



INVICTA
SELF & CUSTOM BUILD



Urban & Rural Ltd
Specialists in Bespoke Development
www.urbandandralltd.co.uk
e: info@urbandandralltd.co.uk t: 01227 272 585

DESIGN & ACCESS STATEMENT

The Proposed Residential Development
At
Land at Common Road, Sissinghurst, Kent

RIBA 
Chartered Practice

Project Number: A1273
Revision: D
Date: Dec 2019

INTRODUCTION

This document has been produced by Urban & Rural, an RIBA Chartered Architectural Practice, to aid the assessment of the proposed residential development as set out under this application.

The application site is known as:

Land at Common Road,
Sissinghurst,
Kent

The application is submitted on behalf of our client Invicta. The team at Invicta have a proven track record of delivering schemes to a very high quality and standard. As a small, family orientated local company, Invicta are looking to facilitate the delivery of family homes.

This document should be viewed alongside the full set of reports and application drawings submitted.



INVICTA
SELF & CUSTOM BUILD



CONTENTS

Introduction	3
Form of the application	4
Location & Context	5
Site Analysis	6
Evaluation and Design Development	8
The Proposal	10
• Use	
• Amount	
• Layout	
• Scale	
• Landscaping	
• Appearance	
• Access	
Conclusion	16

Urban & Rural Ltd

Specialists in Bespoke Development

FORM OF THE APPLICATION

The application seeks approval for a development of circa 18 dwellings with associated access, parking and landscaping.

All the proposed properties have private gardens and associated landscaping.

This application is being made in outline form.

SITE LOCATION AND CONTEXT

The site is located on the corner of Common Road and Frittenden Road. This is 0.3 of a mile - just under 500m - north of the village of Sissinghurst.

Sissinghurst is a small village in the county of Kent, situated with Cranbrook to the south, Goudhurst to the west and Tenterden to the east.

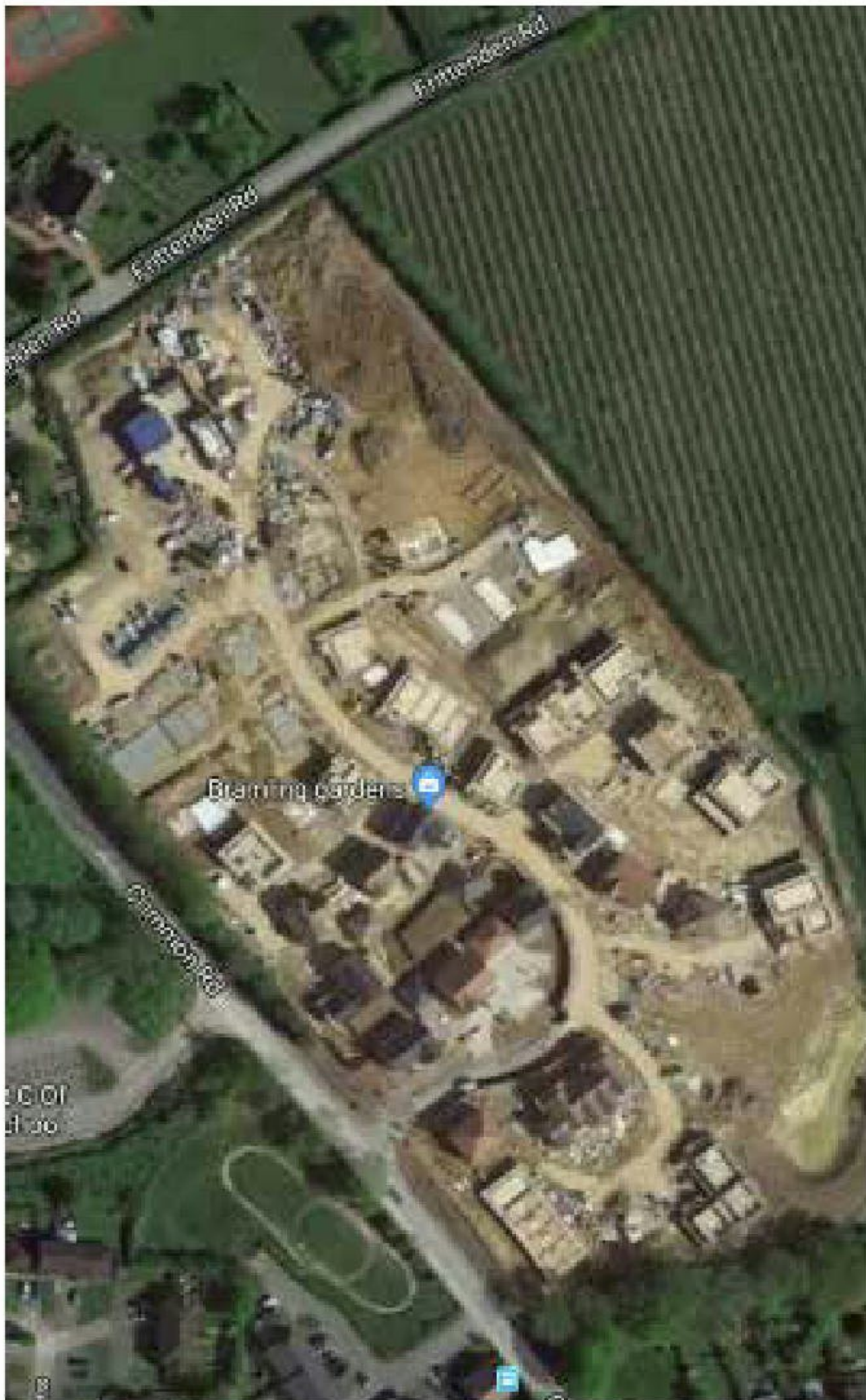
The village shares its history with that of the nearby Wealden town of Cranbrook, having strong evidence of cloth and iron ore manufacturing activities.

Sissinghurst is most famous for its castle and the magnificent gardens created in the 1930s by Vita Sackville-West, poet and gardening writer, and her husband Harold Nicolson, author and diplomat.

The Street runs through the centre of the village and is where the village pub, The Bull, can be found as well as the acclaimed Rankins restaurant, a tandoori restaurant, a general store, antique and interiors shops and the village hall. Sissinghurst's parish church is the Anglican Trinity Church, built in 1838

The site is well served with local amenities and good public transport to the neighbouring towns, including connections to the mainline railway network.





SITE ANALYSIS

Urban and Rural have carried out a detailed site appraisal and contextual analysis to consider the following:

Level and Lie of the Land

- Orientation of the site and how it is approached
- Form of the skyline
- Views from the site or into the site from any public right of way crossing

The site

- Ground conditions, contamination, land stability, water table
- Availability of natural resources for energy generation
- Flood risk, streams and drainage
- Significant or designated wildlife habitats
- Proximity to existing and potential sources of noise nuisance
- Boundaries and whether they are clearly defined
- Orientation and natural daylight.

Built Environment

- Relationship between buildings and spaces
- Building types, scale, height, styles and density
- Historical appraisal
- Boundary treatments – walls, fences, planting and verges
- Important local detailed design elements such as materials, corner treatments, horizontal or vertical rhythms, windows and doors, roof lines and roof pitches, eaves heights and elevational treatments.

Pattern of Streets and Movement Appraisal

- Surrounding street pattern, public rights of way and bridle ways
- Provision of public transport
- Levels of local traffic and assessment of capacity
- Width, curvature and dimensions of streets
- Surface textures
- Access provision – cars, pedestrians, cyclists, horse riders and people with disabilities

The site currently comprises a sheep-grazed field with hedgerows and trees defining the majority of its site boundaries.

There are several Public Footpaths in the area surrounding the site. A Public Footpath runs just to the south east corner of the site, linking the site with the neighbouring school and continues on to the village centre.

The design team have carried out desktop searches looking at the issue of flooding.

This search showed the site is located in an area classed as a level 'Flood zone 1'. Land and property in flood zone 1 have a low probability of flooding.



1.



2.



3.



4.



5.



6.

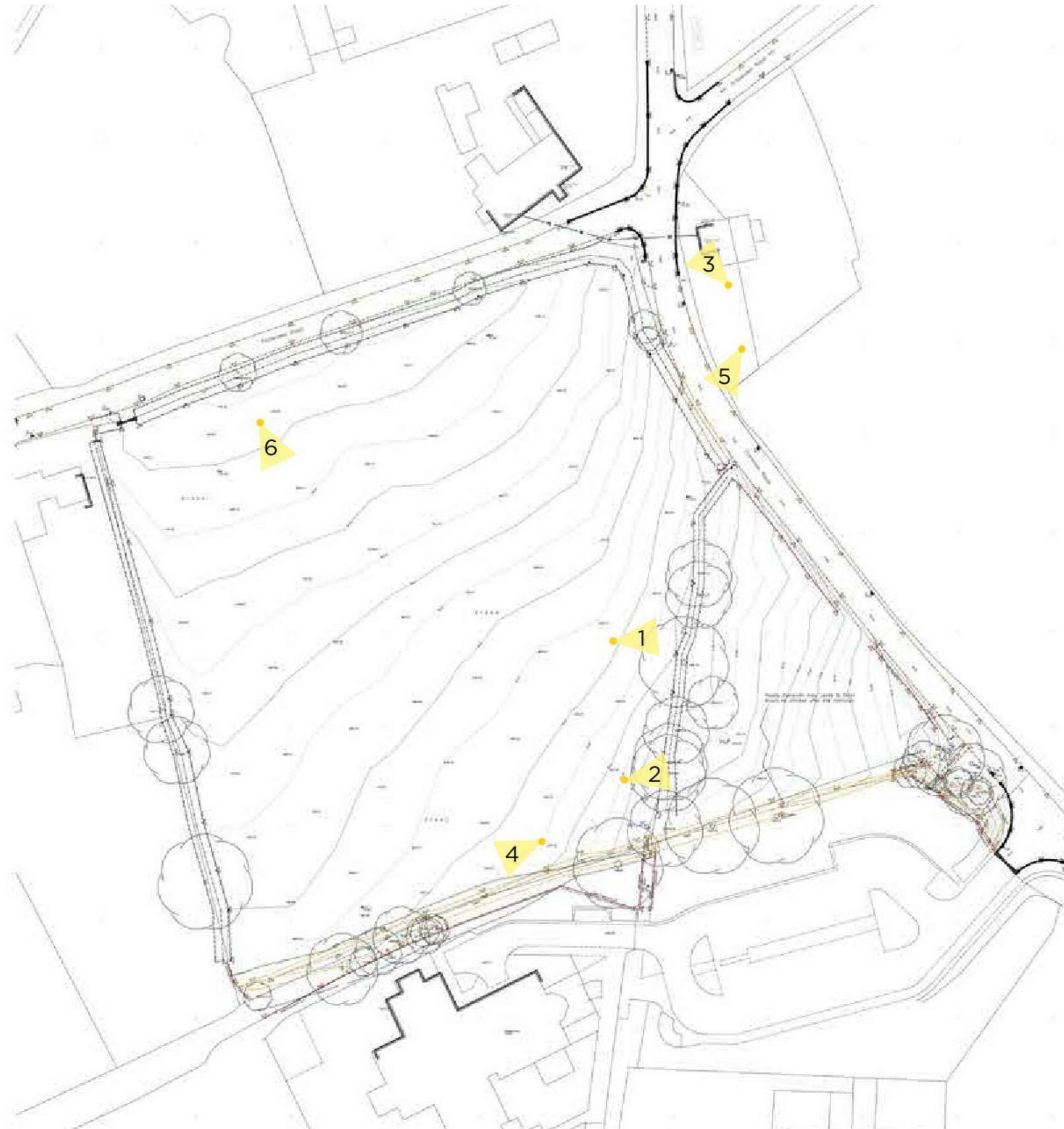
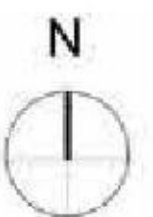


Fig. 1
Existing Site Plan



EVALUATION & DESIGN DEVELOPMENT

This site appraisal/analysis informed the preparation of a sketch scheme. This scheme was tabled and discussed with architects Urban & Rural at their internal design review panel. The project then went through a development process with the full design team, including construction directors from Invicta.

Following the above process, it was concluded that the basis of the sketch scheme was appropriate to be taken forward to a planning application, as:

- It has been designed based on a detailed understanding of the site and the context of Sissinghurst.
- It proposes an appropriate form and density of dwellings for this site.
- The scheme reflects comments made through engagement with stakeholders, including the Parish Council.

The existing vegetation on the site is thought to be important to be protected and retained. Because of this the team at Invicta had appointed a full arboricultural impact assessment and survey to be carried out.

The plan on this page documents the root ball protection zones to protect the existing trees on and near the site.

This information has then informed the design process and an initial sketch scheme layout was revised to get to the proposed scheme we see in this application.

SKETCH SCHEME STRATEGY

The proposed masterplan concept aims to create a development that respects the setting. The site analysis, as shown on this page, identifies areas in which we feel should not have any built structure on. The area noted Ecological Protection Zone has been safe guarded and protected. The areas in red on the plan have been identified as areas that should be kept clear of any physical built form.

To the north east of the site our desk top research identified the listed buildings. During our site analysis carried out on site the key listed building to respect faces south towards the site. To respect the setting of the listed building we have set the area show in red as a no-build zone.

To the west of the site the existing family home is currently set within an open space, with the views from the rear of the property looking on to uninterrupted open space. To respect this existing condition the area highlighted in red has been protected.

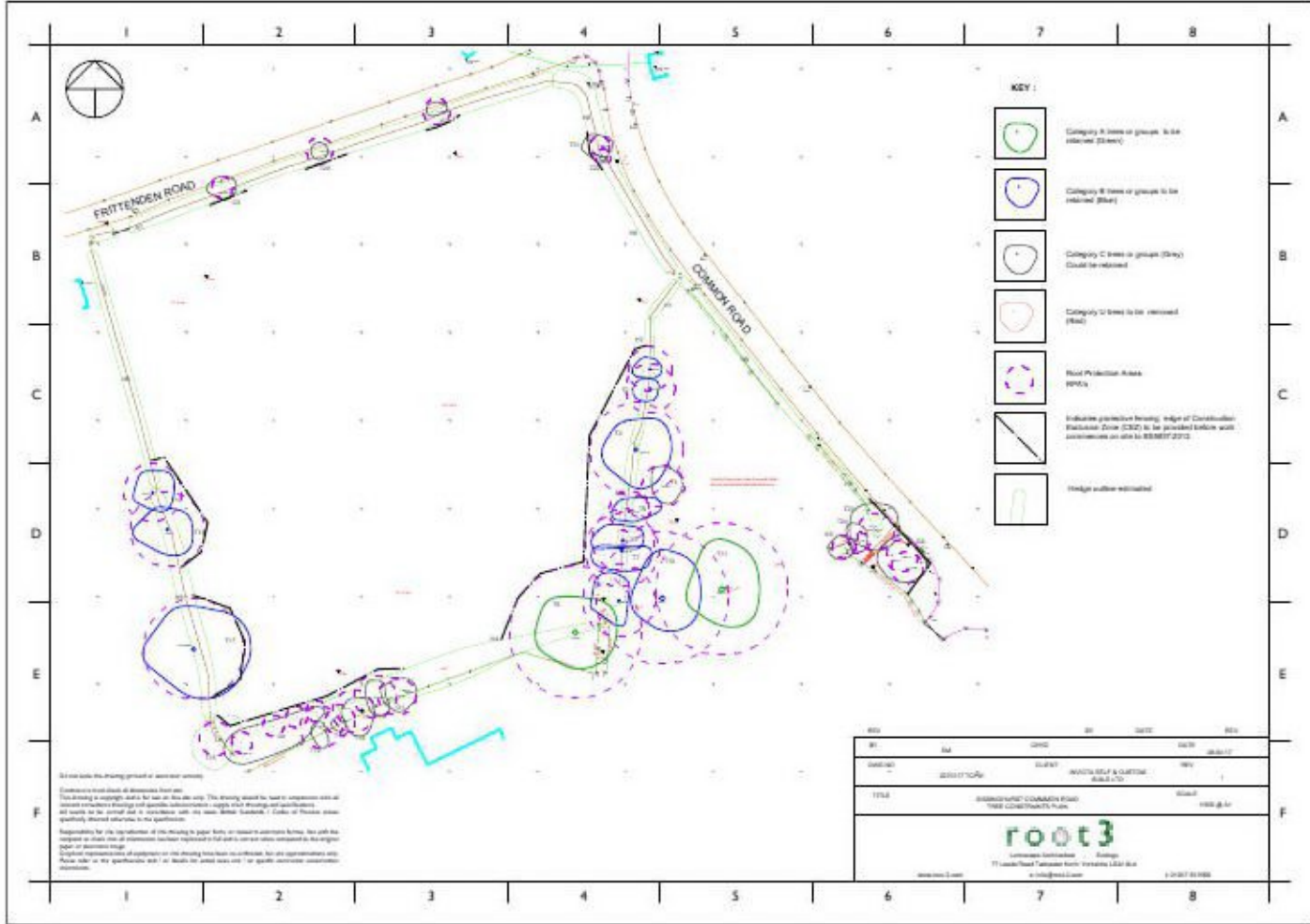
To the south, the setting of the existing school should be protected. The landscaping to the boundary is proposed to be protected, keeping the separation between the site and the school.

It has been proposed to reduce the impact of the development by only proposing to create one new vehicular access in to the site.

The existing vegetation to the site boundaries will be protected.

The one point in which one could see into the site, the Design Team have arranged the layout and proposed planting to create a proposed hedge-lined lane with pockets of development set off it. As a diagram, one can see this in the blue arrow going in to the site.

The proposed planting, internal boundary treatment will provide a network of green links through the site aiding the ecological value of this proposal.



PLEASE REFER TO ARBORICULTURAL REPORT FOR FULL DETAILS.



Fig. 2
Proposed Site Strategy



THE PROPOSAL

• USE

The existing use of the site is that of a private parcel of grass land, with one public right of way through the site from the east of the site to the southern boundary, leading to the school and onto the village.

The proposed site plan has preserved this path and allows a wider landscaped connection between to the school and onto the village.

In addition to the path there will be the circa 18 dwellings with associated highways and landscaping.

• AMOUNT

The proposed scheme is for circa 18 new family dwellings, an indicative layout of both detached and semi-detached family dwellings has been produced to access the urban grain of the proposal against the existing residential area.

The proposal has been shown within its broader context so one can assess the urban grain of the proposal against the existing residential areas neighbouring the proposed scheme.

• LAYOUT AND ACCESS

A single vehicular access point of Common Road is proposed to serve the properties. The highways access is fixed through this application, as is the open space and communal landscaped area in the eastern element of the site to be preserved for an ecological protection zone. Just outside of this area is a proposed landscaped pathway leading to the neighbouring school and on to the village.

The existing vegetation that lines all four boundaries provides significant visual and acoustic screening. This vegetation will continue to be protected, as it provides a natural screen to the site for passing traffic as well as screening the proposed development from the existing neighbouring School.

The proposed vehicular access has been positioned to have minimal impact on the existing hedgerow with the appropriate vision splays being provided for the safe entrance and exit for the site.

The site analysis identified the listed building to the north of the site and as we have demonstrated on the site strategy drawing on page 9, this proposed development has been informed by this understanding and the proposed buildings have been positioned in a way to respect the setting of this listed building.

• SCALE

The scale of each dwelling will be established through subsequent reserved matters applications.

• LANDSCAPING

The existing landscaping will be protected & improved to all the boundary edges.

Proposed planting will provide key links through the site, allowing the natural transition wildlife through the site, as well as creating a more attractive environment.

The landscaping and ecological proposals, requirements has informed the design of this illustrative layout, with many of the proposed dwellings having views out on to landscaped areas.

• APPEARANCE

With the detailed site analysis on the site as well as the wider context being carried out at the beginning of the project, it was considered by the Design Team at an early stage that the proposal on this site should respect the historic quality of Sissinghurst and the architectural style and quality should be informed by this.

The Cranbrook Conservation Area Advisory Committee were also consulted at this early stages of the previous schemes.



Fig. 4
Outline Proposed Illustrative Masterplan

• SUSTAINABILITY

Sustainability has been one of the initial design drivers for this scheme.

Under this application it is proposed to deliver a highly insulated modern family home delivering a comfortable environment to enjoy all year round, without the need for excessive heating or cooling.

Below is a quick overview of the design headings we have used to categorise this issue:

ENERGY/CO2

- A new home will have a high fabric efficiency meeting modern building standards.
- A rated boilers.
- Lighting to be low-energy fittings.
- All white goods to be Ecolabelled
- All external lighting to be fitted with low energy bulbs, movement detecting and daylight shut-off devices.

WATER

- Rain water collection system, for external re-use.
- SuD's
- Modern low use taps and WC's.

MATERIALS

- The detailed selection of the materials will take on board issues such as their environmental impact.

SURFACE WATER RUN-OFF

- There will be a reduction of surface water run-off from the site using a SuD's method.
- There will be a reduction in surface water run-off from this site.

POLLUTION

- It is proposed to specify insulating materials that avoid the use of substances that have global warming potential (GWP).
- Recycling of construction site waste where possible.

HEALTH AND WELL-BEING

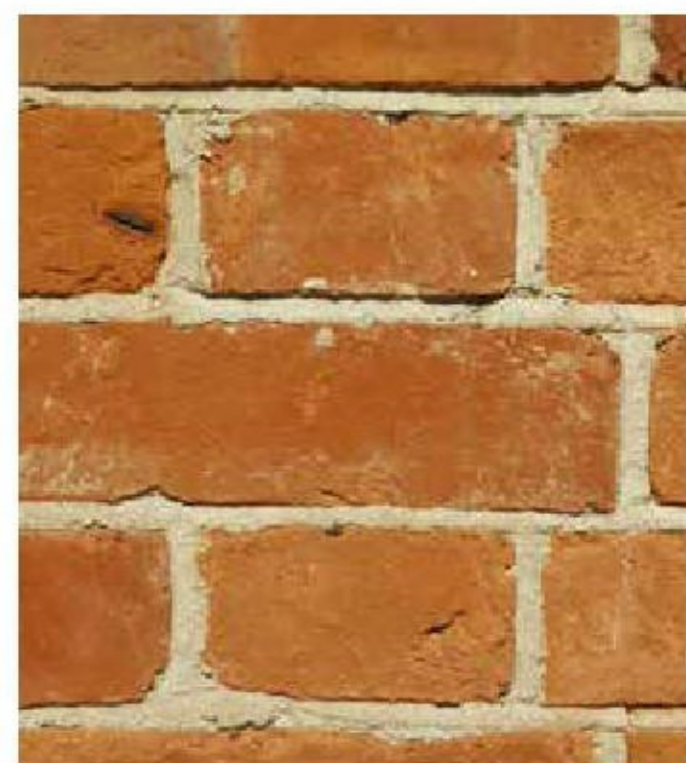
- The scheme delivers a high level of natural light to the proposed dwelling.

ECOLOGY

- It is considered that this scheme will not have any negative impact on the existing ecology, as the garden is well maintained and the proposed works will be located away from any existing tree.
- The proposed landscape plan as set out above within this document will enhance the ecological credentials of the site.



Fig. 6
Illustrative Perspective Drawing



CONCLUSION

This proposal has been formulated and designed by the RIBA Chartered Architectural Practice Urban & Rural.

The application seeks outline approval for a residential development of circa eighteen residential homes with associated access, parking and landscaping.

All the proposed properties will have private off-street parking and gardens with associated landscaping.

The application has been submitted as an outline application. In our opinion the proposal is a sustainable development.

The proposal will not harm the character or appearance of the area of local landscape importance, with all the existing landscaping and vegetation will be preserved, apart from the one new site entrance.

The sensitively designed scheme will create spacious and attractive living spaces for future residents.

The key view into the site from the public realm is important and under this scheme the view into this development will be the mature trees to the south east.

Additional planting has also been proposed in this area to give a high-quality landscape feel to the development.

The proposal is acceptable in highway terms and meets all technical requirements and standards.

For all the reasons in this Design and Access Statement following the detailed analyses and assessment of this site, the proposed scheme is considered to be of exceptional design quality, providing a bespoke development that should appeal to a wide spectrum of the community.

The scheme engages traditional design principles and local building techniques, to create a bespoke development at Sissinghurst that will provide much needed family homes, as well as meet the need for housing, has much to commend and is worthy of Planning Permission.

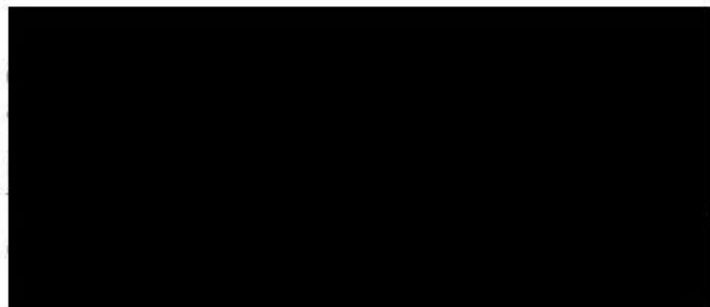


Fig. 7
Outline Proposed Illustrative Masterplan



INVICTA

Tel:
W:
E:
Add:



Tel:
W:
E:
Ad

