



Design & Access Statement

Proposed Residential Development
Land at Haine Road, Ramsgate



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First published by BDB Design LLP, September 2016.

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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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1.0 // INTRODUCTION

This Statement has been prepared by BDB Design LLP in support of a hybrid planning application comprising outline proposals for a residential development comprising of 100 houses and area of open space and a detailed proposal for demolition of St. Stephens bungalow and erection of 5 houses.

The outline submission reserves all matters, However an illustrative masterplan demonstrates how access might be achieved.

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

It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

The Design and Access Statement draws on a number of technical documents including:

- Preliminary Ecological Appraisal & Phase 1 Habitat Survey
- Surface and Foul water management strategy
- Flood Risk Assessment
- Utility statement
- Desktop Archaeology Report
- Traffic Assessment and Travel Plan
- Affordable Housing Statement
- S.106 Heads of Terms Agreement

It should be read in conjunction with these documents, which inform, shape and support the final design, together with the architect's plans and drawings.

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

Pre-app discussions have been held with Steve Moore and Laura Smith of the Local Plan Policy team on 24 October 2015 to agree a programme for delivering the allocated Local Plan site and residential development of St. Stephens site.



A further meeting was held with Emma Fribbens on 16th June 2016, at which it was resolved to submit a Hybrid application. This would include an outline residential application for the whole site, but with a detailed residential application for five dwellings on the St Stephen's bungalow land. In this way, the means of access including the diversion of Spratling Lane would be shown as part of a comprehensive development proposal.



2.0

■ ASSESSMENT OF
LOCAL CONTEXT

2.1 // Assessment of Local Context

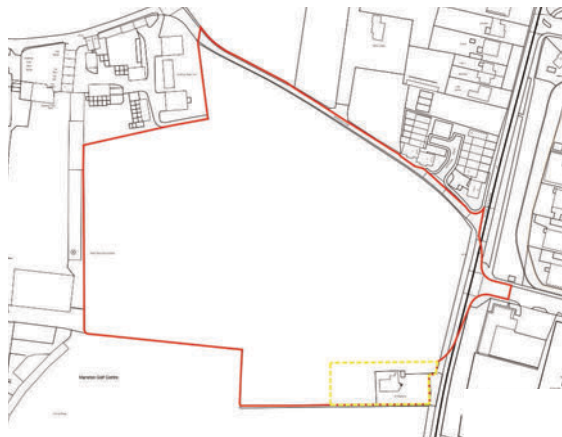
PHYSICAL NATURE AND CHARACTER OF AREA

The hybrid application site in totality comprises a 4.25 ha parcel of land located on the western side of Haine Road (A256), to the south of Spratling Lane, at the western edge of the defined settlement boundary for Ramsgate. The outline section of the site consists of 3.8 hectares of agricultural land and includes the rear portion of the residential curtilage of a detached bungalow, called St. Stephens.

The detailed parcel of land comprises the 0.18 hectare parcel of previously developed land occupied by St. Stephens and half of its existing curtilage. St. Stephens is currently in a very poor state of repair and is structurally defective, detracting from the character of the surrounding area.

The site lies opposite Haine Industrial Estate to the east and Manston Golf Centre to the south. It is bounded by Spratling Lane to the north and Spratling Street Farm in the north-western corner. To the west is land associated with Spratling Court Farm and office suites, well screened by mature vegetation.

The frontage to Haine Road comprises irregular hedgerow planting with post and wire fencing, affording clear views over the agricultural land and beyond. The street frontage to St. Stephens comprises a wide lay-by in front of a tall brick wall, with hedgerows and trees growing along its southern boundary to the Golf Centre.



Ordnance Survey Site Location Plan

- Total Site Area (4.25 ha)
- - - Detailed Scheme (0.18 ha)

The built context is illustrated in the following aerial photographs:



View of the overall site and surrounding area



Detailed view of the St Stephens site



Image of nearby residential block visible from site



Image of existing St Stephens bungalow



Image of existing access



Image of the site

2.2 // Assessment of Local Context

PLANNING POLICY

The Development Plan

The Development Plan comprises the Thanet District Adopted Local Plan 2006.

On the Proposals Map to the adopted Plan the application site lies outside the established development boundary and within a designated landscape character area.

Emerging Draft Local Plan

The Council is currently preparing a new Local Plan. The Council consulted on the Draft Thanet Local Plan to 2031 Preferred Options January 2015 from January to March 2015. The Plan is at an early stage in the adoption process and the emerging policies carry limited weight in the determination process.

The whole site is allocated for housing in the Draft Local Plan as a non-strategic site outside the urban area (emerging policy HO2E – site reference SR60) on land at Haine Road and Spratling Street, Ramsgate (notional dwelling capacity is 85 houses at a density of 35 dwellings per hectare).

Relevant adopted and emerging planning policies are considered in the Planning Statement.

Government Policy

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

National Policy requires Council's to maintain a 5-year supply of housing which is deliverable with an additional buffer of 5% to ensure choice and competition in the market for land (para 47 refers).

Thanet Council does not currently have a 5-year supply of housing and further information regarding this is provided in the Planning Statement.

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)
- Planning Obligations and Developer Contributions SPD 2010

THE FOLLOWING NPPF GUIDANCE IS RELEVANT:

PARAGRAPHS	
2, 11 & 196	(planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise)
7, 14, 49 & 197	(presumption in favour of sustainable development)
17	(Core Planning Principles)
47	(boost significantly the supply of housing)
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)
56	(Good design)
57	(planning positively for achievement of high quality and inclusive design for all development))
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)
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)
131	(desirability of new development making a positive contribution to local character and distinctiveness)

3.0

■ EVALUATION

Thanet District Council's housing supply falls short of the District's demand for housing and The Council is in the process of allocating additional housing sites in its emerging Draft Local Plan, including greenfield sites at the outer edges of strategic locations and the smaller rural settlements. The plan is somewhat off adoption, however the whole application site, including St. Stephens and its curtilage, is one of the proposed housing allocations at Ramsgate, presenting an opportunity to provide for up to 100 dwellings towards local housing supply, including an element of affordable housing (emerging Policy HO2E; site reference SR60).


The detailed application on the St. Stephens site proposes 5 no. houses in place of the existing bungalow. Ultimately the detailed scheme on this parcel of land will be fully integrated with the outline proposals on the remainder of land within the hybrid application site, as detailed on the submitted illustrative site layout plan.

The proposed development has been carefully and sensitively conceived having regard to the opportunities and constraints of the site:

- Proposed housing allocation in the emerging local plan
- Ability of the site's development to include major highway improvements; including a new roundabout on Haine Road and the diversion of Spratling Lane
- Site characteristics and topography of the site and surrounding land
- Proximity of adjacent land-uses including industrial to the east, recreational golf to the south, farms to the north-west and residential to the north
- Mix of architectural styles and pattern of development
- Provision of affordable housing
- Good links to existing services and community facilities
- Need to protect residential amenity for existing and future residents



Constraints and Opportunities Plan



4.0



DESIGN PRINCIPLES
AND CONCEPTS

Design Principles and Concepts

4.2 // Design Principles and Concepts

LAYOUT

Outline Scheme

Layout is a reserved matter.

No detailed design of the outline scheme has been prepared, with a number of principles to be refined at a future stage. However an illustrative layout details the proposed access arrangements onto Haine Road.

A set of indicative layout drawings are submitted with the application to show the access, internal road network, potential siting of the individual houses/apartment blocks, areas of open space and landscape buffers in context with existing buildings and the A256 (Haine Road).

The indicative layout demonstrates the developability of the site for up to 100 dwellings, with substantial areas of open space along the Haine Road frontage and within the development. It demonstrates how the outline proposals will be fully integrated with the detailed proposals for the St. Stephens site.

The layout has evolved through a comprehensive design approach integrating transport, landscape and ecology of the site and informed by a number of subject reports.

The Illustrative Layout Plan

The illustrative layout has been informed by the site constraints and existing landscape structure. It contains the following key concepts:

- Medium density of development overall
- Roundabout access onto Haine Road & closure of Spratling Lane and its diversion, together with the access to Saddlers Mews, through the development
- Permeability
- Enhancement of the existing minimal landscape structure and creation of mature landscape buffers around the southern and western boundaries
- Creating areas of open space within the housing areas in the form of 'greens'

The indicative layout drawings are submitted to demonstrate the deliverability of 100 dwellings. It remains indicative only and would be subject to refinement during the course of the subsequent reserved matters application.

The indicative layout is centred upon the proposed point of vehicular access onto Haine Road, with closure of Spratling Lane and its diversion through the proposed internal road network. The houses will front Haine Road, Spratling Lane and the new spine road, which is envisaged as a tree-lined thoroughfare.

The residential areas created will be attractive with a unique architectural character and identity, with variations in density and open spaces. Natural Surveillance of the public realm will be a positive product of the layout, with enclosed private gardens to the rear of the proposed houses and private communal areas for the apartment blocks.

The pattern of development is conventional, with a circular spine road, incorporating Spratling Lane and short culs de sac and home zones leading from it, to give interest and variety to the layout, as well as providing permeability.

Detailed Scheme

The layout of the detailed St. Stephens scheme is illustrated on the Architect's drawings.

The layout is illustrated on the Architect's drawings.

The layout aims to meet the objectives of Good Design:

- Provision to integrate with the outline proposals for the housing development in the remainder of the hybrid planning application site area (refer to outline illustrative layout)
- Making more effective use of the existing parcel of previously developed land as part of the larger scheme which has been recognised as having potential for new housing development at the edge of the existing settlement
- Promoting character in the townscape and contributing to the wider landscaped new edge to the settlement
- A design and layout which reinforces local distinctiveness and reflects the existing pattern of development
- A development which fronts the street and initially makes use of the existing vehicular and pedestrian access onto Haine Road.

The layout for the detailed scheme has evolved from the comprehensive site planning on the larger parcel of land forming part of the outline proposals, with the ultimate aim of integrating the two schemes in the future.

The illustrative outline layout has been informed by the site constraints and designed to create a high quality development.

The suggested masterplan incorporates the following key concepts:

- Medium density reflecting the density of the larger housing proposal
- Re-using the existing vehicular access onto Haine Road initially, with the future intention that access will be taken from the planning housing development on the remainder of the hybrid application site
- Contribute to the creation of a new landscaped edge to the development along the southern boundary of the whole site
- Houses which front the street
- parking convenient to individual houses
- acceptable spacing between the houses with visual privacy distances exceeded
- acceptable private gardens with landscaped space around individual houses



Site Layout Plan

4.3 // Design Principles and Concepts

SCALE

Outline Scheme

Scale is a reserved matter.

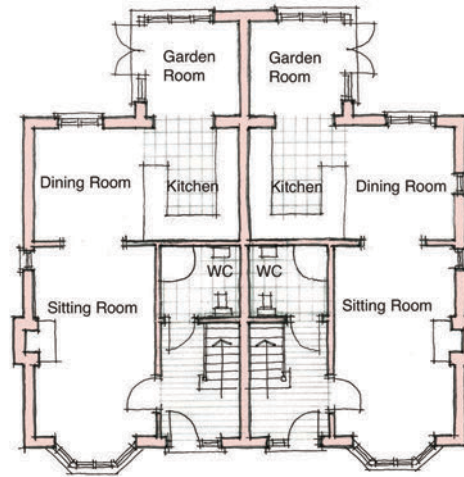
Illustrative drawings are provided to show the design approach.

It is envisaged that the houses will be predominantly two-storey, complementary to the scale of existing houses in the immediate area.

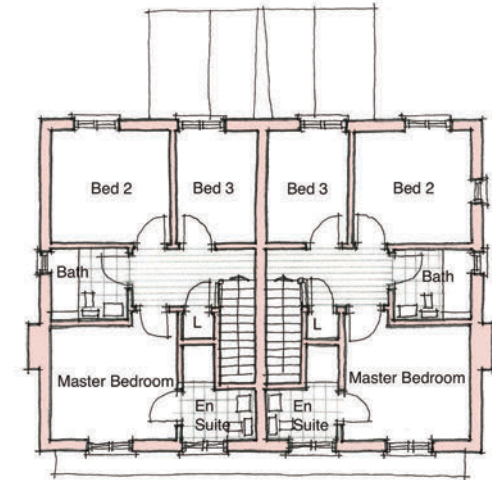
Detailed Scheme

The scale of the individual houses is illustrated on the Architect's detailed drawings.

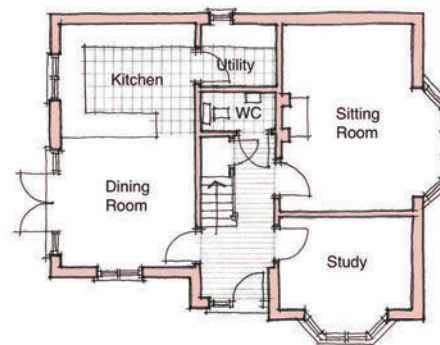
The houses will be two-storey, complimenting the mixed character of existing houses in the vicinity of the application site and those proposed on the outline scheme.



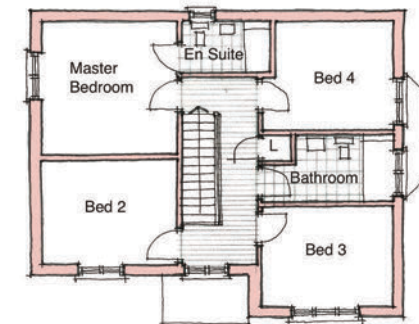
Ground floor plan of 3 bedroom units



First floor plan of 3 bedroom units



Ground floor plan of 4 bedroom unit



First floor plan of 4 bedroom unit

4.4 // Design Principles and Concepts

LANDSCAPING AND SUSTAINABILITY

LANDSCAPING

Outline Scheme

Landscaping is a reserved matter.

Cognisance has been given to the fact that the application site is not within any national landscape designations but is included in a locally designated 'landscape character area' as well as the Council's intentions to allocate the site for housing development in its emerging local plan.

The Illustrative Layout sets out a structural landscape framework comprising the following key elements:

- tree-lined avenue
- landscape buffers to the south and west boundaries to supplement existing planting
- large open 'green' along Haine Road
- smaller 'greens' within the heart of the housing development
- good sized, useable private/communal gardens for new houses
- landscaped boundaries
- specimen tree planting
- planting within individual gardens

Detailed Scheme

The existing landscape framework along the southern boundary will be preserved and enhanced with supplementary planting and will form an extension to the landscape buffer forming part of the outline proposals.

The intention is to landscape the street frontage to replace the existing incongruous hardstanding and brick boundary wall.

As with the larger outline proposals, cognisance has been given in the detailed scheme on St. Stephens to the fact that the site is not within any national landscape designations, only within a designated 'landscape character area' on the Proposals Map to the adopted Local Plan, of local significance only.

Landscaping within individual curtilages will be another key feature of the development. The western end of the site will be landscaped as ultimately it will form part of the open 'green' at the end of the southern cul-de sac in the outline proposals on the remainder of the hybrid site.

The ultimate aim of the landscape framework is to blend the landscape proposals of both sites to create a coordinated landscape approach which creates a new edge to the settlement and filters views from public vantage points in the wider area.

SUSTAINABILITY

The hybrid application seeks to secure both the principle for a sustainable housing extension to Ramsgate in accordance with the Council's proposed housing allocation in the emerging Review Local Plan and detailed consent for the small-scale housing proposal in the south-eastern corner of the site.

The Planning Statement sets out how the proposed developments meets the three dimensions to Sustainable Development at Para 7 NPPF; economic, social and environmental.

The need to provide a high degree of sustainable construction and energy conservation will influence the form of the proposed dwellings and the final layout of the two schemes. Houses will be energy efficient and will be designed to meet Building Regulations.

4.5 // Design Principles and Concepts

APPEARANCE

Outline Scheme

The detailed house designs have not been fully settled and 'appearance' is a reserved matter.

The application includes elevation and street context drawings for illustrative purposes only.

The design of the houses has been influenced by the architecture in the surrounding area. A traditional design is proposed influenced by local vernacular, with traditional design detailing, including chimneys, bay windows, pitched roofs, simple door canopies and fenestration pattern.

The intention is to provide a mix of high quality housing in a sustainable location, on a site which has been recognised by the Council as having potential to provide a significant proportion of houses towards local housing supply and where the scale and style reflects the development's location at the edge of Ramsgate. The core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home will be key ingredients in the design, facilitating adaptability and evolution as life changes.

Detailed Scheme

The St. Stephens site presents the opportunity to create an attractive small-scale residential development on the existing parcel of previously developed land, in advance of the delivery of the larger outline scheme within the hybrid application site.

The design draws from the architecture in the surrounding area and aims to coordinate and integrate with the architectural style of the larger outline scheme. As such a traditional design approach is proposed influenced by the local vernacular, with traditional design detailing, including chimneys, bay windows, pitched roofs and traditional fenestration pattern.

The individual designs are illustrated on the Architects drawings.

Consistent with the outline proposals the intention is to create a high quality design in a sustainable location with the density, scale and style respecting the development's location at the new edge to the settlement. The aim is to create a design, which includes adaptable house types, so that the development can respond to changing social, technological and economic conditions.



Front Elevation of 3 bedroom units



Rear elevation of 3 bedroom units



Front Elevation of 4 bedroom unit

4.6 // Design Principles and Concepts

MATERIALS

Outline Scheme

The final palette of materials will be a matter for consideration at the detailed planning stage and subject of a planning condition. However it is envisaged that wherever possible the houses will be constructed from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional vernacular materials, including a combination of brick, render, weather boarding and tile hanging.

Roofing materials will be a variation of tiles and the joinery is expected to be white painted timber.

Detailed Scheme

A varied palette of traditional materials is proposed to reflect the overall approach to materials on the larger outline scheme and complement the traditional design approach.





5.0

ACCESS

Outline Scheme

Access is a reserved matter. However a transport Statement is submitted with the application, showing how access and highway improvements are to be achieved.

The new roundabout access onto Haine Road and alterations to Spratling Lane are shown on the illustrative site layout drawings. This has been designed to current highway standards and has been informed by the Highway Statement. A hierarchy of streets will be created within the development, with a main access road at its core and network of private drives, home zones and culs de sac branching from it.

The internal access roads have been designed to provide for appropriate arrangements for refuse disposal.

Detailed Scheme

St. Stephens site has the benefit of an existing vehicular/pedestrian access onto Haine Road, which will be re-used to provide access initially for the new houses, culminating in a small parking court at the western end of the site.

The access has good visibility onto Haine Road in both directions.

Ultimately, access to the new houses will be taken from the adjoining larger housing site, which is illustrated on the submitted masterplan. The development will be constructed to provide access for persons with disabilities in accordance with the requirements of Part M of the Building Regulations.

All parking surfaces and paths will be constructed of a firm and even material enabling a wheelchair user to manoeuvre into the building. Footpaths to the main entrance door within the site will be a minimum of 900mm wide and have a gradient not steeper than 1:20 or stepped approach in accordance with Approved document M of the Building Regulations.

The main entrances to the buildings are clearly identifiable on the front façade. The front entrance door will be of an appropriate width providing clear minimum openings of 775mm, this together with a level threshold to enable a wheelchair user to manoeuvre into the building. All internal doors will be of a suitable width to facilitate a wheelchair to manoeuvre, having minimum clear opening widths as indicated within Table 1 of the Building Regulation Approved Document M.

Cloakrooms and electrical switches and sockets will all be designed to accord with Building Regulations Approved Document Part M.



Existing Access



Proposed Roundabout

6.0 // CONCLUSION

This Design and Access Statement accompanies a hybrid planning application for a residential development, comprising outline proposals for 100 dwellings on a parcel of agricultural land to the west of Haine Road on the outer fringes of Ramsgate. Fully detailed planning approval is sought for the demolition of St. Stephens and construction of 5 houses within its existing curtilage.

The application concerns a parcel of land which the Council proposes as an allocation for housing in the Council's emerging Local Plan, lying at the western edge of the settlement of Ramsgate.

The intention is to create an integrated layout, with coordinated appearance and landscaping across the whole development. Means of Access is not a reserved matter on the outline proposals and details are submitted in this regard which meet the requirements of the Highway Authority, as clarified in the submitted Highway Statement.

Both the outline and detailed proposals have been informed by a series of technical reports which are submitted with the hybrid application.

The proposals provide for high quality housing with a mix to meet local need, in a sustainable location and will significantly contribute to housing supply in the local area. The development has been designed sensitively having regard to the constraints and opportunities of the whole site and the detailed scheme will make more effective use of the previously developed land with a well-designed, high quality small-scale proposal.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.





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