

08284A

East Hill,
Chatham

Design & Access
Statement

Planning Issue





Document Purpose & Structure

This Design & Access and Design Guide (DAS) forms part of the Outline Planning application for Easthill in Chatham.

It is in line with the National Planning Policy and Guidance and explains the context and design principles and concepts that have informed the design.

Contents

1.00 Starting Point

- 1.01 How People will live at East Hill
- 1.02 Process Explained
- 1.03 Hierarchy of Ideas

2.00 Define the whole

- 2.01 Summary Checklist

3.00 Respond

- 3.01 Understanding what is there
- 3.02 Understanding Topography
- 3.03 Understanding Ecology
- 3.04 Understanding Existing Vegetation
- 3.05 Understanding Views
- 3.06 Understanding Archeology
- 3.07 Understanding the History
- 3.08 Understanding the History of the Site
- 3.09 Summary Checklist

08284A
East Hill, Chatham

Contents

4.00 Understanding Existing Connections

- 4.01 Understanding Existing Connections
- 4.02 Define Pedestrian Routes across Site
- 4.03 New Road Structure
- 4.04 Green Infrastructure-New Paths and Leisure
- 4.05 An opportunity to create new pedestrian and cycle connections from urban areas of Luton and Princess Park to the Country Park
- 4.06 Drainage
- 4.07 Pedestrian and Cycle connections
- 4.08 Active Frontages
- 4.09 Principal Frontages
- 4.10 Routes shaping Masterplan

5.00 Places emerge

- 5.01 Establish character zone
- 5.02 Places to live

6.00 Landscape and integral and focal

- 6.01 Principles of Public Open Space and Landscaping
- 6.02 Illustrative cross sections
- 6.03 Illustrative view
- 6.04 Precedent images
- 6.05 Summary checklist

7.00 Summary check list

- 7.01 Personal and bespoke whole

8.00 Places to live

- 8.01 NI Green Wedge

- 8.02 N2 Threshold
- 8.03 N3 SUDS area
- 8.04 N4 Pedestrian
- 8.05 N5 Road
- 8.06 H1 Arrival
- 8.07 H2 Urban Park
- 8.08 H3 Road
- 8.09 H4 Square
- 8.10 H5 Avenue
- 8.11 H6 North Danes Way Threshold
- 8.12 H7 Grand Designs
- 8.13 H8 The Circus
- 8.14 H9 Axis
- 8.15 H10 Street
- 8.16 H11 Southern Cluster
- 8.17 U1 Public Square
- 8.18 U2 Urban Homes
- 8.19 U3 Apartments
- 8.20 U4 Square
- 8.21 U5 Transition
- 8.22 U6 Primary School
- 8.23 U7 Arrival/threshold
- 8.24 R1 Rural Edge
- 8.25 W1 Arrival
- 8.26 W2 Secluded
- 8.27 W3 North Dane Way
- 8.28 Ha1 exclusive
- 8.29 H02 Arrival
- 8.30 Ha3 Village Green
- 8.31 Ha4 Woodside
- 8.32 Places emerge summary check list

9.00 Proposed layout

- 9.01 Proposed Layout
- 9.02 Proposed Development Area
- 9.03 Proposed Indicative Road Layout

10.00 Parameters

- 10.01 Application
- 10.02 Parameter 2 land use and ...
- 10.03 Parameter 3 – Building heights
- 10.04 Parameter 4 – site access
- 10.05 Parameter 5 – play area
- 10.06 Parameter 6 – public facilities.

1.00 **Starting Point**



ASH TREE LANE

*'Housing is the physical structure of the place, but that is only part of it, we recognise this.
To create a successful place design ideas must go beyond a housing layout and capacity study and address
the question; what makes this place now and what it will become?*

*People are the starting point – an understanding of local communities and how they will be affected and
integrated.*

*An evaluation of the place follows – creating a bespoke response that generates clues for a conceptual
strategy.*

*This is not about generic housing, this is an outstanding opportunity to create a new place that will sustain
future communities and improve quality of life at East Hill.'*

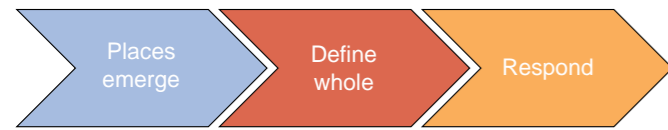
- Our process combines evaluation with strong clear design thinking.
- People are always fundamental to the process.

08284A East Hill, Chatham

1.01 How will people live in East Hill?

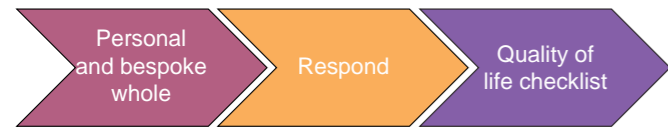
• Where? Type of place:

A range of new places with different identities will be created based on the existing conditions of the site and who will ultimately live there.



• Homes:

East Hill will provide a range of homes to suit the varied demographic of the area see respond section, new places and bespoke homes section.



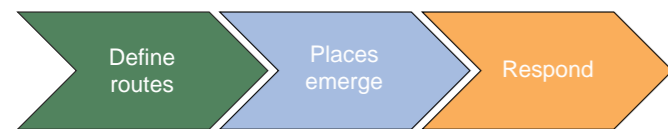
• Leisure:

The development at East Hill will improve leisure for new residents – this is one of the main drivers for the concept of this masterplan



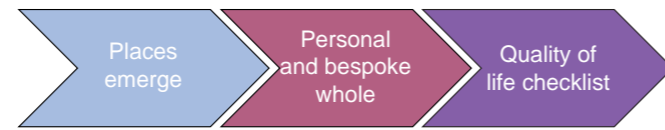
• Access:

East Hill in the future will improve access through and to the area for existing and new residents. New roads and routes through the site will define the structure of the new place.



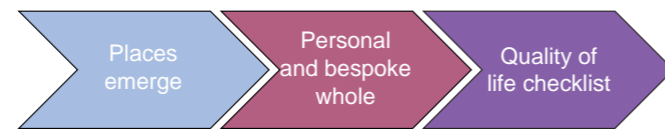
• Schools:

A new two form primary school will be provided in the East Hill development. This is proposed in an enviable location within the new parkland to the south of the site.



• Shopping:

New local shops will be provided in a location that is visible and convenient for both existing a new residents of the area.



• Lifestyle:

East Hill is based on the new exceptional landscape that defines the places in which the houses are located. The lifestyle of new residents will far exceed that of the area currently as they will live in a place that has many interlinked leisure routes all of which can ultimately lead to Capstone Country Park.



• Future proofing:

This strategic vision has sustainability at its core. The landscape dominance mean the environment will improve with time and the careful consideration of the ecology corridors and habitats means the habitats will improve in the long term.

The most important decisions towards sustaining this new community are the careful considerations of who will live there. People will sustain this place, their exceptional surroundings will make them proud to live here.

08284A
East Hill, Chatham

1.02 Process Explained

Process Explained

This cyclical approach outlines how the masterplan has evolved.

The starting point is the identification of “The Whole” – what place will this become? An understanding of the fundamentals of the approach to creating a new place – who will live here and how will they live?

Having established the overall concept, an understanding of existing communities is analysed in the Respond section – so we know where we are starting from.

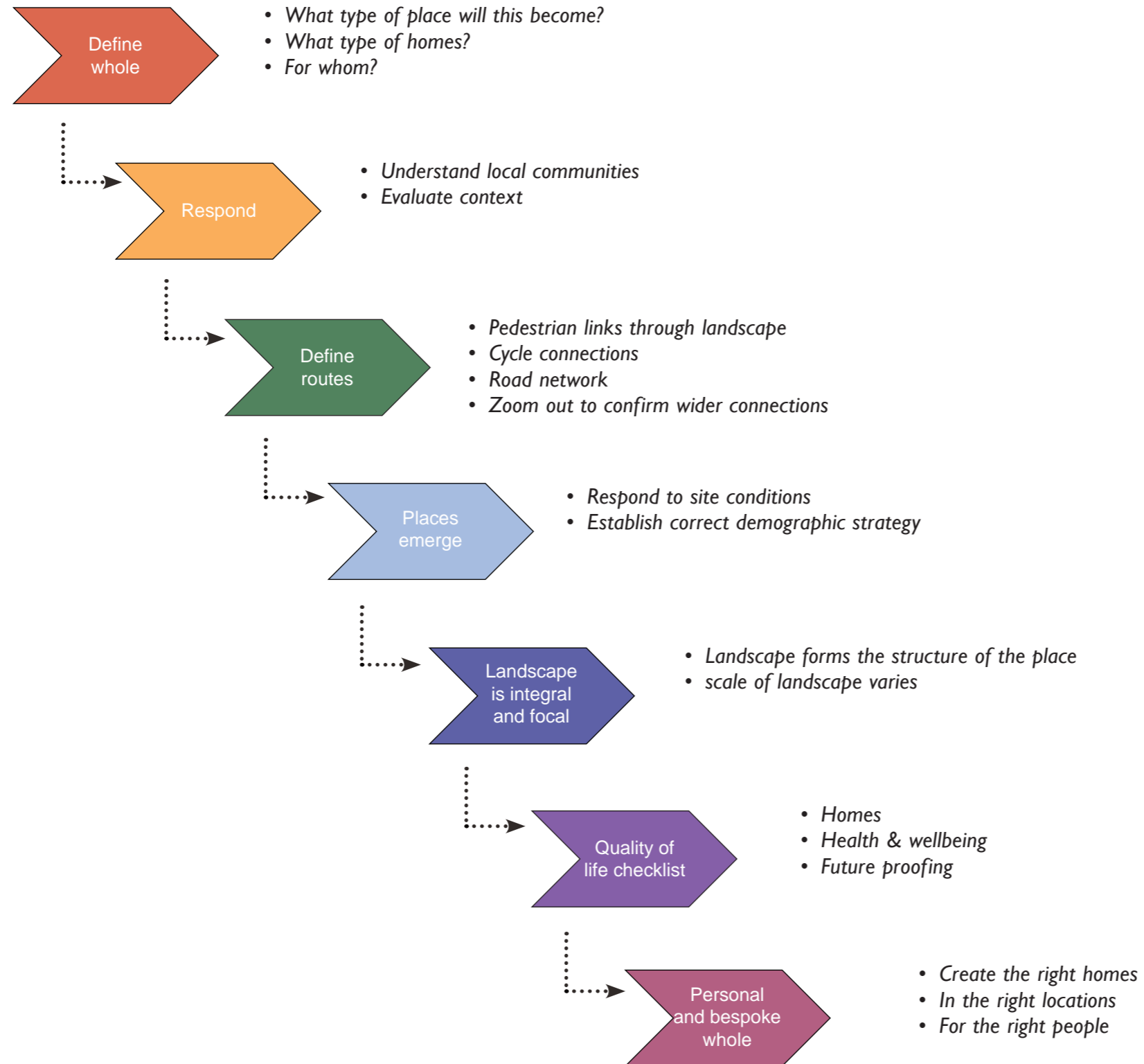
Routes through the site as existing are important for local people so we have used these as the basis for our masterplan strategy. Pedestrian routes are both desire lines and historic routes so these were easy points of reference and when combined with the proposed road the new routes quickly define some key places.

Landscape is the focus for East Hill, whether homes sit next to a new park or have distant views it is through the formalising of the landscape that we have defined new places. Character zones have been identified in response to site conditions and location – these are split to create real places in which people will live.

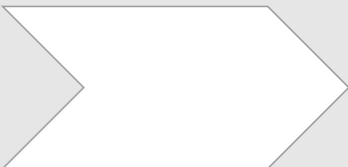
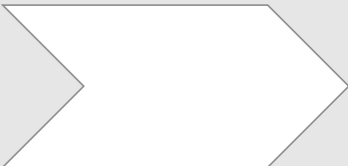
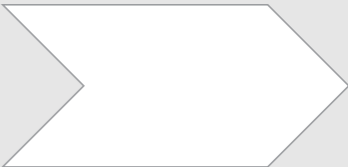
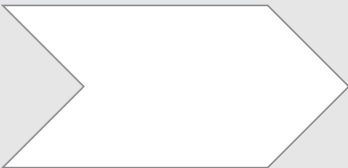
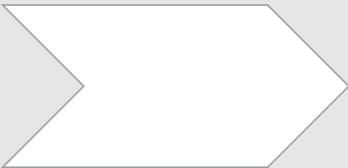
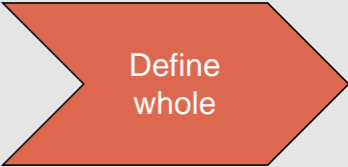
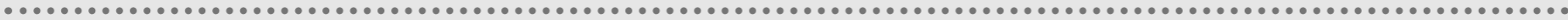
Improved Quality of life for local people – both existing and proposed, is at the heart of these proposals. New parkland, leisure routes and carefully considered house types mean that this is definitely not a one size fits all approach; each area is analysed in detail to understand how people will live and how. Individuals fit into the whole, creating a sustainable future for East Hill.



08284A
East Hill, Chatham
1.03 Hierarchy of Ideas



2.00 Define the Whole



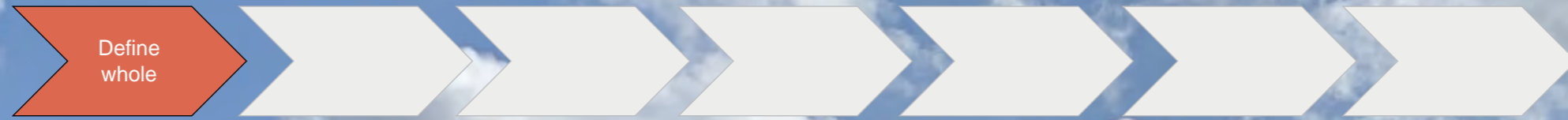
08284A
East Hill, Chatham

2.00 Define the Whole

East Hill will be a realistically priced place to live that combines pragmatism with design ambition to create homes that offer something significantly better than that which is currently available in the area.

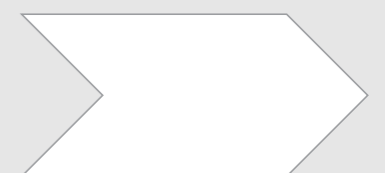
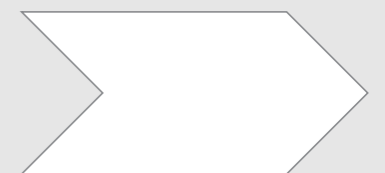
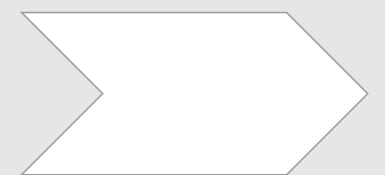
This is a contemporary scheme with health and wellbeing at its heart – a new park, an exceptional pedestrian leisure strategy and modern design combine to create an aspirational lifestyle.

A broad range of tenures, places to live and house types will create a diverse new community that complements the existing.



Contemporary,
Pragmatic,
Ambitious,
Personal.

3.00 Respond



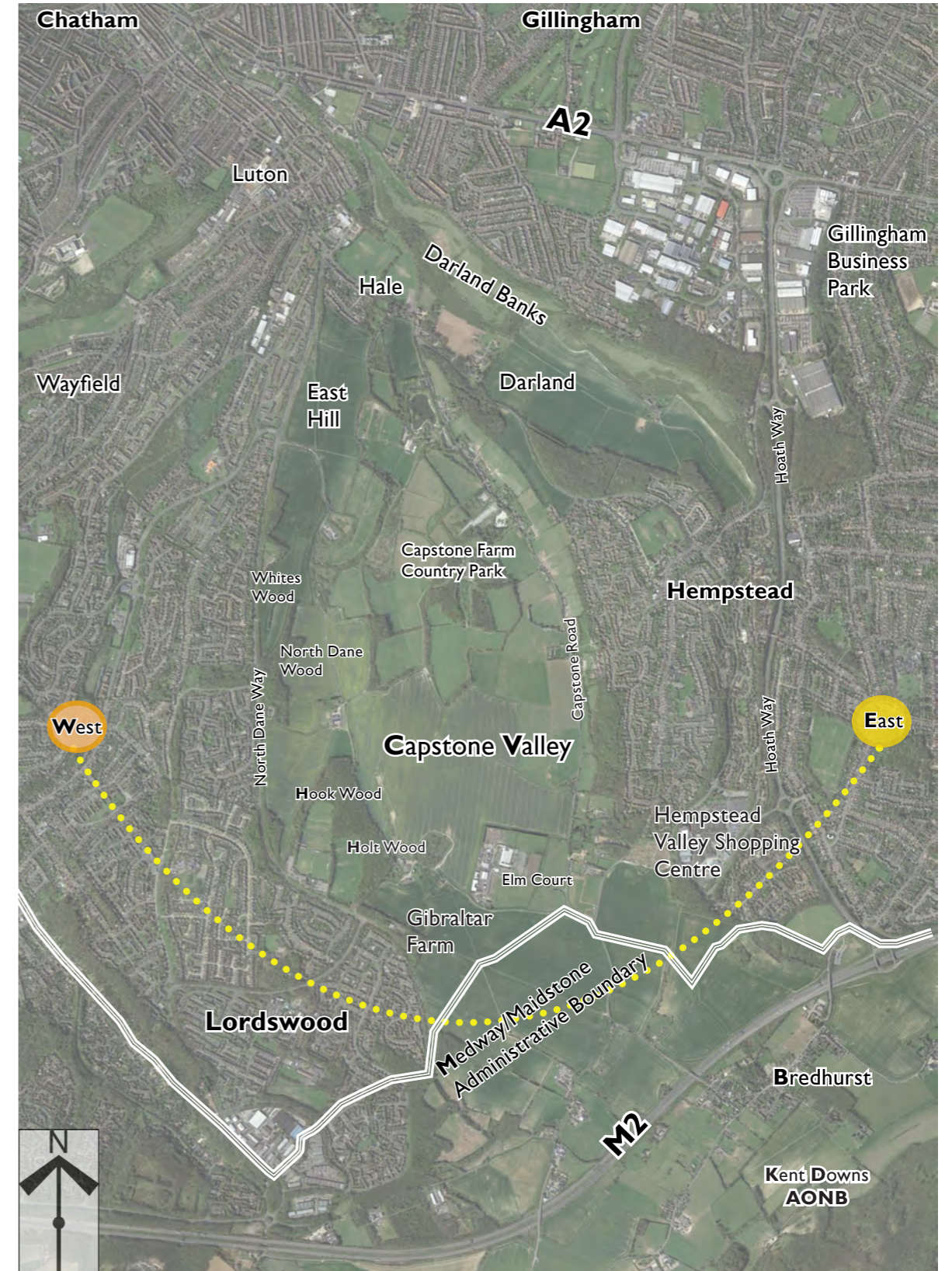
08284A
East Hill, Chatham

3.01 Understanding what is there

Location

North Dane Way locates the site as it runs along the western boundary.

For many local people this masterplan area is a cut through route, a dog walking destination or a link to the country park.



Aerial View of Site

08284A East Hill, Chatham

3.01 Understanding what is there

Prior to beginning the design process we must first understand the context, looking beyond physical constraints and character - finding out about people who already live in the area so we can create homes that will fit in with and improve what is already there.

Although at first glance it seems there is one type of character and identity, the more you investigate the more variety becomes clear. There are lots of clues and plenty to respond to:

- **Housing typologies:**

These vary from very low value terraced homes and apartments to extremely desirable detached homes with their own character.

New homes need to reflect this range.

- **Demographics:**

Again varied - ranging from low income households with few choices about where and how they live to very aspirational households with significant wealth.

New homes will reflect this range, providing affordable homes (apartments and houses), starter homes (apartments and houses), family houses, homes for downsizers, homes for older people, aspirational houses and some exceptional feature properties.

08284A East Hill, Chatham

3.01 Understanding what is there

• Places:

The map extract illustrates that much of the local area is characterised by suburban density housing in areas such as Princes Park. There are however unique places with lots of character locally.

Much of the new development will replicate the density of the suburban neighbouring areas, but it must do much more in terms of placemaking. Density must be flexed to create breathing spaces (by tightening streets into terraces to create squares and landscaped areas)

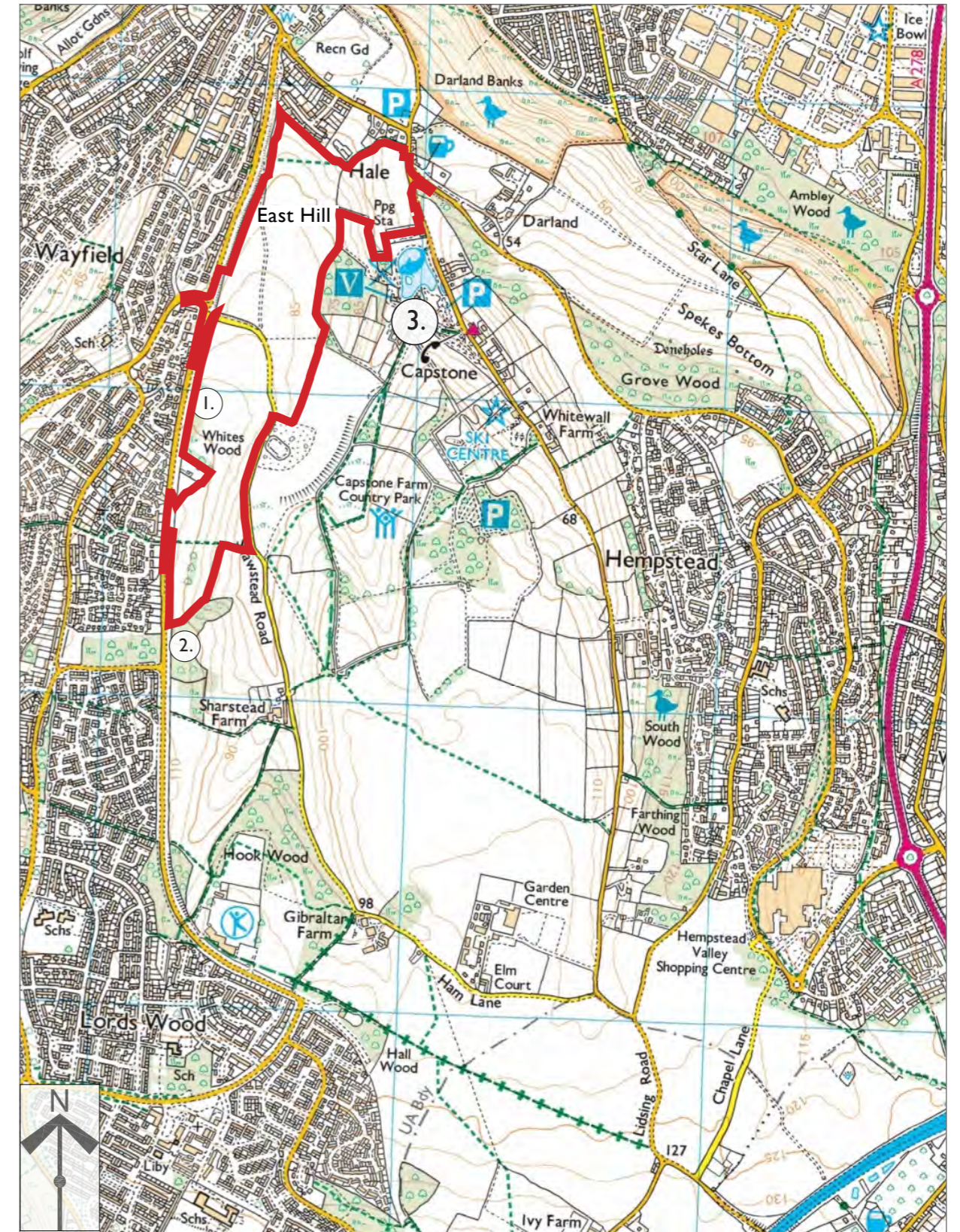
• Character:

They are a number of character areas to respond to:

1. Affordable high density residential (urban) – Luton, Gillingham and Chatham.
2. Sub-urban residential – Princes Park
3. Detached lower density – also in parts of Princes Park and Carlton Crescent
4. Aspirational detached homes – Hempstead and Hale

• Lifestyle:

Local residents already enjoy leisure routes through the East Hill area (for dog walking, running and exercise). Capstone Park is an excellent local amenity which is accessed on foot, by bike and car.



OS Map

Key

- ① Whites Wood
- ② North Dane Wood
- ③ Capstone Farm Country Park

08284A East Hill, Chatham

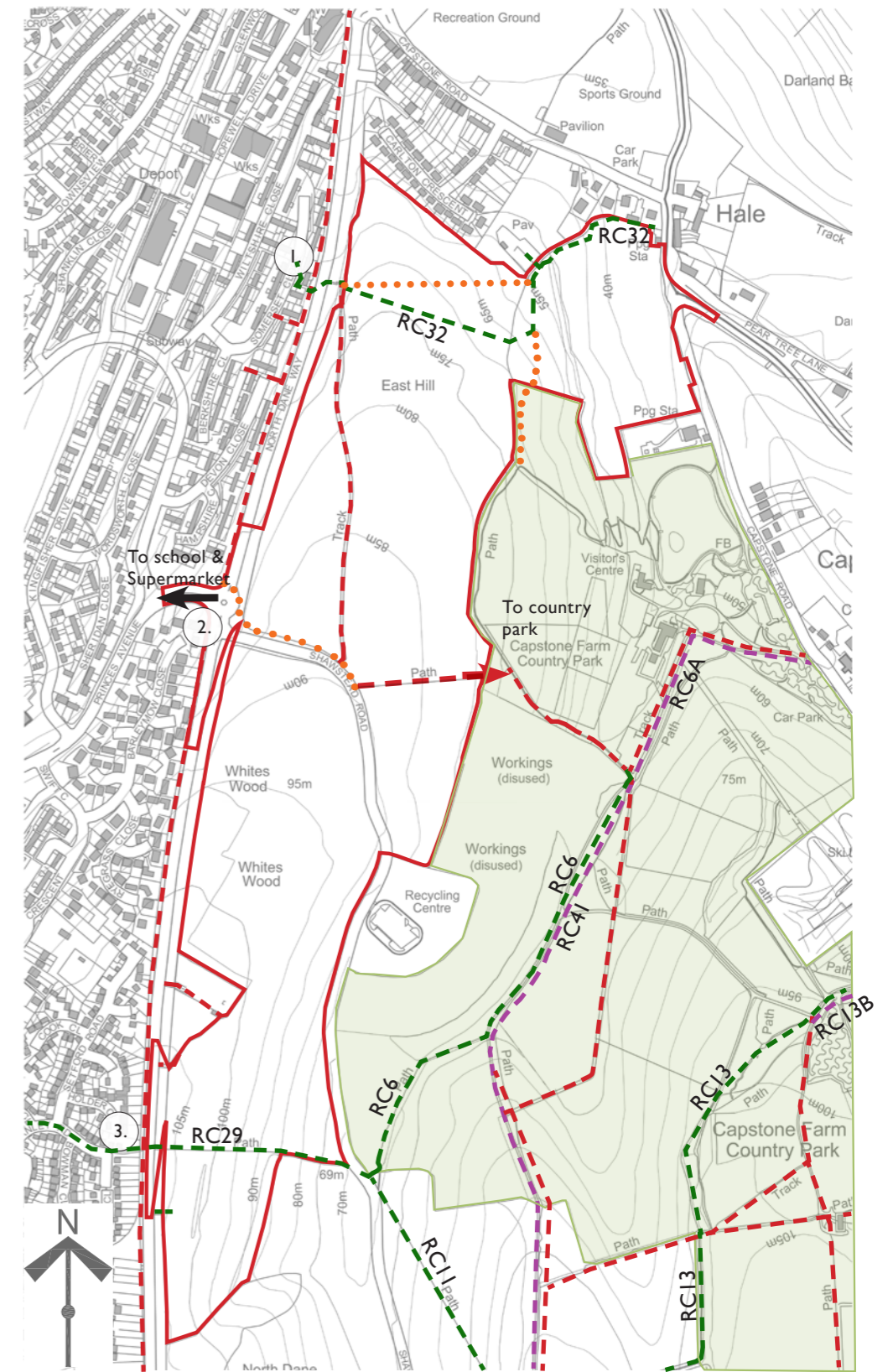
3.01 Understanding what is there

Clues about how people live in this area.

Capstone Country Park is an exceptional asset for the immediate and wider area. Future proposals must enhance links with and enjoyment of the park. This is one of the starting points for our masterplan concept – ensuring that links to the wider community are improved by creation of new pedestrian and cycle routes.

Landscape and ecology are limited but valuable. The wooded areas are especially important and the new landscape strategy looks to significantly increase the wooded areas.

Existing communities are the starting point for understanding what type of place this will become. Integration with people who live in the area is very important – perhaps offering them new places to live that enhance their lifestyle and wellbeing. The recognition of the value of the rural edge of the site and the potential for creating new leisure routes in this area is significant, offering potential for an excellent quality of life – the masterplan concept recognises this as an important starting point.



Existing Routes

- KEY:
- Site Boundary
 - - - PRoW
 - - - Bridleway
 - - - Other Routes
 - Desire lines of travel by foot

08284A
East Hill, Chatham

3.01 Understanding what is there

Hempstead:

Large detached houses surrounded by woodland and served by a quality shopping destination make this one of the most sought after residential locations locally.

Who lives here?

Well off households, mainly family houses with large gardens. Houses are a bit more individual than estate houses which characterise much of the area.

Impact of development:

Due to the distance from the East Hill development there is very limited impact, although new roads may alter traffic?



08284A East Hill, Chatham

3.01 Understanding what is there

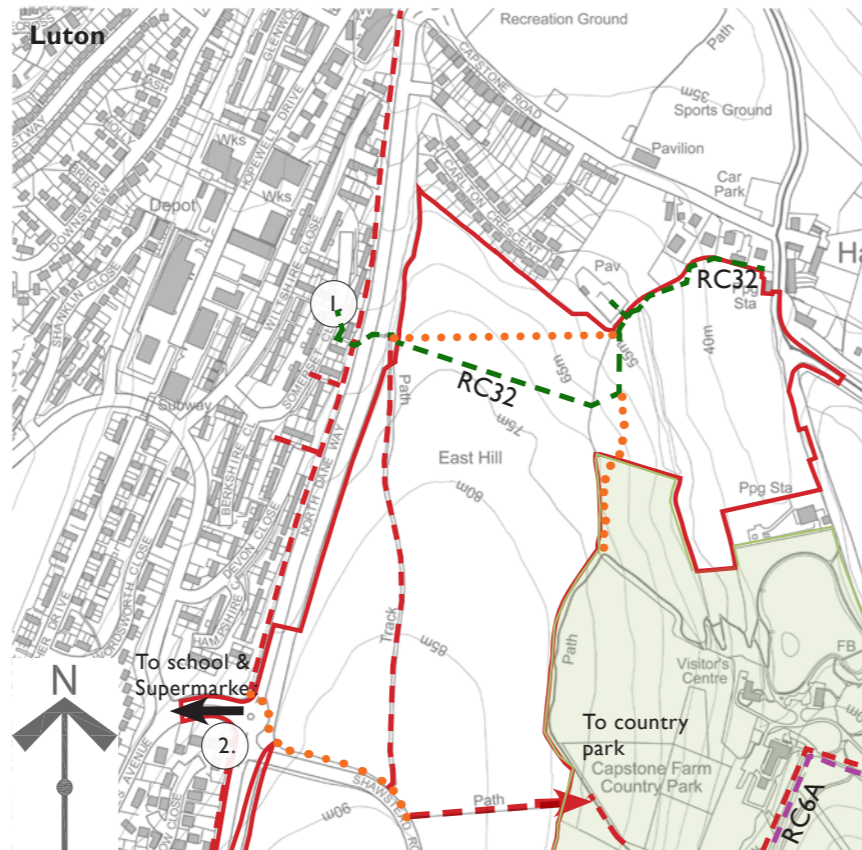
Luton:

This is the lowest value residential area locally, it is characterised by poorly kept housing and low quality public space.

East Hill is likely to become a place that people who live in Luton would aspire to live to improve their quality of life – house types need to accommodate this, providing a smaller entry level house that may not offer more space for people but will certainly offer a better lifestyle.

Who lives here?

Luton residents are mainly people looking for value for money. There is a mixed demographic but the poor quality of the external environment implies that local people do not value where they live



08284A East Hill, Chatham

3.01 Understanding what is there

Princes Park:

This very extensive and quite high density area has a limited landscape offer and is characterised by pragmatic housing of various periods that represents what was the standard housing of its day.

Most of the neighbours to the East Hill development will come from here, new links must ensure they can access the area for leisure and dog walking. Visually there will be no impact on this area.

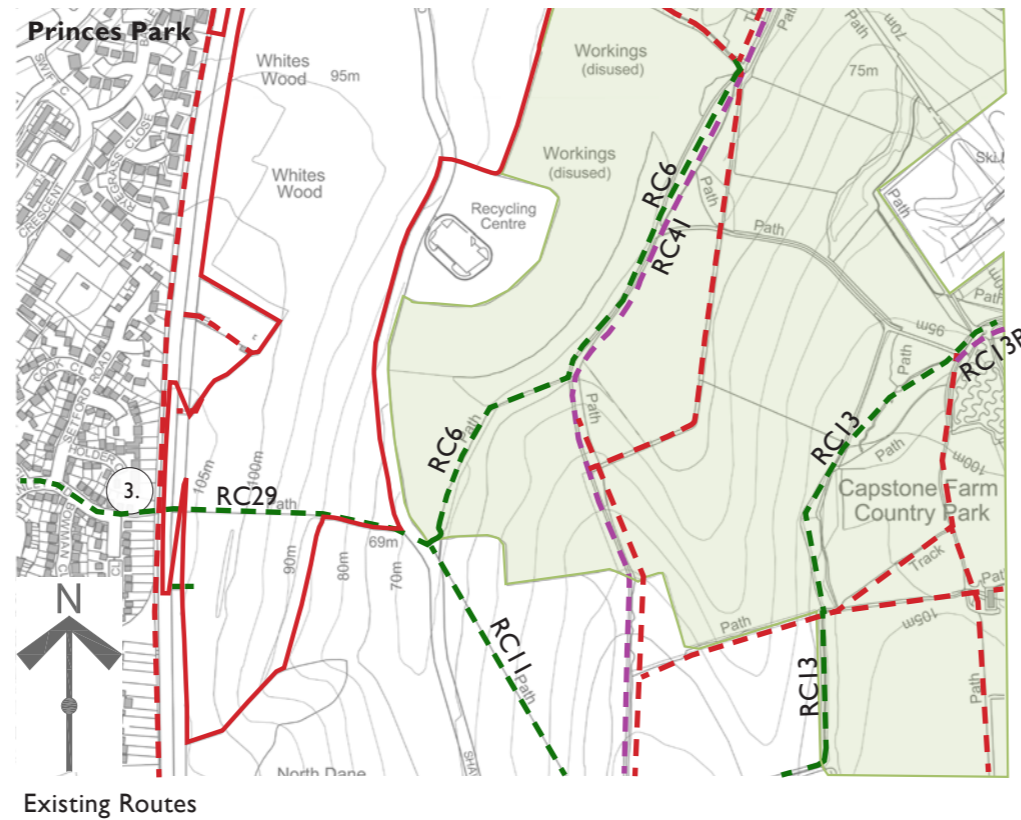
There is existing school provision in this location. It is expected that people who live in Princes Park may aspire to move to East Hill because the lifestyle benefits are greater.

Who lives there?

Popular with families due to reasonable cost and convenience for school.

Routes and Links:

The East Hill development will significantly enhance routes from Princes Park to Capstone Park and for daily dog walking and leisure.



08284A East Hill, Chatham

3.01 Understanding what is there

Hale:

Concept – improve links to Capstone Park and create a new village identity to integrate existing and new residents

Existing:

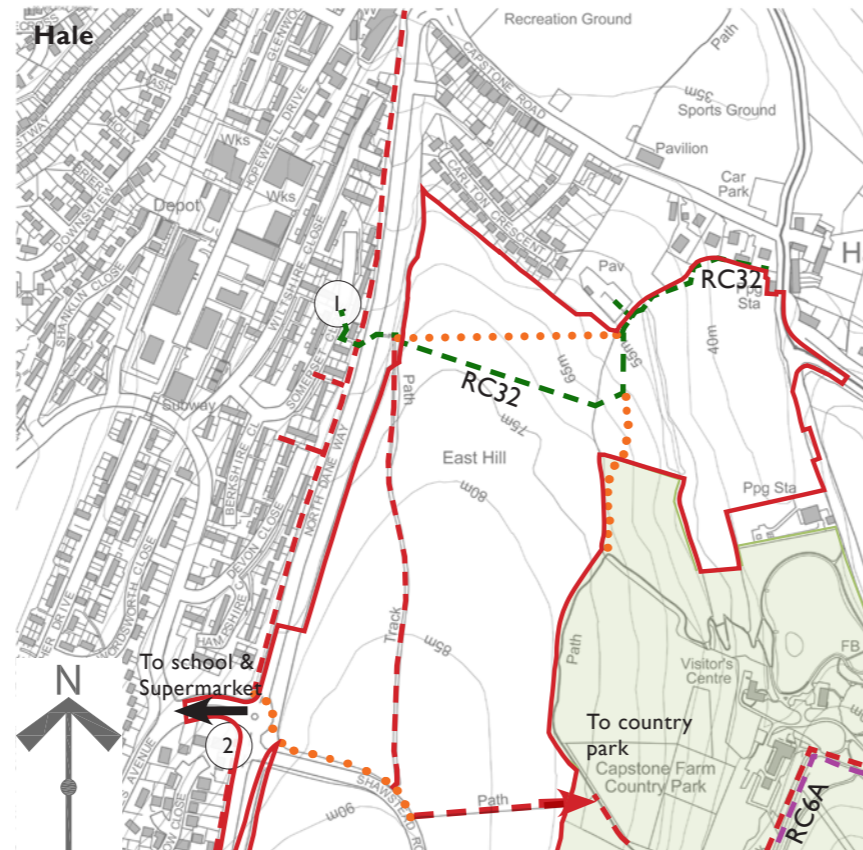
Hale has it's own identity, it is a desirable place to live.

Detached houses with character dominate the road frontage and give the place a feeling of quality. The sports ground is very significant because it alters the urban grain here – the pitches provide breathing space and local people feel they can access this element that offers options for a healthy lifestyle. This type of relationship is something that will be replicated in the east Hill development.

The road is dominant, houses address the main route through and make clearly defined edges, detached homes communicate quality and make this an aspirational place to live. We must take clues from here about how to create aspirational homes in East Hill – give homes breathing space, think about how houses sit on their plots and consider road frontage.

Links with the country park are very important, these must be preserved and enhanced.

Homes here are high value for the area, this will be replicated in the new site adjoining Hale where the steep slope makes the site unsuitable for cheaper or affordable housing.



08284A East Hill, Chatham

3.02 Understanding Topography

The site straddles the flat-topped East Hill ridgeline and runs from north to south parallel to North Dane Way, reaching a maximum height of 105 metres above sea level. The ground falls away steeply to the west of the road and into the Capstone valley to the east where the lowest part of the site lies below the 40 metre contour.

The East Hill ridge edge slopes away steeply towards Hale with the general fall running from west to east with the low point being in the Capstone valley floor.

To the north, lies the common grazing and wildlife reserve of the Darland Banks, which in part look across the site with distant views.

Luton lies in a valley below the site to the north-west, whilst Wayfield occupies the valley bottom and slopes to the south-west.

