

Land off Dover Road - Deal

Design and Access Statement

April 2017



Rev	Issue Status	Prepared / Date	Approved / Date
-	DRAFT	KAD / 08.02.17	KMN / 08.02.17
A	DRAFT	KAD / 16.02.17	KMN / 16.02.17
B	DRAFT	KAD / 23.02.17	KMN / 23.02.17
C	DRAFT	KAD / 10.04.17	KMN / 10.04.17
D	DRAFT	BMB / 19.04.17	KMN / 19.04.17



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7573/LANDS/DAS/7573 Design and Access Statement revB.indd



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Chapter 1.0

Introduction

This section describes the vision and purpose of the Design and Access Statement



1.0 Introduction

Introduction

This Design and Access Statement (DAS) accompanies the outline planning application made by Gladman Developments Ltd for development of land off Dover Road, Deal.

The proposals are for the creation of a residential development delivering up to 85 new homes, open space and new pedestrian routes.

The planning application is submitted in outline with all matters reserved for subsequent approval with the exception of access. As such, detailed design will be addressed at reserved matters.

Site Location

The site is situated east of Dover Road immediately adjacent to Walmer, Deal and comprises 4.06 ha of pastoral land and tree planting. The town lies to the north of the site and housing adjoins the site on three sides. Further housing and farm buildings off Dover Road also adjoins the site's southern boundary. The location of the site is illustrated in Figures 1 and 2.



Figure 1: Strategic Location Plan

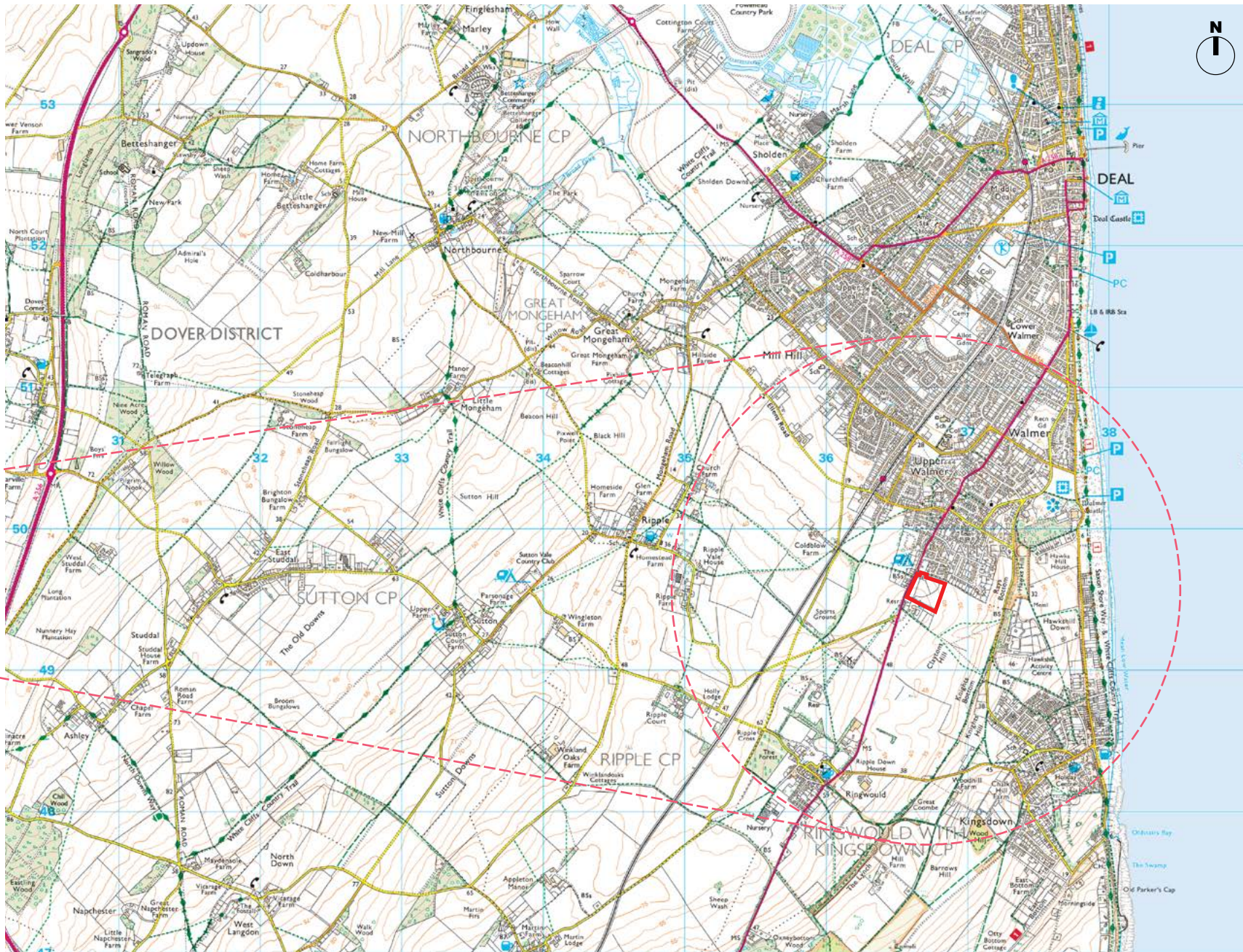


Figure 2: Site Location Plan

1.0 Introduction

The Vision

The overall vision for the site is to provide a distinctive and high quality place, which complements the qualities and character of the local area.

The development will create up to 85 dwellings with a range of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. Housing will be set within a robust network of green infrastructure (GI) at the southern edge of Walmer, Deal, which will help to integrate development within the landscape and create a distinctive sense of place.

A Development Framework Plan sets the parameters of the proposed development. The Masterplan in this document is illustrative and provides one option for how the site could be developed. The precise design and layout of the proposed development would be provided at the reserved matters stage.

The Design Objectives

The vision responds to current conditions and future needs, with the overall aim of providing a high quality environment. There are a number of key design objectives which inform the Development Framework and Illustrative Masterplan and these are explained in detail:

- *To deliver a high quality “place” which is sustainable, safe, and attractive; The Masterplan and DAS provide a high quality built and landscaped design that incorporates best practice principles.*
- *To deliver a mix of housing - up to 85 new dwellings, offering 1-5 bedroom properties, comprising a range of house types.*
- *To provide settlement edge public open space, including tree planting, habitat creation, a children’s play area and footpath connections.*
- *To establish a legible environment, with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site into both Walmer, Deal and the surrounding countryside.*

- *To adopt inclusive design, by making the place accessible for all.*
- *To promote sustainability and reduce energy consumption.*

Identifying the distinctive components that define local character has been a fundamental starting point for the design of the site.

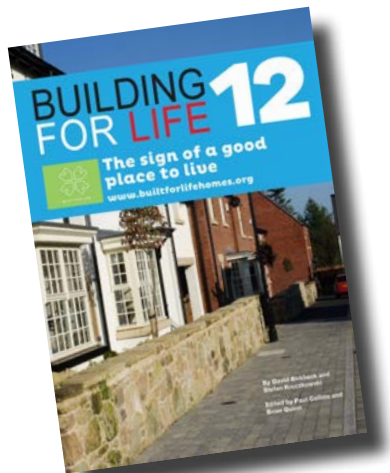


1.0 Introduction

Building for Life 12

The scheme has been developed embracing the twelve Building for Life 12 criteria developed by CABE and the Home Builders Federation. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for Life 12 criteria are used to evaluate the quality of schemes against this vision.

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. The twelve Building for Life questions are grouped under three headings, and are set out below:



Integrating into the Neighbourhood

1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?
2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
3. Does the scheme have good access to public transport to help reduce car dependency?
4. Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?
6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Are buildings designed and positioned within the landscaping to define and enhance streets and spaces and are buildings designed to turn corners well?
8. Is the scheme designed to make it easy to find your way around?

Street and Home

9. Are streets designed in a way that encourages low vehicle speeds and allows them to function as social spaces?
10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



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Chapter 2.0 Response to Context

This section demonstrates the steps taken to appraise the site and its context



2.0 Response to Context

Planning Context

A detailed assessment of the planning policy framework is set out in the supporting Planning Statement, which accompanies this planning application. This section focuses on the national and local planning policies and guidance most relevant to the design and access proposals for the development.



National Planning Policy Framework



National Planning Policy Framework

The NPPF sets out the government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is "*a presumption in favour of sustainable development.*"

Section 7 of the NPPF 'Requiring Good Design' establishes the Government's commitment to good design and requires that developers address the following:

- *Function well and add to the overall quality of the area;*
- *Establish a strong sense of place;*
- *Optimise the potential of the site to accommodate development;*
- *Respond to the local character and history;*
- *Create safe and accessible environments; and;*
- *(developments which) are visually attractive with good architecture and appropriate landscaping.*

Dover District Local Development Framework

Dover District Council Core Strategy (2010) is the main document of the Local Development Framework. It sets out the Council's ambitions and priorities for the District. The policies of relevance to this Design and Access Statement include:

- *Policy CP 4 - Housing Quality, Mix, Density and Design*
- *Policy CP 7 - Green Infrastructure Network*
- *Policy DM 5 - Provision of Affordable Housing*
- *Policy DM6 - Enhancing Sustainable Transport*
- *Policy DM15 - Protection of the Countryside*
- *Policy DM 16 - Landscape Character*

There are also a number of saved policies from the 2002 Local Plan, which are still in force. Of relevance to this DAS is:

- *Policy C08 - Development which would adversely affect a hedgerow*

National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- *National Planning Policy Framework (NPPF), DCLG 2012;*
- *Planning Practice Guidance (PPG), DCLG, 2014*
- *Manual for Streets 2: Wider Application of the Principles, 2010;*
- *Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007;*
- *Building for Life 12 (3rd Ed.), Design Council, 2015.*

Local Guidance

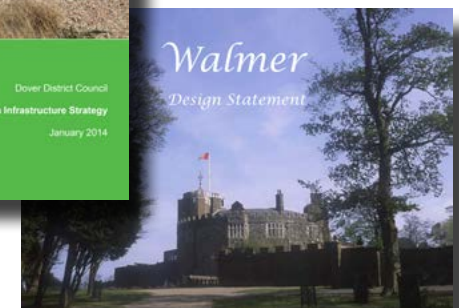
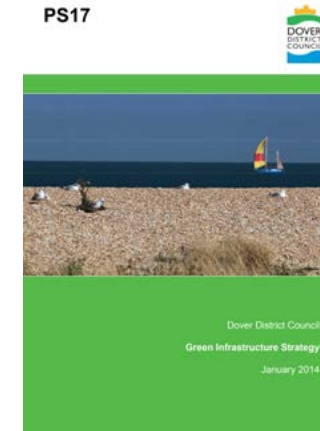
Documents of relevance to this application include the following:

- *An East Kent Approach to Green Infrastructure and Recreation Report (2014)*
- *Dover Green Infrastructure Strategy (2014)*
- *Parks and Amenity Open Space strategy (2013)*
- *Review of Play Area Provision (2012-2026)*
- *The Landscape Assessment of Kent*
- *Dover District Landscape Character Assessment (2006)*
- *Walmer Design Statement (2006)*
- *Kent Design Guide*

This DAS generally follows the steps for creating a design set out in the Kent Design Guide, namely;

- *Step 1: Understanding the site*
- *Step 2: Generating the layout*
- *Step 3: Designing for movement*
- *Step 4: Getting the detail right*

Design guidance contained in both the Kent Design Guide and the Walmer Design Statement are referred to at the relevant sections of this DAS.



2.0 Response to Context

Site Context

The town of Deal sits adjacent to the south-east coast approximately 9km north-east of Dover. The A258 provides a direct link between the two towns.







The site is located at the northern extent of the Ringwould with Kingsdown parish and sits immediately adjacent to the parish of Walmer. Historically a separate settlement Walmer is now part of the continuous urban area of Deal. Directly opposite the site, is existing development on Dover Road. Residential development along Thistledown adjoins the northern boundary of the site.

To the south of the site, several existing dwellings on Dover Road, and Walmer Court Farm, stand adjacent and in proximity to the boundary. To the east, the site adjoins agricultural land. The wider landscape to the south of the town is largely comprised of agricultural fields. A number of Public Rights of Way (PROW) transect the surrounding agricultural land. These include footpaths to the village of Kingsdown to the south east and to the coastline to the east.



- A Views towards existing housing off Thistledown to the north of the site.
- B Modern residential development located to the north of the site at Thistledown
- C Existing development at the southern edge of the town along Dover Road
- D Existing facilities and services



-  Site Boundary
-  Existing Settlement
-  Parkland
-  Primary Roads
-  Secondary Roads
-  Railway Lines & Station

The site context plan illustrates that the site is a logical extension to Walmer with existing settlement located to the north, south and west of the site and Dover Road running adjacent to the site's western boundary. The site is also located away from more sensitive areas on the edge of Walmer such as near Walmer Castle and further east of the site where the landscape is more visually exposed.



Figure 3: Site Context Plan

2.0 Response to Context

Existing Site Features

The site is broadly square and comprises one large field parcel subdivided by fences and used for grazing. A large, curved group of trees forms a wide buffer along the site's eastern and southern boundaries. Two stables are located in the north west of the site.

The western boundary of the site adjoins Dover Road. Existing vegetation including several trees run alongside the road and the boundary is also partially denoted by a brick and flint wall. To the north, the gardens of properties off Thistledown adjoin the site as well as the grounds of a larger property off Dover Road. The fencelines and existing vegetation within the gardens of these properties define the site's boundary and include a group of trees located adjacent to the north eastern corner of the site. The southern boundary of the site is largely defined by the tree group, though in the south western corner a field boundary with vegetation defines the extent of the site. Beyond the site boundary to the south west is located a former covered reservoir with planning approval for construction of a dwelling.

The key landscape feature within the site is the large tree group which covers the south eastern portion of the site, other landscape features include the boundary vegetation and trees.



- A** View over pastoral land within the site towards the group of trees that form a wide buffer along the site's eastern and southern boundaries
- B** View from within site towards residential development along Thistledown adjacent to the site's northern boundary
- C** Existing vegetation and wall along the western boundary of the site with Dover Road
- D** View of existing stable within the site

Historic Development

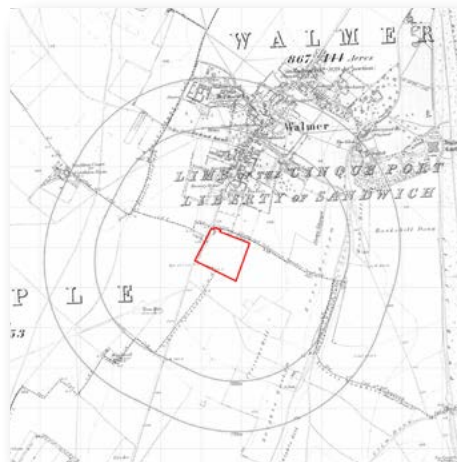
The historic maps opposite show the application site in the context of the growth of Walmer/Deal since the late 1800s.

The earliest mapping (1871-1872) shows the site to be located to the south of the pre-industrial settlement at Walmer within a largely rural landscape alongside the settlements of Ringwould and Kingsdown. Settlement at Walmer is arranged along the two main road corridors namely Walmer Street and Castle Street, present day Dover Road and Castle Road.

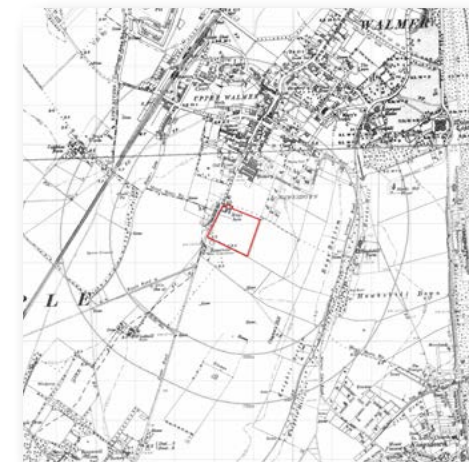
By 1889, the emergence of the railway and associated infrastructure, including Station Road is apparent as well as development associated with the chalk pit along St Richards Road to the west. Development at Kingsbarn, on Dover Road directly to the north-west of the site, is also evident as is the reservoir adjoining the site to the south-west.

By 1938, there is further industrialisation marked by the emergence of the brick works at Coldblow Farm and further infill development which extends south of the reservoir adjoining the site along its southern boundary. Development also continues northwards and westwards of the site between the railway and Dover Road. Development at Hawksdown to the north of the site also emerges at this time as does built form along the coastline to the south of Walmer Castle.

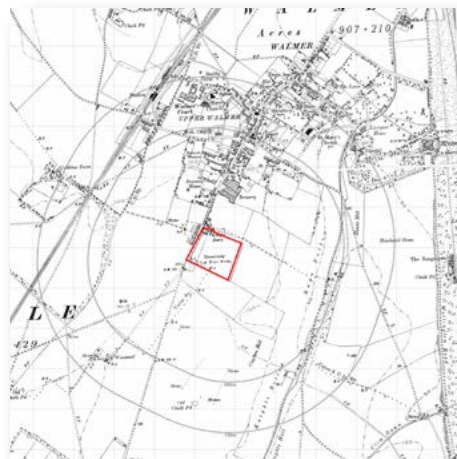
Settlement continues to extend with recreation and community facilities, including a number of schools apparent from the 1960/1961 mapping onwards, reflecting present day Walmer/Deal.



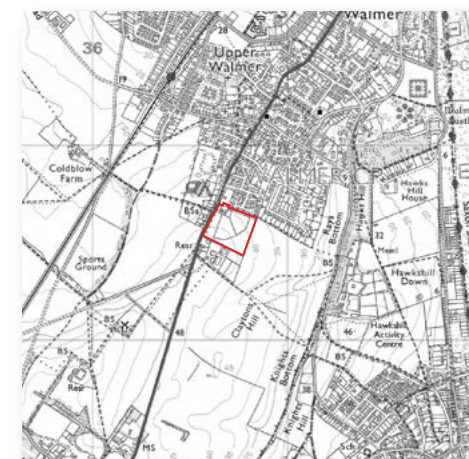
1871-1872



1938



1889



2017

2.0 Response to Context

Local Townscape Character

With the site located adjacent to Walmer, the Walmer Design Statement is an important consideration for the site character and context. The document divides Walmer parish into ten character areas as illustrated on the character area map (right).

The area immediately to the north of the site along Thistledown falls into the 'Modern Cul-de-sacs' character area. This area is described as containing '*houses or bungalows constructed with common characteristics related to the materials and styles in vogue at the time they were built*'.

The area to the north west of the site falls within the '*Upper Walmer Village*' character area. This area is described as '*a focal point for those living in Upper Walmer with churches and remaining shops, housed in Victorian buildings, offering all the essentials expected in a village environment*.' The northern part of this character area is covered by a conservation area designation.



Figure 4: Character Area Plan from Walmer Design Statement

Local Townscape Character

The Walmer Design Statement provides a list of design details for each of the character areas it identifies. The design details for the 'Modern Cul-de-sac' character area include: reasonably wide and short roads; hedges, low walls and fences as property boundaries; properties with garages; mature trees which have been retained and incorporated into developments; red brick buildings and pitched roofs.

The design details of the 'Upper Walmer Village' include: varied sized Georgian and Victorian properties; sash windows; garages and off road parking minimal; hedges and rendered walls as property boundaries; red, brown or yellow brick buildings and pitched roofs. The southern part of the character area, which is closest to the site, is further away from the historic core of the village and varies from it in its design details. Properties to the north of the site along Dover Road tend to date from the late 19th and 20th centuries with the occasional older properties, parking tends to be provided on plot to the front or side of properties.



Thistledown - Modern Cul-de-sac character area

- A** Cul-de-sac road layout
- B** Mixture of detached, semi-detached and terraced 2 storey properties
- C** Garages
- D** On plot parking
- E** Private drives - lower order street
- F** Mature trees retained and incorporated into layout



Dover Road - Upper Walmer Village character area

- A** Linear layout along Dover Road
- B** On plot parking to front of properties
- C** Predominately detached properties
- D** Mixture of property age and style

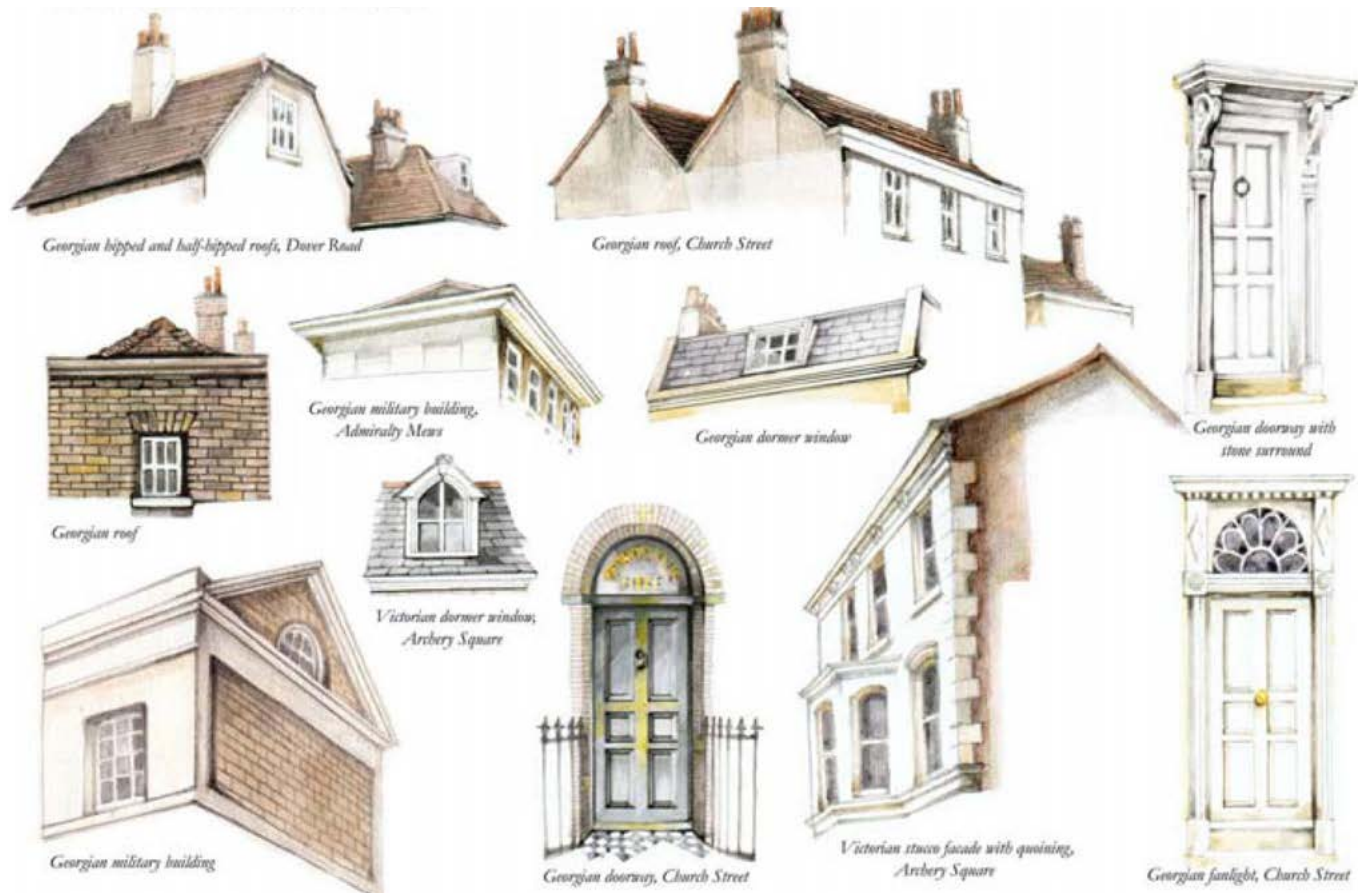
2.0 Response to Context

Traditional Details and Materials

The appearance of new buildings should be of a form, scale and height that is appropriate to the site and its context and as stated within the Walmer Design Statement 'respect the origins, and reflect strongly the character, appearance and design details of the Character Area in which it is situated.'

An essential ingredient of responding to local character will be through the use of a selected palette of locally used materials, colours, textures and finishes. Whilst the detailed design will create a modern 21st century place using modern techniques for construction and design, the use of local building materials will be supported. This will illustrate local character as being a strong theme within the design.

The following sketches are found within the Walmer Design Statement and illustrate architectural details found locally.



Traditional Details and Materials

The following photographs are examples of some of the key local characteristics that can be found within Walmer/Deal including its historic core.



2.0 Response to Context

Movement, Access and Facilities

The main site access point is proposed from a new junction along the A258 Dover Road, which provides a direct link to Dover.

The site enjoys good links to the centre of Walmer, which provides a range of local services and facilities, including a Primary School and Secondary School, a pharmacy, churches and local shops. Further facilities are provided in Deal town centre as well as neighbouring Kingsdown village.

In terms of public transport, there are bus stops within the vicinity of the site, the nearest of which is opposite the site along Dover Road. Bus routes include links to Deal town centre, Dover and Canterbury. Walmer also has a train station in relatively close proximity to the site.



- A Range of shops and Public House
- B Godwin Academy, Salisbury Road
- C Range of shops including Pharmacy
- D Convenience Store and Post Office
- E Catholic Church Of The Sacred Heart, Dover Road

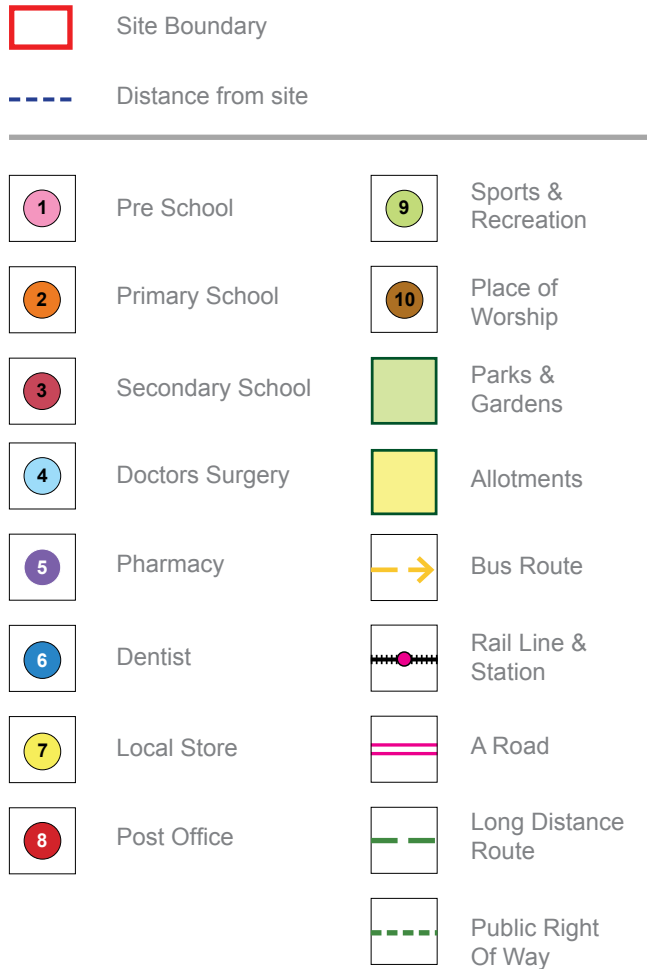


Figure 5: Local Services and Facilities