**Design and Access Statement**

**3no. Dwellings**

At

Land East of

The Red Lion

Rusthall

Tunbridge Well

Client

Shepherd Neame

Architect

CDP Architecture Ltd

22-23 North Lane

Canterbury

CT27EE

- **Introduction**

- This design and access statement has been generated in support of a detailed submission for three dwellings with associated vehicle access, car parking & landscaping.

- **Use**

- Class C3: Dwellings

- **Amount & Sizes**
- Gross external area inc. carports & garages (footprint) = 695m²

Unit 1 - 3Bed GIA = 99m²

Eaves height = 4.9 m

Ridge height = 8.4m

Unit 2 – 3Bed GIA = 98m²

Eaves height = 4.75m

Ridge height = 8.25m

Unit 3 – 3Bed GIA = 106m²

Eaves height = 4.6m

Ridge height = 8.1m

- Each of the dwellings has been designed to provide more than the basic requirements in the Residential Space and Layout SPD, thereby complying with the local authority requirements as detailed on the supporting CDP space standards schedule.

- **Pre application Advice and Public Engagement**
- The design team met with planning officers and conservation officers to discuss proposals at the site early in 2018. It was concluded by officers that while the

implication of the development on the operations of the public house would need to be considered in any application, the principle of development is acceptable.

- As a design team we have also sought comment of the local parish council with a preliminary set of the scheme design sent to them as a presentation. We currently have had no formal response to the information sent.

- **Site Location, Context and Design Aspirations**
- The application site is located in the small hamlet of Lower Green at the northern edge of the village of Rusthall, near Royal Tunbridge Wells. It is positioned east of Lower Green Road in a prominent position overlooking the historic centre of the hamlet formed by the confluence of Ashley Road and Lower Green Road and the green space within. This area features a number of historic buildings including two grade 2 listed structures. The historic residential terrace, 55-63 Lower Green Road and The Red Lion Public House. The area is predominantly residential with a few scattered businesses in the immediate area.

- The proposal we have generated looks to limit its impact on the setting of the listed buildings while contributing to the appearance and character of the area. We believe this has been achieved by ensuring that the building layout, siting, contextual appearance and material choice are of an excellent standard.

- **Layout & Siting**

- The location of the proposed dwellings is a key consideration. The design positions the dwellings to the north east of the application site to ensure that they are well out of view of all areas of Lower Green Road and therefore will have a very limited impact on the setting of the listed public house.

- The design uses the existing levels of the site to its advantage. The Levels rise very steeply at the frontage of the site and level out towards the rear, to hide the car parking from any view outside of the site. This natural buffer limits any street level views of the proposed dwellings. Any potential further impact is reduced by a landscaping buffer zone along the frontage car parking court and at the surrounding areas of the shared garden space fronting the site.

- The design also introduces an acoustic and landscaped buffer zone between the pub garden and unit 1. This zone along with the positioning of the dwellings, will diminish any impact of the pub gardens operation on the proposed dwellings.

- **Scale, Massing & Appearance**
- The scale and massing of the proposal has been approached to ensure the dwellings blend with, and take cues from the context. Specifically, the design of the dwellings has attempted to emulate the listed terrace at 55-63 Lower Green Road. This has been completed in a series of ways.

    - Eaves and ridge heights and roof pitch angles.
    - Choice of materials with tile hanging, red stock bricks, clay roof tiles etc.
    - Sizing and design of the fenestration with timber casement windows, timber doors etc.

This will assist the schemes visual reference to the setting of the application site.

- An additional important aspect of the scheme is the shared landscape zone to the frontage of the site. This not only provides an important enhancement to the setting of the new dwellings but provides a contribution to the wider context. Any views into the site from adjacent dwellings will see this green space as the majority of the site. The space will also provide additional amenity space to the scheme enhancing the sense of community provided by the scheme.

- **Refuse & Recycling**
- As detailed on the supporting analytical site plan all of the units have been provided with a dedicated refuse and recycling storage area. The scheme can therefore be serviced from Lower Green Road.

- **Pedestrian & Vehicle Access**
- Pedestrian access to the site will be from the replacement gateway on Lower Green Road. This access opens to a refuse store and cycle storage area hidden behind the reconstructed boundary wall. This area then leads to a stepped approach to the shared garden space and the parking court beyond.

- Vehicle access will be through a newly formed ramped access point at the eastern end of the frontage. Further information on the access is found in the RGP's Supporting documentation. The final design for this will be subject to further engineering works. However, it is intended to finish any retaining wall structures with brickwork sourced to closely match the replacement boundary wall.

- Both the vehicle and pedestrian access point finish in the car parking court that provide level access to each unit from each parking space and the top of the pedestrian access way. These accesses will be designed to be compliant with the relevant sections of Part M of the Building Regulations.

- **Sustainability**
- With the removal of CfSH from the requirements of a planning application, the sustainable design of a dwelling is placed under the purview of the Building Regulations. However, 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:

- Ground floors - 0.13 W/(M²·K)
- Walls - 0.20 W/(M²·K)
- Windows and doors – 1.4 W/(M²·K)
- Roofs - 0.14 W/(M²·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'.