



CHURCH VALE

LYDDEN

DESIGN AND ACCESS STATEMENT

Proposed Residential Development,
Land At Church Lane, Lydden
CT15 7JP

Quinn
Homes

August 2023



01

BACKGROUND

THE VISION



CHURCH VALE

LYDDEN

**AN EXCEPTIONAL BESPOKE DEVELOPMENT
THAT RESPONDS SENSITIVELY TO THE
SITE'S TOPOGRAPHY AND RURAL SETTING,
CREATING A UNIQUE SENSE OF PLACE.**

01

BACKGROUND

QUINN HOMES ONE OF KENT’S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

Having been spun out of Kent’s most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of niche developments with exceptional levels of design and finish.

From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality

Through investing in our people and your community, Quinn Homes delivers inspirational homes, setting the benchmark for design and finish.



THE TEAM TO DELIVER YOUR FUTURE

As a Kent based business, we are passionate about investing in local people. We employ the best the industry has to offer and through training opportunities encourage them to reach new heights.

Through working with local colleges, we invest in the next generation through a market leading apprenticeship programme to give young people the best start in life.

ENHANCING THE VITALITY AND VIBRANCY OF LOCAL COMMUNITIES

Our commitment to giving local communities the opportunity to thrive is visible throughout the county in the play parks, hospices, schools and parks we have built. It is our actions that define us.

A successful community needs investment, promoting wellbeing for both people and nature and through working with local people, we deliver.

BUILDING FOR THE FUTURE

The future is changing rapidly and construction needs to be at the forefront of a revolution.

Our homes are built to exceed regulations and we embrace new technologies so that each home we build is low carbon both in its construction and lifecycle.

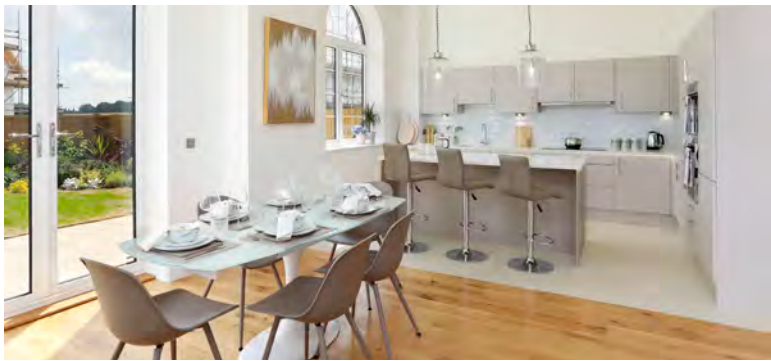
GREEN TECHNOLOGY - FUNDAMENTAL TO OUR THINKING

All of our homes are built to exceed building regulations and to be exemplars in embracing renewable technologies.

We focus not just on the construction process but also the lifecycle of each home.

We install appliances that meet A+ as a minimum and with green technologies such as air source heat pumps, solar panels and home battery systems, our homes are some of the greenest in the sector.

All of our new homes also benefit from fast charge electric vehicle charging points to support the transition to greener modes of transport



QUINN HOMES

OUR TRACK RECORD IN DOVER

200

Over 200 new homes delivered

45,000

45,000 sq.ft of commercial
space at Deal Business Park



Work completed on the link
road at Albert Road supported
by SELEP, KMEP and KCC



THE ENGINE SHEDS

Quinn Homes have completed the first phase of the restoration and redevelopment of two engine sheds at Hammill Park into five new homes.

Originally built as part of the East Kent Coalfields rail network the complex has had an interesting past with uses including shooting range, food store and horse store during WWII. After being redundant for decades, Quinn Homes used its extensive knowledge of the restoration and conversion of period buildings to deliver an exceptional new development that retains historic features and crucially saves two historic assets for future generations.

HAMMILL PARK

37 self-build plots, over two phases, were created near Sandwich on the site of a redundant brickworks.

The scheme was nominated for the 'Development of the Year' in the prestigious 2017 Property Week Resi Awards.

PRESTON BARNES

After relocating a haulage business, Quinn Homes obtained consent for a niche scheme of four contemporary barns.

Set in a seven acre plot, the scheme incorporates a wildflower meadow with views over a Site of Special Scientific Interest.

PRESTON GRANGE

Consent was obtained by Quinn Homes for a village extension which was delivered swiftly post planning. As an example of place making, Preston Grange has supported the village through increased custom for the local shop, pub and café along with support for Preston Primary School. This shows a real-world example of the importance of development in making Dover a more vibrant place to live.

01

BACKGROUND

THE ENGINE SHEDS - POST CONVERSION BY QUINN HOMES



01

BACKGROUND

CLAGUE ARCHITECTS

Clague have led the design team in the preparation of this application. We are an exceptional award winning architectural practice specialising in masterplan and conservation work, based in Kent, London and Hertfordshire. The practice has accumulated extensive experience in conservation and the design of one-off residential and commercial properties of varying scale.

Clague are especially familiar with the landscapes, buildings and social context of Kent, having a long history in the area and a reputation for historical sensitivity and delivering high quality, well planned designs that are pleasing to the eye and designed to last.

A number of Clague designed schemes have been used as case studies of good design practice. CABI, the Commission for Architecture and the Built Environment, cites 3 Clague projects, all of which have won Building for Life Gold Awards. They are Lacuna at Kings Hill, the Horsebridge at Whitstable and Queen Elizabeth Park, Guildford. The Kent Design Guide also uses two Clague designed schemes, Horsebridge and Lacuna as exemplars of good design.



01

BACKGROUND

THE CONSULTANT TEAM



Iceni

Heritage / Energy Consultants



Entran

Air Quality / Noise Consultants



Charles & Associates

Highways Consultants



Idom

GEO - Environment Assessment Consultants



GTA

Flooding Consultants



Aspect

Landscape Consultants

01

BACKGROUND



02

SITE CONTEXT

SITE LOCATION



02

SITE CONTEXT

SITE LOCATION

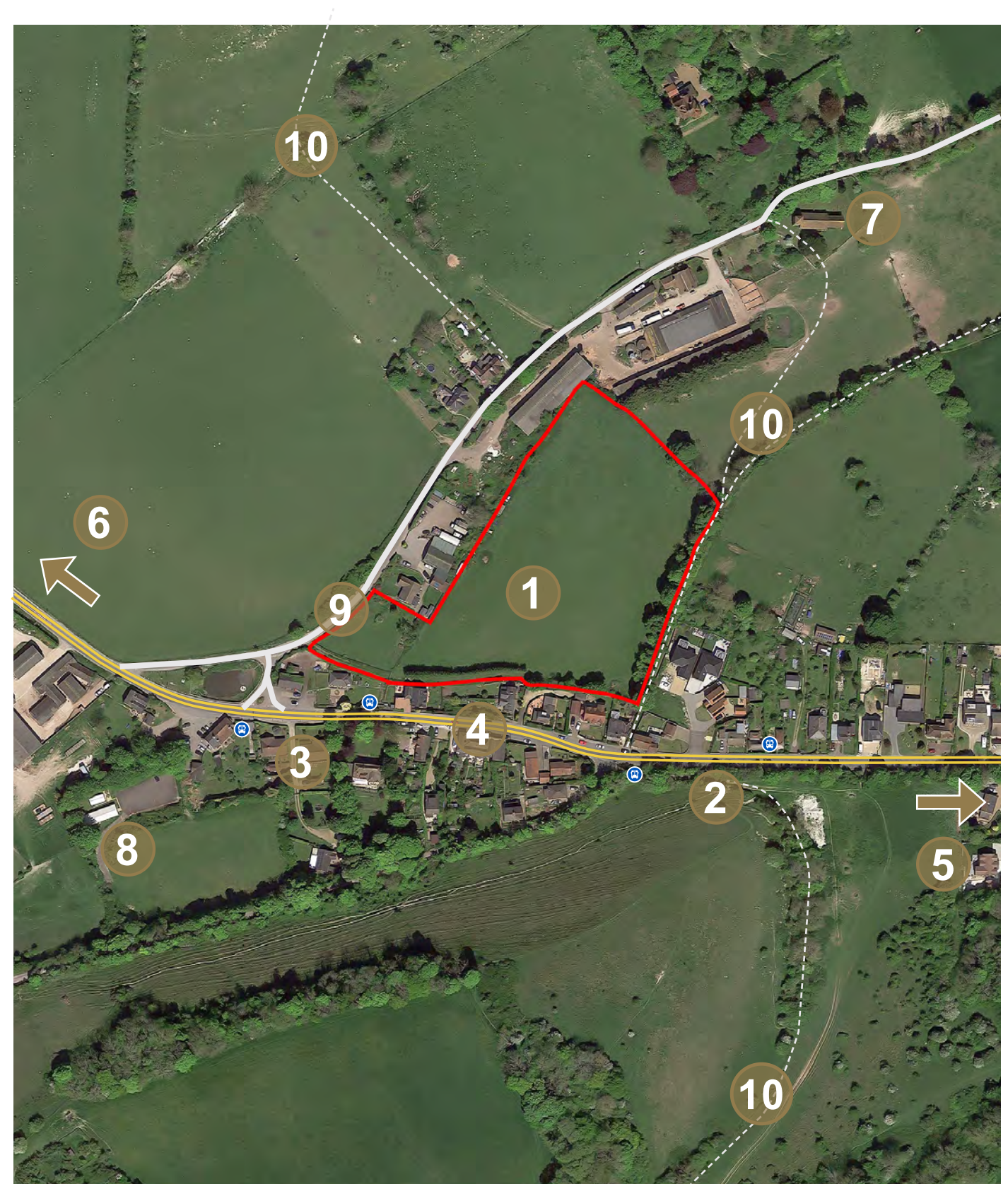
The site is located in the village of Lydden to the North of Canterbury Road which is the main road travelling East-West.

The site is accessed via Church Lane adjacent to an existing farmsteading and to the rear of existing homes on Canterbury Road.

The site is sloped with an existing tree buffer to the Southern and Eastern boundaries. A Public Right of Way runs to the Eastern edge of the site while there are bus stops within walking distance along Canterbury Road.

KEY

1	Site Location	6	Junction onto the A2 (North - West bound)
2	East - West bound bus stops	7	St Mary the virgin
3	East - West bound bus stops	8	Village Hall
4	Canterbury Road	9	Proposed Site Access
5	Junction onto the A256 (East bound)	10	PRoW



02

SITE CONTEXT

SITE PHOTOS



View 1 from Church Lane



View 2 Site Photo



View 3 Site Photo from PRow



View 4 from Warren Lane



View 5



HER search of 500m radius of the PDA (centred) showing results for Monuments

02

SITE CONTEXT

SITE PHOTOS

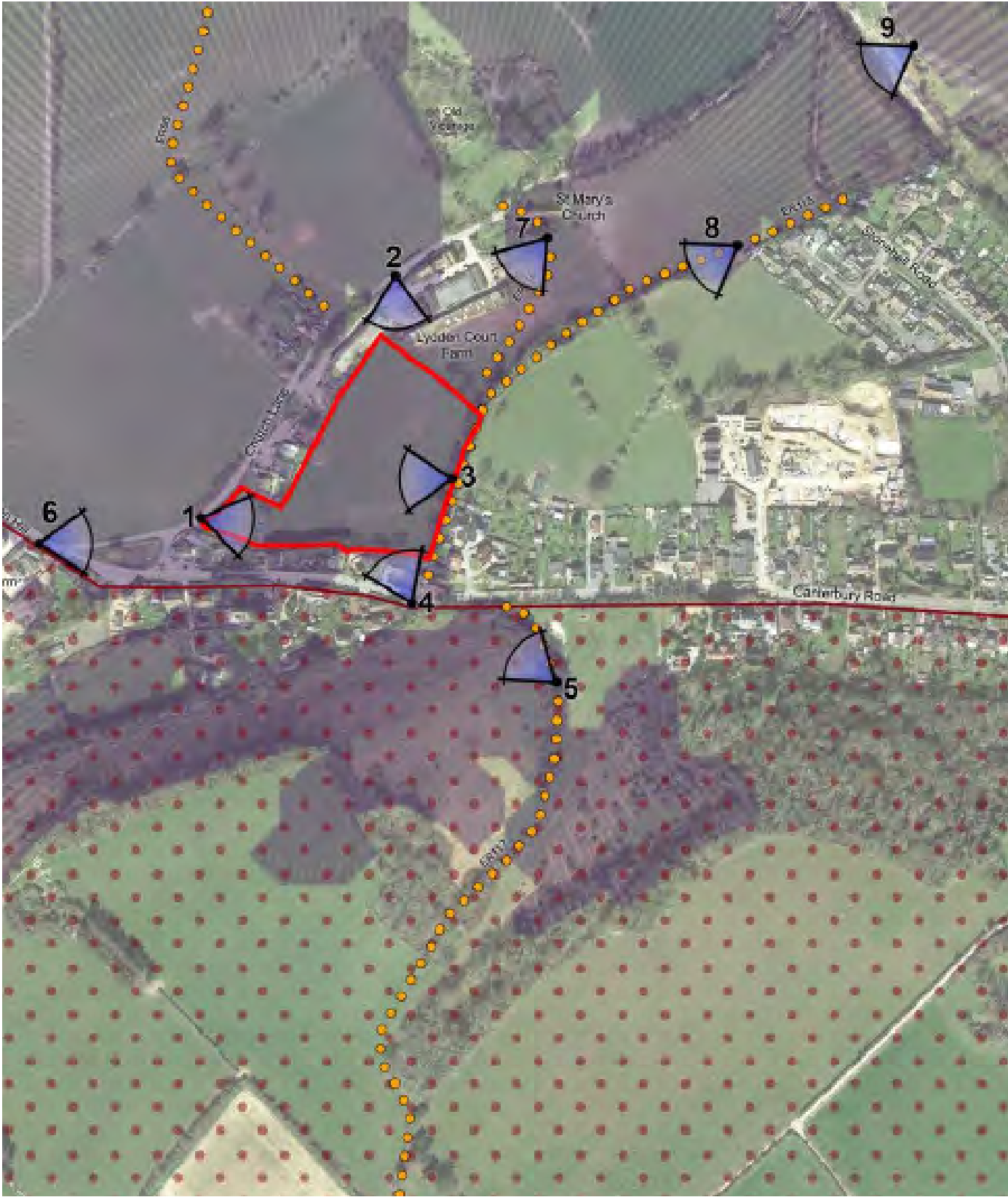


View 7



View 9

Site Photos taken by Aspect Landscape & Visual Impact Assessment



02

SITE CONTEXT

SITE CONTEXT



02

SITE CONTEXT

CONNECTIONS & ACCESSIBILITY

The diagram provides a comprehensive representation of key elements encompassing the application site. It incorporates the existing Public Rights of Way, illustrating the pathways accessible to the public. Also exhibits the existing and retained vegetation. To the South of the site, the diagram denotes the presence of the Area of Outstanding Natural Beauty (AONB).

The dotted lines represent the site contours which allow for a detailed understanding of the terrain's topography, influencing the project's design considerations.

Lastly, the diagram encompasses the land uses in the area. Overall, the diagram serves as a valuable tool for comprehensive site appraisal, showcasing the opportunities and constraints of the site.

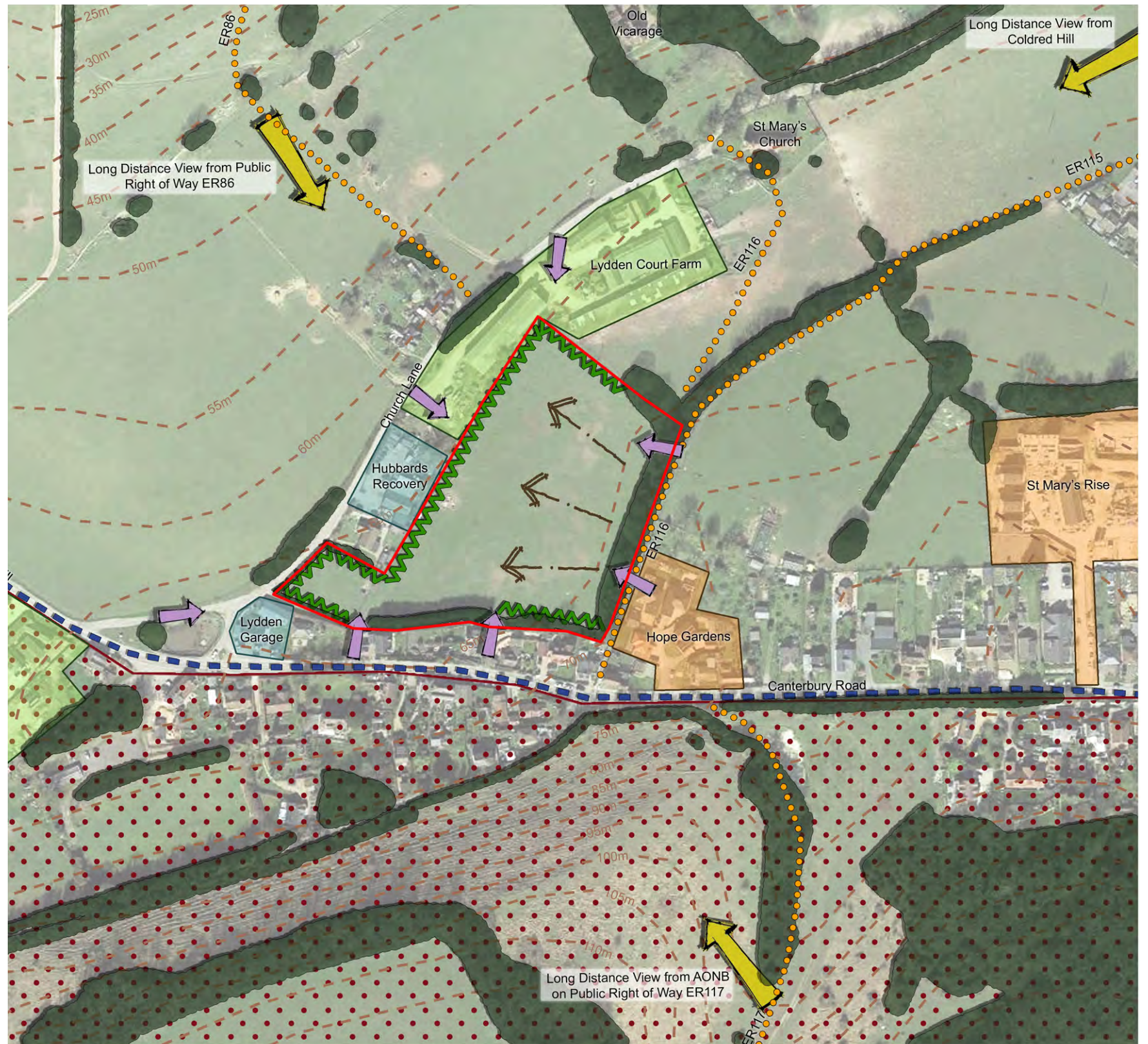
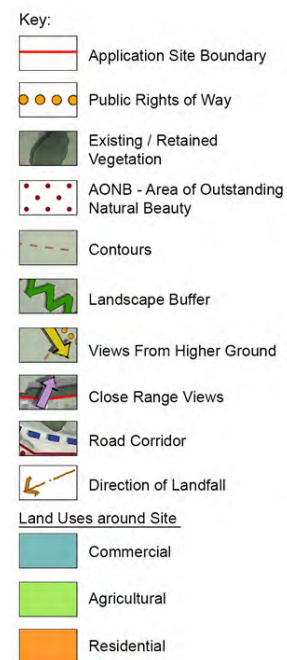


Diagram Extruded from Aspect Landscape & Visual Impact Assessment

02

SITE CONTEXT



03

DESIGN EXEMPLARS

THE DELIVERY OF EXCEPTIONAL NEW HOMES

**CHURCH ROAD, LYDDEN
REPRESENTS AN OPPORTUNITY
FOR THE DELIVERY OF A HIGH-
QUALITY DEVELOPMENT THAT
CAN ALSO DELIVER HOUSING
EARLY ON IN THE PLAN PERIOD.**



Images of Quinn Estates' Project and Examples of the Level of Quality Proposed for Danefield Grove

03

DESIGN
EXEMPLARS

LOCAL DESIGN EXEMPLARS

Buckston Browne Farm in the Kentish village of Downe was first opened in 1933 by the Royal College of Surgeons as a teaching and research centre and the Arts & Crafts style building on the site known as the 'Farmhouse' dates from this period. A new development of courtyard houses was created within the grounds which created a modern interpretation of the Arts & Crafts style utilising a traditional form and local materials but with contemporary detailing to windows and doors.

This exemplar project created a sensitive cluster of new dwellings within and existing village that responded to the immediate context and created a unique character.



03

DESIGN
EXEMPLARS



04

PLANNING CONTEXT

Legislation

Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses

Dover District Local Planning Policy

Dover District Local Development Framework: Core Strategy 2010: sets out policies and objectives for shaping development in the District. This includes the objective to ‘Ensure the intrinsic quality of the historic environment is protected and enhanced and that these assets are used positively to support regeneration, especially in Dover’.

The current planning policies for Dover district are set out in the statutory Development Plan. which is made up of a number of documents, relevant to this assessment are:

Core Strategy

The Core Strategy was adopted on 24 February 2010 and sets out the priorities for the future of the district. It allocates a number of strategic sites and contains the Core Policies and Development Management Policies to guide the future development of the district.

Dover District Heritage Strategy 2013 (Updated June 2020)

The Heritage Strategy seeks to set out a positive strategy for the conservation and enjoyment of the historic environment in Dover District. It aims to make information about the significance of the historic environment accessible, to apply the high level guidance contained within the NPPF and articulate what this means for Dover District. The strategy is intended will support Dover District Council in fulfilling its aims for the historic environment as part of its Local Plan process and to help ensure that the District’s policies for its historic environment are positively prepared, justified, effective and consistent with national policy.

Dover Distinct Local Plan to 2040 - Regulation 19 Submission (October 2022)(New Local Plan)

The New Dover District Local Plan was submitted for Examination on Friday 31st of March 2023.

This is not yet adopted but remains a material consideration. Relevant to this application are: The new Local Plan, once adopted, replaces the Core Strategy 2010 and the Land Allocations Plan2015, as well as saved policies from the 2002 Local Plan

PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes

All development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the principles within the policy in an integrated and coherent way.

The principles are set out along 5 key points;

- Context and Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Homes and Buildings

HE1 - Designated and Non-designated Heritage Assets

- Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use consistent with their conservation, will be encouraged.
- Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

- All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement,which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset’s historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

Land Allocations SAP47 - Land adjacent to Lydden Court Farm,Church Lane, Lydden (LYD003)

The site has been identified with the Regulation 19 Submission as; SAP47 - Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003)

The Site, is allocated for an indicative capacity of 30 dwellings.

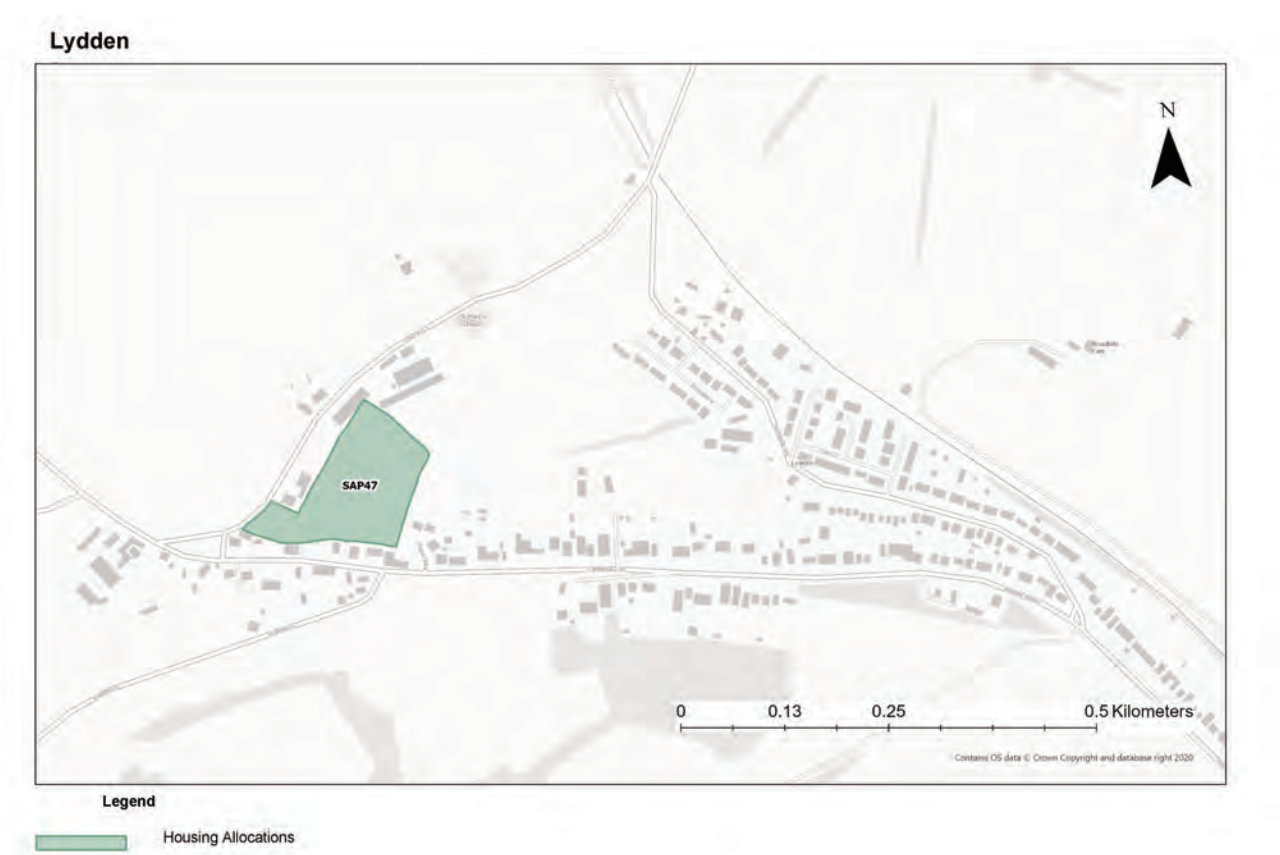


Table 4.14 Site Allocations in Lydden

Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity
Land adjacent to Lydden Court Farm Church Lane (LYD003)	SAP47	Housing	30

PLANNING, LEGISLATION, POLICY & GUIDANCE

National Policy

National Planning Policy Framework (July 2021) (As amended)

In July 2018, the government published the updated National Planning Policy Framework ("NPPF"), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.

This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).

Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and development which may have an effect upon it.

Heritage Assets are defined in Annex 2 of the NPPF as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning

authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.

'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change; the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.

Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 197 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 20 emphasises that where less than substantial harm would arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

National Design Guide (September 2019)

In September 2019, the Ministry of Housing, Communities and Local Government (MHCLG) produced a National Design Guide illustrating how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance, alongside the separate planning practice guidance on design process and tools.

The Guide recognises that well-designed places have individual characteristics which work together to create its physical character. It introduces 10 specific characteristics that would need to be considered when considering new development. These are:

MHCLG have also recently published a National Model Design Code, setting out detailed standards

for key elements of successful design. The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide.

The NDG acknowledges that quality design does not look the same across different areas of the country, for instance, that by definition local vernacular differs. MHCLG, therefore, expects that local planning authorities develop their own design codes or guides, taking into consideration the National Model Design Code. These would be expected to set clear parameters for what good quality design looks like in their area, following appropriate local consultation.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)

The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.

Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:

archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.



PLANNING CONTEXT

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.

Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.

Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 201 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible

or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Historic Environment Good Practice Advice in Planning

To support the national policies, three separate Good Practice Advice in Planning Notes (GPA’s) have been published by Historic England.

GPA 1: The Historic Environment in Local Plans [March 2015]

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]

This advice note focuses on the management of change within the setting of heritage assets. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.

This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.

This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or

- specifies an ‘area of search’ around the proposed development within which it is reasonable to consider setting effects, or
- advises the applicant to consider approaches such as a ‘Zone of Visual Influence’ or ‘Zone of Theoretical Visibility’ in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.

This should be followed by an analysis to assess whether the setting of an affected heritage asset

makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.

The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting.





05

DESIGN PRINCIPLES

THE MASTERPLAN

An illustrative masterplan has been prepared to demonstrate that the site can achieve 23 units within the developable area whilst also providing space for landscaping and biodiversity.

The site plan has been informed by the existing waterscape of the site with the Western part of the site remaining open to allow overlay surface water flows and also create a green setting for the development that will aid biodiversity. Planted buffers to the Eastern and Southern boundaries further aid biodiversity and help to reduce the visual impact of the development parcel.

The green areas flow into the development parcel at the entrance space and then North via the principle street to a green space that terminates the views.

Key

Site Boundary

Flood Extent Line

Proposed Trees

Existing Trees

Private Housing

Affordable Housing

05

DESIGN
PRINCIPLES

Quinn
Homes

Church Vale, Lydden | Design & Access Statement | July 2023

BUILDING ALLOCATION & CHARACTER AREAS

The illustrative masterplan is based on three character areas to help ensure that the development has a true sense of place to aid wayfinding.

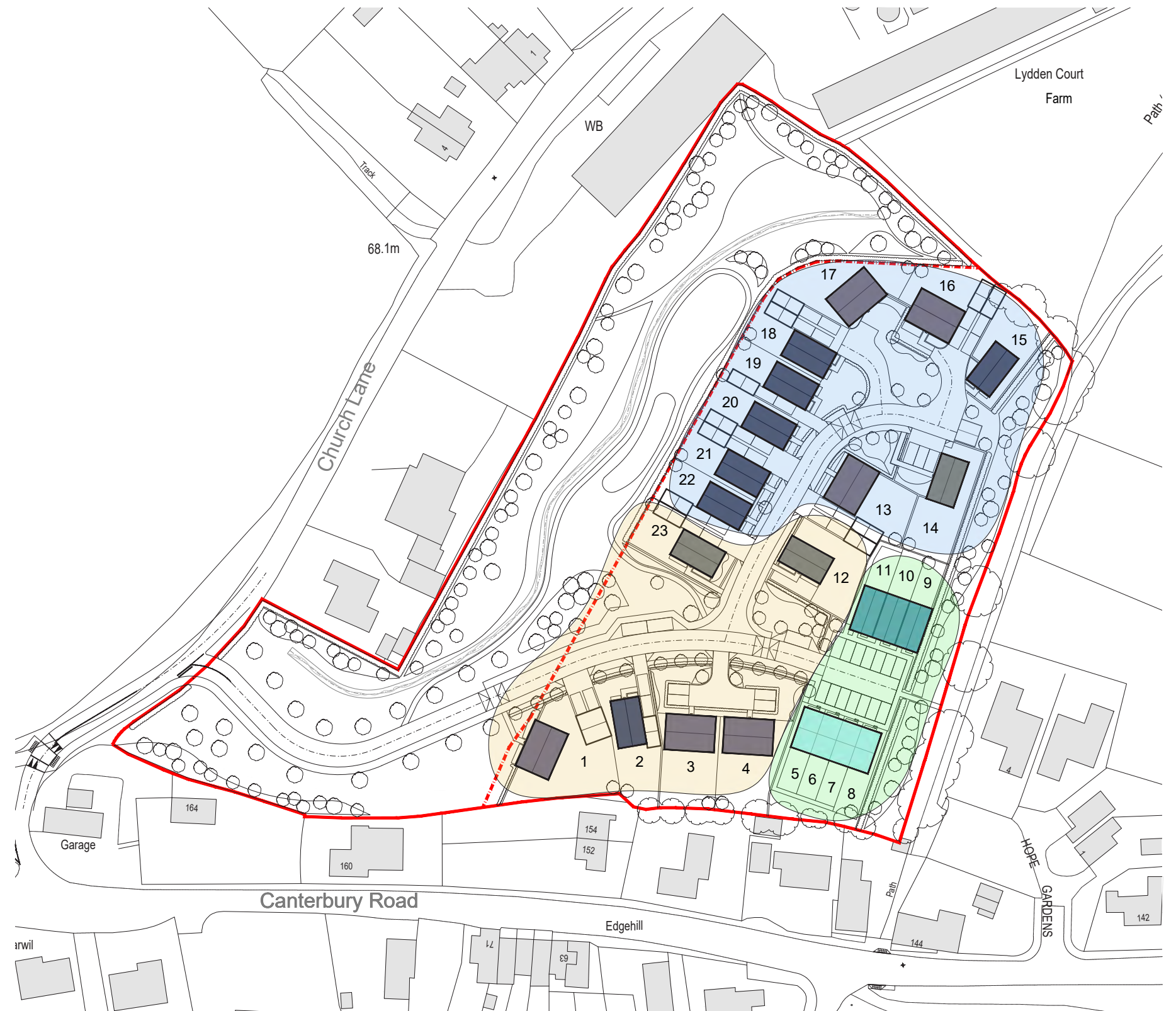
There is a strong entrance space based around a green with the Southern edge defined by strong perimeter walls and with detached houses fronting on to the space. The majority of these are wide fronted creating a strong visual edge to the green space.

To the East of this space a small mews courts is located where the units are slightly more dense in character with terraced units fronting a hard landscaped courtyard which features car parking.

North of the entrance green, a rhythm of detached units, gable on to the road, creates a different character leading North to a small cluster of houses around a smaller green space. These longer linear forms build on the precedent study from Buckston Browne.

Key

1. Entrance Green - Mostly detached with large front gardens to create a hierarchy of landscaped space. Mid height walls create a strong visual edge with most houses wide front and eaves on to the street.
2. Mews Courtyards - Terraced units arranged around a hard landscaped courtyard space and defined with strong boundary treatments/walls.
3. Green Edge - Houses are mostly detached and gable on to the street creating a distinctive rhythm of gables up the street.



05

DESIGN
PRINCIPLES

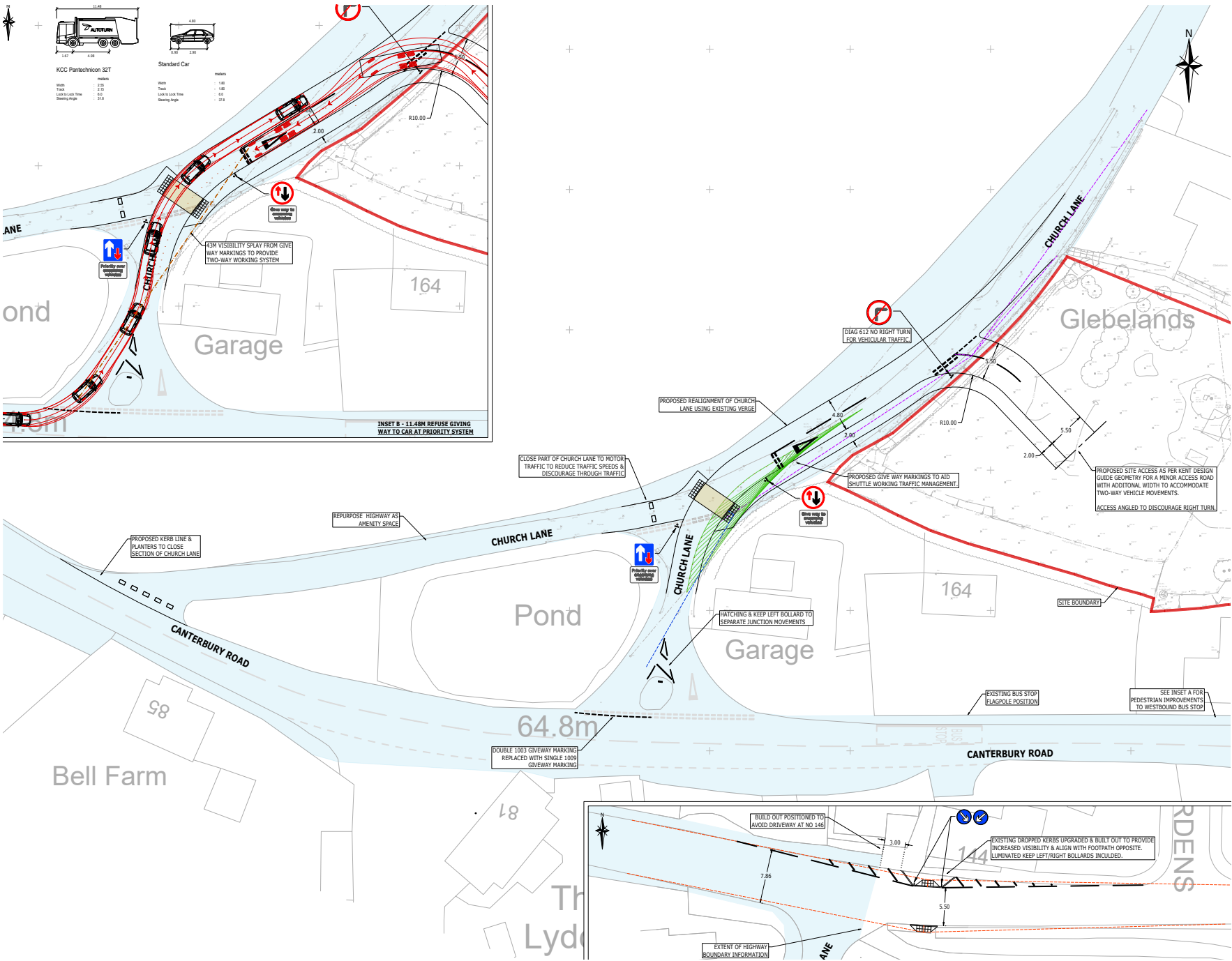
ACCESS

A Transport Statement has been prepared by Charles & Associates to support the planning application for residential development at Church Lane, Lydden.

The site benefits from a sustainable location with good access to local amenities and public transport services. The TS includes a carefully-conceived access proposal which demonstrates that safe and suitable access for all users can be achieved to the site.

The access arrangements have been designed in accordance with the emerging Local Plan policy requirements, and would repurpose an under-utilised section of the highway for the amenity of the wider community.

As a result, the development would not result in a significant impact on the local highway network and the proposed development would therefore be acceptable in relation to adopted transport and highways policy.



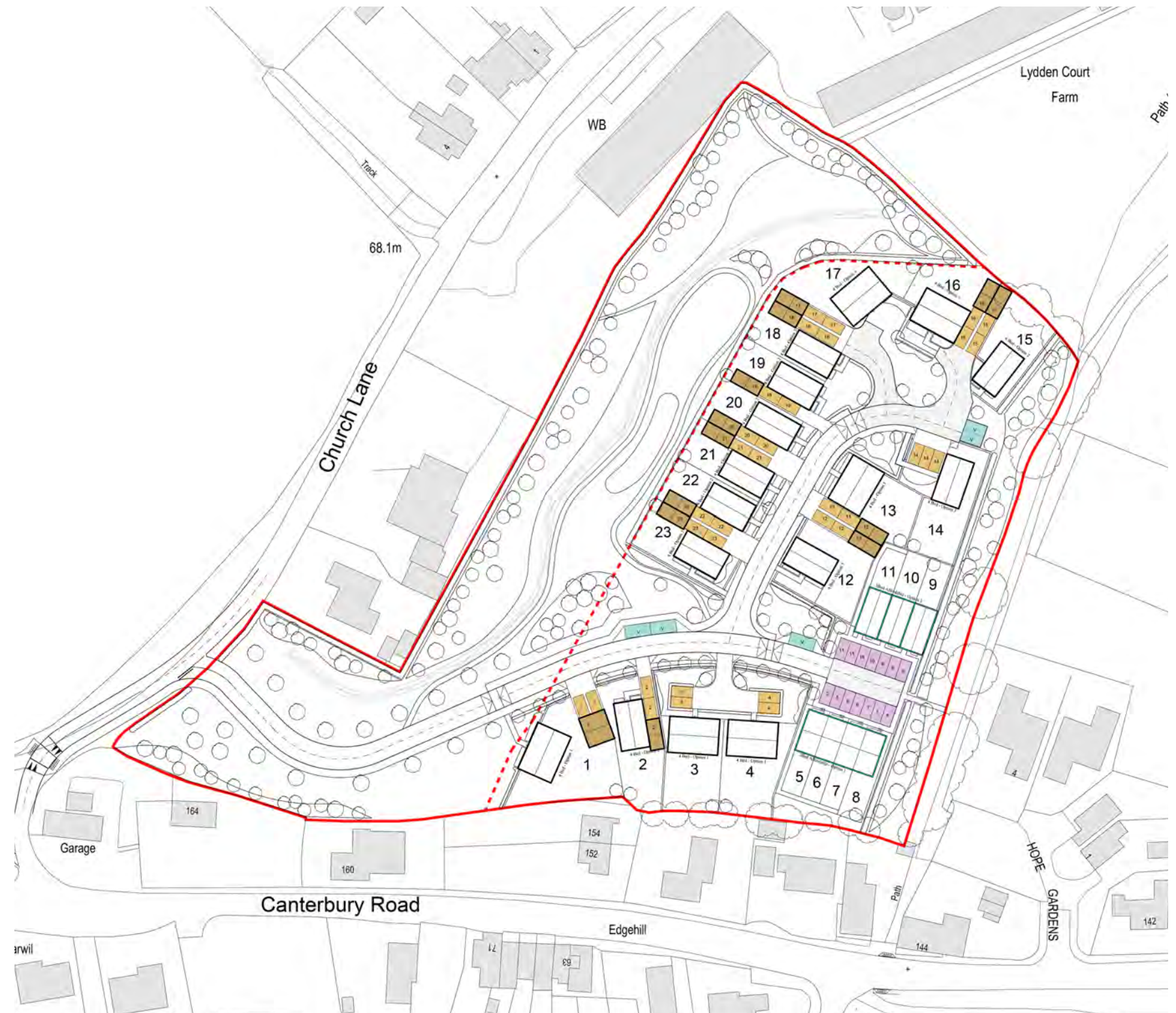
PARKING STRATEGY

An illustrative parking strategy has been produced to ensure that 23 units can be accommodated on the site whilst also accommodating technical requirements.

The parking is provided in accordance with the local parking standard as set out in Charles & Associates Transport Statement.

Key

X 5	Visitors Parking On street/courtyard/driveway
X 14	Affordable Unallocated Parking On Street/ courtyard
X 33	Allocated Parking On Plot/ Driveway
X 13	Allocated Parking Car port



05

DESIGN
PRINCIPLES

29

This includes a refuse strategy to illustrate how a refuse lorry can enter the site and the refuse workers will collect the waste from the kerbside.



DESIGN PRINCIPLES

FIRE STRATEGY

A similar exercise has been undertaken for a fire tender to ensure that a fire appliance can enter the site and can get to all the houses in order to be able to extinguish any fires within a 45m house distance.



05

DESIGN
PRINCIPLES