SITE SECTION

The scheme is predominantly three-storeys with the exception of the two end buildings on the Maidstone Road frontage which have been reduced to two storeys to relate to the scale of housing opposite. The massing of the building has been broken up to appear as a collection of separate buildings. This has been done to respond to the semi-detached two storey existing dwellings opposite on the Maidstone Road. Roofs are pitched at 40 and 45 degrees to respond to the local context and the built form is broken up to create a variety of ridge heights and external wall positions.

The proposed scheme is set back from the Maidstone Road and the new bungalows have been placed on the boundary to respect the scale of development on this side. Additional planting will be used to reinforce the boundaries of the site especially in the southern corner of Walnut Place where the planting will extend to 10m deep.

The site is set down from the level of the existing Maidstone Road and the houses here by approximately 1.6m and is fairly level with an overall difference of 2 metres across the site from west to east. The Extra Care building is positioned on one level at 91.5m above sea level. This sits the building just lower than the main entrance road by approximately 800mm (varies)

It is envisaged that the communal facilities will form a sustainable resource for the development complementing those already in existence in the village. However to ensure flexibility for the future, the communal facilities sit within the footprint of the apartments over. This would enable easy conversion of the facilities into apartments should the need for these facilities not be required in the future.
Maidstone Road Street Elevation (Part 1)
Maisdstone Road Elevation (Part 2)

Outline Application

(Housing Indicative Only)

Maidstone Road Street Elevation (Part 2)
4.4 Architectural Approach
and Elevational Form
EXISTING HOUSES IN CHARING

Sherbourne House

The High Street

The Old House

REFERENCE IMAGES
DEVELOPMENT OF ELEVATIONAL FORM

These diagrams illustrate the evolution of the elevational form as an extension of the ‘building’ form and massing studies. There is an overt reference to the composition of the historic buildings within the Village, these present as a charming ‘collection’ of buildings. The new scheme references these elements such as jettied upper floors, projecting bays, material variation. Visual distinction between ‘dwellings’ will achieve a real architectural richness.

Context
(Sherbourne House-Charing)

Elevational Base Massing

Adjusting the Heights

Profile

Adjusting the Form

Articulating the Form

A collection of Buildings

Creating a Domestic Scale

Crafting The Detail
ELEVATIONAL FORM

Sherborne House - Charing High Street

Bay Study
BAY STUDY 1
Three storey element in white timber cladding and render. This was thought to be too ‘white’ and heavy by the Parish Councillors and it was thought that these wouldn’t blend into the landscape.

BAY STUDY 2
Three storey element in brick and render. The solid ‘framing’ was thought to be too alien to the language that can be found in the surrounding architecture.

BAY STUDY 3
Glazed balcony’s make the elevations appear lighter with a less solid balustrade.

BAY STUDY 4
Glazed balcony’s and all brick still presented a problem with the heaviness of the appearance.
BAY STUDY 5

A painted steel framing system of balcony supports creates a light framework reminiscent of the timber framed buildings found in the village. The small jettying out of the first floor picks up on the traditional jettying found in Sherbourne House on the High Street. The framework extends to support the roof and makes the building appear more traditional.

The pitched roofs are of clay plain tiles with the high level apartment roofs of the circulation areas constructed in a waterproof single ply membrane. A zinc roof has been designed to the single storey lounge buildings in the courtyard as this will be heavily overlooked.

Red brick to match that found locally in the village and white boarded elements make up the external walls. The external frame to the balconies in the central buildings is of painted steel rectangular sections with glazed balustrading and occasional naturally finished timber vertical screens for privacy purposes. Windows are of coloured UPVC outside and white UPVC inside and there are also sections within these of naturally finished timber panelling with separate louvred areas to the main bedrooms for ventilation.

By using two depths of apartment each with its own building typology and material a range of massing and elevational form has been created. This is a building that is made up of parts such that when put together it has a richness that responds to the context of the historic village of Charing.
View along maidstone Road

Proposed Street View (A20 Maidstone Road)

Maisdstone Road Elevation (A20)

View along maidstone Road

Detailed Application

Outline Application

Extra Care Bungalows

Extra Care Building

Access Road Junction

Outline Application (Housing Indicative Only)
View from playing fields

Outline Application
(Housing Indicative Only)
Extra Care relationship with playing fields
4.5 Landscape Strategy

**KEY DESIGN OBJECTIVES**

- Introduce a new landscape which extends and enhances the qualities and character of the local environment and designated areas.
- Retain and strengthen mature boundary vegetation to filter views from the surrounding area, enhance the screening from Maidstone Road, and promote the verdant rural setting of the existing site.
- Employ a simple palette of surface materials and boundary treatments which establishes a visual connection with the new buildings and respects the local vernacular.
- Establish a sequence of open spaces across the site which contribute to the green setting of the development, coordinate with the drainage strategy and provide high quality accessible amenity for residents.
- Prepare a landscape masterplan which retains existing trees and boundary vegetation and minimises impact on root protection areas.
- Coordinate the hard and soft design with the proposed drainage strategy including the introduction of swales, detention basins, permanent ponds, rain gardens and permeable pavements.
- Establish strong pedestrian connections and views to the existing playing fields/public amenity to the north and to the wider footpath network.
- Introduce new native edge habitat to the boundary with the Alder Beds to respect the integrity of this regionally important landscape.
- Introduce discrete parking areas in key locations which address the needs of the development without impacting on the visual quality of the area or obstructing pedestrian/cycle access through the site.
- Create a high quality external garden environment for the new Extra Care facility that will benefit both the residents and the local community.

**Landscape Masterplan**

**KEY**

1. Extra care arrival and drop off
2. Pedestrian access to playing field
3. Parking areas
4. Permanent pond and reed bed
5. Grassed swales/detention basins
6. Rain gardens
7. Existing boundary trees and vegetation retained and enhanced
8. Existing ditch retained
9. Meadow trail
10. Extended pond
11. Wet woodland margin extended and reinforced
12. Playing fields
13. Community orchard (fruit trees)
14. Retained walnut tree
15. New street trees (large scale native species)
16. Shared space/permeable pavements
17. New native trees and hedging to strengthen boundaries
18. Species rich wild flower meadow boundaries
LANDSCAPE ANALYSIS

The site is located on the eastern fringe of Charing which sits on the northern boundary of the Wealden Greens and National Character Area (NCA). This stretch of landscape comprises a curved belt of shallow sloping terrain running parallel to the North Downs. A quarter of the area is made up of extensive belts of woodland characterised by ancient broadleaf woods and more recent coniferous plantations. In contrast to this the area features open heath over acidic soils, river valleys and arable crops with occasional commercial fruit orchards. The area has outstanding landscape, geological, historical and biodiversity interest. In excess of half the area of the Wealden Greens and NCA is covered by natural landscape of the highest quality including the South Downs National Park, Kent Downs Area of Outstanding Natural Beauty (AONB) and Surrey Hills AONB. The underlying geology has shaped the scarp-and-dip slope topography which offers far reaching views from the southern slopes of the North Downs. The character of the area also reflects connections to the industrial, military and cultural history of the area, including distinctive deer parks and 18th-century parklands. The area comprises many nationally and internationally designated wildlife sites and other non-designated semi-natural habitats. In addition, fragments of acid grassland and parkland landscapes add to the overall biodiversity of the natural environment.
LANDSCAPE DESIGN APPROACH
The high quality of the existing views and landscape character associated with this site has demanded a landscape led approach to the masterplan. The layout, edge conditions and spatial arrangement is shaped by the existing ecology and vegetation structure. The proposed layout establishes ecological corridors along the boundaries and seeks to retain the site’s high quality visual amenity. The landscape design addresses potential effects on views and landscape character from visual receptors (including rights of way, public highways and private properties).

The masterplan is strongly influenced by the local topography, vegetation (hedgerow boundaries, wet woodland, feature trees and meadow grassland), and significant features including the moat to the west and the various ditches, springs and tributaries associated with the site’s hydrology.

The scheme contributes additional high quality public space to ensure that the local community can enjoy the amenity of the area for walking and informal recreation. A key contribution to the local amenity is the improved access to the playing field to the north for both vehicles and pedestrians. To help promote a strong sense of community and provide opportunities for local residents to participate in gardening activities.

The Extra Care facility is located to the west of the site with its own secure and sheltered central courtyard. The layout of the housing to the east is designed around linear shared streets and external communal spaces – these routes establish strong links between the housing, new access and Extra Care facility and strengthen pedestrian and cycle connections through the scheme and the Charing Playing Fields and Alder Beds wildlife site to the north. The margins of the site are reinforced with richly planted swales and meadow habitat. The existing hedgerow and woodland boundary vegetation will be retained and the ecological value enhanced by the planting of a rich and diverse flora.

The scheme incorporates a sequence of clearly defined spaces within a legible road network. These include the forecourt and pond that deliver a strong sense of arrival to the Extra Care building and establish a physical and visual connection to the playing fields. A new grassed swale which defines the north boundary to the site is culverted to the width of the new forecourt. This enables a seamless transition across mown grassland into the playing fields from the new development.

A further space to the east (Alder Green) is formed from the natural extension of an existing pond on the eastern boundary. This space functions as a detention basin as part of the SUDS infrastructure and when dry an informal recreation space for the local community. The square to the south-east corner (Walnut Place) is formed by new housing centred on a retained Walnut tree. An underground spring is revealed at the corner of the square as an informal landscape feature and to provide a tangible connection to the site’s underlying hydrology. The housing area is bound by green lanes to the north and south which reinforce the informal rural character of the scheme and facilitate movement for pedestrians and cyclists. A small communal garden (fruit orchard) is located at the heart of the housing area to assist in generating a sense of community and provide opportunities for residents to participate in gardening activities.

BOUNDARY PROPOSALS
The north boundary will be defined by a newly formed grassed swale and low estate railings to ensure good visual permeability into the playing fields. The southern boundary will incorporate a traditional timber post and rail agricultural fence and reinforced native hedgerow. Additional large scale native trees further reinforce the visual screening of the development from Maidstone Road. The western and eastern boundaries are reinforced with new native woodland edge planting to strengthen the relationship of the scheme to its rural landscape setting and establish a connected network of ecological corridors. The generous green boundaries enable the landscape to flow into the plan, reinforcing the site’s connection to its countryside setting.

Internally within the housing area walls will be used to link buildings and create continuous frontages. Courtyards will normally be enclosed by walls. Walls will predominantly be built of brick to match the buildings. Where front gardens are proposed which require enclosure, low front walls of not more than 1m height may be employed.

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CARE BUILDING

The Extra Care building incorporates a generously proportioned centrally located safe and secure communal courtyard garden. Part of the garden is divided by a low hedge to provide an extension to the public cafe facility. The ground floor of the building is laid out to provide views and access to the garden from all sides to assist resident and visitor orientation around the building. The linear layout and of the garden addresses way-finding, optimises natural lighting, provides safe circular walking routes, raised areas to facilitate contact with plants for both ambulant and wheelchair users, and clearly marked entrances and exits to mitigate against anxiety.

The proposals provide a green outlook from the building to enable non-ambulant residents to enjoy views of the gardens throughout the year. The courtyard will provide sheltered seating associated with trellis, pergolas and trees, and provide legible circular routes through planting rich in colour, texture and scent. Paths are designed to be wide enough for wheelchair and electric scooter users. A central water feature provides a bold statement at the heart of the courtyard and extends views into the garden from the entrance lobby. The feature is also used as a device to blur the boundary between the private residents garden and public cafe terrace. The external spaces are designed to bring residents and staff together to minimise the risk of isolation and promote the development of a socially sustainable community.

A diverse range of shrub and herbaceous planting will be used in the heart of the garden to establish a 'sensory' theme to provide a stimulating environment for residents and encourage wildlife into the garden. The boundaries will comprise native tree, shrub and under-storey species to strengthen and enhance the existing verdant townscape setting. The planting scheme will comprise a restrained palette of plants to create a sense of calm with contrasting textures and colours for sensory stimulation and seasonal variation incorporating bright autumn colours, lush groundcovers and bulbs.

The southern boundary is retained as an informal countryside edge with new mixed native hedge boundary, species-rich meadow with mown paths and new large scale native trees to enhance the landscape screen from Maidstone Road. A small production area is secreted into the south-west corner incorporating raised timber planters, trellised hops and beehives. This will give a small number of residents the opportunity to engage in gardening activities.
A new access is proposed off Maidstone Road orientated along an informal line of large scale native trees which frame views towards the playing fields to the north. The new access is rural in scale and character, with footways located inboard of richly planted verges and linear rain gardens. Links from the site to existing footpaths will be established and where necessary the proposal will introduce landscape buffers to mitigate any potential impacts from the development and seek to enhance the experience of the landscape for users of adjacent local rights of way.

The scheme offers new pedestrian connections to the western edge of Charing village for users of the existing public rights of way to the south and from Maidstone Road. New shared routes throughout the proposed housing provide safe and attractive routes for pedestrians and cyclists.

The new access route arrives at a generous open space and pond which offers views into the playing fields and generates a 'sense of arrival' at the forecourt to the new Extra Care facility. This building benefits from framed views into the landscape across a shared courtyard and through existing trees and richly planted wildflower meadow and swales. Internal routes have separate footways laid flush to aid wheelchair and ambulant residents linking a network of shared spaces. These spaces assist orientation through the scheme for pedestrians/cyclists and offer opportunities for door-step play.

Parking and servicing is discretely incorporated on plot within the streets and to the western margin of the scheme associated with the Extra Care building enabling the southern, northern and eastern edges to remain green and informal. The parking is concentrated in these locations to minimise the impact of vehicles and establish an attractive open rural character to the external environment. The visual impact of parked vehicles is minimised by the introduction of low native hedges and trees.
OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT

The Arthur Baker playing fields and the Charing Alder Beds wildlife site (comprising ancient woodland) are located to the north. The Alder Beds are an important fenland habitat within the county and are subject to a sensitive restoration including grazing management funded through the Countryside Stewardship Scheme. The development site comprises approximately 4ha of land which includes 2.2ha of pasture and a derelict cultivation area/market garden (1.8ha) now overgrown. A stream runs north-south along the eastern boundary and widens to create a pond at the north-east corner of the site.

Key objectives (identified in ecology report attached to this application)

• Incorporate native planting wherever possible, including plants of local provenance, as this will increase insect and invertebrate populations
• Create a mosaic of habitats with a variety of plants, which will diversify insect species and support a range of larger animals
• Avoid creating gaps in the green network, and where possible infill or bridge gaps for maximum ecological connectivity
• Incorporate permeable paving to enable source control. This could include gravel and grass reinforcement

The ecology survey identifies opportunities for establishing continuous wildlife corridors along the southern and northern boundaries. This will be achieved by strengthening native hedgerows and planting additional woodland edge species and large scale native trees to establish a sequence of connected habitats. The northern margin is planted as a picturesque meadow bordering a continuous grassed swale to provide seasonal colour and contribute to the biodiversity of the site.

The eastern boundary will be further enhanced with layers of native planting to establish a rich wet woodland edge. The meadow areas incorporate mown paths to bring amenity and nature together. The site margins will be enhanced with additional layers of native planting to optimise the wildlife potential of the existing woodland margins and hedgerow boundaries. A new balancing pond introduced as part of a comprehensive sustainable drainage strategy provides an important visual focal point and further opportunities for enhancing the site's ecology.

A bio-diverse planting strategy for the boundaries, streets and open spaces will be established to reinforce the ecology-led approach to the wider Landscape. The scheme will incorporate fruit trees to reflect the character of the Kent landscape and offer residents the opportunity to harvest the fruit in autumn. The planting strategy is designed to minimise maintenance by including varied mowing regimes to grassed areas and use of a robust native species palette. Consideration will be given to opportunities for rainwater harvesting and the introduction of hibernacula, bird-feeding stations, water baths and nest boxes.

Balancing pond
Woodland edge
Mown path
Fruit trees (apple orchard)
Rain garden
SURFACE WATER DRAINAGE STRATEGY

The Drainage Strategy (report October 2014) identifies the following opportunities for surface water attenuation: wet ponds, conveyance via swales and rills, detention basins and underground modular storage. In consideration for SUDS on this site the following methods of surface water management are preferred:

- permanent ponds
- permeable pavements
- online storage
- dry detention
- grassed swale

A location for a permanent (wet) pond is identified for the open space north of the Extra Care building at the end of the entrance route. This is a strategically significant location for the pond positioned centrally within the development site. The pond will play an important role in the overall mechanism of storm water management across the site. The proposals include for the installation of significant areas of permeable pavement for parking areas, secondary roads and green lanes. These locations will have the ability to store rainwater in voids within the sub-base material. Online storage may include oversized pipes or geo-cellular storage units which sit beneath large areas of permeable pavement, particularly parking areas. A dry detention basin is located in the open space adjacent to the existing pond on the eastern boundary. This element combined with the proposed boundary swales and linear rain gardens (planted ditches for rainwater storage and bio-filtration located within roadways and hard landscape areas) are utilised within the overall flood management of the site by conveying water away from the residential buildings.

In order to complement the rural character of the area much of the site will retain a soft appearance incorporating grassed boundaries and large connected planted areas which make a significant contribution to the attenuation of run-off. The application of a comprehensive SUDS also offers further opportunities to enhance biodiversity across the site by the establishment of a variety of habitats colonised by species of local provenance.

EXTERNAL LIGHTING

The lighting scheme across the site will be specified as a low wattage system to prevent potential glare or light spill onto the playing fields and local environment. The position of lighting along vehicular routes throughout the development will be carefully considered in relation to tree positions to avoid future management problems when the trees reach maturity and in relation to potential visual impact and glare on the at night.

In association with the Extra Care external lighting of perimeter paths, terraces and patios, parking areas and courtyards will be specified to ensure that light levels are sufficient for people with impaired vision and assist security across the site. Inset ground-level light fittings will be used on the terraces and at intervals along the garden paths, with wall fittings to all individual patios. The entrance court/service area will be lit with a mix of wall fittings and low-level bollards to provide a safe and even light level.
5.0 Access

5.1 Access
5.2 Security
5.3 Waste Management
5.1 Access

VEHICULAR

Vehicular access to the whole site will be via a new access point on the Maidstone Road at the northern end opposite house numbers 7 & 8. This access has been positioned in accordance with recommendations from the Highways department.

The existing site entrance at the southern end of the site on the Maidstone Road will be maintained as an emergency access and will be gated and locked so that bolt croppers could open if necessary.

A new right hand turn lane has been designed for the new main site entrance on the Maidstone Road and this has been specified by the Highways Department. The design of the new access way makes allowance for visibility splays and incorporates a traffic island for pedestrian safety.

The new road network for the site has been designed with the pedestrian in mind to discourage speeding and encourage pleasant routeways by minimising the lengths of road way and by making regular changes in direction.

A new vehicular access way has been shown at the north-eastern corner of the site to connect to the existing Sports Pavilion Car Park. This has been encouraged by Ashford Borough Council and the Parish Council in order to alleviate existing traffic coming through from the ‘Moat’ bungalows and to encourage a better relationship between the Arthur Baker Playing Fields and the wider community.

CAR PARKING RELATING TO THE HOUSING

Each three and four bedroom house has a garage and two on-plot car parking spaces. Each two bedroom house has one on-plot car parking space with another half space for use nearby with the exception of three of the two beds that have 1.5 spaces just outside off plot. There are 13 visitor parking places peppered across the housing site with a total of 88 on and off-plot parking spaces for the whole housing site.

CAR PARKING RELATING TO THE EXTRA CARE BUILDING

There are 30 spaces in total for the Extra Care Building which include a minibus parking space and disabled spaces. This is equivalent to 54% when taken as a proportion of the total number of dwellings in the scheme.

The layout provides sufficient parking for the type of development proposed and the level of parking is commensurate with other similar facilities run and operated by Orbit. The age restricted nature of the development and the active management of residents ensures a low demand for on site parking spaces. It is the intention for all schemes run by Orbit to promote the use of electric cars and so electric charging points will be installed in the car park at the rear.

Staff will not have designated parking spaces, the parking will operate on a first come first served basis.

The disabled parking spaces are positioned directly in front of the main entrance which is also where the minibus/emergency drop off is located. The remaining spaces have been split between a parking court to the north of the building at the rear and in front of the plant and refuse areas. The majority of the frontage in front of the café and communal areas has purposefully been left clear of parking so that this can become a landscaped space that connects to the Arthur Baker Playing Fields. This follows advice from the pre-application meetings.

PEDESTRIAN

There is an existing footpath along the length of the Maidstone Road adjacent to the site. The new site entrance will incorporate a crossing point here and a pedestrian crossing point at the right hand turn on the Maidstone Road will allow pedestrians to cross over to the bus stop on the other side of the Maidstone Road. As part of the Section 106 agreement, the existing footpath that leads from the new site entrance towards the village on the Maidstone Road will be widened to 3m up to the junction with the Old Ashford Road to create a shared cycle/pedestrian way.

The site has footpaths created on both sides of the main entrance road within the site and this leads to the housing and directly to the main entrance of the Extra Care building. The new access way to the existing Sports Pavilion Car Park and the forecourt to the Extra Care building are designed as shared surfaces. This will allow residents and people visiting from the village to walk safely to the village. The route goes past the new bungalows and through the Sports Pavilion Car Park and then through the ‘Moat’ bungalow estate directly to the churchyard which connects to the Library and then to the village high street.

CYCLE ACCESS STORAGE

Secure enclosed cycle storage is provided within the building inside the buggy/scooter store. External cycle storage for visitors is immediately outside the café and here there are 8 sheffield cycle stands for a capacity of 16 bicycles.

SERVICING

Servicing of the building relates to the removal of waste and routine maintenance.

Vehicular access roads have been designed to allow for refuse and recycling vehicles to enter the whole site and turn. Refuse Vehicles can access the main refuse store of the Extra Care and the housing. With the exception of the 4 detached dwellings on the perimeter of the site adjacent to the Arthur Baker Playing Fields. Here there will be a hard standing to take their refuse to. This has been designed to remove the need for the construction of a turning circle for refuse vehicles at the end of this road in such a sensitive area.

EMERGENCY VEHICLES

There is fire appliance access along three sides of the site. Dry risers are allowed for within the stair cores. Ambulance access would be via the main forecourt or parking court. No specific parking provision is considered necessary.

MOBILITY SCOOTERS

It is envisaged that due to the age of residents that many will rely on re-chargable electric mobility scooters for their transport. A buggy store is located close to the main entrance of the Extra Care building for their safe storage and re-charging.

ACCESSIBLE DESIGN

It is intended that all areas of the site and the building will be designed to be wheelchair accessible. In addition, the design will accommodate features to assist those with other impairments typically suffered by older people including mobility, hearing, visual and cognitive impairments.

The building is designed to provide an appropriate environment to suit the emotional and physical needs of frail older people whilst maximising the efficiency (in terms of space, build-ability and care delivery) that will ensure affordable capital and running costs.
5.2 Security

The development at Maidstone Road will have regard to Secured By Design Standards. It is felt that the design and management of the scheme and its relationship with the public realm contributes significantly to the safety and security of a development and can assist crime prevention and minimise the fear of crime.

The main principles incorporated in the scheme are as follows:
- Access control to all entrances to the buildings
- Discreet CCTV linked to the access control system and to residents’ televisions
- Location of the reception/office is adjacent to the main residential entrance to enable arrivals and departures to be closely monitored. This provides a passive line of security to the ‘front of house’.
- The hairdresser and the café will be able to be directly accessed from the outside and gain entry to the communal areas inside the building however there is another line of security through which residents go to get to their apartments which needs a key fob to activate.
- The two lift cores are located away from the main entrance to the building which provides a level of passive security. They are accessed through a secure door which creates ‘progressive privacy’ in the scheme.
- The external terrace to the public lounge is landscaped to secure it from the rest of the communal garden.
- All apartments are provided with balconies providing an active façade and level of natural visual surveillance to the site boundaries. The car park is overlooked by the entrances to the new bungalows.
- Ground floor apartments are provided with patios which are set within the site boundary secured by new hedgerow planting and post and rail fence.
- The proposed buildings present their main elevations towards the street creating natural surveillance.
- Where the building is set back from the Maidstone Road this area is defined as private and enclosed by its landscape design appropriate to the rural environment.
- External lighting will provide a well-lit safe environment at night appropriate to its location in a rural context.
- Fully lit communal areas will feature

5.3 Waste Management

Advice was sought from Ashford Borough Council for the quantity of bins. They base their calculation on apartments which are inhabited by families. Their recommendation was for twenty 1100L eurobins and seven 140L bins for food waste. Our opinion based on the size of stores in previous schemes with this user group is that this is too much. We have allowed for just under a half of this provision on the basis that many of the apartments will be inhabited by only one person with a maximum of two persons per apartment and with a large fully catered restaurant and café on site, cooking may only be done semi-regularly by some residents.

A single refuse and recycling store is located adjacent to the kitchen in the Extra Care Building in close proximity to a lift. This can be easily accessed for collection from the external road by refuse vehicles and easily accessed internally by residents on their way out of the building. The refuse store is 34m² in size and has the capacity to store nine 1100L eurobins for general waste and for recycling and eight 140L bins for food waste. A separate refuse store is provided for use by the kitchen which is accessed from the outside.

The strategy for waste disposal is that if residents are able to do so they will take their refuse to the main bin store. If they are unable to do so carers will assist with the removal of refuse from their apartments as required.

Refuse collection to the housing will occur from the road with refuse vehicles able to circulate safely throughout the site to collect from individual bins to each dwelling.
6.0 Energy Efficiency and Sustainability
6.1 Energy Efficiency and Sustainability relating to the Extra Care Building

Overall the scheme achieves a good standard of sustainability which seeks to minimise its impact on the local environment and provide scope and encouragement for the future residents to adopt a sustainable lifestyle. This is broadly achieved through the following key attributes:

SOCIO-ECONOMIC CREDENTIALS

• The proposed development is for an Extra Care Facility which is designed to create an enabling environment for the complex needs of older people suffering from a range of age related impairments. The building will be fully accessible to wheelchair users and therefore cater to those residents with mobility difficulties, as well as those with hearing and visual impairments and manual dexterity limitations. The building environment is designed to stimulate residents into engaging in social activities which support an active and inclusive community.

• The building will provide a range of communal spaces designed to support the needs of the client group, including a communal lounge and restaurant, hairdressing salon, hobby room, gym and courtyard gardens. Residents will therefore have easy access to facilities which cater to their needs.

• The location of the scheme is in close proximity to the facilities of the village which enables the residents to access the village amenities by foot or by electric buggy without the need for a car. This makes it an ideal location for older people to live. The design has created a new pedestrian route directly into the village where the library, shops and the doctors surgery and village hall can all be found. A bus stop directly outside the main site entrance on the Maidstone Road has services to Ashford and the train station is only a few minutes walk along the Maidstone Road with services to Ashford and then on to London.

ENVIRONMENTAL CREDENTIALS

• All of the apartments will be designed to reduce their energy use and emissions through efficient building form and construction and cost-effective energy efficiency measures, where the building envelope is designed to literally insulate the residents from future energy price increases.

• The scheme has been designed to abate CO₂ emissions and achieve the standards of the policy requirements in Ashford. (refer to the energy statement for further information.)

• Every dwelling will be provided with water conservation fittings to make efficient use of potable water to meet everyday needs. The surface water management design accounts for future climate change projections and attenuation.

• The site will be constructed with an efficient waste management strategy. Every dwelling is provided with waste recycling facilities to encourage and enable all residents to recycle their municipal waste.

• The landscaping strategy provides a harmonious integration with local ecological features in the form of the existing reinforced pond area and the new pond area and rain gardens. This seeks to enhance existing wildlife through the planting of native species of trees and shrubs.
Energy Strategy Overview

A detailed review has been carried out to assess how best the development can achieve and surpass the requirements of Ashford Borough Councils CS10 and CS6 planning policies, which set out standards for all new developments to ensure they achieve an acceptable quality standard for environmental performance and sustainability for buildings, through the implementation of The Code for Sustainable Homes (CSH) and BREEAM, whilst imposing minimum carbon reduction targets to ensure a proportion of energy usage on site is delivered through the installation of Low or Zero Carbon (LZC) energy sources.

The energy hierarchy has been applied to ensure energy efficiency is maximised, prior to the consideration and implementation of LZC measures.

EXTRA CARE FACILITY

For the extra care facility the proposed measures are as follows:

Be Lean
The following measures have been proposed to ensure that all elements of the scheme benefit from highly efficient thermal fabric to minimise heating requirements. The proposed U values are as follows:

<table>
<thead>
<tr>
<th>Thermal Element</th>
<th>Proposed Value</th>
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</thead>
<tbody>
<tr>
<td>External Walls</td>
<td>0.18W/m²K</td>
</tr>
<tr>
<td>Party Walls</td>
<td>0.00W/m²K</td>
</tr>
<tr>
<td>Walls to unheated common area/Non-domestic</td>
<td>0.30W/m²K</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>0.13W/m²K</td>
</tr>
<tr>
<td>Roof</td>
<td>0.13W/m²K</td>
</tr>
<tr>
<td>Windows</td>
<td>1.40W/m²K</td>
</tr>
<tr>
<td>Thermal Bridging</td>
<td>Accredited Construction Details or equal to be applied</td>
</tr>
<tr>
<td>Air Tightness</td>
<td>5.00m³/hr/m² @ 50Pa</td>
</tr>
</tbody>
</table>

Additional passive efficiency measures such as 100% low energy lighting and centralised mechanical extract ventilation (MEV) systems have been proposed to further maximise energy performance.

Be Clean
A high efficiency centralised heating system has been proposed comprising a cascade of highly efficient gas condensing boilers capable of seasonal thermal efficiencies in excess of 94% serving a communal heating network servicing the space and water heating requirements of both non-residential elements and the flats located within the extra care facility. In addition it is proposed that a small combined heat and power unit (CHP) be installed, sized to provide a minimum of 20% of the extra care facilities space and water heating requirements. From which it is possible to demonstrate that all flats are able to achieve a 10% reduction in total emissions assessed in line with ENE7 calculation methodology.

Be Green
CS10 and CS6 policies require that a minimum of 10% carbon reduction is achieved in line with CSH ENE7 methodology. Flats will achieve 10% reduction through the measures stated above; however this will not be sufficient to achieve a 10% reduction in total emissions for the non-domestic elements. As such it is proposed that a photovoltaic (PV) array be located on the southerly roof aspect of the north block. This will be fed directly into the electrical system so that it directly benefits the extra care amenity facilities. The exact specification of the PV system will be subject to specialist design, and the exact requirements of the design stage SBEM and BREEAM assessments. As BREEAM 2014 ENE4 no longer assesses carbon reduction achieved by the implementation of renewables, instead carbon reduction for non-residential elements will be demonstrated by comparing annual CO2 emissions both with and without renewables technologies, in this instance PV.

Houses & Bungalows

The performance of houses and bungalows have been assessed as per the extra care facility, the proposed measures are as follows:

Be Lean
The following measures have been proposed to ensure that all elements of the scheme benefit from highly efficient thermal fabric to minimise heating requirements. The proposed U values are as follows:

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</tr>
</tbody>
</table>

Additional passive efficiency measures such as 100% low energy lighting, extract fan system and a high efficiency mains gas combination boiler, providing space and water heating, have been proposed to further maximise energy performance.

Be Clean
Due to the stand alone nature of the houses and bungalows on the scheme it has not been deemed practical to extend the heating network to serve these elements.

Be Green
CS10 and CS6 policies require that a minimum of 10% carbon reduction is achieved in line with CSH ENE7 methodology. It is proposed that a PV array be installed on the southerly roof aspects. Each dwelling will receive a minimum of 1kWp PV array as required to achieve the require 10% reduction in emissions through renewable technologies.

For further detail, sample calculations and summary of carbon reductions being achieved please refer to the Energy Strategy Proposal document located within the appendices.
7.0 Summary
Summary

The proposals represent a development of high quality and standards. The design incorporates the best in innovative thinking to meet the needs of older people both now and in the future. Our client the Orbit Group have a track record in delivering such a scheme. The design is well related to the sensitive area on the outskirts of the village of Charing.

THE QUALITIES OF THE PROPOSAL CAN BE SUMMARISED BELOW:

- Provides a valuable housing and care facility with high-quality and attractive accommodation for older people in Charing and the surrounding area.
- Provides a scheme that responds to the site, and in particular makes reference to the architecture found in the village.
- Provides a community resource for the people of Charing that compliments but does not compete with the existing amenities.
- Provides new modern, light and airy accommodation.
- Provides a secure environment with convenient but passively controlled access.
- Provides a variety of amenity space appropriate for the recreational needs of the residents both present and future with an integrated landscaping scheme that reinforces the form and quality of the proposals.
- Provides modern, purpose-built accommodation which will enhance the quality of life of residents, visitors and staff.
- Embraces the recommendations set out within the HCA’s HAPPI report and proposes an innovative and exemplar design.
Appendices
Welcome – Tylden Reed, Charing Parish Council

Introduction – why are we here? Martin Vink Ashford Borough Council

To learn the views of local people so that the best possible development can be achieved; identify opportunities and constraints; First stage in a process that will lead to a planning application; Further meetings will take place between PRP/Orbit Housing and ABC to which Charing Parish Council will be invited; Previous workshop session identified support for an extra care facility within the village and looked at site options – this site emerged as the preferred option being on the ‘right’ side of the A20 for access to the village centre and in close walking distance. In planning policy terms, an extra care development can come forward as an ‘exception’ to local plan policies – as this is an allocated housing site the intention therefore is to allow the release of additional land for housing to the east of the existing allocated site to compensate for the land-take of this facility to ensure that housing targets are met. The policy requires 35% affordable housing and the extra care can contribute towards this.

Extra Care – What it offers – David Smith; Orbit Housing

Meaning: Independent living with care; a setting where people, as they get older, can live comfortably and safely, allowing them to live an independent lifestyle whilst being able to access care on site if they need it. It is NOT sheltered housing or residential care.

In addition to living accommodation; other facilities are provided but these will depend upon local considerations; it must meet a local need and work for the local community where it is located.

The aim should be to create the right sort of place for Charing in local need and work for the local community where it is located.

Orbit provides buildings management; housing management; general wellbeing of residents 24 hour alarm system; KCC commission personal care services.

Apartments can be 1 or 2 bed; all have a private outdoor area; high quality fixtures and fittings; communal gardens - sensory and water gardens. All facilities have a restaurant/café for residents and the wider community. This is a must as it supports those residents who are less mobile and cannot easily access village services. The restaurant could be managed by a local restaurant owner. Other facilities might include a commercially run hairdressers; shop/kiosk; police station; library; rooms for hire for community use.

Important to get mix of residents right to create a varied and stimulating community; Minimum age of 55; Rule of thumbs: 1/3 low care needs; 1/3 medium care needs; 1/3 high care needs. Bedford scheme has a weekly charge (rent/service charge/ wellbeing charge) of £180 (for a 1-bed apartment) and £200 for a 2-bed apartment; there is huge variety however depending on number of units; range of facilities that are provided. About 70 thought to be about right for Charing but this is up for discussion.

Site Constraints and Opportunities – Mark Walker PRP Architects

Presentation about issues architects consider at the start of the design process; PRP – extensive experience of designing extra care facilities; award winning practice; the team working on this project form part of PRP’s specialist housing unit; Early engagement with local people demonstrates genuine intent to take on board their views; issues that need to be considered: site location; understanding physical context – massing model; feasibility study on access into site – is it a given? If not where does it go? Need to understand wider sites connections to village centre; distribution of parking; use: what sort of housing; typologies; other uses? Need to understand capacity; massing and distribution of key buildings. This is not an urban context! Importance of landscape in contributing something really special; could be an organising feature of the development – series of gardens/courts? Merge with green space to north? Must think about building and landscape together; sustainable building design building line; geometry of development; edge onto Maidstone Road? A hard edge may be brutal? How do we articulate the edge to reduce its brutality – break it up; provide a domestic scale. Where does access go in – seems simple but affects everything! Architectural style: modern or traditional? Not a pastiche; of its own! A sophisticated approach to the design is required which takes its cues from historic Charing but interprets them in a contemporary way.

Workshop Discussions

Access, Layout and Facilities

• Footpath and cycleway connections.
We want the site to be accessible by footpaths to the High Street and playing fields – the path adjoining the A20 needs upgrading and a new link made through the adjoining residential development as an alternative direct route to the High Street.

• Access and vehicular circulation.
We want to see a route through the site to serve the car-park on the playing fields. Some of us think this route should be provided at the far western end of the site so that it is direct as possible. However we note the drop in land levels at this end of the site with the A20 which could be problematic. An access at this very western end is also likely to mean a second access further east, resulting in a circumscribed layout within the site that might aid circulation. Some of us don’t like the idea of two site accesses and think a single access should be provided in a more central location along the A20 frontage. Importantly, we don’t want an access where it would result in conflict with existing driveways on the other side of the A20.

Many of us are concerned about excessive vehicle speeds on this part of the A20 and want to see traffic calming measures introduced and the 30mph limit extended eastwards. A few of us feel a roundabout would reduce traffic speeds. We are concerned about any highway features that would increase traffic fumes.

• Landscaping and open space.
We want to see existing trees retained and new trees planted. Many of us think development should be set back from the A20, with some tree planting provided along the frontage.

• Facilities.
We don’t want to see a duplication of facilities already found in the village which would undermine local businesses. We accept the need for a restaurant/café on site but do not want to see a hairdressing salon as there is already one in the village. A small ‘cupboard’ facility could be provided to allow the local hair-dresser to visit on a weekly basis. The existing surgery works well so we don’t see a need for additional facilities. Why not find out what services are bought in to Pym House as these would be required here also? We don’t see a need for a pharmacy or general store. One of the village shops currently provides home deliveries. We think WIFI is essential for access to the Internet, especially for shopping. Some of us think there may be a need for a new village hall.

Design

• Height and Massing.
We feel that the development as a whole should be ‘broken up’ into buildings of a domestic scale and that these should generally be of two storeys. Some of us think there may be scope for some three storey development adjoining the playing fields but buildings should go no higher. Most of us agree that utilisation of roof voids for accommodation is a good idea as it helps to reduce massing. Many of us like the idea, suggested by the architect, of providing glazed connecting elements between buildings as a way of breaking up the built form.

We feel strongly about the frontage onto Maidstone Road although don’t always agree on the best approach. We are in agreement that we want to see this elevation set back and broken up to give a domestic scale similar to the semi-detached properties opposite. Nothing too hard or overbearing! A few of us want to see bungalows or 1 1/2 storey development along Maidstone Road to maintain views across the site from the houses opposite. Others feel that these open views would be largely lost anyway by higher buildings further into the site and feel that buildings of 2-storeys are more appropriate along the frontage. This would assist with the distribution of lighting across the site and help ameliorate noise within the site. (We note also the difference in land levels on either side of Maidstone Road which will help reduce the impact of higher development along the frontage.)

• Housing mix/typologies.
We want to see a range of house types across the site to create a balanced community. We like the fact that the village has a good mix of house types and that houses of different sizes sit alongside each other; the large town house next to the small cottage allowing the judge to live next-door to the hairdresser. We want to see these characteristics emulated in the new development.
Some of us like simple traditional terrace housing with small front and back gardens. These make good starter units as well as homes for downsizers. Not all elderly people in the village want to move into extra care but they may want to downsize!

• Architectural style
We like the idea of taking historic cues from the village and interpreting them in a contemporary way to create a building that says something about ‘today’.

Buildings in the historic core have an inconsistent ridge line and this could be picked up in the design of the roof of the new care facility. Accommodation in roof voids and dormer windows are noted as being characteristic.

• Materials
We didn’t discuss this to any great extent beyond noting that historic Charing has a wide range of good quality, natural materials.

Landscape, Ecology and Surface Water Drainage
We established 3 key principles for surface water drainage, these being:

• No flooding to take place of new dwellings on the site
• The development not to exacerbate flood risk off site
• Important to maintain the wet woodland to the north
In terms of dealing with these issues in practice, the site is characterised by a high water table, with naturally occurring springs; the general approach should be to work with the hydrology of the site, utilising natural green spaces on the site, to deal with surface water.

This relates to the second issue, of ecology, as we concluded that there is scope to extend the nature reserve to the north, by providing an additional area for ecology, to the south of the Alder Woods, and east of the stream.

On the third question of landscaping, the strong tree boundary on the eastern site boundary was noted; this is to be retained, the majority of other trees within the site, notably the poplars, are of no merit and could be removed

One tree was noted as being of interest, a walnut, believed to be planted by the former owner, which should be retained.

We think the existing hedgerow between the development site and the playing field to the north should be retained, but with an opening to provide access to the car park.

Where footpaths are to be provided within the site, within the green areas, these should be of a soft, natural finish; although the need for accessibility for the elderly and wheelchair users was also noted.

Ensuring the long term maintenance of landscaped areas is important, for both the formal areas within the housing development, and the more informal ecology/natural areas.

Feedback session
An important question raised within one group: What will make this development special? It was suggested that this might be the quality of the architecture and how the buildings sit in their landscape setting. Add to this, how the development relates to the wider village and how facilities become part of the shared village experience.

Martin Vink indicated that as proposals come forward we will want to share these with the parish council by asking some representatives to attend officer meetings with the developer. There will be a need for a Design Review – this is where emerging proposals are reviewed by an independent panel of professional architects, landscape architects and urban designers. The local authority will also be talking to PRP about the need for financial contributions; including off-site highway works.

Attendance List:

<table>
<thead>
<tr>
<th>Name</th>
<th>Email/Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alan Innes</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Anita Gudge</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Dave Tawney</td>
<td><a href="mailto:davetawney@yahoo.co.uk">davetawney@yahoo.co.uk</a>; Caldy, Pett Lane</td>
</tr>
<tr>
<td>Richard Carrison</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Tylden Reed</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Jenny Buterschi</td>
<td>PRP</td>
</tr>
<tr>
<td>Dennis Gudge</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Janet Lockyer</td>
<td>NLW 1 Palace Farm Cottages TN27 0LP</td>
</tr>
<tr>
<td>Ralphe Blake</td>
<td>Pett Lane</td>
</tr>
<tr>
<td>Mr and Mrs Smith</td>
<td>11 Moat Park Houses</td>
</tr>
<tr>
<td>Mr and Mrs Savage</td>
<td>6 Moat Park Houses</td>
</tr>
<tr>
<td>Anita Gudge</td>
<td>Charing Parish Council</td>
</tr>
<tr>
<td>Mrs Jennie Burgess</td>
<td>65a High Street TN27 0LS</td>
</tr>
<tr>
<td>Cynthia Shaw</td>
<td>Willow Cottage, Old Ashford Road</td>
</tr>
<tr>
<td>Mr and Mrs Higgins</td>
<td>7 Moat Park, Ashford Road, TN27 0JL</td>
</tr>
<tr>
<td>Shina Olalekan</td>
<td>Orbit</td>
</tr>
<tr>
<td>David Smith</td>
<td>Orbit</td>
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<tr>
<td>Mark Walker</td>
<td>PRP</td>
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<tr>
<td>David Jarman</td>
<td>Hobbs Parker</td>
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<tr>
<td>Martin Vink</td>
<td>Ashford Borough Council</td>
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<tr>
<td>Jennifer Shaw</td>
<td>Ashford Borough Council</td>
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<tr>
<td>Katy Magnall</td>
<td>Ashford Borough Council</td>
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</tbody>
</table>
Dear Shina

Thank you for the opportunity to comment on this scheme and my apologies for the delay in coming back to you.

We have the following comments:

The layout breaks a number of very basic urban design rules of thumb, that is, that properties should front onto public routes and open spaces and have private, defensible backs.

1. The opportunity to allow the residents of the extra care apartments views over the Arthur Baker playing fields should be taken up.
2. There is a considerable amount of unnecessary roadway, for example on the north boundary and linking towards the playing field car park which does not provide significant benefits. The vehicle, cycle and pedestrian route to the playing fields is not also well-defined and should be enhanced. What discussions had taken place with the playing field trust about accommodating improved access as required by the local plan?
3. Frontage development should be provided onto the A20 as required by the local plan. The current arrangement of properties backing onto the A20 is not acceptable. How are footpath and cycleway example is frontage provided?
4. Parking should be sited to support active streets and where it is most convenient for users, that is, to the front of properties. The row of parking along the Maidstone Road frontage to the rear of the properties is not acceptable.
5. The three detached units to the north of the care facility ‘back’ onto the main route through the site. Again this is not acceptable. These units have hard surface to front and back illustrating how dominated this layout is by hard surface. In our view a better arrangement would be for the units to front onto this route and back onto the playing fields where there is already planting along the boundary.
6. Subject to further details the general layout of the care facility is acceptable. It has the potential to be an outward facing building (detailed treatment of elevations) that provides active frontage onto the adjoining streets and public open spaces.
7. Is the ‘village green’ required? It looks a bit contrived and those units fronting onto it are inconvenienced by remote parking.
8. The path crossing the block to the rear of those units fronting the playing fields ‘opens up the backs’ of these properties and is a security concern. It should be ‘designed out’.
9. Views to Alders Bed – who are these for? The more southerly one provides a view through the development for some existing properties on Maidstone Road but what about the more northerly one? Rationale?
10. How you providing a landscape edge to the development along the south-eastern edge of the site? See policy CHAR1 (d)
11. How does the mix of dwellings provided meet the requirements of policy CS13 of the core strategy? What proposals are you making to provide play equipment on the adjacent playing field in accordance with save policy LE7 of the Borough local plan 2000 and any subsequent SPD superseding that policy? The relevant SPD is the Green Spaces and Water Environment SPD 2012.
12. What are your proposals to make financial contributions as required by policy CHAR1 (h) and (i) as well as the other financial contributions required by the above SPD?
13. The inclusion of allotments is very welcome.

I hope these comments are helpful and look forward to a revised design.

Kind regards

Martin Vink
3.2 Pre-application Planning Advice 1

MASTERPLANNING AND ARCHITECTURAL COMMENTS from the first pre-application meeting on 21st July 2014

- Martin was impressed by the thought processes presented by PRP in particular the attention given to the relationship of the site edges, views of the site and the designed links to the wider context. He approved of the thorough approach to the analysis of the site and the sensitive positioning of the buildings in relation to its neighbours.
- He noted that one of the Moat residents (the bungalow adjacent) was pleased with the provision of a new secondary entrance to the Arthur Baker playing fields from our site as there can be noise and disturbance from people leaving a function at the sports pavilion. PRP pointed out that at present the scheme doesn't show a vehicular route from our site to the existing sports pavilion car park. Martin pointed to the planning policy in CHAR 1 no. 6.48 which states that:
  'The layout of this site should enable a separate access to be created for vehicles, pedestrians and cyclists to the playing fields from the A20.'

He stressed that this is essential. Brining an additional route over the playing fields in grasscrete was discussed and using the existing road on the layout at present. No one wanted to see guests of the sports pavilion parking in the Extra Care car park. Martin pointed to the planning policy in CHAR 1 no. 6.48 which states that:

'The layout of this site should enable a separate access to be created for vehicles, pedestrians and cyclists to the playing fields from the A20.'

- Martin was nervous about the bay framing and thought it needed further attention and asked if it could be toned down. The councillors felt that the approach to the framing was 'stark' and didn't sit well with the village architecture. When they were showed images of PRP projects in the document they liked the 'softer' approach of Evington with its painted steel framing on top of a brick frame but not the 'harsher' approach of St. Evington with its painted steel framing on top of wooden boarding.
- Martin liked the way PRP had approached the design of the elevations with its ideas in two building types that create variety in pulling forward and back from the frontage. He supported our wishes to develop it further by using the proportions of the framing systems that are found in the village. They unanimously supported the idea of the materials of render, red brick, clay tiles, and white timber boarding.
- Martin was pleased with our analysis of the elevations on P26 Articulating the form and stated that we would need to explain this clearly at an exhibition to show the genesis of the design. The councillors were both very relieved to see that we hadn't presented finished elevations and that they had been given the opportunity to influence the design. Martin is convinced that PRP will bring the village along with them on this.

Martin went through the requirements of CHAR 1. He noted:

- That there needs to be a vehicular, pedestrian and cycle route from the site through to the car park of the sports pavilion which isn't shown at present.
- That there needs to be more pedestrian links through to the playing fields from the areas of new housing.
- The scheme does address the design of a built up frontage on the Maidstone Road and the Arthur Baker playing fields boundary's.

The scheme needs to design a cycle route along the A20 on the current verge adjacent to the footpath outside our site boundary. This needs to be included with the scope of the development and needs to connect at both ends. The site boundary line should extend to include the grass verge extending to the highway curb here. This needs to be discussed with Highways about how this is achieved. (Highways would like to see a 3m wide route here to include cycles and a footpath.)
- Martin thinks that the row of houses fronting on to the Arthur Baker playing fields are too densely positioned next to each other and some need removing to allow views to flow from the fields through them.

- Martin stated that 35 four bed houses cannot be justified here. The site must meet the demand for smaller 2 and 3 bedroom houses for sale pepper potted throughout the development. A housing assessment and local housing needs assessment has been done and some larger houses are OK but the 2 and 3 bed properties are in high demand and the surveys should inform the client on the extent of these. The Parish Council are averse to increasing the numbers of units on the site in order to achieve a better social mix. Martin was against 'plucking a number out of the air' and suggested that the initial density of the original site area could be used and applied across the now larger site to get an idea of this. It was discussed that the existing building footprint of the 35 4 bed houses was acceptable and could be used as a template to integrate the smaller houses into.
- 106 - Contributions for this would need to be in place and ready before submission of an application.

- Management of the external areas of the housing needs to be clearly set out by the applicant.

- The Alder beds are an SSSI and appropriate ecology and water surveys would need submitting with an application.

- SUDS are needed. Martin welcomed the use of porous materials in the landscaped spaces but warned to take care that the highways authority agree to this as the roads will be adopted. He pointed to the policy on SUDS in the local development framework.

- Martin stated that the scheme needs to meet the requirements stated in the sustainability policy CS10 in the local development framework and we could look at Farrow Court (a scheme in Kent with PRP) to see how they are proposing to achieve this.

- The councillors asked if we could please change the house names to local names.

- The need for an EIA needs to be screened with the local authority.

- LVA is needed. Martin suggested that not a full one and that PRP had already started to look at this in the presentation of the views of the building from the Pilgrims Way.

- Linda Cross is the landscape and tree officer at Ashford Borough Council. As soon as the tree survey is available this will give us on it needs sending to him for her comments.
CHARING PRE APP MEETING 2 18/09/14 – NOTES 18TH SEP 2014

Present;
Martin Vink - Chief Planning Officer
Jennifer Shaw – Ashford (housing)
Tracey Kerly – Ashford – Head of Housing
Councillor G Clarkson – Leader of Ashford Borough Council and ward member of the charity
Dennis Gudge – chairman of the playing fields Board of Trustees
Anita Gudge – Charing parish council
Councillor Tylden Reid - Chair
Councillor Lady Corsiande Bain Smith - Vice Chair
David Jarman
Shina Olalekan - Orbit Homes
Sophie Palmer - Orbit Homes
Andrew Belsey - Churchill Hui
Andy Black - PRP planning
Anne -Marie Nicholson - PRP Architects
Clare Hartnell - PRP Architects
Daniela Rodriguez - PRP Architects

- Councillor Tylden Reid noted how wildlife from the Moat would need a protected route along the edge of the site to get to the Alder Beds. He suggested that this could be along the ditch bordering the Arthur Baker playing fields. With the addition of pedestrian and car crossings he noted that the wildlife will need a safe route under these.
- The access road to the sports pavilion car park was discussed at length. It was agreed that it would be a busy road and would be best located away from the entrance to the Extra Care building. Positioning it on the playing fields themselves was once again discussed so that it could potentially be closed off except for busy days on weekends. This item was left for further discussions between David Jarman and Dennis Gudge.

Extra Care building
The parish councillors and the planner was happy with the elevations and communal facilities that PRP presented for the Extra Care Building and it’s design.
- The planner confirmed that the Extra Care building would be submitted as a full application with the remainder of the site as an outline for example ‘up to 42 units’. (The boundary between the two application sites would be on the furthest edge of the pavement to the main access road).

The Housing
- The planner was concerned about the increased density shown in some areas of the masterplan. Notably the central ‘mews’ style area and the housing fronting on to the A20.
- It was felt that the A20 elevation was too ‘suburban’ and the ‘mews’ area too dense.
- They liked the softening of the Alder bed corner.

Highways
- The planner suggested that we didn’t need pavements to both sides of the smaller roads, just on one side and that the road widths could be narrower. Orbit stated that all roads on the site would need to be ‘adopted’.
- They did not want to see the ‘splitter island’ at the entrance to the site ‘ever engineered’.
- They would like to see the landscape brought into the site to soften the roads with more emphasis on the biodiversity of this.
- The parish councillors wanted to see the 40mph zone moved further back.
- Councillor Tylden Reid questioned how the emergency access would work in practice. It was suggested that it could be a gate locked with a chain which could be only accessed with bolt croppers by the emergency services when necessary.
- Councillor Tylden Reid would like Orbit to consider the installation of notional decorative gates to the A20 further up from the site to signal the entrance to the village. They would be similar to those found either side of a horse jump with a sign saying ‘Welcome to Charing’ on them. This is to avoid what has been done at the other end of the village on the Maidstone Rd.

General Site
- Martin Vink expects to see an assessment of the scheme in terms of visual impact with the following additional drawings;
  - A section showing the relationship between the new scheme with the houses on the opposite side of the A20
  - Ecological reports
  - Mitigation proposals
  - Reference made to the core sustainability policy and core strategy.
  - SUDS - design open swales etc. Landscape
  - need a strategic landscape plan
  - Elevation of the new scheme from the A20
  - Vehicle tracking on the landscape plan.
  - Could PV’s be put inside the courtyard on the roofs?

Cycle path
- There’s no need for a separate cycle path through the site.
- Martin Vink would like to see a 3m cycle/pedestrian path from our new site entrance for as’long as it can go’ until it has to join the main A20 as part of the section 106 agreements.

Section 106 agreements
Martin Vink asserted that the Extra Care Building would be subject to the necessary section 106 contributions but that these it would have exemptions due to it’s the type of resident. Orbit were unsure about this and it was suggested that they should re-calculate their contributions.

Some other notes included;
- Clay tiled roof preference
- Traffic control for through routes
- Planning boundary to accommodate potential road on playing field site – notice 8 to be given. Possible grasscrete or similar may be accepted – cost issues
- Extra care scheme – happy with evolving design, albeit stay aware from heavier white sections to facades. PRP thanked for their work.
- Substation position to be agreed/proposed
- Outline planning for sales housing side of site accepted – requirements/comments, plus comments on wider site:
  - up to a number of units – schematic layout at least to level of what is provided now.
  - site boundary
  - Layout dense and suburban, parking issues
  - A20 suburban look. Break down numbers and size of units/blocks – provide block type view – scale/massing only to demonstrate.
  - Landscaping as a reserved matter. Albeit outline plan showing landscaped areas would help drive reserved matters approval
- Not confident 42 units achievable
- Informal open spaces liked in principal
- Landscaping and open spaces to be softened
- Like SE end of site and relationship to playing fields
- Generally car dominated frontages
- Pedestrianised areas mentioned briefly – Accordia scheme?
- Look at loosening 1No unit per terrace – provide open spaces and bring parking into these maybe
- Potential to loose some units
- Consider position of traffic calming on A20 with relation to opposite driveways – reference was made to a desire for a 2nd traffic island to the south of site?
3.3 Planning Design Review

Letter from the Planner Katy Magnall 3rd October 2014

Dear Clare,

A number of issues were raised at the Design Review which I feel need considering and in some cases, worked into your proposals. I would be grateful if you could review the design panel’s letter of 16th October 2014, giving special attention to the issues below which I believe to be the main ones:

- Creating a strong frontage to the existing playing field

To achieve this, the design panel suggested that the density of housing fronting the space is increased. I would be happy to support this.

The panel also felt that the car parking for the extra care facility adjacent to the sports field could act as a barrier between the development and open space and as such should be repositioned to the side/rear. This is something which I believe needs looking at - is it possible to relocate at least some of this parking?

The panel considered that the relocation of this parking would allow the building to be brought closer to the green edge to create a stronger connection to the sports field. The need to set back the extra care facility farther from the A20 to allow for more realistic tree planting along the A20 and a stronger connection to the sports fields is something that we raised at our meeting of 25th July 2014. Could you please look at this again?

Given all these related points, I am not convinced that we have optimised the position of the extra care building on this site.

- Provision of a clear movement and landscape strategy providing a hierarchy of open spaces and a simplified and legible street layout

The panel have provided a number of suggestions for strengthening the landscape strategy. Could you please take these on board as you develop this part of the proposal.

Please fell free to contact me should you have any queries.

Kind regards,

Katy

Katy Magnall
Senior Urban Designer
Strategic Sites and Urban Design Team
Ashford Borough Council

Tel: 01233 330259
3.3 Planning Design Review

Thank you for inviting the Ashford Design Review Panel to review the proposed CHAR 1 scheme at Medstone Road. The Panel had the opportunity to visit the site of the scheme, meetings on Monday 30th November 2014. Site are grateful to Carol Marlow of P&P Architects for the information and thorough presentation.

The CHAR site benefits from a very attractive setting, being close to the existing open space and close to the village. The site is a mix of purposes and will undoubtedly form an attractive setting for new housing. The site includes the provision of an extra care facility in Charing village and the opportunity to strengthen and integrate the village facilities. The design brief for the proposal to provide extra care homes for adults with mental health needs is particularly significant.

The Panel also wish to ensure that the proposed layout of the development can be achieved by:

- A clear movement and landscape strategy, providing a hierarchy of open spaces and a simplified and legible overall layout.
- Reconsidering the building scale and spatial hierarchy, ensuring it integrates within the village.
- Ensuring the housing proposals and character respond to their location (illuminations on the park, shared freedoms and homes facing a green space).
- Adopting all the spaces within the site to enhance natural light and views.

We have the following detailed comments:

We ask you to consider the following recommendations:

1. CHAR Medstone Road, Charing

Background:

The site is located to the southern edge of the village of Charing. The site is bound to the north by Charing Village including the High Street, to the east by playing fields which include a sports pitch and the Reed (Dover) Area of Natural Beauty (ANB), to the south by Medstone Road and to the west by a closed route into Charing Village with traffic access to Medstone Road and includes an area of ancient woodland forming the rear.

The site itself is generally open but does include a number of trees within the southern corner of the site and along the eastern boundary. While the access is below the level of Medstone Road, the frequency of the site is predominantly flat and will be suitable for new development.

The village of Charing is a popular and attractive village with a number of attractive buildings of character. The residential area immediately adjacent to the site is a low density predominantly being single family homes. This is an opportunity to create a new development in this area which is particularly significant as the site is located at a key area points into the village.

Ashford Borough Council stated the need for housing and extra care facilities in the village of Charing and accordingly the site is an opportunity to provide an extra care scheme and a network of new homes.

A detailed application has been submitted for the extra care facility and an outline for the rest of the site.

Layout:

The scheme proposes the development of an extra care facility (51 apartments) and housing (51 units). The extra care facility is located to the north of the site, adjacent to the playing fields and housing on the southern boundary of the village. The extra care facility is adjacent to the site, and will comprise 51 apartments and shared facilities at the ground floor including shops, restaurants, laundry and gym. The new homes are located on the remainder of the site and include a range of 3, 4 and 5 bed homes. The new homes address the woodland setting of the site and the view to the north.

Access and egress is provided from a single road on Medstone Road with a controlled route through the site; a secondary access is provided for emergencies only. Pedestrian routes are also provided to the north and corner of the site which links to the extra care facility and other external routes. The layout of the site which has been considered to comply with traffic and environmental criteria and has incorporated pedestrian and cycle routes. A detailed application has been submitted with a traffic study, which has not yet been finalised. At this stage we feel the important consideration will be to ensure the

We ask you to consider the following recommendations:

1. CHAR Medstone Road, Charing
The Panel welcomed the provision of open space within the development although we felt that it was necessary to ensure that an opportunity to fully integrate and develop the site with the existing and proposed buildings and the spaces were too similar in form and function. The statement envisages a strong landscape strategy and suggests the following:

- providing places correctly between the built form and the landscape
- defining and clarifying the function and character of key spaces and spaces provided
- ensuring that the open spaces are well connected to new homes and to the existing village and pedestrian desire lines thereby creating a strong link between multiple spaces and within the village.

The Panel felt that the design for the whole site should benefit from improved visual connections to the woodland or sports field would be one way to create greater connectivity within the green spaces within the development.

SPORTS FIELD FRONTAGE

The Panel considered the proposal to provide an excellent opportunity to enhance the existing playing field, positively encouraging this space and potential sites for the development. The site was considered to be an ideal location for an outdoor field with provision for both community and private use. The site was also considered to be an ideal location for the provision of parking for the extra care facility adjacent to the sports field which could act as a link between the two areas and open space. The potential site might be to repurpose the arch, part of the sports field, thereby making the site more accessible. The potential for a car share could be a good arrangement for the site and added that a simple layout of car parking for the site area may be suitable for disabled residents who may need to access vehicles over it if they are not able to drive themselves.

THE EXTRA CARE FACILITY

The Panel welcomed the provision of an extra care facility for Charing village as well as the recommendations made to Charing village and site to inform the proposals. The Panel considered the overall scheme to be well considered and encouraged further detailed work to take place in order to develop the scheme. The Panel considered the need to ensure that the provision of a car share for the extra care facility adjacent to the sports field which could act as a link between the two areas and open spaces. The potential for a car share could be a good arrangement for the site and added that a simple layout of car parking for the site area may be suitable for disabled residents who may need to access vehicles over it if they are not able to drive themselves.

The Panel highlighted the key role of architecture in Charing village and encouraged the development to be well considered and encouraged further detailed work to take place to refine the scheme. The Panel considered the need to ensure that the provision of a car share for the extra care facility adjacent to the sports field which could act as a link between the two areas and open spaces. The potential for a car share could be a good arrangement for the site and added that a simple layout of car parking for the site area may be suitable for disabled residents who may need to access vehicles over it if they are not able to drive themselves.

I hope you find these comments useful and seek your comments on the project and comment on them and provide feedback on the project. Please contact me if you have any questions.