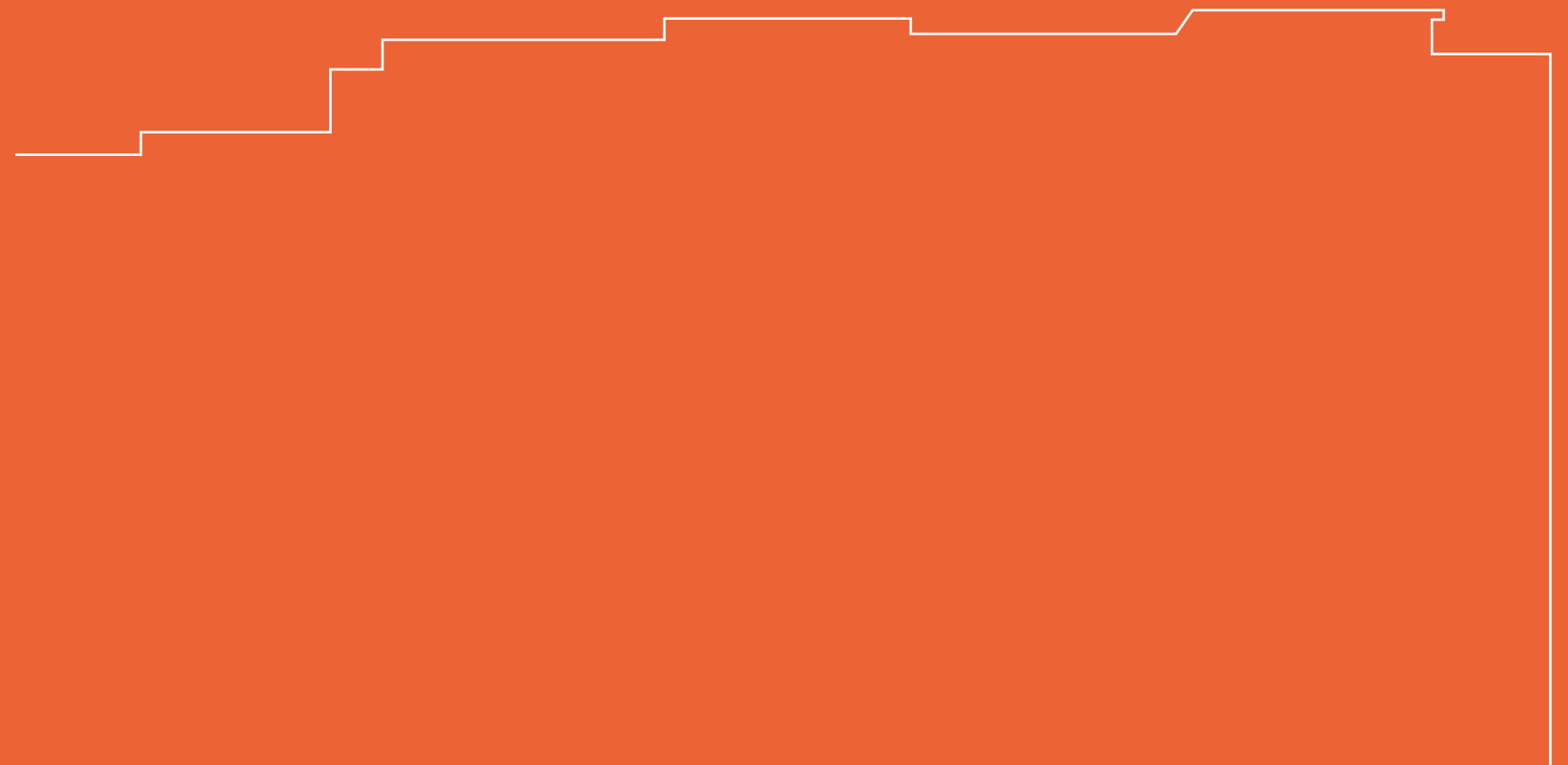


Proposed Residential Development, Land to the East of Short Lane

ALKHAM, KENT.
DESIGN AND ACCESS STATEMENT
MARCH 2023
VERSION 1.1



Proposed Residential Development, Land to the East of Short Lane

01

Introduction



APX ARCHITECTURE

Introduction

This Statement has been prepared in support of a full planning application for the erection of 8no. residential homes, associated access, parking, landscaping at Land to the East of Short Lane, Alkham, Kent.

It describes the site and surrounding area, planning policy context and the proposed development, and the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability.

The Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and National Planning Practice Guidance (as revised) and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

The Brief

APX Architecture have been appointed to undertake architectural services relating to the proposed residential development of the site.

The initial Brief has been developed through discussions with the consultant team and a detailed site appraisal:

- ≡ The proposal is landscape-led and taking account of the land levels of the site.
- ≡ High quality residential development.
- ≡ Mix of dwelling sizes to meet the Local Authorities housing needs.

- ≡ Provision of a vehicular access from Short Lane.
- ≡ The aim is to provide a suitable response to the site that addresses the constraints and opportunities that it has to offer.

The key issues include:

- ≡ Massing, scale and height to be compatible with the surrounding built context and landscaping.
- ≡ Extending the landscape buffer to the eastern boundary.
- ≡ Preserve residential amenities of existing properties.
- ≡ Provision of high-quality living accommodation, landscaping and parking.

Proposed Residential Development, Land to the East of Short Lane

02

Assessment



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Physical Nature and Character of Area

The application site is located to the east of Short Lane which is located to the east of the village of Alkham, the area of site that is the subject of this application measures 0.3Ha.

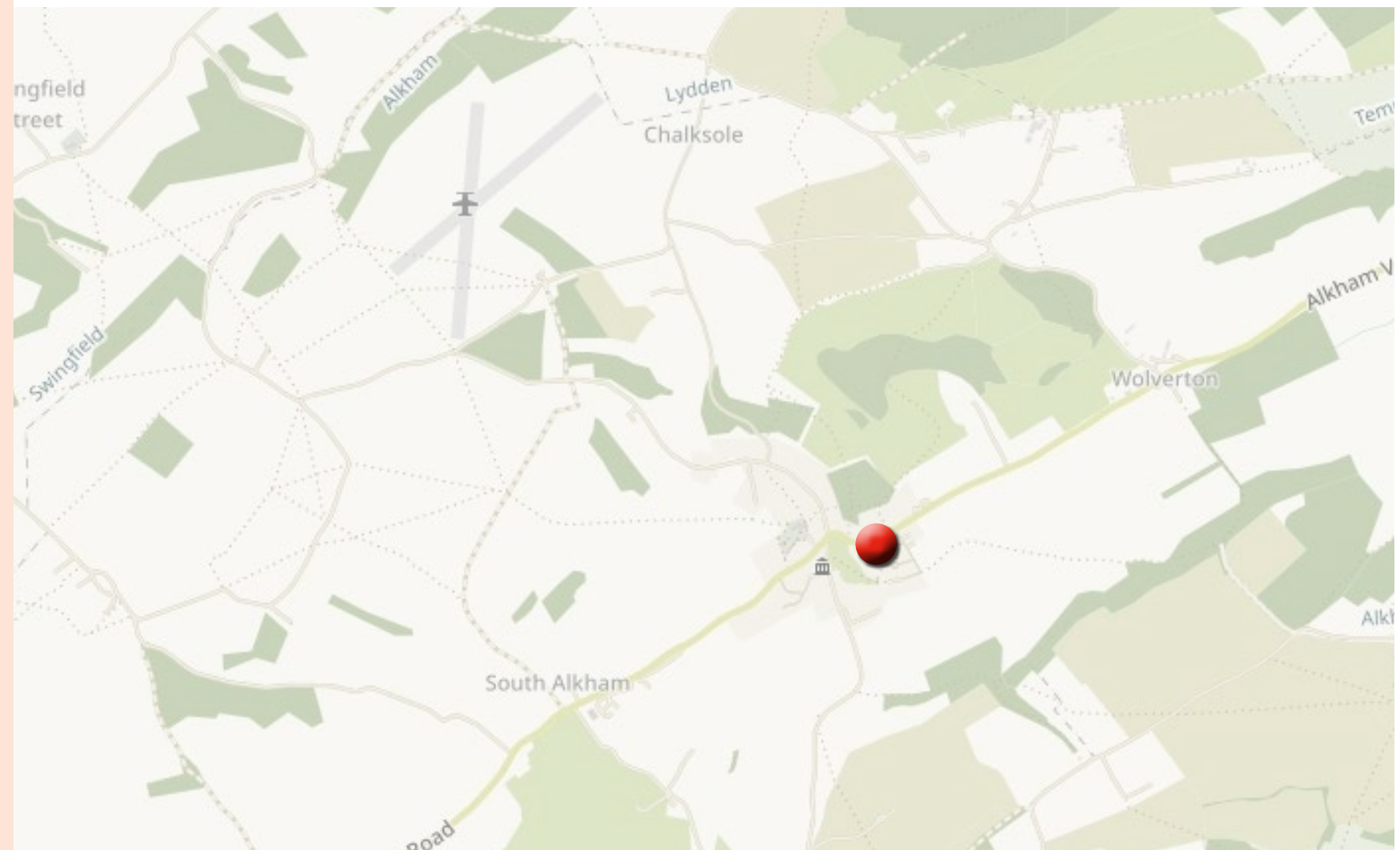
Alkham is a village and civil parish in the Dover district of Kent, England, approximately 4.9 miles west of Dover and 6.3 miles to the east of Folkestone and the Eurotunnel terminal. It is a relatively compact village, located approximately halfway between Folkestone and Dover along the Alkham Valley Road.

The village has a church (St Anthony's Church, Alkham) and a village hall and notably The Marquis Of Granby which is a locally renowned restaurant / pub and hotel which offers a menu of gastro food. There is a well equipped recreation ground to the centre of the village.

The Alkham Valley Garden Centre/Tea Rooms is located to the west of the village.

It has excellent access to transport links, including the M20 motorway (15 minutes away), bus services to Folkestone and Dover (with excellent shopping facilities). Dover Priory rail station is located 5.3 miles away, which offers high speed services to London. Rail services are also available at Kearsney, only 2.5 miles away.

The application site is not within the Conservation Area, but is located within the North Downs Area of Outstanding Natural Beauty.



Site location

Photographs of the application site are set out below:



View down Short Lane



View of existing field access



View of the northern boundary



View of the southern boundary



View looking north from the south



View of access lane to the south

Site Context

The site is undeveloped and comprises a large, roughly rectangular shaped pastoral field, it is currently underutilised. It sits on the eastern side of Short Lane to the eastern edge of the village.

The site slopes significantly from north to south, with the steepest area in the north-eastern corner, and slopes gently from east to west.

The site is bounded to the north by a residential development of affordable housing and an electrical sub station to the eastern corner of the boundary. The boundary is defined by a mature hedge and a small change in level between it and the access road that serves the houses to the north.

To the east the site boundary is formed by a hedge that was planted approximately five years past that runs alongside Short Lane. To the west the site boundary is defined with a post and wire fence, but is open to fields beyond.

The southern boundary is an undefined line that has been set as part of the site allocation process with the local authority. Further to the south the field boundary is formed by a drainage ditch, and then a hedge that addresses a lane that provides access to a number of houses.

The drain has been identified by our flood consultant as being a potential source of flooding from surface water, this has been taken into account in considering the most appropriate form of design for the site.

The built context is illustrated in the adjacent aerial photograph.

Refer to page 9 for photographs of the application site.



Aerial view of site

Existing Buildings

Alkham and the immediate surrounding context comprises a mixture of building styles and materials, typical of the south Kent area. Older properties have steeply pitched Kent peg tiled or slate roofs with red-brick and timber boarded elevations including some tile-hanging, there are also instances of knapped field flint used to form the external walls of some of the historic buildings.

The late-twentieth and early-twenty first century saw a great expansion in residential development predominantly focused along the Alkham Valley Road, but also in the immediate area that surrounds the site where small-scaled estates were constructed comprising bungalows and two storey dwellings.

Recent residential development was also expanded to the west in the locality of Newlyn's Meadow, and to the north of the site with the eight affordable homes that are accessed from Short Lane.



Post war housing at Glebelands



Affordable housing to the north of the site



Modern built house to the south of Short Lane



Affordable housing to the north of the site

Photographs of the existing housing stock surrounding the site are set out below:



Bungalow opposite the site in Short Lane



Home to the south of Short Lane



Modern built house to the south of Short Lane



Cottages to the north of Alkham Valley Road



The Marquis of Granby Public House



Flint House to the south of The Alkham Valley Road

Proposed Residential Development, Land to the East of Short Lane

03

Evaluation



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Opportunities and Constraints

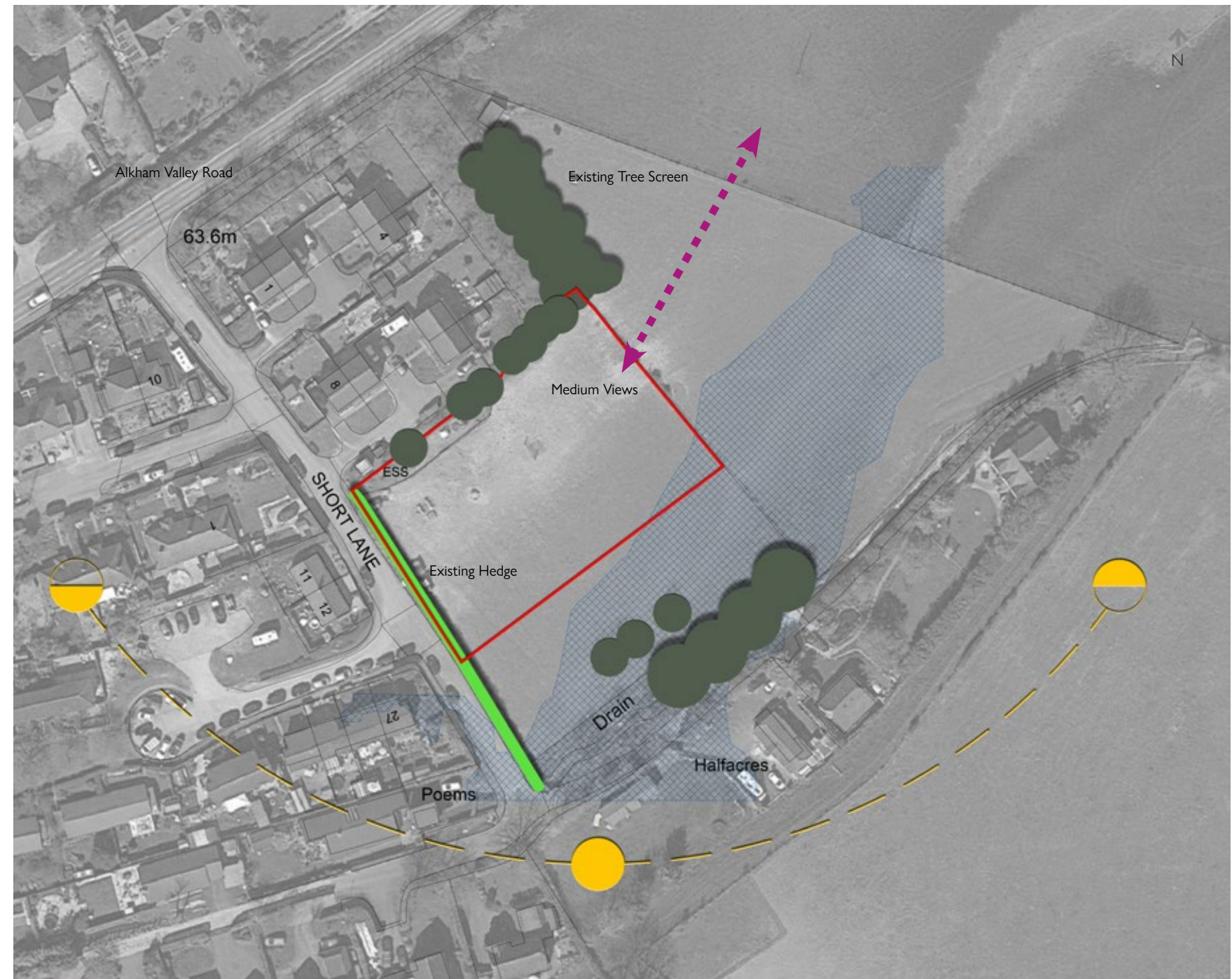
The proposal seeks full planning application for the erection of 8no. residential homes, associated access, parking, landscaping at Land to the East of Short Lane, Alkham, Kent. The scheme has been sensitively conceived following a detailed assessment of the site and surrounding area, ecological and biodiversity advice and having regard to the identified opportunities and constraints.

Opportunities

- ≡ Site characteristics and topography.
- ≡ Sustainable location.
- ≡ Offers a high quality residential scheme.
- ≡ Topography of the site and existing mature landscape framework around the site perimeters, all of which will be retained.
- ≡ Southerly orientation good extensive views.

Constraints

- ≡ Location within the Area of Outstanding Natural Beauty.
- ≡ Topography of the site which requires a sensitive design approach in order to ensure the new dwellings are visually contained within the site and without harm to the wider landscape.
- ≡ Utilising the existing landscaping framework.
- ≡ Potential for flooding by surface water.
- ≡ Need to create a high standard of amenity for existing and future users.
- ≡ Need for ecological and biodiversity mitigation and enhancements.
- ≡ Need to create an acceptable vehicular access.
- ≡ Need to provide an acceptable level of parking to serve the new development having regard to its accessibility to alternative modes of transport.



Opportunities and Constraints Diagram

Not to scale

Proposed Residential Development, Land to the East of Short Lane

04

Design

Design Principles

There have been a number of design issues to consider when taking this project forward including the following:

- ≡ Client's brief.
- ≡ Local and National Planning Policy.
- ≡ Access.
- ≡ The need to respect the setting of the AONB.
- ≡ Using the sites sloping topography to the advantage of the scheme.
- ≡ Materials and longevity of construction.
- ≡ The proposal should be of a high-quality design reflecting the site's context.
- ≡ Desire for a highly sustainable and energy efficient buildings.

This section provides a detailed description of the proposed scheme. This proposal comprises 8 No. new dwellings within an established residential area.

The buildings will be of a high-quality design, which will meet all the criteria of the revised Building Regulations to provide a building that is both sustainable in terms of construction and energy efficient.

Use

The application site is currently an unutilised pastoral field with no discernible use; it is anticipated that the current use will cease to be replaced by Planning Use Class C3.



Precedent image - local rural / residential buildings



Precedent image - local rural / residential buildings

Site Layout

Site Layout

The site layout is illustrated on the accompanying drawings.

The layout aims to meet the objectives of Good Design and has been informed by the site characteristics, Council's planning policy documents including supplementary planning guidance, pattern of development in the wider area in the location of the site and with the identified opportunities and constraints.

The layout incorporates the following concepts:

- ≡ New planting and biodiversity enhancement measures around the edge of the site.
- ≡ Enhanced planting to the eastern boundary providing a sufficient landscaped screen that masks the development from wider views.
- ≡ As well as providing a landscaped screen, the land to the east will provide viable habitat for species enhancement within the area.
- ≡ Good aspects to all properties.
- ≡ Units 1 and 2 address Short Lane, providing a continuation of the street scene whilst the remaining properties face onto a central street and turning space providing a good level of active frontage.
- ≡ Units 3 to 7 inclusive continue the line and rhythm of the affordable housing to the north, providing gaps between the houses with views through.
- ≡ Unit 8 is a key marker detached house that sits to the south of the entrance road and addresses its surroundings to all elevations.
- ≡ Access to the field to the south is provided.

Landscaping

The landscape character of the site is described earlier in this statement and is illustrated on the submitted photographs. The development is considered to conserve the settings of the immediate area and to maintain a direct relationship between the built form of the village and the surrounding landscape, without harming established views in and out of the settlement. Existing boundary hedges and trees are retained or replaced with new native hedge and tree planting to minimise the impact of the new residential accesses.

New landscaping for the scheme seeks to use planting suitable to reinforce local character and avoids introducing boundary fencing treatments that would lead to a suburbanization of the area. Materials are chosen to be reflective of local building materials and the buildings will also be designed and laid out to further reflect the vernacular style and linear form of development in the area. As a result, the proposal will result in no unacceptable impact on the immediate locality.

Amount of Development

The proposal is a landscape led design.

The site is capable of accommodating 8 No. dwellings, all with gardens and adequate parking space. This is a modest amount of new housing at a demonstrably sustainable location.

The application site covers an area of approximately 0.3 hectares.

This coverage allows for the required level of SUD's and significant buffer planting along the edges.

The residential area created will be attractive with its own unique architectural character and identity.



Site Layout

Not to scale

Internal Layout

The internal layouts of the new dwellings are illustrated on the accompanying drawings.

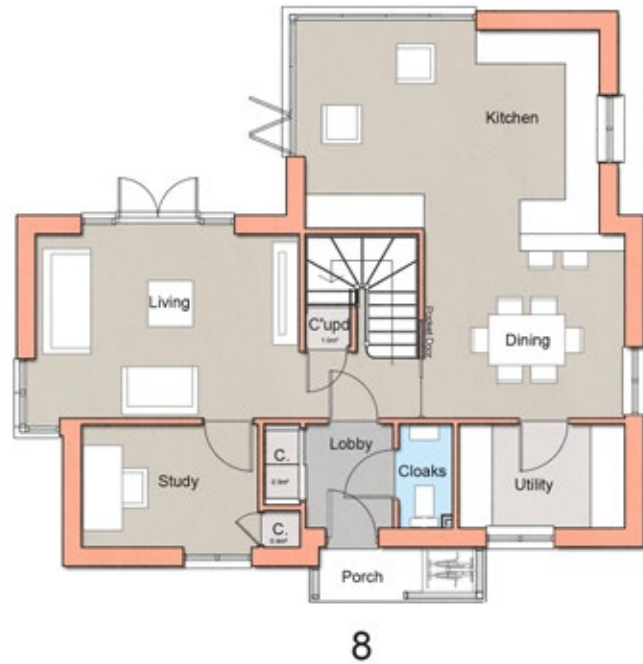
Following the principles of good energy efficient design, the plan forms are simplified to minimise the exposed surface area from which heat might dissipate.

Each house is designed with a common theme and each have study spaces for home working and good-sized kitchen / family spaces which encourage interaction with the gardens.

The houses will be provided with air or ground source heating, which sustainably provides heating and hot water to the properties; the layouts accommodate storage areas for the plant associated with this renewable technology.

Bedroom accommodation is generally located on the first-floor level, all with good aspects.

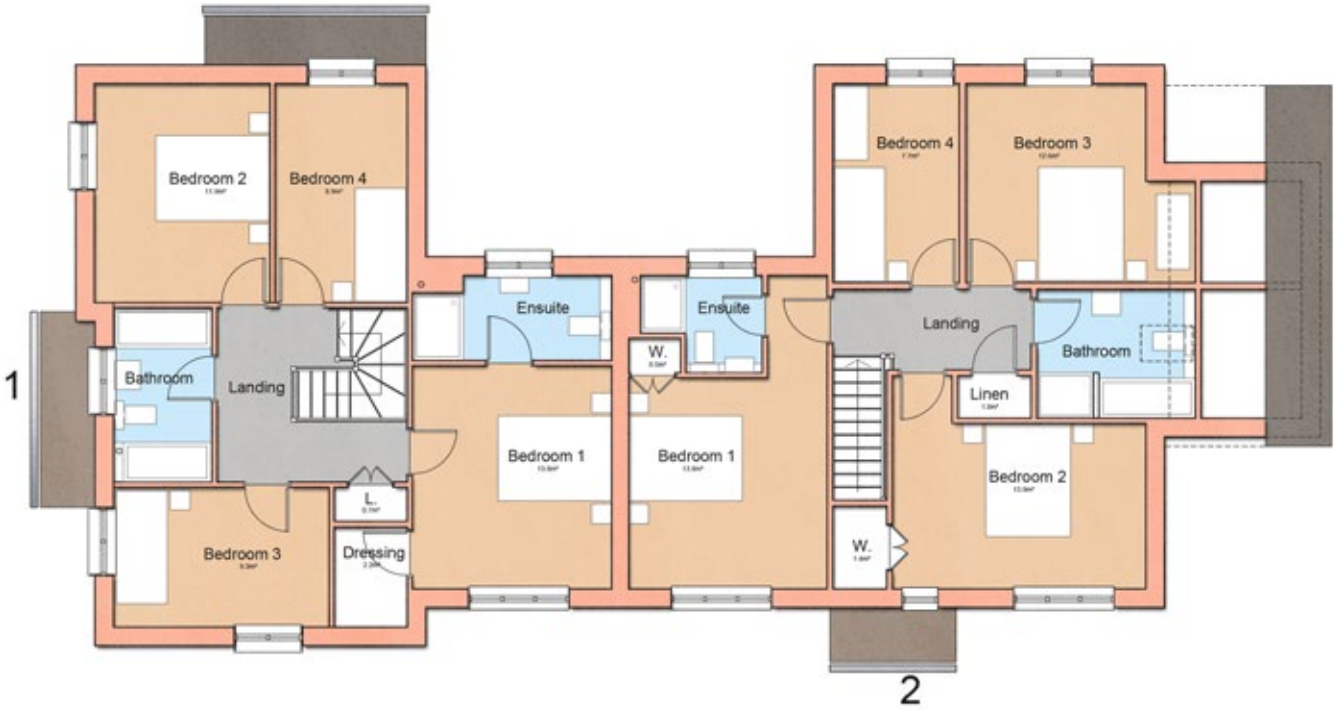
All of the houses meet the size requirements of the Nationally Described Space Standards (2015)



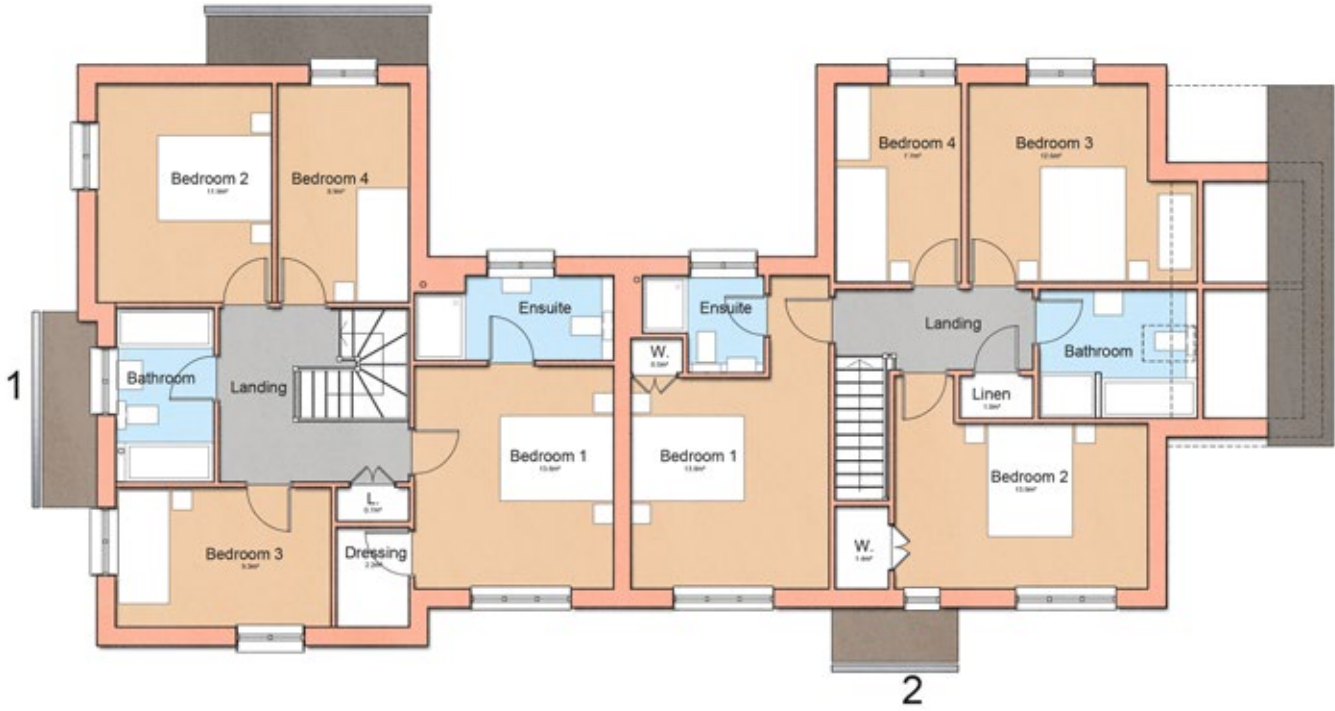
Units 8 - Ground Floor Plan



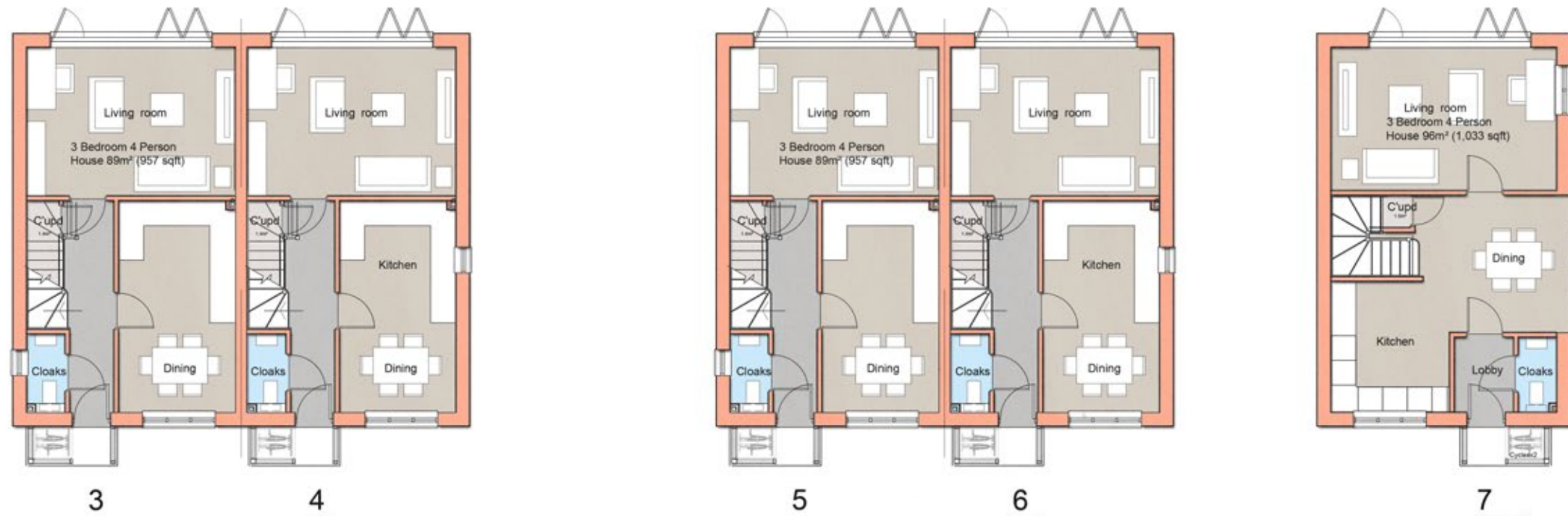
Units 8 - First Floor Plan



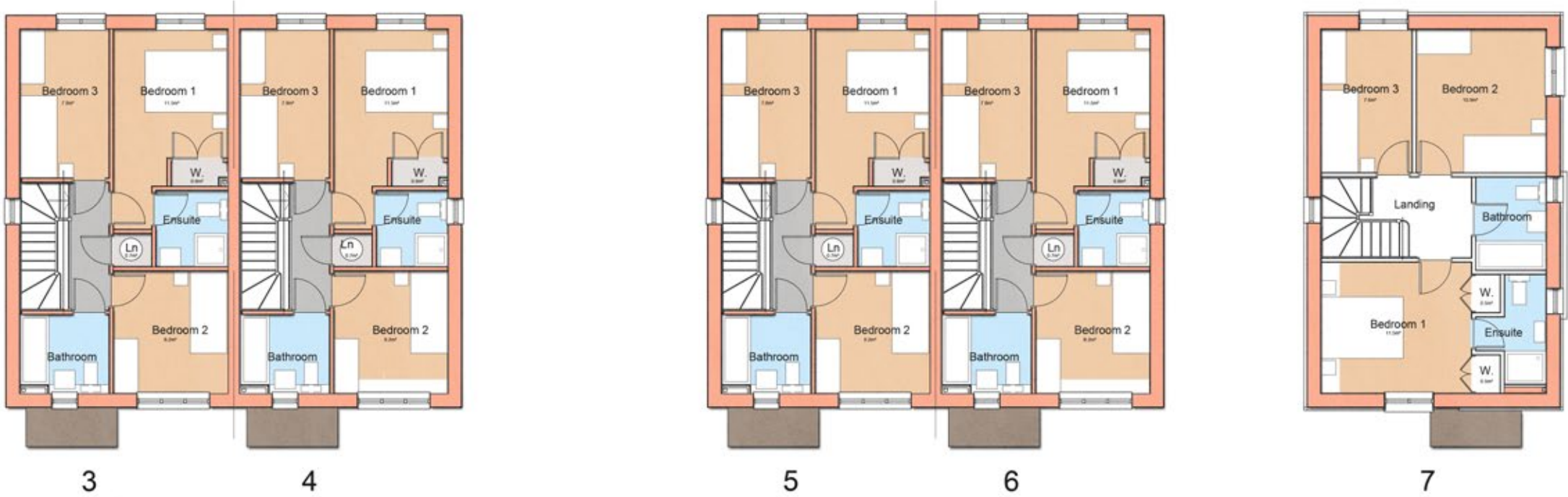
Units 1 and 2 - Ground Floor Plan



Units 1 and 2 - First Floor Plan



Units 3 - 7 - Ground Floor Plan



Units 3 - 7 - First Floor Plan

Appearance

The appearance of the dwellings are illustrated on the accompanying drawings.

The buildings have been designed to fit into their setting, drawing inspiration from traditional agricultural buildings. This approach manifests in the simple linear shapes of the buildings, which are generally rectangular in shape with tiled pitched roofs.

It is intended that the buildings will be composed from a simple palette of recessive materials that have been informed by the local setting and architectural vernacular. It is anticipated that the detailed design proposals will incorporate high quality materials, such as locally sourced brickwork of matching colour and character with black stained weatherboarding, knapped field flint and handmade clay tiles with pointed verges.

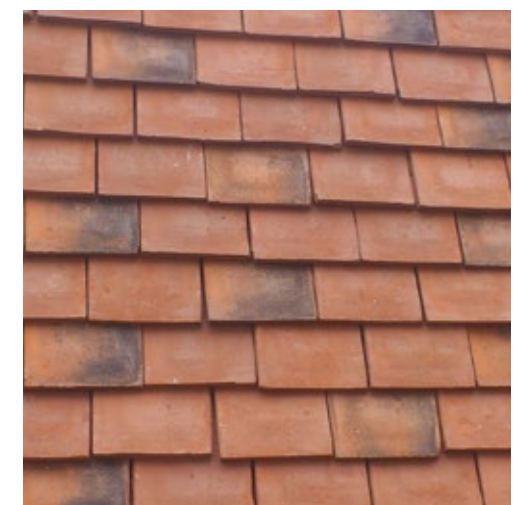
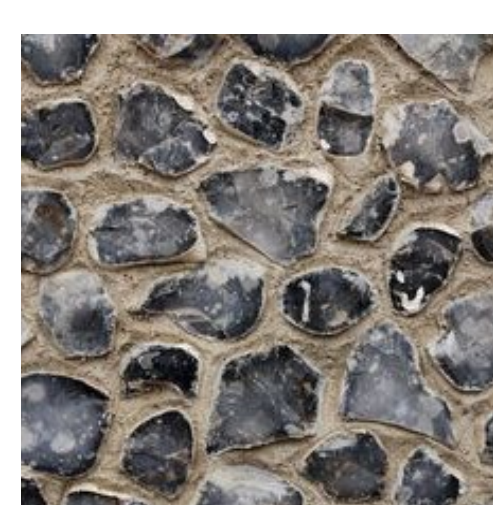
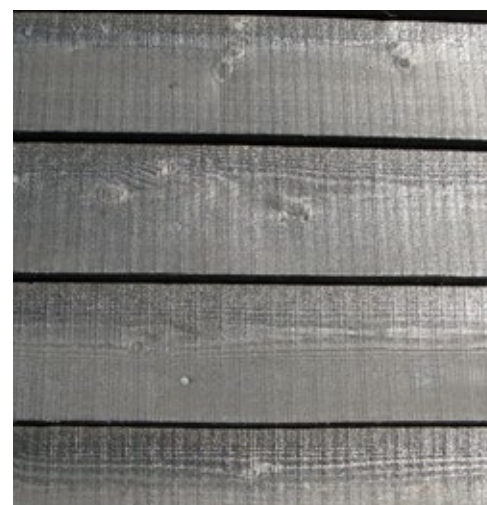
Windows and doors are the exception to this and will be unashamedly modern with sleek slim grey aluminium frames and with high performance glazing.

The buildings roots within agriculture are further referenced with the inclusion of galvanised steel posts and rainwater goods, providing highlights and interests where set against the black boarded backdrop.

Materials

The palette of materials has been chosen to complement the proposed design and the agricultural setting and will include:

- ≡ Warm red brickwork, knapped field flint, with black boarding;
- ≡ Small element tile roof finishes;
- ≡ Grey coloured windows and doors;



Proposed materials palate



Front Elevation - Units 1 and 2





Front Elevation - Unit 8

Scale

The scale is illustrated on the accompanying drawings.

Site area is 0.3 hectares.

Gross internal floor area of living accommodation created is as follows:

- House 1 – 124m² (1,334sqft)
- House 2 – 133m² (1,431 sqft)
- House 3 – 89m² (957 sqft)
- House 4 – 89m² (957 sqft)
- House 5 – 89m² (957 sqft)
- House 6 – 89m² (957 sqft)
- House 7 – 96m² (1,033 sqft)
- House 8 – 142m² (1,528 sqft)

The scale, height, mass and disposition of the proposed building is appropriate to the site and wider context, reflecting the pattern of development in the immediate locality.



Cross section through Short Lane north to south





Cross section through site north to south





Cross section through site east to west



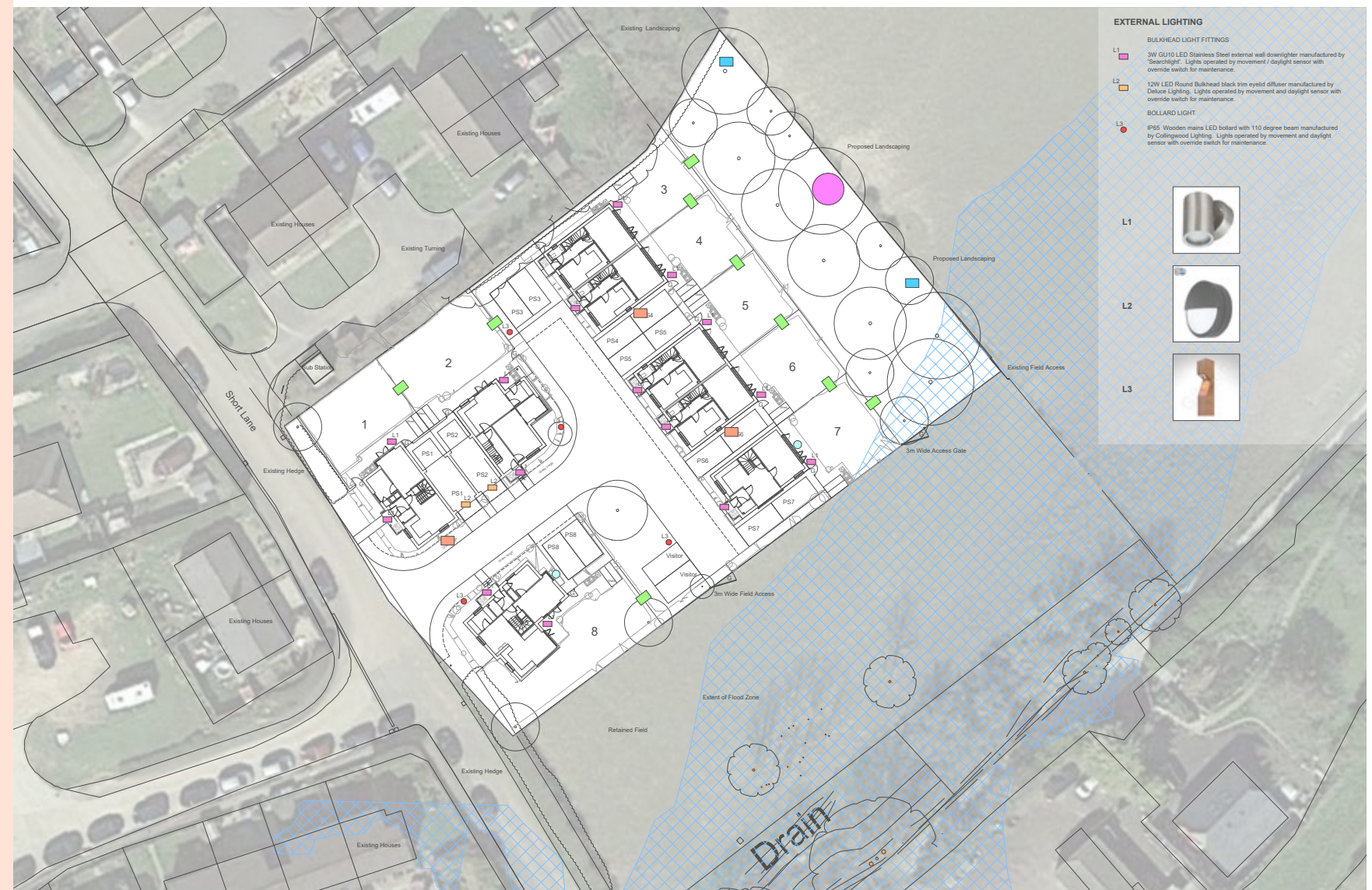
Cross section through site west to east

Biodiversity

The scheme includes an array of measures that ensure that biodiversity on the site will be maintained.

Biodiversity enhancement measures include the following:

- ≡ New planting and biodiversity enhancement measures around the edge of the site.
- ≡ Provision of hedgehog nesting boxes
- ≡ Provision of 12cm square gaps under any new fencing to allow hedgehogs access onto all garden areas.
- ≡ Provision of ready-made bird boxes (sparrow terrace timber boxes or house martin nests for instance or mix of open-fronted and hole-nesting boxes and constructed from woodcrete).
- ≡ Provision of ready-made bat boxes
- ≡ Provision of owl boxes in trees
- ≡ Biodiversity friendly lighting.



Biodiversity enhancement strategy plan

Not to scale

Boundaries

Boundary treatments will be rural in character, using soft natural materials such as willow basket weave panels between properties and post and rail fences to the edge of the development.

Fences form a part of the cohesive landscape strategy and will be broken up and en-twined with plants that further soften the boundaries.



Woven Wooden Split Hazel Hurdle Fence



Post and rail fencing



Boundary plan

Not to scale

Refuse Strategy

General refuse will be dealt with according to the types of dwellings. Designated refuse storage areas will be provided in the rear gardens for the proposed houses, with collection points adjacent to the nearest highway.

Each store will be easily accessible.

The strategy identifies a number of refuse collection points across the site and indicates the routes by which residents will take their refuse to these collection points and the routes by which the refuse will be collected.



Refuse strategy plan

Not to scale

Parking

The design approach to parking within this development parcel is heavily influenced by the findings of recent case studies undertaken by the Highway Authority. These surveys found that many housing developments completed during the last decade and now occupied, have inadequate on and off-street parking to meet the needs of residents and visitors. In addition, market research underlines the importance placed by purchasers on adequate parking provision.

Accordingly, the design philosophy for this scheme is to provide allocated parking to dwellings in accordance with Dover District Council Standards, mainly through the use of on plot/curtilage parking.

In addition to this, a number of visitor on-street parking spaces have been planned into the highway design.

The private spaces are all within a very short distance of the houses and can be accessed either via the front door of each house or via back garden gates. Parking and car barn sizes are in accordance with the Dover District Council's standards.

Cycle storage is provided within the design and within rear garden shed accommodation.



Parking strategy plan

Not to scale

Sustainable Design and Construction Assessment

This statement sets out how the proposed development meets the three dimensions to Sustainable Development at Paragraph 8 NPPF: economic, social and environmental.

The intention is to design and build high-quality dwelling houses, using methods of construction in accordance with the Building Regulations.

This approach will result in 8 No. new homes which consume reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

The houses have been designed to dramatically reduce the requirement for space heating and cooling, whilst also creating comfortable places to live.

This is primarily achieved by the specification of high levels of insulation to the thermal envelope with exceptional levels of airtightness and heating through either Air or Ground source heating systems.

The proposal will demonstrate methods employed to achieve reduction in water consumption and will include:

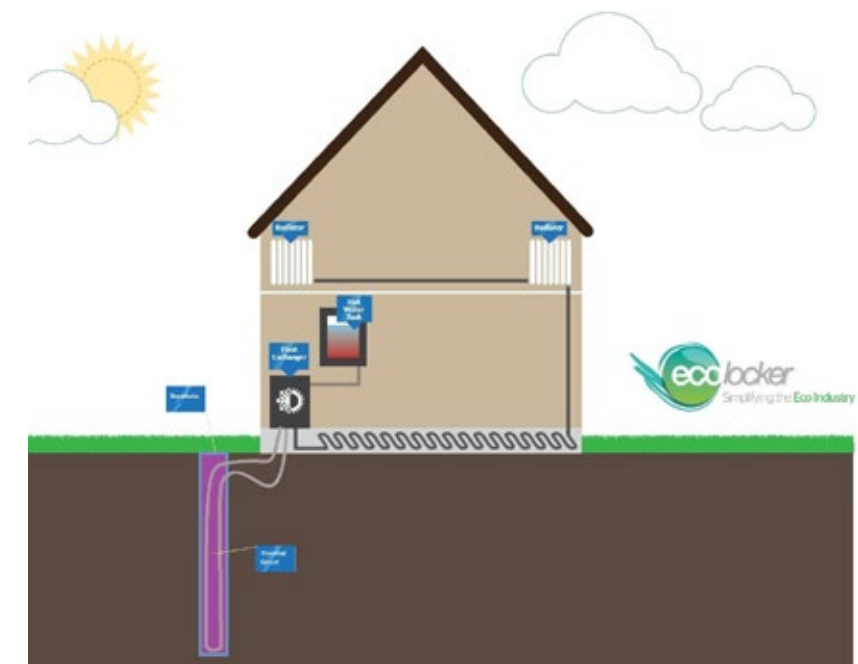
- ≡ Dual flush toilets
- ≡ Low water use spray or aerated taps
- ≡ Water saving white goods
- ≡ Installation of garden water butts

Energy consumption / efficiency are factors in sustainable developments. Measures adopted in order to achieve low energy use include:-

- ≡ Orientating habitable living room windows principally on the southern elevation of the building to maximise natural light; windows at heights to allow lower sun angles in the winter
- ≡ The use of mechanical and electrical equipment and low energy lighting lamps etc. to minimize energy use.
- ≡ External light fittings will be operated by a daylight sensor and passive infra-red movement detectors to limit light pollution and again minimize energy use.
- ≡ The use of insulation with high thermal performance

Embodied energy has been considered when choosing materials to be used to create a healthy, comfortable building with a low impact upon the environment. Measures that will be encouraged will be:

- ≡ Use of materials of low embodied energy
- ≡ Use of materials from sustainable sources including recycled materials
- ≡ Use of non-oil based products
- ≡ Ability to re-use and recycle materials at the end of the building life



Ground source heating diagram



Air source heating unit

Access

Access to the new houses will be via new access positions from Short Lane and will provide adequate parking facilities on site in accordance with the Council's planning policy. Cars will be able to exit the site in forward gear.

The design seeks to achieve an inclusive and accessible design for future residents and visitors.

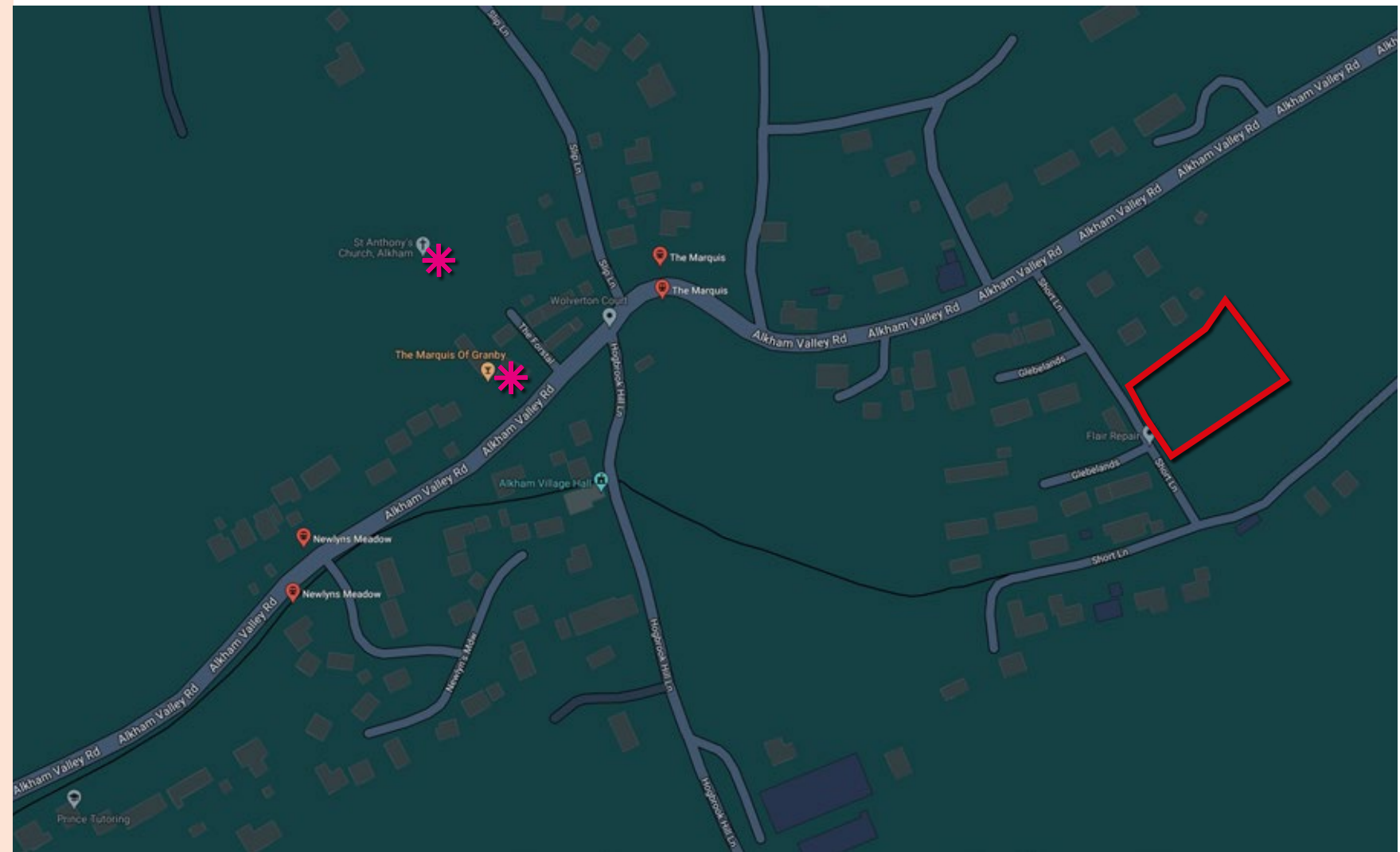
All parking surfacing and paths will be constructed of a firm and even material enabling a wheelchair user to manoeuvre into the building.

The footpaths around the site will be a minimum of 1000mm wide and will not have a gradient steeper than 1:20. The main entrance to the building is clearly identifiable on the front façade with the introduction of the open porch feature. The front entrance door is of an appropriate width to provide a minimum clear opening of 775mm with a level threshold to enable a wheelchair user to manoeuvre into the building.

All Ground floor internal doors will be of a suitable width to facilitate a wheelchair to manoeuvre, having minimum clear opening widths as indicated within Building Regulation Approved Document M.

Cloakroom – The dwelling will be provided with a cloakroom on the entrance storey designed in accordance with the guidance for cloakrooms in Approved Document M of the Building Regulations. Room entrance door will open outwards and will be positioned to enable wheelchair users to access the WC.

Electrical Switches and Sockets - Socket outlets are to be positioned 450mm from finished floor level to bottom edge of socket with light switches positioned 1200mm from finished floor level to top of switch.



Access plan

Proposed Residential Development, Land to the East of Short Lane

05

Conclusion



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Conclusion

The layout, design, and appearance are appropriate to and is compatible with the character and density of the surrounding area.

The new houses would be sufficiently separated from other dwellings so as not to cause harm to residential amenities including overshadowing or overbearing issues.

The new houses would not result in significant harm to or the loss of public or private land that contributes positively to the local character of the area (including residential gardens).

The proposal conserves the character and appearance of the surrounding area and does not detrimentally impact upon views from the wider area or neighbouring properties.

As such it meets the requirements of principal planning policies set out in Government guidance and Policy Statements, as well as Local Development Plan Policies and Supplementary Planning Guidance.



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