

Proposed mixed development land to the east of Ashford Road

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Introduction



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Introduction

This Statement has been prepared in support of a reserved matters planning application pursuant to the extant outline planning approval for up to 15 dwellings, a replacement Medical Centre and Pharmacy, together with all necessary infrastructure to consider access reference PA/2022/2851.

This application submits details to be considered in conjunction with the design, siting and layout for 14 houses including details of the access arrangement.

It describes the site and surrounding area and proposes a draft layout for further discussion and the Council's consideration.

It is intended that the reserved matters for the Medical Centre and Pharmacy will form the subject of a separate reserved matters planning application.

The Brief

APX Architecture have been appointed by Jarvis Homes to undertake architectural services relating to the proposal.

The Jarvis Family have been building individually crafted houses in and around the Ashford and Tenterden areas of Kent for over 370 years and have a reputation for

providing quality homes in attractive locations, which are designed to complement the local environment.

The initial Brief has been developed following a detailed site appraisal:

- ≡ The proposal is landscape-led and considers the parameters set within the approved outline planning application.
- ≡ It provides a high-quality development.
- ≡ Provision of a suitable vehicular access, and footpath connections as set out in the approved parameters.
- ≡ Respecting the existing amenity spaces of neighbouring properties.



Jarvis Homes at Old Mill Court, Biddenden



Jarvis Homes at Chequers Green, Shadoxhurst

Proposed mixed development land to the east of Ashford Road

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Assessment



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Physical Nature and Character of Area

The site is located south of the Centre of Ashford, Kent, circa two miles from Ashford International Station. The site has strong bus connections to Ashford centre with the closest bus stop situated at the junction of Ashford Road and Church Hill circa 200m away.

The site is currently an open pastoral field, close to the residential settlement of Kingsnorth. It is located to the east of Ashford Road, and to the south of Myrtle Court and the houses that front Pound Court and Church Hill.

The outline approval identifies the location as sustainable, with local amenities including the Kingsnorth Post Office and The Queens Head pub located circa 200 metres from the site entrance. Further to this a Tesco Extra Supermarket Store along with various other shops and restaurants are located circa one mile from the site on Moatfield Meadow.

The wider context of the site places the site within an area of potential development with the Ashford Local Plan 2030 which shows multiple future development areas in close proximity to the site that are a part of the South of Ashford Garden Community.



Site location

Photographs of the site are set out below:



View 1



View 2



View 3



View 4



View 5



Key Plan

Site Context

The site comprises a number of pastoral fields with no existing building features. The site has a topography that gradually climbs from north to south with a highest point located near the existing pond to the south.

There are existing ditches on site which help manage the surface water of the area.

The site falls within Flood Zone 1 according to the Environment Agency's Flood Map for Planning.

The sites boundaries comprise mature hedges and trees, it is intended to retain these where appropriate.

There is a large corpse of trees and pond to the southeast of the site. This area is outside of the proposed development area and will be managed and retained.

Public Right of Way AW319 runs to the southeast of the site, the outline planning approval identifies the potential to connect to this public right of way.

The built context is illustrated in the adjacent aerial photograph.

Refer to page 9 for photographs of the application site.



Aerial view of site



Footpath map

Existing Buildings

Kingsnorth and the immediate surrounding context comprises a mixture of building styles and materials, typical of the mid Kent area.

Older properties have steeply pitched Kent peg tiled roofs with red-brick, timber boarded or rendered elevations including some tile-hanging.

There are a number of new housing developments in the area which offer high quality traditional styled houses.

The built context is illustrated in the following images.





Proposed mixed development land to the east of Ashford Road

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Evaluation

Opportunities and Constraints

The proposal seeks the approval of reserved matters including the design, siting and layout for 14 houses including details of the access arrangement.

The scheme has been sensitively conceived following a detailed assessment of the site and surrounding area and having regard to the identified opportunities and constraints.

Opportunities

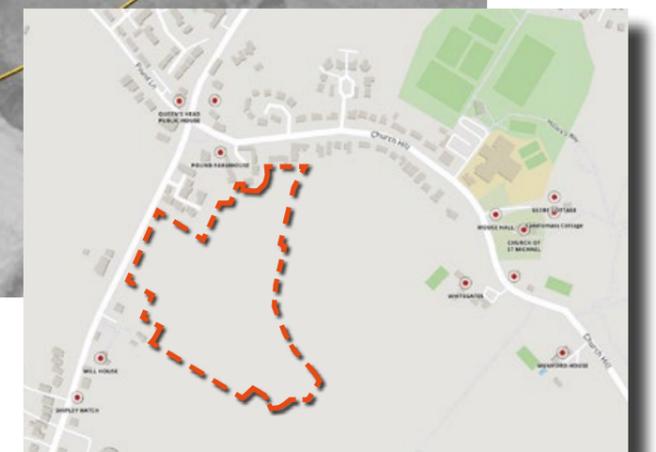
- ≡ Vehicular access from Ashford Road is possible and demonstrated as part of this application.
- ≡ Potential to create new footpath connections.
- ≡ Formation of an exciting group of houses building upon the quality character housing that defines the area.
- ≡ Existing mature landscape framework around the site perimeters, all of which will be retained.
- ≡ Sustainably located site close to the public transport network with excellent links to the bus services.
- ≡ Site is not within an AONB or any other specially designated area.

Constraints

- ≡ The site is located outside of the Kingsnorth Conservation Area
- ≡ There are a number of listed buildings surrounding the site, but none that will be directly affected by the development area.
- ≡ A small number of TPOs are located outside of the site to the north and west, but none within the site.
- ≡ Utilising the existing trees and landscaping framework.
- ≡ Need to create a high standard of amenity for existing and future users.
- ≡ Need for ecological and biodiversity mitigation and enhancements.



Opportunities and Constraints Diagram



Location of Listed Buildings

Proposed mixed development land to the east of Ashford Road

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Design



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Overview of Proposals

The outline approved development includes a new purpose-built Medical Centre and separate Pharmacy for the residents of Kingsnorth and the growing 'South of Ashford Garden Community', together with up to 15 dwellings.

This application includes details for the design and siting of 14 new houses along with details of the access to the development which also allows for access to the Medical Centre and the future Pharmacy.

The design details of the Medical Centre and the Pharmacy are not included within this proposal and will form the subject of a future reserved matters planning application.

The proposed development land has been carefully designed and seeks to retain and enhance the existing trees and hedgerows within the site and to its boundaries.

The proposed landscape scheme seeks to encourage biodiversity and creates a strong landscape strategy to further enhance the overall proposals.

The proposals provide for strong cycle and pedestrian connectivity to its surroundings integrating the adjacent green buffer sites and link to existing Public Rights of Way.



Precedent image - modern house with quality detailing and materials



Precedent image - layered building approach

Site Layout

The layout incorporates the following concepts:

- ≡ The proposed development area will provide open space centrally and to the south with a Sustainable Urban Drainage system. The proposals provide opportunities for pedestrian and cycle access through the site, along the open space towards adjacent land and PROWs
- ≡ The existing green landscaped buffer is retained and enhanced between Ashford Road and the proposals in order to enhance the street scene.
- ≡ An appropriate vehicular access is proposed from Ashford Road, the details of which are included within this application.
- ≡ Existing green buffers, hedgerows and trees that border the site are proposed to be retained and enhanced where possible.
- ≡ The proposed residential area is located to the middle of the site and divided into three zones by a landscape corridor.
- ≡ The natural screening between the existing residential dwellings along Ashford Road to the north and south of the site will also be enhanced in order to minimise any overlooking issues.
- ≡ The scale and height of the residential development have been carefully considered with the topography of the site and landscape character in mind setting the maximum height of two stories which will minimise the visual impact of the site.
- ≡ The proposed houses are sympathetically placed so that the new houses respect the amenities of any existing houses and proposed neighbouring properties.
- ≡ The design incorporates front gardens and an active frontage to all houses which have good levels of planting.
- ≡ Good aspects to all properties.



Site Layout

Appearance

The buildings will be designed to fit into their setting, drawing inspiration from the existing surrounding buildings particularly the quality housing within the area. The houses include the following features:

- ≡ Detached rectangular two storey forms with simple gabled, hipped or half hipped roofs.
- ≡ Entrance feature signifying the main entrance point to the house.
- ≡ Good levels to light to all rooms though traditionally proportioned window openings.
- ≡ Simple recessive palate of materials.

Materials

The palette of materials has been chosen to complement the proposed design and the agricultural setting and will include:

- ≡ Warm red brickwork;
- ≡ White coloured timber boarding;
- ≡ Small element roof tile or slate roof finishes;
- ≡ High performance doors and windows;



Proposed materials palate



Front Elevation - Laxton Unit



Front Elevation - Oaken



Front Elevation - Gala Unit



Front Elevation - Cox Unit

Scale

The scale is illustrated on the accompanying drawings.

All of the houses are compliant with the Nationally Described House Standards (NDSS) March 2015, please refer to the following schedule for details.

The scale, height, mass, and disposition of the proposed building is appropriate to the site and wider context, reflecting the pattern of development in the immediate locality.

Space Standards Compliance Schedule

Job Ref: 25_71

House Type	No. of beds	Total Floor Area m ²		Storage Area m ²		Bed 1 Area m ²		Bed 1 Width m		Bed 2 Area m ²		Bed 2 Width m		Bed 3 Area m ²		Bed 3 Width m		Bed 4 Area m ²		Bed 4 Width m	
		Actual	National	Actual	National	Actual	National	Actual	National	Actual	National	Actual	National	Actual	National	Actual	National	Actual	National	Actual	National
Gala	2b4p	90	79	3.36	2	14.10	11.5	3.20	2.75	12.15	11.5	3	2.55	-	-	-	-	-	-	-	-
Oaken	4b7p	136	115	4.66	3	15.62	11.5	3.91	2.75	12.66	11.5	3.33	2.55	11.63	11.5	2.91	2.55	9.86	7.5	2.91	2.15
Laxton - B	4b7p	160	115	4.54	3	14.92	11.5	3.30	2.75	14.09	11.5	3.21	2.55	12.47	11.5	3.2	2.55	8.06	7.5	2.6	2.15
Laxton - W	4b7p	160	115	4.54	3	14.92	11.5	3.30	2.75	14.09	11.5	3.21	2.55	12.47	11.5	3.2	2.55	8.06	7.5	2.6	2.15
Cox	4b8p	179	124	5.12	3	14.25	11.5	3.24	2.75	13.29	11.5	3.27	2.55	12.62	11.5	2.86	2.55	12.46	11.5	3.14	2.15

Boundaries

Boundary treatments will be rural in character, using soft natural materials to the edge of the development.

Fences form a part of the cohesive landscape strategy and will be broken up and entwined with plants that further soften the boundaries.



Boundaries plan

Refuse Strategy

General refuse will be dealt with according to the types of dwellings.

Designated refuse storage areas will be provided in the rear gardens for the proposed houses, with collection points adjacent to the nearest highway.

Each store will be easily accessible.

The strategy identifies several refuse collection points across the site and indicates the routes by which residents will take their refuse to these collection points and the routes by which the refuse will be collected.



Refuse strategy plan

Not to scale

Parking

The design approach to parking within this development parcel is heavily influenced by the findings of recent case studies undertaken by the Highway Authority.

These surveys found that many housing developments completed during the last decade and now occupied, have inadequate on and off-street parking to meet the needs of residents and visitors. In addition, market research underlines the importance placed by purchasers on adequate parking provision.

Accordingly, the design philosophy for this scheme is to provide allocated parking to dwellings in accordance with Ashford Borough Council Standards, mainly using on plot/curtilage parking.

In addition to this, a number of visitors on-street parking spaces have been planned into the highway design.

The private spaces are all within a very short distance of the houses and can be accessed either via the front door of each house or via back garden gates. Parking and car barn sizes are in accordance with the Ashford Borough Council's standards.

Cycle storage is provided within the design and within rear garden shed accommodation or garages.



Parking strategy plan

Not to scale

Secure by Design

The development will be carried out in accordance with the Building Regulations Approved Document Q: Security – Dwellings.

Additionally to this the proposals have been informed by Secure by Design principles, with reference to Secured by Design New Homes 2019.

Sustainable Design and Construction Assessment

The Planning Statement sets out how the proposed development meets the three overarching objectives to Sustainable Development at Paragraph 8 NPPF; economic, social and environmental.

The need to provide a high degree of sustainable construction and energy conservation has influenced the design to some degree, with the objective to make the new development energy efficient.

The proposed design will meet sustainable methods of construction compliant with the Building Regulations in force at the time of construction.

This approach will result in new residences that consume reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.

The project will demonstrate methods employed to achieve reduction in water consumption and will include:

- ≡ Dual flush toilets

- ≡ Low water use spray or aerated taps
- ≡ Water saving white goods
- ≡ Installation of garden water butts.

Energy consumption / efficiency is a factor in sustainable developments. Measures adopted in order to achieve low energy use will include:-

- ≡ Maximising natural light through the new window openings and glazed panels
- ≡ The use of mechanical and electrical equipment such as an air source heat pump, low energy lighting lamps etc. to minimize energy use.
- ≡ External light fittings will be operated by a daylight sensor and passive infra-red movement detectors to limit light pollution and again minimize energy use.
- ≡ The use of insulation with high thermal performance.

Embodied energy has been considered when choosing materials to be used to create a healthy, comfortable building with a low impact upon the environment. Measures that will be encouraged will be:

- ≡ Use of materials of low embodied energy
- ≡ Use of materials from sustainable sources including recycled materials
- ≡ Use of non-oil based products
- ≡ Ability to re-use and recycle materials at the end of the building life.

Renewable energy solutions are proposed for the project. Renewable energy flows involve natural phenomena, thus reducing the impact of the proposed development on the environment by consuming minimal amounts of energy.



Slimline Water Butt Set with Stand & Filler 100L



Air source heating unit

Climate Mitigation

Planning Policy

The council have introduced a requirement that applicants of certain types of development should include certain types of infrastructure as part of their developments to help mitigate the impacts of climate change.

This guidance applies to the following types of infrastructure across the whole of the Ashford Borough.

Infrastructure type 1 - Solar Technology

This applies to planning applications for:-

- ≡ New residential dwellings.
- ≡ Dwellings resulting from a material change of use.

Applicants proposing to carry out householder development involving the erection of an extension, outbuilding, a car port and/or a garage are encouraged to apply this guidance whether planning permission for the development is required or not.

Domestic solar panel systems typically have a capacity of between 1kW and 4kW. The council have previously issued guidance titled 'The development of Domestic and Medium Scale Solar PV arrays up to 50kW and Solar Thermal (Guidance Note 1)' dated 2013.

NB - Applicants are advised that this guidance note supersedes all sections on pages 8 to 17 of that document that relate to domestic scale solar PV <4kW.

Infrastructure type 2 - Electric Vehicle (EV) Charging Points

This applies to planning applications for:-

- ≡ New residential dwellings.
- ≡ Dwellings resulting from a material change of use.

Applicants proposing to carry out householder development involving the creation of new parking provision in the form of new hardstanding, a car port and/or a new garage are encouraged to apply this guidance, whether planning permission is required for the development or not.

Infrastructure type 3 - Rainwater Harvesting

This applies to planning applications for:-

- ≡ New residential dwellings.
- ≡ Dwellings resulting from a material change of use
- ≡ Householder development.

For the purpose of the remainder of the guidance the development listed above is referred to as 'qualifying development'.

This application is for residential development for 14 new houses and therefore qualifies for the following:

- ≡ Infrastructure type 1 - Solar Technology
- ≡ Infrastructure type 2 - Electric Vehicle (EV) Charging Points
- ≡ Infrastructure type 3 - Rainwater Harvesting

In this connection in order to deliver the objective

qualifying development should demonstrate that it can facilitate the above.

Infrastructure type 1 - Solar Technology

Renewable technologies have been considered and it is submitted that air source heating along with excellent levels of fabric efficiency are more viable than the installation of solar panels.

Infrastructure type 2 - Electric Vehicle (EV) Charging Points

The proposal provides for one allocated space with EV charging per dwelling located close to each unit. Please refer to submitted drawing 25_71_11 Climate Mitigation Plan for the location of the proposed electric vehicle charging points.

Infrastructure type 3 - Rainwater Harvesting

Please refer to submitted drawing 25_71_11 Climate Mitigation Plan for the location of the proposed water butts.

Access

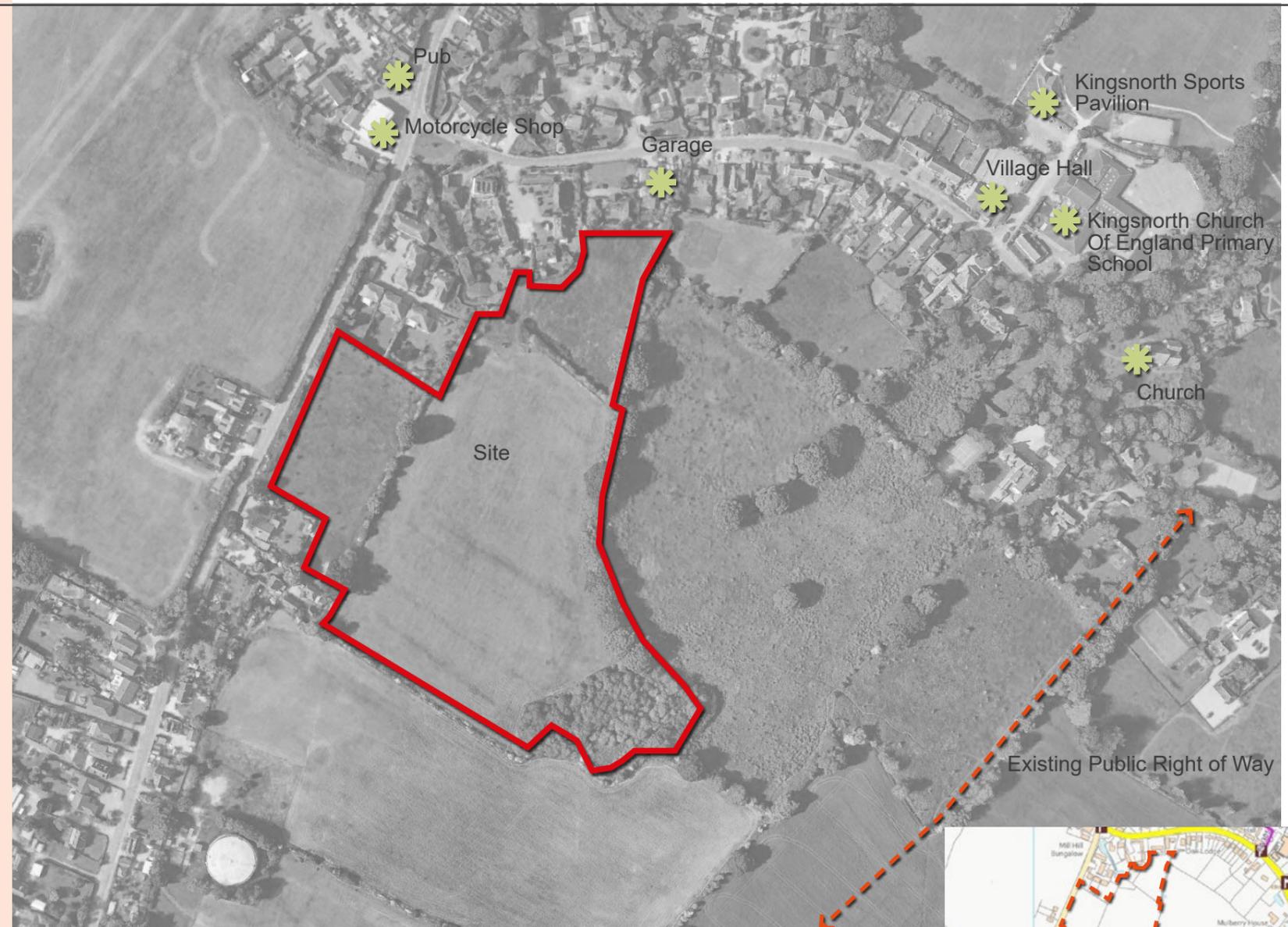
The existing site access is located along Ashford Road, and the proposed site access will be located 15m further south from it. This will serve as the entrance to the proposed Medical Centre, Pharmacy and residential dwellings.

A new 3m cycleway / footpath is to connect the site entrance and developments to the north of Ashford Rd. Please refer to the accompanying Engineer's drawings for further information on highways proposals.

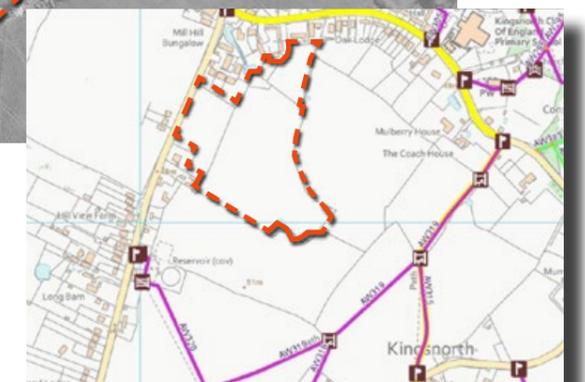
The design seeks to achieve an inclusive and accessible design for future residents and visitors. All parking surfacing and paths will be constructed of a firm and even material enabling a wheelchair user to manoeuvre into the building.

The footpaths around the site will be a minimum of 1000mm wide and will not have a gradient steeper than 1:20. The main entrance to the building is clearly identifiable on the front façade. The front entrance door is of an appropriate width to provide a minimum clear opening of 775mm with a level threshold to enable a wheelchair user to manoeuvre into the building.

All ground floor internal doors will be of a suitable width to facilitate a wheelchair to manoeuvre, having minimum clear opening widths as indicated within Building Regulation Approved Document M.



Access plan



Footpath Map

Add Engineer's Access Plan

Proposed mixed development land to the east of Ashford Road

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Conclusion



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Conclusion

The layout, design, and appearance are appropriate to and is compatible with the character and density of the surrounding area.

The new houses would be sufficiently separated from other dwellings so as not to cause harm to residential amenities including overshadowing or overbearing issues.

The new houses would not result in significant harm to or the loss of public or private land that contributes positively to the local character of the area (including residential gardens).

The proposal conserves the character and appearance of the surrounding area and does not detrimentally impact upon views from the wider area or neighbouring properties.

As such it meets the requirements of principal planning policies set out in Government guidance and Policy Statements, as well as Local Development Plan Policies and Supplementary Planning Guidance.



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