

5.1 Project Objectives

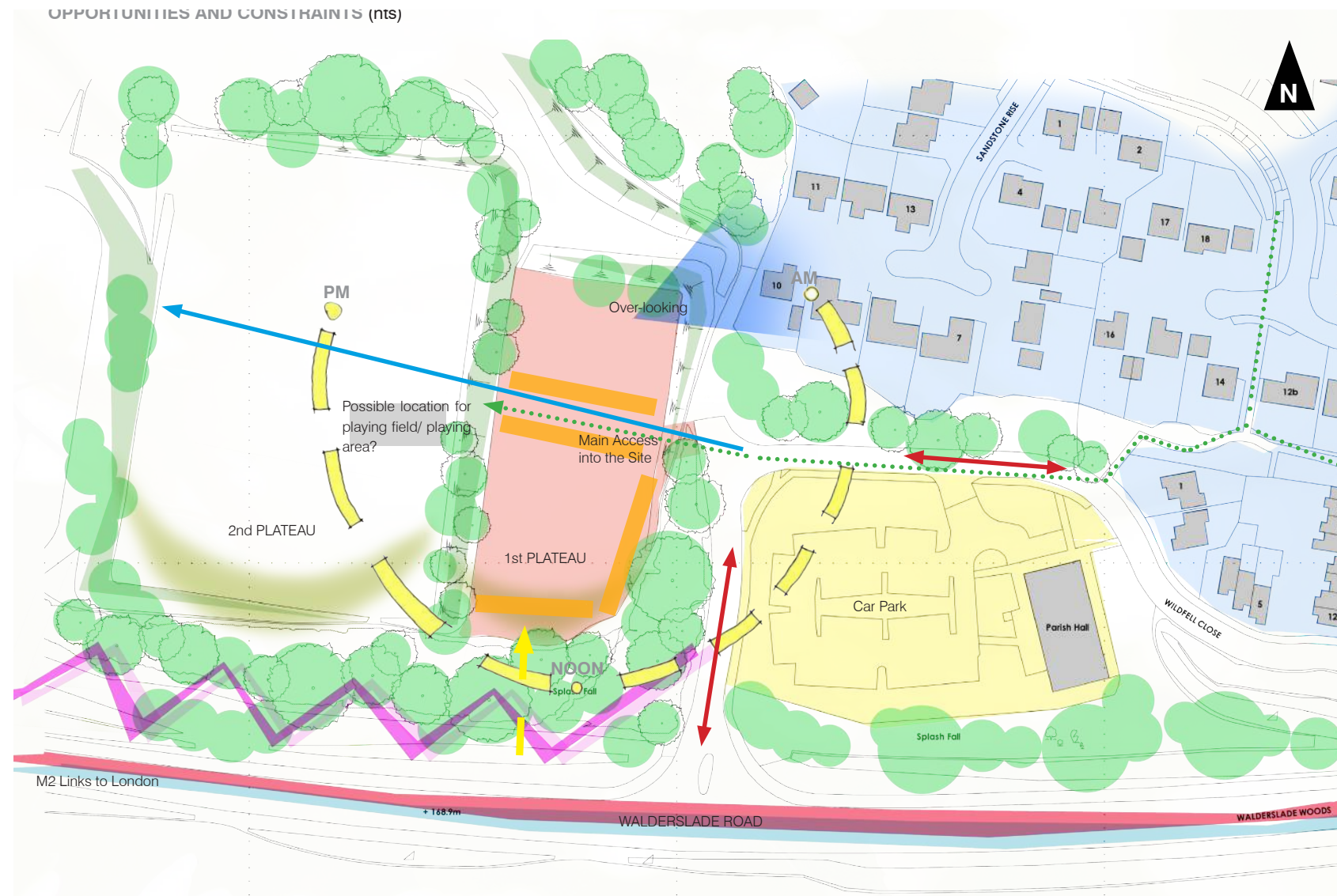
- > To create a residential development that maximises the development potential of the site and so enables the future maintenance to the neighbouring woodland behind.
- > To create a high quality residential development that provides attractive accommodation and acts as an exemplar for future developments of a similar nature in the region. The site is to also maximise the good vehicular links via the M2 to London.
- > To create a sustainable development that both makes use of and promotes sustainable technologies and principles.
- > To enhance the area by providing high quality external landscape space in the form of a LAP (Local Area of Play) and by improving the existing pedestrian links through the site to the top plateau.
- > The new LAP will help create links with the Community Centre and the neighbouring community
- > To retain as much of the existing landscaping and surrounding trees as feasibly possible.



Project Objectives
Not to scale

- Proposed application site
- Existing neighboring residential houses
- Existing dense patches of trees to be retained
- Existing Parish Council / Community Centre

5.2 Opportunities & Constraints



- Proposed application site
- Existing residential housing area
- Existing Community Hall and parking
- Existing trees retained (Natural buffer zone)
- 'Naturally protected' space
- Banks leading up to higher plateaus
- Existing neighbouring houses
- Noise by Walderslade Road
- Restricted overlooking from site to surrounding houses
- Main access road (Boxley Road)
- Sun path diagram
- Pedestrian links
- Vehicular links
- Vistas through the site
- Narrow access point
- Key building frontage

Design Process

5.3 Community Consultation Event

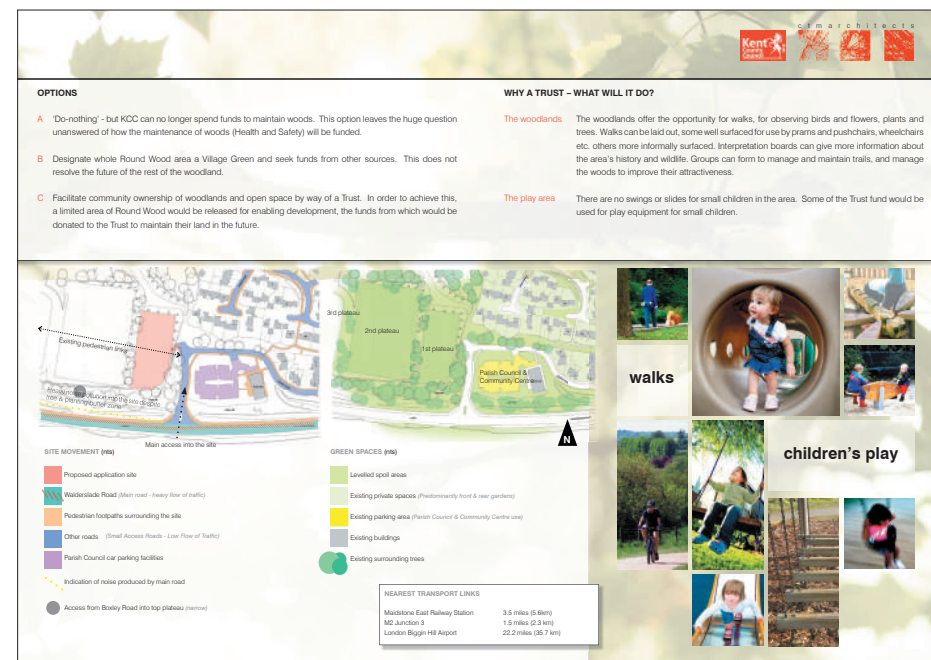
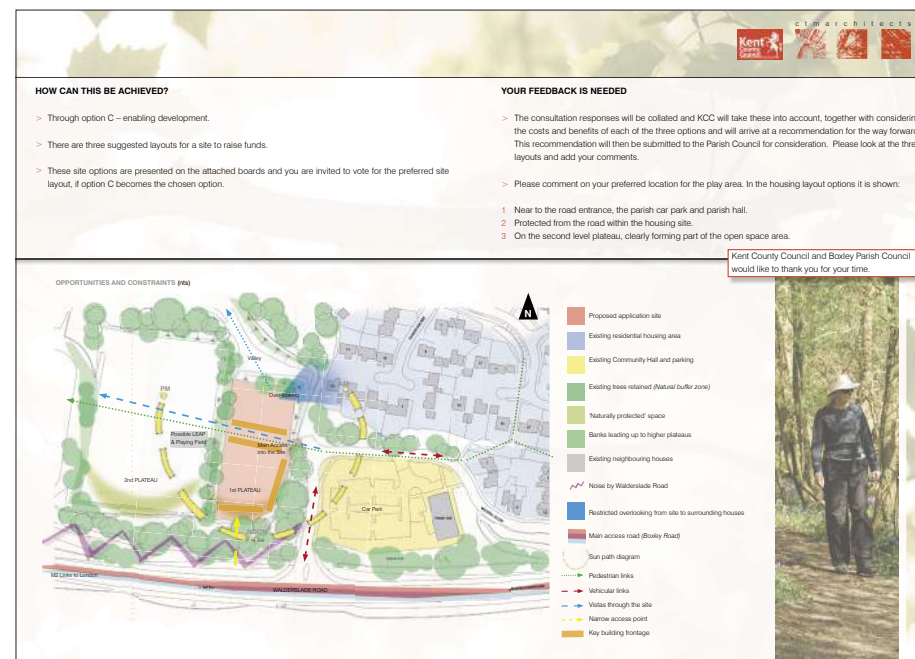
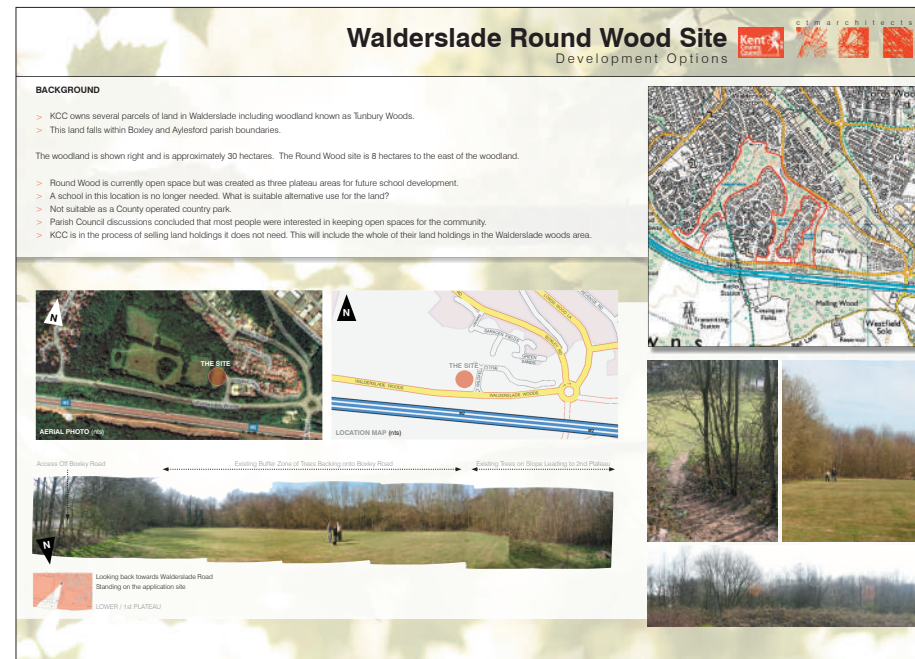
A community consultation event was held at Boxley Parish on 2nd May 2007 to discuss the development options for the site.

Six A1 boards were produced, including three development options which showed three distinct design approaches in order to stimulate discussion.

This event was preceded by two meetings on site with the parish council chair and clerk. A meeting with Maidstone Borough Council planners was also held prior to submitting the application.

The designs were again exhibited at the local primary school on the evening of the Parish Council meeting on 20 April 2007, where the design team and officers of the County Council were available to answer questions.

Local residents living near the scheme attended and viewed the exhibition before the parish met on 20 April 2007. Those with particular relevant concerns affecting the design were also then contacted, and the building locations were repositioned to meet their concerns.



Option 1

Legend:

- Existing trees to be retained
- Proposed new trees
- Large semi detached 3/4 bed houses @135 sqm
- 2/3 bed terraced houses @ 105 sqm
- Bonded gravel road
- Secure open space
- Private drives
- Main access road
- Existing links to be maintained
- LAP (see below)

LAP = Local Area of Play

"An unsupervised area designated for young children (4-6 years of age), enclosed by fencing or other barrier (e.g. hedges or planting) and overlooked by housing. They should adjoin pedestrian routes or other well used public spaces, and should be located with 1 minute's walking time from home. Any play equipment should comply with current safety standards."

Advantages:
Close to the Community Hall
Easy access
Direct view from most properties

Disadvantages:
Small size
Separate from informal grassed area

Total 2/3 bed terraced houses @ 2½ storey	8
Total large detached Houses @ 2½ storey (2 spaces per unit)	6
Total number of units	14
Open space provided	

Local Area of Play Location

Advantages:
Close to the Community Hall
Easy access
Direct view from most properties

Disadvantages:
Small size
Separate from informal grassed area

Key Features:
Informal grassed area
Ramp
Link
Restricted overlooking
Public open space
LAP
Community Hall
Splash Fall
+ 168.9m

Design Details:
sustainable
site-responsive

Design Process

Option 2

- Existing trees to be retained
- Proposed new trees
- Terraced houses
- Bonded gravel road
- Secure open space
- Private drives
- Main access road
- Existing links to be maintained
- LAP (see below)

LAP = Local Area of Play

"An unsupervised area designated for young children (4-6 years of age), enclosed by fencing or other barrier (e.g. hedges or planting) and overlooked by housing. They should adjoin pedestrian routes or other well used public spaces, and should be located with 1 minute's walking time from home. Any play equipment should comply with current safety standards."

Local Area of Play Location

<p>Advantages</p> <ul style="list-style-type: none"> Central to the scheme Direct view from all properties Close to informal grassed area Easy access 		<p>Disadvantages</p> <ul style="list-style-type: none"> Not close to Community Hall Small size
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Total 2/3 bed 105sqm terraced houses @ 2½ storey	8
Total 4 bed link-detached houses @ 2½ storey	6
<i>(2 spaces per unit)</i>	
Total number of units	14
<i>Open space provided</i>	

vernacular

contemporary