



# **Design and Access Statement**

**BERKELEY HOMES (Eastern Counties) Ltd**

**Land at Cemetery Road, Snodland**

**November 2019**

# The Proposal

## 1.1 Planning Application

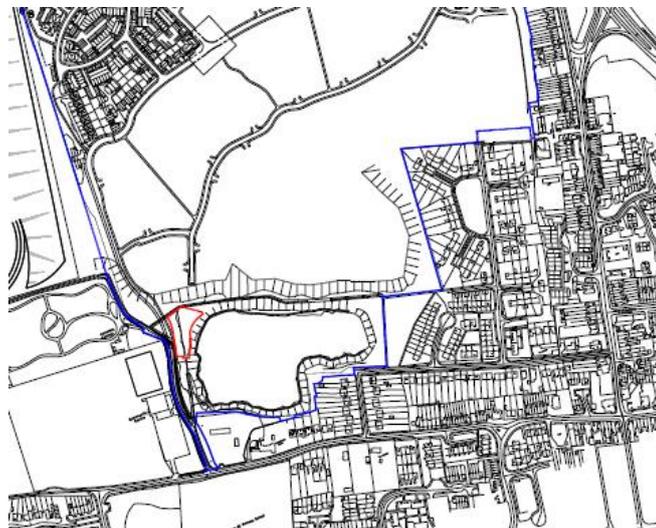
- 1.1.1 This document forms part of a full planning application by Berkeley Homes (Eastern Counties) Limited (Berkeley) for the erection of six dwellings on land at Cemetery Road, Snodland (the Site). The description of development is as follows:

*Erection of six three bedroom houses and associated car parking, access and landscaping.*

- 1.1.2 The application has been informed through a pre-application meeting with the Council.
- 1.1.3 The application Site extends to 0.172ha (0.425ac).
- 1.1.4 This Design and Access Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990.

## 1.2 Location

- 1.2.1 Snodland is located 6.5 miles (10.6 km) south of Rochester alongside the river Medway and 7.5 miles (12.2 km) North West of Maidstone. The A228, Snodland Bypass, links the M20 (2 miles to the South) with the M2 (4.5 miles to the North).
- 1.2.2 The vacant Site is located immediately north of the town opposite the Snodland Community Centre and the Cemetery.
- 1.2.3 A bus route serves the Holborough Lakes development, passing immediately adjacent the Site. Snodland Train Station is located on the opposite side of the bypass with trains to Strood, and from there into London to the north, as well as to Maidstone and Tonbridge to the south.
- 1.2.4 The red outline plan below identifies the application area:



### **1.3 Site Description**

- 1.3.1 The 0.172ha (0.425ac) site abuts a large lake, known as Woodlands Lake, left over from the area's former use for mineral extraction and is in the ownership of Berkeley. The lake is currently leased to a local angling club.
- 1.3.2 The proposed development area comprises a narrow stretch of land between Cemetery Road and the lake.
- 1.3.3 The site comprises of a tarmac surfaced area and areas of rough vegetation. Views into the site are restricted by surrounding vegetation to the north, west and south, and views from the east across the lake are restricted by vegetation which surrounds it.
- 1.3.4 The wider site accommodates a number of mixed trees and bushes. DLA Ltd have undertaken a Tree Survey to BS 5837: 2012 which is submitted as part of this application. They have identified that all trees surveyed were outside of the development boundary with the exception of one (T1 on the Tree Constraints Plan) which is proposed to be retained.

### **1.4 Site Context**

- 1.4.1 The Site is located opposite Snodland Cemetery and the Snodland Community Centre. Development along Cemetery Road has provided a number of two-storey residential properties arranged around a cul-de-sac constructed around 2005.
- 1.4.2 The Holborough Lakes development lies to the north of the Site. This new neighbourhood is constructed around a series of freshwater lakes and landscaping.
- 1.4.3 The road which provides bus access only to the south western side of this development area runs to the west of the Site.
- 1.4.4 There is a public footpath immediately to the north of the Site leading to the shore of the lake.
- 1.4.5 Detailed planning permission was granted on 7<sup>th</sup> July 2017 on land to the north west of the site on the opposite side of Cemetery Road (Ref: 17/01333/FL). The approved development comprises the erection of a pair of semi-detached cottages together with hearse garage and associated residential and visitor parking.

### **1.5 Local Facilities**

- 1.5.1 The application Site lies within approximately 700m of Snodland town centre, which provides a range of retail, service and community facilities.
- 1.5.2 A range of other facilities, including schools and places of worship, are located within the vicinity of the Site, as well as the new facilities, which have been developed as part of the Holborough Lakes neighbourhood.
- 1.5.3 There is a public right of way adjacent to the Cemetery providing recreational access to the countryside to the west of the Site.

- 1.5.4 As set out above, the Site is served by a bus service, which runs along Cemetery Road to the west of the Site, connecting the Site with the Holborough Lakes development and the town centre. Snodland Train Station is approximately 1km to the south east of the Site, providing connections to Strood, and from there into London to the north, as well as to Maidstone and Tonbridge to the south.

## 2 Scheme Details

### 2.1 Design

- 2.1.1 The proposal is to erect six dwellings with gardens backing onto the bank in front of the lake.
- 2.1.2 All dwellings are proposed to be three bedroom, two storey houses and will be paired together as semi-detached houses with gable roofs.
- 2.1.3 The proposal has been developed with the following objectives in mind:
- Comply with national and local government guidelines
  - Provide a safe and secure environment achieved by the layout and design of the scheme
  - Create a sustainable development
  - Consider the relationship between existing adjacent dwellings and proposed dwellings
  - The proposed development should blend into its landscape setting and the features of landscape value should be retained and enhanced
  - Optimise the design to correspond to Site constraints



### Layout

- 2.1.4 The existing steep bank adjacent to the Site and high pressure gas main easement determined the positions of the houses, access to the Site, and associated parking.
- 2.1.5 Four of the proposed dwellings front onto Cemetery Road, while the remaining two dwellings are set further back from the road and overlook the public footpath adjacent to the edge of the lake.

2.1.6 Each dwelling will provide two associated parking spaces. In addition to these parking spaces, two visitor parking spaces will be provided. Parking provision is in accordance with Kent County Council's Kent Design Guide Review: Interim Guidance Note 3 dated 20 November 2008.

2.1.7 Each dwelling will have private amenity space in the form of a rear garden.

## 2.2 Use

2.2.1 The Site will accommodate six dwelling houses with associated parking. The Site is situated within a residential area and will make efficient use of land situated within the built area of Snodland. Due to its proximity to the town centre, residents will have use of and access to the range of local facilities within walking distance, which the town of Snodland has to offer, all within walking distance.

2.2.2 Broadband facilities will be available to all properties allowing the opportunity to work from home.

## 2.3 Appearance

2.3.1 The character of the surrounding area is predominantly suburban residential. The Holborough Lakes development, with its "New England" style and character, has helped to redefine this part of Snodland. Cemetery Road is very much part of the town, but separate from the Holborough Lakes development.

2.3.2 There is a variety of architectural characters and styles from the large Community Centre and the Victorian Cemetery Lodge opposite the Site to the 15th century timber framed Woodlands Farm in Constitution Hill and the more recent development of Hegarty Court off Cemetery Road. The palette of materials is also mixed, but there is a predominance of tile hanging, cream/white render, timber boarding, plain roof tiles and brickwork.

2.3.3 The proposed houses will be clad in fibre cement weatherboarding of two shades under grey artificial slate roof tiles, in keeping with the wider Holborough Lakes development.



## 2.4 Access

2.4.1 One access point is proposed from Cemetery Road which will provide parking for 5 of the houses. One house will have parking served directly off the public highway.

- 2.4.2 The proposed houses each have two private car parking spaces in accordance with the County Council's Kent Design Guide Review: Interim Guidance Note 3 dated 20 November 2008.
- 2.4.3 The scheme has been designed to comply with Approved Document Part M of the Building Regulations (2004). As such, level access to all units will be provided as well as appropriate door widths, both at the entrances to each building and individual unit as well as throughout each unit internally.
- 2.4.4 As set out above, a bus route lies adjacent to the Site, which provides access to the town centre and the Holborough Lakes development. The Site's sustainable location also means that there are opportunities for walking and cycling to a range of local facilities.

## **2.5 Designing Out Crime**

- 2.5.1 The layout of the development has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004) as follows:
- Residential parking areas are overlooked by the dwellings that front on to them so that they feel safe, both in daytime and at night
  - The scheme avoids the creation of exposed back gardens to minimise the risk of unauthorised entry to the properties from the rear; and
  - There is a clear demarcation of public and private space
  - Two of the dwellings overlook the public footpath

## **2.6 Scheme Specifics**

- 2.6.1 FTTP will be provided to the new home. The home will also be SkyQ ready without wiring modifications being needed and Cat 5/6 connections will be available in the living area and each bedroom.
- 2.6.2 Each home will have fixed units within the kitchen to store recyclable waste with a combined capacity of 40litres. 5 litres of food waste recycling space will also be provided.
- 2.6.3 Each home will incorporate water efficiency fixtures and fittings to ensure a water efficiency of 105litres/person/day.
- 2.6.4 100% of internal light fittings will be either LED or low energy.
- 2.6.5 Where available all domestic-scale appliances and any white goods will be A rated or higher under the EU Energy Efficiency Labelling Scheme. The fire performance of refrigeration appliances will meet EN60335-2-24.
- 2.6.6 One cycle space will be provided for every home.
- 2.6.7 Each home will have access to an electric charging point (either private or communal) within 50metres of the home via a safe pedestrian route.

- 2.6.8 All houses will include rainwater butts and apartments will incorporate an appropriate system for collecting rainwater for use in the units or landscaped areas.

### **3 Conclusion**

- 3.1.1 The proposed development will provide six new houses in keeping with the residential character of the locality.
- 3.1.2 The proposed development has paid due regard to local and central government design policies and has been informed through a pre-application meeting with the Planning Officer.
- 3.1.3 The new residential dwellings will create a high quality environment in which to live.
- 3.1.4 The Site is situated in a sustainable location near to local amenities/facilities and bus services with access to the railway station. The Site will facilitate and encourage the use of non-car travel.
- 3.1.5 The proposed development respects the character of the surrounding area and seeks to preserve the privacy and amenity of adjacent residents.
- 3.1.6 The proposed buildings are appropriate and sympathetic to the surrounding area in scale, style, design and materials. In particular, they have been designed to respect the neighbouring context of Hegarty Court and the consented scheme for 2 houses opposite.
- 3.1.7 In light of the above information, along with the accompanying plans and submitted information, we consider that the scheme represents an acceptable form of development in an appropriate and sustainable location.
- 3.1.8 It is considered that the proposed development complies with the relevant National and Local policies.
- 3.1.9 The scheme will contribute positively to the local area providing much needed three bedroom homes to an area where there is high demand for such accommodation.

## Appendix A: Site Images



Existing access from Cemetery Road



View facing north along Cemetery Road



View facing south east within the site



View facing north east within the site