

SITE SECTIONAL ELEVATION 1 • 1:100



SITE SECTIONAL ELEVATION 2 • 1:100

PROPOSED RESIDENTIAL DEVELOPMENT: Walderslade Round Wood Site, Boxley
SITE SECTIONAL ELEVATIONS

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Letter:	Notes:	date:	PROJECT: Proposed Residential Development, Walderslade Round Wood Site, Boxley	CHENEY THORPE & MORRISON Chartered Architects THE TRAMWAY STABLES RAMPART ROAD HYTHE KENT CT21 1BB tel: 01795 509115 fax: 01795 509114
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			TITLE: PROPOSED SITE SECTIONAL ELEVATIONS 1&2	DATE: 07.10.10
			SCALE: 1:100	DATE: OCT 2007
			DRAWN: OG	CHECKED:

Final Design

5.0

Walderslade
Boxley, Kent
Design & Access Statement
November 2007



Final Design

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5.0



Final Design

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5.0

6.0

Design Breakdown

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>
2004	<i>Kent Design Award (Education Category)</i>
2000	<i>National Built In Quality Award</i>

The following has been drafted in accordance with the CABE document, 'Design and access statements: How to write, read and use them'.

7.1 Use

The scheme proposes residential use for the site, providing much-needed new homes in the area. The revenue generated by the development is will help to fund the maintenance of the site's surrounding woodland.

The scheme also proposes a designated Local Area of Play (LAP), a facility requested by the local community as no such play area exists in the entire Walderslade area. Its location helps to create links with the Community Centre and the neighbouring community.

7.2 Amount

The scheme proposes 12 dwellings on the 0.323 hectare site, representing a density of 37 units/ha. This density is applicable to the site as it creates an attractive sense of enclosure around the LAP. The relationship of the built form to the public and semi-public spaces they define has been carefully considered. This ensures the space feels comfortable and safe.

This amount optimises the development potential of the site and so generates revenue to help fund the maintenance of the site's surrounding woodland.

7.3 Layout

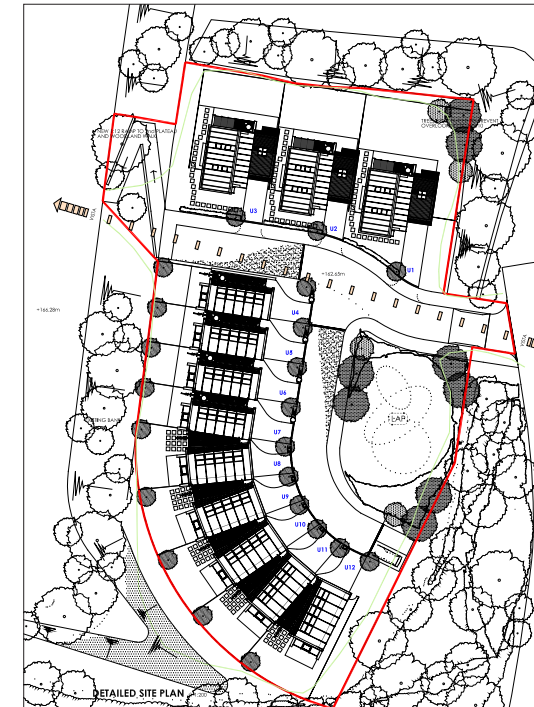
Three schemes were presented at the community consultation event and the final scheme's layout represents the outcome of feedback from the discussions that occurred at the consultation event.

The proposed scheme is an evolution of Option 1 presented at the community consultation event, which was backed by 28 votes, just over a third of the votes. The LAP is located close to the main village for easy access for both children and parents. The main cluster of dwellings, units 4-12, are wrapped around the LAP to provide it with natural surveillance.

The design has been organised to ensure minimal felling of trees.

Units 1-3 face the new road which provides access to each dwelling. This access road allows visitors to enjoy a vista west towards the 2nd and 3rd plateaus and back towards Boxley to the east.

Each of the dwellings is provided within an integrated garage and an external driveway space in order to ensure that the public realm does not become 'cluttered' with parked vehicles.



Extract from Site Plan
Not to scale

7.4 Scale

The scheme proposes two dwelling heights: Units 1-3 are 2 storeys in height and Units 4-12 are 2.5 storeys as they have 2 full storeys and 1 storey integrated into the roofspace. Although these designs provide more living accommodation than a 'traditional' 2 storey house, they are around the same height.

There is local precedent for this scale in Boxley, as demonstrated by the adjacent photograph.



Dwellings in Boxley
Demonstrating height



Units 1-3 Front Elevation
Not to scale

Units 4-12 Front Elevation
Not to scale

7.5 Landscaping

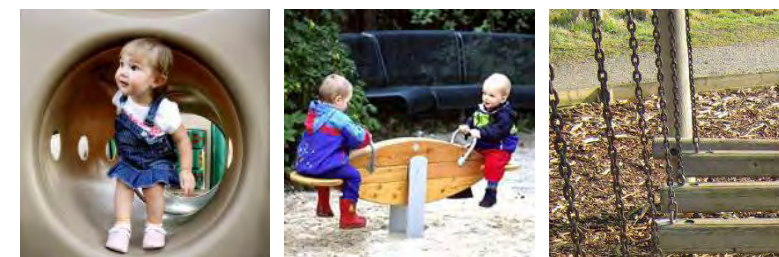
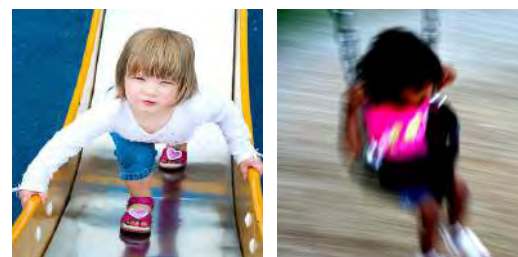
The scheme retains as much of the existing landscaping and surrounding trees as feasible. This enables the scheme to integrate in with the surroundings. The retention of natural landscaping will help to encourage an increase in biodiversity across the site.

Moreover, the scheme enhances 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 LAP will be equipped with high quality timber play equipment which could possibly recycle the timber from any felled trees.



Example play equipment



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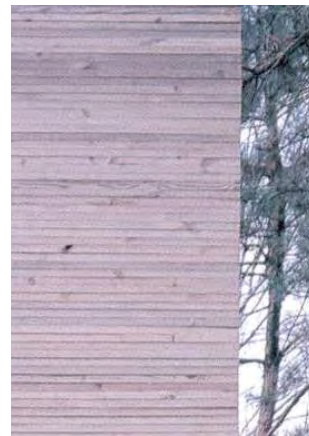
7.6 Appearance

The local area's houses are largely traditional post-war brick construction. The scheme aims to take an alternative approach that better reflects the surrounding woodland and fulfills the architectural potential of the site.

The appearance of the scheme's buildings has been carefully considered in order to ensure that the design integrates well with the site's natural surroundings. The design aims to break down boundaries between the outside and inside in order to create a balance and harmony between the scheme and its context.

A contemporary design approach has been taken that enables a high quality, site-responsive architectural solution which provides a very high standard of internal environment as well as an elevational treatment that is 'soft' to the semi-rural surroundings.

The material palette has been carefully selected with this in mind. The two main materials employed across the scheme are cedar cladding, a vernacular material that will reflect the woods surrounding the site, and white render, a soft and subtle smooth finish.



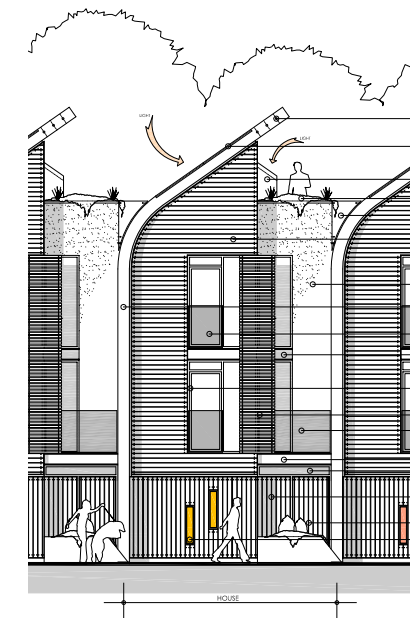
Cedar cladding used on ctmarchitects' Kent Design Award-shortlisted St Edmund's Business Enterprise Centre, Dover



Render used on ctmarchitects' Downland Prize-winning Admiralty House, Sandgate



Units 1-3 Front Elevation
Not to scale



Units 4-12 Front Elevation
Not to scale