



TaylorHare Architects

The Cowshed  
Overland Lane  
Ash, Kent, CT3 2LE

# 1902 TSJT DAHS

8, The Street, Ash  
Residential Development  
Design, Access  
& Heritage Statement

November 2019

**NOTES:**

For all plans north is orientated:



Unless stated otherwise.  
Do not scale from drawings

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Site Location Plan (not to scale) © Google Maps

## Introduction

This Design & Access Statement (DAS) accompanies a detailed planning application submitted by TaylorHare Architects Ltd on behalf of Mr and Mrs Thatcher for the proposed demolition of an existing two storey building with replacement 8 unit Residential Development. The scheme aims to sensitively restore a tired and derelict residential site.

The site is occupied at present by a two storey derelict building which is extremely run down and is in an unrepairable condition. The site is located within a Conservation Area, has a Grade I listed Church 400m away but no other designated areas nearby.



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## Existing Site

The site is an acre and located on the north side of Ash High Street. It is currently on the outskirts of the local Conservation Area of the Village. It sits 3.5m above street level due to the existing topography of the site's southern boundary. Within the wider vegetated grounds is a brick barn of similar age to the house with a smaller potting shed to the north.

The house is one of the only houses on the northern side of The Street as the road enters the village. The property sits within extensive grounds that overlook fields to the South, whilst light woodland demarcates a boundary edge to the West. At the closest point, No.8 is sited approx. 8m from the margins of The Street, a main road running E to W which connects the village to the A257 to Sandwich, which gives strong links to M20/M2/A2.

The only slight overlooking of the site comes to the North from the small 1.5 storey houses which front Glebelands.

It is in the civil parish of Ash and lies 10 miles north of the district of Dover. The Grade I parish church of St. Nicholas is approximately 400m to the east.

Approximately 4 miles to the east of the site is Sandwich Town, where there are a multitude of facilities and services etc. Sandwich has fast train links to London.

Canterbury City Centre is approximately 10 miles from the site, which has an even larger array of shops, supermarkets and restaurants, as well as high speed links to London as well. Both are towns that have a high tourist footfall, as well as Canterbury having 2 Universities. The site is in a sustainable location, close to a shop, local services including schools and doctors' surgeries and a pharmacy.

A local bus service travels along Ash High Street, serving the both the Sandwich and Canterbury area. The bus stop is approximately 1 min walk from the entrance of the site.

The existing vehicular access comes off of the main road going through Ash and is a tight left hand bend which would then give access the site up a relatively steep gradient.

The site is run down and overgrown which has become an eyesore within the village and community, as well as the house becoming a shell of its former glory. Having been vandalised, it has now become unliveable and difficult to salvage. The 2 barns which accompany the house were never used as residential spaces, therefore also in a difficult condition to develop.





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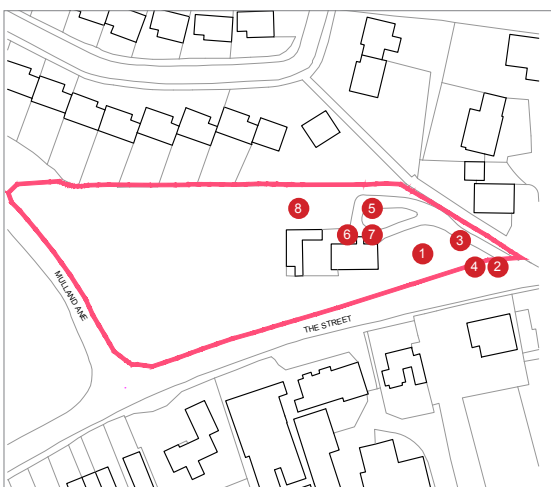
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Location Plan (not to scale)

### Existing Site Photos

- 1 View looking towards existing house
- 2 View looking from entrance out the road to the west
- 3 View looking towards existing house, driveway and tree line
- 4 View looking South East onto the driveway towards the road
- 5 View looking South West towards neighbouring buildings and the open landscaping
- 6 View looking East down the road
- 7 View looking onto the buildings north elevation
- 8 View looking East across the whole site and with the neighbouring properties visible



Context Analysis

## Site Analysis : Opportunities and Constraints

The diagrams illustrate the initial thoughts for analysing the opportunities and constraints of the site.

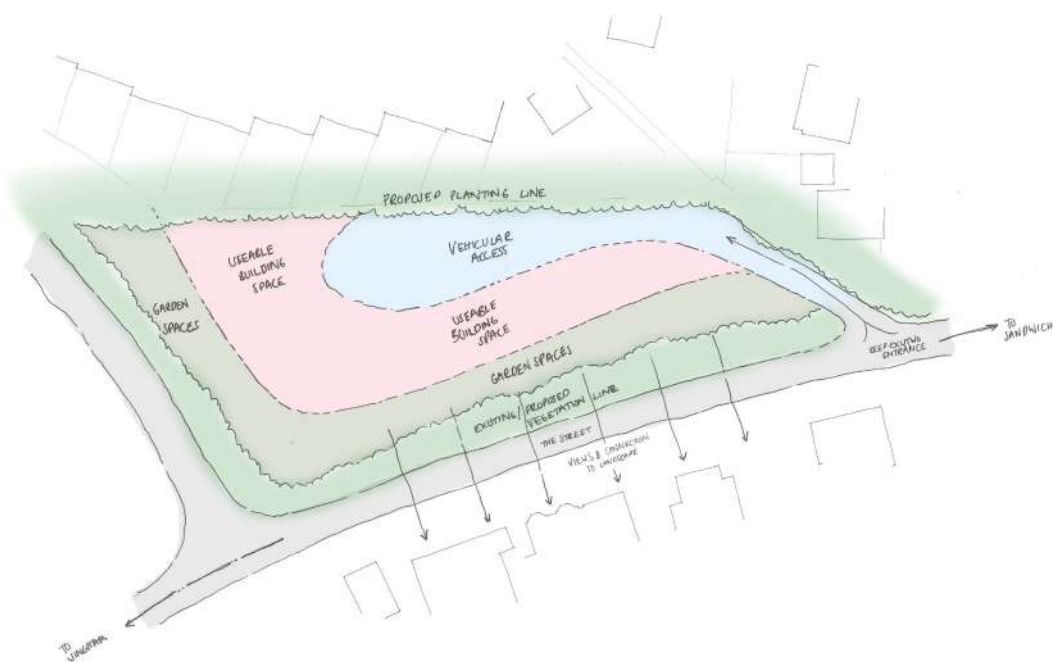
The existing vehicular access comes via the Ash High Street. The existing access provides direct connectivity which would be suitable for a residential development. The existing access passes the north side of the house and leads to the large clearing at the rear of the site. The clearing at the rear of the site provides an opportunity for proposed dwellings set away from overlooking neighbouring properties.

The existing vegetation has been assessed and will be removed where necessary as evidence of poor health is visible. The vegetation will however be replaced when necessary keeping the screening from the village which is a key aspect of the site. The vegetation and landscaping do add to the character of the site so proposed planting would help retain the atmosphere of the site while also providing buffering where required.

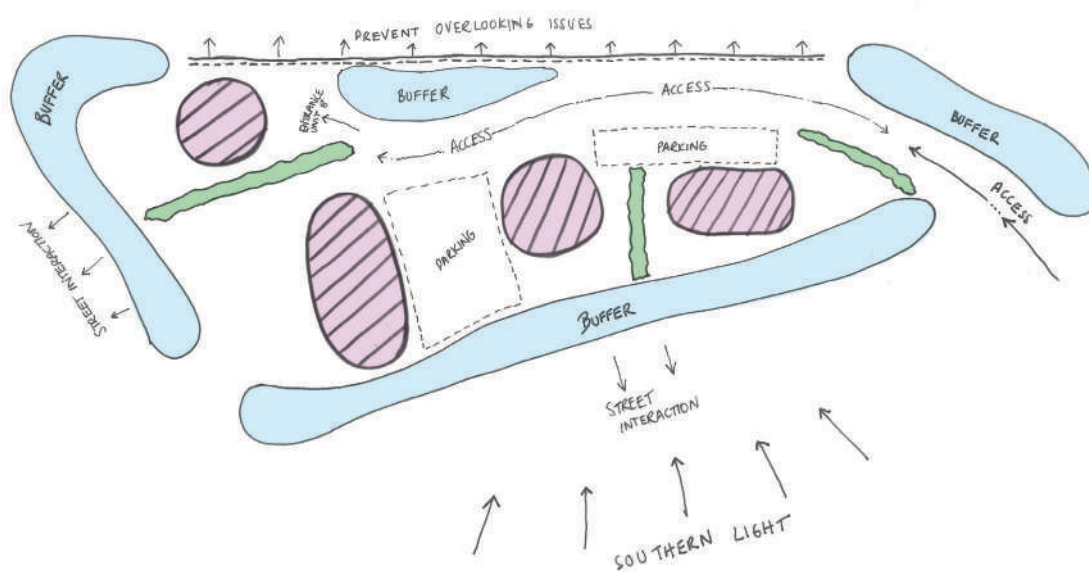
The vision splay have been considered with regards to vegetation removal at the entrance and great consideration is to be given to the approach into the site from the village.

Through examining the site and existing building holistically, it has allowed our proposals to have a greater connection to the surrounding context, be sympathetic in its scale and typology, whilst at the same time rooted to the site and its location.





Site Analysis



Site Analysis



Sketch Layout - Option 1

## Design Principles : Spatial Arrangement

### Housing

The site has the flexibility to accommodate a variety of building sizes and typologies. During the development process, a series of differing residential layouts were considered.

The housing arrangements incorporate the existing site access with this road providing a spine to the site. This means the site has a clear division from the neighbouring development and with proposed dwellings set to the south of the driveway. There will be proposed vegetation and landscaping to the North of the access road, again enhancing the division.

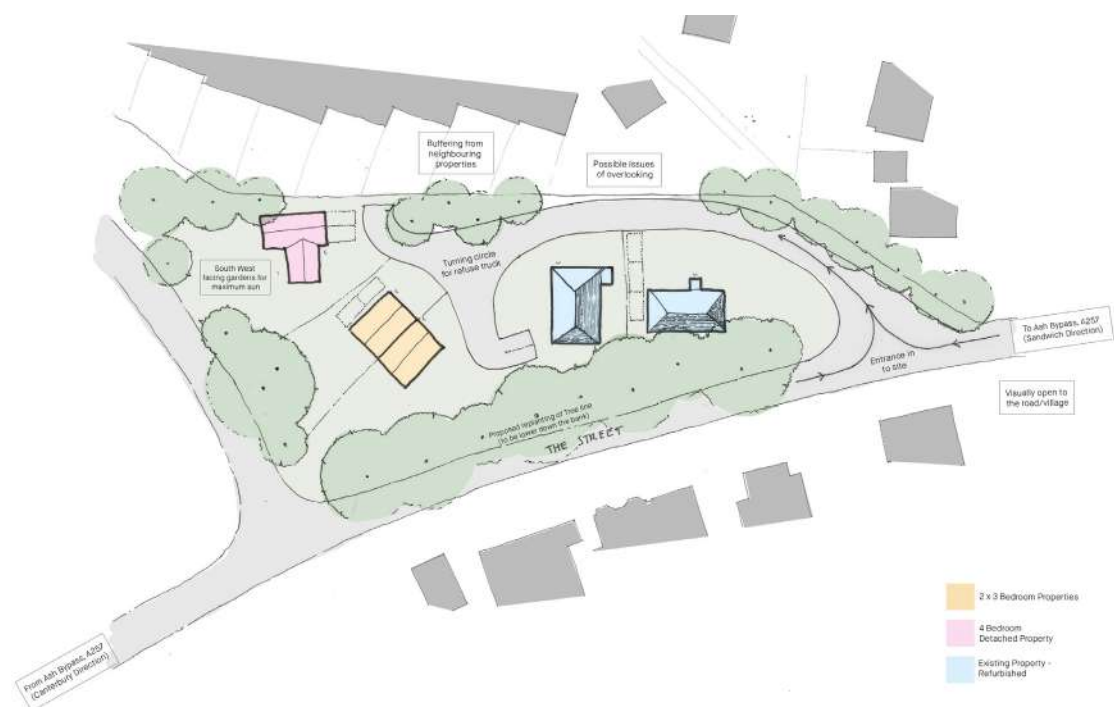
The orientation of the houses all relate to each other and initially responding to the dwelling replacing the existing house. Most of the houses on the development will have south facing rear elevations, if not then it will be south-west elevations, which would all encourage natural light.

Parking arrangements will be considered. Some private parking spaces to relate to each property as well as a small parking courtyard for the relevant properties to ensure the roadways are minimal and encourage pedestrian activity rather than segregation.

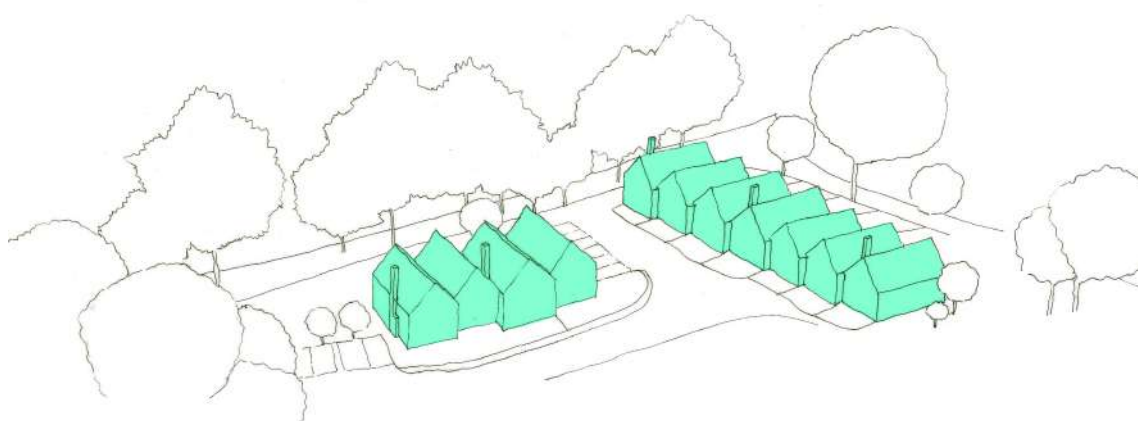
Vegetation would be proposed throughout the site to ensure buffering and privacy is encouraged while also retaining the character of the site and the local area.



Sketch Layout - Option 2



Sketch Layout - Option 3



Simple Massing Block Form Development Study

## Design Principles : Massing Study

### Overall Massing

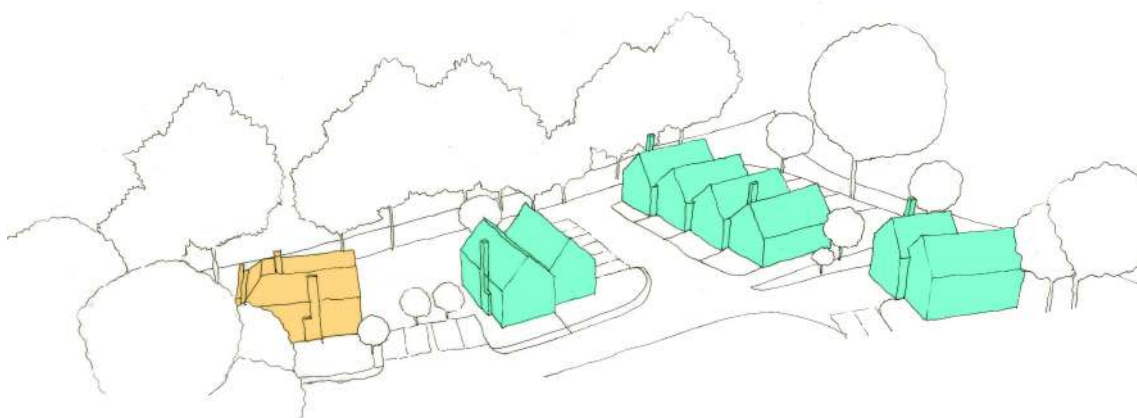
Through assessing the spatial arrangement strategies; Unit 1, which will be fronting the site, is a key principle elevation to be taken forward. With this in mind, how the building interacts with this entrance and the village is very important. To start with, we must assess how the addition of 7 houses in this location effects the immediate context.

Currently, the existing building sits back from the road and this is a key feature to be considered. Simple blocks provide a simple visual understanding of how a series of buildings would interact with the site.

It is clear that a development of this size would fit in with the local vernacular as there were previous housing developments within the village. The heights and overall massing of the buildings set behind vegetation, would provide a development which does not detract from the street, or become anything overbearing in comparison with what was previously there, as the rear properties are not visible from the front of the entrance to the site.

The small parking area in the centre of the site provides opportunities to further buffer the impact of a residential development.

The orientation of the existing house has set off the axis for the proposed development, ensuring the urban grain is in keeping.



Simple Massing Block Form Final Design

### Design Articulation

Through assessing the site holistically, one can address the relationship to the local area by studying the architectural cues of the site, and Ash Village.

The 'Entrance' building relates to the existing house and respects the language that this dwelling promotes to the village.

A collection of gables echo that of the village, providing modest rural houses set amongst a large tree canopy. The pitched roofs create a traditional roofscape off setting the neighbouring dwellings to the North.





Existing building

## Heritage Statement

### Setting

The site is to the north of The Street and slightly west of the centre of the village, and bounded by The Street to the south, Molland Lane to the west, a late C20th development of chalet bungalows to the north and a footpath to the east. Ash is set on relatively flat ground on the edge of the marshlands forming the Wansome Channel which divided the Isle of Thanet from the mainland.

The immediate feature of the site is the very strong 'treescape', with mature trees extending up the bank and, effectively hiding the standing structures from general view. This gives the site the appearance of a small wooded area in the heart of the otherwise relatively built up village. Immediately opposite on The Street are an eclectic mix of relatively large buildings of varying ages from C16th to C19th and sitting on large plots. The modern development to the north is completely hidden from view from The Street and is only apparent when approached either by Molland Lane or on foot on the public footpath.

### Assesment of the standing structures

The building is approached by a steeply rising drive from the corner of the plot at the intersection of the public footpath with The Street, and the drive leads to the immediate right of the house.

The front elevation is formed of 'gault clay' bricks in Flemish bond with five 6/6 vertical sliding sash windows and front door. The front door is six panel with doorcase and cast iron fanlight over. The roof is of natural slate, with lead ridges and hips, and with a projecting timber, lead-lined eaves gutter.

To the right hand side, the brickwork changes to a yellow stock, again, laid in Flemish bond. A two storey structure has been added to form a lavatory at first floor level and a covered porch below. The yellow stock brickwork extends to the rear and left hand elevations although a render finish has been added to the latter. To the sides and rear there are cast iron eaves gutters and downpipes.

## Heritage Statement

To the rear elevation, there is a long slated 'catslide' roof interrupted with a large C20th dormer window.

Behind the house there is an courtyard completely enclosed with a coachhouse, ancillary structures and wall, all formed in the same yellow stock brick in Flemish bond, as the house. To the left wall of the courtyard there is an opening for a handgate which, presumably, gave access to a pedestrian access down to The Street. Originally, there were gates completing the enclosure of the courtyard and the gate pintels are still evident in the gate piers (although the gates have long gone). The main opening into the coachhouse has clearly been widened, presumably to accommodate a motor car.

Internally, the house has been little altered and retains much of its original features, including window shutters, plaster mouldings etc, albeit in poor condition ('see consideration of proposals')

The structures all date from mid C19th.

The historic Ordnance Survey maps show that the structures existed in 1873 and the subsequent layers show that the footprint has remained unaltered. The maps indicate that the trees were a feature of the site from earliest times and indicate 'mini parkland' tree planting.

### The Proposals

The proposals amount to the demolition of the existing structures on the site and the redevelopment of it to provide eight residential units of varying sizes.

### Consideration of Proposals

This building was clearly built as a miniature country house, on a budget, early to mid C19th, and the tree planting was part of the original plan. The site has been unoccupied for several years and has become overgrown. The house and outbuildings have suffered at the hands of vandals and lack of maintenance and now require extensive work and considerable expense to bring back into habitable use.

Consideration has been given to restoring the existing house and outbuildings as part of redevelopment proposals for the site, and the viability of that is discussed elsewhere. It appears that the restoration of the buildings is not viable and, in that event, the proposals provide for replacement buildings on the same plot and providing similar profiles and massing to The Street. The proposals include re-landscaping the site and the opportunity has been taken to provide sensitive tree planting to replace the old and decayed trees.

The design of unit 1 is integral to the scheme as it would be the most prominent built feature. This new dwelling has been designed to replicate the existing appearance and siting of the existing building to maintain the character of the site as viewed from The Street.

### Impact upon the Heritage asset

The impact of the proposals on the non-designated heritage asset would have to be considered to be substantial, since it involves the demolition of them. However, since the asset is not designated the overall test has to be the overall impact upon the street scene and conservation area. It is proposed to provide a replacement building on the same footprint and with a similar profile as the existing and it is considered that that would have a neutral impact upon the conservation area. The general landscaping of this badly neglected and overgrown site could be considered to be a positive contribution to the conservation area.

### Planning History

There are no historic planning applications relating to this property. There is, however, a pre-application consultation (ref: PRE DOV/16/00218), which proposed maintaining the house with a large single storey side extension.



Proposed Site Ground Floor Plan

## The Proposal

The application is for the demolition of an existing derelict two storey building plus 2 barns, and replacing it with a 8 Residential Unit Scheme comprising of a collection of terraced, semi detached 2 storey houses and detached 2 storey houses.

The existing access is to be retained and vegetation to be removed to allow for a safe vision splay based on guidance from KCC Highways. The access leads to a courtyard type parking area. Private parking for each dwelling is accessed via this access.

Careful consideration has been paid to the proposed roofscape and mass of the buildings. The dwellings are orientated and positioned to allow for areas of grassland/native vegetation to balance the hardstanding against soft landscaping on the site.

The architectural language reflects order and proportion within the site. This language is traditional in principle, but contemporary in detail. A key principle for the scheme is to allow lots of natural light to penetrate most spaces and the design of the glazing reflects this throughout.

The scheme seeks to respond to the character of this particular site, yet proposes to increase the architectural quality. Internally it aims to meet and exceed Local Authority guidance with regard to room sizes - all of which will be dealt with further under the accommodation chapter.



Proposed Street Elevation



Proposed Street Elevation



Proposed Street Elevation

With regard to materials, in summary, they seek to respond to those within the local area as well as the existing property, which are predominantly yellow bricks and slate tiles.

The window frames will match the slate in colour to give the building a complete composition which is coherent and clear.

The use of high quality brickwork with careful and precise detailing give depth and texture to the exterior to create a modern building of its time and setting

Familiar building elements and materials are carefully composed to create a collection of sustainable buildings that are clearly of its time, but with an identity that is firmly rooted in its locale.

Views of the unique natural landscape to the south are composed with precision from within, and a simple linear layout of rooms allows the sun to journey through the building from dawn to dusk.

With their pitched forms and pronounced gables the proposed residential buildings sit comfortably yet subservient to the existing road and are collectively recognizable as buildings that belongs within the local composition.

	Local Described Space Standard (average 3 bed unit)	Local Described Space Standard (average 4 bed unit)	Proposed Scheme (average 3 bed unit)	Proposed Scheme (average 4 bed unit)
Gross Internal Area	84	115	104.5	145
CEL	28	35	43.3	52.9
Bedroom 1	11.5	11.5	16	13.6
Bedroom 2	11.5	11.5	12	17.6
Bedroom 3	7.5	11.5	9.3	12
Bedroom 4	-	7.5	-	9

#### KEY

CEL      Cooking Eating living

\*      Note: All figures based on square metres

Above : Table illustrating Minimum Space Standards tested against Proposed Dwellings

## Schedule of Accommodation

You will note from the above schedule that in all instances the scheme meets the space standards set by the national described space standards set out by the Government's design guidance directives produced in March 2015.

Whilst exceeding these requirements the scheme aims to fulfil not merely a space by numbers exercise.

When thinking about the design we believe the proposal needs to reflect and meet the needs and future lifestyles of its occupants. Indeed quality of space, how it is lit, how it is ventilated and providing the right space is what is important, not just the size.

The scheme is comprised of

Unit 1 - 4B, 7P (2 Storey) @ 150sqm

Unit 2/3 - 3B, 5P (2 Storey) @ sqm

Unit 4/5/6/7 - 3B, 5P (2 Storey) @ 135sqm

Unit 8 - 4B, 7P (2 Storey) @ 135sqm

## Relevant Planning Policy

#### CABE Building for Life

The scheme has also been tested against CABE Building for Life, and whilst this document does not seek to repeat each of the design criteria in the original document, it is clearly recognised that the development meets the following aspirations:-

06	The design is specific to the scheme	19	The scheme will seek to make use of advances in construction and technology that enhance its performance, quality and attractiveness
08	The scheme seeks to contribute to a very distinct sense of place		
17	It is judged that the scheme does exhibit architectural quality	20	It is anticipated that the scheme will out perform statutory minimal requirements such as Building Regulations



## Relevant Planning Policy

### National Planning Policy Framework (NPPF) 2012

Central Government guidance contained within the National Planning Policy Framework published in 2012 sets out the Government's planning policies for England and how these are expected to be applied. This is a material consideration in all planning decisions.

The NPPF does not change the statutory status of the development plan as the starting point for decision making. As such proposed development that accords with an up to date local plan should be approved.

The NPPF states that it is highly desirable that local planning authorities have an up to date local plan in place. Following 12 months from the publication of the NPPF due weight is given to relevant policies contained within existing development plans according to their degree of consistency with the NPPF.

The guidance states that at the heart of the NPPF is a presumption in favour of sustainable development which "should be seen as a golden thread running through both plan-making and decision-taking". As such it is clear that development that is sustainable should be approved without delay.

Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Housing applications should be considered in the context of the presumption in favour of sustainable development and Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies. They should normally approve planning applications for a change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate.

The Government is therefore committed to making the best use of previously developed sites such as this, which are a scarce resource. This helps to minimise the need to develop greenfield sites on the edge of towns and villages.

Making the best use of urban land means taking the opportunities available to meet development needs by using land efficiently whilst enhancing the physical and social environment of the area through high quality design and infrastructure planning.

Specifically Local Planning Authorities are to attach significant weight to the benefits of economic and housing growth. As such decision-takers at every level should assume that the default answer to development is yes in order to try and sustainably increase the supply of housing.

It is considered that the proposals for the redevelopment of the site positively respond to the above core principles.

### Core Strategy 2010

The Core Strategy (CS) was Adopted in 2010, prior to the publication of the National Planning Policy Framework. The degree of consistency with the Framework depends upon the continued relevance of the policy. CS Policy DM15 seeks to protect the countryside and limit development within it. The Policy itself sets criteria against which development will be assessed, including 'justified by a need to sustain the rural economy or a rural community' and where 'it does not result in the loss of ecological habitat'.

The supporting text to Policy DM15 explains the need to use the countryside prudently and make 'best use of brownfield land and ensuring the countryside is used efficiently' (paragraph 1.50).

CS Policy DM16 addresses landscape character. The supporting text confirms this does not preclude the possibility of development in the right location. The policy gives support to development where 'it can be sited to avoid or reduce the harm' to landscape.

The replacement of the existing house with 8 dwellings will make efficient use of this site (Policy DM15) and can be supported by Policy DM16, as it is sited to avoid or reduce harm. The site will benefit from improvements in the removal of this existing property and replacement with a sympathetic designed group of dwellings with gardens, introducing new habitat to what is currently a barren area.

Since the Plan was Adopted, the Council have struggled to deliver on housing provision within the District. Whilst they have land allocated for development, this is currently under review within the Local Plan process and given no progress on many allocated sites, it is likely that some sites are no longer available. The new local plan is in the early stages of preparation but is yet to identify housing numbers or preferred sites.

### Land Allocations Local Plan 2015

The Land Allocations Local Plan 2015 identified figures related to housing need and allocated specific sites. It also made an allowance for the inclusion of windfall sites, with a predicted windfall allowance over the Plan period (2014-2026) of 135 dwellings within the rural area.

### Dover District Landscape Character Assessment 2006

The Landscape Character Assessment was published in 2006 and is now some 13 years old. Throughout that period, several new areas of land have been allocated for development which have been developed or under construction. Additionally, several sites have been granted due to the Council not having a 5 year supply of land at various points in the timeframe. The Landscape Character Assessment is therefore very out of date.



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## Appearance & Materiality

The proposal is for the majority, to use a traditional brick and block structure, with the intention to use yellow brickwork for the external skin of the building, with elements of slate tiles on the facade as well as on the roof. Glazing is used intelligently to flood the internal spaces with light, whilst at the same time to provide the upper floors with views across the natural landscape.

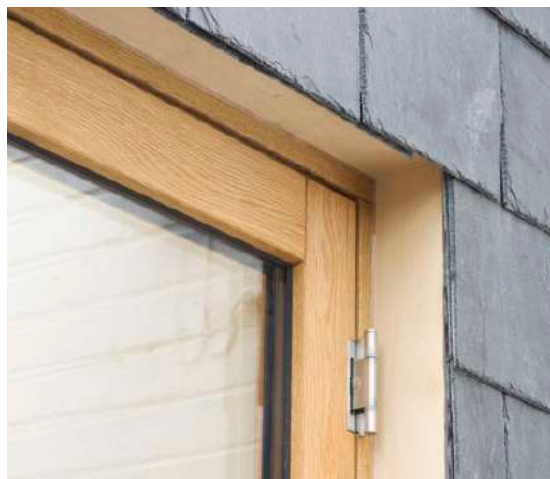
A similar palette of materials continues through the interior with whitewashed walls, painted timber linings allow for the internal spaces to be expressed, whilst double glazed windows and doors encourage natural light and a connection to the outside.

This combination of familiar building elements and materials; brick and mortar, contemporary windows and slate roofs are carefully composed to reinforce a sense of place and create a positive addition to an existing site that is complimentary in its character, clearly of its time, yet with an identity firmly routed to its setting.

- 1 Yellow Brickwork
- 2 Windows detail w/ yellow brickwork
- 4 Slate roof tiles



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## Precedents

- 1 Slate House © Gundry and Ducker Architects
- 2 Slim House © Alma-nac
- 3 Hopton Yard © HAT Projects

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## Summary

In summary, it is judged that the scheme seeks to be respectful to the existing area and its wider setting, delivering a collection of buildings that are very much a part of the existing setting rather than an awkward insertion of different forms. In doing so, it is judged that the scheme delivers the following:

- Responds positively with high quality buildings of modest scale, but which meet the Local Authority's requirements regarding space standards, both internally and externally.
- The scheme will be constructed using high quality materials.
- The proposal seeks to respond positively to and respects the importance of the existing character, whilst recognising and seeking to enhance the character of the surrounding area.
- The form is in keeping with the character and typology of the local context

The proposed Residential Development at 8, The Street has been designed to be built to last.

Traditional materials have been detailed in a modern way to produce robust and flexible buildings that will weather and age well.

The resulting aesthetic, both inside and out is intended to be simple, modest and timeless.





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