

Design & Access Statement

Site Address: Land Adjacent to Fernfield Lane,
Hawkinge, Kent

Client: Shepway District Council

Project No: PR56
Date: 18.10.2016



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SITE ANALYSIS

SITE ANALYSIS - SITE LOCATION



Maps Obtained from Google Maps

- Site Application Boundary 
- Land under clients ownership 

The site is situated adjacent to Fernfield Lane. The site consists largely of open grass land with an area of dense trees and vegetation to the south east and south west boundaries. There is also a spine of trees and vegetation to the North West end of the site.

The site is largely surrounded by residential development which boarder the site to the south east and south west boundaries. There are existing allotments situated to the east of the site and open fields and agricultural land to the north.

An existing vehicular access is located to the north of the site from Fernfield Lane.

To the south of the site (outside of the application boundary) is an existing play area which can be accessed via Cowgate lane and The Street.



Maps Obtained from Google Maps

SITE ANALYSIS - SITE PHOTOGRAPHS



Image A - View looking along Fernfield Lane, facing North East. The spine of the existing trees can be seen running left to right of the image.



Image B - View looking along Fernfield Lane, facing South West.



Key Plan



Image C - View looking into the site from the current rear access point from Fernfield Lane.



Image D - View looking South West on the site.

SITE ANALYSIS - SITE PHOTOGRAPHS



Image E - View looking North across the play park, with the site in the far distance. Photo taken from junction of Stomers Lane and Cowgate Lane.



Image F - Pedestrian access to the play park and access to the site from the South



Key Plan

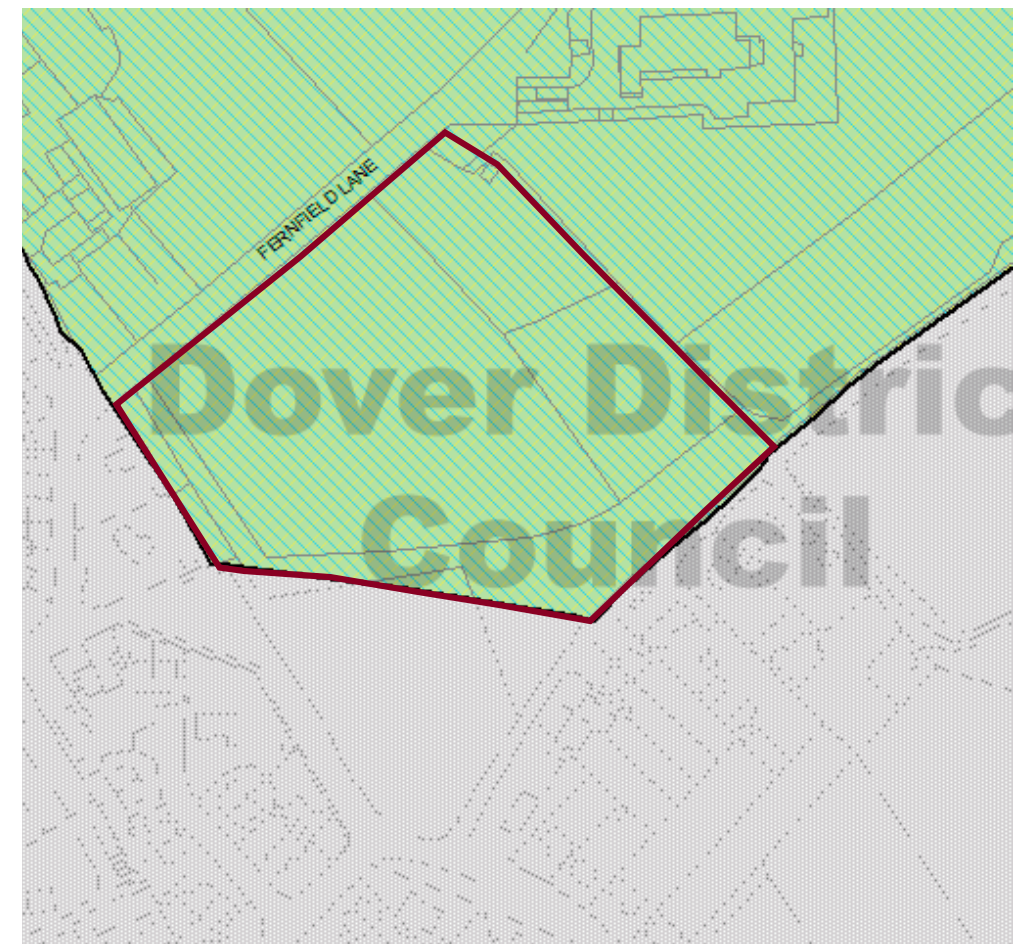


Image G - View looking along the southern site boundary, with the play park to the left of the image



Image H - View looking along the southern boundary of the site with the play park to the right of the image

SITE ANALYSIS - SITE ANALYSIS



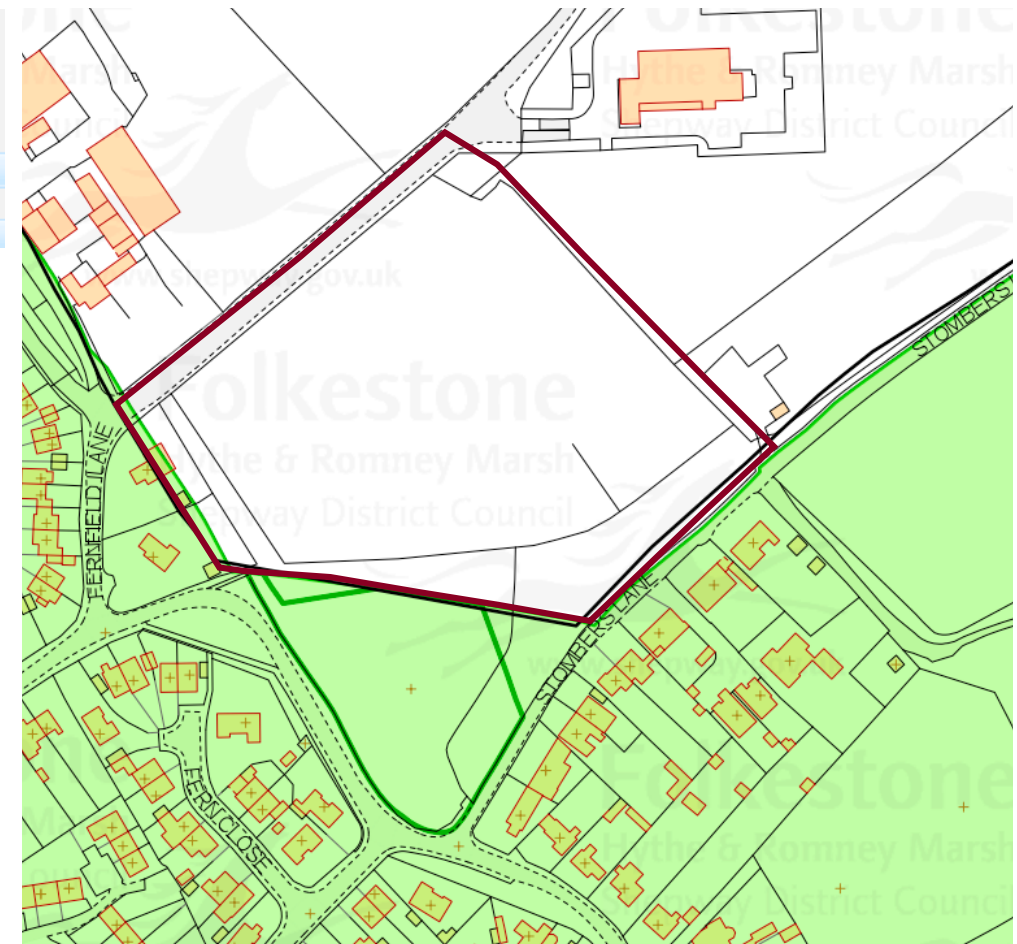
Map Obtained from Dover District Council's Interactive Planning Map

The application site is located within Dover District Council's District Boundary. The site does not fall within a Conservation Area, however it does fall within an Area of Outstanding Natural Beauty and Special Landscape Area.

The site also falls within the Groundwater Source Protection Zone 1
None of the trees on site are subject to a tree preservation order (TPO)

[-] Natural Environment	
	<input type="checkbox"/> Ancient Woodland
	<input type="checkbox"/> Area at Risk from either Fluvial or Tidal Flooding, or a combination of both
	<input type="checkbox"/> Area at Risk from Predominantly Tidal Flooding
	<input type="checkbox"/> Area of Local Landscape Significance
	<input checked="" type="checkbox"/> Area of Outstanding Natural Beauty
	<input type="checkbox"/> Conservation Area
	<input checked="" type="checkbox"/> Groundwater Source Protection Zone 1
	<input checked="" type="checkbox"/> Special Landscape Area

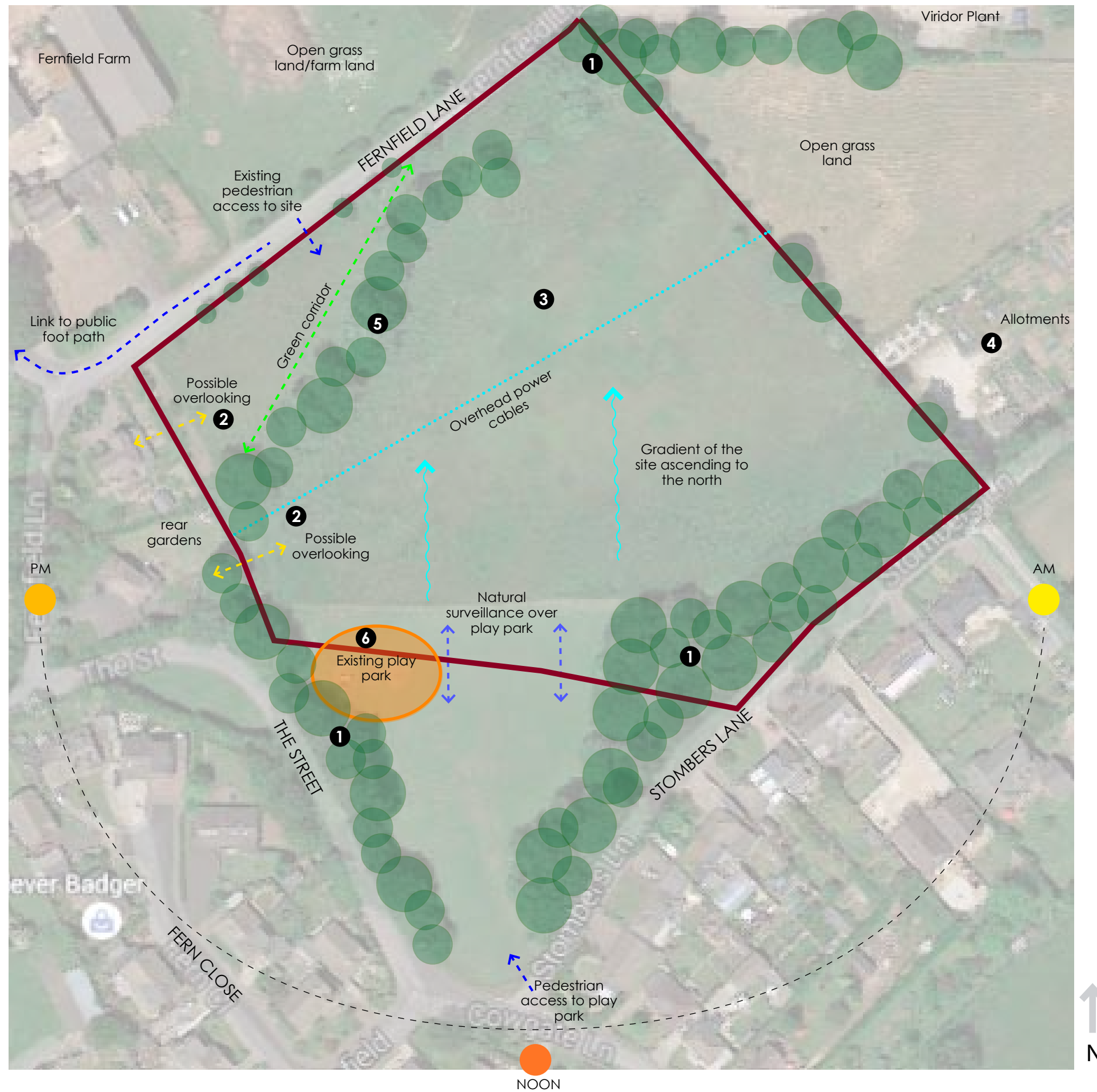
Supplementary Information	
<input checked="" type="checkbox"/>	Ancient Woodlands
<input checked="" type="checkbox"/>	Area at Risk of Fluvial/Tidal Flooding
<input checked="" type="checkbox"/>	Area of Outstanding Natural Beauty
<input checked="" type="checkbox"/>	Listed Buildings
<input checked="" type="checkbox"/>	Areas of Special Character - BE12
<input checked="" type="checkbox"/>	Conservation Areas - BE3 and BE4



Map Obtained from Shepway District Council's Interactive Planning Map

The above map shows the immediate surrounding context of the site which is located within Shepway District Council's District Boundary. The application site does not fall within Shepway District Council's boundary but it does sit directly adjacent to the site. This surrounding area is an Area of Outstanding Natural Beauty and also a Conservation Area.

SITE ANALYSIS - OPPORTUNITIES & CONSTRAINTS DIAGRAM



- 1 Thick vegetation and mature trees
- 2 Possible overlooking to gardens (to be carefully considered)
- 3 Site topography climbing slightly up to the North of the site
- 4 Existing Allotments
- 5 Line of trees and vegetation
- 6 Existing play area

DESIGN & ACCESS STATEMENT

The following text explains the key design principles of the proposals and explains the site strategies

DESIGN & ACCESS STATEMENT - USE, ACCESS & REFUSE COLLECTION

USE

The existing site is an area of un-utilised land mainly covered in grass. The proposed use includes the provisions for 6no. affordable semi-detached residential dwellings and 13no. detached dwellings with private parking and gardens.

SCHEDULE OF ACCOMMODATION	
NEW BUILD HOUSES	
2-3 bed semi detached dwellings	6
3-4 bed detached dwellings	6
4 bed detached dwellings	7
TOTAL UNITS = 19	
● AFFORDABLE = 30%	

ACCESS

The proposed main access to the site is from Fernfield Lane. The 6 proposed semi detached units are accessed directly from Fernfield Lane. The 13 detached units are accessed via the proposed new access and new internal road created off of Fernfield Lane. A transport assessment including vision plays has been undertaken as part of this application.

The site can also be accessed via an existing pedestrian route from the existing play area to the south of the site. A pedestrian route is proposed to run along the western edge of the site in order to retain the link through the site to Fernfield Lane.

REFUSE COLLECTION

The proposed refuse strategy involves occupiers of all the new proposed dwellings to take their bins to the edge of their driveway on bin collection day. The proposed shared surface roads have been tracked by RMB Consulting to ensure that they meet the required (11.2m long refuse vehicle) standards.

LEGEND	
--->	Pedestrian/unit access
--->	Proposed vehicular access
●	Refuse collection point
●	Affordable units



Proposed vehicular & pedestrian access

Dashed line indicates district boundaries between Shepway District Council and Dover District Council

Existing play area retained

Existing pedestrian access retained

PROPOSED SITE PLAN (not to scale)

DESIGN & ACCESS STATEMENT - LAYOUT, LANDSCAPE, OVERLOOKING & PARKING STRATEGY

LAYOUT

The proposed layout has been designed to enable vehicles to access the site from Fernfield Lane in a forward gear. The proposed dwellings are positioned in order to utilise the existing topography and orientation of the site and to avoid any overlooking between both existing and proposed properties. The layout has also been designed to maximise south facing rear gardens. The layout has been designed to maximise the private amenity space of each of the proposed dwellings with a minimum garden depth of 10m. The units to the south of the site have been carefully orientated to provide natural surveillance over the existing play area to the south of the site. Proposed buildings have been positioned away from existing trees and landscaping which is to be retained where possible.

LANDSCAPE

Proposed landscaping will be sympathetic to the semi-rural nature of the site and will enhance the existing area. It is considered that a suitably worded planning condition will be able to deal with the specific details of landscaping. A landscape visual impact assessment has been produced and has been submitted as part of this application.

OVERLOOKING

The orientation of the proposed dwellings have been carefully considered to respect the existing neighbouring dwellings. The design prevents any overlooking between the existing and proposed new dwellings.

PARKING STRATEGY

It is proposed that each plot will have 2no. parking spaces in accordance with Kent Highways Parking Standards. There will also be 6no. visitor spaces provided. Private parking spaces are highlighted by the red circles on the adjacent diagram. Visitor spaces are indicated by the blue circles.

Total Spaces

38 private spaces (excluding garages)
6 visitor spaces

Total 44 car parking psaces (excluding garages)

LEGEND



All gardens minimum 10m depth



Proposed residents parking 2 per unit



Proposed visitor parking 6 in total



PROPOSED SITE PLAN (not to scale)

DESIGN & ACCESS STATEMENT - SCALE, MASS & FORM

SCALE

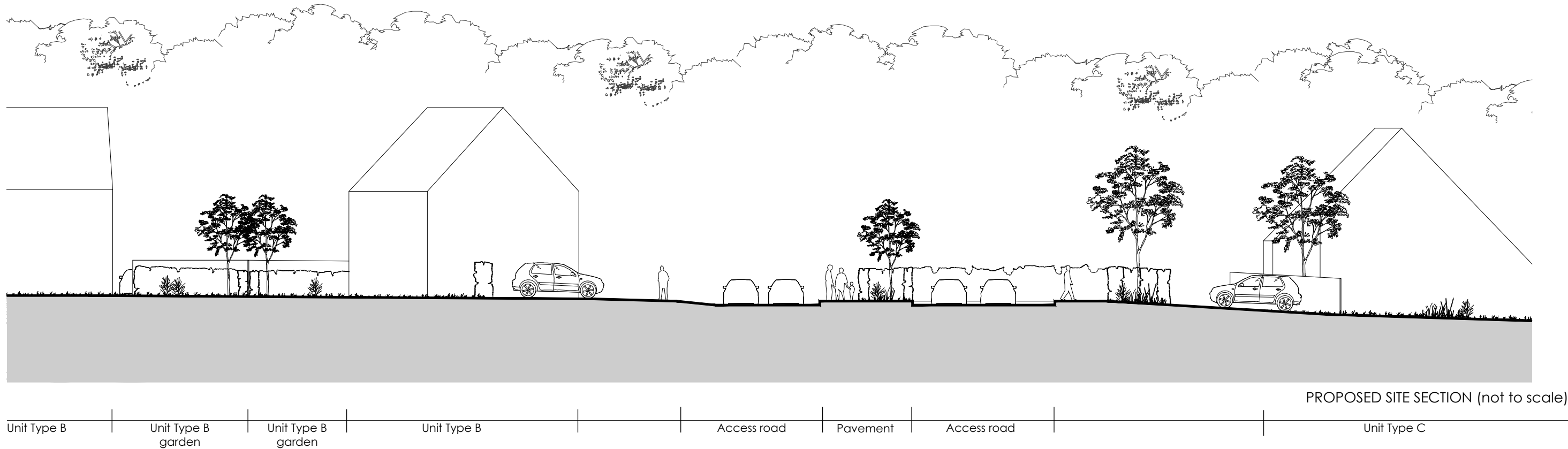
The scale of the proposals have been carefully considered to be of similar scale to that of the existing buildings which surround the site and to tie in with the surrounding context. The buildings have been carefully designed to be of a scale that reflects the size of the plots. The scale of the proposals have also been tested through a landscape visual impact assessment produced by Mark Hanton Studio which has been included within this application.

MASS

The mass of the proposals have been designed to be sympathetic to both the surrounding buildings and the existing landscaping present on the site. The eaves and ridge height are set at a similar level to those of the surrounding buildings. Gables and catslides have been introduced to reduce the buildings scale and to add architectural interest. The proposed mass of each dwelling is representative of its size in relation to the number of bedrooms and space required for a family dwelling of its nature.

FORM

The form of the proposed dwellings draw inspiration from forms seen in the immediate context. There is an eclectic mix of buildings in the surrounding streets. The proposals include various characteristics common to the area to create interesting forms that reflect the nature and style of the area.



DESIGN & ACCESS STATEMENT - MATERIALS

MATERIALS

Whilst this application is not seeking to obtain approval on appearance it is felt that the material pallet should reflect the form and scale of the existing surrounding buildings but be detailed in a contemporary style.

Appropriate materials are considered to be: Brick, slate, plain roof tiles, timber.



Plain roof tiles



Precedent imagery



Red or yellow brick



Precedent imagery



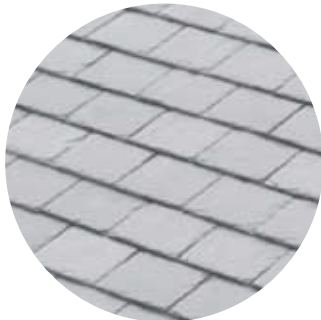
Precedent imagery



Red or yellow brick



Precedent imagery



Slate roof tiles



Precedent imagery



Timber boarding



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onarchitecture.co.uk: [W](http://onarchitecture.co.uk)

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