

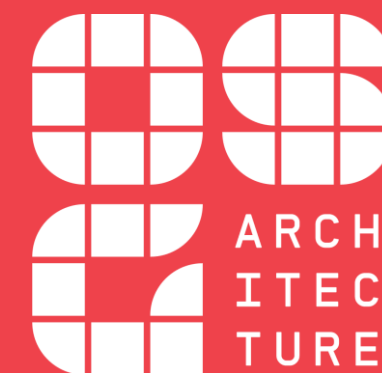
Design & Access Statement

For Proposed Residential Development

Rosary House,
Aerodrome road,
Bekesbourne,
CT4 5EX

SEPTEMBER 2021

OSG JOB NO. 20_0933



Passion,
Creativity,
Experience.

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Fig 01. Artist's Impression

Rosary House

Introduction

01

Terms of Reference

Client:



Woodchurch Property

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Kent
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01227936898

woodchurchproperty.co.uk

Architect:



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Planning Consultant:



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Introduction

This Design & Access Statement has been produced to support the proposal for the erection of 7 new dwellings within the curtilage of Rosary House. Together the modernisation of Rosary House.

The proposed scheme comprises three detached properties and four semi-detached properties, each with two parking spaces and private rear gardens. As with the extant permission, the houses to the front of the existing dwelling will be single storey in form, providing accommodation in the roofspace. Unlike the extant consent, these proposals see the existing dwelling retained.

As part of the proposed scheme a new access will be created off Aerodrome Road to serve Rosary House and the proposed dwellings.



Fig 02. Street View A of site as existing



Fig 03. Street View B of site as existing



The Site

The site is located off Aerodrome Road in Bokesbourne. This area forms part of the wider settlement of Bokesbourne and is the only cohesive part of the village as the rest is in linear form. The street scene consists of a mixture of property types and styles which to the north-east side of the road are relatively scattered with no uniformity to their layout.

The site is bordered to the north east by a railway line, and to the south, west and east by residential dwellings and private gardens.

Bokesbourne is a small village to the south east of Canterbury. It lies 2 miles north of Bridge and just south of Littlebourne with both villages offering a selection of local amenities including primary schools, pubs and post office facilities.

Bokesbourne railway station provides access via Canterbury East to London Victoria whilst the A2/M2 London bound is only 1.5 miles away.

Site Area: 5349.4 m² / 1.32 ac

Fig 04. Site Location



Proposed Site



Proposed Site



Fig 05. Site Location

Commentary

De Havilands development located to the south of the proposed site can be seen from Adisham road. De Havilands is a high end development of large exclusive homes. These units are full 2 storey in height with imposing pitched roofs masking any opportunity of a view from this location to the new proposed scheme.

The topography of the land generally falls away from this view point, further reinforcing the mitigated view of the development.

It is concluded that no view of the development will be available from this location.

Fig 06. Site Location



Fig 07. Site Location

Commentary

This view taken from Bramling Road demonstrates no built form at Aerodrome Road can be seen. This is due to the topography of the field surrounded by Aerodrome Road, Adisham Road and Bramling Road, falls away from East to West. Bramling Road running to the South East of the development has a lower topography than all surrounding features. This is consistent along the full length of Bramling Road.

It is concluded that no view of the development will be available from this location.

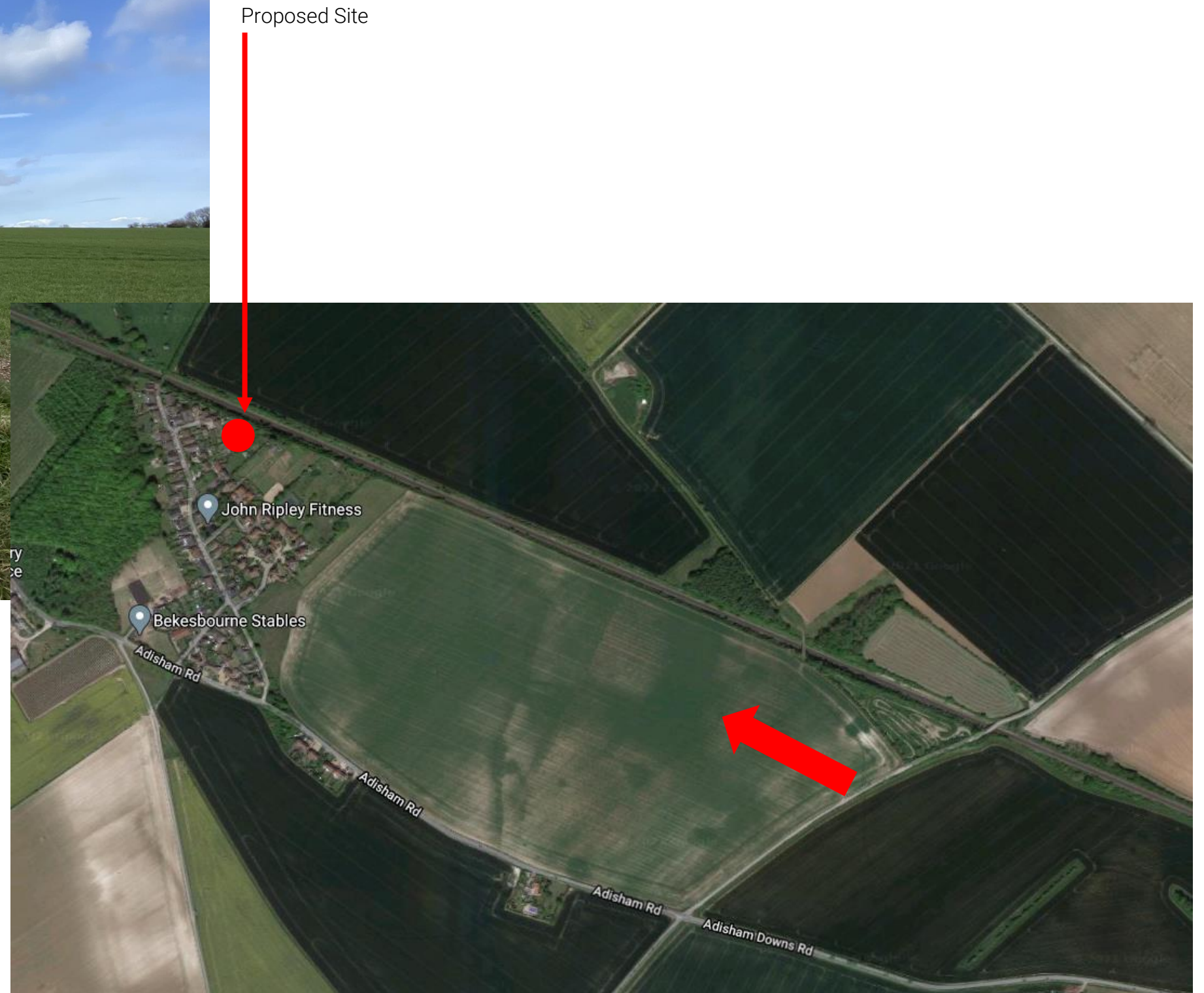


Fig 08. Site Location

Rosary House

The Site

02



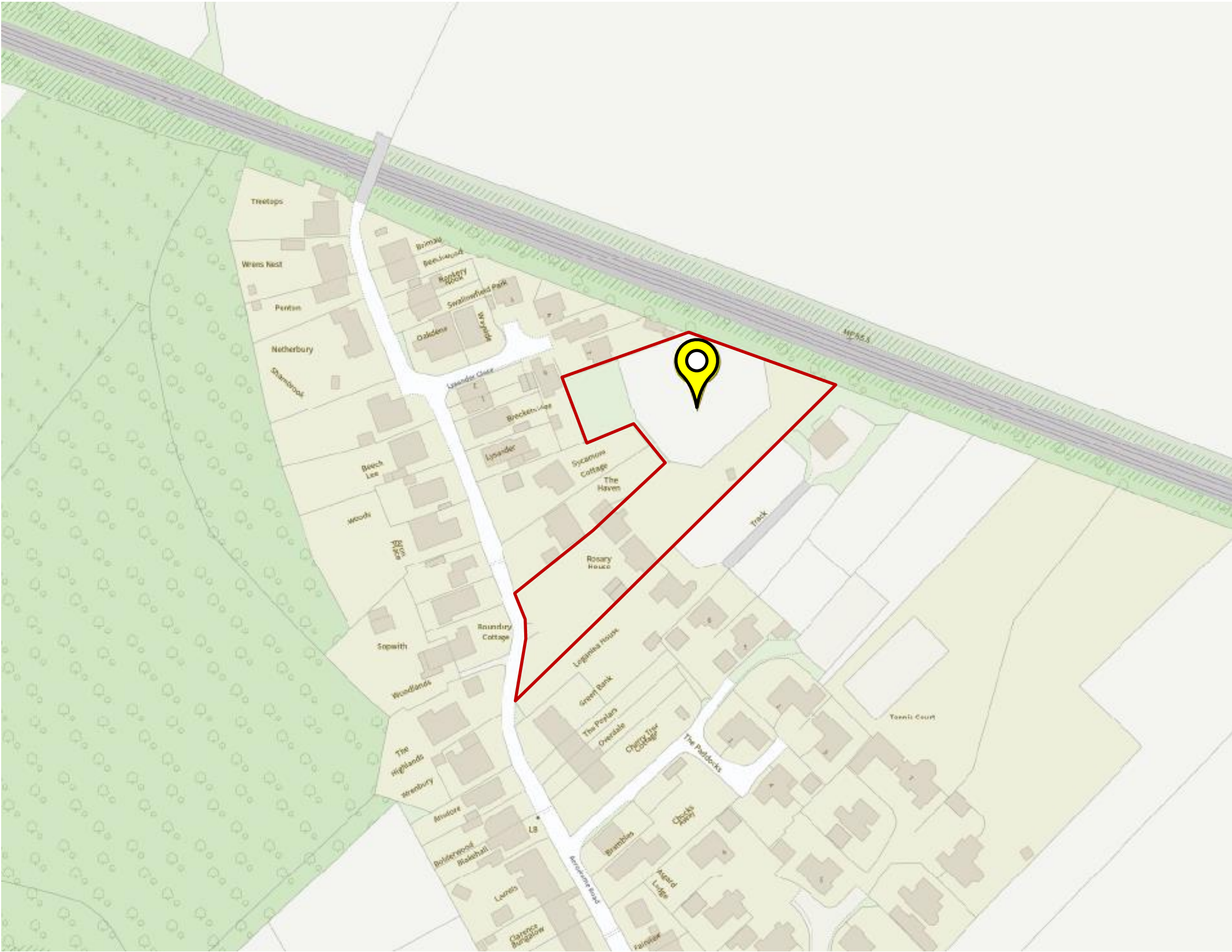
Site History

Bekesbourne is a village about 3 miles south east of Canterbury and the Aerodrome Road neighbourhood of the village is a much sought after location to live in. There used to be an aerodrome here, used in both wars by the RAF.

Now, Aerodrome Road serves several post-war developments of detached houses such as Lysander Close, The Paddocks and De Havillands. Residents appreciate the peaceful rural environment, with access to farmland for walks, the strong sense of community, and the proximity to Canterbury, Bekesbourne railway station one mile away, and the main A2 just 1.5 miles to the west.

Fig 09. Site History





- Selected Point
- Flood Zone 3
- Flood Zone 3: areas benefiting from flood defences
- Flood Zone 2
- Flood Zone 1
- Flood Defence
- Main River
- Flood Storage Area

Flood Risk

The Environment Agency’s Flood Map indicates the site is in Flood Zone 1, an area with a low probability of flooding. As the chosen site has an area that does not exceed 1 hectare there is no requirement for a flood risk assessment to be carried out.

Fig 10. Flood Risk





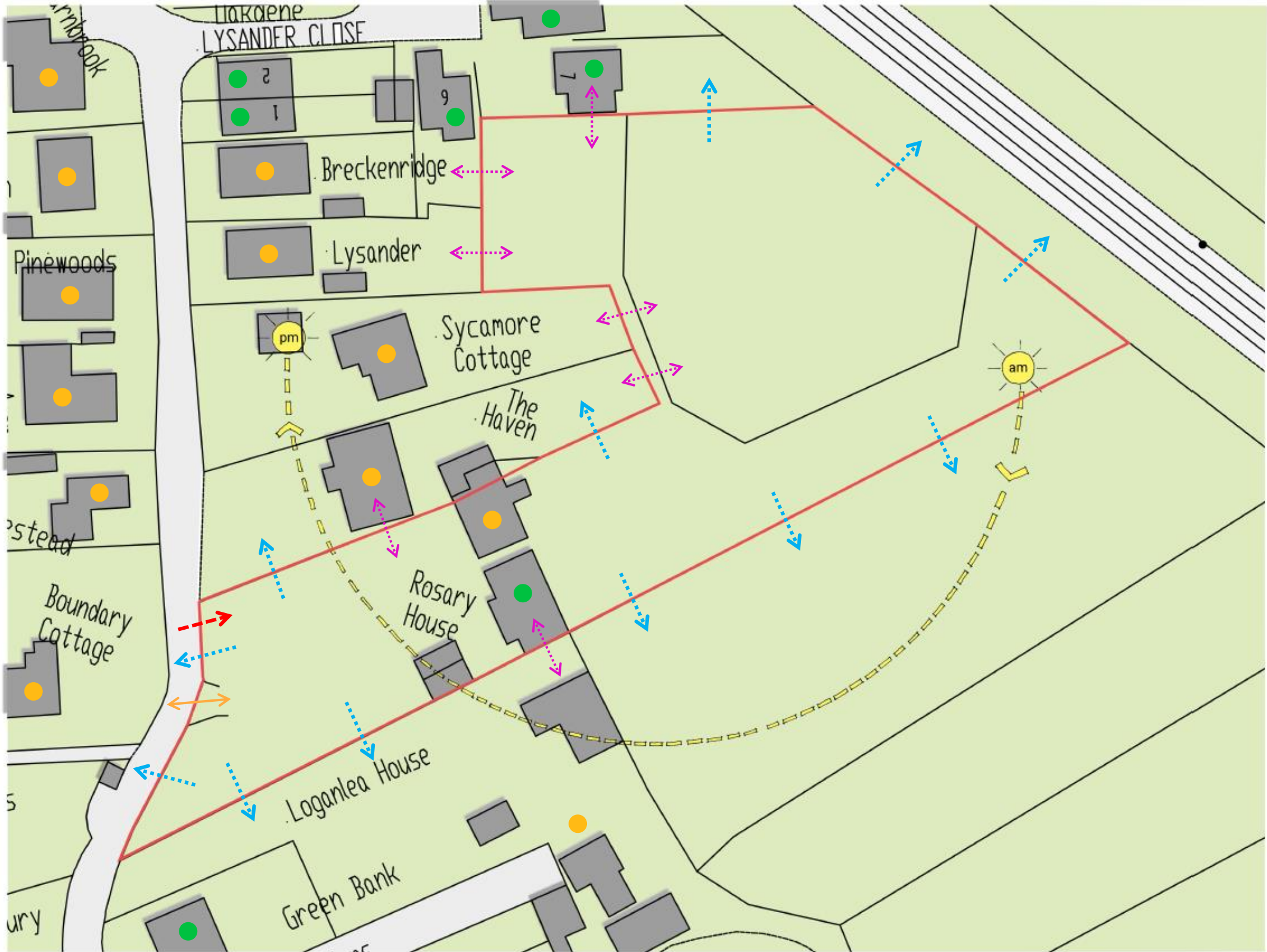
Fig 11. Local Plan



Local Plan

The Local Plan steers development to the urban areas of Canterbury, Whitstable and Herne Bay and supports new residential development in identified rural settlements. Bokesbourne is a village identified in policy SP4 whereby infill development, of an amount appropriate to the size of the settlement, can be supported if it is in a location appropriate to the form of the settlement and of a design and scale that respects and enhances the character of the village.

Priority will be given to protecting the rural character of the village.



Opportunities

- The site forms part of the garden associated with Rosary House.
- The site follows the natural grain of development from the existing settlement, with residential development to the North East.
- There is a wide scope of potential for improving wildlife and landscaping quality and links, as well as general habitat enhancement.
- Given the site's location and orientation, the proposed new properties will benefit from good levels of natural light and access to green space.
- There is the opportunity to provide good sized gardens, shared surfaces and promote outdoor living for the residents.
- Views over open countryside.

Constraints

- The Northern
- Inter-looking, privacy, boundary treatments and security needs to be appropriately thought out with regards to the neighbouring residential developments.
- Noise and disturbance impact on neighbouring properties (particularly Sycamore Cottage and The Haven) and the impact of the railway.
- Vegetation along the North Eastern corner should be retained and reinforced wherever possible, particularly given the exposure of the other boundaries

Key

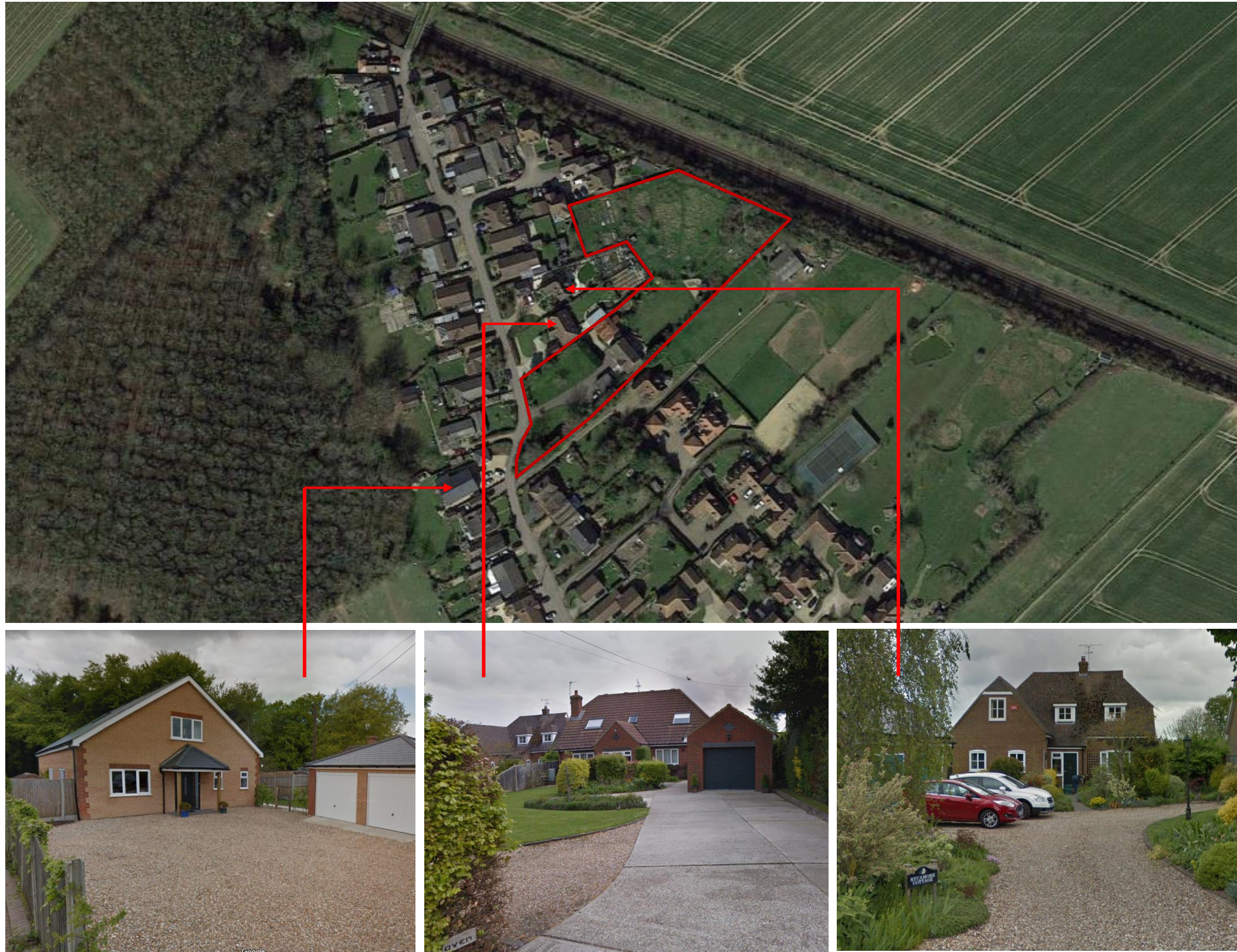
- One Storey
 - Two Storey
 - Three Storey
 - Proposed New Access
- Views Out
 - Views In
 - Existing Pedestrian Access
 - Existing Vehicle Access

Fig 12. Opportunities & Constraints





Fig 13. Existing Site Perspectives



Scale

It can be seen that the built environment around the site features a mixture of bungalow, 1.5 storey and some 2 storey houses. Material palette in Acrodrome Road is varied with the use of brick, boarding, slate and plain tiles roofs. There is no consistent theme or character in the area, allowing the design of the new development to enhance the area.

Fig 14. Existing buildings adjacent the site

Rosary House Proposal

OSG



Fig 15. Artist's Impression

Pre app

In April 2021 a pre-app response was received from Dover District Council which looked at the following:

- The principle of development
- character and appearance
- Living Conditions

The initial plan submitted to CCC was received positively. However minor concerns were raised with regard to the risk of the development sprawl into what could be deemed as open countryside.

Following a meeting with the planning officer during the Pre Application OSG reviewed the scheme and made some minor amendments, which bring the proposed dwellings in closer to the existing development, further minimising any potential visual impacts and also rationalising proposed hardstanding. This change has also allowed for more informal wild meadow and existing vegetation zone, to retain the existing openness, to the rear of the plots. It's felt that these changes, with the benefit of the views and photos, further illustrate how the proposals will provide a logical infilling and mirror the prevailing pattern of development in the area, with this being the only remaining part of the northern side of Aerodrome Road without backland development.

Following the revised layout issued the pre application response concluded:

Summary

To conclude, I can give Officer level support to the proposal in principle as it would represent effective use of land in a sustainable location. Consideration should be given to window positions, noise and disturbance impact and separation distance to the neighbouring property occupiers, landscaping, ecological surveys, Stodmarsh Nature Reserve and highways impact should you submit a full application.



Fig 16. Pre-application initial proposal



Fig 17. Proposed Site Layout

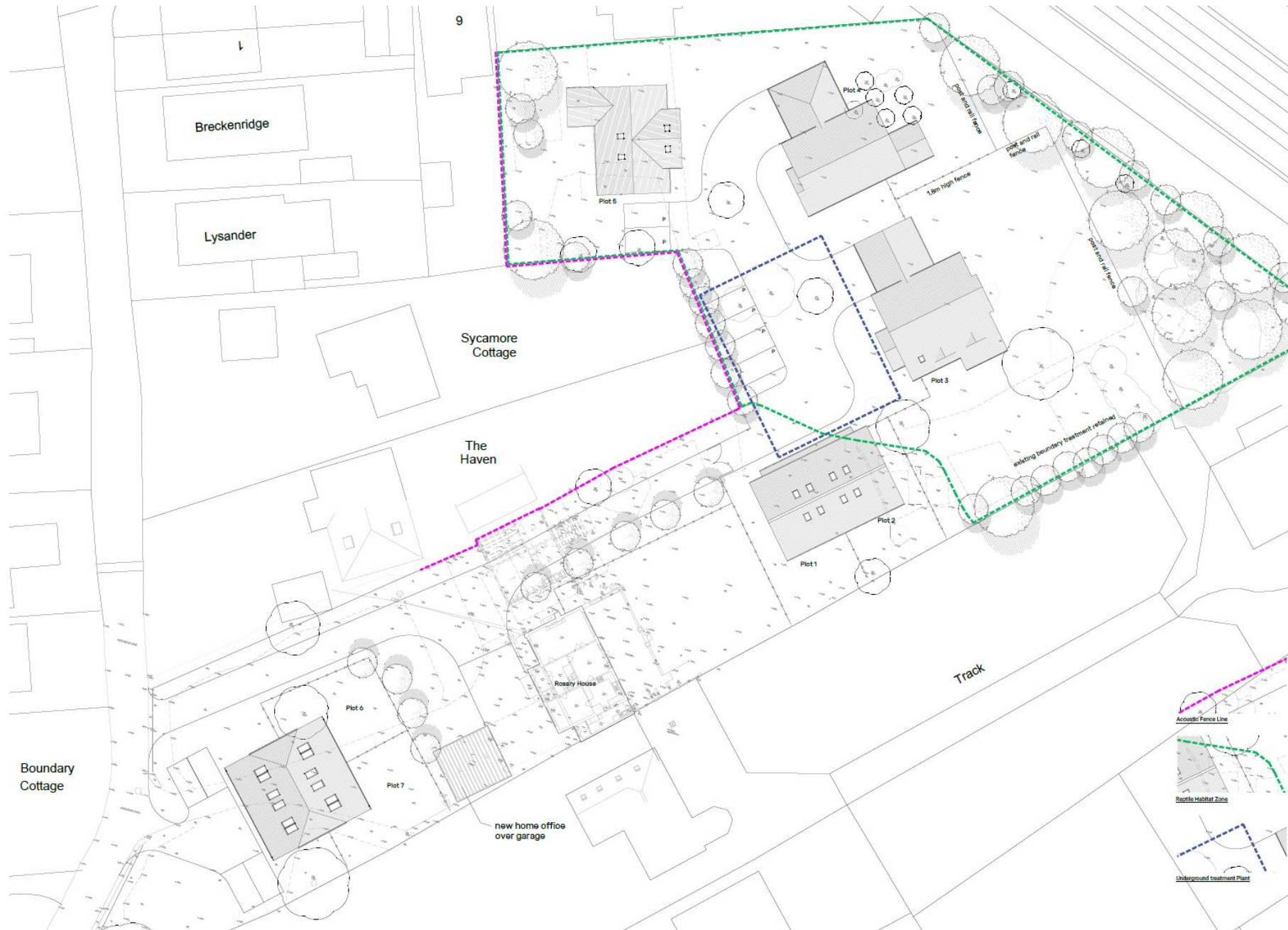


Fig 18. Proposed Site Layout



The Proposal

The new dwellings will be traditional in form and materials choices but with more contemporary detailing elements creating a scheme which will be high quality in design and bespoke for this site. The addition of fenestration to side elevations creates interest and provides natural surveillance on site.

Key principles carried through include:

- A single vehicle access point designed to suit the best visibility with the minimum possible impact on roadside trees and hedging.
- The enclosure of the site to help soften its impact within the landscape.
- The use of local vernacular architectural features and an appropriate selection of materials to be in keeping with the site's rural location.
- Dwelling frontages to provide an attractive development supplemented with sufficient green space for enjoyment of the residents and local community.
- Landscaping has been considered to minimise the prominence of the development and its impact on the open countryside beyond.
- The provision of vehicular parking within the development with good natural surveillance in curtilage or within a short distance of the front entrances.
- The provision of cycle and refuse storage within the development.

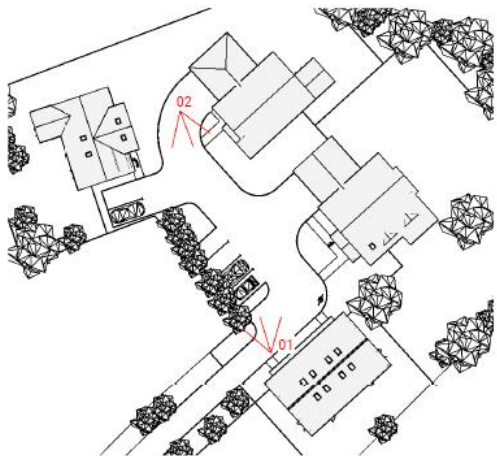
Designing Out Crime

The proposal has been developed to design out crime within the development. It acknowledges the measures taken to reduce the opportunity for crime and anti-social behaviour by improved layout, environmental design and the use of Police Preferred Specification products. The design will also seek compliance with Part Q of the Building Regulations for domestic security in England, Scotland, and Wales. The design has been lead by the key principles of the Secured by Design scheme:

- There are no rear access pathways on site which reduces the risk of antisocial behaviour on site in areas that are not readily surveyed by residents.
 - There is natural surveillance throughout the site by utilising windows in side elevations.
 - Parking areas are located to the front of the properties where they are easily visible from the individual properties.
 - Use of low level (1.2m high) fencing to areas which could potentially be obstructed from view to avoid creating areas prone to anti-social behaviour.
- In addition to the above we are proposing to use windows and doors which comply with PAS 24:2016 across the site, these are higher security specification products preferred by the Police and exceeds the requirements set out in Part Q and BS EN 356:2000..



3D Perspective View 01



View Map



3D Perspective View 02

Scale

The proposal has been designed in the context of the existing scale and height of residential properties within the local area reflective of the predominantly two storey height levels with pitched roofs. We've used the natural topography of the site to minimise the impact of the proposals on the existing residents.

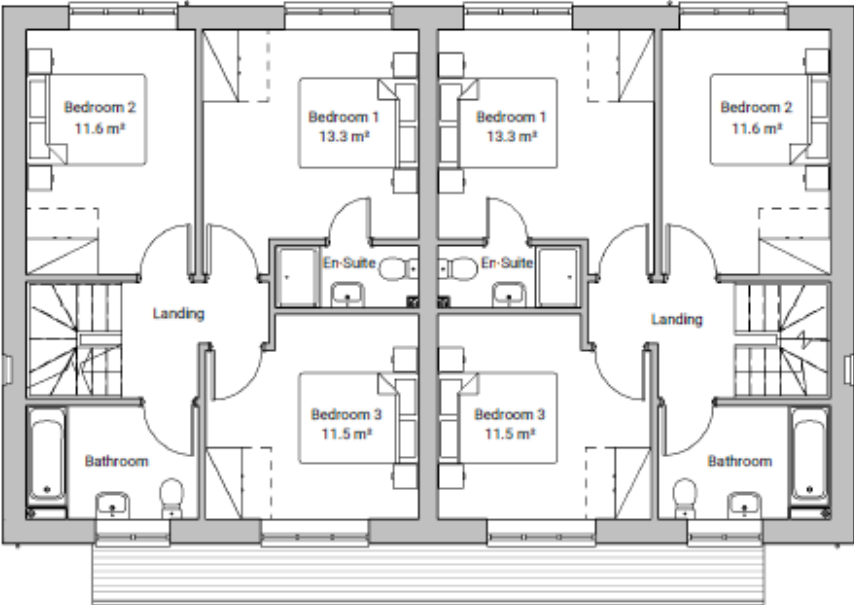
Rosary House

Unit Types

04



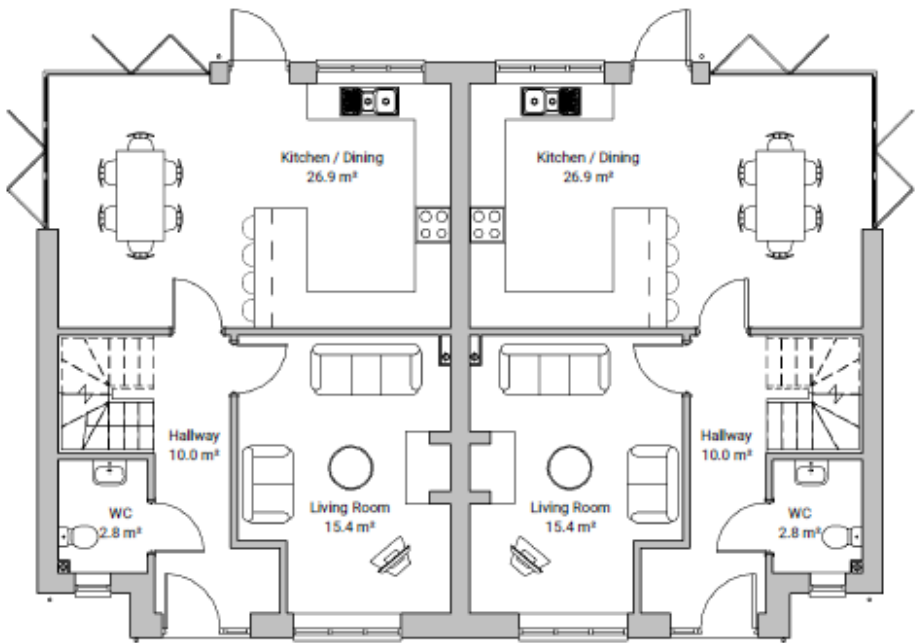
Fig 19. Artist's Impression



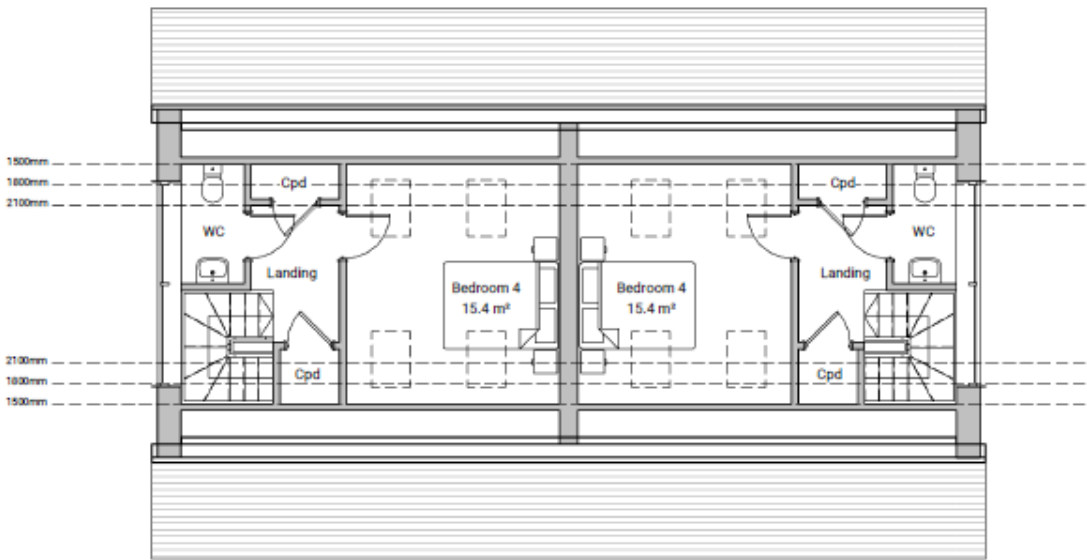
First Floor Plan
1 : 100



Roof Plan
1 : 100



Ground Floor Plan
1 : 100



Second Floor FFL
1 : 100



Plots 01-02
Floor Plans

The Ground Floor promotes inclusive family living, the properties are accessed via level access thresholds and benefit from having downstairs WCs.. The layout provides generous kitchen/dining areas and equally as comfortable living rooms.

All habitable rooms achieve and exceed national minimum space standards.

Access to gardens is provided via large bi-fold doors – helping to link the indoor and outdoor living spaces.

Ample storage is provided which is a key element of family life.

Plot 01	125.1m ²	4 Bed House
Plot 02	125.1m ²	4 Bed House



Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100

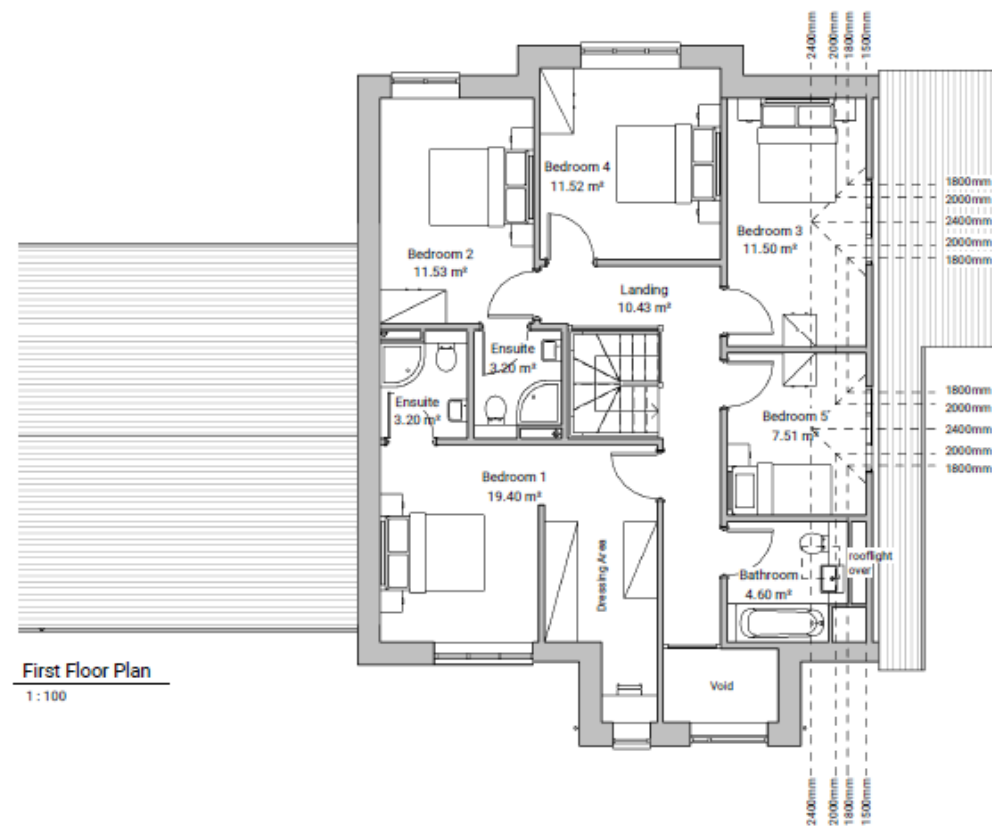
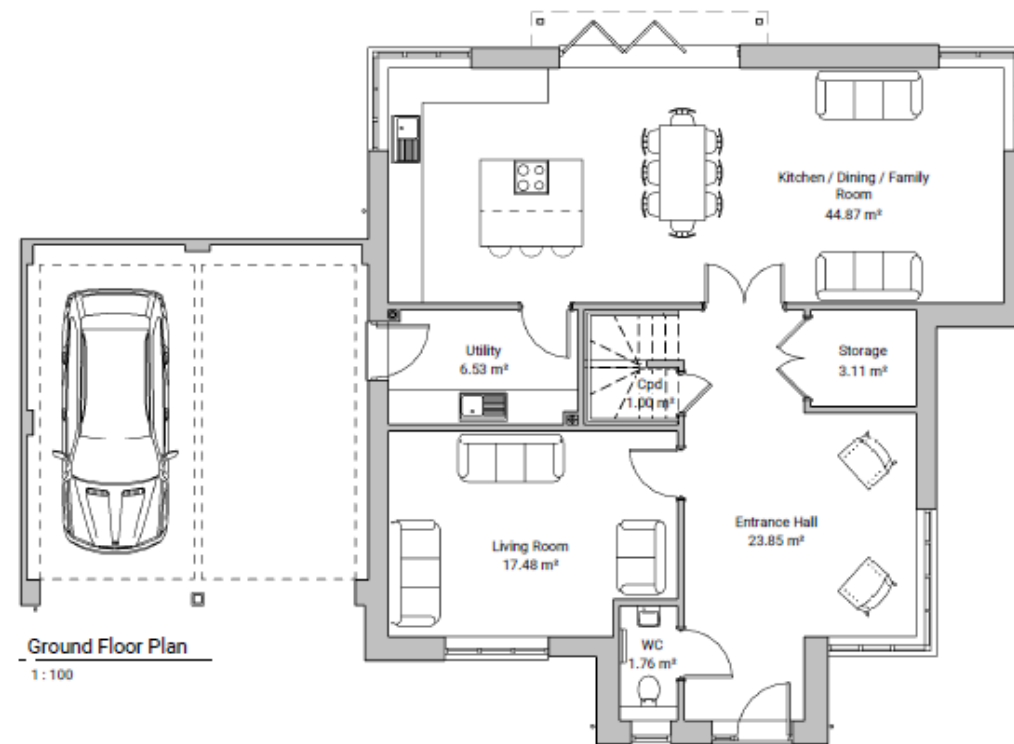


Side Elevation
1:100

Plots 01-02 Appearance

A simple palette of materials has been chosen for the elevational treatments with red brick, pale grey weatherboarding and slate tile roofs, borrowing from the rural vernacular. This allows the scheme to compliment the surrounding area and the dwellings that neighbour the site.

These dwellings have a mix of vertical and horizontal boarding.



Plots 03 Floor Plans

The Ground Floor promotes an open-plan layout with generous kitchen/dining/living areas. Access to gardens is provided via large Bi-fold doors – helping to link the indoor and outdoor living spaces.

All habitable rooms achieve and exceed national minimum space standards, and front doors are provided with level access thresholds.

Generous bedrooms, ample storage and family bathrooms are also provided creating efficient apartment layouts.

At First Floor there are 5 bedrooms, consisting of doubles or singles, all close to the family bathroom. Again ample storage is provided at first floor level..

Plot 03 189.7m² 5 Bed House



Front Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

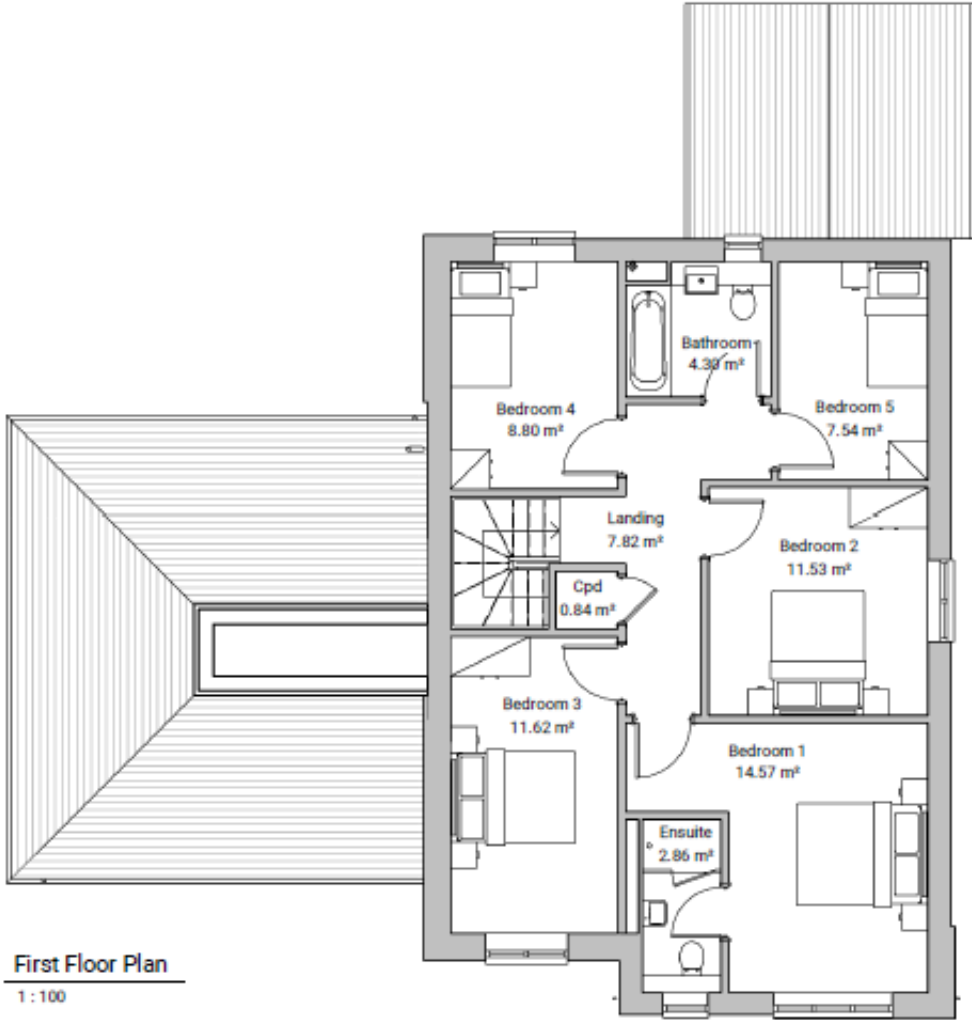
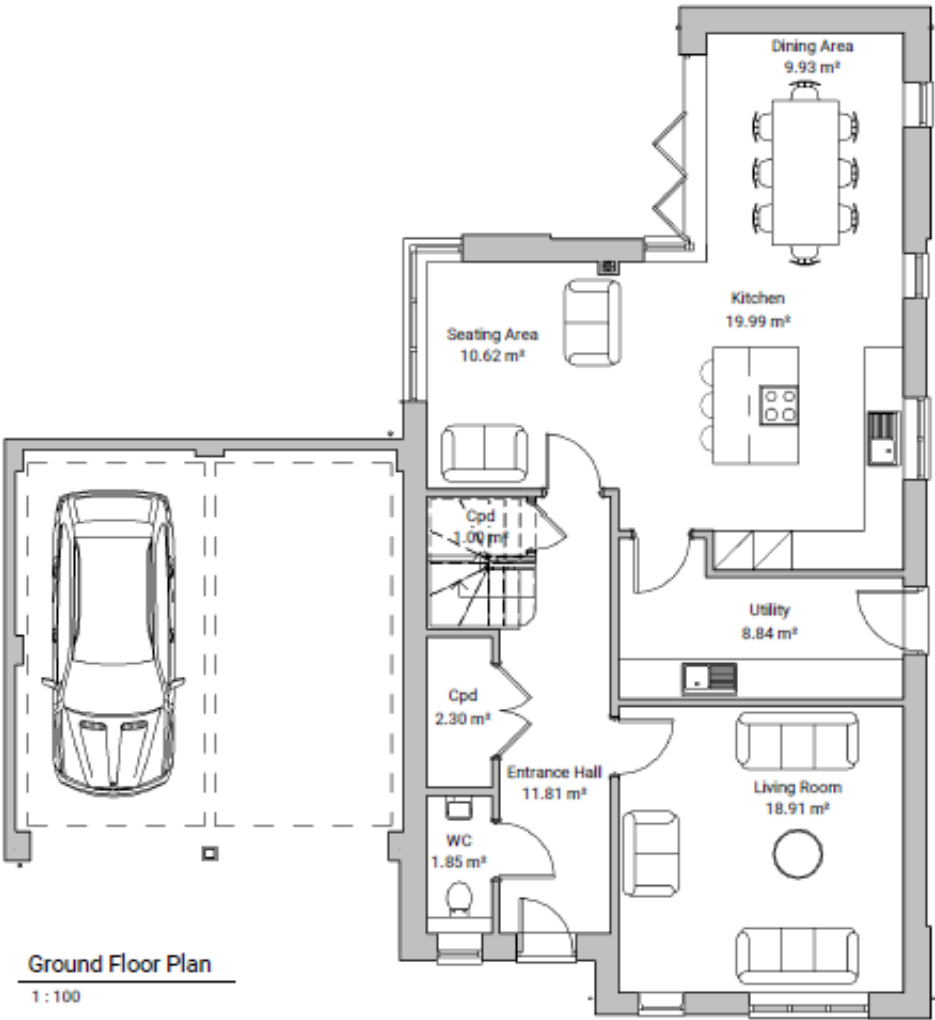


Side Elevation
1 : 100

Plots 04 Appearance

A simple palette of materials has been chosen for the elevational treatments with red brick, black weatherboarding and slate tile roofs as per the other plots.

These dwellings have a mix of vertical and horizontal boarding designed to provide feature and variation in the dwelling façade..



Plots 04
Floor Plans

The Ground Floor promotes an open-plan layout with generous kitchen/dining/living areas. Access to gardens is provided via large B-fold doors – helping to link the indoor and outdoor living spaces.

All habitable rooms achieve and exceed national minimum space standards, and front doors are provided with level access thresholds.

Generous bedrooms, ample storage and family bathrooms are also provided creating efficient apartment layouts.

At First Floor there are 5 bedrooms, consisting of doubles or singles, all close to the family bathroom. Again ample storage is provided at first floor level..

Plot 04 162.9m² 5 Bed House



Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100

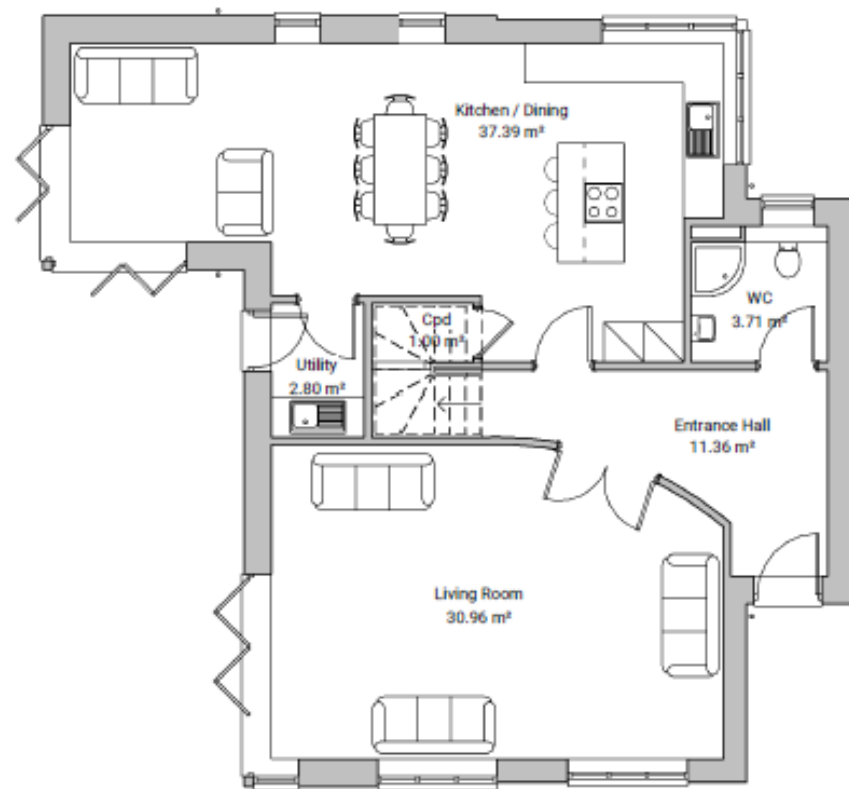


Side Elevation
1:100

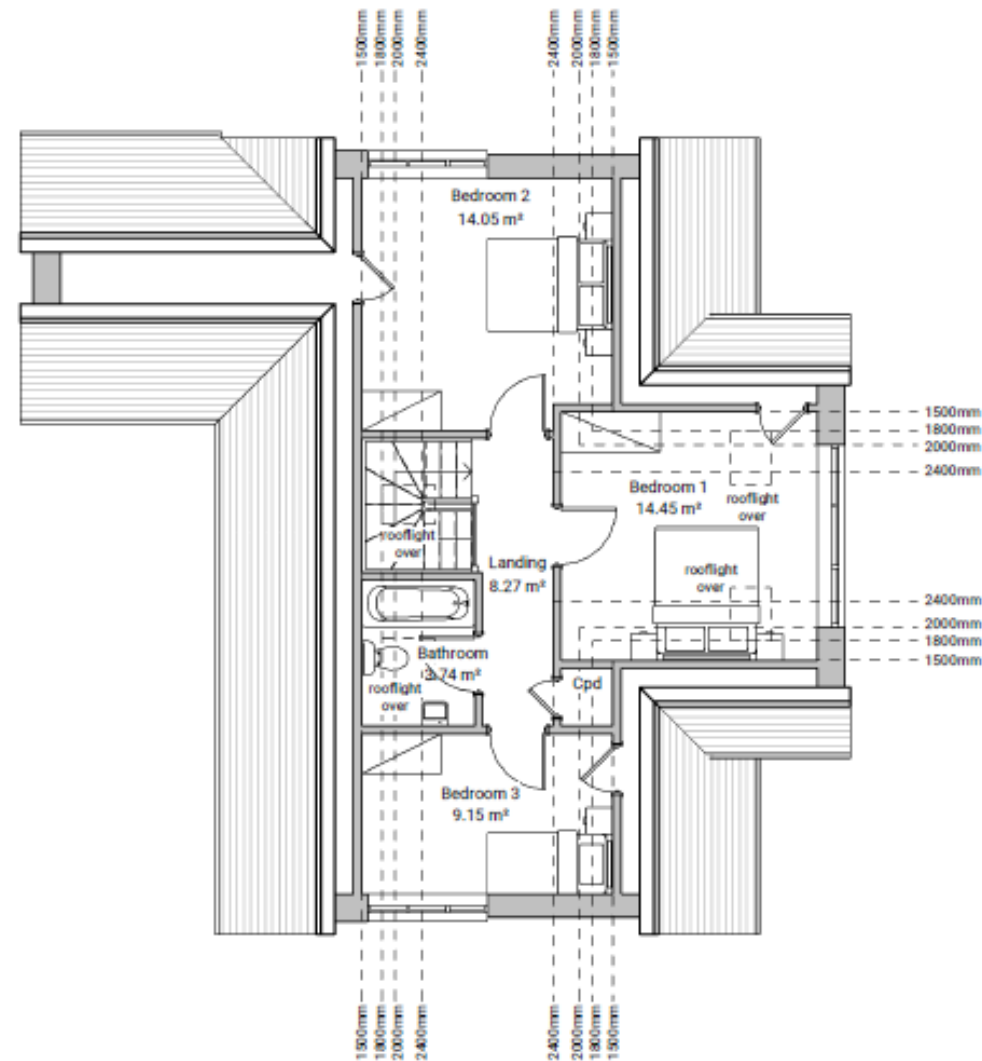
Plots 04 Appearance

A simple palette of materials has been chosen for the elevational treatments with red brick, black weatherboarding and slate tile roofs as per the other plots.

These dwellings have a mix of vertical and horizontal boarding designed to provide feature and variation in the dwelling façade..



Ground Floor Plan
1:100



First Floor Plan
1:100



Plots 05 Floor Plans

The Ground Floor promotes an open-plan layout with generous kitchen/dining areas and equally as comfortable living rooms.

All habitable rooms achieve and exceed national minimum space standards.

First floor is located within the roof space to form a chalet bungalow, accommodation 2 doubles and a single bed space.

Plot 05 143.1m² 3 Chalet Bungalow



Front Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

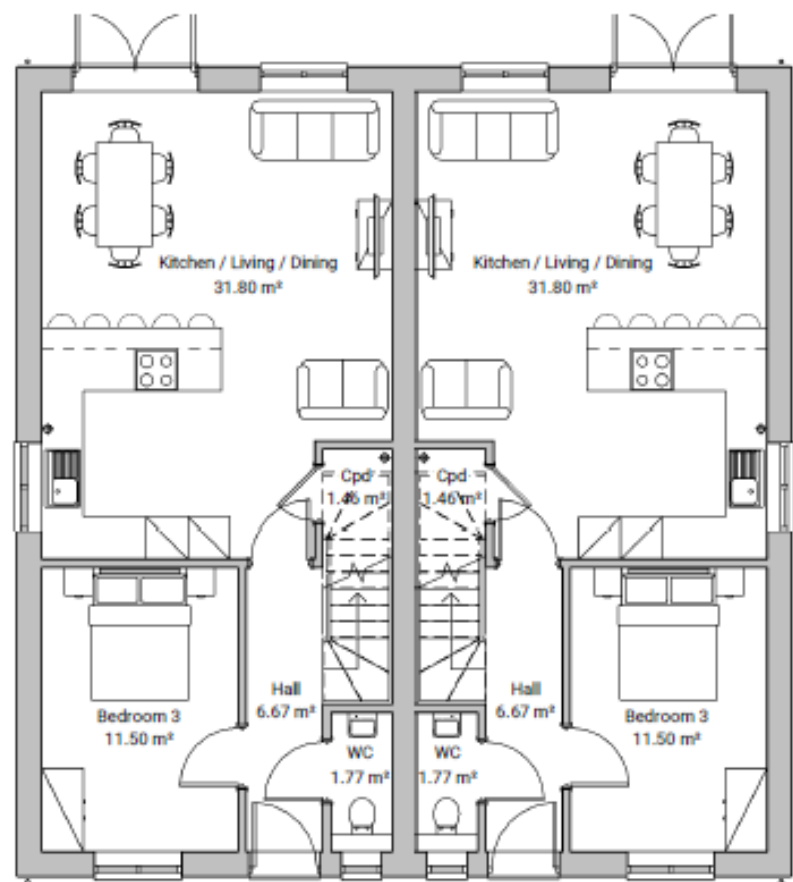


Side Elevation
1 : 100

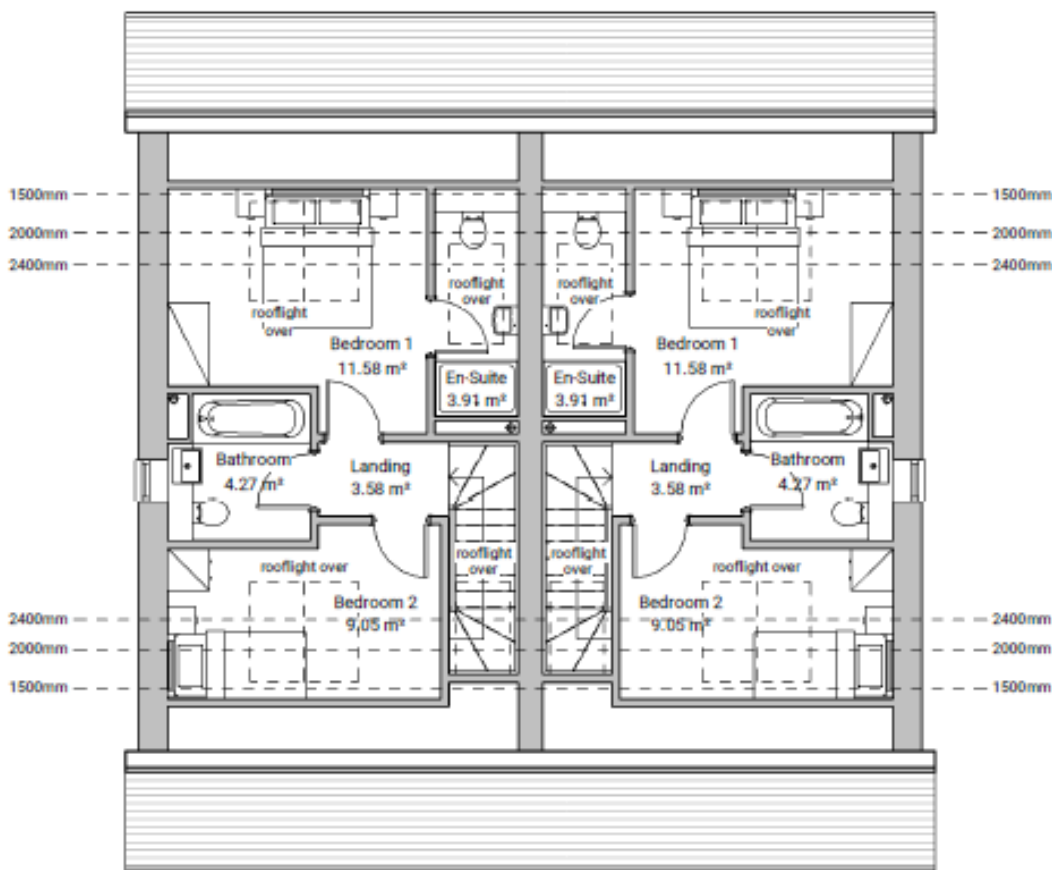
Plots 05 Appearance

A simple palette of materials has been chosen for the elevational treatments with red brick, black weatherboarding and slate tile roofs as per the other plots.

These dwellings have a mix of vertical and horizontal boarding designed to provide feature and variation in the dwelling façade..



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100



Plots 06-07
Floor Plans

The Ground Floor promotes an open-plan layout with generous kitchen/dining areas and equally as comfortable living rooms.

All habitable rooms achieve and exceed national minimum space standards.

First floor is located within the roof space to form a chalet bungalow, accommodation 1 double and 1 single bed space.

Plot 06	93.78m ²	2 Bed House
Plot 07	93.78m ²	2 Bed House



Front Elevation
1 : 100



Side Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

Plots 06-07
Appearance
A simple palette of materials has been chosen as the elevational treatment in order to compliment the surrounding area and the dwellings that neighbour the site.

Bricks

Bricks - red multi-stock brickwork similar to "All About Bricks – Regent Stock".



Regent

Roofing

Plain clay tiles with matching half round ridges similar to Imerys Phalempin Millennium three colour mix.



Imerys Phalempin Millennium mix

Cladding

HardiePlank Cedar cladding, textured cementitious cladding boards in Midnight Black or Light Mist



HardiePlank Midnight Black



HardiePlank Light Mist

Materials

A simple palette of materials has been chosen as the elevational treatment for the plots in order to enhance the site while complimenting the surrounding area.

A mixture of red stock brickwork and black weatherboarding with plain clay roof tiles reflect the Kentish vernacular and the rural nature of the site.

Fig 20. Materials



Fig 21. Works to Rosary House

Rosary House **Appearance**

As part of the proposals a scheme to modernise Rosary House is proposed.

These proposals consist of internal alterations and external appearance changes such as re clad and render, new porch arrangement, new offices over existing garage. The adaptations to Rosary House will compliment the new residential development.

Rosary House Conclusion

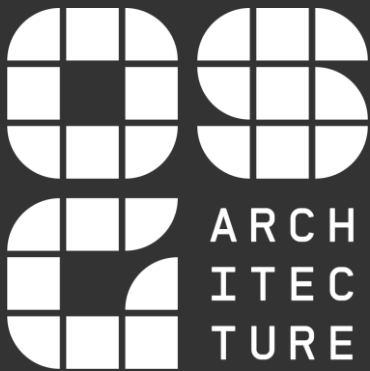
05



Fig 22. Artist's Impression

Conclusion

The preceding proposals for the site at Rosary House aim to promote a high-quality scheme to help compliment the area and surrounding settlement. This has been a process focused on sensitivity to the surroundings and subtly giving the proposals a strong sense of place, with the overall aim of enhancing the local area and built environment.



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