



Walderslade

Boxley, Kent

1.0 Introduction

2007	<i>RIBA Downland Prize (Best Conversion)</i>
2006	<i>'What Home' Award (Best House)</i>
2005	<i>RIBA National Award</i>
2004	<i>Kent Design Award (Overall Winner)</i>
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2000	<i>National Built In Quality Award</i>



ctmarchitects' scheme at Buckland Mill, Dover

RIBA and Kent Design Award-winning ctmarchitects were approached by our client, Kent County Council, to design a high quality, site-responsive residential scheme on the site in Walderslade Woods, Boxley.

The site is located on a man-made plateau of green space surrounded by mature trees and the project aims to create a scheme that creates high quality homes that sensitively integrate within the surroundings.

This Design & Access Statement is intended to accompany the application for a new residential scheme at Walderslade and to demonstrate the design consideration behind the scheme's proposals.

The scheme proposes to create a total of 12 no. residential dwellings on the site as well as a designated Local Area of Play (LAP) which will help to fund the maintenance of the surrounding woodland.

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Introduction

Walderslade
Boxley, Kent
Design & Access Statement
November 2007

1.0

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Contents & Structure

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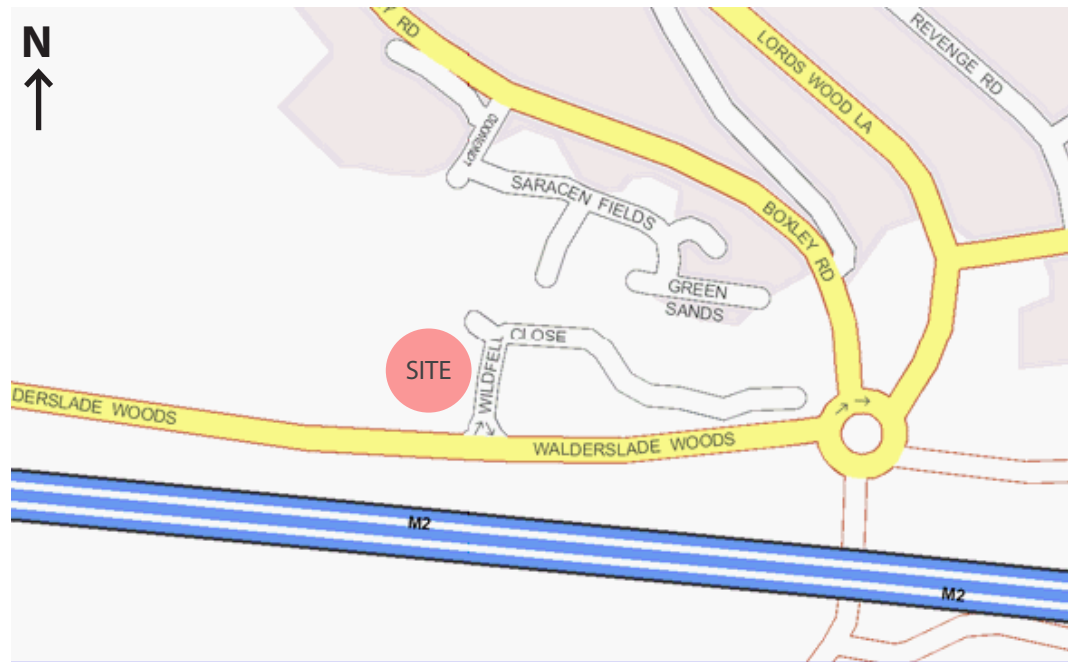
3.0 Site Analysis

2007
2006
2005
2004
2004
2000

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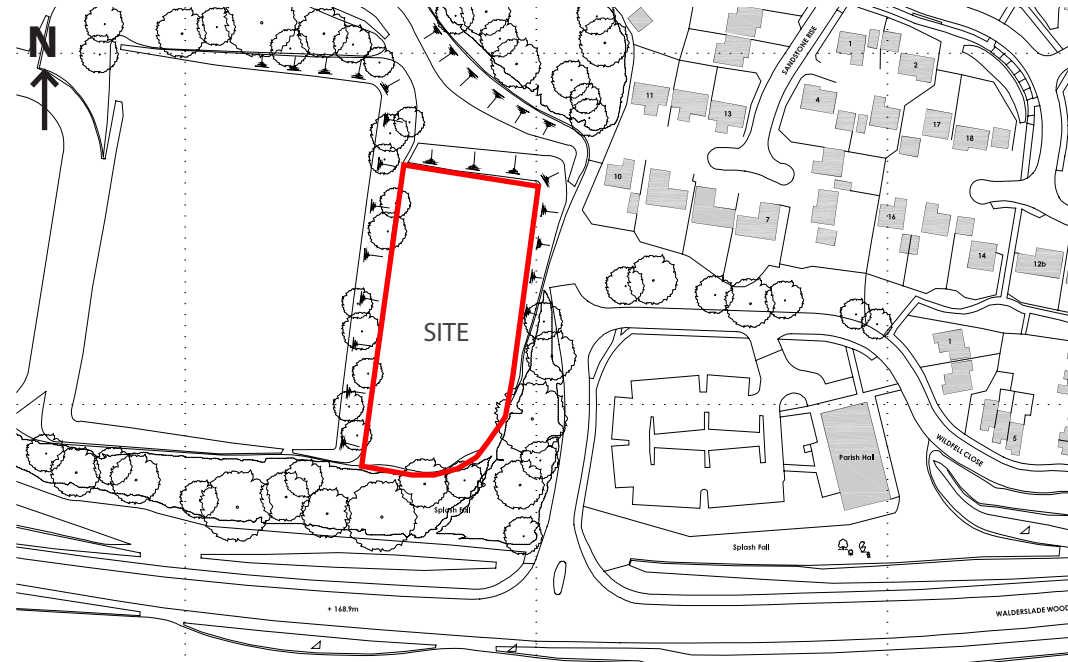
3.1 Location

The site is located in on an open plateau in Walderslade, near Boxley in the Maidstone. The site is accessed off Walderslade Woods Road which runs adjacent to the M2. The site is located opposite the Parish Council.



Location Map
Not to scale

multimap.com



Site Location Plan
Not to scale

Crown Copyright

Site Analysis



Crown Copyright

Ordnance Survey extract demonstrating area KCC would pass to a Trust (including Round Wood area) as a result of Planning Consent and successful sale of the planning application site
Not to scale

Site Analysis

Access off Boxley Road ← Existing 'buffer zone' of trees backing onto Boxley Road → Existing trees on slope leading to 2nd plateau →



Site panoramic
From application site, looking back over lower/1st plateau towards Walderslade Road

Access into 1st plateau from the main road



Looking towards site entrance
Standing on the application site

Site Analysis



Looking back towards Walderslade Road
Standing on the application site



Access off Boxley Road (lawn mower only)



Looking towards Walderslade Road
Standing on 2nd plateau



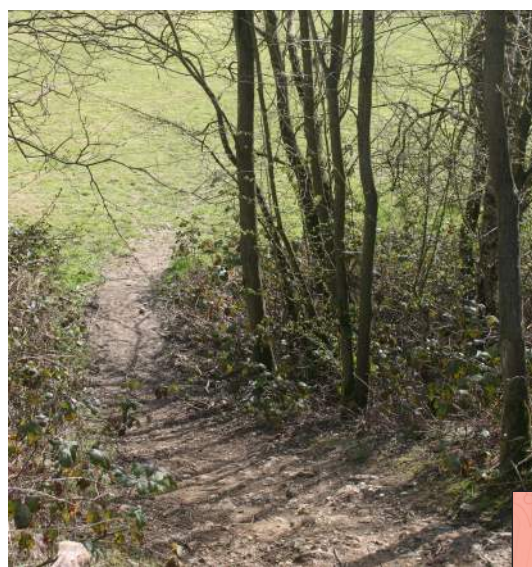
Site Analysis



Looking back towards Walderslade Road
Access road



Looking back towards the site entrance
Access road



Looking down the bank towards the
application site
Access road



Site Analysis

3.3 Site Context

The site is surrounded by trees on all sides. To the North-East of the site, behind the trees, are a number of existing, predominantly detached residential dwellings. To the south of the site is the main access road into the site, Walderslade Woods Road and, beyond that, the M2 motorway. To the west of the site are a series of further plateaus that are also surrounded by woodland. To the east is the village Parish Council.

The site is in Kent, in Maidstone District, but is very close to the boundary with Medway, a Unitary Authority and is in Boxley Parish.

Boxley is the largest parish of Maidstone, Kent's County Town. The parish includes the village of Boxley, Grove Green, most of Wavering Street, Sandling, and much of Walderslade and Lordswood at the top of Blue Bell Hill.



Aerial Photograph

3.4 Site Assessment

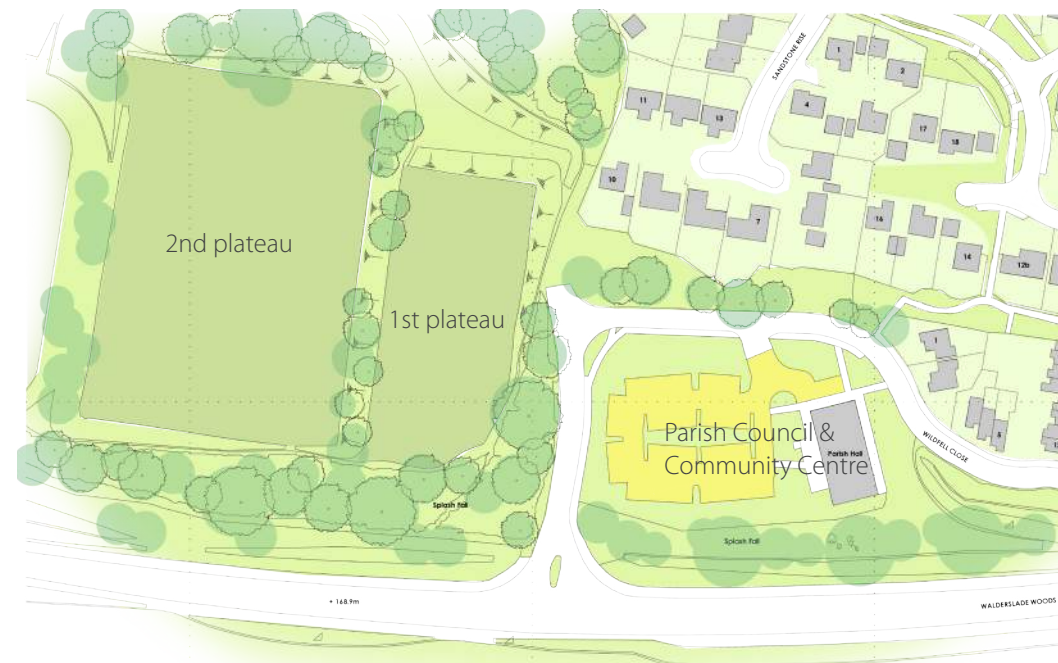
3.4.1 Physical Geography

The site is surrounded by woodland on all sides and lies adjacent to a series of other cleared plateau areas, each at a different elevation, with steep banks between them. The plateaus are man-made - the soil, which is clay with flints, was spoil from creating Walderslade Woods peripheral road. As there was no topsoil added on the second and third plateau areas, they may be species-rich. The first plateau, since it is used as a playing field and is kept close-mown, is unlikely to be species-rich.

The surrounding vegetation consists of mature trees or formerly coppiced woods, mostly with limited brambles and other scrub cover beneath. There is a well-developed woodland undercover of holly. The woods were coppices historically, but have not been treated for some time.

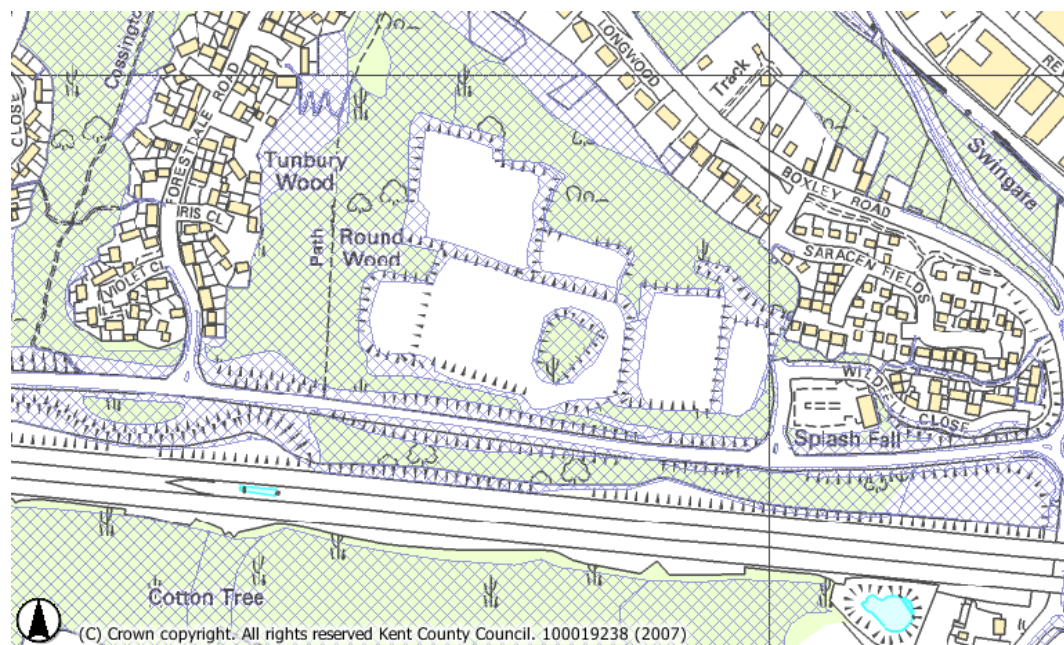
The site itself is covered with grass and scrub.

With a grant from the Local Heritage Initiative and backing from the Parish Council, a local volunteer group carries out woodland clearing works, and will be holding special events for children, contributing to environmental education in local schools, installing information boards and signs and carrying out wildlife and plant surveys in the Walderslade Woods.

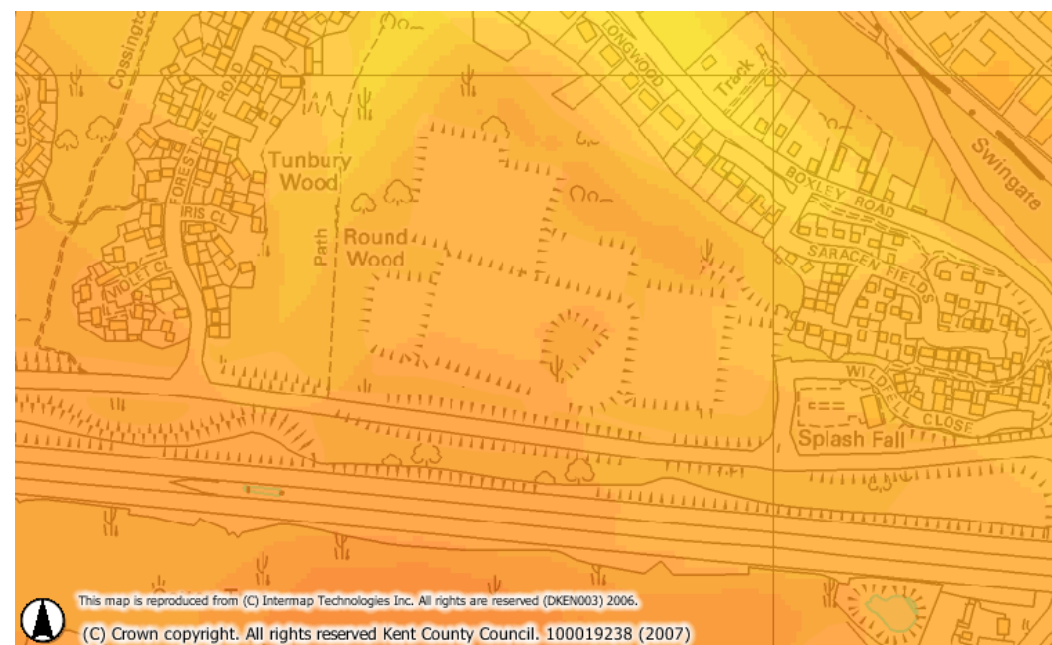


Green Spaces
Not to scale

- Levelled spoil areas
- Existing private spaces (Predominantly front & rear gardens)
- Existing parking area (Parish Council & Community Centre use)
- Existing buildings
- Existing surrounding trees



Ecological Value
Not to scale



Contours
Not to scale

Site Analysis



Building Uses
Not to scale

- Proposed Application Site
- Existing Parish / Community Centre
- Existing Residential Houses (Predominately Detached)

Site Analysis

3.4.2 Access

The site is within 5 minutes from the M2 Junction 3 and is generally well connected for road, cycle routes and pedestrian walks. There are existing pedestrian links across the site between Boxley and the upper plateaus although these are informal and no pathways have been created to reflect this desire line.

The adjacent M2 motorway and, to a lesser extent, the Walderslade Woods road, represent a source of noise to the site from the south.

3.5 Site History

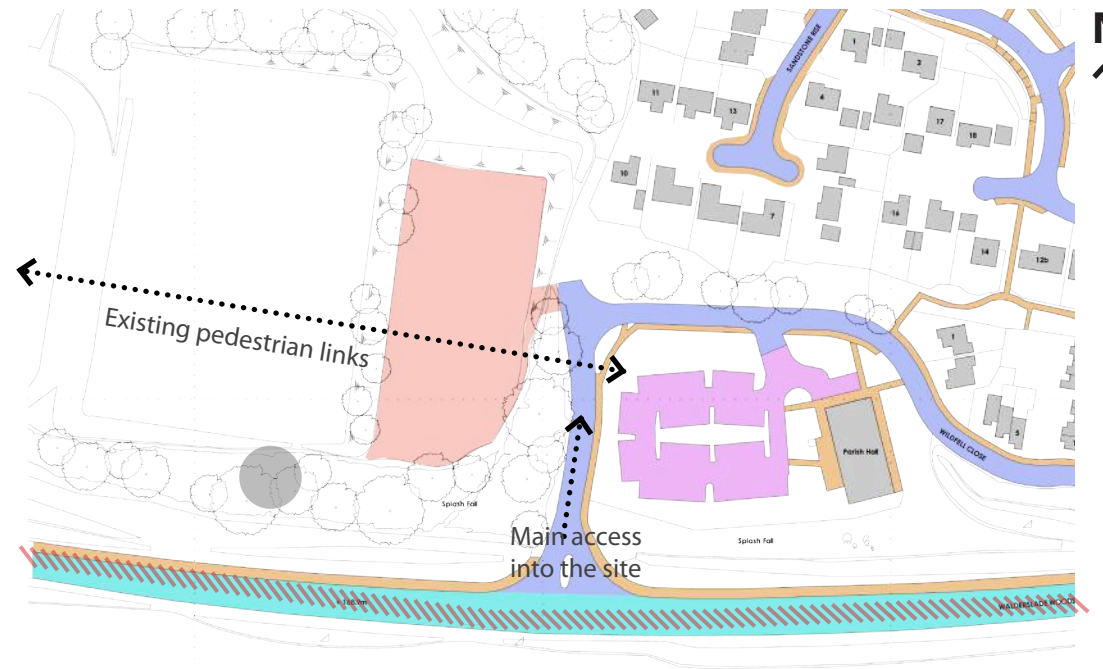
Walderslade is a Saxon name meaning "wooded valley" (wald = wood; slade = a valley). The woodlands are classified as being semi-natural ancient woodland. The woods have a medieval history and three local government boundaries are considered to be based on the boundaries that existed within the wood during medieval times.

Development of the Walderslade Woods sites for a new residential community took place largely in the 1970s and 1980s.

3.6 Community Facilities

The area lacks any dedicated play areas.

Beechen Hall, adjoining the site, was built in 1994 and is owned by the Parish Council who use it for wedding receptions, parties, clubs, training and so on. Various clubs and groups use the hall including a dance group, keep fit groups, karate, playgroup and Young Searchers. The main hall is 20m by 10m and can accommodate: 200 for dancing only; 170 for table functions; 155 for dancing & table functions; 200 for close seated audience. The Small Room (5.5m by 3.5m) can accommodate up to 15 persons for meetings. There is an illuminated car park for 60 plus cars next to Beechen Hall.



Site Movement
Not to scale

- Proposed application site
- Walderslade Road (Main road - heavy flow of traffic)
- Pedestrian footpaths surrounding the site
- Other roads (Small access roads - low flow of traffic)
- Parish Council car parking facilities
- Access from Boxley Road into top plateau (narrow)

NEAREST TRANSPORT LINKS	
Maidstone East Railway Station	3.5 miles (5.6km)
M2 Junction 3	1.5 miles (2.3 km)
London Biggin Hill Airport	22.2 miles (35.7 km)

4.0

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