

Design and Access Statement

For

3no. Proposed Dwellings

At

Land South of

The Wheel

Westwell

Kent

TN25 4LQ

Client

Shepherd Neame Ltd

Architect

CDP Architecture Ltd

22-23 North Lane

Canterbury

CT2 7EE

Introduction

The design and access statement has been generated in support of a detailed submission for a pairs of semi-detached three bedroom houses and a detached three bedroom house with associated eight car parking spaces and landscaping treatment for the site.

The scheme design has been adjusted subject to comments from Ashford Borough Council.

Use

Class C3: Dwelling houses

Amount

3no. three bedroom dwellings.

GIA - Unit 1 101m²

Unit 2 108m²

Unit 3 113m²

GEA - 195²

Ground to eaves height - 4.8m

Ground to ridge height - 7.8m

Each of the dwellings have 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.

Layout & Boundary treatment

The boundaries of the existing pub garden are characterised by trees and landscaped verges. To the south is a large cluster of trees (Sycamores). Many, if not all of the trees fronting Westwell Lane are in poor condition and do not have a significant amount of lifetime left. Bearing this in mind we have made every effort to retain or allow for the replacement of trees along the boundaries to retain the tree lined appearance of the centre of the Westwell Conservation Area around the Green.

The houses have been located approximately 8m back from the site frontage and 20m from the eastern boundary of the site. Further to input from officers the development has been adjusted to ensure a larger distance between the proposed dwellings and the existing public house. The distance from the Wheel public house and Unit 1 is 10.5m.

Along the eastern boundary is a landscaped buffer zone which provides visual separation between the proposal and the adjacent site and existing dwelling.

A proposed 2.2m acoustic fence will be erected between the proposal and the existing public house as agreed with John Ridpath of Hann Tucker Accoustic Consultant who's report accompanies this application.

Design and Appearance

After discussions with the local parish and planning officers it was felt that a traditional approach to the proposal is suitable for this site. The proposed dwellings seek to reflect the simple pitched roof, vernacular forms of the surrounding buildings in Westwell. The elevations have been designed to follow a similar approach as that found in the adjacent Old Forge Row. Vernacular materials, detailing, proportions and forms have been followed wherever possible to ensure that the proposal blends with the buildings found around the Green and the wider context.

Scale & Massing

The scale of the properties has been designed to closely follow the adjacent Old Forge Row and The Wheel public house. Further to comments from the local authority effort has been made to adjust the scale of the units down. While we have still made effort to relate to the

surrounding context we have taken on board comments from the local authority to reduce the overall scale of the proposal. The revised dwellings are two storey. The ridge height has been reduced from 8.1m to 7.8m and the eave from 5.1m to 4.8m. In addition the roof design has been adjusted to make the construction much simpler. As the drawings show, these heights are similar to the surrounding dwellings. The proposed dwellings will very much feel in keeping with the surrounding context in terms of scale and massing.

Materials

The dwellings are to be constructed with tiled roofs and brickwork walls. Both final materials should be chosen to closely match the tiles and bricks found in The Wheel public house adjacent. The windows and doors have also be chosen to match the surrounding buildings with painted timber units. The only departure from these otherwise closely matching materials is the single storey glazed extension to the rear elevation which will be finished with a flat roof in zinc or similar high quality finish.

Refuse and Recycling

Refuse and recycling storage will be provided within a covered stores within the rear gardens as indicated in the attached documentation. The bins will be taken to the front gardens by the residents for collection.

Note: Further information on drainage will be provided in the supporting report by Tridax that will accompany this application.

Access - Pedestrian

The proposed design provides level approaches to the front and rear entrances of the dwellings. This combined with level thresholds should provide inclusive access to all. All of the interior layouts will be designed to meet current building regulations approved document Part M requirements.

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;

- 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 - $0.14 \text{ W}/(\text{M}^2 \cdot \text{K})$
- Specification of high efficiency boiler
- Specification of high efficiency internal and external lighting
- Specification of low water flow taps and showers and low water consumption appliances.
- Specification of energy efficient ventilation systems.

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. We can confirm that the design of these units will serve as a basis for a detailed design that will achieve all of the requirements of current building regulations.