

Design and Access Statement

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Proposed Residential Development

Abbey Way, Willesborough, Ashford.

Prepared by BDB Design



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Appendix A

Parking Schedule

Space Standards

Schedule of Accommodation

Abbey Way, Willesborough, Ashford.

01 Introduction

1.1 :: Introduction

This Statement has been prepared by BDB Design LLP and TaD Planning Ltd in support of a detailed planning application for a residential development consisting of 26 no. houses and an area of open space on a parcel of land which is considered suitable for residential development in the Council's Local Development Framework.

It describes the site and surrounding area, planning policy context and the proposed development.

It describes the design ethos underpinning the proposals.

It is supplementary to the various independent subject reports accompanying the detailed planning application and should be read in conjunction with these documents and architect's detailed drawings.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving good design and meeting the requirements of planning policy and legislation.

BDB-Design LLP: Architects

BDB-Design comprises a group of dedicated professionals with many years experience collaborating on a variety of dynamic and innovative projects throughout the country.

The partners originally formed the practice in 2008, leaving roles as partners and directors of varying development and consultancy business. The practice has since attracted a highly talented team of around 20 designers, architects, planners & property professionals, working in an open plan studio based on the outskirts of Canterbury

BDB-Design team have previously been commissioned to work on a variety of different projects from new settlements to bespoke dwellings, parks, hotels, shops, student centres and theatres, from masterplanning to interior design.

02 Appraisal

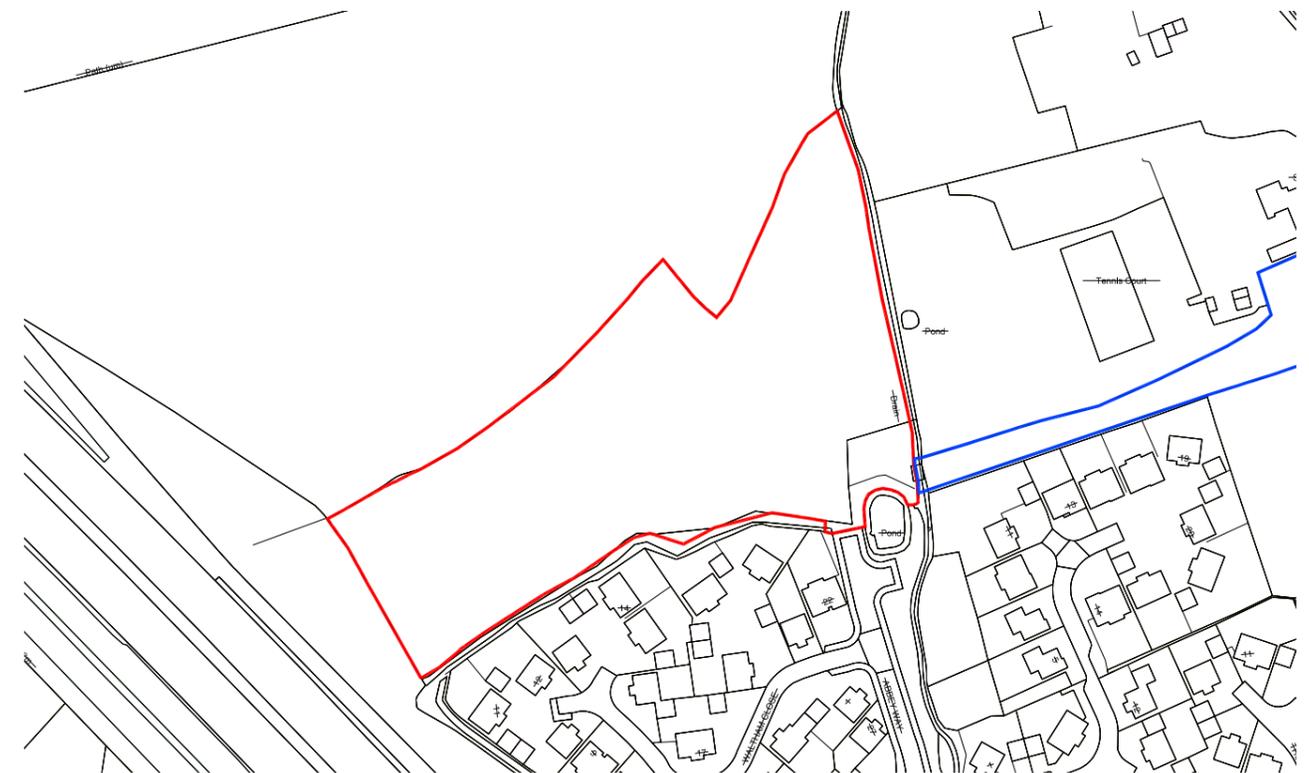
2.1 :: Site Location

The application site extends to 1.2 ha and is located at the northern edge of the existing housing estate at Abbey Way within the settlement of Willesborough. It is a greenfield site, characterised by its openness and is relatively low-lying. It comprises rough grassland, with scrub, shrubs and mature trees with a ditch bounding the east of the site.

The western boundary adjoins the M20 motorway where there is a dense landscape belt of mature trees and smaller shrubs. The northern boundary is irregular in alignment and comprises sporadic trees and hedgerows. To the east is a belt of mature trees and shrubs, providing an effective visual barrier to the housing developments beyond.

Open countryside lies to the north, beyond which is an established industrial area. To the south is the existing housing on Waltham Close.

The context of the site is illustrated in the following aerial views:



Site Location Plan - nts

2.2 :: Site Description

Photographs of the application site are set out below:



View from the South Eastern boundary of the site



Aerial view of the site and surrounding context - image courtesy of Bing maps

2.3 :: Local Context



View of Abbey Way near proposed site.



View from the proposed site towards the existing houses on Abbey Way.



View of the properties to the south of the site



View of the South East Boundary of the Site

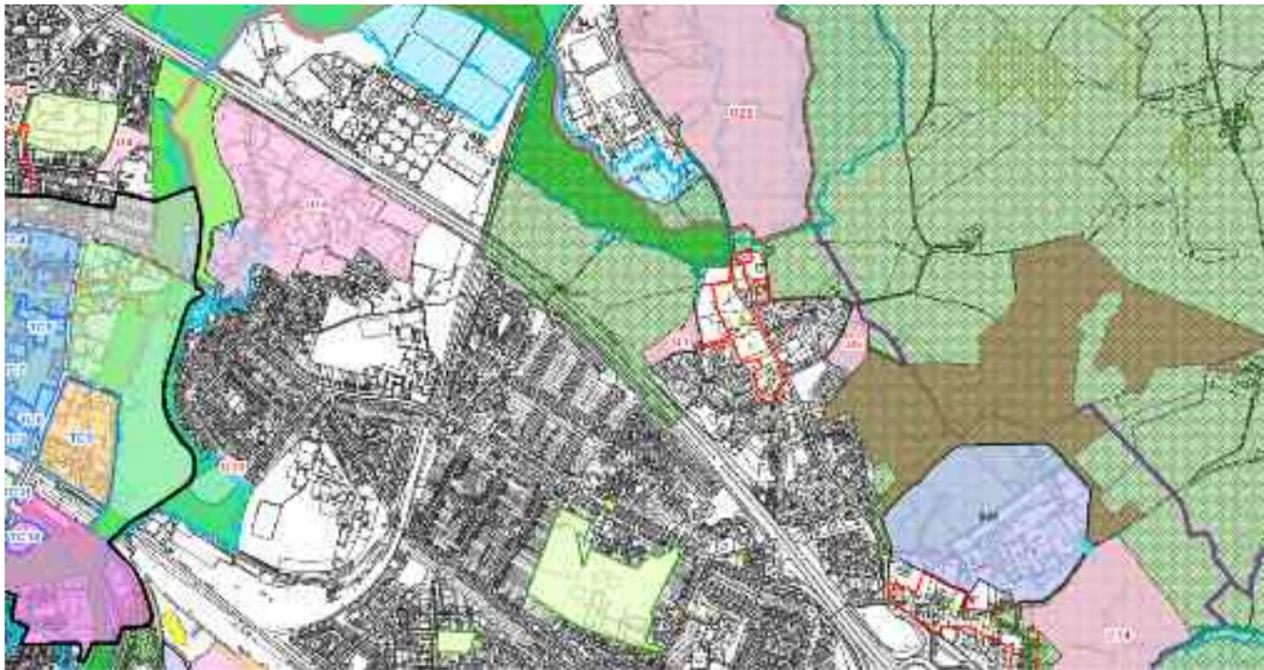
03 Planning Policy

3.1 :: Planning Policy

The Development Plan comprises:

- Core Strategy 2008
- Saved Policies of the Ashford Borough Local Plan 2000
- Urban Sites and Infrastructure Development Plan Document 2012
- Town Centre Area Action Plan 2010
- Tenterden and Rural Sites Development Plan Document 2010
- Chilmington Green Area Action Plan July 2013

The site is illustrated as U1 on the Local Plan Policies Map:



Relevant Saved Planning Policies include:

- EN10 – development on the edge of existing settlements
- EN16 – Development in Conservation Areas
- EN32 – important trees and woodland
- HG5 – sites not on the Proposals Map
- LE9 – maintenance of open spaces
- CF8 – renewable energy
- CF9 – waste recycling
- CF21 – school requirements for new housing development

Relevant Core Strategy Policies include:

- CS1 – Guiding Principles
- CS4 – Ashford Urban Area
- CS5 – Ashford Urban Extensions
- CS9 – Design Quality
- CS10 – Sustainable Design and Construction Standards (need Code Level 4)
- CS11 - Biodiversity
- CS12 – affordable housing
- CS13 – dwelling mix
- CS15 - transport
- TC24 – cycle parking standards

Relevant Policies in the Urban Sites and Infrastructure DPD October 2012 include:

- U0 – presumption in favour of sustainable development
- U1 – land off Abbey Way, Willesborough Lees
- U23 – landscape Character and Design
- U24 – infrastructure provision to serve the needs of new development

3.1 :: Planning Policy

Government Guidance contained in the NPPF is a material planning consideration to be afforded significant weight in the determination of the planning application. The following guidance is relevant:

- Paragraphs 2, 11 & 196 (planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise)
- Paragraphs 7, 14, 49 & 197 (presumption in favour of sustainable development)
- Paragraph 17 (Core Planning Principles 2,3, 4, 5, 6, 8 and 11)
- Paragraph 47 (boost significantly the supply of housing)
- Paragraph 50 (mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community e.g. but not limited to, families with children, older people, people with disabilities, service families and people wishing to building their own homes)
- Paragraph 56 (Good design)
- Paragraph 57 (planning positively for achievement of high quality and inclusive design for all development)
- Paragraph 59 (design policies should avoid unnecessary prescription or detail and concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring building and local area)
- Paragraph 60 (planning policies and decision should not impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles; proper to promote or reinforce local distinctiveness)

- Paragraph 131 (desirability of new development making a positive contribution to local character and distinctiveness)

The proposal has been formulated with regard to the following Supplementary Planning Documents and good practice guidance:

- Kent Design
- By Design (CABE/DETR 2001)
- By Design Better Places to live (DTLR 2001)
- Places, Streets and Movement (DETR 2001)
- Protecting Design Quality in Planning (CABE)
- Safer Places: The Planning System and Crime Prevention (Home Office/ODPM)
- Affordable Housing SPD
- Landscape Character SPD 2011 & Addendum (within urban area)
- Residential Parking SPD
- Residential Space and Layout SPD October 2011
- Sustainable Design and Construction SPD 2012
- Sustainable Drainage (SUDS) SPD
- Public Green Spaces and Water Environment SPD
- Dark Skies SPD 2014

An assessment of the proposed development against the above planning policy framework will be provided in the Planning Statement.

3.2 :: Evaluation

This is a greenfield parcel of land which has been considered suitable for residential development by the Council (Policy U1 in the Urban Sites and Infrastructure DPD 2012). The opportunity exists therefore to provide a relatively small extension to the existing housing development.

The site lies in a relatively accessible location, with access to public transport and local services and facilities.

The opportunity exists to retain a large portion of the site as open space with public access and ecological enhancements.

The scheme has been informed by various surveys including:

- Contaminated land desk top study
- Ecological Report
- Sound Report
- Flood Risk Assessment
- Highways Statement
- Drainage & Services Report

4.0 Heritage Statement

4.1 :: Heritage Statement

This Heritage Statement has been prepared in line with the provisions of Para 128 of the National Planning Policy Framework which advises:

‘In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and where necessary a field evaluation.’

The Kent Historic Environment Record has been consulted:



Map navigation options: Colour map, Aerial photo, County view, Print, Historic map: none

Map Key

Sites and Monuments Records

- Building
- Find Spot
- Listed Building
- Landscape
- Maritime
- Monument
- Place

Historic Landscape Characterisation

- Scheduled Monuments
- Historic Parks and Gardens
- Conservation Areas
- Field Patterns
- Commons
- Horticulture
- Woodland
- Reclaimed Marsh
- Downland
- Valley Floor
- Coastal
- Settlements
- Parkland
- Recreation
- Other Industry
- Communication Facilities
- Military and Defence

4.1 :: Heritage Statement

The proposal has the potential to impact on the setting of two designated heritage assets:

- Willesborough Lees Conservation Area designated 11.4.91
- Listed buildings on Kennington Road (highlighted in yellow on the policies map) which form a group (nos. 52-60, Holly Tree House, Rosemary, Lees House, Lees Farmhouse, stable to Lees Farmhouse, Shepway and Brisley)

The HER record refers to the above grade II listed buildings which form a group.

Lees Farm is described as a Post Medieval Farmstead ('loose courtyard plan farmstead with working agricultural buildings to two sides of the yard; farmhouse detached in central position').

Paragraphs 132 to 134 of the NPPF provide guidance in judging the potential harm to heritage assets in the development control process. Para 132 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and world heritage sites, should be wholly exceptional.'

Para 134 NPPF states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

The judgement to be made is whether or not the proposed residential development would give rise to any 'harm' to the setting of the listed building group and Conservation Area within which they are located.

The application site is not located within the designated Conservation Area and lies some distance away from it to the west. Similarly, the application site does not immediately adjoin the curtilages to the listed buildings fronting onto Kennington Road, which are again sited some distance away.

The development will not impact directly on these designated heritage assets. It will not give rise to any 'substantial' harm to their settings, having regard to the distance between the proposed new houses and the western edge of the Conservation Area and position of listed buildings and intervening retained open space and mature vegetation.

The significance of the designated heritage assets will not therefore be reduced.

5.0 Design Principles and Concepts

5.1 :: Use

Residential

5.2 :: Amount of Development

26 no. houses, consisting of 4 no. 2-bed, 11 no. 3-bed, 9 no. 4-bed and 2 no. 5-bed houses and retention of a large open space (0.3ha). The houses will be 2 storey with a mix of detached, semi-detached and terraced houses compatible with the existing character of the surrounding area.

30% (8 no. houses) of the new homes will be affordable housing. The remainder will be open market housing for private sale.

Density of development is 22 dph.

Please refer to appendices of accommodation and space standards.

5.3 :: Layout

The layout is illustrated on the architect's proposed site plan drawing no. 2179 - 10.

It centres on the existing vehicular access leading from Abbey Way and is dictated by the shape and constraints of the existing site and the need to retain a significant area of open acid grassland in accordance with the recommendations of the Ecological Report.

The layout is compatible with the form and layout of the existing housing development in Abbey Way. It has been informed by the Council's Residential Space and Layout SPD.

A new access will be taken from the end of Abbey Way (a natural extension to the existing road network through the housing development), running in a westerly direction through the site, with two private drive cul de sac at each end of the site, creating visual interest.

The houses front the new access road and private driveways in an irregular fashion and consist of a mix of detached and semi-detached houses.

Two small terraces of affordable houses are incorporated into the scheme to meet the requirement for affordable homes. Individual private and useable gardens are provided for each individual home, in addition to the large open space which is retained at the north-eastern end of the site. The minimum sizes in the Council's Residential Space and Layout SPD are met.

The western landscape buffer is retained. The belt of mixed bushes and trees along the southern boundary of the development adjoining the existing housing development will also be retained and reinforced landscaping at the northern edge.

Car parking is provided within individual curtilages or within the small parking courtyard. The parking strategy is illustrated on the Architect's drawing no. 2179 - 37. Please refer to appendices for parking strategy.

The layout has been designed to preserve residential amenity/privacy of existing and future residents. The houses are well-spaced, of compatible density to the adjoining housing estate and having been informed by the Kent Design and the privacy standards in its predecessor.

A refuse strategy drawing supports the application, demonstrating manoeuvrability within the site for refuse vehicles, with easily accessible collection points for future residents. Please refer to Architects drawing 2179 - 38.

The internal layout of individual houses is illustrated on the Architect's drawings; the Council's essential minimum standards are complied with, as demonstrated in the space standards, which forms part of the appendices.

5.4 :: Scale

The scale of the development is illustrated on the Architect's drawings. Street elevation drawings are provided to illustrate how the development will look in the public realm.

Two storey houses are proposed with varying eaves and ridge heights. The scheme contains a mix of dwelling sizes, including 2, 3, 4 and 5 bedroomed houses.



Example of the ground floor of a four bedroom unit



Example of the ground floor of a five bedroom unit



Front Elevation

Example of a front elevation of a four bedroom unit type



Front Elevation

Example of a front elevation of a five bedroom unit type



Example of a front elevation of a two and three bedroom terrace.



Example of the ground floor of a two and three bedroom terrace

5.5 :: Landscaping

The site is rural in character with strong hedgerows and trees growing around its perimeters and it lies at the interface of existing built development to the south and east and open countryside to the north. The existing landscape framework around and within the site is preserved, stitching the development into its landscape setting and creating a verdant and attractive setting for the new houses. This landscape framework is illustrated on the architect's plans and the details can be conditioned; it has been informed by the Ecological Report. It is envisaged that the landscaping details will comprise native tree/hedge and shrub planting.

The open landscaped area in the eastern half of the site creates an attractive setting for the development and buffer between the new houses and the Conservation Area lying further east.



5.6 :: Appearance

The detailed elevations are illustrated on the Architect's drawings.

Design and external appearance have been sensitively conceived to be compatible with the adjacent residential development. The context for the architecture will be drawn from the varying architectural styles found in the area. The design concept is strongly traditional, drawing on the local vernacular and the style of existing houses in Abbey Way particularly.

The intention is to provide a high quality sustainable development, with the scale and style of new houses respecting the scale of existing development at this edge of settlement location.

There is a mix of house types, positioned to provide a homogenous and individually distinctive and interesting appearance. The houses juxtapose with sensitivity and care to create an attractive extension to the housing estate at the interface with the open countryside to the north.

Traditional design detailing, adding character and individuality to the development include:

- Gable, pitched and catslide roofs
- Chimneys
- Small dormer windows
- Bay windows
- Traditional joinery with brick arches and sills
- Door canopies and pilasters
- Entrance porches



Typical Street Elevation



Typical Street Elevation



Typical Street Elevation

5.7 :: Materials

A mixed palette of traditional materials compatible with the mix of materials in the adjacent housing development is proposed. They consist of:



6.0 Design Principles and Concepts

6.1 :: Sustainable Design and Construction Assessment

The Planning Statement sets out how the proposed development meets the three dimensions of Sustainable Development at para 7 NPPF; economic, social and environmental.

The proposed development will be constructed using sustainable methods of construction and energy conservation, aiming to achieve Code Level 4 for Sustainable Homes.

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

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

- Dual flush toilets
- Low water use spray or aerated taps
- Water saving white goods
- Installation of garden water butts for rainwater harvesting

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

- Maximising natural light
- Use of mechanical and electrical equipment such as condensing boilers, low energy lighting lamps to minimise use
- External light fitting will be operated by a daylight sensor and passive infra red movement detectors to limit light pollution and again minimise energy use
- The use of insulation with high thermal performance

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

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

6.2 :: Crime Prevention

Designing in crime prevention measures has been informed by `Secure by Design` principles.

The layout and orientation of habitable rooms will facilitate natural surveillance of the front garden spaces, parking, street and retained area of open space.

Vehicular and pedestrian routes are all visually open, direct and likely to be well used by future residents. The culs de sac are short and overlooked by the proposed houses.

Doors and windows to individual houses will be fitted with secure locking systems. Rear gardens will be enclosed and divided by 2m high close boarded fencing.

Careful new planting of the retained open spaces should be included in the landscaping condition to ensure that the selection of plant species will not impede natural surveillance.

The large open space at the eastern end of the application site is overlooked by houses, deterring the potential for crime.

The houses predominantly face each other and the mix of dwelling sizes will have the potential for homes to be occupied throughout the day, increasing the opportunity for natural surveillance.

Side walls which front onto the public realm include windows.

The carports and car parking spaces are located within individual curtilages or within the small parking courtyard facing the proposed terrace of houses, where they will be overlooked.

Abbey Way, Willesborough, Ashford.

7.0 Access

7.1 :: Access

The design seeks to achieve an inclusive and accessible design for future residents and visitors.

Accessibility of the site to alternative modes of travel will be assessed in the Transport Statement.

The site is highly accessible to services and facilities and alternative modes of travel.

The houses will be constructed to provide access for persons with disabilities and access for emergency services in accordance with the requirements of Part M of the Building Regulations.

8.0 Conclusion

8.1 :: Conclusion

The Council has considered the site to be suitable for residential development with an indicative capacity of 20 units in its adopted Urban sites and Infrastructure DPD 2012.

The principle of new housing at this location is therefore acceptable.

The development is friendly to neighbouring properties as well as between proposed houses and the landscaped buffer alongside the M20 retained in order to protect against motorway noise.

The scheme has been designed to respect the setting and character of listed properties and the adjacent Willesborough Lees Conservation Area, as well as the adjacent open countryside.

The design is traditional and compatible with the existing housing in Abbey Way.

The Design and Access Statement should be read in conjunction with the Planning Statement which will examine the proposal against the National Planning Policy Framework and Development Plan and any other material planning considerations. The Design and Access Statement concludes that the detailed proposal is fully acceptable in design and access terms.



Main Bus routes in Ashford, courtesy of Stagecoach bus