

Barwick Road, Dover

DESIGN & ACCESS STATEMENT

“THE REDEVELOPMENT OF THE EXISTING SITE TO PROVIDE RESIDENTIAL DEVELOPMENT COMPRISING NO. 137 DWELLINGS (COMPRISING NO. 73 HOUSES AND 64 APARTMENTS) WITH RELOCATION OF THE EXISTING VEHICULAR ACCESS AND CREATION OF 1 X ADDITIONAL VEHICULAR ACCESS FROM BARWICK ROAD, ALONGSIDE ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE”

DESIGN & CONSULTANCY TEAM

	Architects
	Developers/Client
	Landscape Architects
	Planning Consultants
	Transport Consultants
	Drainage Consultants
	Ground Investigation
	Ecological Consultants

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1. Site Analysis

KEY

1

2

3

SITE APPLICATION BOUNDARY

CACTUS GRAPHICS

DOVER METALS

ST RADIGUNDS COMMUNITY CENTRE

The site is situated between Barwick Road and Poulton Close in Coombe Valley. The area is well served by the A20,/M20 and the A2-M2 roads. The site is located off and can be accessed via Barwick Road.

The west of the site faces Cactus Graphics print-works however is open to the south west. The east faces the intersection of Poulton Close and Barwick Road at St Radigunds community center. To the south of the site lies the Poulton Close business park and the North of the site primarily consists of housing.

The site itself is currently abandoned with some derelict warehouses and hard-standing.

LOCAL PLANNING POLICIES



Google Earth

The site does not have any direct planning constraints however it is directly adjacent to, and forms the boundary of, the designated Kent Downs Area of Outstanding Natural Beauty as indicated in orange above.



Image obtained from Google Earth

KEY

SITE BOUNDARY

PRIMARY ROAD ACCESS

EXISTING ACCESS TO THE SITE

SUN PATH

EXISTING BUILDINGS TO BE DEMOLISHED

EXISTING TREES

This site at Barwick Road, Dover, is an allocated site within the local plan for up to 220 units (ref. DOV022E - Land in Coombe Valley).

The proposal will be housing led with an overall mix of 3 and 4 bedroom houses, with the addition of 5 apartment buildings providing 1 & 2 bedroom flats.

EXISTING RESIDENTIAL DEVELOPMENT FRONTING BARWICK ROAD COMPRISING MAINLY OF 2 STOREY RESIDENTIAL DEVELOPMENT

CACTUS GRAPHICS - AN EXISTING OPERATIONAL COMMERCIAL BUILDING.

Barwick Road

Beaufoy Terrace

Poulton Close

W

E

N

POULTON CLOSE- AN EXISTING COMMERCIAL SITE WITH LIGHT INDUSTRIAL BUSINESS USE

ST RADIGUNDS COMMUNITY CENTRE- CONSISTING OF MAINLY OPEN AND PLAY SPACE

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Site Photographs



PHOTO LOOKING EAST ALONG BARWICK ROAD



IMAGE FACING WEST TOWARDS EXISTING PRINT WORKS (CACTUS GRAPHICS) BEYOND SITE



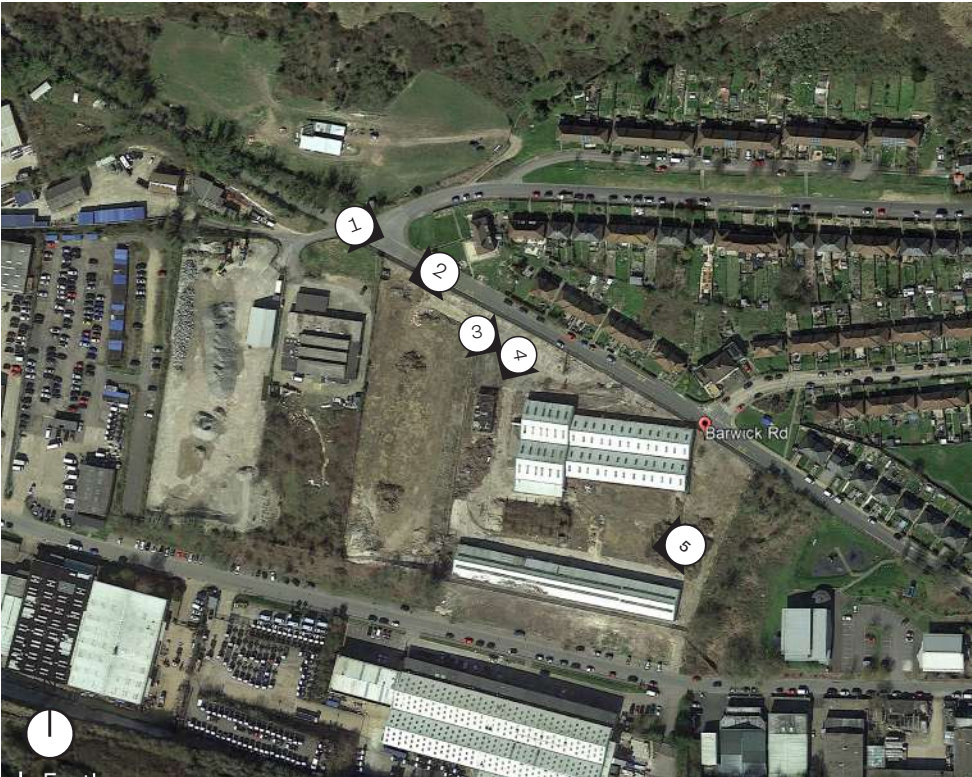
IMAGE FACING SOUTH EAST TOWARDS EXISTING BUILDINGS



IMAGE LOOKING SOUTH TO DERELICT BRICK STRUCTURE



SITE PHOTOGRAPH SHOWING EXISTING DERELICT STRUCTURES



KEY PLAN
Image obtained from Google Earth

Site Photographs



IMAGE FACING SITE LOOKING SOUTH



IMAGE FACING WEST



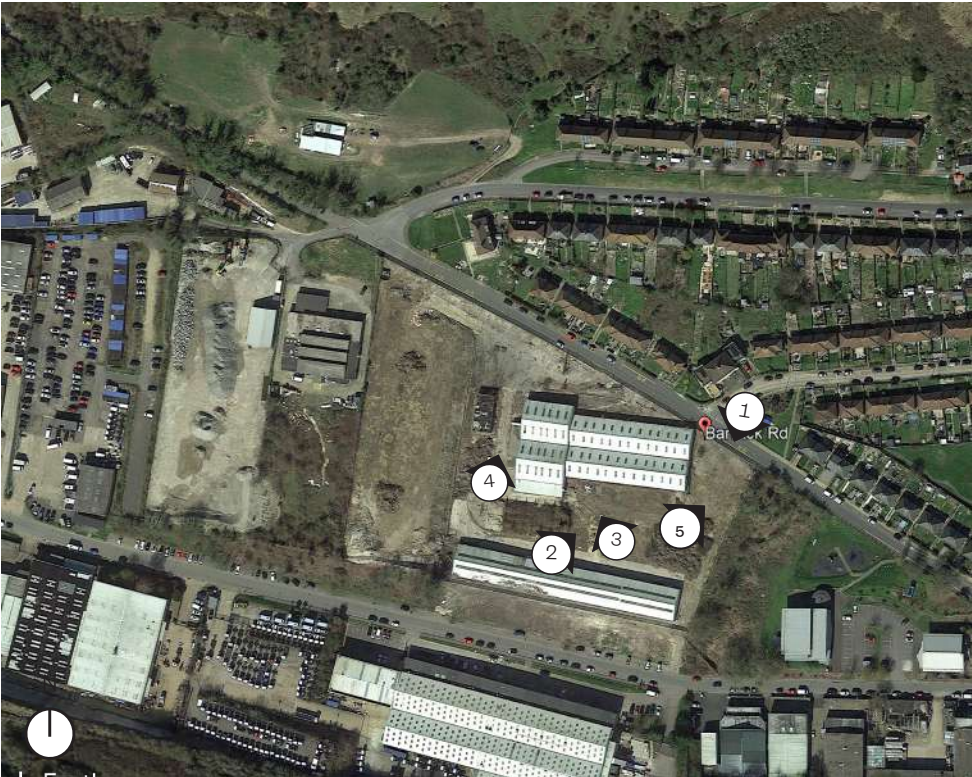
SITE PHOTO FACING NORTH WEST TOWARDS EXISTING BUILDING



IMAGE LOOKING NORTH TOWARDS BARWICK ROAD



SITE PHOTOGRAPH FACING NORTH EAST TOWARDS HOUSES ADJACENT TO THE SITE



KEY PLAN
Image obtained from Google Earth



IMAGE LOOKING TOWARDS EASTERN BOUNDARY SHOWING DOWNWARD SLOPE.



BANKING UP TOWARDS LEVEL ZONE TOWARDS WESTERN BOUNDARY



SITE PHOTO LOOKING TOWARDS BARWICK ROAD FROM EDGE OF BANK



BANKING UP TOWARDS BARWICK ROAD FROM NORTH WESTERN BOUNDARY



BANKING UP TOWARDS LEVEL ZONE TOWARDS WESTERN BOUNDARY



IMAGE LOOKING TOWARDS THE EASTERN BOUNDARY FROM ST RADIGUNDS COMMUNITY CENTRE

Site Photographs - existing building condition

The images below show the current condition of the buildings on site, which are in a poor state of disrepair and are disused



LOCAL CHARACTER

Coombe Valley comprises a mix of housing in terms of size, period and tenure and is characterised by back to back terraces dating from the Victorian period, whilst further up the valley there are newer semi-detached and terraced properties within narrow streets. A large proportion of the properties are social rented. It is the District's most deprived ward and part of the ward falls within the country's top 10% of most deprived wards. The area has been identified as the Coombe Valley Character Area for the purpose of setting urban design principles.

Predominantly brick work to facade



Hipped roof forms along Barwick Road



Render to some existing facades



CACTUS GRAPHICS



2. Design Development

Pre-application advice

(reference:PE/22/00075)

Summary of pre-application response from DDC (email dated: 06/09/2022)

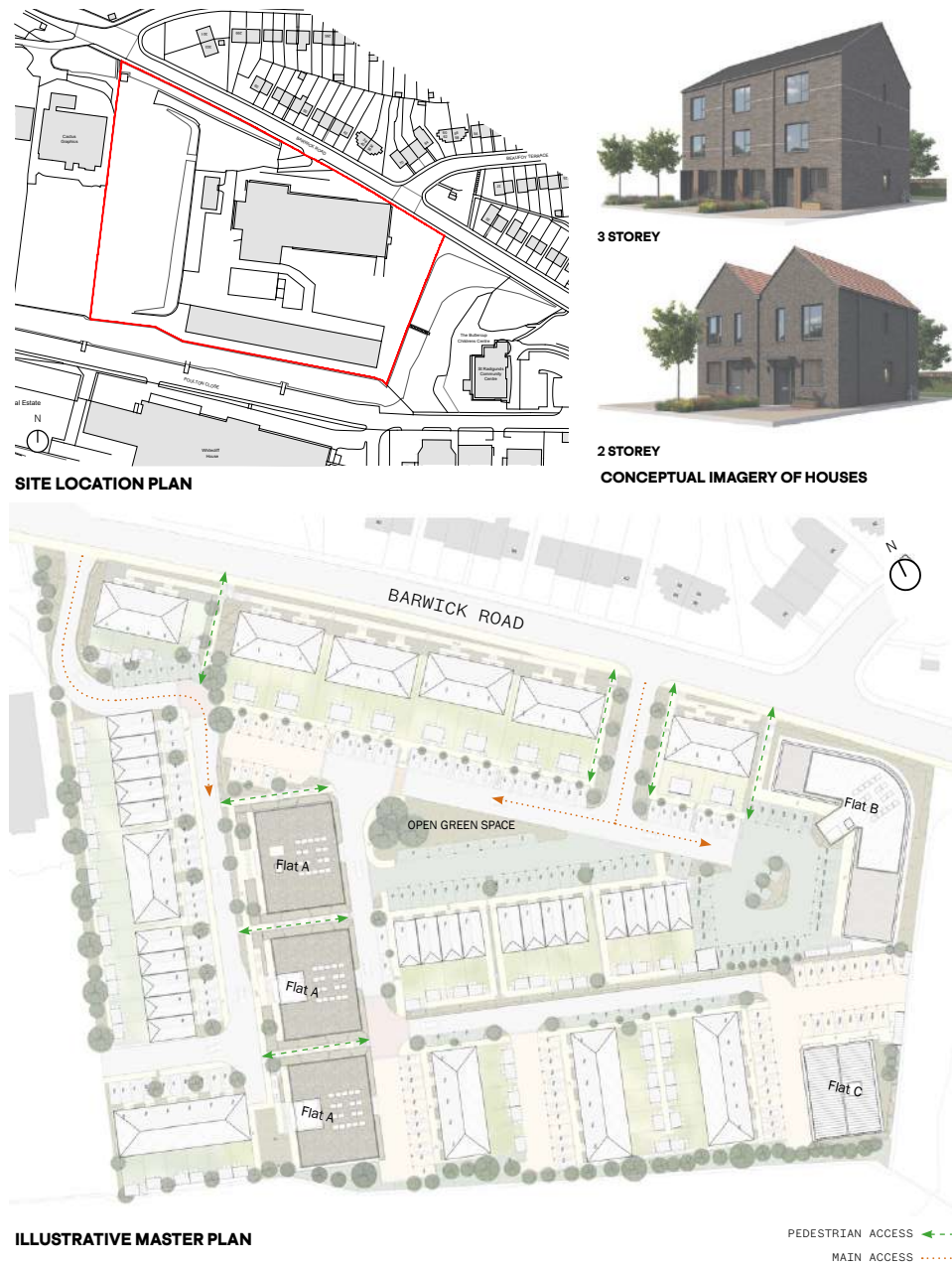
- Further increase the number of residential units to be more in line with the number allocated to the site (220).
- The proposed development to address the level changes between the site and Barwick road, and provide an active street frontage to Barwick Road.
- Should seek to improve the setting of and impact upon the AONB.
- Relocation of the 3 storey buildings away from the higher ground levels of the site.
- Reduction to the frontage parking layouts.
- Further variety in the architectural response to the context using a variety of roof forms.



EARLY CONCEPT MASSING STUDY FOR ORIGINAL 120 UNIT SCHEME

Public consultation

The proposed development has been the subject of pre-application engagement with Dover District Council exploring two alternate options, as well as a level of public consultation. Dover Town Council has been approached prior to submission of this application, and the Applicant will present the scheme to councillors in Autumn 2022.



Hollaway



PUBLIC CONSULTATION FLYER

PUBLIC CONSULTATION LETTER


PROPOSED **RESIDENTIAL DEVELOPMENT** AT
BARWICK ROAD, DOVER
CT17 0NU

3. Proposed Design


The proposal is for the redevelopment of the existing brownfield site to provide residential development comprising of no. 137 dwellings (comprising no. 73 houses and 64 apartments) with relocation of the existing vehicular access and creation of 1 x additional vehicular access from Barwick Road, alongside associated parking, landscaping and infrastructure




SUSTAINABILITY PRINCIPLES




ULTRA-LOW EMBODIED CARBON




ULTRA-LOW CARBON LIFE-CYCLE




CYCLE STORAGE




AIR SOURCE HEAT PUMPS




CLOSE PROXIMITY TO FACILITIES



CHILD SAFE OPEN SPACE



ECOLOGICAL ENHANCEMENTS



ENHANCED LANDSCAPING

EXISTING USE:

The site is currently an existing brownfield site well-related to the adjacent, largely two-storey residential development, and falls within the defined ‘urban confines’ for Dover. It includes a redundant industrial/commercial building which has fallen into disrepair. The Site benefits from an existing access to Barwick Road.

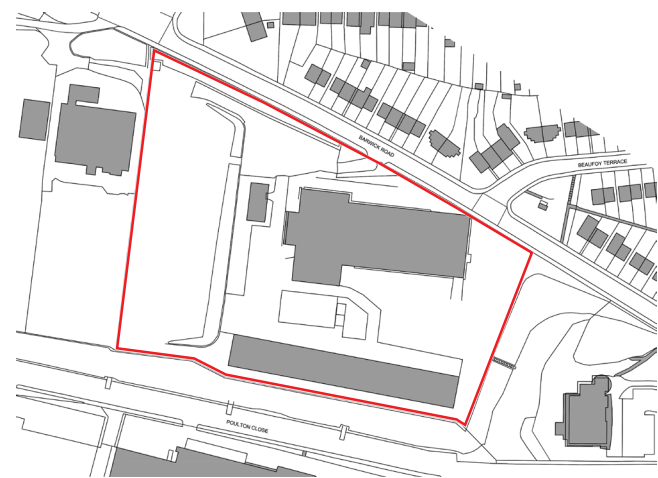
PROPOSED USE & AMOUNT:

The scheme proposes to redevelop the former industrial site into residential apartments and housing.

The unit mix will comprise of 2 to 3 storey housing units. And 3 to 4 storey apartment blocks.

SCHEDULE OF ACCOMMODATION

APARTMENTS	
SUBTOTAL (FOR APARTMENTS)	64 UNITS
3 Bedroom Houses - 2 storey	20
4 Bedroom Houses - 3 storey	53
SUBTOTAL (FOR HOUSES)	73 UNITS
TOTAL	137 UNITS



EXISTING SITE LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN



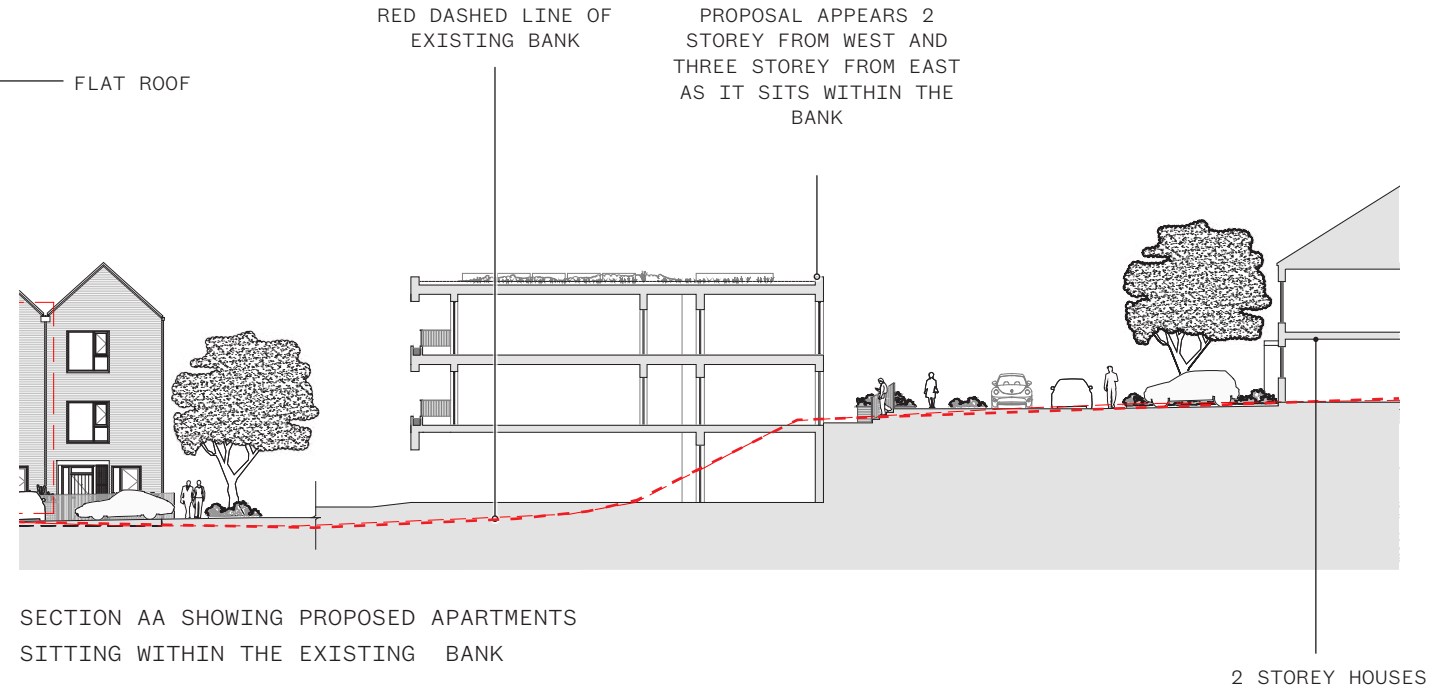
The proposed storey heights across the site range from **2 to 4 storeys i height**, the tallest storey buildings, the apartments, having flat roofs.

The storey heights are varied to reduce the **visual impact** of the built form as visible from the **AONB** as well as the adjacent houses to the north of the site.

The varying storey heights directly relate to the change of levels across the site.

The apartments all have **flat roof**, and the houses are varied **traditional hipped** and **pitched roof forms**.

The flat roof forms (the majority being greens roofs) allow for an increase in Biodiversity across the site and reduced visual impact of the apartments.










KEY ACCESS PRINCIPLES

- The existing main site access is to be relocated to the east of the existing and a second vehicular access is proposed to the north west.
- The site is accessible directly off Barwick Road.
- The refuse collection point for each of the apartments is located within the undercroft parking for F1, F2 & F3. And within F4 & F5's corresponding parking courts
- The refuse points for each of the houses is located to the rear of each property as illustrated to the right.

KEY PARKING PRINCIPLES

- Parking has been directed off the Barwick Road frontage via the utilisation of a combination of frontage parking and parking courts
- Under-croft parking has also been proposed to F1 F2 & F3 to allow for the reduction of some on street parking
- A total of 203 x unit parking spaces have been provided. (circa 1.5:1 PARKING:UNIT RATIO)
- 30 Visitors spaces have also been provided amongst within the bays and courts provided
- **TOTAL PARKING SPACES = 233**

KEY

-  REFUSE AND BIKE STORE
-  PARKING SPACE
-  PARALLEL PARKING SPACES
-  UNDERCROFT PARKING
-  SITE ENTRANCES
-  MAIN VEHICULAR ACCESS ROUTES
-  PEDESTRIAN ACCESS AND ROUTES THROUGH THE SITE



The project's **transport consultants**, Create Consulting Engineers, have provided tracking, refuse and emergency vehicle access for the scheme. They have also advised on the number of parking spaces required per dwelling, vehicle turning heads and bin drag distances to refuse vehicle.





RED ROOF TILING

VERTICAL BRICK BANDING

BUFF RED BRICK

HERRINGBONE BRICK
PATTERNING

TIMBER PLANTERS

BUFF RED BRICK



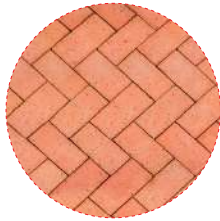
TIMBER PLANTERS



RED ROOF TILING



HERRINGBONE BRICK
PATTERNING



VERTICAL BRICK BANDING







BUFF RED BRICK



GREEN ROOFING



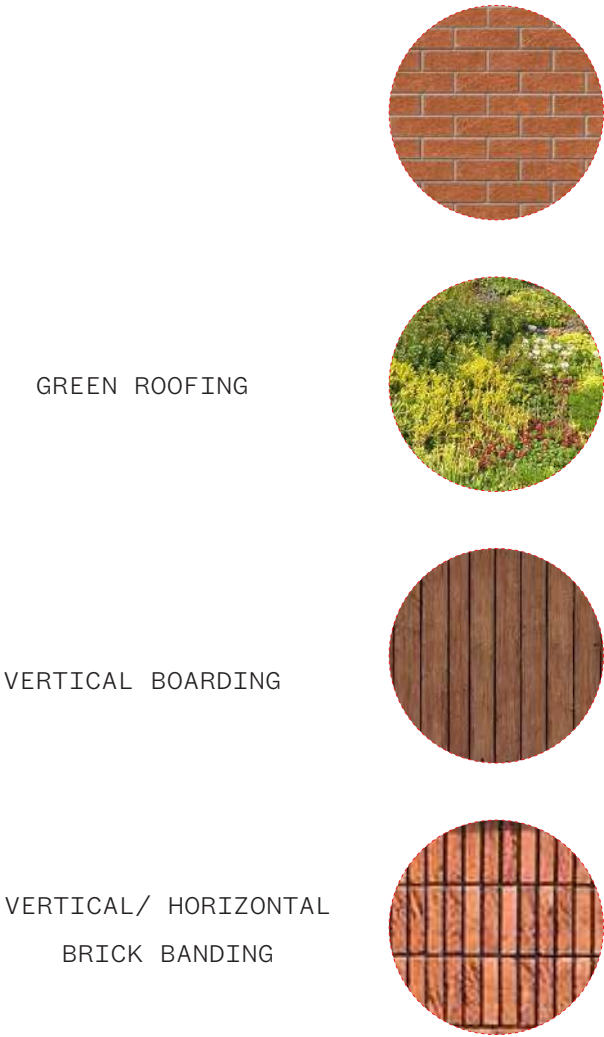
TRELLIS WALL



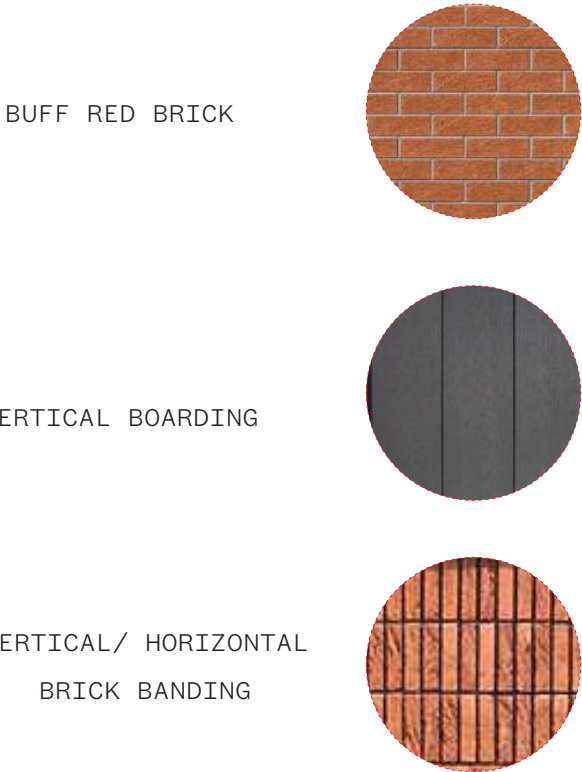
VERTICAL/ HORIZONTAL
BRICK BANDING









Appearance & Materiality - Flat type F4



Appearance & Materiality - Flat type F5



19. Other Consultants Reports

Landscape	LVA & Landscape Strategy Report by HW & Co	
Ecology, Arboriculture Surveys & Tree Protection	Ecological Surveys, Appraisal & Mitigation and Bio-diversity net gain by native ecology	
Flood Risk	Flood Risk Assessment & Drainage Strategy report by Create Consulting Engineers	
Planning Statement	Planning Statement by Lee Evans Partnership	
Transport & Circulation	Transport Assessment by Create Consulting Engineers	
Statement of Community Involvement	Statement of Community Involvement by Lee Evans Partnership	
Contamination	Desk Based ground investigation by Create Consulting Engineers	