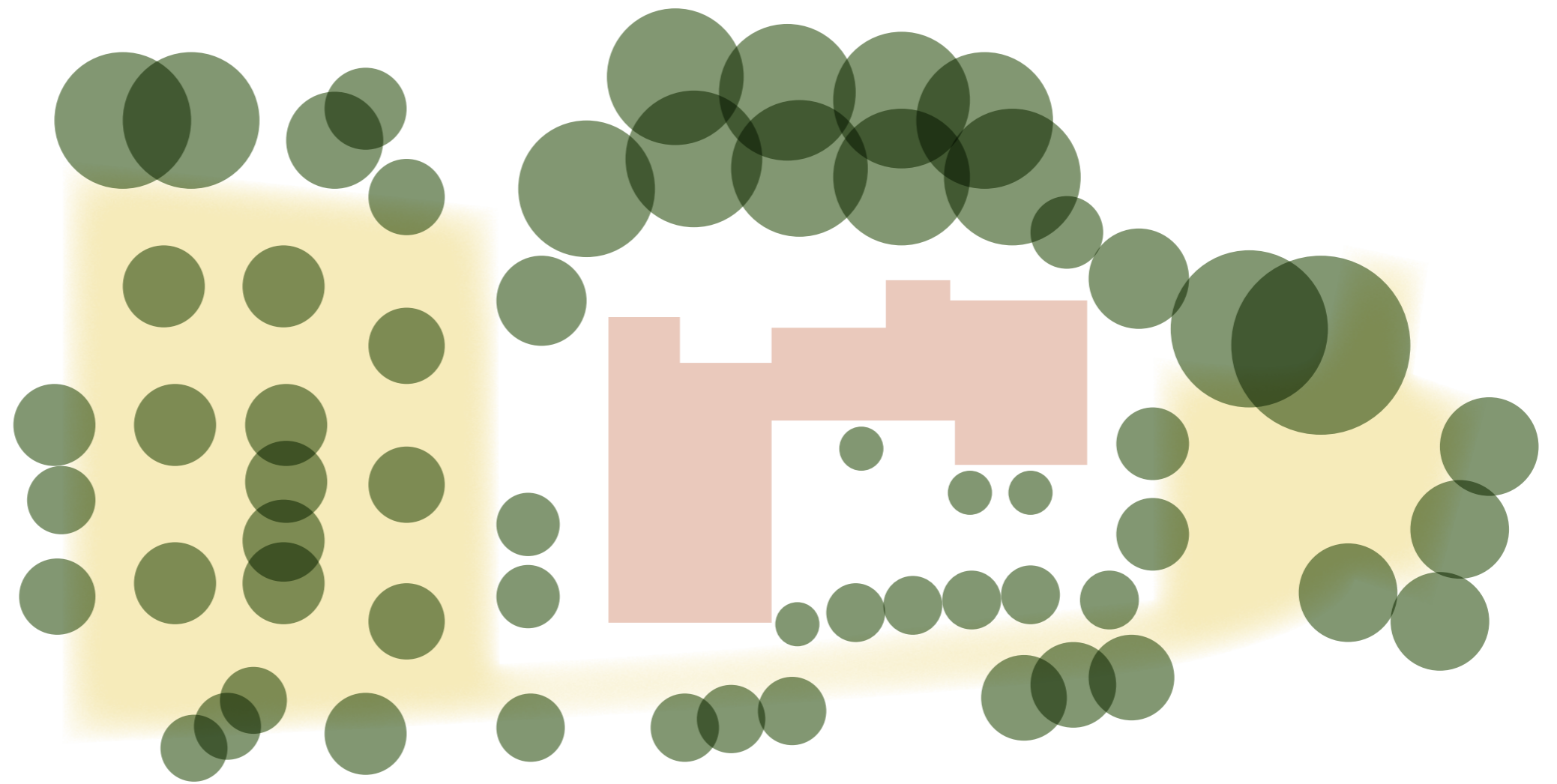


THE FOREMANS CENTRE

HIGH STREET, HEADCORN
DESIGN AND ACCESS STATEMENT
JULY 2022



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The Foremans Centre, High Street, Headcorn: Design and Access Statement

This Design and Access Statement has been prepared by Milton Manor Studio.

**MILTON
STUDIO**

Church Barn
Milton Manor Farm
Ashford Road
Canterbury
CT4 7PP

E: info@miltonstudio.co.uk

Please note:

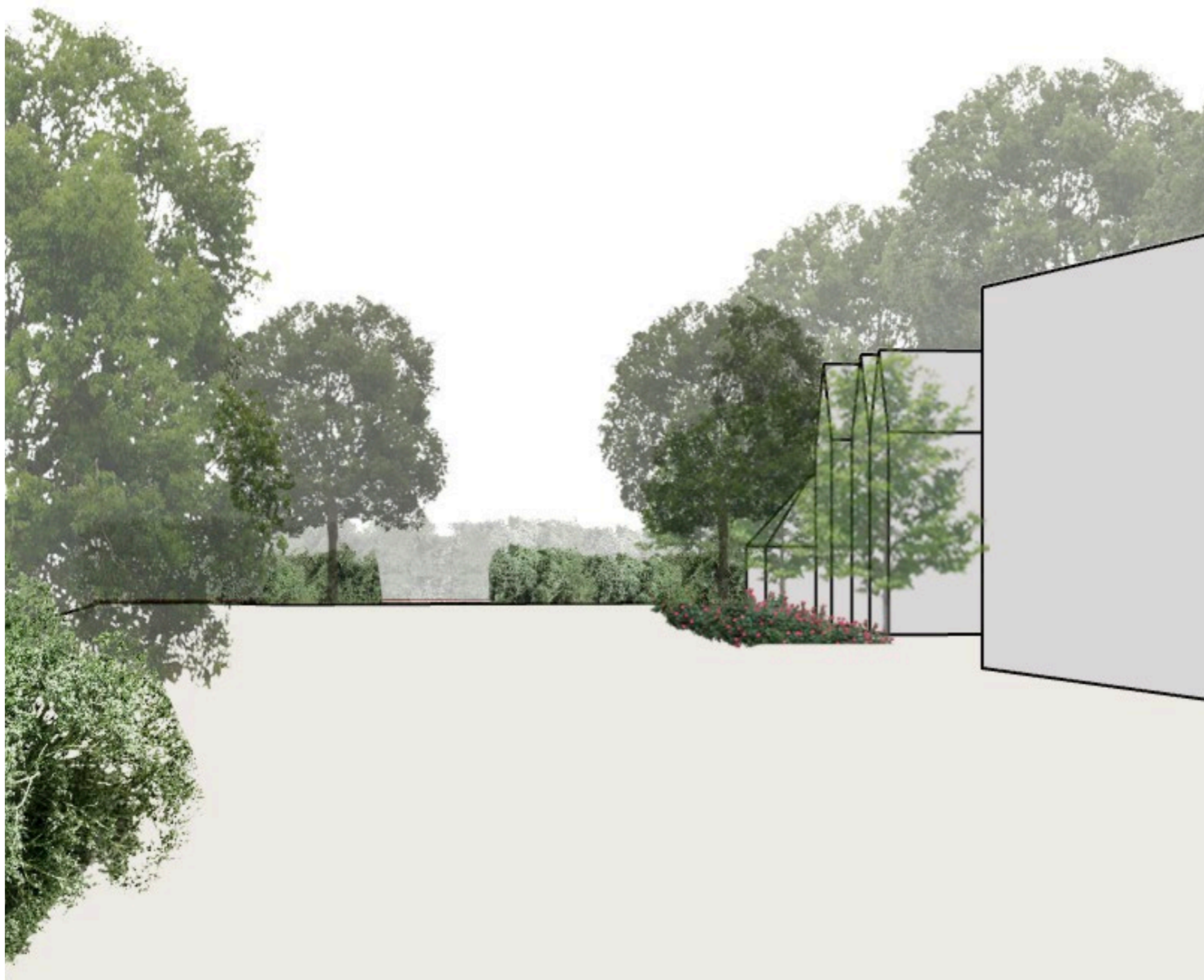
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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01

Introduction



View of Site Entrance from Car Park

This document is prepared by Milton Studio Ltd, on behalf of Town Centre Parking Ltd, in support of a detailed planning application for 5 residential dwellings at The Foremans Centre, Headcorn.

The structure and content of the Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure)(England) Order 2015 and Government's online National Planning Practice Guidance (NPPG) 2014 (as revised).

The aim is to explain how the proposed development is a suitable response to the site and its setting within the area and detailed design matters. It describes the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability and should be read in conjunction with our drawings and supporting information submitted with the planning application.

It sets out the design process that has been undertaken and provides details of the site context and key design and architectural principles that have informed the proposals and demonstrates the commitment of the land owners and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

02

Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The application site comprises a 0.16ha, roughly rectangular shaped parcel of land at the southern end of the Foreman Centre access road, within the settlement of Headcorn. Immediately north of the application site is a pay and display public car park, beyond which is a row of terraced houses, Tallow Court. Tallow Court is a relatively new development of 10 traditional cottages constructed in 2007 including the formation of the car parking upon the application site. The visual amenity is poor and anti social behaviour is a problem. Further north is a commercial building, the Original Factory Shop and a Sainsburys Local which forms part of the main frontage of Headcorn's high street. To the east of the site is a development of semi-detached houses in Rushford Close. Immediately south is the mainline railway line.

The site is currently used as a private car park (26 spaces). It is contained on all sides by existing vegetation and adjoins a small watercourse which runs along the northern boundary.



 Red boundary line indicates application site

Image courtesy of Google

Photographs of the application site are set out below:





Caption

CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age and with a palate of traditional materials. They are for the most part detached or semi detached with some features typical of the wealden house. (see photographs below):



Caption



Caption



Image courtesy of Google



Caption



Caption

Most houses appear to draw features from traditional wealden architecture as well as the wider farmstead vernacular of the surrounding countryside, typified by red brick, white boarding and hanging tile. There is no single definitive style in the area and the site is largely separated from the nearby settlements by farm and woodland. However, to ensure the development is suited to the site, the proposals must draw from features of surrounding dwellings to ensure the identity and character of the area is respected and enhanced.



Caption

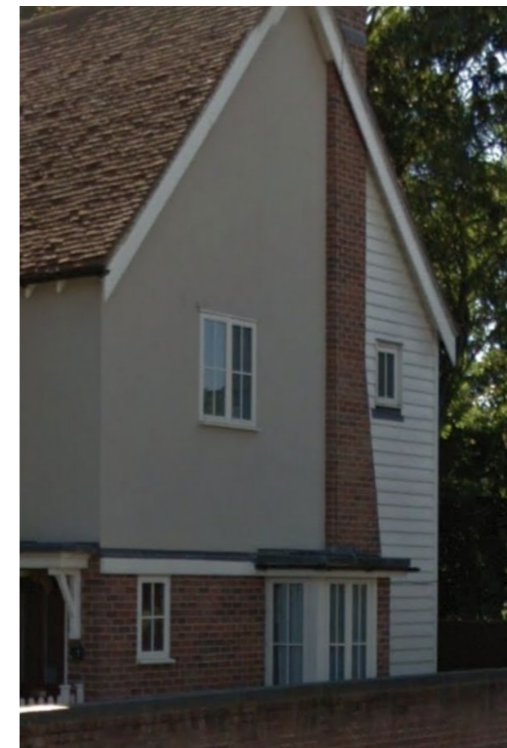
VERNACULAR MATERIALS AND DETAILS

The neighbouring dwellings along the A274 use largely the same palette of materials, but provide a variety of appearances through the use of different features and detailing.

The predominant colour of materials is red, from the use of local red bricks and clay tiles. Red brick is primarily used at ground floor and for chimneys, with ornamental and plain clay tiles, render or pebble dashed used above, depending on the era.

Roofs are an important feature, and the varied roof scape contributes to the character of the street. Predominantly covered in clay tiles, roofs are generally steeply pitched with gables and dormers used to break up the mass. Gables are half timbered or tile hung, with decorative barge boards and eaves brackets providing detailing.

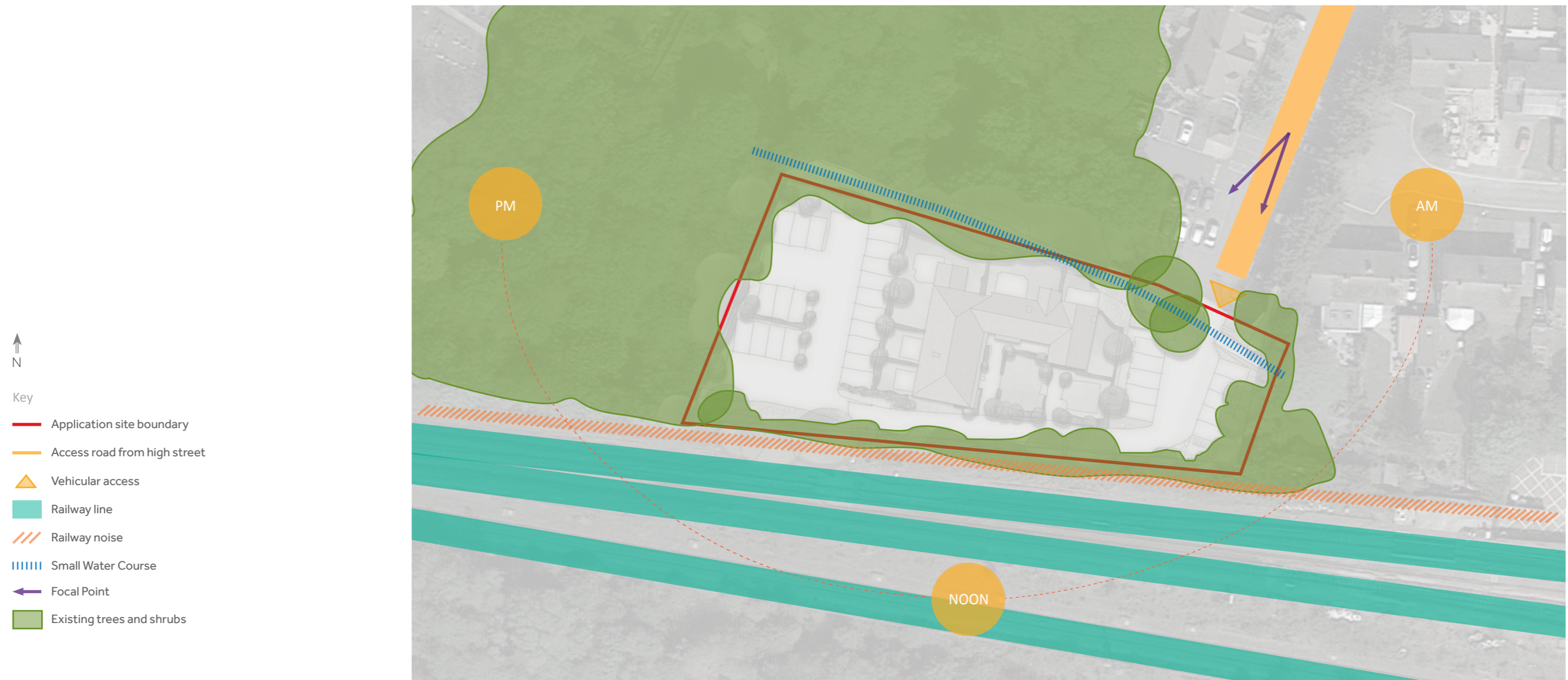
Many doors are painted timber and partially glazed, with glazed fanlights and side lights. Edwardian properties feature recessed front doors with a brick archway over. Windows are also generally painted timber, with the most common being mullioned and-transomed windows with leaded square lights to the upper section. Oriel and double height windows also feature.



03

Evaluation

OPPORTUNITIES AND CONSTRAINTS



Opportunities and Constraints Diagram

Not to scale

Opportunities

- ☑ Site is screened from Surrounding context by existing trees and vegetation
- ☑ Wooded borders largely screen the site from all views
- ☑ Vehicular access is already established from the Foremans Centre

Constraints

- ☑ Wooded borders are of high ecological and visual value
- ☑ Noise from railway lines to the south

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place

[National Design Guide]

1. **Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to pages 8 and 9 of this document for further details.
2. **Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.
3. **Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 16 of this document for further details.
4. **Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection.
5. **Nature** – Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site and maintenance of boundary foliage will ensure this.
6. **Public spaces** – The proposal provides safe, social and inclusive spaces for future residents.
7. **Uses** – The proposal will provide 5 no. residential dwellings, each individually designed.
8. **Homes and buildings** – The buildings and their construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
9. **Resources** – The development will where possible utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as a passive design strategies to effectively drain, insulate and ventilate the buildings.
10. **Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance from the very start. This will sustain the visual attraction of the site.

04

Design