

# ROMA HOMES

## **Design and Access Statement**

for

Proposed 22 Dwellings

at

Barham Court Farm,

Church Lane,

Barham,

Kent

Prepared by

**CDP** Architecture Ltd

22-23 North Lane

Canterbury

Kent

CT2 7EE

The logo consists of the letters 'RH' in a white, serif font, centered within a solid black square.

## Introduction

This document has been prepared in support of the detailed planning application for the demolition of 6no. Existing farm structures with associated outbuildings and the erection of 22 houses and associated parking structures at Barham Court Farm, Church Lane, Barham, Kent.

The application is for the demolition of the existing light industrial structures and the erection of 22 dwellings comprising:

4no. two bedroom houses

6no. three bedroom houses

12no. four bedroom houses

This Design and Access Statement has been prepared by CDP Architecture Ltd as part of the documentation to support the planning application above. Its purpose is to explain the design principles and concepts that have been applied to the proposed development.

It seeks to demonstrate that the proposals have been developed with full regard to all pertinent issues in that it responds positively to the physical/ heritage context, with due regard to the relevant technical, design and statutory standards expected of modern residential developments.



## Context and location

Barham is located south of Canterbury to the south west of the A2. The village has a large footprint with a historic core located close to Anne Court, a Grade 2\* listed property, with a more modern zone of development following the Valley Road south towards Folkestone and Hythe.

The application site is located on the former Barham Court Farm yard close to the historic core of Barham Village. It has two access points, one from the Valley Road to the west, and from Church Lane to the east. The site is located within the Barham Conservation Area and the Kent Downs Area of Outstanding Natural Beauty.

A series of agricultural structures of various sizes in a poor state of repair are currently located within the farmyard. These structures have a negative impact on the wider context and are visible from higher ground to the south east of the site. The proposal intends to replace these incongruous structures with smaller more contextual domestic scale buildings.

The boundaries to the south east and west are characterised by heavy self-seeded and non-native hedges and trees opening to large fields beyond. Despite this established landscaping, the industrial structures are visible from the wider context due to their size and pallet of materials. To the south east is a field in agricultural use and to the west is a field which is currently unused and borders the village green located north west of the site.

Existing trees across the site have been evaluated and accessed and their contribution and impact will considered as part of the proposals.



The surrounding development is predominantly residential in use with the exception of the Simpsons Wine Estate located directly south of the application site. To the east and north are a series of historic dwellings including the Grade 1 listed Church of St John the Baptist and the Grade 2\* listed dwelling Anne Court. A further four Grade 2 listed dwellings are located within sight of the northern boundary, including Barham Court Farm Barn which is located on the northern boundary. This barn is currently subject to a planning application reference CA/20/02642 for the conversion of the barn to a dwelling. The Street north of the site is also the home to a series of other listed structures. With this listed and conservation context a design that responds sensitively to the settings rich history is vital.

The rest of the context is predominantly traditional in appearance with the exception of certain properties located to the rear of the dwellings along The Street, including Helios House etc. and the industrial structures south of the site, within the Simpsons estate. Scale and massing of the context is generally two to two and a half storeys however the existing

topography presents these dwellings and structures as having varying impact from different viewpoints.

To the west and south east of the site are beautiful views into the Area of Outstanding Natural beauty. Any proposal at the site must both capitalise and preserve the views into and out of the site.



## **Design aspirations and Development ambitions**

Barham's setting and context serve as a wonderful inspiration and provides excellent design guidance. Any scheme here must ensure that it preserves and enhances the village within which it will become a part. As such, the proposal should link into the wider context and provide an exciting yet respectful approach to the scheme design.

CDP has conducted studies of the wider context to identify key design considerations and constraints. In addition, a detailed heritage assessment of the wider area and site has been carried out by HCUK. We feel that the following points represent the most important elements highlighted by these studies that have driven the presented proposal.

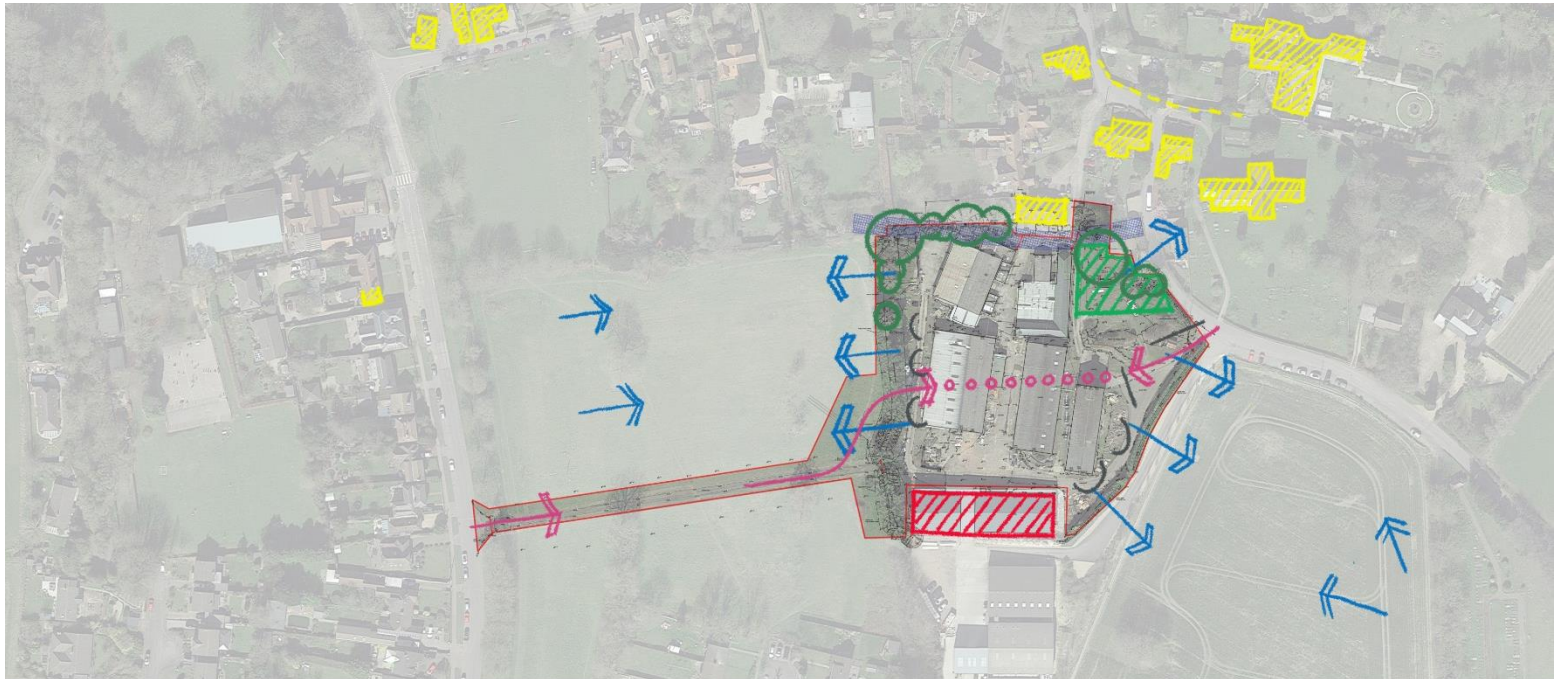
The proximity of our development to the historic core of the village has led us to develop a proposal that capitalises on and respects this relationship. This is achieved through the use of contextual design forms and materials together with the scale and massing. We have also reviewed the relationships of the existing structures to the existing context and ensured that certain elements are retained or emulated within the proposal.

The existing site is very much out of context with the existing village and ensuring that the proposal remedies this is important. It is, therefore, the intention that the proposals present contextual replacement for the existing incongruous structures while providing the latest chapter in the evolving story of Barham. We have made every effort to ensure that the design decisions respect the established fabric of the built context taking into consideration all aspects of its detail. We expect that the proposals will make an excellent addition to the village and assist in the development of its community.



Our key design considerations are as follows:

- Capitalise on views to the south east and west of the site.
  - Minimise perceived impact on and positively contribute towards the character of the Conservation Area and AONB
  - Ensure that and development responds to the variety of scale, massing and history of the village context
  - Ensure that the appearance and material choices of the scheme present a diverse tapestry of development similar to that found in Barham
  - Provide public amenity space that creates attractive views and forms links with the wider village context.
- Utilise the sites topography to reduce impact on and from surrounding structures.
  - Present a scheme that is not car dominated to ensure that exploration of the site is achieved without being aware of vehicles and parking
  - Maintain existing landscape where suitable and supplement with native species.
  - Remove non-native dominant species and replace with native species that contribute to the wider context.



## Layout

The layout of the design responds directly to the setting and context of the site to provide a scheme that blends with the existing village. To best describe how this has been achieved we have provided the following two written sections that detail how the layout has been influenced to respond to the conservation area and the existing/ retained access points.



### 1. Conservation Area and AONB

The first and main driver for the development of the submitted layout was the relationship of the site to the surrounding conservation area and AONB. It was felt at an early stage that the careful consideration of plot location and design, and an importance on keeping densities low in the areas of the site closest to these two zones, was vital to the success of the proposals.

Plots 1 to 5 have been designed to provide an entrance for the site while ensuring that their locations in proximity to the road directly reflects existing properties to the north. The introduction of a staggered line as the proposal proceeds south and, in the case of plots 4 & 5, with a linear plan forms to reduce impact on views from the east. The location of plot 1 and its relationship to Church Lane directly reflects the setting of Church Cottage, Old Well House Rose Cottage and Tirril located north of the site.

It has been a key principle of the layout to retain the setting of the existing listed barn north of the site. Currently, the location of the existing brick agricultural barn establishes a back drop to the barn when viewed from Barham court. The proposals look to retain the location, scale

massing and form of the existing relationship in the design of plot 21. The dwelling, as demonstrated in the supporting documentation has been design specifically to maintain and contribute to the setting of the listed structure.

With the proposed layout on this section of the site and the retention of existing trees, including a large Sycamore, the impact on the context to the north east will be negligible. However, at present the tree is uncelebrated within the site. Our proposal seeks to remedy this situation by producing a public green space below the canopy that will be maintained





## 2. Access

The proposal will maintain two existing vehicles access points. One is located along Valley Road to the west and rises to the site by approximately 8.5m. The non-native tree screen at the top of this refurbished and enhanced access road will be removed and replaced with a more suitable landscape scheme that will introduce native species to areas that will be maintained as part of the proposal. The access road will then travel into the site terminating at two parking courtyards located at the rear of the proposed dwellings. The courtyards and associated parking structures have been designed to avoid the appearance of a car led scheme and will provide structural separation, interest and discovery within the scheme. These proposed structures also offer good separation between the proposal and existing industrial structures to the south. This separation also allows us to achieve excellent private amenity space that

avoid overshadowing by existing light industrial structure south of the boundary. It was felt that a pedestrian connection was suitable for the site and therefore a footpath link has been introduced between Plots 22 & 8 linking into the scheme.

The second access is achieved from Church Lane through another existing access point. This proposed road will follow an existing service road through the site which blends well with the principle of footprint retention taken with the positioning of plots 20 & 21. The access road once in the site divides to head north and south to serve dwellings within the lower density areas of the site. The retention of the route further maintains the setting of existing listed structures close to the boundary of the site.



## Landscaping

A detailed landscape strategy will be developed as part of the proposals, however we would appreciate that a suitable condition be added to any potential approval to cover the detailed design and its implementation.

Effort has been made to provide green spaces throughout the site along the access and pedestrian routes and to ensure that landscaping around dwellings and shared spaces is given more priority than car parking, while ensuring the scheme delivers parking solutions that exceed the standards required by KCC. The proposals also look to reinstate native landscaping along the boundaries, but to also remove much of the hard surfaced areas within the site and introduce new tree planting, to increase the sustainability and bio diversity within the site.



## Scale and massing

The overall design approach to the scale and massing of the proposal has been to provide a design that fits comfortably with the wider context while emulating the best parts of the village. As such the proposal delivers predominantly two storey properties with some elements with rooms in the roof. The scheme also uses a variety of plan forms, pitches and roof coverings to provide a varied roof scape when viewed from a far. The varied orientation and plot sizes will also assist in the avoidance of a cohesive line of development.



Site Section A-A



## Appearance and Materials

As previously mentioned we have attempted to emulate the varied context found within the village. This principle has been applied to the variety found in the external design of the properties. The roofs, walls and joinery offer a variety of designs, colours and proportions to ensure that each location within the scheme presents a unique and non-uniform pattern of development. Each plot has been designed to address its specific location, ensuring that they aid the wider concepts while delivering the best possible plot wherever they sit within the scheme.



## **Access**

As previously stated the existing access points to the application site will be maintained and enhanced by the proposals as detailed in the supporting transport statements.

The applicant is committed to providing an inclusive development in accordance with the requirements of The Disability Discrimination Act. From the design inception through to completion of the project.

In brief; access to the site is via dedicated vehicle and pedestrian access points from the existing road network. Pedestrian crossovers to the site will meet the needs of all users. Level access drives around the site will feed into parking courtyards that serve the dwellings. The site and dwellings will provide level approaches and level thresholds to be provided to each entrance doorway to private residencies. The development and the individual units will meet Part M of the Building Regulations.



## Sustainability

It is the intention to deliver a sustainable solution for all of the proposed dwellings. As the design develops we will deliver a very energy efficient low carbon building to comply with the standards detailed in Part L1 of the building regulations.

### 1. Key points

- Site location within the confines of an existing settlement.
- Site located on an existing bus route.
- Adequate covered and secure cycle storage.
- High efficiency building fabric and low energy use.

### 2. Building Materials and services

- The construction will be designed with low air permeability to reduce heat loss
- The external fabric will be highly insulated.
- External fabric details will be designed to reduce thermal bridging
- Sanitary fittings will restrict water usage to 105 litres per person per day

- Mass concrete foundations based on design requirements and soil investigation data.
- Galvanised Aluminium rainwater goods where appropriate.
- Locally sourced materials will be specified where suitable.
- U values of building fabric elements in all cases to be lower than current building regulation standards.

### 3. Lighting External

- All external space and security lighting is provided by dedicated low energy lamps controlled by 'photo cell' sensors/

### 4. Lighting Internal

- Low energy lighting fittings to be installed in accordance with Part L1a 2.15 of the current building regulations.

### 5. Energy labelled white goods

- A+ rated fridge & freezers or fridge/freezer
- A rated washing machine and dishwasher
- B rating washer dryer
- EU Energy Efficiency Labelling Scheme Information will be provided.

6. Cycle Storage

- Oversized garage & carport structures will provide adequate vehicle and bicycle storage.

7. Surface Water Collection

- Surface water to be retained on site and dissipated through a Sustainable urban drainage scheme. See separate report.

## Conclusion

We trust that this and all of the documents demonstrate the care and consideration applied to the development of this proposal. We commend this application to you.