. The only exception to this is Plot 1, where minor encroachment into the RPA of T15 is proposed, however this was not considered detrimental to the long-term health of the tree and was deemed acceptable in the implemented permission F/TH/21/0617.

plot no.	type	area m ²	area sq.ft.
plot 1	3B 5P	110m ²	1184 sq.ft.
plot 2	3B 5P	110m ²	1184 sq.ft.
plot 3	4B 7P	136m ²	1464 sq.ft.
plot 4	4B 6P	126m ²	1355 sq.ft.
plot 5	4B 6P	126m ²	1355 sq.ft.

Accommodation Schedule



Proposed Site Block Plan

4.0 Design Proposal

4.2 Layout

The dwellings layout, fenestration and positioning on site, has carefully considered both the existing and emerging built context. The dwelling on Plot 1 has only an obscured bathroom window on the upper floor, east elevation to ensure no loss of privacy or risk of overlooking towards the emerging neighbouring dwellings. Similarly, fenestration on the adjacent flank elevations of plots 1 & 2 and 4 & 5, where the pairs of detached dwellings are in close proximity, have been limited to obscured, staircase windows to protect neighbouring amenity.

The layout of the dwellings have been designed to articulate the adjacent Ramsgate Road, as well as to address the external courtyard within the site. Plot 5, the dwelling closest to the main road has a pair of gable roofs facing Ramsgate Road to add interest and to establish a visual hierarchy. Plot 1 and 2, set further back into the site have been orientated to mark the site entrance to the site from Ramsgate Road.

The internal layouts of each of the dwellings has been arranged to take maximum advantage of the generous gardens and leafy outlook. On the ground floor of each dwelling the living space opens out to connect directly with the garden and at first floor the fenestration is orientated to maximise views into the private gardens and away from adjacent neighbours.



Proposed Site & Ground Floor Plan

4.0 Design Proposal

4.3 Scale and Massing

The proposed dwellings, which address Ramsgate Road, are of a scale and mass which is in keeping with it's neighbouring context. All five dwellings will be two-storey, matching the predominant storey type of the area. The maximum ridge height is comparable to the neighbouring emerging built form of implemented permission F/TH/22/1275.

The massing and mix of hipped and gable roof styles reflect the existing forms present along Ramsgate and Bromstone Road and provide interest and articulation to the street scene. Gable roofs and extruded bay windows have been utilised to provide definition to the road fronting elevations and, in contrast, hipped roofs have been proposed to diminish the overall mass adjacent to existing and consented neighbouring dwellings.



Proposed Street Scene - Ramsgate Road Elevation

4.0 Design Proposal

4.4 Appearance and Materials

The appearance of the proposed dwellings are in keeping with the surrounding materiality and context and seeks to conserve the key elements of the character and appearance of the locality in accordance with the Broadstairs and St. Peter's Neighbourhood Development Plan.

The architectural style present in Ramsgate and Bromstone Road is fairly diverse, with Victorian, 1930s and late 20th century dwellings all present. The prevailing style of the street is perhaps the detached 1930's houses and the design of the proposed dwellings will incorporate features common to these neighbouring dwellings as well as reflecting the language of the emerging residential development to the east. The use of established features such as bay windows, extruded gables and hipped roofs will conserve the visual cohesion of the area.

There is a wide range of materials present in Ramsgate and Bromstone Road, including red and yellow facing brickwork, white render, painted pebble dash, and hung tile, however the prevailing material pallet is brickwork. The proposed dwellings will reflect the materiality of the neighbouring 1930s dwellings and the style of the adjacent emerging dwellings and will be predominantly red facing brick with brick detailing. Bay windows and extruded gables will add visual interest and articulation to the street scene.



PLOT 1 - Front Elevation



PLOT 2- Front Elevation



PLOT 3 - Front Elevation



PLOT 4 - Front (Courtyard) Elevation



PLOT 5 - Front (Courtyard) Elevation

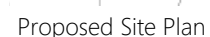


PLOT 5 - Flank (Ramsgate Road) Elevation

4.5 Landscape & Ecology

The vast majority of mature trees will be retained to safeguard the substantial landscape buffer which is an integral part of the local neighbourhood character. Two trees that have previously been approved for removal (blue dash) will be removed and several further, smaller, category U & C trees will also be removed to enable development (red dash).

All recommendations set out in the Tree Report and PEA, will be implemented. This includes adequate tree protection during the construction process and the use of no-dig construction to the new hard surfacing within RPA's of T19 and T21.



4.0 Design Proposal

4.6 Access

Access to the five dwelling will be gained directly from Ramsgate Road, with adequate pedestrian and vehicle visibility splays provided. The proposed vehicular access has previously been found acceptable in the now implemented planning application F/TH/21/ 0617.

The proposal will include two off road, designated parking spaces per dwelling in line with Policy TP06 and the proposal will have no impact on on-street parking along Ramsgate Road. Cycle storage will also be provided within the curtilage of each dwelling.

Refuse storage for waste and recycling is provided within the curtilage of each dwelling with a collection area defined adjacent to the site entrance.



Proposed Site Plan