

Design and Access Statement – To be read in conjunction with Planning Statement

Proposed Change of Use and Creation of 12 No. townhouses at Phoenix House, Forstal Road, Maidstone ME20 7AU

Site

The application site is on the South side of Forstal Road, backing on to the River Medway.



Locality shown with red star

The site is accessed off Forstal Road and is located within a mixed use area comprising commercial and residential uses. The site lies within a designated employment area, although the site immediately to the East which falls under Maidstone BC is residential.

To the East boundary is a new residential development – The Pump House and the West boundary is a petrol station.

Background

The site previously comprised of light industrial type units. Permission was sought and granted in 2014 for the redevelopment of the industrial units under TM/14/01306. The premise of the previous application was that the units had been proving difficult to sell or let and it was felt that this was down to the poor state of the units.

The proposals under TM/14/01306 have been marketed and the site remains vacant. There seems to be very little requirement for light industrial units on this site. The site was vacated 5 years ago and hasn't been in use since. Correspondence by the client with local agents confirms that there is little or no requirement at present for light industrial type units.

Proposal

This scheme is to create 12 No. townhouses set back from Forstal Road with gardens leading to the river.

Each property will have an integral garage and a separate external parking space.

The scheme includes the provision of 3No. affordable homes – representing 25% of the total housing scheme – in excess of the requirement under CP17.

Design

The properties have been designed to reflect the sites proximity to the river. The use of cladding with the pitched roofs and extensive glazed sections are believed to enhance the waterfront feel to the properties.

As per previous scheme a buffer strip adjacent to the filling station will be created to the Western boundary.

The site falls within the designated Flood Zone 3 and a Flood Risk Assessment is included with this application. The flood risk assessment concludes that the development can be acceptable from a risk point of view subject to ground floor levels being set above and beyond the guidance – these are as shown on the plans.

Amount

The built area represents 25% of the total site area – the remaining serving as access, parking and garden areas.

Each unit has a footprint of 5.35m x 10.5m with rooms sized in line with current Design Guides.

Landscaping

Low level planting is proposed to the North (Forstal Road) elevation – planters are shown on the site plan at 600mm wide.

Planting of mixed species is also shown to the riverside boundary.

Car Parking

The scheme provides a garage space for each unit plus a further 27 spaces.

Access

The site has good transport links – Aylesford Railway Station is within 1 mile of the site. The site is on or within easy access of the bus routes and is also within 1 mile of the M20.

The previously approved scheme for this site included the provision of a 2.0m wide footpath to the Forstal Road elevation – it is proposed that this would also form part of this scheme.

There is also an access way along the Western boundary leading to the towpath.

Internally the scheme has been designed in compliance with Part M of the Building Regulations. All access points, circulation spaces etc will be fully accessible.

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