



## Design and Access Statement

For

**5no. Dwellings**

At

Land North of

The Red Lion

Charing Heath

Ashford

Client

Shepherd Neame

Architect

**CDP** Architecture Ltd

22-23 North Lane

Canterbury

CT27EE

### 1) Introduction

1. This design and access statement has been generated in support of a detailed submission for five dwellings with associated car parking & landscaping.

### 2) Use

2. Class C3: Dwellings

### 3) Amount & Sizes

3. Gross external area inc. carports & garages (footprint) = 695m<sup>2</sup>

Unit 1 - 3Bed GIA = 108m<sup>2</sup>

Eaves height = 4.65m

Ridge height = 7.65m

Unit 2 – 2Bed GIA = 97m<sup>2</sup>

Eaves height = 4.65m

Ridge height = 7.65m

Unit 3 – 4Bed GIA = 183m<sup>2</sup>

Eaves height = 4.8m

Ridge height = 8.5m

Unit 4 – 4Bed GIA = 181m<sup>2</sup>

Eaves height = 4.95m

Ridge height = 9.1m

Unit 5 – 3Bed GIA = 117m<sup>2</sup>

Eaves height = 2.65m

Ridge height = 4.92m

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

#### **4) Public engagement**

5. The design team have met with and discussed the proposed development with members of the local authority at a pre application meeting dated 27<sup>th</sup> April 2017. The scheme has been designed to follow the advice and comments from the planning case officer in their letter 4<sup>th</sup> May 2017.
6. From the outset of this project, as with other Shepherd Neame sites in the county, the design team and client have made every effort to engage with the local parish and consider their input and advice. The scheme has been developed by CDP to follow the guidance provided in the Charing Parish Design Statement. The proposals have been presented at each stage to ensure that the parish have been fully apprised of each design development. This has led to a proposal with a design and appearance that should be acceptable and welcomed by the village of Charing Heath.

#### **5) Design Aspirations**

7. Our proposal at Charing Heath is for five new dwellings of varying sizes located on the western edge of the former grazing land, at the centre of the village, between the Red Lion Public house and the homes south of Wind Hill Lane. The proposal has been designed to provide a rural courtyard environment, using vernacular materials to deliver a scheme that will blend and contribute to the village's aesthetic. We have also taken great effort to develop a scheme that responds sensitively to the open land to the east.

#### **6) Layout & unit design**

8. Collectively the dwellings have been inspired by the type of vernacular forms found in rural and village farm settings. The proposal has been organised around a central courtyard accessed from Tile Lodge Road.
9. On the northern edge of the courtyard are 2no. two storey three bed and two bed dwellings which will have the appearance of a converted brick barn served by a single storey carport structure running parallel with Tile Lodge Road.

10. These dwellings will be linked to the Granary, a two storey four bedroom dwelling, via a covered access to a parking court located north east of the yard. The Granary will be the main focal point of the yard with a brick and timber boarded front elevation with a feature two storey cart gate and single storey out buildings to either side.

11. To the south of the entrance way from Tile Lodge Road is the barn. This single storey three bedroom dwelling will be finished in white timber boarding with slate roof and zinc topped cart gate feature as an entrance. This structure will incorporate a carport at the eastern end.

12. The final dwelling is the farm house, a two storey four bedroom property set within its own plot in the southern corner of the site. The farm house will be finished with a formal, but traditional, two storey brickwork elevation that addresses the access to its plot from the courtyard. The orientation has been turned

away from the grid of the rest scheme to reflect the organic development found in many of Kent's existing farmsteads.

13. The farm house will be served by a garage located within an out building linked to the Granary by a covered walk way.

## **7) Scale & Massing**

14. On the basis that the site is not level, each unit has been designed to relate to the other dwellings and the context. The structures closest Tile Lodge road will be located behind a landscaping screen made up of existing planting and new shrubs and hedges. Despite this it was considered prudent to keep the structures along this boundary low to avoid any perceived impact on existing properties to the west of the site. Therefore unit 5 and the carports to units 1 & 2 are single storey.

15. The rest of the development has been pulled as far to the west as possible to reduce impact on the former grazing land to the

east. Here the site levels assist by rising from east to west and providing a natural screening to the proposal.

#### **8) Refuse & Recycling**

16. As detailed on the supporting analytical site plan all of the units have been provide with a dedicated refuse and recycling storage area. Each of the units will be required to deliver their bins to the collection point on collection days and the scheme can be serviced from Tile Lodge road.

#### **9) Pedestrian & Vehicle Access**

17. Pedestrian access to the site will be from the main site entrance point at the centre of the eastern boundary of the application site to Tile Lodge Road. The main entrance will also provide vehicular access to the site via the main courtyard. As previous stated Units 3 and 4 will have their own private parking areas away from the main courtyard and units 1, 2 and 5 will have carports accessed from the main yard area.

## 10) Sustainability

18. 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.
19. 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.
20. 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.

21. 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 -  $0.13 \text{ W}/(\text{M}^2\cdot\text{K})$
    - Walls -  $0.20 \text{ W}/(\text{M}^2\cdot\text{K})$
    - Windows and doors –  $1.4 \text{ W}/(\text{M}^2\cdot\text{K})$
    - 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.

22. Specification of sustainable materials that can potentially be recycled at the end of their design life.

23. 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.