

6 Boys Hall Road Willesborough, Ashford, Kent. TN24 0LA

Proposal for 5 New Houses

Design and Access Statement



The Site

The site lies within south-eastern part of Ashford's urban area, located just North of the high speed railway at Willesborough. The irregular shaped plot is approximately 0.39 hectares or 0.96 acres and is currently in mixed use with two dwellings and a hairdressing salon. The adjacent site at Shangri-la also has mixed use as residential and car sales. There are several buildings already on the two sites as can be seen on the above aerial view and the application site has been outlined in red for clarity.

The southern side of the site is bounded by the high speed railway which has an acoustic barrier along the line of the embankment whilst the eastern boundary runs along Boys Hall Road. The road slopes up towards the bridge over the railway so the site sits well below this level. The northern side is bounded by the adjacent property known as Shangri-la and the western side overlooks the green corridor which is at a lower level than the site. Larger scale residential development has been allowed adjacent to the local green corridors both at Ash Meadows and Millstream Green and this site is considerably smaller with a relatively short boundary overlooking the green space.



The Scheme

This application is for the erection of five new 4 bedroom detached houses retaining the existing bungalow known as no.6. The existing mobile home and hairdressing salon would be removed from the site. Whilst the detailed design of the houses does not form part of the application it is envisaged that these would be built using the vernacular materials of brick, weatherboarding and tile hanging with plain tiled roofs to blend with the local buildings. The houses would also be built to be as sustainable as possible to conserve energy with excellent insulation, solar energy, water controls and SUDS approved paving.

Access

Access to the site will remain in the existing location which provides for safe entrance and exit for vehicles and there is an established footpath running along this side of Boys Hall Road Ealing pedestrians to access the site without difficulty. The plans show 70m vision splays appropriate to the speed limited road. Traffic tends to move quite slowly along this section of road due to the bridge and bends at either end of the vision splays. The proposed use will not generate a significantly higher number of vehicle movements than the existing two dwellings and hair salon.

The site slopes down gently in a northerly direction and the houses will be situated at different levels to suit the natural falls of the site. The slopes will be within the guide lines for disabled access and the parking spaces adjacent to each dwelling will afford wheelchair access to each house. Each dwelling is currently shown with a double garage and at least one additional parking space to avoid the necessity to park on the access drive.

The layout of the houses will enable access and turning area for fire appliances and each dwelling will have a bin storage area in addition to provision for bin collection adjacent to the road.

Design

The detailed design of the dwellings does not form part of this application but drawings showing a typical four bedroom design accompany the application for illustrative purposes and to show that dwellings of the proposed size will fit comfortably on the site. The detailed design will be of high quality with a Kentish character. The layout shows a relatively low density arrangement which would respect the privacy of the neighbours at Shangri-la and would not impact adversely upon the visual amenity when viewed from the adjoining green space. A footpath is indicated between plots 4 and 5 to provide easy access to the adjacent green amenity space.

Landscaping

The site is well screened from the road by an established line of mixed trees on the embankment leading up to the road and by an existing fence towards the site entrance making it hardly visible at all from this side. The majority of these would be retained.

The south-western boundary of Shangri-la is very well screened by mature Cypress trees which are located on the application site. These and the smaller hedge along the other boundary with Shangri-la would be retained.

As part of the scheme it is intended to plant some deciduous trees and indigenous hedging along the boundary between the site and the green space to protect and enhance the landscape character when viewed from the open area. A full landscape proposal would be submitted as part of the detailed application following the outline approval but space has been allocated within the site for landscape and tree planting.

The access and paving will be installed in accordance with SUDS recommendations to allow proper percolation of surface water so as to reduce surface water run-off.

Relevant Areas

Site area	3,900 sqm.
Footprint of each house (incl. double garage)	112
Footprint of existing bungalow (no.6)	130
Footprint of existing annexe	75
Footprint of existing hairdressing salon	46
Footprint of outbuilding	25

Total built area including retention of no.6 = 690 sqm. - less than 18% of the site area.

Net increase in built area (after removal of existing buildings) 414sqm.

This is therefore a very modest development on an under-used residential site.

March 2021

colin ladd associates 8 haymakers lane ashford kent TN23 4GN

Principal Colin Ladd B.A., B.Arch.(hons). Registered Architect. Architects Registration Board no.046795B

Colin Ladd Associates Ltd. A company registered in England Co.no.5142580 trading as Colin Ladd Associates