

DESIGN & ACCESS STATEMENT

Proposed Residential Redevelopment

Brook House

Cranbrook Road, Hawkhurst

Kent TN18 5EE



June 2022



01 INTRODUCTION

OUTLINE PLANNING APPROVAL

This Design Statement Addendum has been prepared to accompany a Reserved Matters application for 25 apartments at the Springfield Garden Centre, Cranbrook Road, Hawkhurst.

This application seeks approval for the matters reserved pursuant to Outline application reference 17/03780/OUT which was granted at Appeal (ref: APP/M2270/W/18/3199819) in April 2019.

The Applicant, as with the outline permission, is Esquire Developments Limited.

This document is intended to be read in conjunction with the outline planning permission, including detailed access technical designs approved under that application.



PLANING CONTEXT 02

A Reserved Matters application was submitted in March 2022. The Reserved Matters seeks to submit details required under Condition 1, namely 'Approval of the details of the layout, scale, appearance, internal access roads, and landscaping of the development'.

There are however a number of overlapping Conditions, including Landscaping (Condition 6 and 8) and internal access roads (Condition 22), drainage (Condition 11) and materials (Condition 5). Accordingly, the information submitted for this Reserved Matters seeks to address Condition 1, but recognises that further details will also be provided in the discharge of relevant Conditions for the development.

i) The Principle of Development

The principle of development in the site is well established. This includes the site's allocation as part of a wider housing allocation for approximately 40 dwellings under Policy AL/HA1 in the adopted Site Allocations Document. It is also identified in the emerging Local Plan (currently at examination) under Policy AL/HA2 for 25 apartments.

Notwithstanding the site is previously developed land (and therefore accords with Policy CP1 of the Core Strategy), the Appeal decision to allow the erection of 25 dwellings established not only the principle of development (further), but also the overall number of dwellings. This includes reference to the following approved drawings/documents of the Appeal Decision:

- Drawing SK-014E Junction Visibility and vehicle swept path analysis Option 12
- Drawing 2233SC/01 Site Location Plan
- KB Ecology Report 2015/06/03 Dated 8 September 2015
- Quaife Woodlands Report AR/3357 Dated 30 October 2017

ii) Appearance

The outline application was accompanied by a Design and Access Statement (DAS) which set out an approach to the appearance of the buildings. As clearly identified in the Appeal decision (and as referenced below) due to the site constraints, the siting, layout and form of development is 'unlikely to result in a final design solution that differs greatly from the outline application'.

The DAS did not fix the appearance of the buildings but mooted that the developments could propose an 'eclectic' traditional vernacular style that defines the architectural character of Hawkhurst and its wider context. This DAS addresses the current Reserved Matters approach including the proposed approach to materials (covered under conditions 5).

iii) Landscaping

The coloured site layout plan identifies how the proposed blocks sit within the local landscape setting including a green entrance setting and the retention of mature trees on the southern boundary. The detail of the landscaping will be addressed under Condition 6: Landscape scheme and Condition 8: Landscape and Ecological Management Plan (LEMP) of the Appeal Decision. Condition 8 is a pre-commencement condition meaning these details would need to be agreed prior to works starting on site. Accordingly, the Reserved Matters demonstrates how the layout allows for appropriate landscaping and management to come forward in due course as required by the Appeal Decision.

iv) Layout

The site layout follows the form described in the outline approval, with two discrete blocks of apartments set within a sloping wooded landscape adjacent to Cranbrook Road. The smaller 'entrance' block is designed in a more vertical emphasis to recognise its position 'turning the corner' along the access road and will present a massing that evolves visually on procession through the site. The larger secondary block is predominantly vertical in form but has a number of vertical projecting elements to break up this dominance and continue the sensation of architectural 'reveal' as one travels through the scheme.

The Reserved Matters layout is similar to that of the Outline application. It demonstrates that the siting of the blocks accords with the positioning at the Outline stage and indeed was tested at the Appeal by the Inspector (in regard to impact on the character of the area as well as on site constraints (such as drainage). The footprint of the Reserved Matters varies slightly in order to ensure the internal layout can meet the necessary design standards.

The plans listed in the Appeal Decision at Condition 4 are complied with namely:

- Drawing SK-014E Junction Visibility and vehicle swept path analysis Option 12
- Drawing 2233SC/01 Site Location Plan

v) Scale

The Scale of the development accords with the principles of the Outline application with the overall number of dwellings being the same (25 dwellings) and the location and massing of the 2 blocks also being similar. The Reserved Matters shows a slight increase in height, which again reflects the desire to deliver compliant design standards internally.

The overall scale of the development is dictated primarily due to the levels on site which, as identified in the Appeal Decision, results in some elements of the new development being visible, but that the views would be largely contained by the natural topography of the site and the surroundings. Accordingly, the Inspector concluded that any effect of the development would be localised. Furthermore, the Appeal Decision continued to conclude that the scheme would not appear cramped and that if the scheme was altered significantly at the Reserved matter stage, the Council would have the opportunity to raise concerns.

As set out above, the Reserved Matters does not alter the scheme significantly (both in height and scale) and therefore the conclusions of the Appeal Decision remain valid. This crucially include that the proposal would not result in material harm to the character and appearance of the area and that with a sensitively planned and implemented landscape scheme (subject to Condition 6), the proposal would be consistent with the landscape character of the area and would ensure that the proposal would be viewed as an organic extension to the settlement.

vi) Highways access and parking

The Reserved Matters does not seek to amend the approved highway access, which was approved in detail in the Appeal Decision at Condition 4 (Drawing SK-014E Junction Visibility and vehicle swept path analysis Option 12). The access has therefore been fixed and subject to implementation under Condition 21. In addition, internal access roads are addressed in Condition 22, which requires details to be submitted prior to commencement of development.

The site layout proposes a total of 30 parking spaces matching that which was shown at the Outline stage.

vii) Drainage

The surface water drainage was subject to discussion within the Appeal Decision. The site is located in Flood Zone 1 which the Appeal Decision acknowledged is where the NPPF steers new development. The Appeal Decision concluded that the outline drainage strategy was appropriate and that the final drainage solution can be adequately addressed through the imposition of Conditions. Subsequently, Conditions 11 (Drainage Scheme) and 12 (verification report) of the Appeal Decision refer to the need to submit details relating to Surface Water.

The drainage strategy does not form part of the Reserved Matters and will be addressed in detail in due course.

viii) Affordable Housing

The Outline application was accompanied by a Section 106 Agreement confirming the delivery of 6 No. Affordable Dwellings. These are to be located in a single block as apartment Nos. 1 to 6.

ix) Dwelling Mix

The dwelling mix comprises:

No.	Beds	Private	Affordable	Total
12	1B	10	2	12
12	2B	8	4	12
1	3B	1	0	1
Total		19	6	25 units

The mix also offers a good range of sizes per beds, reflecting whether the apartment offers a 1 bed 2 person (12 in total of which 4 are accessible units), 2 bed 3 person (6 in total), 2 bed 4 person (6 in total) or 3 bed 5 person (1 in total). This offers a housing choice in Hawkhurst that is rarely delivered and thus offers affordable smaller accommodation to the market.

In addition to the above, it is also the intention of the development to come forward with a proactive approach to air quality. Alongside the landscaping proposed (which will assist with air quality), the development will also deliver a 100% electric vehicle charging for the dwellings, encouraging the take up of electric vehicles for the future home owners.

03 DESIGN PROCESS

OUTLINE DESIGN PRINCIPLES

The Site Layout Plan provided with the outline planning application was intended to be read as illustrative, and descriptive of one possible way in which the site could be successfully redeveloped. Nevertheless, in keeping with the Applicant's core values and aspirations for the site, the illustrative layout was developed in sufficient detail to give confidence over qualitative design matters as well as the indicative technical strategies (eg. servicing, parking, etc). However ultimately all matters were reserved, other than Access which was submitted in full technical detail at outline application stage and subsequently approved following extensive consultation with KCC and TWBC.

In summary it was proposed that the 25no. apartments would be provided over two separate blocks set out along the northern edge of the site to preserve the amenity and setting of the existing mature trees along the southern boundary. This decision was reinforced by the separate redevelopment of the neighbouring site to the north and west, which would create a mutual residential boundary. A new site access onto Cranbrook Road would provide safe and appropriate vehicular and pedestrian connectivity, including the provision of a relocated new bus layby and shelter. The suggested alignment of the road through the site was informed by an existing right of access held by the neighbouring Veterinary Surgery to the north.

An existing culvert adjacent the site access alongside the boundary with Cranbrook Road would be retained and improved as part of the indicative landscape proposals. Mature trees along the southern and northern boundaries would be protected and retained wherever possible.

This layout, including the access road was tested at the Appeal and found to be acceptable. This included matters such as impact on Tree Root Protection Zones and changes in levels. The Inspector clearly identified in the Appeal decision that due to the site constraints, the siting, layout and form of development is 'unlikely to result in a final design solution that differs greatly from the outline application'.



DESIGN PROCESS 03

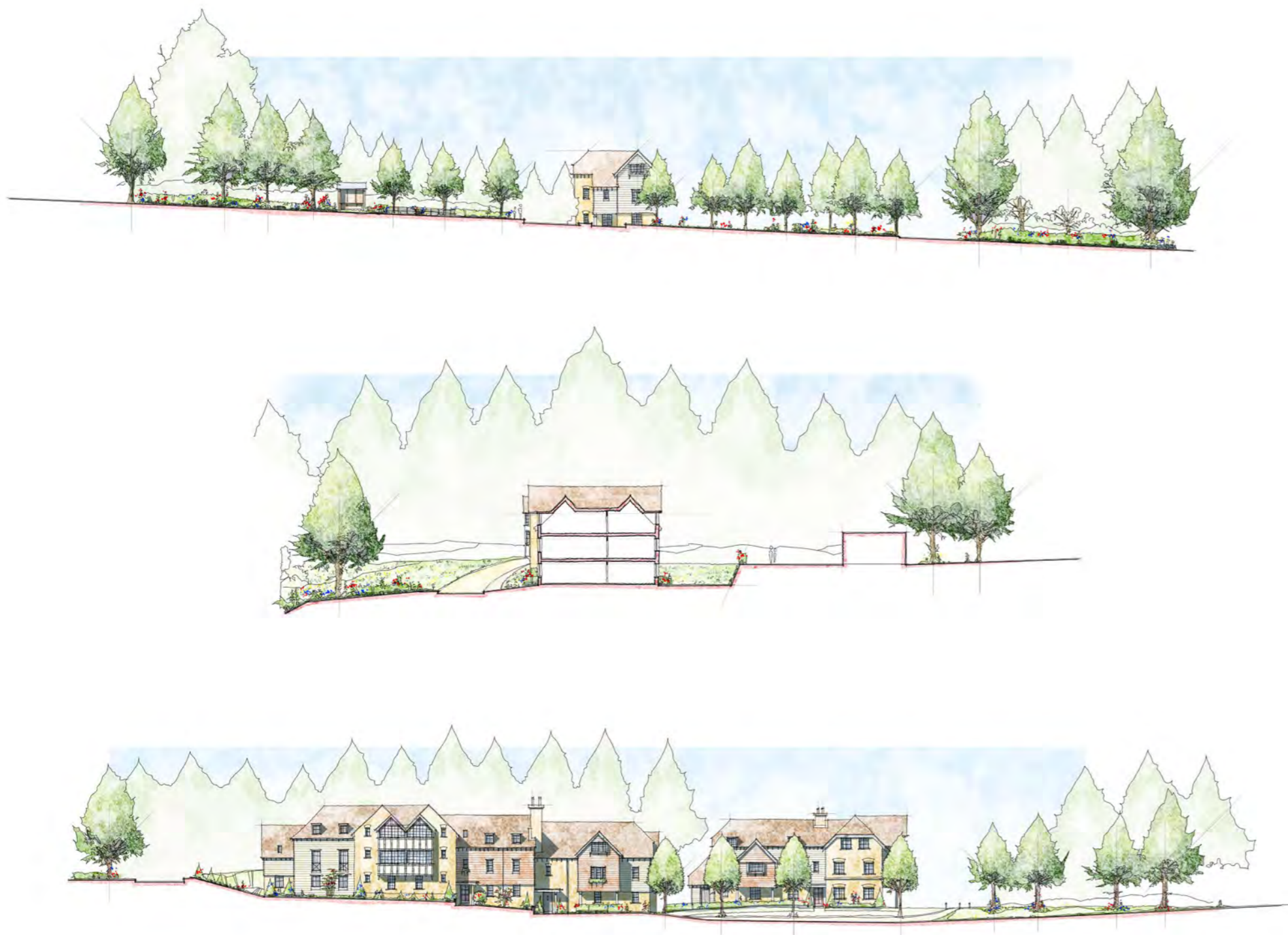
OUTLINE DESIGN PRINCIPLES

The outline planning application was further supported by illustrative street elevations which sought to demonstrate architectural proposals broadly in keeping with the character of the context. As part of the concept design process a thorough study of local vernacular was undertaken, primarily focused on the immediate context and setting of Hawkhurst itself, but drawing on wider references where appropriate from the broader High Weald region.

Notable local architectural features include:

- Clay tile hanging and weatherboarding
- Prominent brick chimneys
- Clay tile pitched roofs with ornamental timber bargeboards and brick-detailed bedded verges
- Projecting brick string courses and rounded arches
- Varying eaves heights creating rooms-in-roof and complex roof forms (including cat-slides and half-hips), with very modestly detailed dormer windows
- Frequent use of upper-floor projecting 'jettys' in contrasting material (timber or tile hanging), including within gables to form oriel windows
- Bold use of rectilinear bays to break up building mass and create elevational interest
- Mixture of window types within elevation creating unique architectural character

It should be noted that the elevational treatments shown in the outline planning permission were illustrative of only one possible appropriate approach to the redevelopment of the site, and remain a matter reserved for consideration as part of this application.



03 DESIGN PROCESS

3.2 LOCAL CHARACTER ARCHITECTURE AND MATERIALS

As noted previous the illustrative elevational treatments described in the outline planning permission were indicative of one possible appropriate design for the site, based on known constraints and detail at the time of the original application.

Accordingly it is appropriate that, as the outstanding matters of Scale, Massing and Appearance are to be considered as part of this application, that a renewed study of local character be undertaken to test, affirm and update the elevational principles set out previously.



Upper storey clay tile hanging, mixture of window types, asymmetric brick chimneys



Symmetrical brick gable, varying window types, black painted timber barge-boards, strong urban frontage to street



Well detailed brick gable with verge detail, brick arches and string courses, combination of projections and setbacks that break up massing



Brick detailing, decorative timber barge-boards, contrasting use of gables, chimneys and overall massing creates visual interest



Asymmetric composition, hipped and half-hipped roofs, hanging clay tile detail, jettied upper storey with timber detail



Asymmetric composition, half-hipped roof, full-height timber weatherboarding, mixed window types



Paired brick gables with painted timber barge-boards



Asymmetric composition, projecting hanging clay tile gable with timber barge-boards, mixed cladding materials at different heights



Linear frontage broken up by mixed window forms, asymmetric gable composition, hanging clay tile to upper storey, use of chimneys, half-hipped gable

04 PROPOSALS

PROPOSED MATERIALS & DETAILING

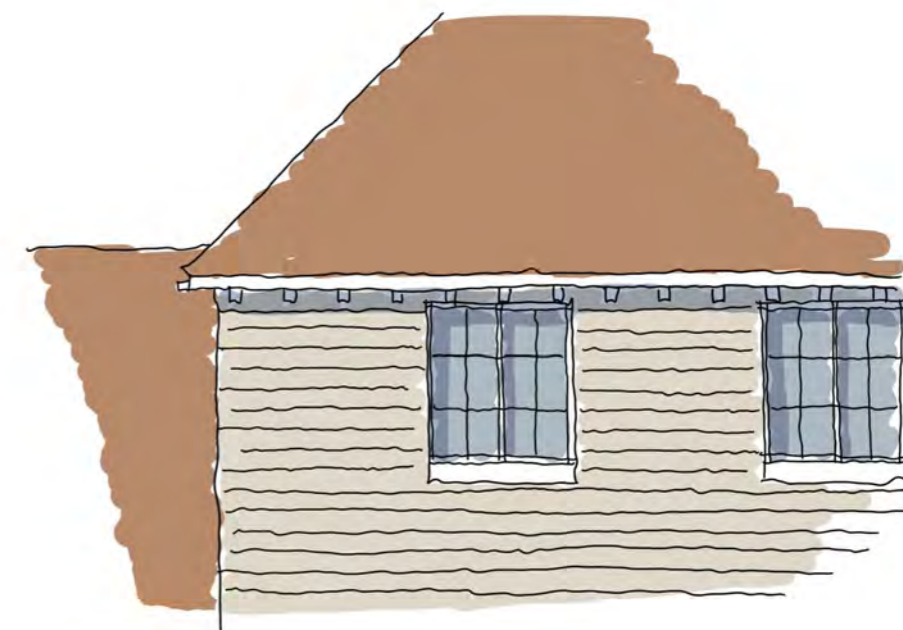
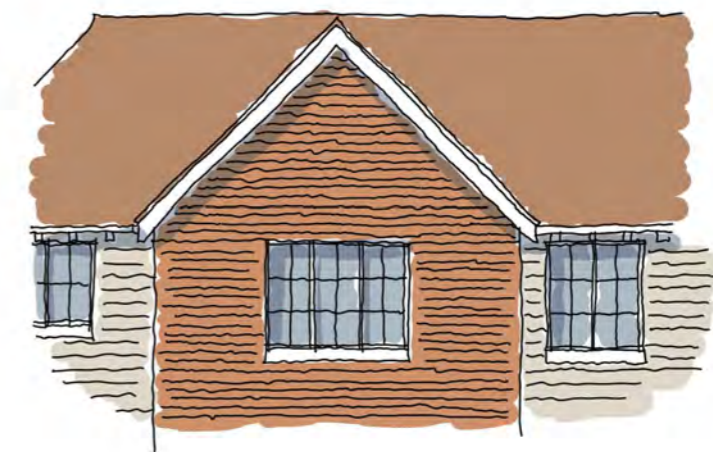
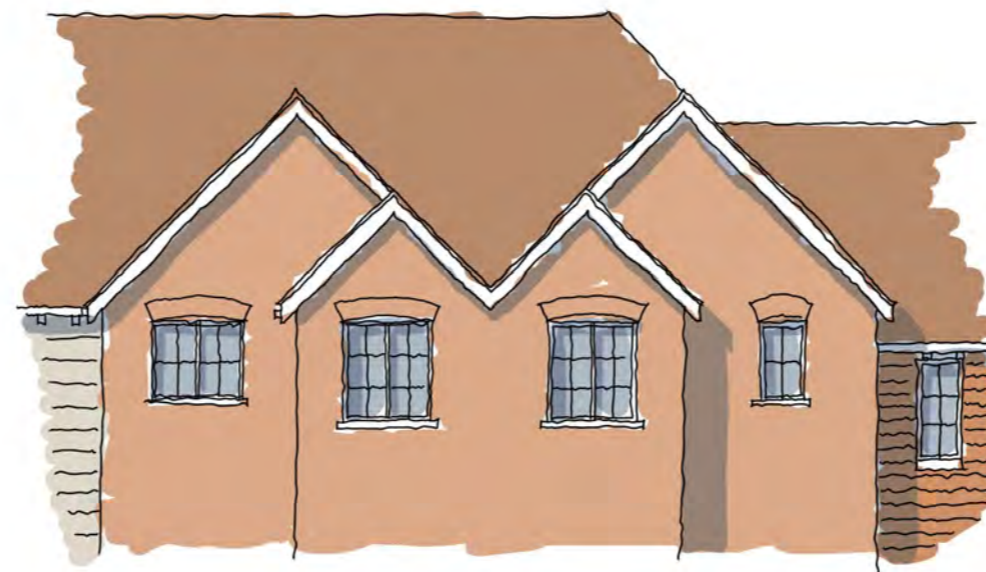
As established by the previous and updated local character studies, there is a strong vernacular of materials and detailing that unifies much of the character of Hawkhurst and the wider High Weald region.

The proposed apartments, with best regards to architectural design quality and materials technical performance, have been created in a palette of finishes and details that are sympathetic to the site's historic (and modern) context.

The primary elevational treatment will be facing multi-stock red brick, with appropriate areas of detailing (eg. projecting string courses, soldier courses) pulled out in the same type of brick. In keeping with similar types of building across the area vertical tile hanging will be used as a secondary treatment to highlight projecting bay features at various heights, finished with brick corbelling stops and bases where appropriate. Larger areas of tile hanging (particularly in gables) will be further broken up through use of feature club tiles in rows to reflect similar local details. Horizontal weatherboarding painted white, although a feature more typical of the Low Weald, does appear scattered throughout the local area and is considered appropriate to incorporate into the design.

Both blocks will be finished in clay tile roofing or similar, as a mixture of gables and half-hipped forms. As appropriate to local character these will be further augmented through use of deep barge-boards with simple/unfussy moulding. Eaves are of a modest depth but showing exposed rafter feet behind black half-round gutters; downpipes are external for ease of maintenance, with simple hoppers over a round profile.

For ease of maintenance windows are white timber-effect uPVC casements over small and clean detailed cills, with vertical and horizontal glazing bars in keeping with local character. Modules are generally consistently set out over elevations, proportioned to a slight vertical emphasis, with some areas of 'off axis' spacing to create emphasis and interest. Juliet-style balconies are used to break up elevations at first floor only, helping to maintain a subtle receding hierarchy from ground to second floor.



PROPOSALS 04

PROPOSED MASSING & STREET ELEVATIONS

As described previously the massing of the proposals has been well tested during the concept design stage and outline planning permission. The LVIA and VVM work undertaken as part of the approved outline work demonstrates that the site has very limited visibility beyond its own boundaries and therefore very low visual impact risk within the wider area.

Given this context, as part of the detailed design process for this Reserved Matters application, it was deemed appropriate to re-test the massing of the proposed blocks. This was undertaken with the dual consideration of internal configurations and external appearance; it was determined that, in line with latest best-practice construction technologies, it would be necessary to slightly increase overall heights to accommodate appropriately robust party floor details (thermal insulation, acoustic separation, etc).

The site is generally much lower than Cranbrook Road, with the blocks sitting around 3m lower (ie. a full storey height) than passing traffic and set back some 50m from the carriageway set in significant mature and proposed planting.

Therefore it is suggested that - when viewed from outside of the site and along Cranbrook Road - only the upper stories of either block will be visible. Consequently the buildings are viewed in a slightly unusual manner where the roofline will be visible first and the blocks read 'top down', rather than from the ground up as most buildings would be. From Cranbrook Road, therefore, the blocks will effectively be interpreted only as two storey buildings.

With this in mind it is suggested that the 'half storey' appearance of the second floor illustrated in the outline concept design may actually negatively affect the perception of the architectural character from outside the site; where it would be read as 1.5 storeys rather than a full two storeys as would be in keeping with the context.

As such it is proposed that the second floor eaves heights are raised to strengthen the roofline through the site and better receive higher level views from Cranbrook Road, ultimately to maintain the local characteristics of two storey buildings. This approach will also reinforce the building frontages to the extremely strong mature tree belt to the south; many of the trees are some 18m tall and would benefit from a taller building form to balance the placemaking of the site as a whole.



Proposed Section A-A

Brook House



Proposed Section B-B



Proposed Section C-C

Reinforced earth slope to engineer's design
Springfield Industrial Estate

Proposed Section D-D

04 PROPOSALS

PROPOSED SITE LAYOUT PLAN

The Site Layout Plan proposed as part of this Reserved Matters application follows very closely the principles described in the original outline planning permission. With Access approved in detail, the retained historic alignment of the road through the site, the important mature trees on the southern boundary, and the 'irregular' edge of the northern boundary, there has been little opportunity to adjust block locations, parking configurations or landscape designs beyond a very minor tolerance.

Accordingly, the blocks remain as per their previous arrangement (split as 6no. and 19no. apartments over two separate buildings) with refinement to their footprints to accord with the detailed design which has since been undertaken to determine their internal layouts. For clarity the footprints illustrated in the outline planning application are shown dashed blue on the adjacent drawing. Access, servicing, parking and landscaping all remain as described in the outline planning permission.



PROPOSALS 04

FLOOR PLANS & ACCOMMODATION

In accordance with the outline planning permission it is proposed the site provides 25no. apartments over two blocks. The full mix follows, with a detailed schedule of areas accompanying in the Schedule of Accommodation:

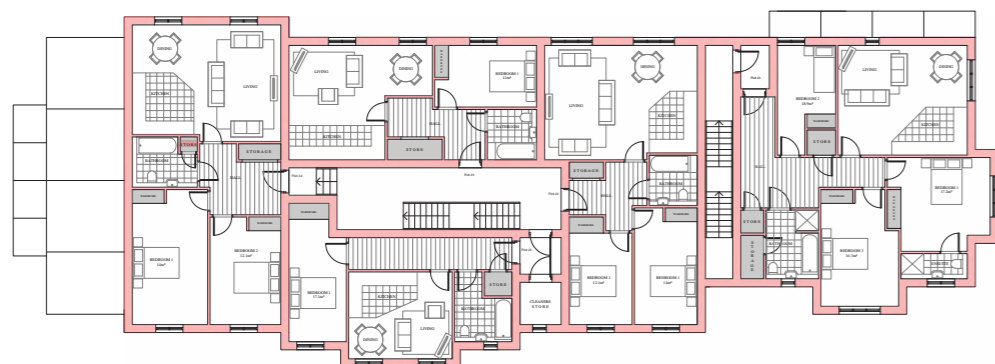
Block One - 6 apartments

- 4 x 2-bedroom apartments
- 2 x 1-bedroom apartments designed to M4(3) compliance

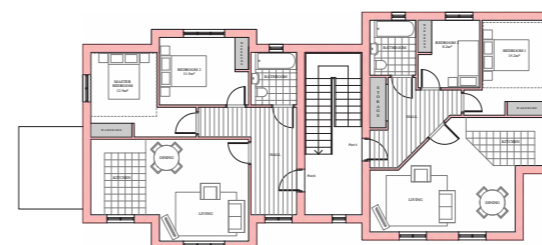
Block Two - 19 apartments

- 1 x 3-bedroom apartment
- 8 x 2-bedroom apartments
- 8 x 1-bedroom apartments
- 2 x 1-bedroom apartments designed to M4(3) compliance

As established previously both block footprints are broadly in accordance with the concepts set out in the outline planning permission. As part of the Reserved Matters detailed design process, with updated information on space standards, commercial considerations, and construction industry context, the block footprints have been adjusted within a very minor tolerance. The overall principle of rectilinear blocks, augmented with setbacks and projections, has been retained throughout.



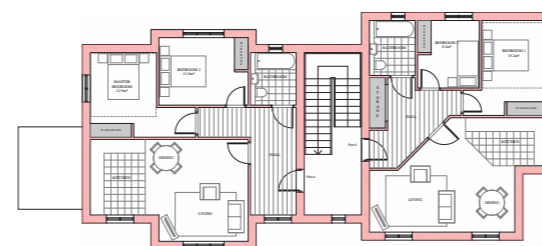
SECOND FLOOR PLAN (1:100)



SECOND FLOOR PLAN (1:100)



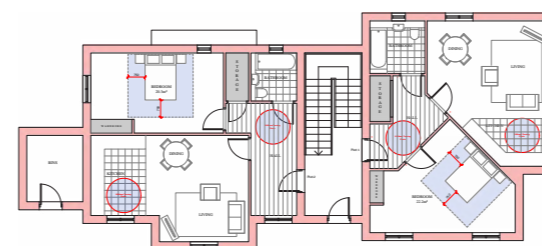
FIRST FLOOR PLAN (1:100)



FIRST FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:100)

04 PROPOSALS

TECHNICAL MATTERS

As noted previous many of the detailed technical strategies of servicing and accessing the site were appraised in detail at the outline application design stage; the access design has been approved in detail and the alignment of the road through the site follows an existing constraint.

It is proposed that the strategies described in the outline planning permission remain valid as part of this Reserved Matters application, and will be reinforced with appropriate further information as part of later planning conditions.

These include:

- Landscape and ecology
- Parking provision and arrangement
- Refuse and recycling storage/collection
- Foul and surface water drainage



- Root Protection Areas ●●●●
 - Previous Footprint — — — —
 - Previous Road Layout — — — —
 - Existing Drainage Ditch ————
 - Existing Foul Drain ————
 - Existing Foul Drain to be Relocated ●●●●
 - Proposed Foul Drain Diversion — · — ·
- (new inspection chamber shown circled)

SUMMARY 04

RESERVED MATTERS APPLICATION

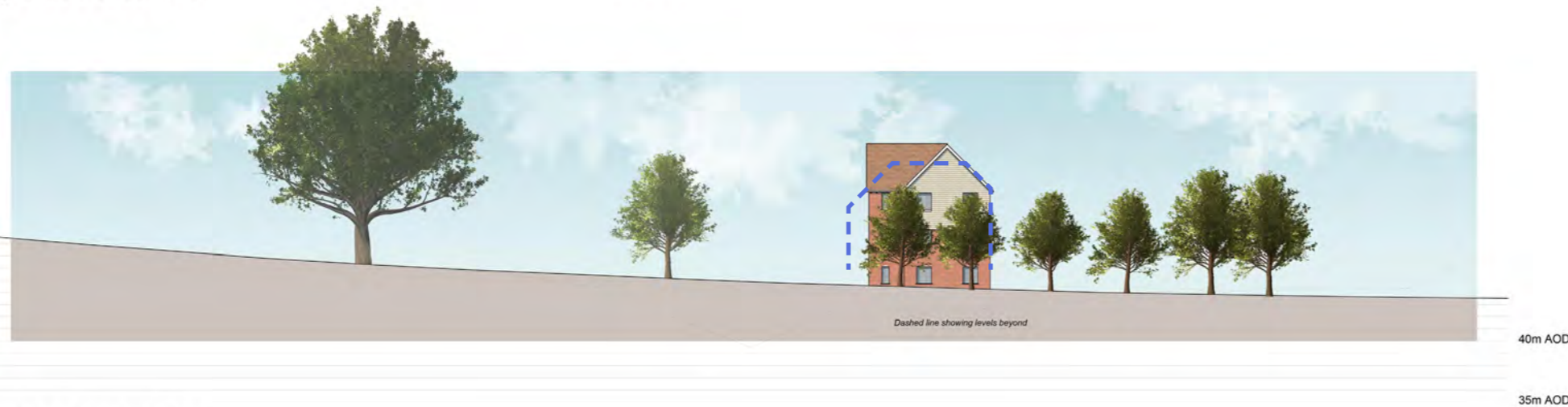
The principle of the redevelopment of Brook House has been approved by TWBC as part of Outline Planning Permission 17/03780/OUT. These proposals for the Reserved Matters of Scale, Massing, Appearance and Landscaping are presented as the result of diligent design and technical appraisal of the site and its associated constraints and opportunities.

The application seeks consent for 25no. apartments at a market-appropriate mix of one-, two- and three-bed apartments, including accessible provisions.

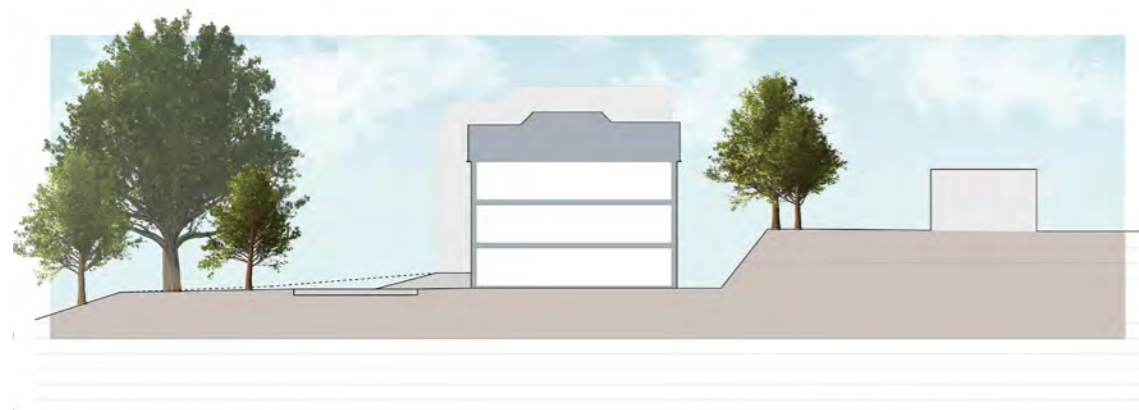


Proposed Section A-A

Brook House



Proposed Section B-B



Proposed Section C-C

Reinforced earth slope to engineer's design
Springfield Industrial Estate



Proposed Section D-D

