

Design & Access Statement

Redevelopment of Land off
52 New Street,

Ash, Nr. Wingham,
Kent.

The Erection of New Housing
Development Including New Access
onto Sandwich Road.

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Design & Access - Contents

Applicant: Classicus Estates Ltd / October 2022
Job Reference : 22/23
Planning Consultants: DHA Planning - Maidstone
Highway Consultants: DHA Transport - Maidstone

Redevelopment of Land off 52 New Street, Ash,
Nr. Wingham, Kent, CT3 2BN.

Proposals for New Housing Development
Including New Access onto Sandwich Road.

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Aerial View to Show Site Location in Red (credit image Google Earth copyright 2022)



Introduction

This Design and Access Statement has been prepared in support of an Outline planning application for the following development:

“Outline planning permission with all matters reserved (except for access) for the demolition of existing buildings, including 51-53 Sandwich Road, and the erection of up to 52 new homes, including affordable, access from New Street and Sandwich Road, together with associated parking, open space, landscaping, drainage and associated infrastructure”.

This statement has been prepared in accordance with the requirements of the Development Management Procedure Order 2015 (as amended). and explains the following;

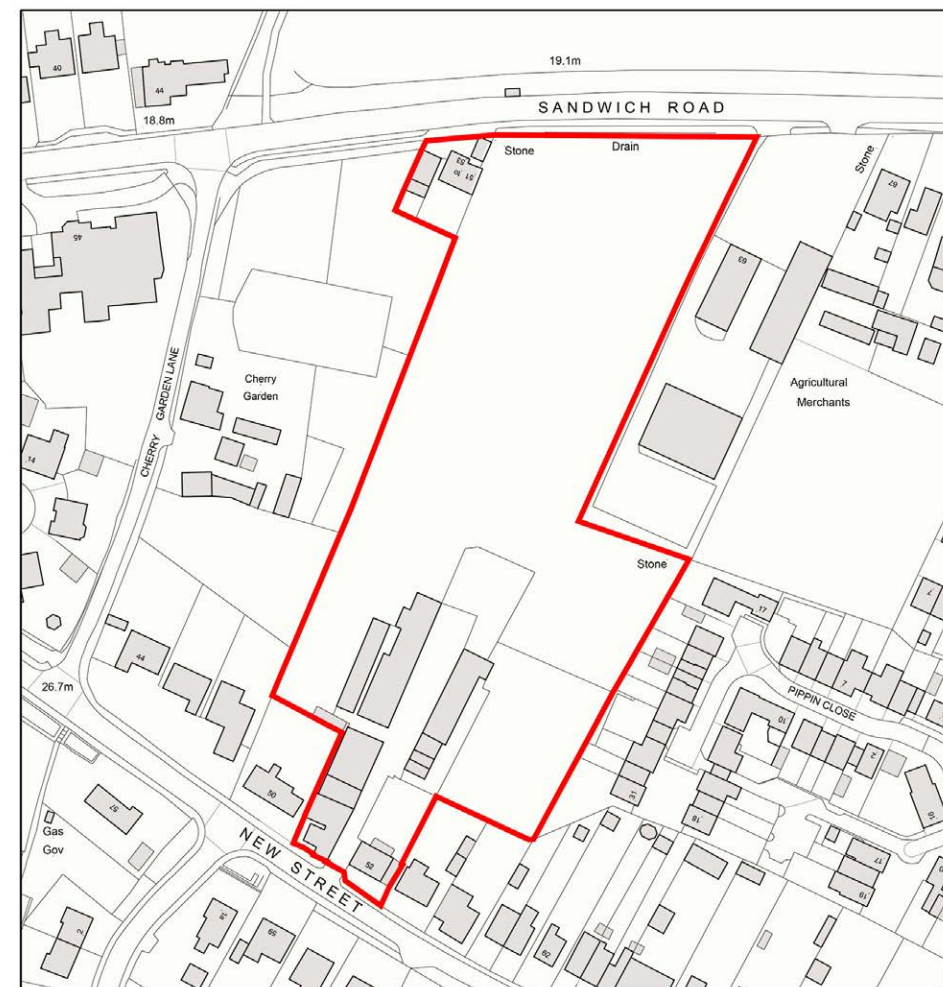
- The design principles and concepts applied to the development
- Steps taken to appraise the site context and how this has influenced the proposals
- Explains the approach to access; and
- Explains any consultation that has taken place.

This should be read alongside the supporting Planning Statement.

Taylor Roberts were introduced to the application site in March 2022 which comprises redundant offices and outbuildings associated with J. R. Cowan Ltd including open land to the north and 51 - 53 Sandwich Road.

If forms part of a wider residential housing allocation area adopted by the Ash Neighbourhood Plan 2021 (Policy ANP7a) to include land east and west of the submission proposal. As architects we were commissioned by Classicus Estates to produce an initial masterplan for a Pre-Application review followed by an illustrative masterplan for an Outline planning submission. Our new housing layout is briefed to focus on new two and three bedroom dwellings at a density of 35-40 dph to accord with the disposition and character of neighbouring development. The site has two highway frontages; New Street to the south and Sandwich Road to the north.

We produced an initial masterplan for Pre-Application review working with consultants DHA Planning of Maidstone. This initial plan was for 54no. new dwellings and reviewed by the case officer. The Pre-Application response has led to a revised illustrative plan showing 50 - 52no. new dwellings, with two options in forming a new access onto the Sandwich Road.



OS Plan to Show Site Location & Context (not to scale)



Context - Village & Surrounding Character - Old & New Build

The application site of around 1.46 Hectares lies around 160 metres east of the Conservation Area within the village of Ash. The village centre and historic core centres around the church of St Nicholas and tributary roads creating a ribbon character of dwellings in a mixture of styles and periods. Gardens are frequently screened with brickwork walling creating private spaces away from the public realm, in back edge of footpath arrangements. New building in the village centre includes carriage arches to provide back land parking areas.

The village core also includes some fine Georgian and Regency facades with fine doorcases.



Centre of Ash Village, The Street



Example of More Recent Housing Featuring Carriage Arch Design in the Locality



Examples of Georgian and Regency Facades in the Locality



Context - Neighbouring Housing Including Estate Developments

Away from the village centre a less formal and disbursed pattern of development prevails with the addition of cul-de-sac suburban housing schemes. To the west of the application site sits a Grade II thatched cottage at No 50 New Street, but this is an isolated example in the context of post-war housing. Housing in New Street is predominantly two storey.



Examples of New Street Housing close to Application Site Entrance and Post War Housing in Cul-de-sac Layout 'Mill Field' South of New Street, close to Application Site

In nearby locations other rural 'traditional' housing estates are evident which follow a similar character and pattern of development to housing estate in Ash.



Housing - Preston Village



LAP - Preston



Terrace Housing - Canterbury



Context - Neighbouring Housing Including Estate Developments

In relatively recent times new housing estates have been built reflective of their periods and a deliberate emphasis on maintaining a traditional aesthetic, mixing brickwork with weather boarding under tiled pitched roofs. Evidence of classical detail references persist, seen in doorcases and box sash windows. Larger schemes have a central amenity space.



Housing at Gardner's Close West of Application Site



Housing at Collar Makers Green and Surrounding Roads East of Application Site to Include Amenity Play Space



Design - Pre-application Submission (site meeting 21.09.2022).

A Pre-Application site meeting held on 21st September 2022 with the Case Officer, Lucy Wilford (DHA Planning) and client representatives of Classicus Estates. An illustrative plan for 54no. units was tabled to include connectivity with adjacent eastern and western land parcels in different land ownerships. The land outlined in blue and pink is already subject to a separate hybrid planning application (ref 20/00284) for 39 homes. Currently the application remains undetermined, but the proposed illustrative site plan demonstrates how this could connect with these development proposals. The land outlined in green has similarly been subject to a separate refused planning application for 9 homes (ref 21/01545). The application was refused for a number of reasons, including in respect of the proposed access from Cherry Garden Lane. The illustrative site layout, demonstrate how the development proposals could facilitate an acceptable access.

In accordance with the Neighbourhood Plan, the illustrative layout demonstrates how the proposals would not prejudice the wider redevelopment of the site.

The layout further includes for the demolition of no 51-53 Sandwich Road, which allows for a more consistent street frontage, that is more in keeping with the character of the area.

At the meeting broader concepts for the land development were discussed with the officer recommending the production of a more diagrammatic zonal plan to support an Outline application, siting a central area for a Locally Equipped Area of Play (LEAP) and biodiversity enhancement landscaping, connectivity points, retention of hedgerow fronting Sandwich Road and a conservation led approach to development close to the Grade II listed Building onto New Street. The meeting tabled an illustrative design for the new build plot fronting New Street which was supported by the officer in offering an acceptable design led solution.



Illustrative Site Plan Lodged for Pre-App



Design - Illustrative Masterplan to support Outline Planning Submission (October 2022) – Option 1

The Pre-Application written reply (03.10.2022) confirmed that the illustrative layout Plan would accord with the development plan in principle and demonstrated that connectivity to adjacent eastern and western land zones could be adequately provided.

Recommended reviews to the layout included:

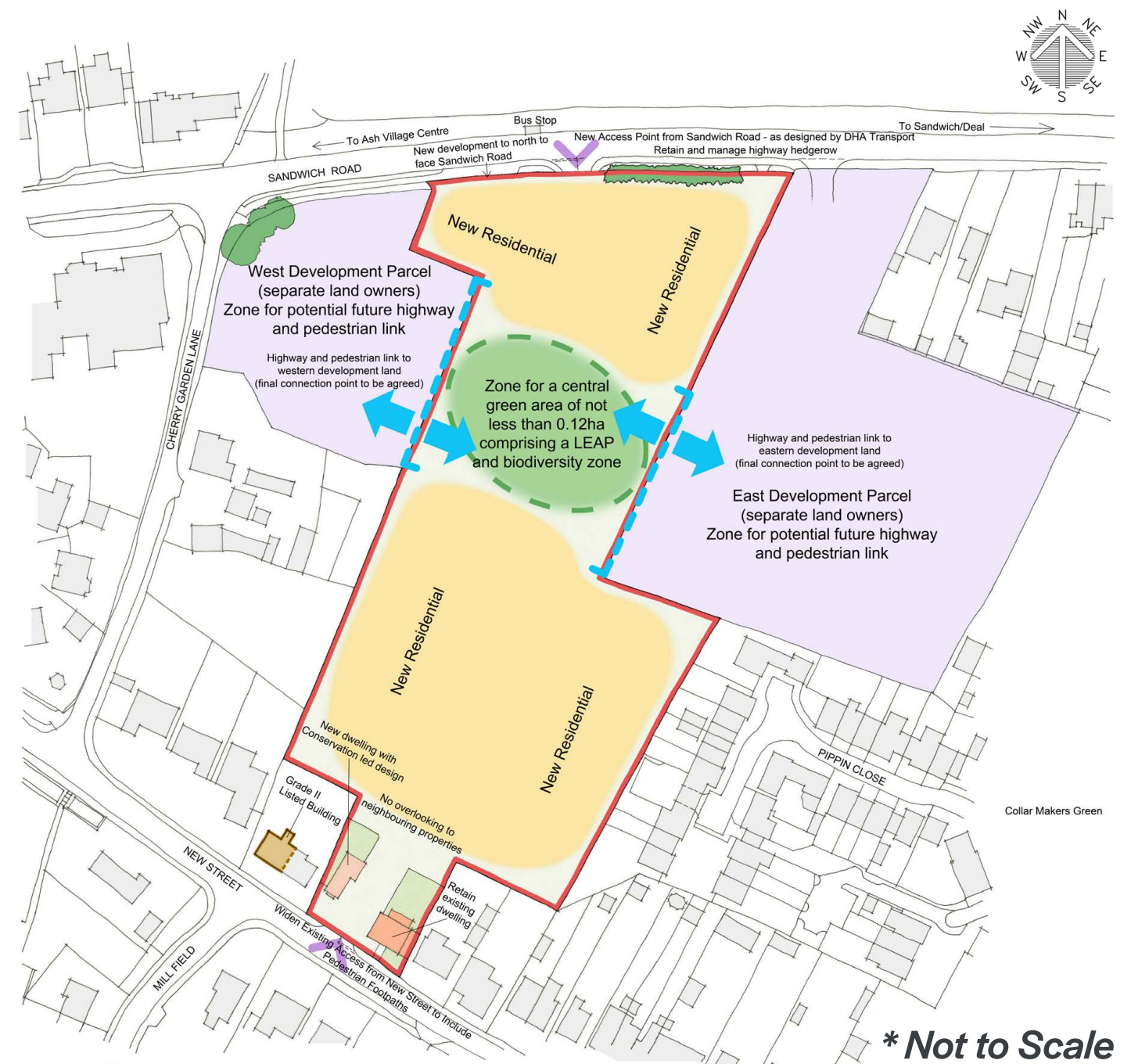
- a) Active frontage/natural surveillance to parking courts
- b) Frontage development to face Sandwich Road
- c) Boundary treatments/defensive planting/street trees
- d) Housing mix - recommended fewer 3 bed dwellings

Following the initial pre-application meeting, the Council has placed a holding TPO on the hedge running along the northern boundary of the site. The TPO does not pre-clude the removal or partial removal of the hedge. However, an alternative access option has been considered, which would facilitate much of its retention subject to arboricultural management.

An alternative access is possible further to the west, thus avoiding the hedgerow. The submitted Application therefore illustrates two potential access points as Option 1 and Option 2.

The design approach for the illustrative layout options has been influenced by the overall land allocation across all land parcels of approximately 95 dwellings - ANP7a) DDC 2015. The illustrative layout for 52no. new dwellings gives a density of 36.6/HA and 50no. new dwellings a density of 34/HA. Massing reflects the local character generally at 2 storeys with small clusters at 2.5 storeys maximum.

Parking: To Kent Design Guide Note 3 : 2008 standards.



Diagrammatic 'Zonal' Site Plan – Option 1

Design - Illustrative Masterplan to support Outline Planning Submission (October 2022) – Option 1

Option 1: This illustrative layout is for 52no. new dwellings plus the retention of the ‘Victorian Villa’ onto New Street. The access off the Sandwich Road is central requiring sections of existing hedgerow to be removed.

Indicative Schedule of Accommodation		
Unit No.	Size	Type
1	-	Existing Dwelling
2	93	3Bed 5Person House
3	93	3Bed 5Person House
4	115	4Bed 7Person House
5	93	3Bed 5Person House
6	93	3Bed 5Person House
7	93	3Bed 5Person House
8	93	3Bed 5Person House
9	79	2Bed 4Person House
10	115	4Bed 7Person House
11	121	4Bed 7Person House (2.5)
12	121	4Bed 7Person House (2.5)
13	121	4Bed 7Person House (2.5)
14	121	4Bed 7Person House (2.5)
15	115	4Bed 7Person House
16	115	4Bed 7Person House
17	93	3Bed 5Person House
18	93	3Bed 5Person House
19	93	3Bed 5Person House
20	93	3Bed 5Person House
21	93	3Bed 5Person House
22	99	3Bed 5Person House (2.5)
23	99	3Bed 5Person House (2.5)
24	99	3Bed 5Person House (2.5)
25	99	3Bed 5Person House (2.5)
26	50	1Bed 2Person Flat G.F. - Affordable
27	70	2Bed 4Person Flat F.F. - Affordable
28	70	2Bed 4Person Flat F.F. - Affordable
29	70	2Bed 4Person Flat G.F. - Affordable
30	70	2Bed 4Person Flat F.F. - Affordable
31	70	2Bed 4Person Flat S.F. - Affordable
32	70	2Bed 4Person Flat (F.O.G.) - Affordable
33	121	4Bed 7Person House (2.5)
34	121	4Bed 7Person House (2.5)
35	121	4Bed 7Person House (2.5)
36	121	4Bed 7Person House (2.5)
37	115	4Bed 7Person House
38	70	2Bed 4Person Flat (F.O.G.)
39	70	2Bed 4Person Flat (F.O.G.)
40	79	2Bed 4Person House
41	79	2Bed 4Person House
42	79	2Bed 4Person House
43	79	2Bed 4Person House
44	79	2Bed 4Person House
45	79	2Bed 4Person House
46	70	2Bed 4Person Flat G.F. - Affordable
47	70	2Bed 4Person Flat F.F. - Affordable
48	70	2Bed 4Person Flat G.F. - Affordable
49	70	2Bed 4Person Flat F.F. - Affordable
50	61	2Bed 3Person Flat (F.O.G.) - Affordable
51	79	2Bed 4Person House - Affordable
52	79	2Bed 4Person House - Affordable
53	79	2Bed 4Person House - Affordable
Total = 4703 sqm gia (50,624 sqft gia)		
Summary :		
1no. 1Bed Flat		
13no. 2Bed Flats		
10no. 2Bed Houses		
15no. 3Bed Houses		
13no. 4Bed Houses		
52no. New Homes + Existing Dwelling (Plot1) = 53 Total		
Suggested Affordable - 15no. dwellings - Plots 26-32 and 46-53 (1 x 1 bed and 14 x 2 beds)		
54 - 61 : Adjacent Site - Illustrative Layout for 8no. Dwellings		
62 - 76 : Outline Planning Submission by ON Architecture (20/00284)		
77 - 100 : Detailed Planning Submission by ON Architecture (20/00284)		



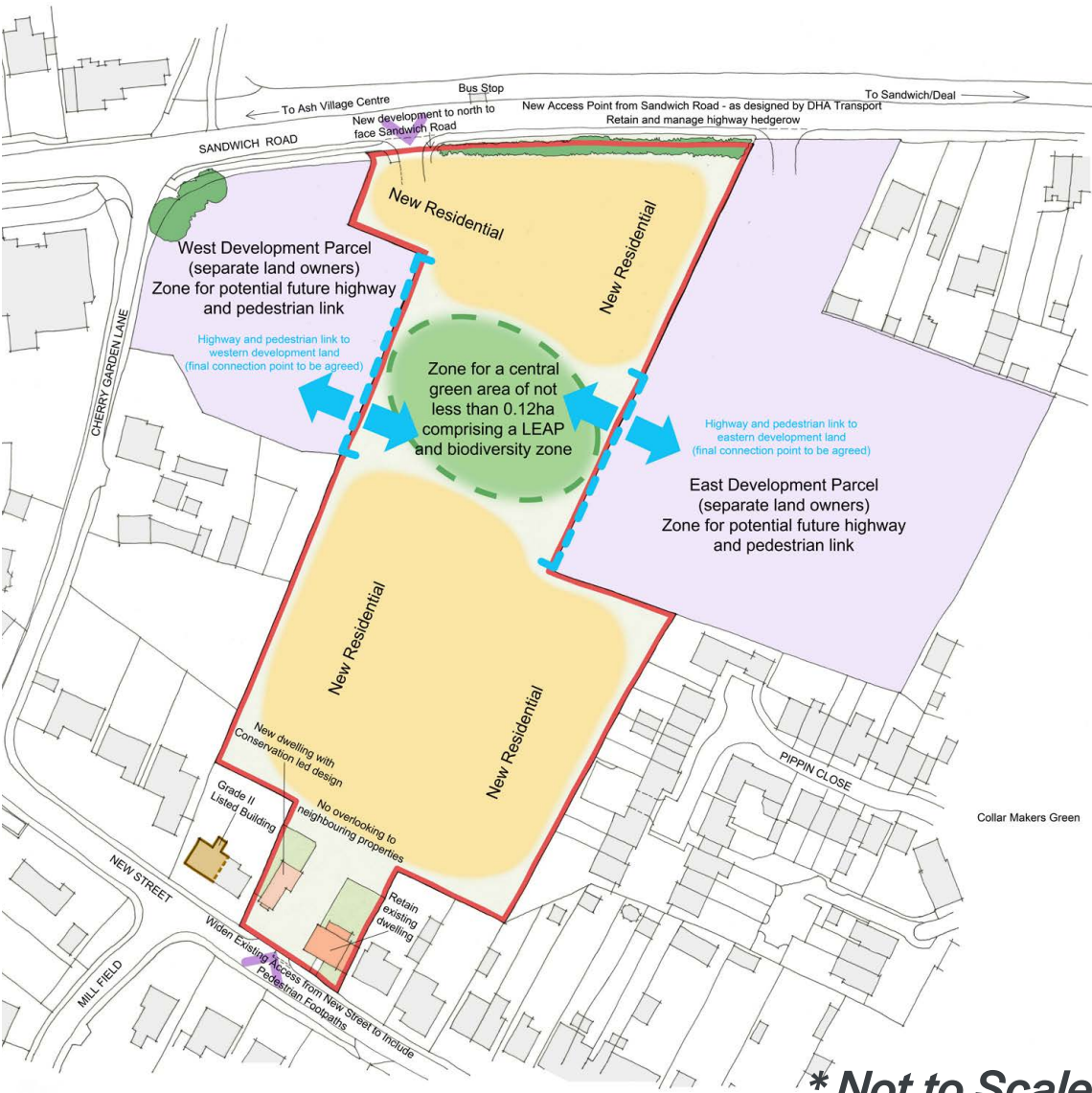
Illustrative Site Plan
Option 1 – Scheme for 52No. New Dwellings



Design - Illustrations, Masterplan to support Outline Planning Submission (October 2022) – Option 2

An additional land acquisition has given the northern frontage of the site, facing the Sandwich Road an alternative vehicular and pedestrian access point to the western edge. This is tabled as an Option 2.

Option 2 slightly reduces the number of dwellings to the illustrative layout to 50no. new dwellings plus the retention of the ‘Victorian villa’ onto New Street.



*** Not to Scale**

Diagrammatic 'Zonal' Site Plan - Option 2

Indicative Schedule of Accommodation		
Unit No.	Size	Type
1	-	Existing Dwelling
2	93	3Bed 5Person House
3	93	3Bed 5Person House
4	115	4Bed 7Person House
5	93	3Bed 5Person House
6	93	3Bed 5Person House
7	93	3Bed 5Person House
8	93	3Bed 5Person House
9	79	2Bed 4Person House
10	115	4Bed 7Person House
11	121	4Bed 7Person House (2.5)
12	121	4Bed 7Person House (2.5)
13	121	4Bed 7Person House (2.5)
14	121	4Bed 7Person House (2.5)
15	115	4Bed 7Person House
16	115	4Bed 7Person House
17	93	3Bed 5Person House
18	79	2Bed 4Person House - Affordable
19	79	2Bed 4Person House - Affordable
20	93	3Bed 5Person House
21	93	3Bed 5Person House
22	99	3Bed 5Person House (2.5)
23	99	3Bed 5Person House (2.5)
24	99	3Bed 5Person House (2.5)
25	99	3Bed 5Person House (2.5)
26	50	1Bed 2Person Flat G.F. - Affordable
27	70	2Bed 4Person Flat F.F. - Affordable
28	70	2Bed 4Person Flat F.F. - Affordable
29	70	2Bed 4Person Flat F.F. - Affordable
30	70	2Bed 4Person Flat F.F. - Affordable
31	70	2Bed 4Person Flat F.F. - Affordable
32	70	2Bed 4Person Flat F.F. - Affordable
33	121	4Bed 7Person House (2.5)
34	121	4Bed 7Person House (2.5)
35	121	4Bed 7Person House (2.5)
36	121	4Bed 7Person House (2.5)
37	115	4Bed 7Person House
38	70	2Bed 4Person Flat (F.O.G.)
39	70	2Bed 4Person Flat (F.O.G.)
40	79	2Bed 4Person House
41	79	2Bed 4Person House
42	79	2Bed 4Person House
43	79	2Bed 4Person House
44	79	2Bed 4Person House
45	79	2Bed 4Person House
46	50	1Bed 2Person Flat G.F. - Affordable
47	70	2Bed 4Person Flat F.F. (F.O.G.) - Affordable
48	70	2Bed 4Person Flat F.F. (F.O.G.) - Affordable
49	70	2Bed 4Person Flat F.F. - Affordable
50	70	2Bed 4Person Flat F.F. - Affordable
51	79	2Bed 4Person House - Affordable
Total = 4506 sqm gfa (48,504 sqft gfa)		
Summary : 2no. 1Bed Flat		
12no. 2Bed Flats		
10no. 2Bed Houses		
13no. 3Bed Houses		
13no. 4Bed Houses		
50no. New Homes + Existing Dwelling (Plot1) = 51 Total		
Suggested Affordable - 15no. dwellings - Plots 18-19, 26-32 and 46-51 (2 x 1 bed and 13 x 2 beds)		
52 - 59 : Adjacent Site - Illustrative Layout for 8no. Dwellings		
60 - 74 : Outline Planning Submission by ON Architecture (20/00284)		
75 - 98 : Detailed Planning Submission by ON Architecture (20/00284)		



*** Not to Scale**

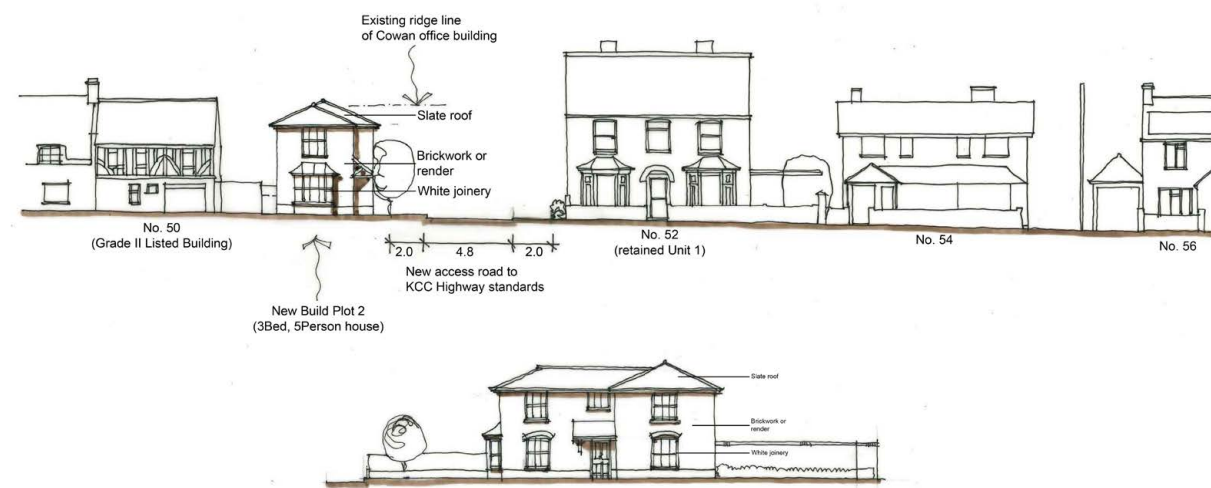
Illustrative Site Plan
Option 2 - Scheme for 50No. New Dwellings.



Design - Materials/Massing Influences

The illustrative proposals endorse officer views that a high quality scheme of good design and articulation should provide a very attractive and sustainable addition to the village of Ash. Local materials should be encouraged using a traditional massing and silhouette of local vernacular but complimented with contemporary detailing and the juxtaposition of vertical and horizontal material planes. The modern expression of glazing apertures can add interest to key buildings and property focal points.

A conservation led approach should be adopted for Plot 2.



Plot 2 Concept Elevations



A Modern Aesthetic using Traditional Forms and Massing



Access

The scheme proposes a new junction onto the Sandwich Road. The access point is just beyond the 30mph limit within the village. It has been designed by DHA Transport of Maidstone and details will be provided under separate documentation however, the access design has been informed by pre-application discussions with KCC Highways. The proposals will include maximum retention of the existing hedgerow, under landscape management to increase bio-diversity measures.



View West along Sandwich Road



View East along Sandwich Road

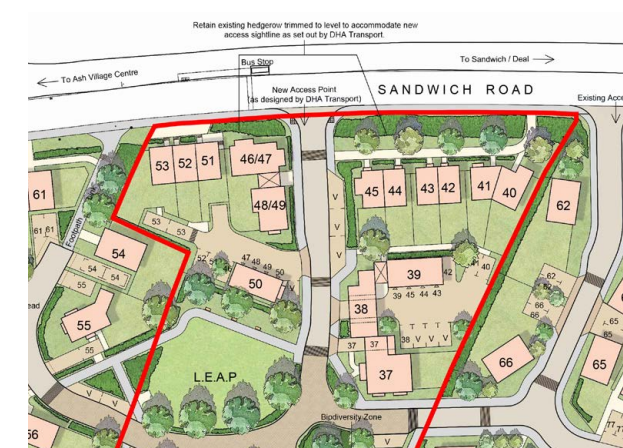
The site is within walking distance to village services and the local bus-stop lies opposite the site's northern boundary along the Sandwich Road.



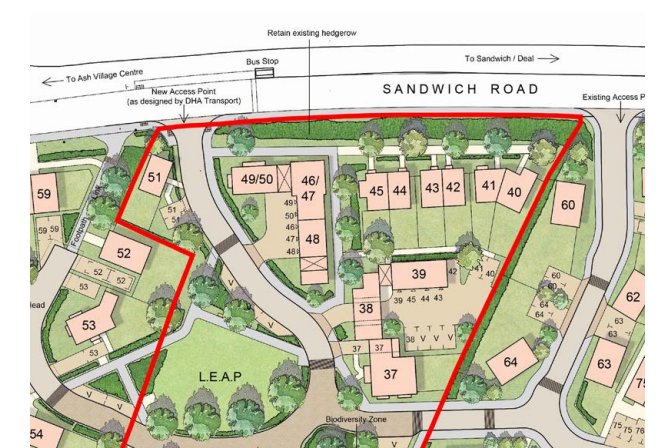
Onto New Street the existing JR Cowan office building will be demolished to provide a wider access point with pavement margins for pedestrian safety.

The scheme will meet Part M Building Regulations for access to new dwellings.

Proposed Site Plan - Option 1



Proposed Site Plan - Option 2



A new frontage home will be built to maintain a street frontage, sympathetic to the adjacent Grade II dwelling at no. 50 in a traditional style, set back from the highway.



Palette of Materials

The Palette of Materials to Apply Across the Whole Scheme.

The design vision for the Ash site is to reflect a Kentish vernacular with a coherence of traditional massing forms blended with local materials widely seen in the locality.

Elements of contemporary detailing should enrich the traditional massing forms to provide a fresh external aesthetic, whilst harmonising with the existing village character.

Typically, no more than two wall materials will be used on any dwelling, with a maximum of three materials where a particular design objective is achieved via their usage.

No more than two different colours of brickwork will be used on any given dwelling.

Externally warm tones for hard landscaping are proposed as a mix of bound gravel and buff paviors.

Block paving should be used for private drives and permeable paving specified where possible.

Examples of Materials



Red Multi Stock Brickwork



White Horizontal Boarding



Black Horizontal Boarding



Slate Like Roofing



Clay Like Roofing



Photovoltaics



Grey Windows



Contemporary Glazing



Buff Block Paviers



Tile Hanging



Grey Vertical Cladding



Bound Gravel



Sustainability Measures

The design of the Proposed Development will aim to meet Government's policies to minimise carbon dioxide emissions by following the following energy hierarchy.

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

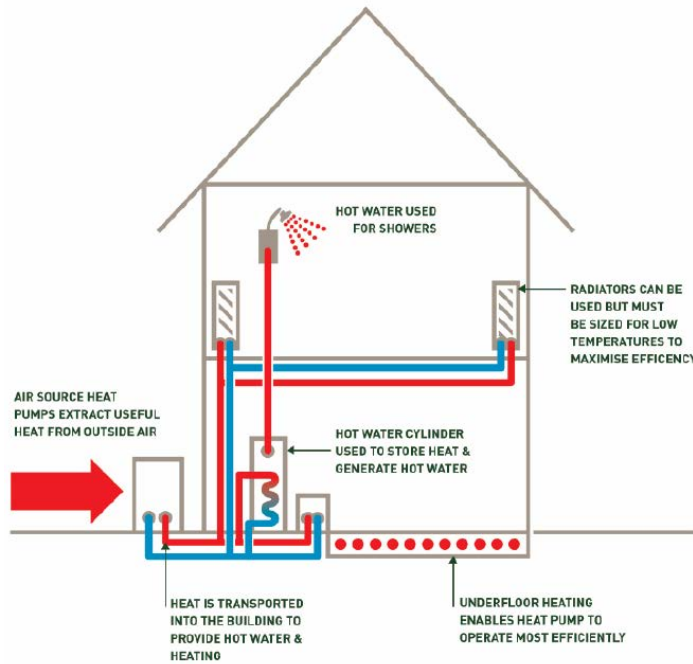
Each of these areas is discussed in greater detail in the sub-sections below.

1. Be Lean:

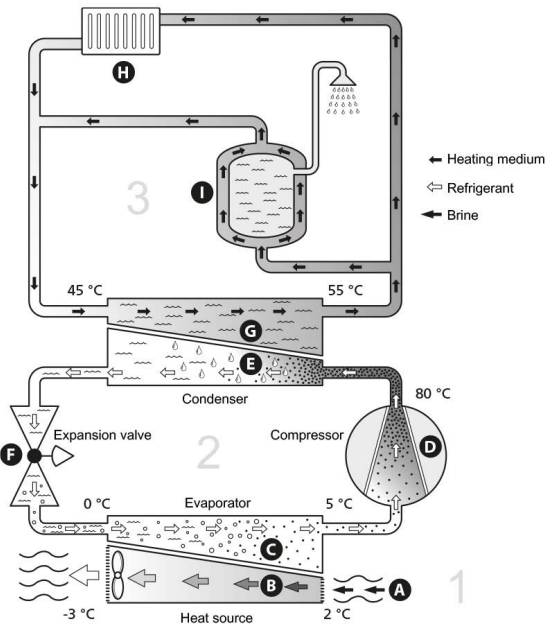
In order to reduce energy demand within the scheme, a high level of thermal insulation is proposed throughout the scheme. The proposed fabric performance is compared against the Part L1B2013 requirements in Table 1 below for new thermal elements.

Element	Proposed Development	Part L1B 2013 Requirements
External wall U-value	0.17 W/m ² .K	0.28 W/m ² .K
Pitched roof U-value	0.11 W/m ² .K	0.18 W/m ² .K
Window U-value	0.90 W/m ² .K	2.00 W/m ² .K
Door U-value	0.90 W/m ² .K	2.00 W/m ² .K
Air permeability	3 m ³ /hr/m ² @ 50 Pa	15 m ³ /hr/m ² @ 50 Pa (as no air test required under Part L18)
Thermal bridging	Appropriate detailing to be used to achieve low thermal bridging values	0.15 W/m ² .K

The proposed fabric performance above would significantly reduce annual space heating demand within the scheme.



Heat Pump Function



Examples of Air Source Heat Pumps, Function, Appearance & Shrouds



Sustainability Measures

2. Be Clean:

In new residential development the choice of fuel supply is increasingly important, with a desire to mitigate ongoing reliance on third party fuel suppliers with associated cost fluctuations and embodied carbon in the fuel.

After reviewing the options, the preferred solution subject to viability is to use air source heat pumps (ASHPs) with photovoltaic supplement to provide space heating and hot water for the development, mitigating the requirement for fossil fuels. The only external supply input required is electricity which will be partly generated on site, with the balance purchased from the public grid via the established competitive supplier market.

The high levels of insulation and air tightness purposed for the development makes it ideally suited for the lower water temperature produced by the ASHPs, and this maximises the efficiency of the system. A Microgeneration Certification Scheme accredited system would be installed to ensure that it meets the government's standards in terms of efficiency and quality.

3. Be Green:

The ASHPs are considered to be a low carbon technology and would significantly reduce the annual carbon emissions associated with providing space heating and hot water.

Vehicle Charging Points:

With government policy driving the country towards electric vehicles, new residential schemes should make provision for electric vehicle charging. All dwellings will be provided with electric charging facilities, plus 30% of all visitor spaces.

All subject to sufficient infrastructure being available at viable economic rates in the location.

Photovoltaic Panels:

Photovoltaics will be included in pitched roofs to blend with the roofing materials.



Water Harvesting and Sustainable Drainage:

The use of water butts will be encouraged. External hard standings will adopt a SUDs drainage philosophy.



Conclusion

This Design & Access Statement demonstrates how the proposals for the site have been informed by a review of the character of the local area, emerging proposals on the adjacent sites and pre-application consultation with Dover District Council. The illustrative layout options demonstrate how the submitted zonal plans can deliver a high quality development which will enhance and contribute to the character of the local area.



Site Entrance off New Street, Ash