

DESIGN INSPIRATION

Tallow Court, Headcorn













Town Centre Parking Ltd have appointed the same architects that designed the 9 Units at Tallow Court in 2008, which includes the 5 houses around the pond and 4 adjacent the car park. The intention was to replicate the vernacular architecture of the area but with a modern feel.

The scheme was well received, and Headcorn Parish Council confirmed to us in our negotiations about reorganising the car park recently, that this is their go to exemplar scheme when describing what they want from new housing schemes.

Use of good quality local materials with a commitment to delivering good quality landscaping. As a result the scheme was hugely successful and these houses to the rear of the Foremans Centre Car Park will seek to emulate this excellence by appointing the same architects.



DESIGN STRATEGY

- ↑
N
- Key
-  Reinforced vegetation and trees to boundary
 -  Existing trees to retained
 -  Communal gardens
 -  Private gardens
 -  Vehicular access
 -  Pedestrian access
 -  Private parking spaces x 10
 -  Parish council parking spaces x 20
 -  3 Bedroom house
 -  Bike Store
 -  Refuse Store
 -  Electric Vehicle Charging



Proposed Site Layout Plan

Not to scale

The proposal is for 5 individually designed 3 bedroom terraced residential dwellings with associated landscaping, access and parking. Internally, layouts have been designed to meet or exceed national space standards and provide high quality living for future occupants.

The layout has been carefully considered and is designed around the site constraints. The existing access is retained to avoid unnecessary disturbance to existing land levels and tree coverage along the site boundary. The development is kept centrally within the site, in the existing managed land which means that the built proposals are kept away from the wooded areas to the north and west.

All dwellings are set within generous plots, set back from road frontage, in keeping with surrounding development and characteristic of conservation area. As a low density development, it enable the site to retain a feeling of spaciousness and minimises disturbance to the existing tree canopy, with views into and across the site remaining screened.

The proposal has a refuse store and a bike store to be use between residents. Each plot also has its own electric vehicle charging point promoting a greener more sustainable future.

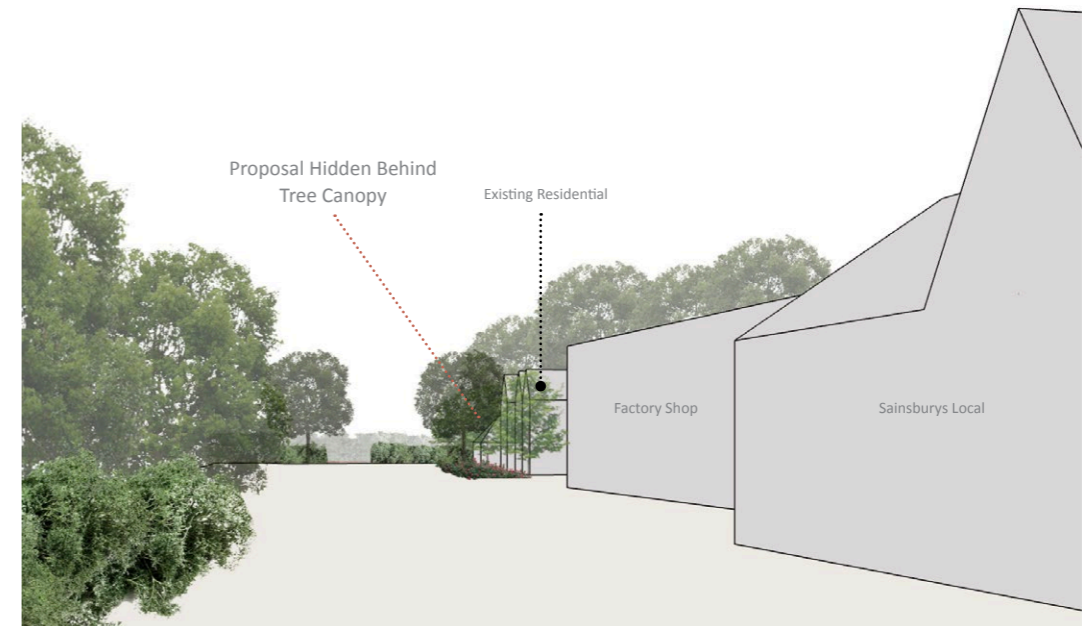
SCALE

The scale of dwellings reflect the neighbouring development and reflects on the style and proportions of the surrounding architecture.

The roof scape is an important feature, with gables, hips and chimneys, which create a varied and interesting roof line and is in keeping with architectural style along The Formans Centre.

The position of development within the site and the enhanced screening affords generously proportioned buildings. The retention of high value and 'key' mature trees (largely between 10-20m tall) allows dwellings to sit proportionately within landscape.

By providing only 5 units it means the semi-rural character and feeling of spaciousness is not compromised and the high standard of accommodation, with generously proportioned windows provides ample natural light.



View From High street Entrance to Foremans centre



Street Section

Not to scale

MATERIALS

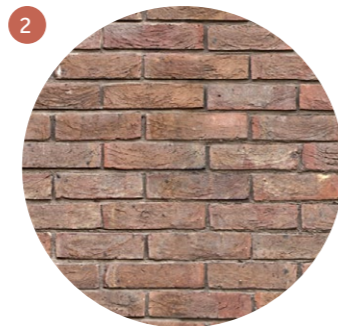
A cohesive palette of traditional materials are proposed to establish site identity that reflects and compliments character of neighbouring development and Conservation Area.



Proposed Front Elevation from Private Parking



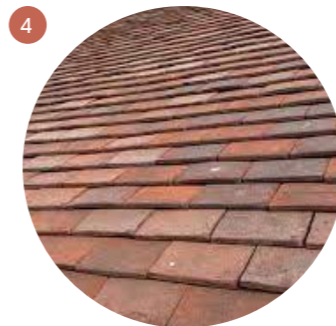
Hung Clay Tile



Light Red Brick



White Weatherboard



Clay Roof Tile

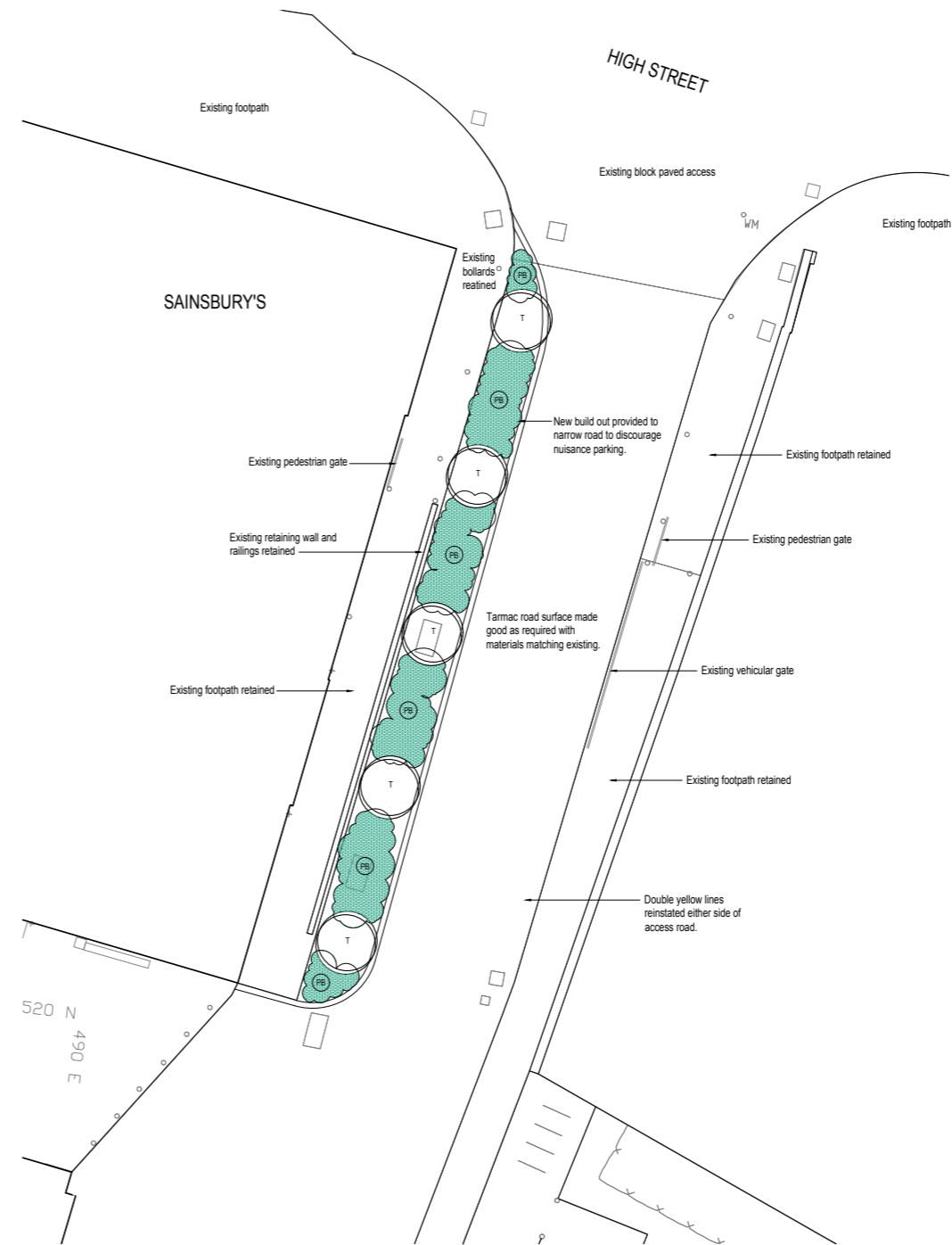


Window Frames

Not to scale

LANDSCAPE TO SITE ACCESS

As part of this application we are proposing to update and upgrade the existing access from the high street. This involves reducing the width of the road and introducing landscaping to prevent people parking on the road. We have worked with the neighbouring landowner to address this area. This will improve the access and be safer for pedestrians.



Not to scale

SECURE 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

Places with a self-defined routes, spaces and entrances. The development incorporates a single point of vehicular and pedestrian access.

Surveillance

Places where all publicly accessible spaces are overlooked. The site layout has been carefully designed to ensure maximum surveillance of both private and public spaces, including the single access road and pedestrian footpath. The proposed development contains 3 bed houses to encourage a family orientated development resulting in a scheme where people will be at 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 development incorporates clearly denoted boundaries that clearly transmission from public to private.

All the proposed dwellings are provided with private garden spaces of which are visually separated by appropriate means of enclosure, including proposed vegetation and hedgerows.

Physical Protection

Places that include necessary, well-designed security features. The design includes a combination of quality landscaping which includes both the retention of existing trees and vegetation and the proposal of new planting and hedgerows. The combination of this provides a secure environment for future residents, without resorting to visually intrusive crime prevention measures.

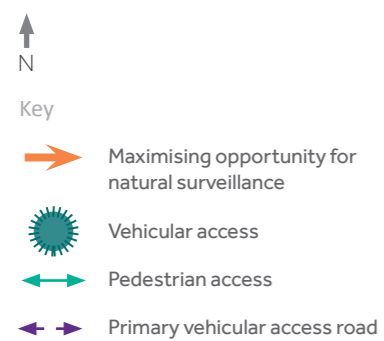
The houses will be designed with crime prevention detailing in accordance with the requirements of the Building Regulations.

Management & Maintenance

Places that are designed with management and maintenance in mind. The new development will be managed and maintained effectively by future residents.

In summary, the applicant's adapted approach to this design takes passive measures to minimize 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.
- ☑ Maximizing the opportunity for natural surveillance throughout the scheme.
- ☑ Ensuring that the access into and out of the new development is perceived to be safe, with visible, well-lit and overlooked entrances.



Secure by Design Principles

Not to scale

ACCESS AND PARKING

- ↑
N
- Key
- ↔ Vehicular route
 - ↔ Pedestrian route
 - Parish council space
 - Allocated parking
 - Allocated parking (EV charging)



Parking Plan

Not to scale

Access

The existing access from the Foremans Centre access road and car park is to be retained to avoid unnecessary disturbance to the existing land landscaping. This access will serve all 5 houses with a width at the entrance of 4.8m. This leads to a further 20 spaces for public use. The pedestrian route will be shared with the vehicle route to create a soft courtyard feel to the development.

Parking Strategy

There is allocated courtyard parking to all the dwellings, which consist of 2 independently accessible spaces per dwelling, in line with Kent Residential Parking Standards. In addition we have created 1 electric vehicle charging space per unit.

Visitor parking provision is accommodated within site, using the public part of the parking to the west of the site.

REFUSE

The access road is to remain unadopted, but has been designed to accommodate both emergency and refuse vehicles, with sufficient space to allow for vehicle turning.

Refuse storage to accommodate both general waste and recycling is provided for each property within the purpose built refuse store. The refuse vehicle route, refuse collector route, pedestrian routes from dwellings and refuse collection point is indicated on the above diagram.

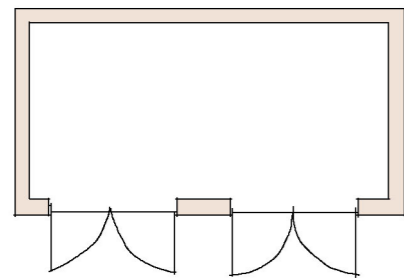


Key

- Owner route from dwelling
- Refuse collector route
- Refuse collection point

Refuse Plan

Not to scale



Refuse / Cycle Store Plan & Elevations



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Conclusion

This Design and Access Statement accompanies a detailed planning application for the construction of 5 no. Residential dwellings with associated landscaping, parking and access.

The proposals have been informed by the identified site opportunities and constraints and detailed assessment of the characteristics of the site.

The proposal is a sustainable development, creating high quality housing in a landscaped setting within walking distance from services and facilities. The scheme makes effective and efficient use of the site in an acceptable and attractive manner, making a useful contribution to housing land supply in the local area.

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



