



DESIGN & ACCESS STATEMENT

Land at Blowers Wood

September 2023



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INTRODUCTION

Introduction

This Design & Access Statement (DAS) has been prepared by FPCR Environment & Design and accompanies a Planning Application made by Redrow Homes. The application seeks full planning permission for residential development of land at Blowers Wood, Hempstead. This document provides a background briefing and explains the design principles of the development, its evolution process to present date; based upon an understanding of what is appropriate for the site.

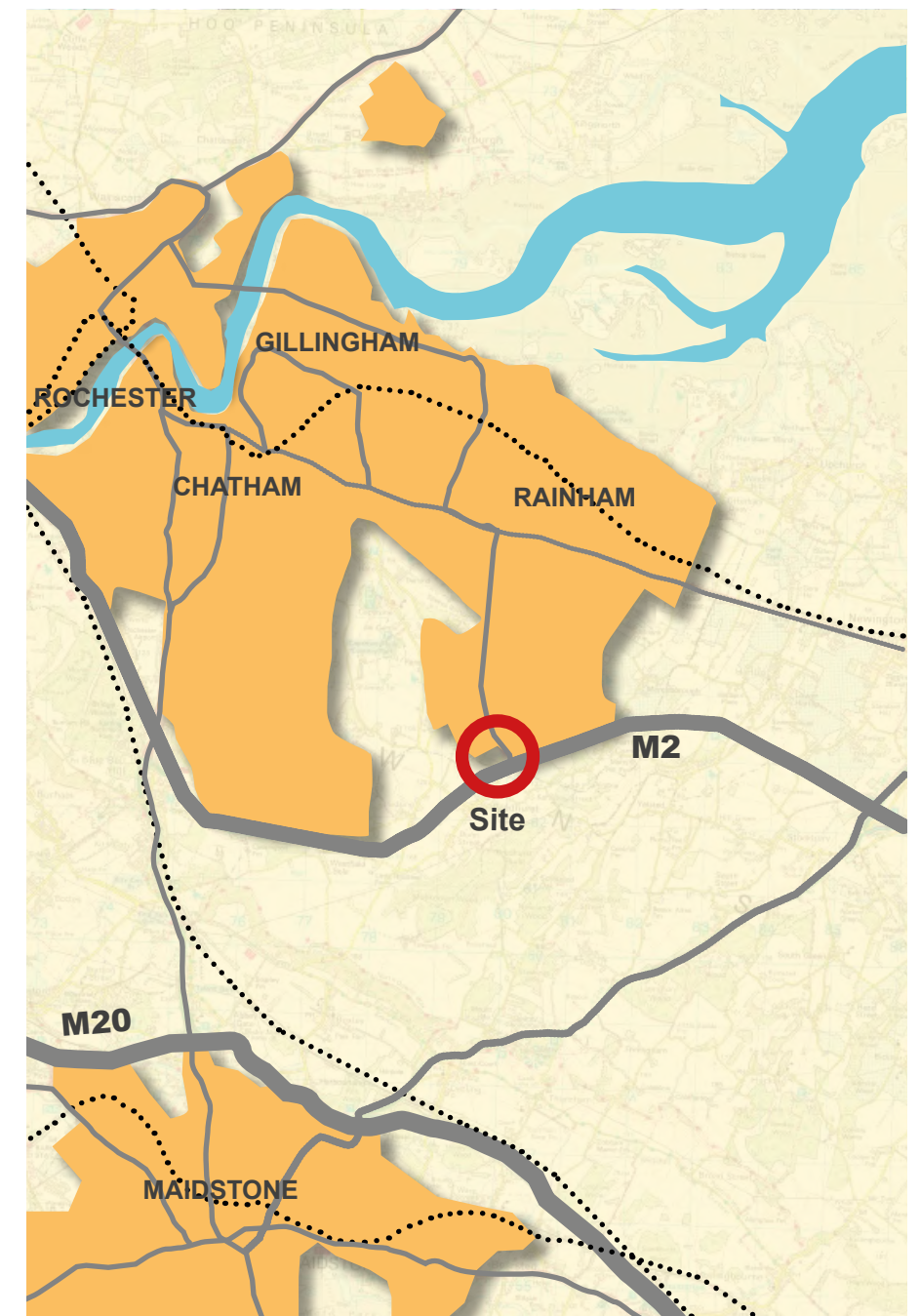
The proposals will follow a character led approach and will deliver appropriate housing growth for the area.

The key aims are as follows:

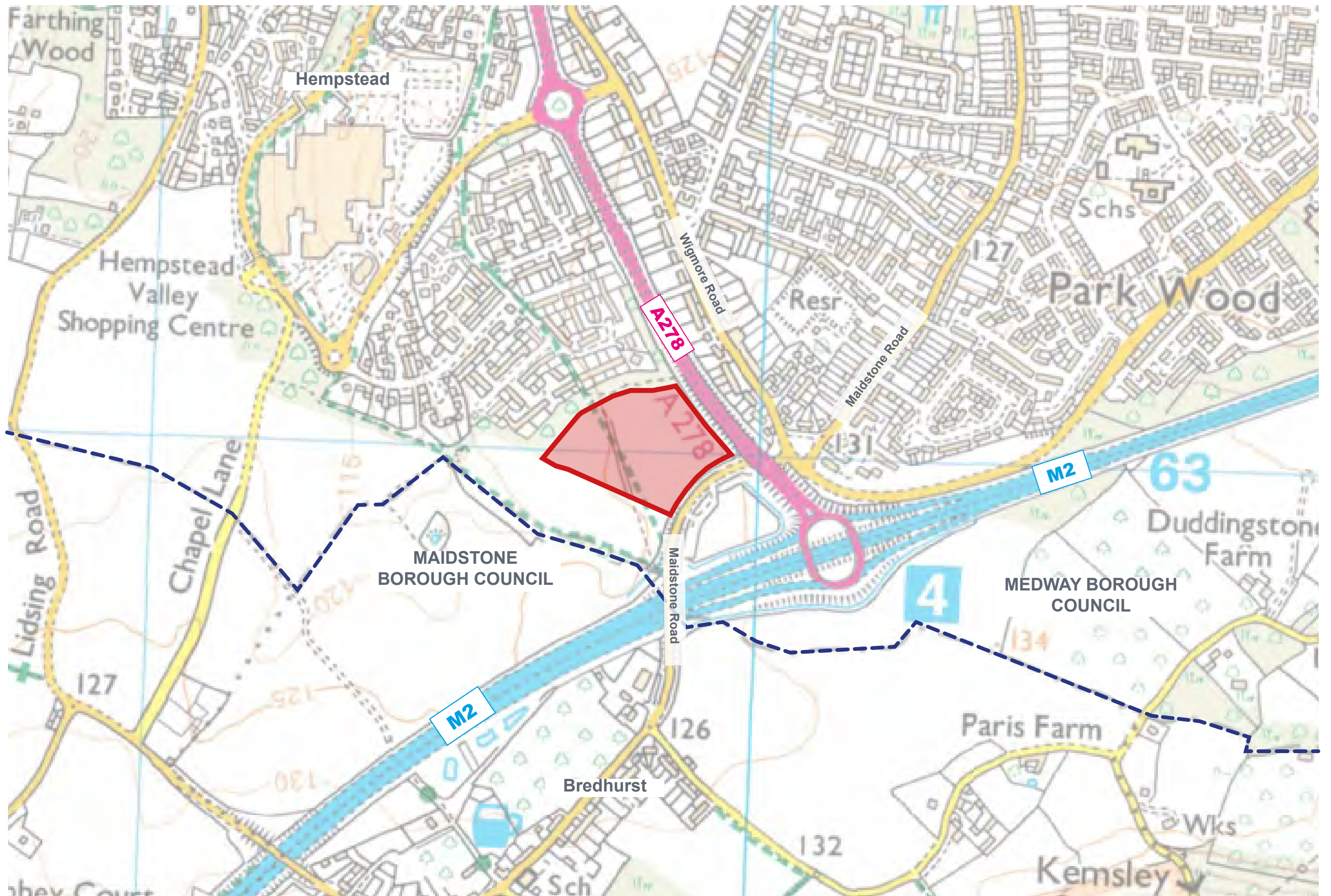
- Create a high quality place by providing an attractive new community set within a landscape of open space, street trees and structural planting.
- Adopt the theme of inclusive design by making the development accessible to all.
- Retain and incorporate existing boundary trees and hedgerow planting and enhance biodiversity where possible.
- Create a 'place' which is designed for people and is easy to understand and move through, with quality 'communal' streets providing good pedestrian linkages both within the site and beyond;
- Aim to ensure the development is designed to be as safe and secure as reasonably possible.
- Embrace best practice solutions and contemporary design responding to good examples of local distinctiveness.

Location & Context

The Site covers approximately 3.84ha and is located on the southern fringes of Hempstead, Kent. Hempstead is located within the Medway Borough and lies approximately 3 miles south of the centre of Gillingham.



Site location



SITE LOCATION PLAN



PLANNING POLICY CONTEXT

Planning Policy Context

The site is outside the urban confines and within an Area of Local Landscape Importance, but is not directly subject to any other planning policy designations. The boundary of the Kent Downs AONB is some 200m away, to the south of the M2. The site is not in the vicinity of any heritage assets and is at a low risk of flooding. Blowers Wood is a designated ancient woodland and is covered by a blanket Tree Preservation order.



Purpose of a Design & Access Statement

The purpose of a Design & Access Statement is to explain the design process that has led to the application proposals. The Government’s Planning Practice Guidance (2014) states that:

“Design & Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information”

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been consulted:

- National Planning Policy Framework (NPPF), (2021), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), (2021), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014,
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government
- Building for a Healthy Life, (BfHL)(2020).

National Design Guidance

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- *The layout (or masterplan)*
- *The form and scale of buildings*
- *Their appearance*
- *Landscape*
- *Materials; and*
- *Detailing”*

Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.



Local Design Guidance (Medway Local Plan 2003)

The Medway District Local Plan was adopted by the Council in 2003 and sets out the approach to meeting local development needs. This is to be replaced by a new Local Plan, 'Future Medway,' which will cover the period up to 2040 and is due to be adopted in 2025.

Policy 5 of the Medway Local Plan 2003 provides guidance on housing within the district.

With reference to housing size and varied tenure provision, policy 5.2.1 states that:

The supply of land for housing “will provide choice and a range of housing types to meet an increasingly varied range of requirements. These include single persons, small households, the elderly, those with special needs and those seeking affordable housing.”

In relation to proximity to good public transport links, policy 5.2.4 states that:

“Housing development should be located within existing larger urban areas and concentrated in higher density development near public transport centres or alongside corridors well served by public transport.”

Building for a Healthy Life (2020)

The scheme has been developed with consideration of the 'Building for a Healthy Life' approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These considerations “are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context.” Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process. This Design and Access Statement outlines how the BHL considerations have helped inform the design process.

“Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods”
BHL 2020



Living with Beauty

“Ask for Beauty. Beauty includes everything that promotes a healthy and happy life, everything that makes a collection of buildings into a place, everything that turns anywhere into somewhere, and nowhere into home.”

Active Design

Sport England's Active Design aims to encourage and promote sport and physical activity through the design and layout of our built environment to support a step change towards healthier and more active lifestyles. The scheme has been designed incorporating the relevant principles of Active Design.

Successful urban design is dependent on achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

The application of design principles will ensure a high quality layout is achieved, whilst the identification of constraints and opportunities will ensure that the proposals are sensitively assimilated on the site.



SITE CONTEXT AND ANALYSIS

The Existing Situation

The site is bound by a block of Ancient Woodland to the north and by the A728 to the east. Beyond this are existing residential areas on the periphery of Hempstead. The south-western edge is bound by further woodland and the south-eastern edge by Maidstone Road which connects the site to the A278 and the M2 motorway.

A Public Right of way (GB40) runs directly through the site from Lambsfrith Grove in the north, through to Maidstone Road in the south. Within the site, the PRow is currently defined by a fence on either side. There is also a Public Right of Way to the west of the site, within Chapel Hill wood.

Blowers Wood, which is designated as Ancient Woodland, borders the site to the north. The site is bordered on all sides by mature trees and hedgerows.

The landform is predominantly flat, with a shallow fall of circa 5m from the eastern corner of the site to the western corner which forms a natural low-point. The landscape is pasture land in nature, which is made up of one open field bisected by the Public Right of Way (GB40).



- 1) Photograph taken within the woodland on the periphery of the site.
- 2) Photograph showing the landform of the site.
- 3) Photograph taken looking north along the PRow towards housing at Lambsfrith Grove.
- 4) Photograph taken within the woodland on the periphery of the site.



AERIAL PLAN



SITE CONTEXT AND ANALYSIS

Heritage - Blowers Wood

There are many references to Blacksmiths and Forges within the local area. Blowers Wood itself is most likely a reference to Blacksmithing whereby the timber grown here may have been used for burning at the Blacksmith forges. Coppiced woodland that can be found to the north of the village of nearby Bredhurst may also have been used for a similar purpose.

Looking at historic maps of the area, Blowers Wood was previously much more heavily-wooded however, only a small section of the Ancient Woodland survives today.

Many other local references such as Forge Lane and the new housing development at Blacksmith Court, Bredhurst offer further clues of the area's Blacksmithing past.



Approximate site extents



Noise

An acoustic survey was carried out for the site which identified the A278 dual-carriageway as potential noise issue. There is the potential to mitigate this within the development through a continuous frontage of properties and an apartment block along the eastern site boundary. These properties can be utilised to screen any amenity green space.



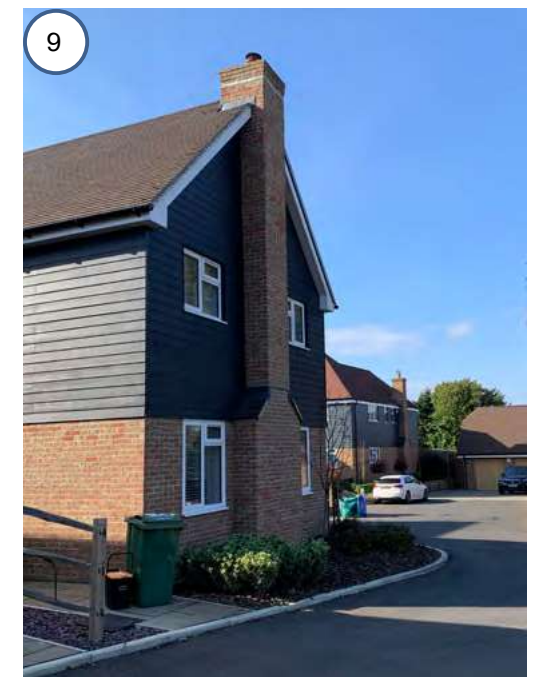
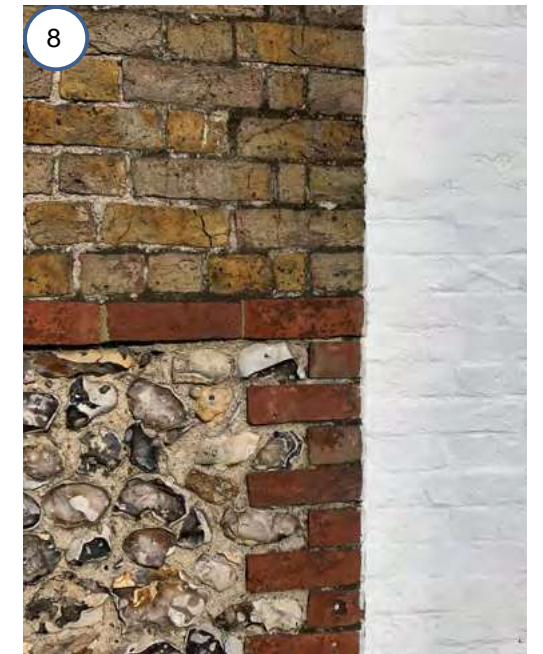
1) Map of the area from 1908 showing the historic extent of Blowers Wood.
2) Evidence of historic Blacksmiths can be found locally.
3) Forge Lane, Bredhurst.
4) Coppiced woodland near Bredhurst.

Built Form - Local Character

There are many materials and architectural features that demonstrate the uniqueness of the local vernacular. Some general themes that contribute to the character of the local area and will be considered in the design of the proposals include:

- Predominantly red brick with some hanging clay tile, buff brick, dark weatherboarding and occasionally brick and flint.
- A mixture of arched brick and flat-top brick lintels.
- Prominent hipped half-hipped roof details.
- Occasional brick walls to frontages.
- Occasional lean-to front porches.
- Occasional feature gable details.
- Properties at neighbouring Lambsfrith Grove, Marquis Drive and Copperpenny Drive are generally set back from the road.
- Occasional bay windows.
- Occasional feature rendered properties in key spaces.
- A mixture of slate and red tile roofs with predominantly red tile roofs.
- Contrast brick banding features.

- 1) View east along Lambsfrith Grove
- 2) View of new development at Blacksmiths Court, Bredhurst.
- 3) View of properties in Bredhurst.
- 4) Gable feature detail to property at Lambsfrith Grove.
- 5) Hipped roof detail to property at Blacksmith Court.
- 6) View of prominent corner property at the junction of Lambsfrith Grove and Marquis Drive.
- 7) The Bell Inn at Bredhurst.
- 8) Brick and flint detail.
- 9) View of properties at Blacksmiths Court, in Bredhurst.



SITE CONTEXT AND ANALYSIS

Access, Movement & Facilities

Pedestrian & Cycle Access

The site is sustainably located with good access to the centre of Hempstead and it's existing local facilities on foot. The local amenities include Supermarkets, a shopping centre, Cafes, restaurants, a library, a public house, places of worship, Medical centres, primary and secondary schools, pre-schools, and a community and sports hall.

The public footpath through the site and footpath through neighbouring Chapel Hill wood to the west of the site provide good connections to the wider countryside and neighbouring settlements.

Transport

The site is within close proximity to the local bus network with bus stops located along Wigmore Road. This enables residents to access the nearby towns Gillingham, Chatham and Rochester and the wider area. Rochester railway station is located within an 40 minute bus ride of the site and offers access to London St Pancras station in approximately 40 minutes.

Local facilities

Hempstead Valley Shopping centre is located within a ten minutes walk from the site and offers a variety of local amenities such as a shops, restaurants and a supermarket.

Development at Blowers Wood, of the type and scale proposed would assist in supporting the vitality and viability of new services and facilities available in the area.



- 1) View of The bell Inn at Bredhurst
- 2) Wigmore Coach park & Ride
- 3) View north to Blowers Wood along PRoW (GB40)
- 4) Local facilities at Hempstead Valley Shopping centre

Distance Radii

Bus Route 130

Bus Route 783

Hempstead Valley Shopping
Centre

Garden Centre

Primary / Secondary School

Nursery

Medical Centre

Local Shops

Post Office

Hotel

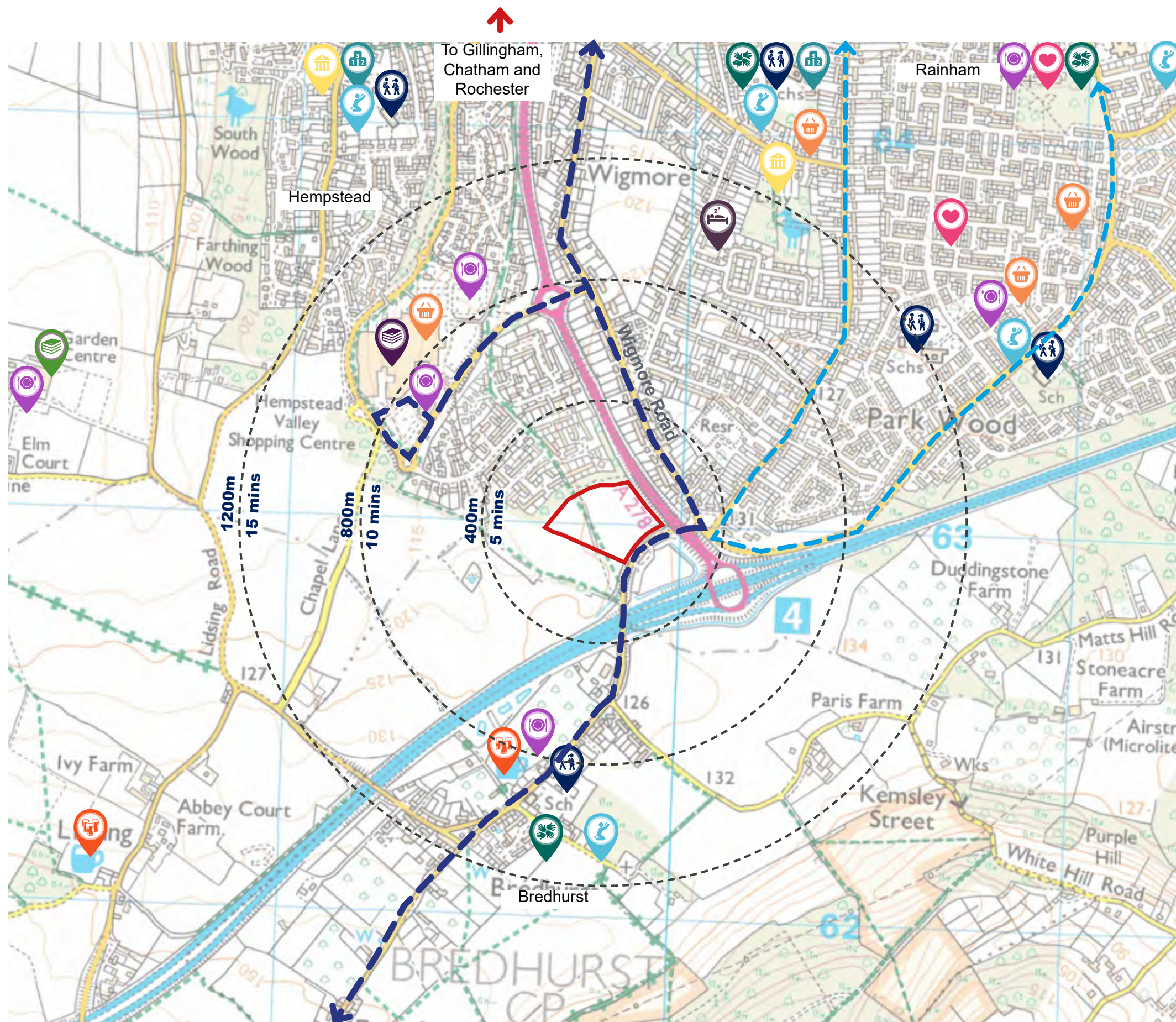
Public House

Restaurant/Café/Takeaway

Library

Community and Sports Centre

Place of Worship



SITE CONTEXT AND ANALYSIS

Arboriculture

An Arboricultural survey has been conducted for the site. The adjacent plan shows the Arboricultural survey findings overlaid onto the site layout.



- KEY
- Study Boundary
 - Ancient woodland offset
 - Root Protection Area
 - Tree Canopy Edge
 - Tree Shadow Range
 - Ancient Woodland Area

Ecology

A range of ecological surveys have been carried out in accordance with current guidelines. The findings are set out below.

- The site is comprised of species-poor grassland (former rough pasture), with emerging bramble in some places.
- Bats use the vegetated corridors around the site, but by providing buffer zones and through sensitive lighting, there is not expected to be any effect on these species.
- Dormice also breed within the nearby woodlands. Any vegetation removal (limited to a short section of scrub removal to create the new entrance), may be subject to licence from Natural England.
- A small population of reptiles will be accommodated within enhanced habitat in the AW buffer zone.

Biodiversity Net Gain

- A preliminary Biodiversity Net Gain Assessment has been carried out which indicates that the scheme will achieve greater than 20% net gain in habitat biodiversity units.
- This is sufficient to meet the emerging national requirements for net gain, and also Medway's higher 20% target'.
- It is achieved through the provision of a range of high-quality habitats within the Ancient Woodland Buffer zone, and other areas of Public Open Space, which will replace the relatively species-poor grassland which currently dominates the site.
- There will be numerous Urban trees within the Streetscape of the proposed development.
- Faunal enhancements (such as bird and bat boxes, reptile habitat features, hedgehog highways and bug hotels) will also be built into the proposals.
- These contribute to local Biodiversity targets, such as the Kent BAP and Medway Green and Blue Infrastructure Framework Consultation Draft (2021)



SITE CONTEXT AND ANALYSIS

Opportunities & Constraints

The assessment of the site and its context has identified a number of constraints and opportunities associated with the proposed development. These are summarised below and illustrated on the constraints and opportunities plan opposite where appropriate.

Analysis of constraints and opportunities has informed the masterplanning and design of the development proposals. A summary of the key site constraints and opportunities can be found below

Constraints

- Noise mitigation measures will be required along boundaries associated with the M2 and A278. The noise of the A278 to the east of the site is exacerbated by it's elevated position.
- The Public Right of Way (GB40) through the site which runs north-south will need to be retained and re-aligned to integrate with the new development.
- The ancient woodland (Blowers Wood) to the north requires a 15m offset which is to be free of built development.
- Increased buffer planting along the northern edge of the site to minimise any negative impact on Blowers Wood.
- Potential views from PRow through the site.
- Potential views from Maidstone Road.
- Existing hedgerows and trees within and along the site boundary which will need to be integrated into the scheme.

Opportunities

- To consider retaining and enhancing existing trees and hedgerows to integrate the development with landscape.
- The re-aligned Public Right of Way (GB 40) will provide an attractive, tree-lined or landscaped pedestrian green linkage through the site.
- The natural topography will be utilised to ensure a multi purpose landscape strategy which provides screening, biodiversity habitats including attenuation, recreational areas and protects amenity views in and out of the site, particularly with emphasis to the north boundary.
- Strong green linkage through the development will connect potential open spaces to the north and south of the scheme and beyond.
- The site is visually contained by existing built form, landscape and topography.
- The proximity to local Primary and Secondary Schools and other local amenities.
- The ability to link into and connect with the adjacent development to the north.
- The ability to create safe, well considered, connection points into the local road network.
- The opportunity to utilise connections with existing bus stops and the public transport network.
- The ability to create high quality public open spaces for use by existing and proposed residents for social interaction, play and amenity.
- The opportunity to accommodate a significant number of new homes without affecting a large number of existing residents.

KEY

Application Site Boundary

Ancient Woodland

15m Offset to Ancient Woodland

Road noise caused by nearby A278

Existing Access Point

Potential Alternative Access Point

Existing Public Right of Way (PRow)

Existing Trees / Woodland

Height Contours

Site Low Point





DESIGN EVOLUTION - PRE-APPLICATION SCHEME

Pre-app Submission & Design Evolution

A pre-app meeting was held in order to gain feedback on the overall approach to the site. The pre-app submission scheme is shown on the page opposite.

The design of the site has evolved over various iterations of the Masterplan following the pre-app meeting.

Footpath

The pre-app feedback suggested diverting the footpath (PRoW) that runs diagonally across the site. The updated scheme, while adjusting the PRoW route slightly, has created residential blocks that work around the historic footpath route. This means that the layout responds much better to the character of the site and retains a more direct footpath route.



Ancient Woodland & Trees

The updated layout now has overlaid root protection areas and the layout has been adjusted to ensure all trees are retained.

All paths have now been removed from the Ancient Woodland Buffer aside from a mown path which will allow access from Blowers Wood into the site.

Open Space

The pre-app comments suggested that the area to the south west of the footpath related to the wider landscape character to the south west and that development should be kept off this area.

The pre-app masterplan previously had a central, more formal green space, but in response to the pre-app we moved the open space to the south west, creating a multi-functional area of public open space next to the woodland and retained public right of way.

Built Character/Placemaking

The pre-app scheme had a relatively urban rectangular back to back approach in the south-west. To respond to this, the south western area was reconfigured to create a much lower density, looser block arrangement adjacent to the new public open space. This will contrast with the eastern character area which will have a more formal “urban” grid like arrangement, centred around a formal shared surface square just off the main entrance. These varied character areas will help to create a better sense of place across the site.

Attenuation

The pre-app design had several small areas of attenuation ponds. The updated layout has consolidated these into a single multi-functional area within the public open space in the south of the site.

Play Areas

The previous scheme featured play areas throughout the ancient woodland buffer. All play equipment has now been removed from the Ancient Woodland Buffer and has been relocated to the main public open space.

The equipped play provision, rather than being a single focal contained play area will be more dispersed across the eastern section of the open space to be more naturalistic in its nature in keeping with the woodland character of the site.



An example of naturalistic play equipment

- | | | | |
|---|--|---|--|
|  | Existing Trees along site boundary |  | Species Rich Wildflower Grassland |
|  | 15m Buffer to Ancient Woodland |  | Reptile Habitat Area |
|  | Proposed Arrival Street Tree Planting |  | Proposed Equipped Play Area |
|  | Blowers Wood View Street Tree Planting |  | Proposed Trim Trail
(Boulders & Log Features of low impact
installation located within wildflower grassland) |
|  | PRoW Street Tree Planting |  | Proposed SuDS
(predominantly dry - including wet tolerant grass species) |
|  | Proposed Native Hedgerow |  | Proposed Formal Footpath
(2m wide all access hard surface) |
|  | Proposed Native Hedgerow |  | Proposed Informal Footpath
(2m wide cut grass) |
|  | Proposed Trees within POS |  | PRoW diverted within site |
|  | Woodland edge / Scrub planting mix |  | Ancient & Semi Natural Woodland |
|  | Amenity Grassland |  | Potential Primary Vehicular Access |
| | |  | Timber post & rail fence restricting
access into new woodland edge
planting and reptile habitat area |

PRE-APPLICATION SCHEME



DETAILED MASTERPLAN

Use, Tenure and Housing Mix

The residential area of the scheme extends to 2.66ha delivering 88 homes. This includes 66 new homes for the private market, 16 affordable homes and 6 First Homes. Affordable Homes and First Homes make up 18% and 7% of the total number of homes respectively.

The housing mix has been carefully considered to include house types of different sizes ranging from 1 to 5 bedroom properties, from maisonettes to large detached properties.

ACCOMMODATION SCHEDULE MIX

House Name	Beds	No.
Maisonette GF	1 Bed	3
Maisonette 1F	1 Bed	3
Hexham	2 Bed	2
Letchworth	2 Bed	2
Stratford	2 Bed + Study	5
Oxford LS	3 Bed	9
Overton	4 Bed	1
Cambridge	3 Bed + Study	8
Leamington LS	3 Bed	8
Harrogate	4 Bed	1
Henley	4 Bed	11
Hampstead	5 Bed	13
Total Private Market		66

Maisonette GF	1 Bed	2
Maisonette 1F	1 Bed	2
S-1A	1 Bed	3
S-2A	2 Bed	3
S-2B	2 Bed	3
Dart	3 Bed	3
Total Affordable		16

Hexham	2 Bed	6
Total First Homes		6
Total		88

General Principles

The development proposals have been developed through an iterative design process, informed by site surveys, desk-based research and assessment of local and national planning guidance. This section sets out the rationale which has informed the masterplan design. It considers the inherent and underlying characteristics of the site and how these have shaped the development. The process considers the location and extent of the built environment and Green Infrastructure.

The layout has been prepared having regard to the constraints and opportunities identified through the assessment of the key characteristics of the site and its surroundings.

The key design features are outlined below:

- Within the development is a clear and legible hierarchy of routes would be provided, to allow easy access and navigation through the site. The primary street would connect through the development via a series of secondary streets and private drives.
- A 15m green infrastructure buffer is used to minimise the impact of the new development on neighbouring Blowers Wood to the north.
- As indicated on the adjacent plan the main vehicular access to the site will be provided via a new junction on Maidstone Road in the south-east of the site.
- Pedestrian access is to be provided via the main vehicular access and via two existing pedestrian access points to the north-west and south-west site boundaries.
- The Public Right of Way (GB40) will be diverted to follow a proposed green corridor creating a more coherent masterplan and an attractive green pedestrian route through the site.
- A row of terraced units and apartments are utilised along the eastern boundary to screen the remainder of the development and mitigate against the noise issue associated with the A278.

- The new housing is set within a robust green infrastructure, which include areas of public open space, an equipped children’s play area, habitat creation, structural planting along the site boundaries, woodland planting, attenuation basins and a landscaped corridor accommodating the public right of way.



Existing Trees along site boundary



Proposed Arrival Street Tree Planting



Blowers Wood View Street Tree Planting



Proposed Mixed Species Native Hedgerow



Proposed Single Species Native Hedgerow



Proposed Trees within POS



Woodland edge / Scrub planting mix



Species Rich Wildflower Grassland



Reptile Habitat Area



Proposed Play Area
(to include variety of natural play experiences including landforms, logs and boulders with potential for the inclusion of a trim trail. (subject to detailed design proposals))



Proposed SuDS
(predominantly dry - including wet tolerant grass species)



Proposed Formal Footpath
(2m wide all access hard surface)



Proposed Self binding Gravel/Hoggin Footpath



PRoW diverted within site



Ancient & Semi Natural Woodland



Potential Primary Vehicular Access



Timber post & rail fence restricting access into new woodland edge planting and reptile habitat area



Connection from diverted PRoW to official PRoW route



Official route of PRoW GB40



DETAILED MASTERPLAN

Affordable Housing

The development aims to provide a broad mix of dwellings and house types suitable for a wide range a preferences. As part of this, the development provides 16 Affordable Homes and 6 First Homes. Affordable Homes and First Homes make up 18% and 7% of the total number of homes respectively (highlighted on the plan opposite). The development provides:

- 1 & 2 bedroom apartments
- 1 bedroom maisonettes
- 2 bedroom houses
- 3 bedroom houses.

A breakdown of the Affordable Homes and First Homes mix is provided in the table below.

Maisonette GF	1 Bed	2	1,104	
Maisonette 1F	1 Bed	2	1,274	
S-1A	1 Bed	3	2,262	
S-2A	2 Bed	3	2,271	
S-2B	2 Bed	3	2,289	
Dart	3 Bed	3	2,781	
Total Affordable		16	11,981	18%

Hexham	2 Bed	6	4,500	
Total First Homes		6	4,500	7%



Arrival Points & Focal Spaces

Spaces will be incorporated throughout the site designed to provide arrival points, and to create focal spaces, meeting points and to aid legibility through the site.

Arrival Points

The main arrival point into the site from the south-east for vehicles, pedestrians and cyclists is via Maidstone Road. The hedgerow along Maidstone Road would largely be retained. The site entrance and Main Street through the site is lined with trees, a 2m footpath and a 2m grass verge either side. The Main Street will be supplemented with a quality landscape frontage to enhance the approach into the site and create a distinctive gateway.

Focal Spaces

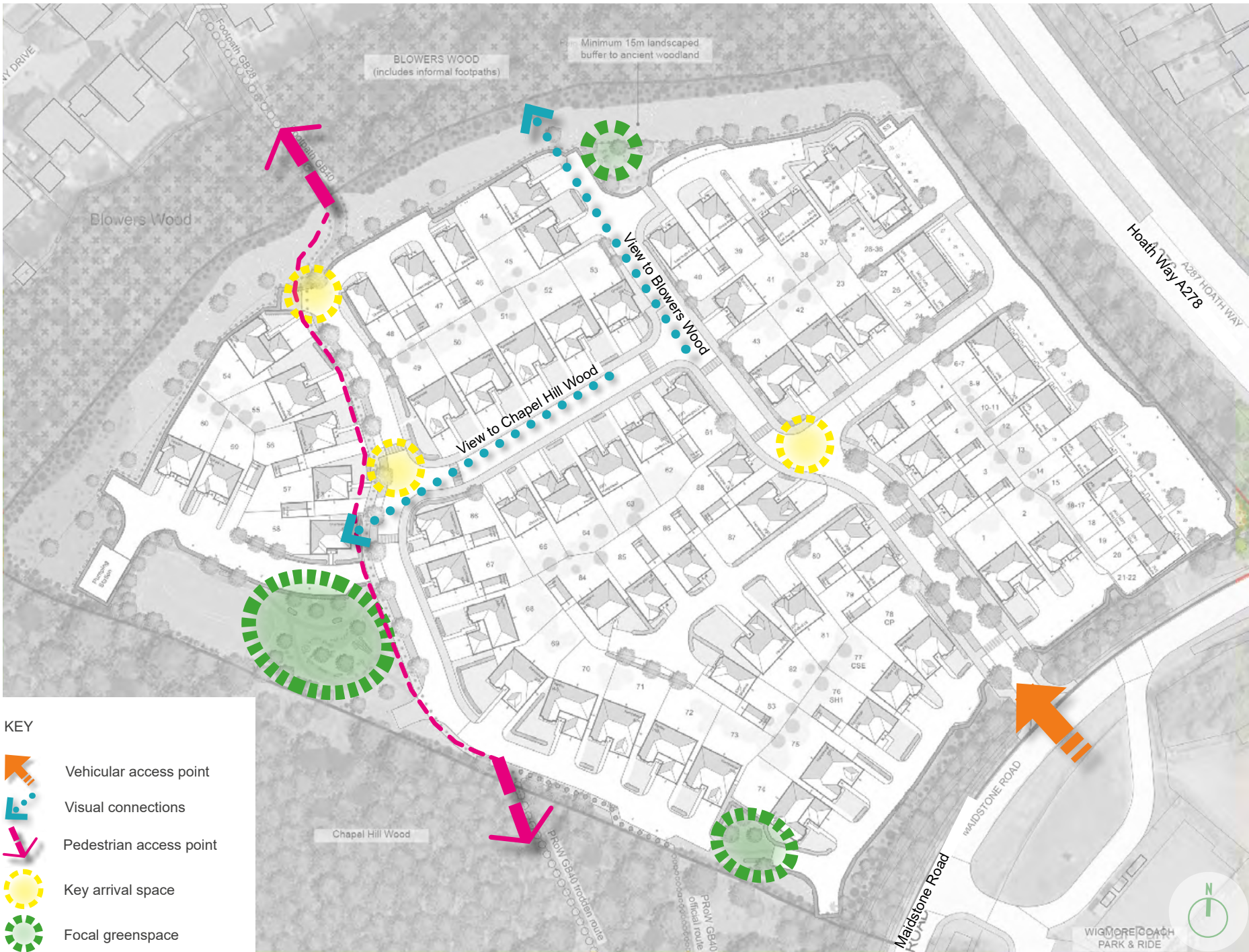
The focal spaces are dispersed through the site. A key area of open space within the site is located to the south-western boundary and will consist of a naturalistic children's play equipment, supplementary planting along the site edge, tree planting and an attenuation basin. Other focal spaces are centred around views to Blowers Wood to the north, and Chapel Hill Wood to the west.

Focal Buildings

Dwellings will enclose and overlook the focal spaces and where relevant will have a positive and direct interaction with the public realm. The creation of focal buildings will be achieved by their actual positioning within the street, or by their scale and appearance.

Visuals Connections

The layout has been designed to incorporate viewing corridors through to focal greenspaces and the surrounding woodland beyond the site to the west and north.



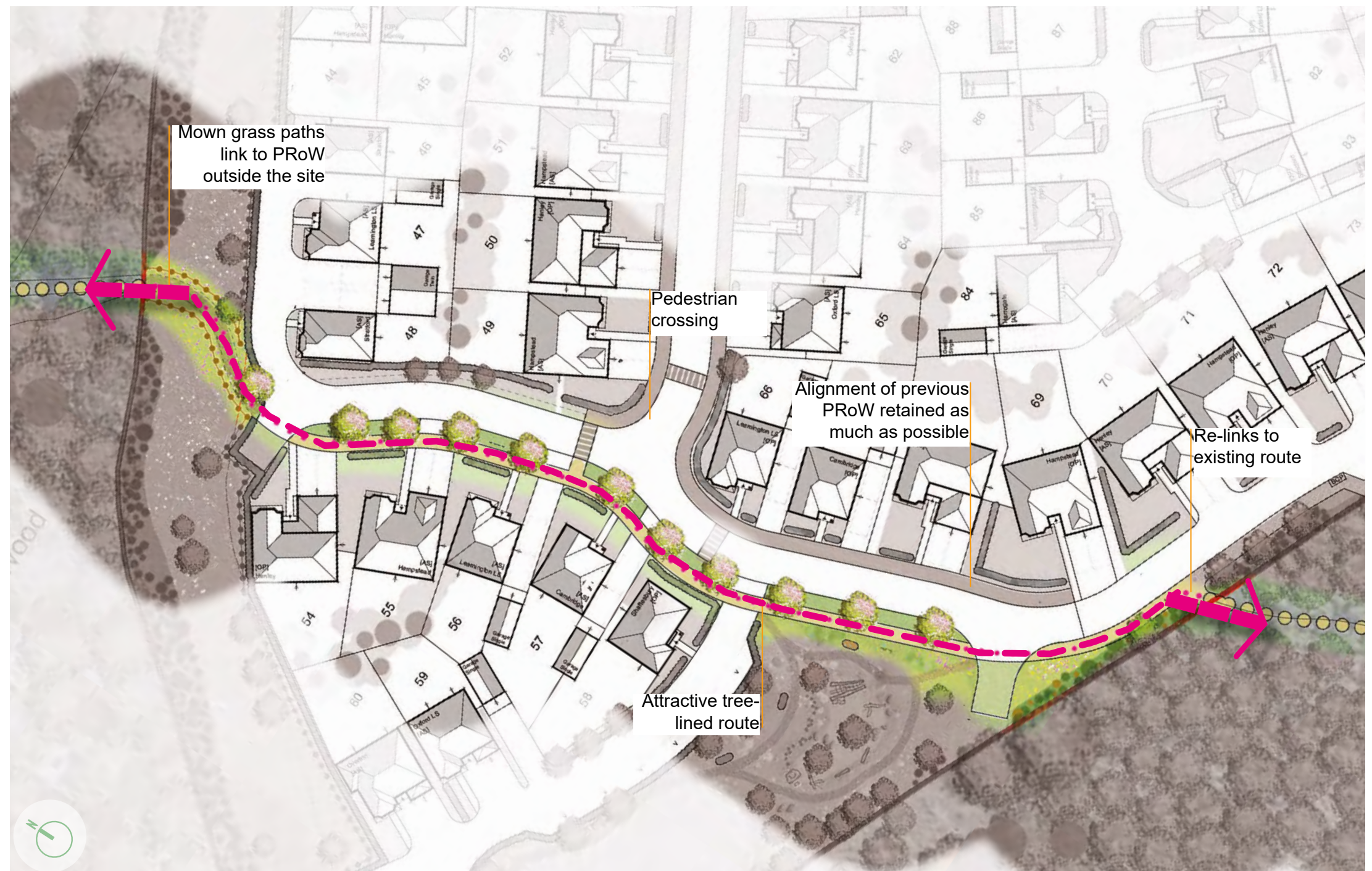
DETAILED MASTERPLAN

Diverted Public Right of Way

The Public Right of Way (GB40) that currently runs north-south through the site, will be diverted to follow a proposed green corridor creating a more coherent masterplan and an attractive green pedestrian route through the site.

The new proposed PRow route will follow the alignment of the existing route as closely as possible.

The route features a sensitive mown path through the Ancient Woodland buffer and an attractive tree-lined route through the built development. It will pass the proposed public open space before re-joining the existing route at the south-western edge of the site.





DETAILED MASTERPLAN

Parking

The development will include a range of parking solutions. The aim is to locate vehicles so that they do not dominate the streetscene, but ensure that residents have easy access to their vehicles, and that they are well surveyed. This will help to:

- Avoid parked vehicles dominating the street scene
- Consider highway safety within residential areas
- Maximise natural surveillance and security
- Allow access to parking spaces and mobility for all users

Careful detailing in terms of the building line, plot design and landscape treatment, helps to integrate vehicles into the layout.

The aim has been to minimise the impact of the visitor and residents parking by using a variety of parking solutions. Integral garages, and detached garages and parking set back within the plot reduces the views of cars along the street. Trees will be planted between groups of parking spaces to reduce dominance of parking within the street scene.

Frontage parking areas will be overlooked by dwellings to provide increased security. The plan overpage indicates how all of the required parking spaces have been integrated within the layout. It shows the allocated spaces for each dwelling as well as unallocated visitor parking located along the residential streets.

Parking spaces are allocated based on guidance set out in Medway Council Residential Parking Standards (2010).

The parking arrangement for the scheme is shown on the page opposite.



An example of frontage parking within the layout broken up by tree planting



An example of side parking with detached single garages



CAR PARKING SCHEDULE

Type	Bedrooms	House Count	Required		Provided
			Per Unit	Total	
Apartment	1	13	1	13	13
Apartment	2	6	1	6	6
House	2	10	1.5	15	17
House	3	32	2	64	66
House	4	14	2	28	28
House	5	13	2	26	26
		Total		152	156
		Visitor	0.25	22	22
		Total		174	178

DETAILED MASTERPLAN

Scale of Development

A range of housetypes are proposed including detached, semi-detached and linked dwellings. The majority of proposed residential buildings would be 2 storeys in height, whilst the detached garages are single storey. A 3 storey apartment building is proposed to the northern corner of the site to enhance the streetscene.

Buildings have a variation in their height from ground to ridge or eaves, and the arrangement of buildings ensure subtle changes to create a varied roof line across the development.

There will also be a variation in the step of roof lines to reflect the local building style. Buildings will range in floor plan considerably between 1-5 bedroom properties.

Surveillance

Buildings are located to actively face streets and public areas in order to promote 24 hour surveillance. Public areas such as the streets and public open spaces have been designed so that they are safe, easily accessible and attractive to use. Locating windows and doors on corners, or gable ends is a key feature throughout the layout. Across the whole development careful attention is paid to promoting privacy and security.

KEY

-  Application Site Boundary
-  Single Storey
-  Two Storey
-  Three Storey





DETAILED MASTERPLAN

Surface Treatments

The plan adjacent illustrates the proposed surface treatment for the scheme. Raised shared surface areas highlight focal points within the development whilst providing an element of traffic calming and breaking-up the main carriageway. Shared private drives will be of contrasting material and tone to the main carriageway surface.

KEY

Application Site Boundary

15m Offset to Ancient Woodland

Main street carriageways: Tarmacadam

Shared Private Drives: block paving buff colour

Main street shared surface/visitor parking: Block paving grey colour

Sett Paving: granite natural grey colour

Driveways/parking areas: block paving grey colour

2m wide footpath: Tarmacadam grey colour

Main entrance level landing/dwelling paths: Buff flag paving



Boundary Treatments

The boundary treatment strategy for the scheme is shown on the adjacent plan.

Feature chestnut cleft fencing will delineate the ancient woodland buffer and prevent public access to this area. This will continue along the boundary of the main POS area. Dwelling frontages will be bound by low native hedgerow.

Further information on the planting and landscaping strategy can be found within the Green Infrastruction section of this document.

KEY

Application Site Boundary

15m Offset to Ancient Woodland

1.8m Brick Wall

Native Hedgerow

Closeboard Fencing



DETAILED MASTERPLAN

Architectural Character & Materiality



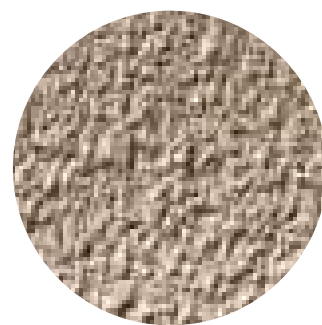
ROOF TILE 1 - RED TONE
Forticrete Gemini
Sunrise Blend *or similar*



ROOF TILE 2 - SLATE TONE
Forticrete SL8
Slate Grey *or similar*



FEATURE 1:
Red Hanging Tile with
Scalloped Banding



FEATURE 2:
Render Weber Monocouche
silver pearl 674 – rough cast
finish



BRICK TYPE - RED TONE
Ibstock Weston
Red Multi *or similar*



Examples of existing Redrow developments

Materials Plan

A core palette of select materials will be used for across the proposed development. Selective use of the building materials at focal points or certain dwellings will create a distinctive sense of place, with varied and attractive streetscenes. The proposed materials are shown on the plan opposite.

The appearance of the proposed housing is illustrated through the Material Plan, Streetscenes and CGI images.

Dwellings will comprise a mixture of facing bricks, roughcast render and roofing materials as shown on the Materials Plan opposite. Combinations of materials and detailing are used to reinforce Character Areas. Each Character Area has been designed with a specific palette to include predominant materials for majority of dwellings, whilst contrasting materials will be used at key locations, to highlight junctions, focal areas and accentuate subtle variations along the building line.





DETAILED MASTERPLAN

Streetscenes

The Streetscenes opposite illustrate a typical arrangement of proposed dwellings within the development. The adjacent plan shows the locations of the section cuts along the Main Street (Section AA), along the POS frontage (section BB) and along the Maidstone Road frontage (section CC).

Dwellings will typically have red or slate tone roofs with the occasional feature tile hanging to bay windows and rendered frontages.



Streetscenes Keyplan



Streetscene A-A (NTS)



Streetscene B-B (NTS)

DETAILED MASTERPLAN



Streetscene C-C (Maidstone Road frontage) NTS



DETAILED MASTERPLAN

Electric Vehicle Charging

The adjacent plan shows the proposed locations for electric vehicle charging points within the development.





STREET HIERARCHY

Street & Footpath Hierarchy

The network of roads and footpaths within the development follow a clear hierarchy. This is demonstrated on the plan opposite and in the following section.

KEY



Site Boundary



Potential Vehicular Access Point



Entrance & Main Street



Secondary Streets & Tree-lined Avenues



Private Drives



Pedestrian Access Point



Primary Footpath Routes



Secondary Footpath Routes



Tertiary Footpath Routes



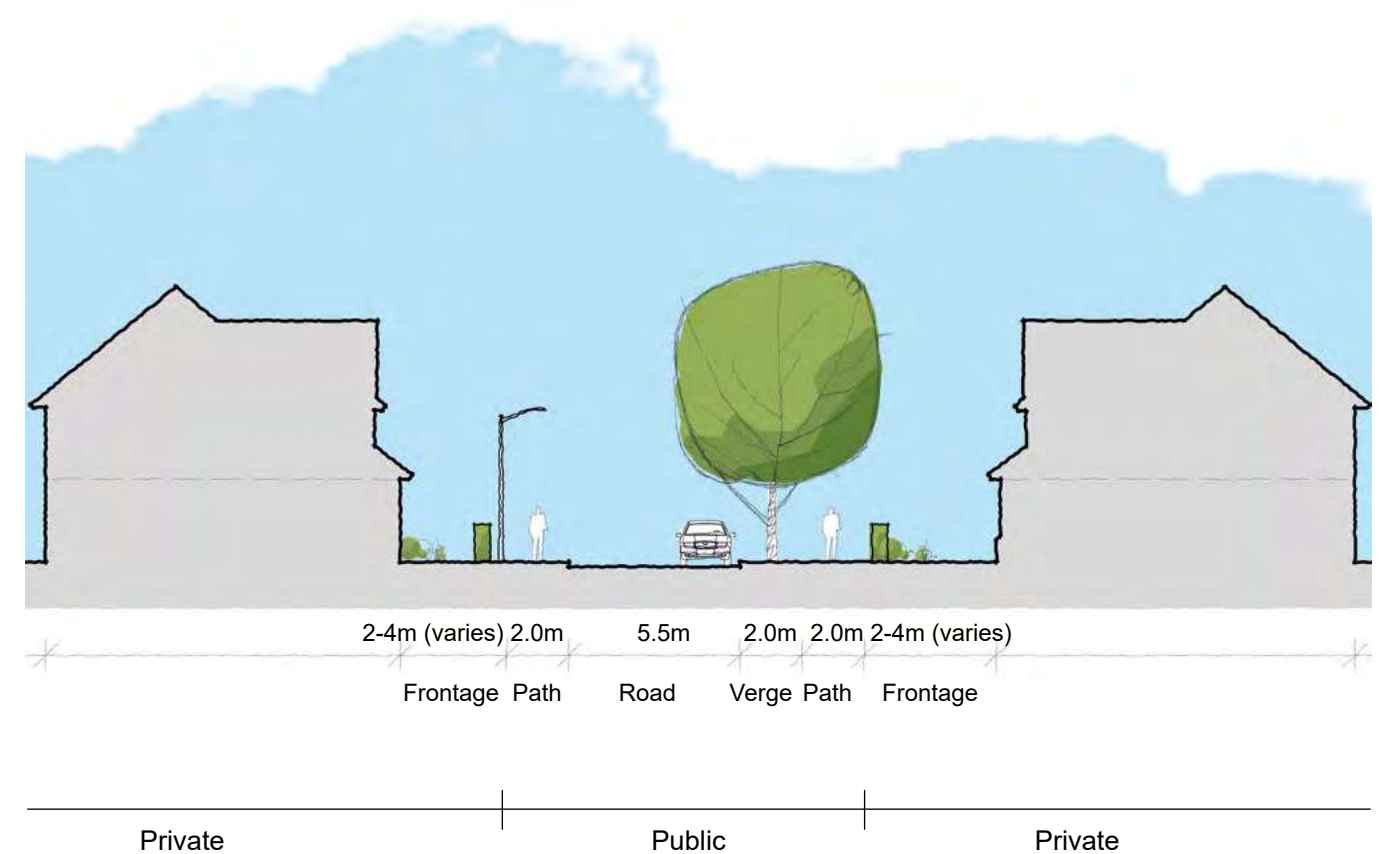
STREET & FOOTPATH HIERARCHY PLAN

Main Street & Entrance

The Entrance street type features footways on both sides of the carriageway and a grass verge on a single side. Trees feature on a single side. The house types are mixed, some with integral garages with parking in front of the property, some with side parking and detached garages. All properties have front gardens of varying depths.



- Carriageways are to be built to adoptable standards.
- Carriageways are designed to a width of 5.5m.
- 2m footway on both sides of the road.
- 2m tree-lined verge to one or both sides of the road.
- All dwellings will feature on-plot parking either in the form of an integral garage or as a detached garage to the side of the property.
- Bin collection points are to be at the end of each driveway.
- Roads to be surfaced in tarmacadam. Shared surface or feature squares at junctions are to be a contrasting material.
- Street trees will feature within verges with some occasional additional trees located to the edge of plot frontages.



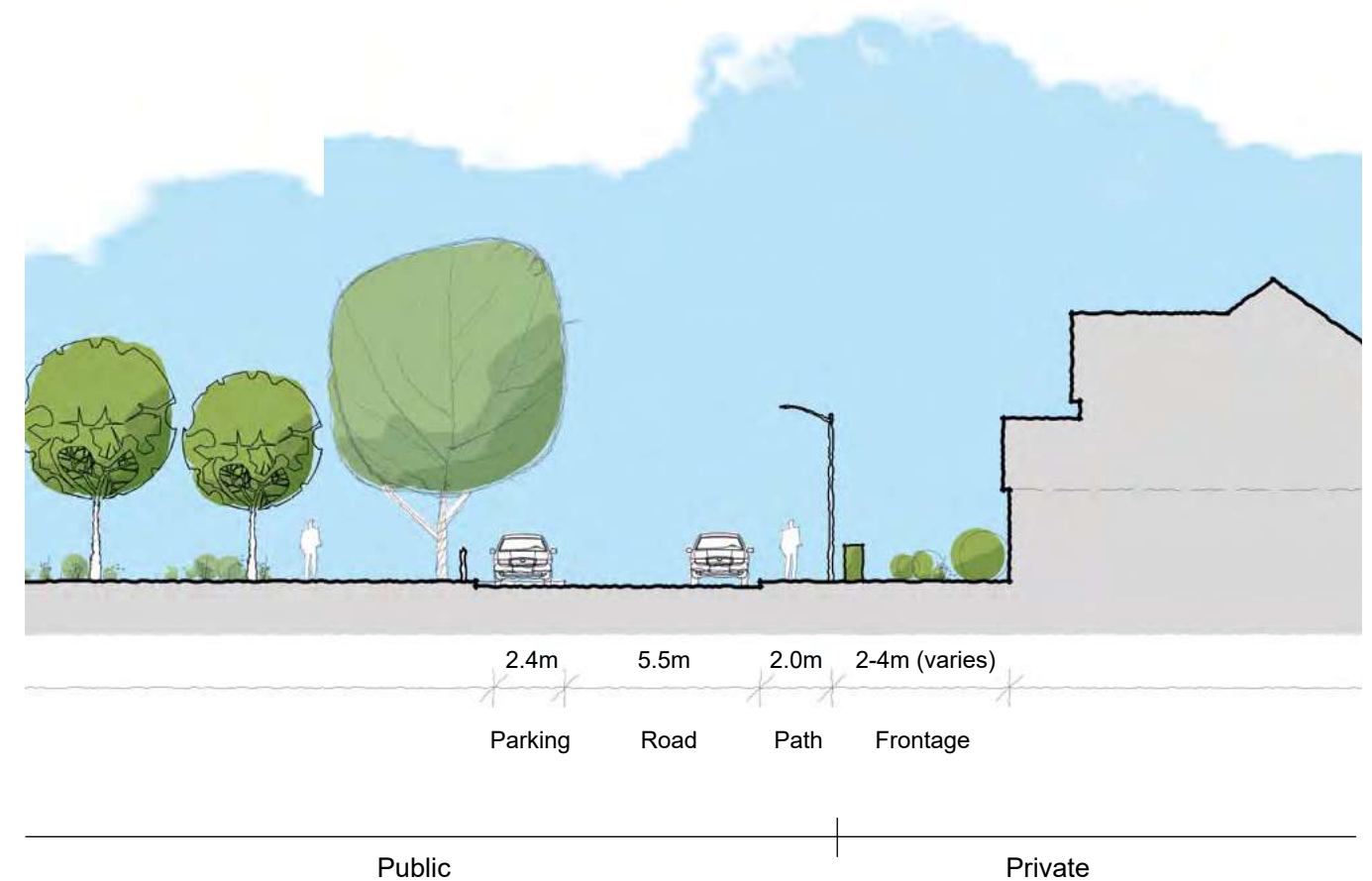
STREET HIERARCHY

Secondary Streets & Tree-lined Avenues

The Secondary Streets & Tree-lined Avenues street type feature a footway on a single side of the carriageway. The roads are tree-lined on a single side opposite to the footway. Visitor parking is located parallel to the road. The house types are mixed, some with integral garages with parking in front of the property, some with side parking and detached garages. All properties have front gardens of varying depths.



- Carriageways are to be built to adoptable standards.
- Carriageways are designed to a width of 5.5m.
- 2m footway to one side of the road.
- Tree-lined on one side of the road.
- All dwellings will feature on-plot parking either in the form of an integral garage or as a detached garage to the side of the property.
- Roads to be surfaced in tarmacadam. Shared surface or feature squares at junctions are to be a contrasting material.
- Street trees will feature with some occasional additional trees located to the edge of plot frontages.



Private Drives

The Private Drives street type will have no footways and will usually have green infrastructure open space or a grass verge on a single side. Trees feature on a single side. The house types are mixed, some with integral garages with parking in front of the property, some with side parking and detached garages. All properties have front gardens of varying depths.



- Carriageways are private roads and are not adoptable.
- Carriageways are designed to a width of 4.8m.
- No footways. Pedestrians and vehicles are to share the carriageway.
- Public open space or a verge to one side of the road.
- All dwellings will feature on-plot parking either in the form of an integral garage or as a detached garage to the side of the property.
- Bin collection points are to be at the end of each shared drive.
- Roads to be surfaced in a contrasting surfacing material to the adoptable carriageway.
- Street trees will feature within verges with some occasional additional trees located to the edge of plot frontages.



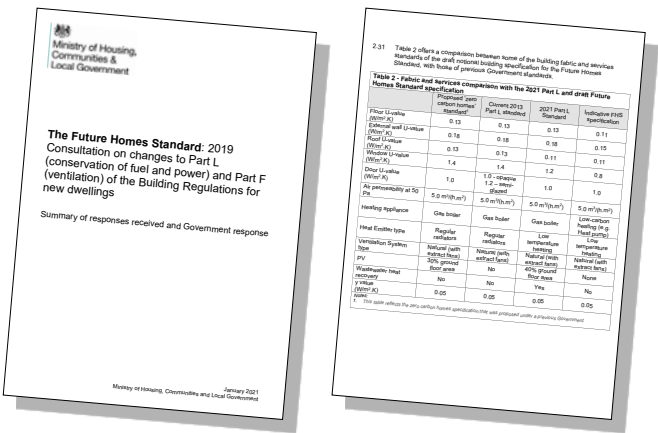
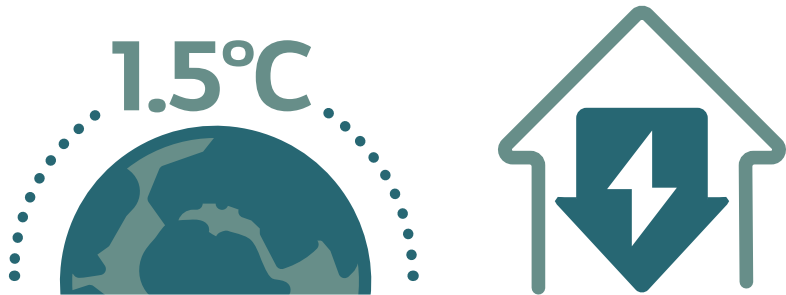
SUSTAINABILITY

Future Homes Standard

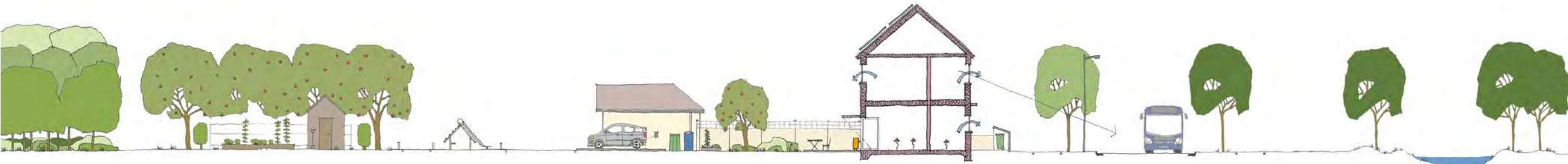
Redrow Homes are currently developing the 2025 housetype range to meet the new Part L and Future Homes Standard (FHS).

Redrow Homes are conducting extensive reviews of renewable technologies and products to ensure that they offer the most technically robust solution which is right for their customers.

Fabric First Approach



Redrow Homes Ltd have a commitment to setting carbon reduction targets consistent with reduction required to keep warming at 1.5°C. Building upon its fabric-first approach, Redrow has set out its aims on the opposite page.



FUTURE HOMES STANDARD (2025) SPECIFICATION IMPROVEMENTS

PV Panels

Solar electricity panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity that you can use in your home. By installing solar panels, you can generate your own renewable electricity. Redrow offers customers the option to add PV panels to the roof of their house through the online sales system MyRedrow. This is a great way to lower your energy bills and reduce your carbon footprint.

Double glazed low-e windows

By adding a third pane of glass to double glazing, you have triple glazing. Between the 3 panes are 2 pockets of gas, which most of the time is either argon, xenon or krypton.

While just adding an extra pane of glass to a window might not sound like it would bring too many benefits to your home, it could actually make quite a big difference. The additional pane is said to further reduce levels of noise from the outside and increase the efficiency of your home by not allowing as much heat to escape.

Airtight

A significant amount of energy can be wasted through unwanted air leakage as warm air leaks out and cold air leaks in. Paying close attention to construction detailing and good workmanship helps reduce draughts and improve comfort. The airtightness of every house we build is tested at completion to make sure it meets our high standards.

Air permeability is measured as $\text{m}^3/\text{h.m}^2$ at 50 Pa. In other words, the quantity of air (in m^3) that leaks into or out of the dwelling per hour, divided by the internal area of the building fabric (in m^2) at a pressure of 50 Pa. The maximum level of air permeability permitted by the Building Regulations (Part L 2021) is $8 \text{ m}^3/\text{h.m}^2$, we build to a higher standard of $5 \text{ m}^3/\text{h.m}^2$ to reduce unwanted heat loss as much as possible while maintaining a suitable level of natural ventilation.

Air source heat pump

An air source heat pump (ASHP) transfers heat from the outside air to water, which heats the home via radiators or underfloor heating. It also heats water stored in a hot water cylinder for the hot taps, showers and baths.

ASHP's work by absorbing heat from the air into a refrigerant gas. This is then compressed, and as the pressure increases so does the temperature. The heat is then transferred into the home's central heating system through a heat exchanger.

Heat pumps are more efficient than other heating systems because the amount of heat they produce is more than the amount of electricity they use. The amount of heat produced for every unit of electricity used is known as the Coefficient of Performance (CoP). So, if a heat pump has a CoP of 3.0, then it will give out three units of heat for every unit of electricity consumed.

Improved wall & floor u-values

A u-value is a measure of how easily heat passes through a material. We have increased the amount of insulation in our walls and floors to reduce the amount of heat lost through these elements of the building. Less heat loss means the heating system has to work less to keep the house warm, which leads to lower energy bills.

Thermal break lintels

As dwellings become better insulated, the importance of thermal bridging is increased. In very well insulated dwellings the effect that thermal bridging can have on overall thermal performance can be significant – recent research has shown it could be responsible for up to 30% of a dwelling's heat loss. To mitigate heat loss through thermal bridges we use thermally broken lintels which lose almost four times less heat than standard steel lintels, therefore reducing the overall heating demand.

Electric vehicle charger

Electric vehicles emit zero tailpipe carbon dioxide emissions. Whilst the vehicles are only as green as the electricity supply, vehicles charging from the UK's National Grid emit considerably less carbon dioxide per mile than petrol or diesel models.

Increasing the availability of charging points at home will allow more people to take up electric vehicles which will help decarbonise the UK's transport sector.

Smart heating controls

Smart heating controls help you keep your home comfortably warm, without over-heating and wasting energy. By installing and using smart heating controls effectively, you could save money on your heating bills and lower your carbon emissions.

Underfloor Heating

Due to the large surface area of an underfloor heating system compared to radiators, the system can operate at a much lower temperature while still providing the same amount of heat. This means the heating system doesn't have to work as hard to heat the water as much, which is ideal for air source heat pumps as they operate more efficiently at lower water temperatures.



SUSTAINABILITY

Placemaking



Redrow Home's approach to placemaking is designed to improve people's quality of life and support health and well-being.

The scheme will provide residents with access to high quality amenities that support the local economy. This is a key consideration for Redrow Homes when selecting and designing our sites and in addition to community infrastructure contributions.

The scheme will provide a clear hierarchy of public, private, and semi-private spaces that encourage neighbours to interact with each other and build strong communities.



The Parsonage, Marden



Springfield Mill, Maidstone



Ebsfleet Green



Temple Wharf, Strood



GREEN INFRASTRUCTURE

Landscape Strategy - Design Drivers

The landscape proposals have been an integral part of the overall layout design. The context of the site will help inform the new character and identity of the development which the landscape proposals will be able to reinforce - responding effectively to the current woodland setting of the site.

The Landscape Design Drivers respond to the specific site context:

- Respecting the local landscape character;
- Including new accessible and multifunctional spaces;
- Creating a strong identity and sense of place for the new development;
- Responding effectively to the site ecology;
- Incorporating a sustainable drainage strategy within the landscape; and
- Maintaining rights of access across the site.



Gateway Into Site

1

- The landscape proposals will contribute to a strong gateway approach into the site as well as helping overall legibility - leading users into the core of the development.
- This could be achieved through a distinct selection of street trees and on plot planting that enforces this character.

Responding to Blowers Wood

2

- Blowers Wood located to the north of the site is designated as Ancient Woodland. It represents a strong and positive element of local landscape character forming a main part of the setting for the site.
- Blowers Wood should continue to contribute to the site identity. An appropriate buffer should be provided given the woodland's status as an Ancient Woodland.

Responding to Chapel Hill Wood

3

- Chapel Hill Wood is a relatively young woodland of predominantly birch and hawthorn located to the south-west of the site. It also helps create a woodland character though is distinctly different to that of Blowers Wood.
- Proposals could create a separate character along the south-western edge through a distinct planting palette as well as through architectural detailing.



Blowers Wood

Public Footpath & Connections

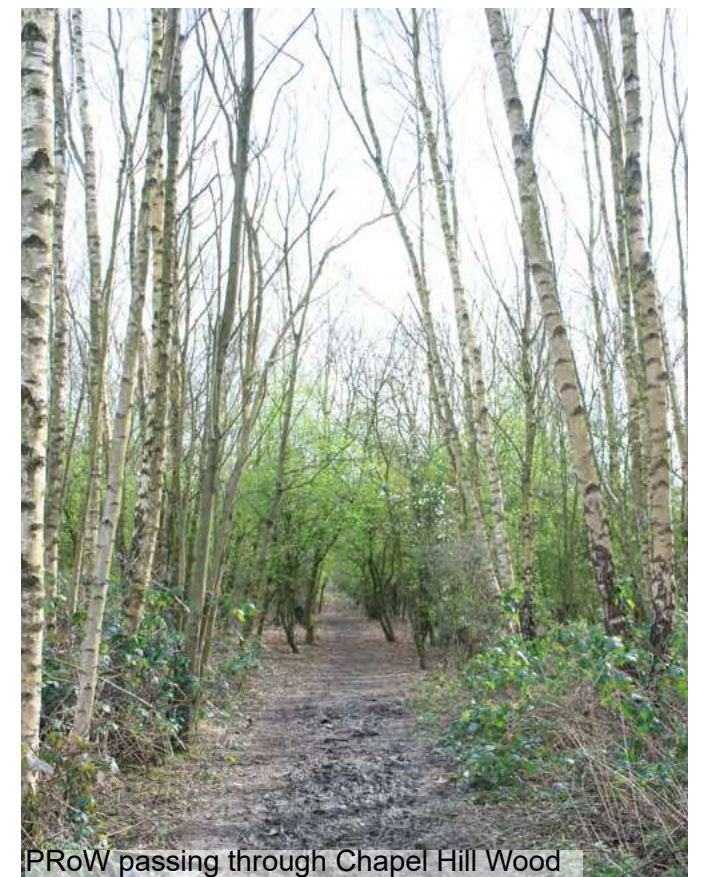
4

- An existing public right of way (GB 40) passes through the site from the south-western boundary to the northern boundary.
- The alignment of this historic route would broadly remain the same and help define the overall layout of the development blocks and public open space.
- The PRoW should be given a well-defined route and character through appropriate landscape treatment.

Sustainable Drainage

5

- The landscape proposals will need to accommodate the necessary features of the Sustainable Drainage Strategy prepared for the site.
- The SuDS features would be located in the lower parts of the site to take advantage of the natural topography designed for amenity and biodiversity benefits to help contribute to the overall green infrastructure strategy.



PRoW passing through Chapel Hill Wood

GREEN INFRASTRUCTURE

Landscape Strategy

The Landscape Strategy for the site responds to the Constraints & Opportunities and Design Drivers.

A series of individual landscaped spaces occur across the site which link to create a robust green infrastructure network for the development.



Gateway Entrance

1

- The main street and entrance will be lined with a single species of larger street trees planted within a public space verge as part of the street landscape.
- This species will be selected to relate well to the local landscape character and provide a visual route leading into the core of the development as well as a positive and welcoming entrance.
-

Birch Wood Park

2

- The convergence of the site's low point and the route of the PRow provide an opportunity to locate a multifunctional area of landscaped open space within the south west of the site.
- This will incorporate a variety of play functions as well as space for walking, resting and meeting.
- The proposed drainage feature will contribute positively to the amenity and biodiversity.

Visual links to Blower Wood

3

- The alignment of the streets that link to the core of the development allow a visual connection to the surrounding mature woodland setting to the north - Blowers Wood.
- This helps create a strong sense of place with a connection to the local landscape identity.

Northern Buffer / Blowers Edge

4

- An area of inaccessible meadow will be located along the site's north-western boundary provides a buffer to the neighbouring ancient woodland.
- This area will form a positive biodiversity corridor to the north of the site and a visual amenity for those able to look across the space from the neighbouring accessible areas.

Birch Wood Frontage

5

- A green corridor will be included along the south-western edge of the site linking to the main recreational space. This corridor will be landscaped with woodland edge planting and allow the character of the neighbouring birch woodland to the south to create the setting.

PRow

6

- The existing PRow is retained broadly along its existing alignment passing alongside the main recreational space and through and linking to the proposed street network.
- The route is highlighted by the landscape proposals and ties into the new pedestrian network across the site.

Biodiversity

7

- New areas of flower rich grassland to the perimeters of the site.
- Reptile habitat area included to be fenced off from public access.
- New woodland edge provides structural variation adjacent to neighbouring woodland.
- Native hedgerows to the residential edges and fruiting and flowering species throughout the development provide a broad biodiverse landscape.

GREEN INFRASTRUCTURE

Recreational Green



Street Trees & Visual Connections

New trees that line the streets will help define character as well as highlighting the view corridors from within the development to the neighbouring context. Larger street trees will line the main street from the entrance leading to the core of the development. Whilst smaller street trees with distinct character will help draw the eye and highlight the view to Blowers Wood to the north-west and Chapel Hill Wood to the south-west.



Strong form street tree to line main street entrance eg. *Carpinus betulus* 'Frans Fontaine'



Flowering street trees highlight the view to Blowers Wood from within the development: *Prunus serrula*



Fruiting and flowering *Prunus communis* line the view to the south-west

GREEN INFRASTRUCTURE

Northern Buffer / Blowers Edge



Identity

- The northern buffer will allow residents to experience the setting of the ancient woodland from the neighbouring spaces including small pocket park directly adjacent to the buffer.
- New landscape planting will be sensitive to the woodland setting with fencing being in keeping with the woodland edge character.
- New native hedgerow will provide an element of separation between this open area and the new housing.

Habitat

- New woodland edge scrub will complement the woodland with structural variation.
- Flower rich grassland for insects/pollinators.
- Grassland managed for reptile habitat.
- Native hedgerows acting as corridors along the residential edge.



Corylus avellana (hazel)



Quercus robur (English oak)



Acer campestre (field maple)



Prunus avium (wild cherry)

GREEN INFRASTRUCTURE

Birch Wood Park



Recreation / Play

- Includes a a variety of play experiences dispersed through the open space rather than a typical singular play space to create a more holistic park that encourages more natural play.
- The park is well overlooked and located at an easily accessible location.
- Natural self binding gravel paths allow users to experience and navigate through the flower rich grassland within the setting of the neighbouring woodland.
- Natural play features (eg. boulders & logs) are located within the wildflower grassland areas to supplement the more formal play and encourage activity within nature.



Betula pendula (birch)



Prunus avium (wild cherry)



Crataegus monogyna (hawthorn)

Character

- The play, boundary features, seating as will be sympathetic in materiality whilst planting will be selected to reference the neighbouring woodlands for example use of birch and hawthorn will extend the woodland into the new accessible space.

SuDS

- The sustainable drainage feature located within the new park will contribute positively to the character of the open space. It will be designed for amenity and biodiversity benefits with the inclusion of a selection of grasses and shrubs to soften the appearance of its appearance.
- spoil from any excavation will be retained on site and utilised to enhance the adjacent play experience through the creation of naturalistic landforms.

GREEN INFRASTRUCTURE

Birch Wood

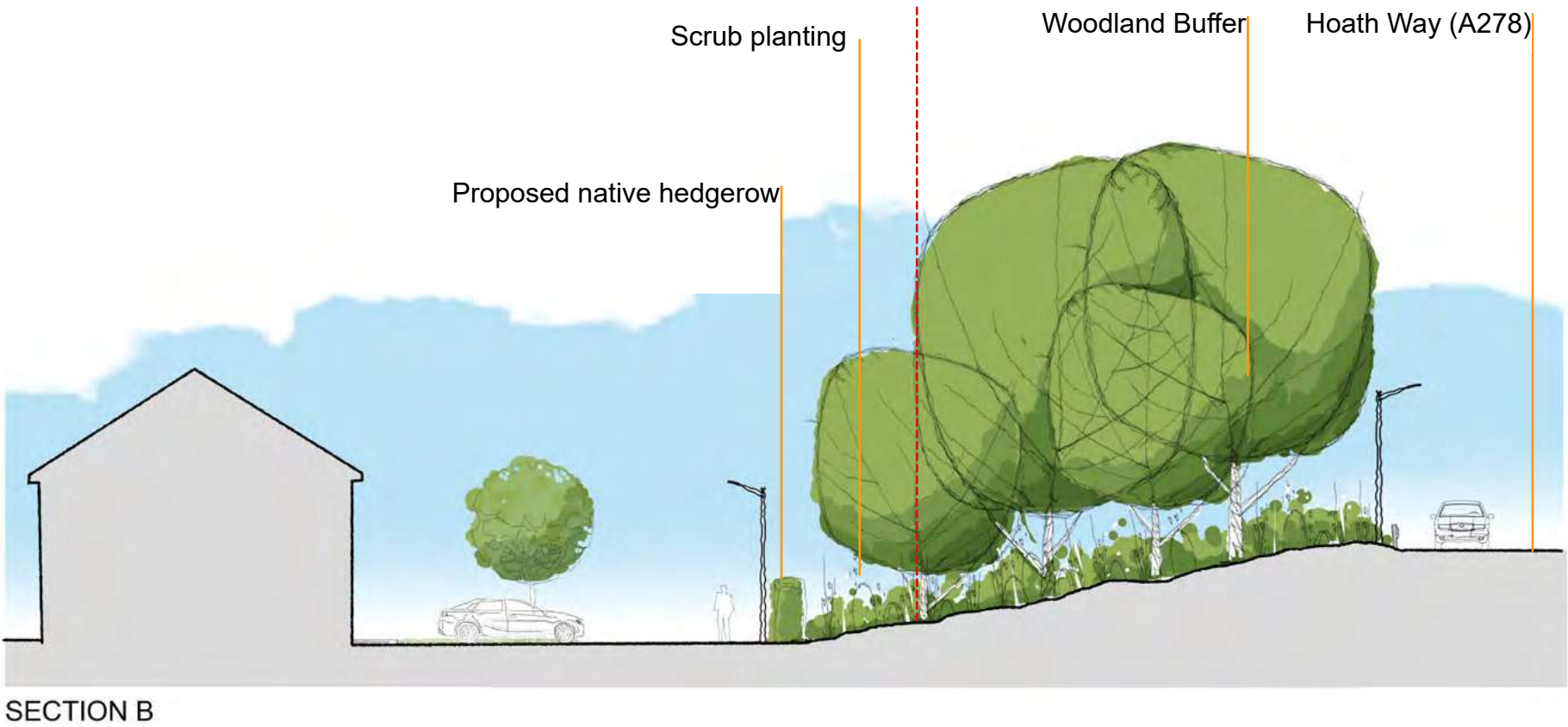


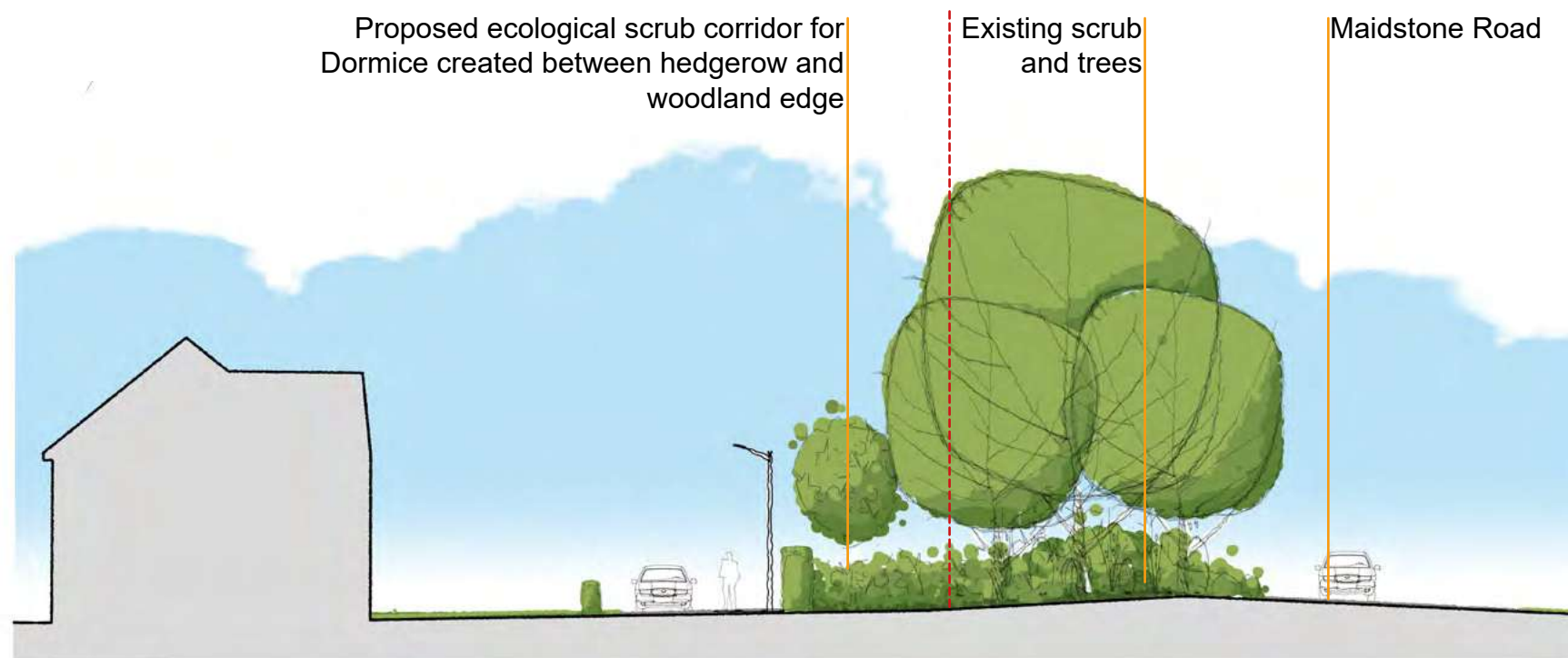


GREEN INFRASTRUCTURE

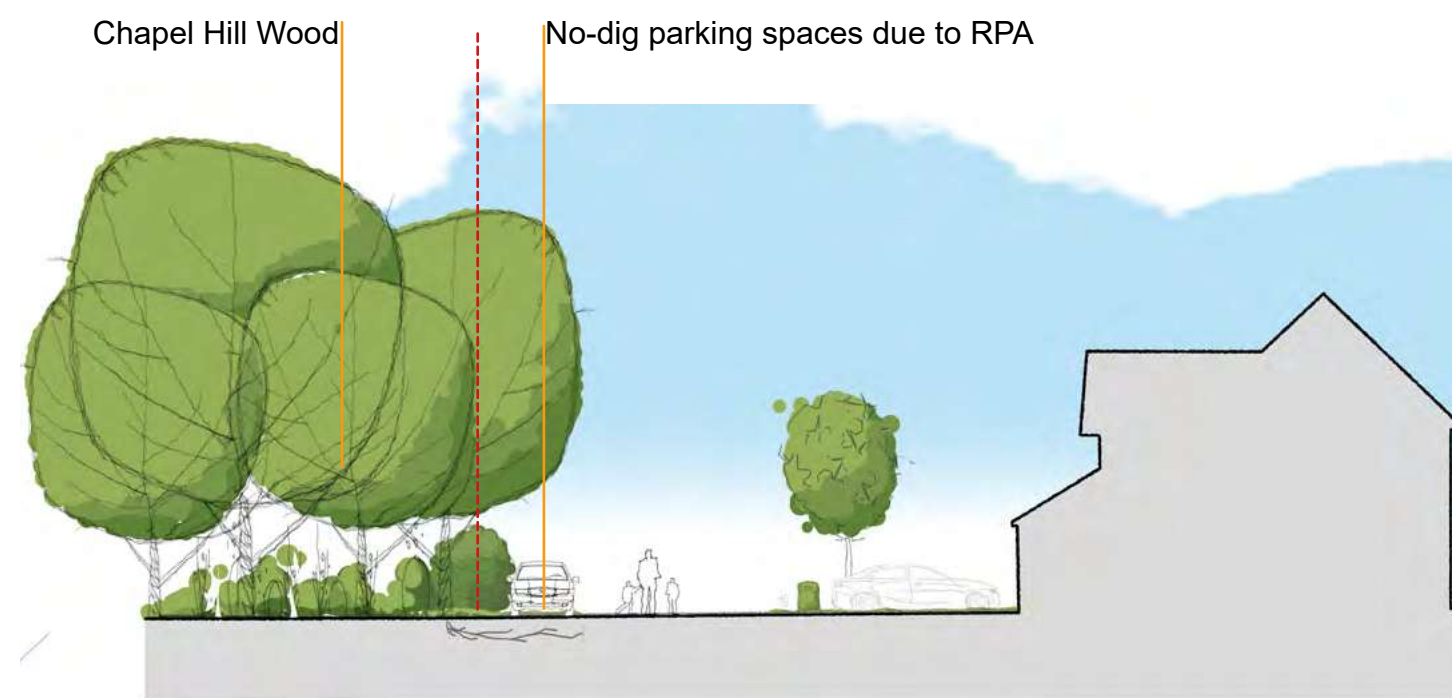
Illustrative Landscaped Boundaries

In addition to the northern woodland buffer corridor and new park within the site the remaining boundaries have been carefully considered to allow for additional wildlife connections within the site which contribute to the existing neighbouring features. The perimeter spaces will be landscaped to include native scrub and trees which will respond to the neighbouring woodland and enhance the habitat provision for species found on site.





SECTION C



SECTION D

BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life Summary

Integrated Neighbourhoods

Create places that are well integrated (1) into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy .places to move through and around

Evaluation: The street layout and walking routes would connect with the footway on Maidstone Road and PRow GB40, whilst recreational routes are provided within the site. The layout responds to its surroundings, with new housing for example, being located and observed within .the context of the existing residential area



2) Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions

Evaluation: The development lies close to Hempstead Valley Shopping Centre that provides for day to day needs. It is also within walking distance of Bredhurst Primary School and Hempstead Junior and Infant Schools. Further community facilities are located within Hempstead, Rainham, Gillingham and Chatham.



3) Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Evaluation: Maidstone Road lies along the route of various local bus services. Bus stops are located at Wigmore road giving access to Hempstead and the surrounding area. Clear and easy to use pedestrian routes are available within the development to the surrounding area and bus stops/ routes.



4) A range of homes that meet local community needs.

Evaluation: The accommodation mix has been carefully curated to reflect the needs of the local community. The design includes a range of dwelling sizes to provide a mixed community including affordable housing and first homes.



Distinctive Places

Understand and Respond (5

Evaluation: The layout has been carefully designed to respond to the features of the site and the surrounding area. The drainage feature is located at the low point of the site. The design approach retains the majority of existing trees and hedgerows as part of a ‘ground up’ approach to .masterplanning



6) Create places that are memorable.

Evaluation: The layout responds to its context. At a detailed level, features are to be included in the design, to develop local distinctiveness. This could include the use of traditional materials in key locations such as the Feature Spaces or along the Main Street.



7) Create a network of streets and spaces that are well enclosed by buildings and/ or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

Evaluation: The design of the layout establishes well defined and well surveyed streets with high quality buildings and landscape treatment.



8) Use legible features to help people find their way around a place.

Evaluation: The layout provide a logical and legible pattern of streets. Feature Spaces will help to aid navigation.



BUILDING FOR A HEALTHY LIFE

Streets for All

Streets are different to roads. Streets are (9 places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm

Evaluation: The use of Feature Spaces along the Main Street and the use of urban design methods to calm traffic, such as ‘shared streets’, changes in highway surfacing, street trees and tight radii of junctions will assist in lowering vehicle speed

10) Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Evaluation: The amount of parking for residents and visitors is as per the quantities set by the LPA. Parking has been discreetly integrated into the design of the layout. Street trees and hedgerows help to minimise the impact of parking on the overall streetscene.

11) Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key player in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Evaluation: A carefully considered landscape design strategy has been integrated into the design of the layout. The use of drainage features and the area of ancient woodland offset will offer habitat creation to support biodiversity.

12) The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Evaluation: The use of boundary features and various edge treatments are introduced to ensure that private and public areas are clearly defined. Public areas (streets, open space and the play area) will be well overlooked by residents.





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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture ■ graphic design