Design and Access Statement

For

4no. Proposed Dwellings

At

Land West of the

Plough Inn

Brabourne Lees

Kent

TN25 6QB

Client

Shepherd Neame Ltd

Architect

CDP Architecture Ltd
22-23 North Lane
Canterbury
CT2 7EE

Introduction

This design and access statement has been generated in support of a detailed submission for four detached single storey dwellings with associated car parking & landscaping.

Use

Class C3: Dwellings houses

Amount

4no. three bedroom dwellings

GIA - Unit 1=120m²

Unit 2=100m²

Unit 3=117m²

Unit 4=112m²

GEA - 533m²

Ground to eaves height -

Unit 1 = 2.4m

Unit 2 = 2.35m

Unit 3 = 2.1m

Unit 4 = 2.1m

Ground to ridge height -

Unit 1 = 5.5m

Unit 2 = 4.8m

Unit 3 = 5.6m

Unit 4 = 5m

Each of the dwellings has been designed to provide more than the basic requirements set down in the residential Space and Layout SPD, thereby complying with the local authority requirements as detailed on the supporting CPD space standards schedule.

Design concept & Layout

When approaching this project two of the key considerations for the design were, how the proposal will be seen from the east and west of site and how can the proposal avoid as much impact as possible on the surroundings. While we are of course aware that views are not protected under planning, a design approach that limits impact on the existing dwellings and public house to the east of the application site and the countryside to the west was considered prudent in this case.

The design has been developed to use single storey dwellings, low pitched rooves, a linear layout, and breaks in the built form to maintain views and reduce any perceived impact on adjacent dwellings. Effort has been taken to lay out the breaks in the built form to afford views across the scheme into the country side from both the existing public house garden and Lees Road. This relationship will be backed up by the introduction of a landscaping scheme that maintains good physical separation between the existing uses and the proposal but ensures they are visually linked.

This the linear layout reflect the grain found in Brabourne Lees along Lees Road which should limit any impact from the west of the site by presenting a cohesive appearance of the village as viewed from the countryside.

Design, Appearance & Materials

The proposed units are all single storey and have been designed using materials and fenestrations that reflects the surrounding context. Each of the dwellings capitalise on the east/ west orientation with carefully chosen windows to the east providing morning natural light to the interiors and large areas of glazing to the west providing evening natural light and views to the proposed gardens and countryside beyond.

The rooves will be finished with either slate or plain tiles, which will be chosen to match the surrounding context. Certain parts of the design also incorporate flat roofed areas to provide some variety in the design and reduce scale. These flat roofed areas will be finished with a single ply membrane and powder coated aluminium trims. Windows and doors will be a combination of timber and powder coated aluminium as indicated on the supporting drawings.

Proposed walls will be completed with a variety of Brickwork and painted timber boarding which, again will be chosen to reflect colours found in the adjacent dwellings. The brickwork will continue as indicated into boundary walls for Units 1 and 2.

Scale & Massing

Lees Road is located approximately 2m above the ground level of the application site. The dwellings are all single storey with 37.5° pitches. We have also designed the units so they have short plan depths and a shapely plan form to keep the overall mass and height low.

With the combination of all of these points the proposal will sit low within the site and therefore avoiding any impact on adjacent properties to the east or the countryside to the west.

Refuse and Recycling

Refuse and recycling storage will be provided within a covered stores within the rear gardens as indicated in the attached documentation. The bins will be taken by the residents to the front of the individual plots for collection.

Pedestrian & Vehicle Access

Vehicular access to the site is provided from a main access road from the south eastern corner of the site. Further details on visibility splays etc. can be found in RGP's supporting information that accompanies this application.

Each unit has two independently accessed car parking spaces provided in either a carport or open driveway. These spaces are provided in close proximity to each of the units with level approaches and access points to the dwellings entrances. This combined with level thresholds will provide inclusive access to all.

All of the interior layouts will be designed to meet current building regulations approved document Part M requirements.

Sustainability

With the removal of CfSH from the requirements of a planning application, the sustainable design of a dwelling is placed under the purview of the Building Regulations. However, it is vital that the sustainable design, construction and operation of all buildings are considered at each stage of a project.

Under the Building Regulations, the approved way to evaluate the sustainability of a dwelling is to carry out a SAP (Standard Assessment Procedure) calculation under Approved Document Part 'L1A', which includes a TER and DER, and at completion of the building, an EPC.

The SAP is the methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives. The SAP includes the fabric of the building and equipment and services within it together with renewables i.e. solar panels, should they be necessary.

At this design stage, although there are many ways of achieving compliance with the Building Regulations and the actual efficiency of each dwelling will be determined by calculation, it is assumed the design will include for the following, all of which contribute to the building efficiency;

1. Fabric efficiency, or U-value, of each built element:
    - Ground floors - 0.13 W/(M²·K)
    - Walls - 0.20 W/(M²·K)
    - Windows and doors – 1.4 W/(M²·K)
    - Roofs - 0.14 W/(M²·K
2. Specification of high efficiency boiler
3. Specification of high efficiency internal and external lighting
4. Specification of low water flow taps and showers and low water consumption appliances.
5. Specification of energy efficient ventilation systems.

Specification of sustainable materials that can potentially be recycled at the end of their design life.

With the multitude of construction methods available in today's construction industry these are simply a few of the many methods of achieving the building regulations requirements of Part L1a. We can confirm that the design of these units will serve as a basis for a

detailed design that will achieve all of the requirements of current building regulations.