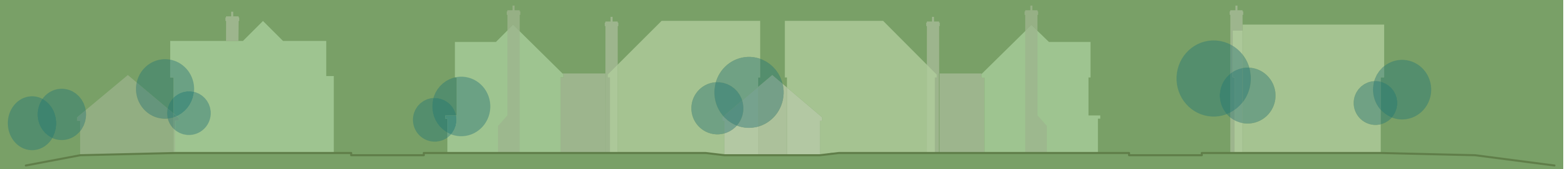


LAND AT PLOVER ROAD

MINSTER, SHEPPEY
DESIGN AND ACCESS STATEMENT
NOVEMBER 2019
REVISION F



AMENDED



Land at Plover Road : Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Sunningdale House Development Ltd .

This document has been designed to be printed double sided at A3 (landscape).



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Prepared by	ELM
Checked by	MR
Date Issued	November 2019
Revision	F

CONTENTS

Land at Plover Road, Minster, Sheppey
Design and Access Statement : August 2019

01	Introduction	
02	Assessment	
	Local Context	7
	Site Photographs	8
	Local Character	9
03	Evaluation	
04	Design	
	Design Evolution	13
	Layout	14
	Amount of Development	15
	Parking	16
	Secured by Design	17
	Scale and Appearance	18
	Materials	20
	Landscape	21
	Sustainable Design	22
	Transport Statement	23
05	Conclusion	

01

Land at Plover Road

Introduction

This Design and Access Statement has been prepared by On Architecture in support of an application for approval of reserved matters pursuant to the extant outline planning consent, approved on 12 April 2018 (planning application reference 15/507059 refers), for a residential development, comprising of 97 dwellings with associated landscaping, parking and public open space. The outline consent includes the means of access.

The reserved matters include appearance, landscaping, layout and scale, pursuant to Condition 1 of the decision notice.

The structure and content of the Design and Access Statement has been produced in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and guidance set out in the government's online National Planning Practice Guidance (NPPG) 2014. The aim is to explain how the proposed development is a suitable response to the site and its wider urban setting and how it meets the objectives of Good Design.

It describes the design processes that have informed the reserved matters proposals, including character of the site and surrounding area and policies in the Adopted Development Plan. It describes the key design and architectural principles drawn upon to inform the detailed design matters.



Dawn view from the huts at Kingshill Farm on the Isle of Sheppey (courtesy of the Visit Swale website)

02 Land at Plover Road Assessment

LOCAL CONTEXT

The application site comprises a parcel of greenfield land located on the southern side of Parish Road, to the east of Plover Road, at the southern edge of the settlement of Minster, on the north coast of the Isle of Sheppey. The larger settlements of Sheerness and Queensborough are located to the north-west and south-west respectively.

The aerial photograph illustrates the built context of the site, showing the location of the site adjoining the southern edge of the existing built-up areas of the settlement, being sandwiched between established housing areas to the north and more recent housing developments to the south and west.

The application site has a long frontage onto Parish Road and borders housing developments in Clover Close, a small affordable housing development of 30 homes and associated play area. To the south, the site adjoins existing housing in Fennel Close and Mistletoe Drive.

The site is roughly rectangular in shape but with an irregular boundary, extending to approximately 3 ha in size. It forms the larger northern part of a much larger parcel of land which is allocated for housing in the Swale Borough Bearing Fruits Local Plan 2017.

The site is undeveloped comprising rough scrub and unimproved grassland with more established vegetation along its northern and eastern edges.

The site slopes gently down from the south-east to the north-west.



 Red boundary line indicates application site

Image courtesy of Google

SITE PHOTOGRAPHS



LOCAL CHARACTER

Around the north west of the site sits a collection of houses and bungalows; built over the last century.



Around the south east of the site comprises newer houses, school, community hospital and open spaces; built over the last 25 years.



03 Land at Plover Road Evaluation

The reserved matters application has evolved in response to the grant of outline planning consent in April 2018, planning conditions attached to the outline consent and Local Plan Housing Allocation (Policy A11).

The aim of the application is to successfully assimilate the new built development into the existing settlement, creating an attractive and safe place in which to live.

- ↑
N
- Key
- Developable area
 - Neighbouring Buildings
 - Houses fronting the road
 - Gardens facing the rear
 - Potential primary access road
 - Potential secondary access road
 - Potential emergency access road
 - Open space
 - Existing trees creating buffer
 - Views to green space



04 Land at Plover Road
Design

DESIGN EVOLUTION

Outline Application

The outline application demonstrates how this land can be developed. Details of the access arrangement from Yarrow Drive, where not reserved and approved as part of the outline. The layout evolved through a comprehensive design approach integrating transport, landscape and ecology of the site.



Extract drawing no. 2279A-101A

Reserved Matters Application

The reserved matters are compliant with approved drawing nos. 2279A-100A (Site Location) and 2279A-101A (condition 4 attached to the outline planning consent refers) and comprises of 95 dwellings.

The application has the support of cross-sectional drawings through the site, showing the existing and proposed site levels, pursuant to condition 7 of the outline planning consent.



LAYOUT

The layout reflects the illustrative site layout plan accompanying the outline planning application, reconciling the site constraints and opportunities identified at that stage. The access is as approved; single access point onto Plover Road as an extension to Yarrow Drive.

The detailed layout incorporates not less than 0.29 ha of land reserved as public open space, pursuant to condition 5 attached to the outline planning consent.

The public open space is sited at the western edge of the housing development where it joins the existing play area next to Clover Close. The open space is designed with a planting buffer and landscaping around its perimeters and has a pond in the south-eastern corner.

In addition, the layout incorporates a smaller 'green' within the heart of the scheme and a linear open space/swale to the north west boundary with housing addressing both of these spaces.

Condition 8 of the outline planning consent requires a 'buffer strip of no less than 10m in width retained (for strategic planting) and a 3m high acoustic barrier where the site adjoins the boundary of the loading area for the retail unit proposed under planning application reference 15/505670'.

This buffer strip may no longer be necessary as the Council has approved an alternative scheme for residential development. Notwithstanding this, the layout incorporates a landscape buffer along the length of boundary, which joins the adjoining site.

The layout retains the comprehensive design principles highlighted at the outline stage:

- » Medium density development which makes effective use of land compatible with the density of existing housing
- » Cohesive mix of house types including semi-detached, terraced and detached houses
- » Emergency access onto Parish Road
- » High permeability throughout the layout with pedestrian connections to Parish Road and Mistletoe Drive
- » Spacing and relationship of new homes to each other designed to preserve privacy and minimise overlooking
- » Creation of substantial, mature landscape belts around the site perimeters, to create visual and physical separation and containment

The layout structure is focused on the adoptable spine road extension from the end of Yarrow Drive and its circulatory route throughout the site, culminating in 2 turning heads. The layout incorporates number of shared surfaces/courtyards leading from the main arterial road, creating intimate private spaces and adding visual interest to the living environment. All contributing to the permeability of the site layout, providing easy connection to the public open spaces within the

housing.

The highway network has been designed to meet current highway standards.

The majority of houses have been designed to front the new arterial road, in a traditional manner and providing surveillance to the street. Natural surveillance of the public realm will be a product of the layout with enclosed private rear gardens and small front gardens.

The houses sited along the northern boundary face into the new development with their private gardens backing onto Parish Road, with the creation of a landscape belt to provide privacy and greenery to the area.



Site Layout Plan

AMOUNT OF DEVELOPMENT

The reserved matters application seeks approval of 95 dwellings with associated garages/carports and open space, pursuant to the outline planning consent.

The density of development is approximately 32 dwellings per hectare.

The development includes a mix of semi-detached and terraced houses, peppered with a small number of detached properties. A mix of 2, 3 and 4 bedroomed houses are proposed, compatible with the Council's requirements for family housing, but with a range of accommodation to suite the elderly, single people and young families. The pattern of development is traditional and designed to complement the existing pattern of housing developments adjoining the application site.

House Type	Number of Plots	SQFT	Total SQFT
FOG	2	689	1378
2A	23	861	19803
3A	21	1023	21483
3B	24	1023	24552
3C	8	1023	8184
3D	8	1130	9040
4A	3	1421	4263
4B	6	1400	8400
Total	95		97157



Unit Type Strategy Plan

Not to scale **N**

PARKING

Condition 20 requires adequate land for parking or garaging in accordance with the Approved County Parking Standards.

The parking layout illustrates this, with private parking within individual curtilages or parking courts and on-street visitor parking spaces. Overall the proposal provides 31 spaces additional to ING 3 requirements, which does not include for the 28 garages, with a greater number of parking provided within individual curtilages.

		Totals
Parking required	134.5	
0.2 visitor contribution	19	182.5
0.5 per tandem relationship	29	
Allocated: Garage – (not included in calculation)	28	28
Allocated: Car barn	19	
Allocated: Open space	147	214
Unallocated: Courtyard/private drives	11	
On-Street: (located adjacent to plot)	37	
Balance		31.5



Parking Plan

Not to scale **N**

SECURED BY DESIGN

The development proposals have been informed by Secure by Design principles, with reference to Secured by Design New Homes 2016, in order to create a safe and secure environment for future residents.

Access and Movement

A well-defined route through the development, with spaces and entrances designed to maximise convenient movement

There will be a single point of vehicular access to serve the development, with a looped access road.

Structure

There are no incompatible land uses to generate major conflicts and the residential development is compatible with surrounding houses.

A highly permeable area, connecting to the local area and existing footpath links.

Surveillance

Places where all publicly accessible spaces are overlooked

The site layout has been designed to maximise surveillance of private and public areas, including the access road, footpath connections and amenity spaces. The development incorporates a mix of house types and sizes to encourage a range of age groups, resulting in a development where people will be a home at all times of the day.

Ownership

Places that promote a sense of ownership, respect, territorial responsibility and community.

A sense of place and ownership is a key attribute of the proposed layout. The layout incorporates a sequence of spaces transitioning from the public through to the private realm, as illustrated on our drawings.

All the houses are provided with rear gardens, which will be physically and visually separated by appropriate means of enclosure, including hedgerows.

Physical Protection

The design includes a combination of quality landscaping, new brick walls and new/existing hedgerows and fencing, providing a secure environment for future residents, without resorting to visually intrusive crime prevention measures.

Detailed design of the individual houses will incorporate well-designed security features including doors and windows that are sufficiently robust and fitted with appropriate hardware to meet Q1 of the Building Regulations

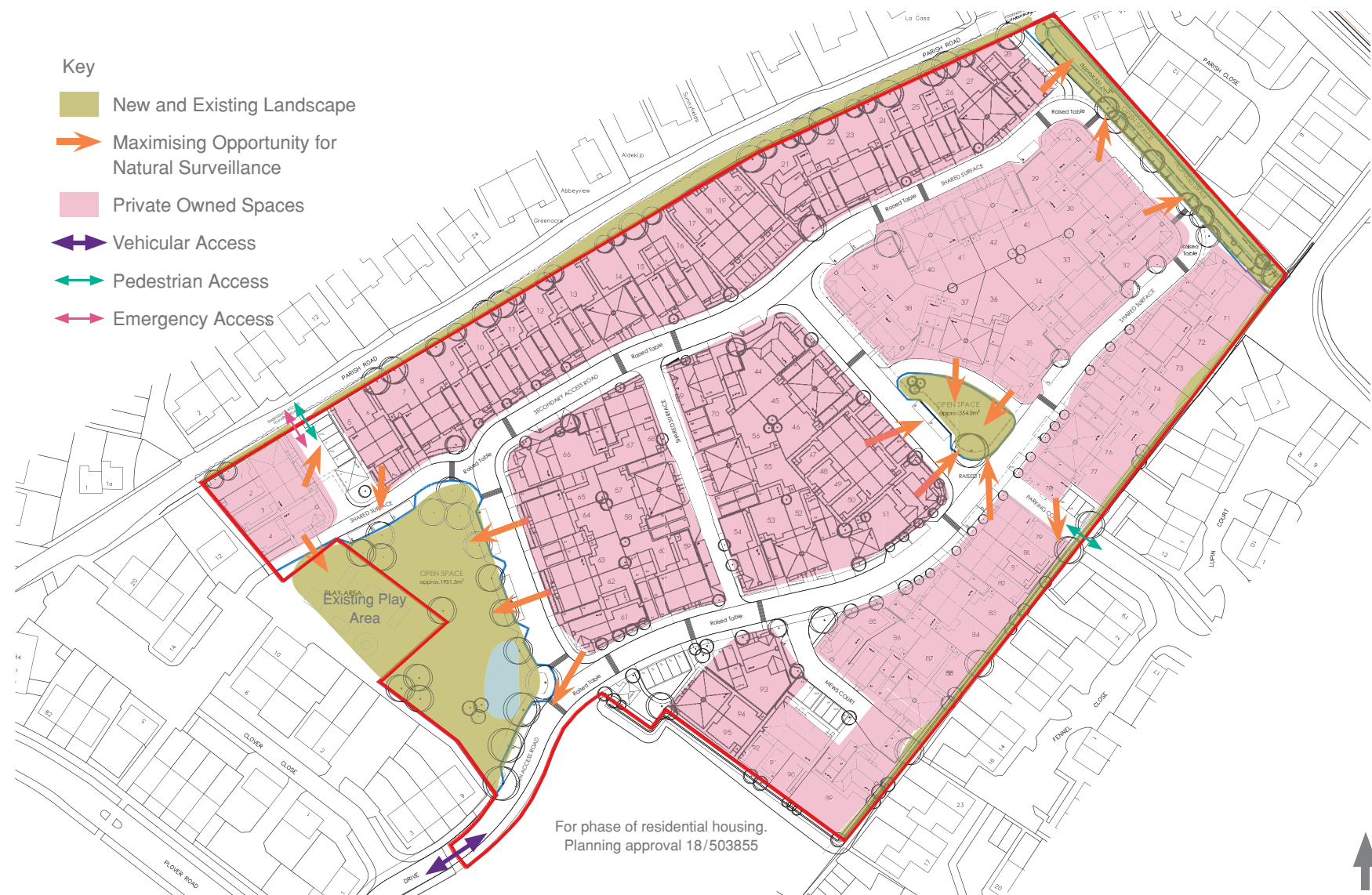
Management and Maintenance

The new development will be managed and maintained effectively by future residents.

The communal open spaces will be jointly managed by the occupiers living on the estate, to which a management plan has to be agreed.

In summary, the applicant's adopted approach to this design takes passive measures to minimise the opportunity for crime, including:

- » Ensuring through design, a good well-managed scheme that encourages a sense of place and ownership amongst future residents
- » Clear delineation of ownership boundaries
- » Maximising the opportunity for natural surveillance throughout the scheme
- » Ensuring that the access into and out of the new housing development is perceived to be safe, with visible, well-lit and overlooked entrances
- » Enhanced active security system, including alarms and lighting



Secure by Design Principles

Not to scale N

SCALE AND APPEARANCE

The scale of the individual houses is illustrated on our drawings.

There is a great variety of scale of buildings in the wider built-up area of Minster, including 2 and 3-storey houses and a sprinkling of single storey & chalet bungalows at the Parish/Plover Road round-a-bout and in the wider area.

The proposed houses will be 2 storeys, which is appropriate in the context of the site and scale of the existing housing in Minster.

The height of the individual and combined houses is varied to provide interest in the street scene.

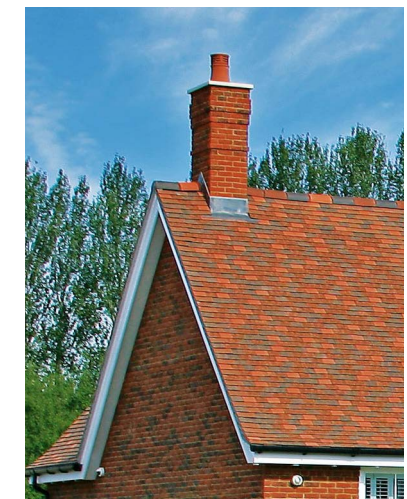
The appearance of the development is illustrated on our elevations and street scene drawings.

The design has been influenced by the architecture in the surrounding area, which contains a mix of modern and traditional house styles.

A traditional design approach is proposed, influenced by the local vernacular style, with the aim being to incorporate elements of Good Design, which will integrate with the varied townscape and character of the built environment in Minster. The design has evolved following a detailed assessment of the architectural character and mix of house styles in the area.

Design detailing adding articulation includes:

- » Hipped and Gabled Roofs
- » Chimneys
- » Bay Windows
- » Gauged Arches
- » Stone Cills
- » Canopy Porches



Precedent Images

Examples of street scenes and house types below:

--- Existing site levels



Street Scene A-A



Street Scene G-G



House Type 2A



House Type 3C

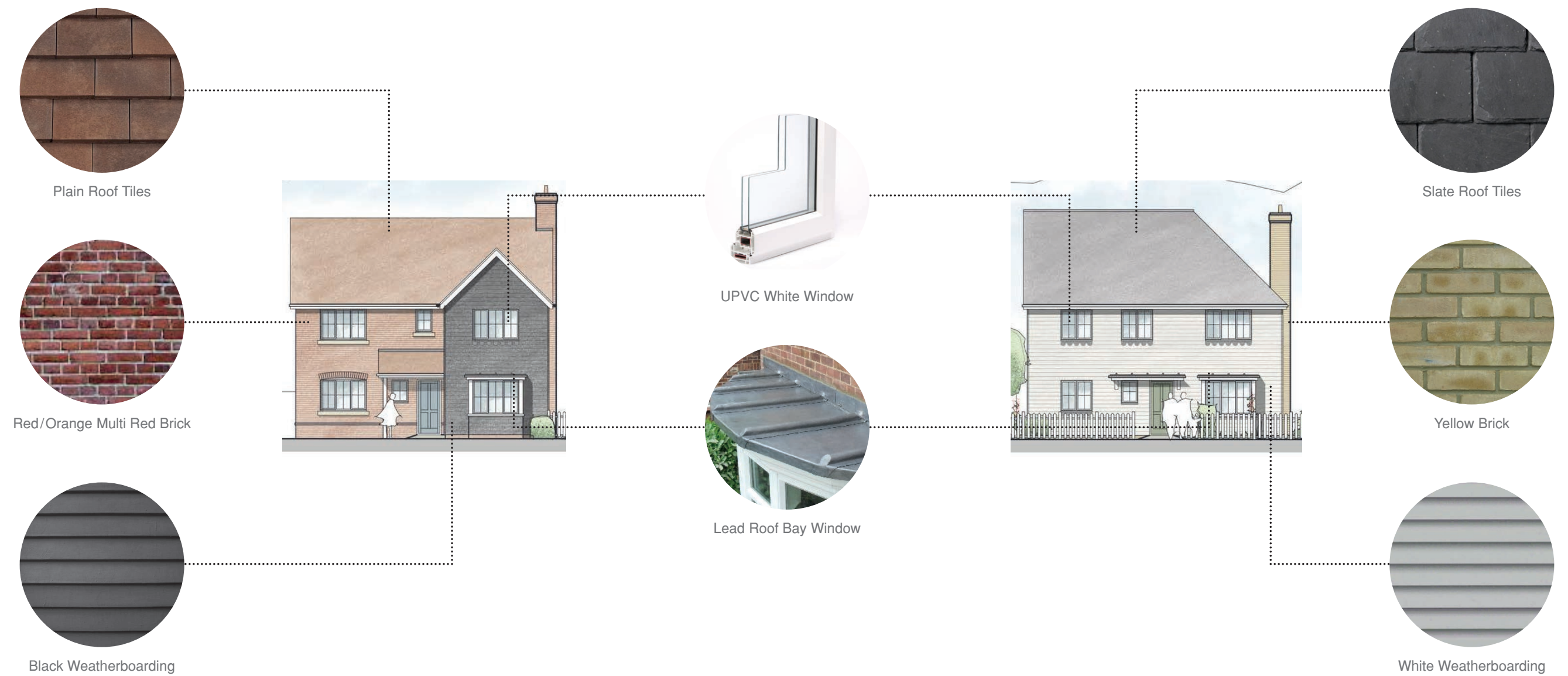


House Type 4A

MATERIALS

The proposed materials have been chosen to synergise with the particular architectural styles, whilst responding sensitively to the local context, with the principle materials commonly found in the local area.

Following the outline planning objective, the intention is to construct the new houses from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional vernacular materials.



Not to scale

LANDSCAPE

Condition 29 attached to the outline planning consent requires a hard and soft landscape scheme to be submitted pursuant to Condition 1 (submission of reserved matters).

The landscape details are illustrated on the landscape proposals prepared by Hill-Wood & Co (Kent) Ltd.

The landscape details reinforce the comprehensive landscape framework envisaged at the outline stage and reflect the original vision, as well as the context of the wider urban area which the new housing development will adjoin.

The landscape proposals will create a diverse, exciting and robust landscape for the residents of the new houses and wider community, whilst providing an integrated approach throughout the remainder of the development.

Landscape details are illustrated on the landscape drawings and include the following key features:

- » Substantial landscape belts around the site perimeters
- » Landscaped open space and 'greens'
- » Tree planting within front gardens along the spine road
- » Use of tree and shrub planting to enhance the built design, create attractive vistas and define views
- » individual specimen planting within individual curtilages
- » choice of planting which will enrich wildlife and enhance biodiversity

Hard landscaping materials have been carefully selected to reinforce the hierarchy of streets and provide emphasis where needed.



Landscape Plan

Not to scale

Ornamental Shrub Planting



Where native shrubs and trees are not suitable due to maintenance and long term growth canopies, ornamental species which are nectar rich and produce berries will be included within the ornamental mixes to continue to support wildlife and enhance the biodiversity across the site.

Native Trees and Hedges



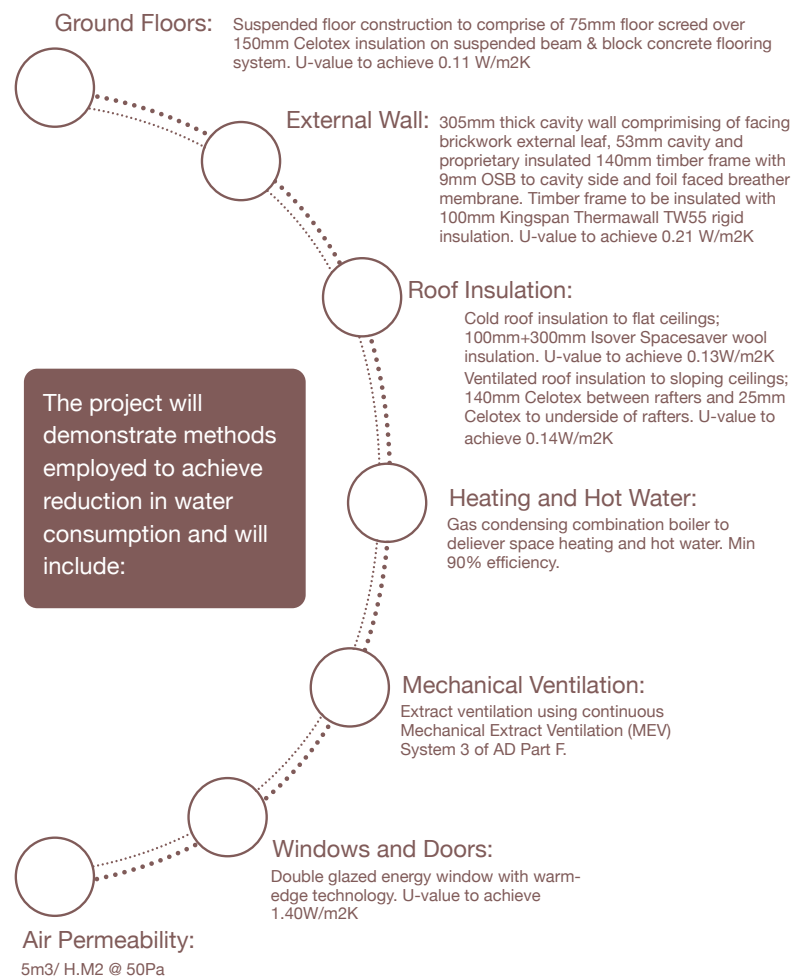
SUSTAINABLE DESIGN AND CONSTRUCTION ASSESSMENT

Condition 11 of the outline planning consent requires submission of sustainable construction techniques, including rainwater harvesting, water conservation, energy efficiency, use of local building materials and provisions for renewable energy.

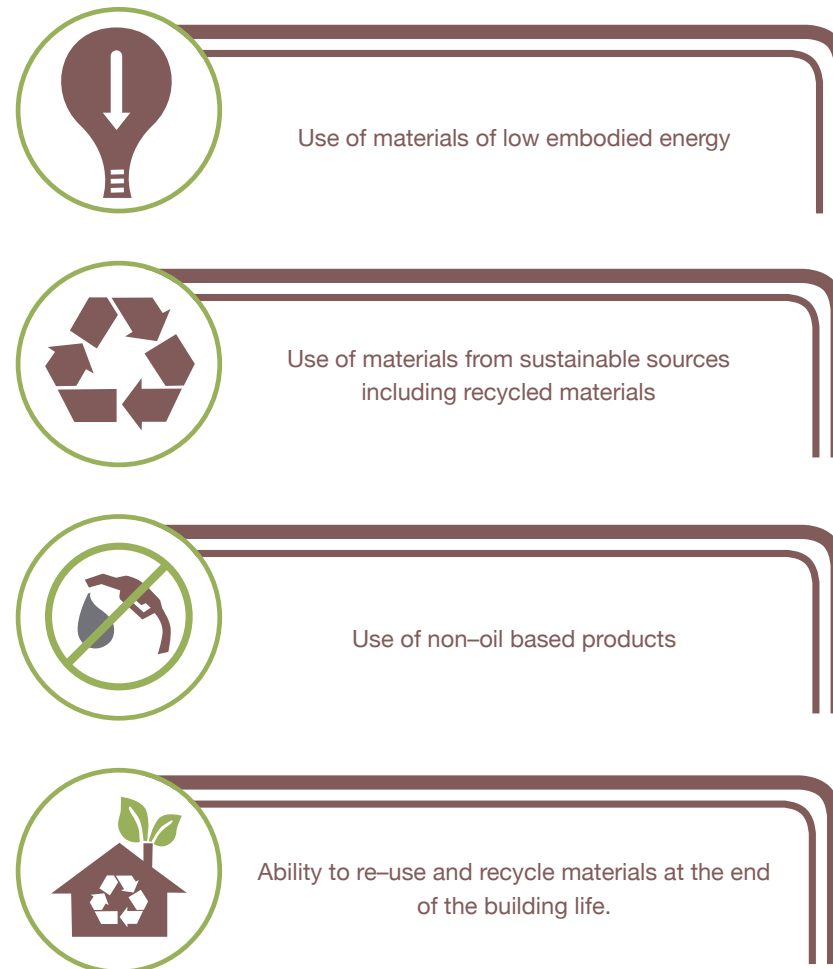
The need to provide a high degree of sustainable construction and energy conservation has influenced the form and design of the new dwellings; as has the requirements of the Buildings Regulations.

The proposal will be designed to meet the requirements of the Building Regulations Approved Document 'Part L' Fabric First Approach following withdrawal of the Code for Sustainable Homes.

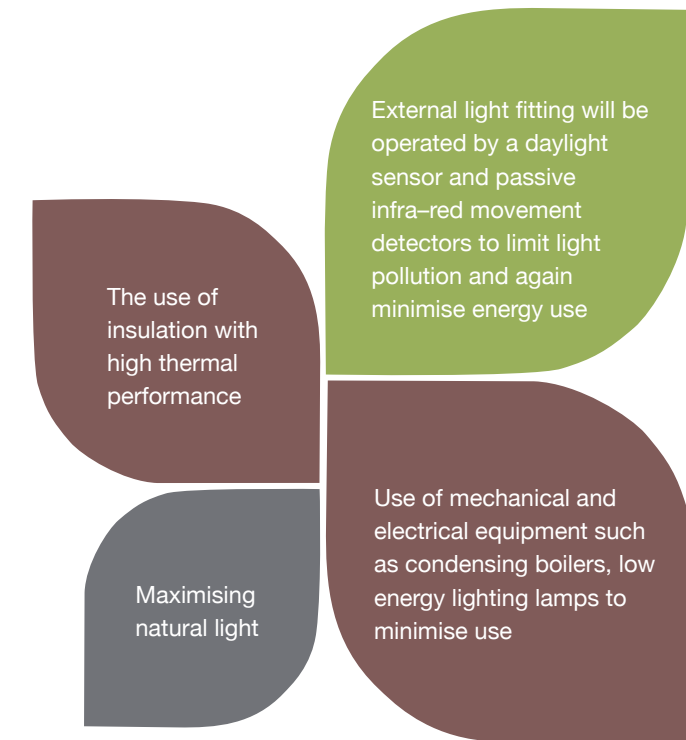
This approach will result in residences that consume reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.



Embodied energy has been considered when choosing materials to be used to create a healthy, comfortable building with a low impact upon the environment. Measures that will be encouraged will be:



Energy consumption / efficiency is a factor in sustainable developments. Measures adopted in order to achieve low energy use will include:



CRIME PREVENTION

The layout has been designed with an understanding of the 'Secure by Design' principles.

The layout and orientation of habitable rooms will facilitate natural surveillance of the car parking areas, access and garden areas.

Doors and windows to individual houses will be fitted with secure locking systems. Rear gardens will be enclosed and divided by 1.8m high close boarded fencing.

Careful new planting of the retained open spaces should be included in the landscaping condition to ensure that the selection of plant species will not impede natural surveillance. The open spaces within the development are all overlooked by houses, deterring the potential for crime.

05 Land at Plover Road Conclusion

The application site has the benefit of extant outline planning consent for the erection of 97 houses, with associated landscaping, parking and public open space, on a single parcel of land at Plover Road, Minster, Sheppey. The access to serve the development was approved at the outline planning stage.

The site forms part of a larger housing allocation in the Council's adopted Local Plan.

This proposal seeks approval of reserved matters, namely appearance, landscaping, layout and scale, pursuant to condition 1 on the outline planning consent. It includes details required by planning conditions 5 (provision of public open space), 6 (secure by design principles), 7 (cross-sectional drawings showing existing and proposed site levels), 20 (provision of parking or garaging in accordance with County Parking Standards) and 29 (landscape details).

The reserved matters acceptably fulfil the vision and illustrative aims of the outline planning consent and will achieve an optimum balance of new built development and preservation of the character of the area, which includes a number of recent new houses.

A high quality, sustainable and attractive scheme is proposed, entirely suitable for the site in terms of land use, amount of development, layout, scale, appearance and landscaping.

The Design and Access Statement concludes that the proposals are fully acceptable in Design and Access terms.



Artist Impression

Not to scale

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