



Design & Access Statement

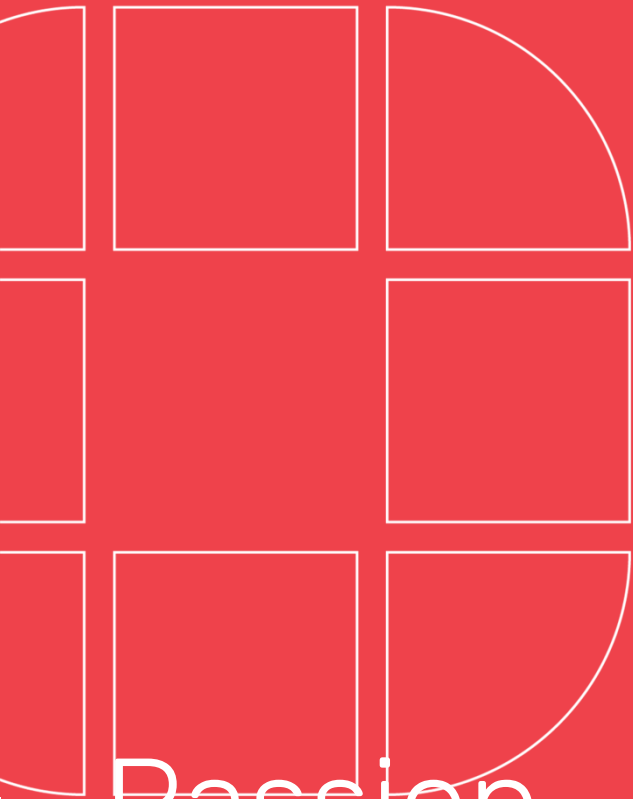
For land off

Lynsted Lane,
Teynham
Kent
ME9 9QH

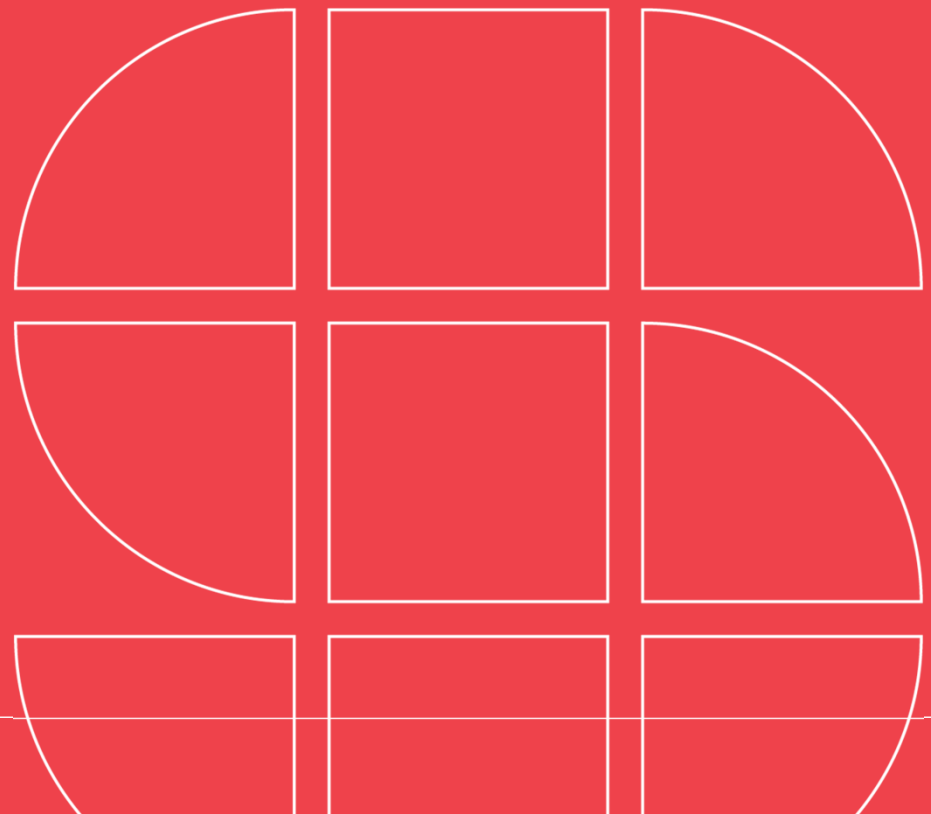
29th April 2021

OSG JOB NO. 20_0922



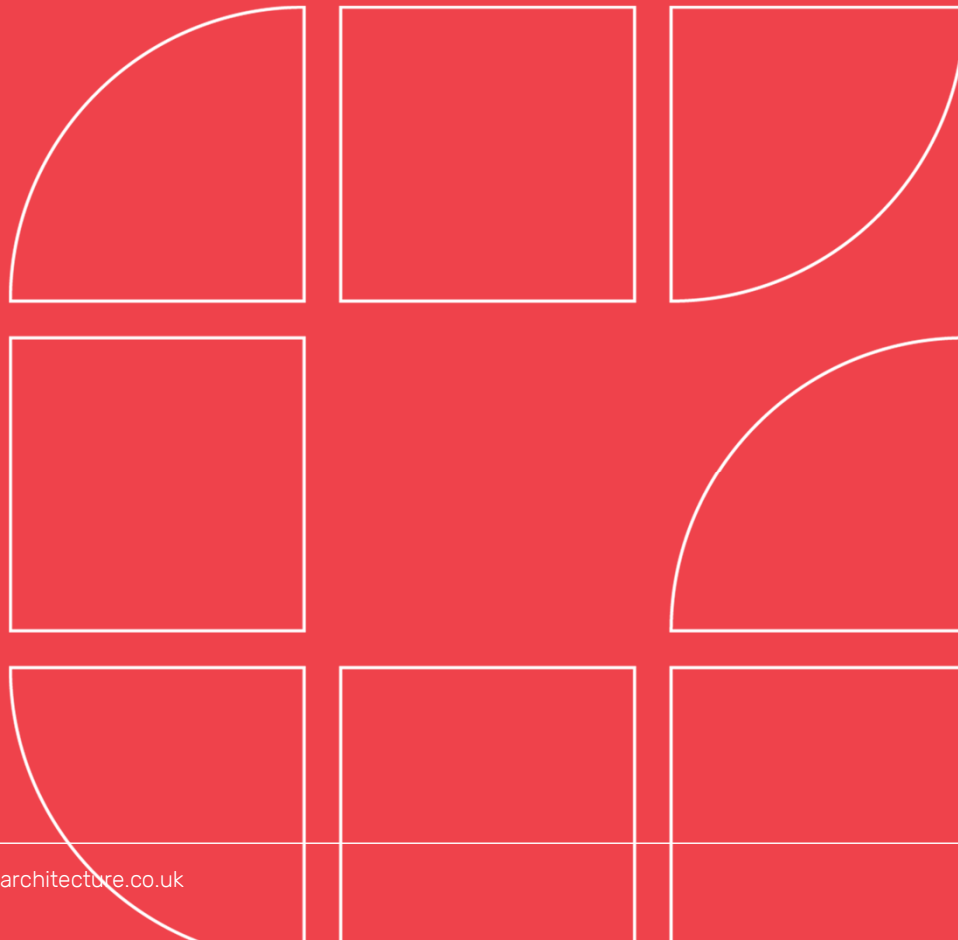


Passion,
Creativity,
Experience.



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Land Off Lynsted Lane
Introduction

01

Terms of Reference

Client:



Eden Real Estate Group Ltd
 FPC Income
 Growth PLC

Architect:



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Introduction

This Design & Access Statement has been produced to support the proposal of up to 10 dwellings with associated landscaping and parking.

Proposal Description

Outline Planning Application for the erection of up to 10no. residential dwellings with associated landscaping, road layout and parking. All matters reserved apart from access.

The Site

The site is located off Lynsted lane, situated south of the A2 within Teynham.

Teynham is a village and civil parish in the borough of Swale in Kent, England. The parish lies between the towns of Sittingbourne and Faversham, immediately north of the A2 road.

The site comprises a piece of agricultural land to the East of Lynsted Lane.

SITE AREA SCHEDULE

Total Site Area in m² = 5210m²

Total Site Area in Ha = 0.52Ha

(based on developed area up to existing built form line)

Total Units = 10

Units per Hectare = 10/0.52

= 19.2

= 19 Units Per Hectare



Fig 02 Street View A of site as existing



Fig 003 Street View B of site as existing



Site Location

Site Address: For land off

Lynsted Lane,
Teynham
Kent
ME9 9QH

The site is 5210m² = 0.52ha

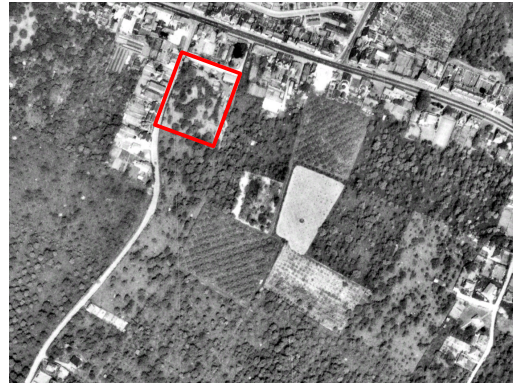
Fig 04. Site Location ▲
N

Land Off Lynsted Lane
The Site

02



1940



1960



1990



2003



2007



2017

Fig 05. Site History

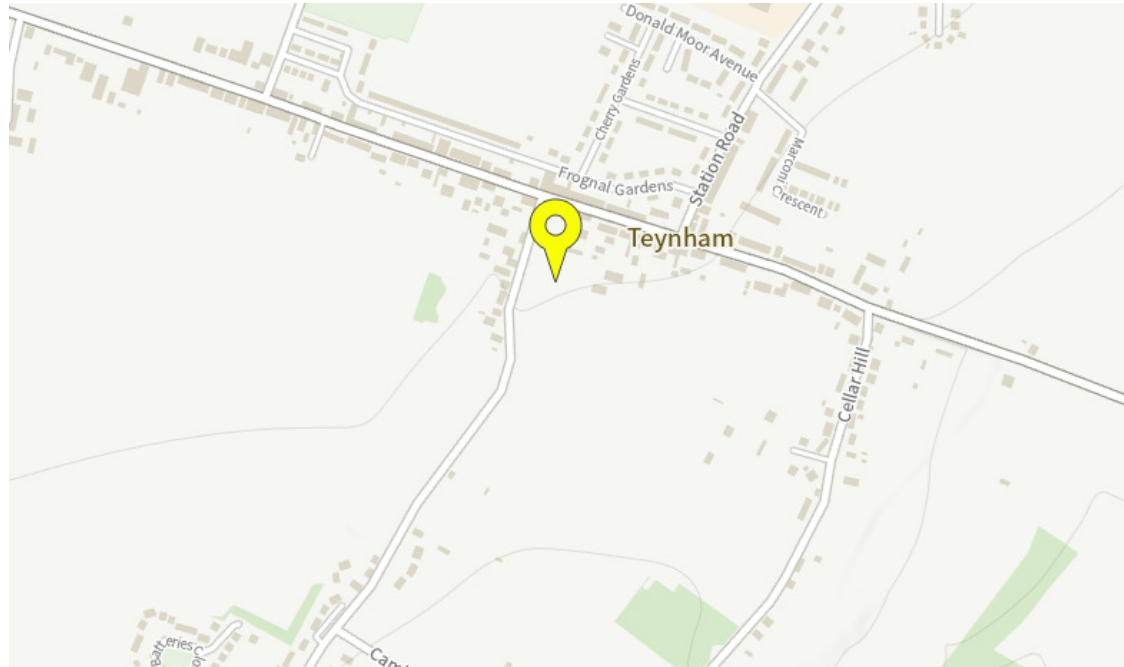


Site History


Looking at the locality of the site, the surrounding area is generally a mixture of 2 storey houses of all varied mix of architectural styles.

Existing materials along Lynsted Lane consist of mostly bricks and clad walls and clay and slate roofs.

A historical investigation of the site revealed that the site and surrounding area has seen minimal changes and additions to the original residential scheme/local area over a span of 80 Year. However, it is obvious the built form on the west of Lynsted Lane has sprawled south along Lynsted Lane, expanding the build form of the area south from Teynham.



- Selected Point
- Flood Zone 3
- Flood Zone 3: areas benefiting from flood defences
- Flood Zone 2
- Flood Zone 1
- Flood Defence
- Main River
- Flood Storage Area

Fig 06. Flood Risk 

Flood Risk

The Environment Agency's Flood Map indicates the site is in no specified flood zone.

And therefore there is no issues relating to flood risk on the site.

Key

- One Storey
- Two Storey
- Three Storey
- Proposed New Access
- Views Out
- Views In
- Existing Pedestrian Access
- Existing Vehicle Access



Land off Lynsted Lane

Opportunities

- Topography is level with little gradient across the site.
- Opportunities to long views to South and West
- Architectural mix already present along Lynsted Lane.
- Minimal impact on neighbouring structures and amenities.
- Opportunity to improve design standards whilst providing a development which is locally distinctive and site responsive.
- Opportunity to provide a range of dwellings that will contribute positively to local housing provision in the immediate area and housing land supply the wider District.

Constraints

- Retention of existing ecology features necessary.
- There is no footpath on the site boundary adjacent to Lynsted Lane.
- Minimum impact necessary on long views (see LVA)
- Consideration to listed assets to the North (see heritage statement)



Fig 07. Opportunities & Constraints

**Land off Lynsted Lane
Proposal**

03

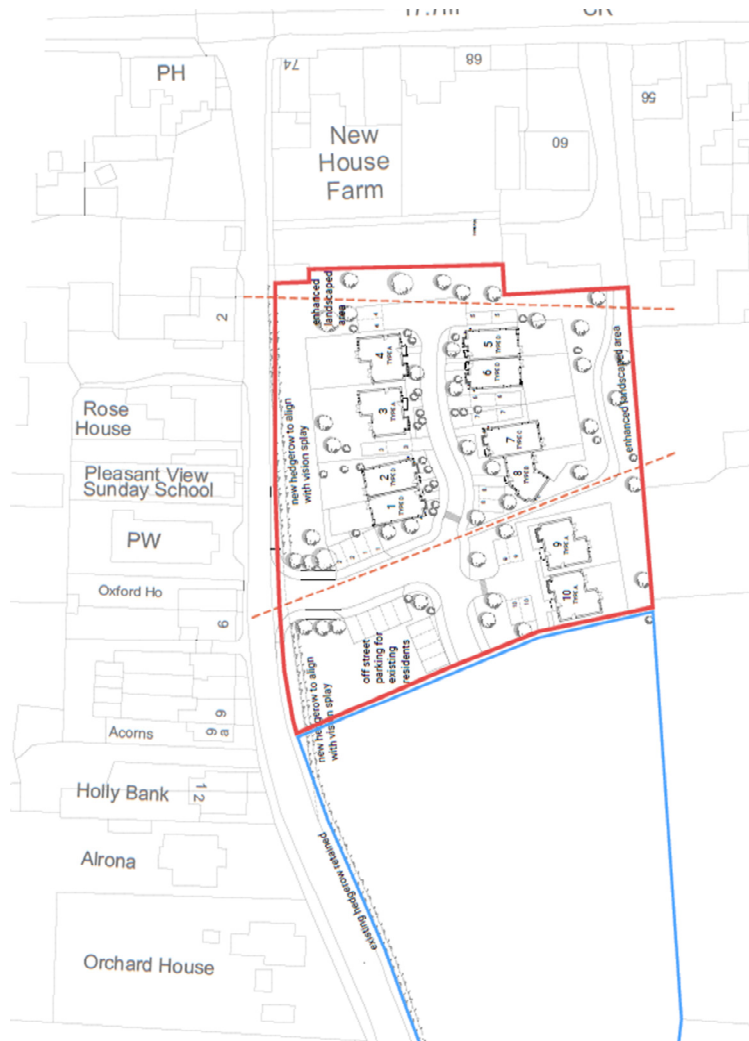


Fig 08. Previous Layout Idea

Design strategy and evolution

Design Strategy

The design concept is landscape-led, with the overriding aim to reinforce the existing landscape framework, helping to integrate the new development into the landscape, providing maturity to the built development and enhancing its rural edge character.

The undeveloped nature of the site presents a blank canvas for the new residential development, which will be contained physically and visually through retention of existing hedgerows and landscaping. Particular attention has been given to the road frontage, in addition to the landscape edge and the relationship of the site to adjacent residential properties.

The aim is that the landscape-led approach will integrate the new development with the existing pattern and scale of development and create a soft edge to the new settlement boundary.

Design Evolution

The design has evolved through a series of layout studies, considering the principle of the road position and the unit façade orientation in context to the site and its boundaries.

The desire to create frontage development both along the road frontage and Western Boundary underpins the layout, adding visual interest and vitality to the public realm.



Fig 09. Indicative Site Layout



Use

The application seeks planning permission for a residential development.

Amount of Development

Up to 10 dwellings are proposed on this 0.52 ha site. The overall density of development is 19 dwellings per hectare.

The development proposed is only illustrative at this stage, however it will provide a mixture of semi-detached and detached houses. The suggested housing mix is set out on the Architect's drawing opposite and includes 2, 3 and 4 bed houses.

Layout

Layout is a reserved matter. An indicative layout drawing is submitted with the application to show the access, internal road network, potential siting of the individual houses, gardens and protection of landscape buffers in context with the adjoining housing developments and Lynsted Lane.

Although the layout will be determined at the Reserved Matters stage, the indicative layout submitted as part of the Outline application demonstrates that 10 dwellings can comfortably sit within the site. The approach to layout has been to ensure that properties front onto both Lynsted Lane (reflecting the character of the Lane) and also fronting onto the open space to the east (important in urban design terms). Rear gardens are laid out in a back-to-back arrangement thereby limiting the amount of rear garden boundaries and close boarded fencing visible in wider views.

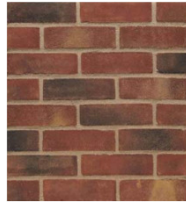
3No. Off street parking spaces for the residents of Lynsted Lane have been proposed within the proposed site to compensate for the existing parking on Lynsted Lane. This provides an improvement to the highway near the A2 junction, improving the running lanes and safety at this location.

Materials

The core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home will be key ingredients in the design, facilitating adaptability and evolution as life changes.

The final palette of materials will be a matter for consideration at the Reserved Matters planning stage and subject of a planning condition. However, it is envisaged that wherever possible the houses will be constructed from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional vernacular materials, including multi-red brick, weatherboarding. Roofing materials will be plain tiles' windows will provide the modern features as grey upvc

Proposed Brickwork



Upvc Windows – Anthracite Grey 7016



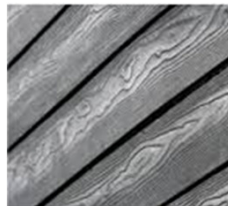
White Weatherboarding



Plain Clay Tiles



Black Weatherboarding



Scale

Scale is a reserved matter. It is envisaged that the houses will be no higher than two-storey, complementing the mixed scale of development in the immediate area.

Appearance

The detailed house designs have not been fully settled and 'appearance' is a reserved matter.

The design of the houses will be influenced by the architecture in the surrounding area, which spans various architectural eras. The design will be influenced by the local vernacular features which are popular with purchasers and existing residents, including:

- Pitched gabled roofs
- vertical punctuation and rhythm to the roofscape and facades
- Feature bay windows
- Modern fenestration pattern and style
- Mixed palette of traditional materials

The intention is to provide a mix of high quality housing in a sustainable location, on a site which adjoins the existing settlement boundary and is within easy reach transport connections as well as local services and facilities.

Sustainability

Sustainable construction will be considered further as part of the Reserved Matters application. However, a fabric first approach to sustainability shall be taken in the first instance with the potential for renewable / low carbon technologies (such as solar PV / air source heat pumps) to be utilised on site.

The need to provide a high degree of sustainable construction and energy conservation will influence the form of the proposed dwellings and the final layout of the site. Houses will be energy efficient and will be designed to meet Building Regulations.

Landscaping

Landscaping is a reserved matter. A Landscape Appraisal is submitted which provides an assessment of the landscape character of the site and surrounding area, with potential visual impacts and mitigation.

The site is not located within any national landscape designation.

The illustrative layout sets out the structural landscape framework comprising the following key elements:

- Retention of existing hedgerow and planting along Lynsted Lane.
- Front gardens running along the internal roads
- Good sized, useable private/ communal gardens for the new houses
- Landscaped boundaries
- Specimen tree planting within the development



Fig 10 indicative Landscape Proposal

Access

Access is not a reserved matter and is to be determined at the outline planning stage.

The applicants are committed to a policy of equality, inclusion and accessibility in their developments.

The application has been informed by current available guidance on the issue of accessibility, together with detailed dialog with KCC Highways..

The application has the support of a Transport Assessment which assesses the transport implications and potential impact of the proposed development on the local highway to ensure that future residents will have good access by all modes of travel.

As detailed in the transport statement, the proposals also accommodates pedestrian connection for future occupiers linking with the existing pedestrian infrastructure to the North.

Proposed Access

The site will have a main access onto Lynsted Lane, sited to the Northern end of site frontage. The access has been designed to provide a safe means of Access and appropriate vision splays which complies with current highway standards.

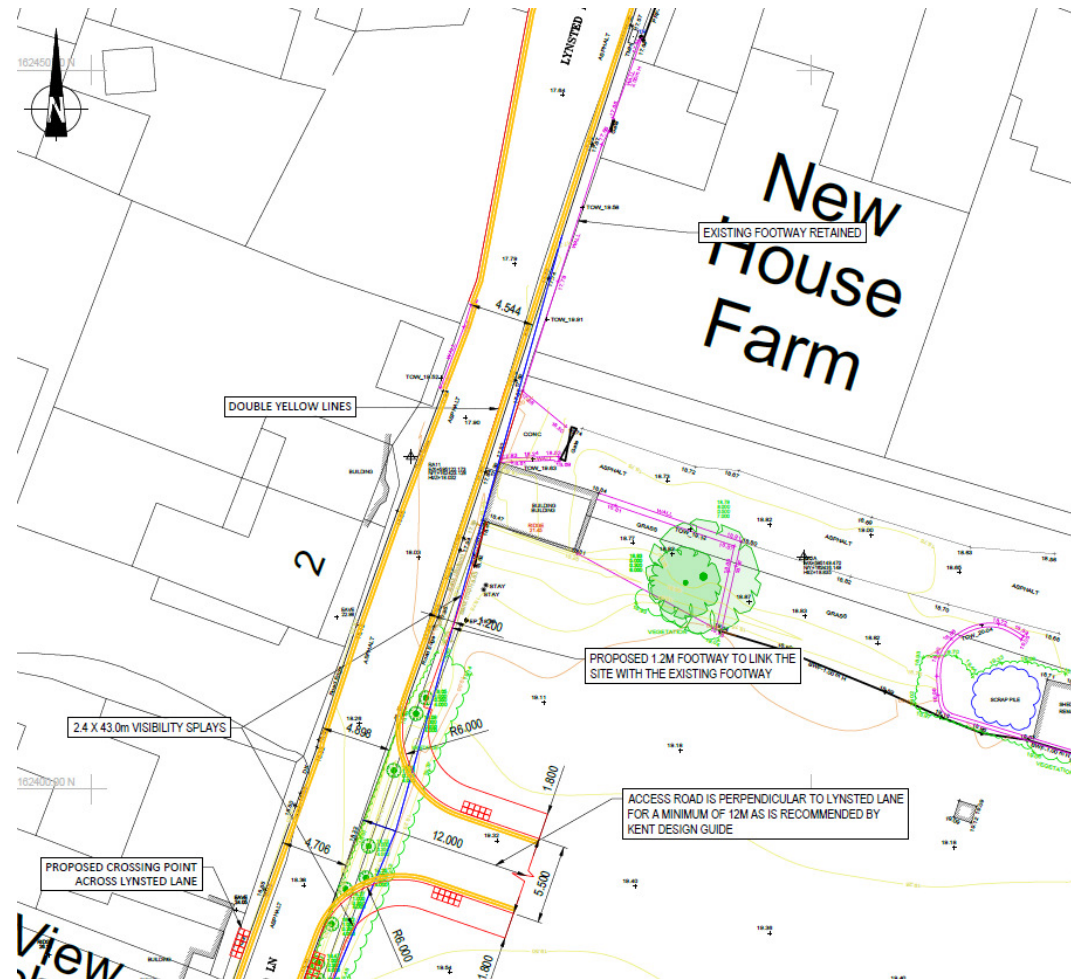


Fig 11 Proposed Access



Land off Lynsted Lane
Conclusion

04

This Design and Access Statement accompanies an outline planning application for a residential development consisting of up to 10 dwellings on a parcel of land on Lynsted Lane, Tyenham; with all matters reserved for future consideration, except access which is to be determined at this stage.

The outline proposals and indicative layout have been informed by a series of technical reports which are submitted with the application.

The proposals provide for high quality housing with a mix to meet local need, in a sustainable location and will significantly contribute to housing supply in the local area.

The proposed development sits as much as possible within the context of the settlement parameters and its surroundings, the proposal will not be out of place or harm the appearance of its surroundings.

The exterior will be of a high quality and will be in keeping with the local character of the area.

In the context of the surrounding area the proposed development is appropriate, given the size of the site. For the reasons explained above it is contended that the proposal will not be prominent or harm the character of its surroundings and will have a positive visual impact. It is concluded that the proposal is a well-designed scheme that is of a high quality.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.



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