

Design & Access Statement

for

2 no. 3-bed houses and 1 no. 2-bed house

at

Land to the rear of 217 & 219 Canterbury Road, Sittingbourne

Client

Mr O Doubleday

Architects

CDP Architecture Ltd

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Introduction

This statement has been produced in support of the detailed full planning application for the erection of 2 no. 3-bed houses and 1 no. 2-bed house at land to the rear of 217 & 219 Canterbury Road, Sittingbourne.

The Site and its Location

The application site is located to the east of Sittingbourne, along the northern side of Canterbury Road. With the development at Stones Farm to the north and east this site has become surrounded by residential properties in every direction.

Canterbury Road, also known as the A2, connects London to Dover and was the former main access road to the capital before the construction of the M2. This road provides good access to services and other residential amenities in Faversham and Canterbury to the south east and Chatham to the north west. It is well served by bus stops with frequent buses in both directions to Sittingbourne and Maidstone or Faversham and Canterbury. The site is therefore served well in terms of access and accessibility to its surrounding area.



Proposed Use

Residential dwellings

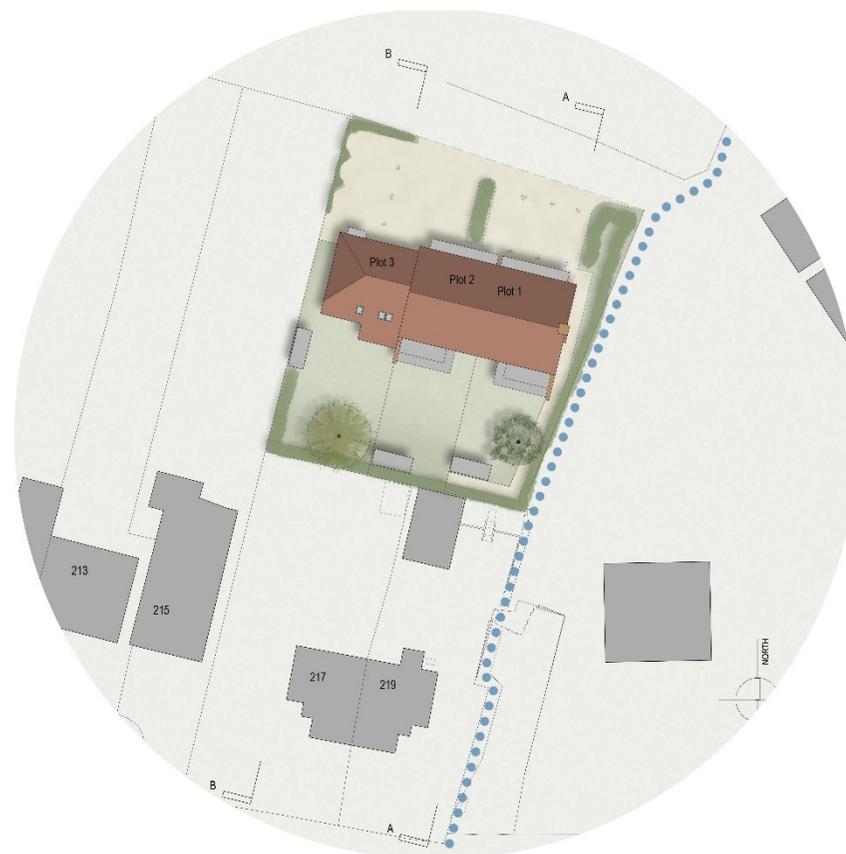
Amount

3no. residential dwellings; two 3-bed dwellings and one 2-bed dwelling.

Layout

This proposal is seeking to create three residential dwellings to the northern edge of the site. This allows for the ample rear gardens to form a good separating distance with the existing houses along Canterbury Road. To the north of the site are the new dwellings at the Stones Farm development; their gardens back onto the site's access road which provides good separation to these dwellings too.

The proposal is also pulled away from, but still addresses, the eastern boundary where the existing public right of way is. This allows the footpath to benefit from passive observation with a landscape separation buffer that provides additional security and privacy to the end plot.



Design and Appearance

The design has been carefully considered to create a simple and modern set of houses that blend in with the area. The use of the local vernacular materials including brick and white timber boarding is intentional so the homes would blend well into its surroundings.

Scale & Massing

The proposed dwellings are to be 2-storey in height, with the larger 3-bed units also benefitting from a small single-storey rear projection that provides additional space without impacting on their neighbours to the rear. The smaller 2-bed unit has a cat slide down from the lower eaves to the rear which brings down the overall height of the unit and therefore reducing the potential impact to its neighbours.

Access

The access is provided by a new road as part of the Stones Farm development. This keeps all the parking and vehicular access away from Canterbury Road.



Pedestrian access will be possible from Canterbury Road via an existing public right of way that runs parallel to the side of the site and 219 Canterbury Road; which is being retained as part of the wider access proposals for the Stones Farm development.

Refuse & Recycling

As detailed on the supporting site plan the properties will be provided with dedicated refuse and recycling storage areas in a purpose-built pod in the garden. It will be the resident's responsibility to deliver their bins to the collection point on collection days.

Sustainability

It is vital that the sustainable design, construction and operation of all buildings are considered at each stage of a project.

Under the Building Regulations, the approved way to evaluate the sustainability of a dwelling is to carry out a SAP (Standard Assessment Procedure) calculation under Approved Document Part 'L1A', which includes a TER and DER, and at completion of the building, an EPC.

The SAP is the methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives. The SAP includes the fabric of the building and equipment and services within it together with renewables i.e. solar panels, should they be necessary.

At this design stage, although there are many ways of achieving compliance with the Building Regulations and the actual efficiency of each dwelling will be determined by calculation, it is assumed the design will include for the following, all of which contribute to the building efficiency;

1. Fabric efficiency, or U-value, of each built element:
 - a. Ground floors - $0.13 \text{ W}/(\text{M}^2\cdot\text{K})$
 - b. Walls - $0.20 \text{ W}/(\text{M}^2\cdot\text{K})$
 - c. Windows and doors – $1.4 \text{ W}/(\text{M}^2\cdot\text{K})$
 - d. Roofs - $0.14 \text{ W}/(\text{M}^2\cdot\text{K})$
2. Specification of high efficiency boiler
3. Specification of high efficiency internal and external lighting

4. Specification of low water flow taps and showers and low water consumption appliances.
5. Specification of energy efficient ventilation systems.
6. Specification of sustainable materials that can potentially be recycled at the end of their design life.

With the multitude of construction methods available in today's construction industry these are simply a few of the many methods of achieving the building regulations requirements of Part L1a.

Conclusion

We trust that this and all of the documents demonstrate the care and consideration applied to the development of this proposal. We commend this application to you.