



DESIGN AND ACCESS STATEMENT

(Including 'Design Code')

Manor Farm, Frindsbury Hill, Rochester, Kent

Dec 2020



DAS - Part 1 of 2



01 INTRODUCTION

PURPOSE OF DOCUMENT

This Design and Access Statement has been prepared on behalf of our clients, The Department of Education and The Heritage Design and Development Team for the proposed development at Manor Farm, Frindsbury Hill, Rochester, Kent.

The proposals include a hybrid application that incorporates detailed proposals for the restoration and part conversion of the Grade 1 Listed Manor Farm Barn (to create a wedding and conference facility), detailed proposals for a new secondary school and outline proposals for up to 181No. dwellings with associated access, parking, landscaping and infrastructure.

The development relates to the current permission for the infilling of the existing quarry that will provide a suitable location for re-development for part of the site.

This Statement is intended to focus on the detailed design elements of the scheme and is a supplementary document to the submitted drawings and consultant reports.

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02 THE SITE

02 THE SITE

SITE DESCRIPTION

The application site comprises approximately 17Ha of land bound by Upnor Road, Parsonage Lane, Frindsbury Hill A228 and Berwick Way A289 in the Frindsbury suburb immediately north of the Medway City Estate and part of the wider Rochester metropolitan area.

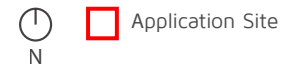
The southern part of the site exists as a former quarry which is currently in the process of restoration served by a dedicated access from Berwick Way to the north (pursuant to permission MC/10/2068 (as amended)). Much of the remaining southern section of the site exists as unmanaged scrubland. The northern part of the site exists as farmland in arable use.

The shape of the site is broadly square and has a varied landform, sloping from approximately 36m AOD in the south to approximately 15m AOD where it abuts Berwick Way.

The entire site is located within the Frindsbury and Manor Farm Conservation Area. Manor Farm Barn lies on the eastern edge of the Site and forms part of the Proposed Development. The barn is Grade I Listed and dates to c.1400. Immediately north east of Manor Farm Barn and adjacent to the Site boundary are Manor Farm Oast and Manor House both Grade II Listed Buildings.



Aerial Photograph of Site (Google Maps)



02 THE SITE

AERIAL PHOTOGRAPH



Aerial View of the Site (Google Maps)

  Application Site

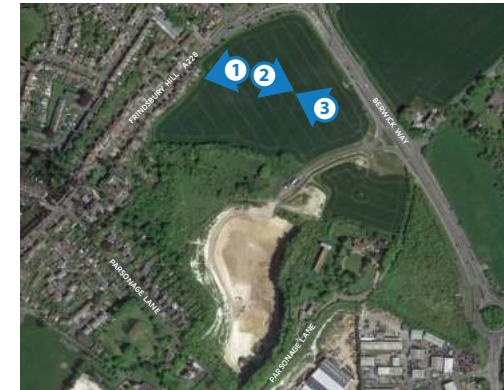
02 THE SITE

SITE PHOTOGRAPHS - QUARRY AND WIDER SITE



02 THE SITE

SITE PHOTOGRAPHS - WIDER LANDSCAPE VIEWS



02 THE SITE

SITE PHOTOGRAPHS - QUARRY AND ADJACENT BUILDINGS

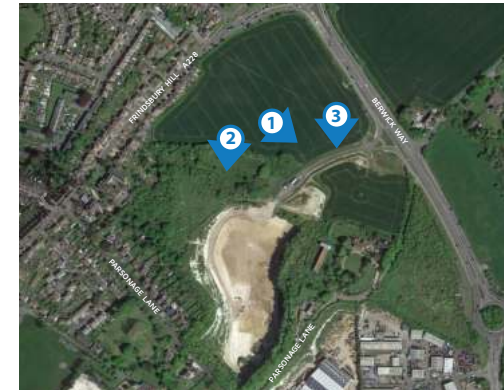


Key Plan (Google Maps)



02 THE SITE

SITE PHOTOGRAPHS - VIEWPOINTS OF EXISTING BARN

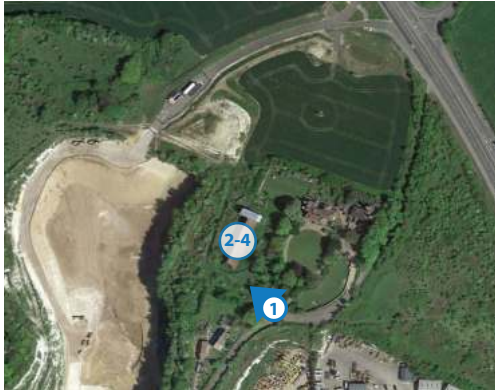


Key Plan (Google Maps)



02 THE SITE

SITE PHOTOGRAPHS - MANOR BARN

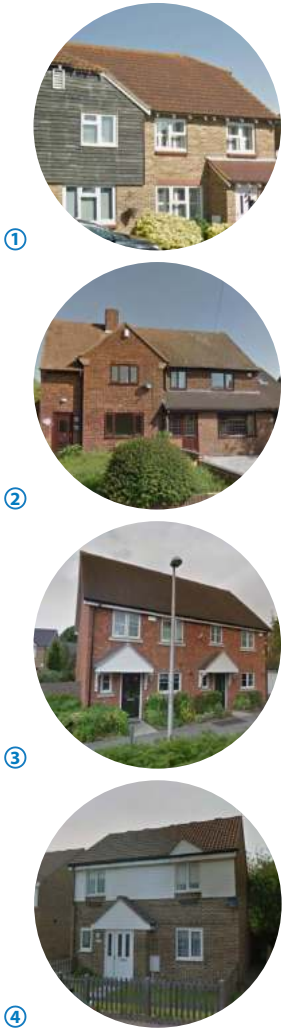


Key Plan (Google Maps)



02 THE SITE

ARCHITECTURE WITHIN THE WIDER LOCALITY



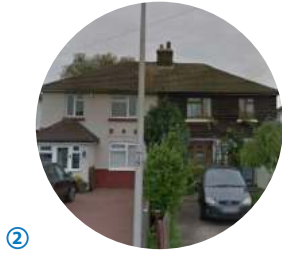
Aerial photograph of district area (Google Maps)

Application Site

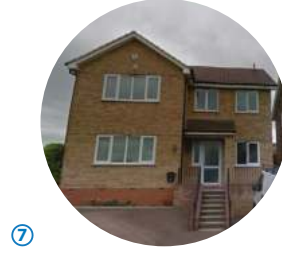


02 THE SITE

ARCHITECTURE WITHIN THE LOCAL CONTEXT



Aerial photograph of local context (Google Maps)



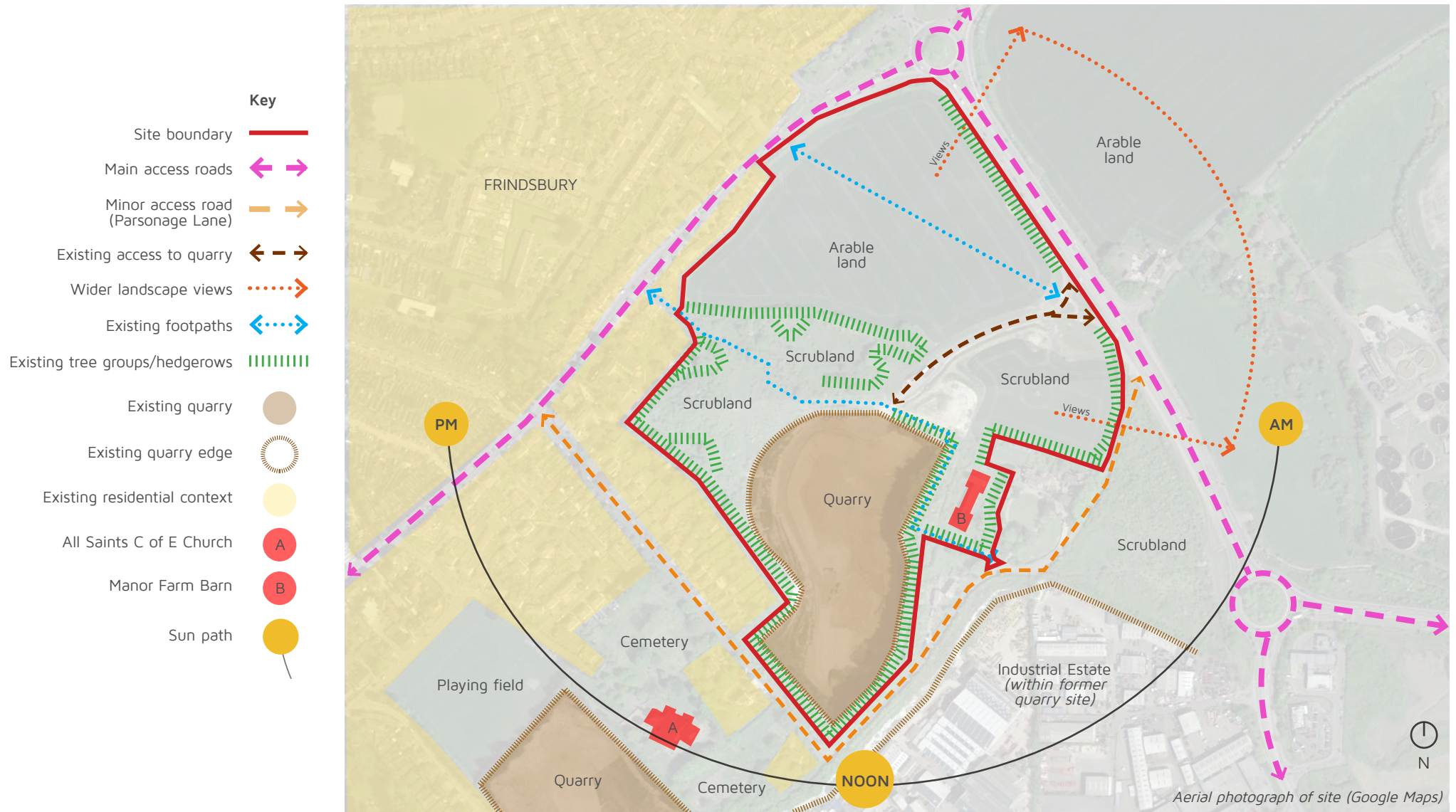
Application Site 



03 SITE ANALYSIS

03 SITE ANALYSIS

OPPORTUNITIES AND CONSTRAINTS DIAGRAM



03 SITE ANALYSIS

CONCEPT ANALYSIS DIAGRAMS



Listed buildings



2

Existing topography

1. All Saints C of E Church
2. Old Parsonage
3. Cypress House
4. Vine Cottage
5. Manor Barn
6. The Manor House
7. Manor Farm Oast



Application Site

03 SITE ANALYSIS

CONCEPT ANALYSIS DIAGRAMS



Development zones

Ecology and public open space

- Higher value sections of quarry edge (calcareous grassland and sand exposure)
- Potential to incorporate higher value quarry edge into public open space



Application Site

03 SITE ANALYSIS

CONCEPT ANALYSIS DIAGRAMS

Viewpoint to create linear connection between Heritage Assets

Viewpoint from area to be retained for ecological value

Viewpoint from transition area of school and resi zone

Potential primary access to Resi and School Zone



Viewpoints and access

- Potential vehicular access routes
- Connect Resi Zone to access point
- Potential zone for secondary access
- Viewpoints towards Manor Barn



Potential development areas

- Potential development areas

- N
- Application Site

04 DESIGN EVOLUTION

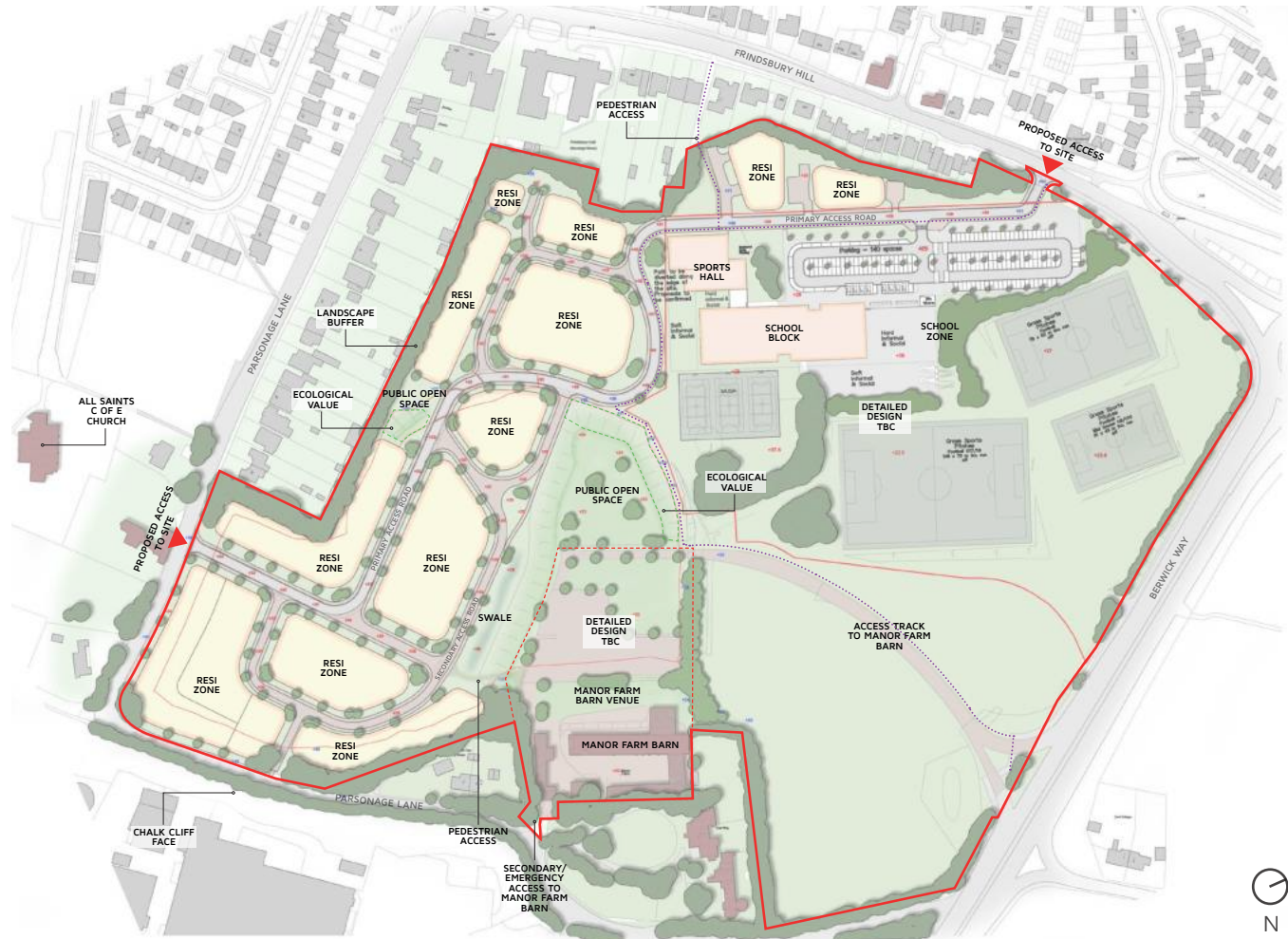
04 DESIGN EVOLUTION

INITIAL ZONAL MASTERPLAN

The following pages show early design proposals that incorporate the concept analysis of the site, whilst also capturing the key aspects outlined during the pre-application process with Medway Council and interested parties. Key element for the scheme were considered from an early stage which included:

- Minimise impact on setting of the Grade 1 Listed Manor Farm Barn
- Draw reference from existing Quarry heritage to influence design aspects and provide a 'sense of place'
- Minimise visual impact on the wider setting
- Retain and incorporate existing ecology aspects
- Provide a scheme that utilises the significant change in levels across the site

Following early meetings where the Initial Zonal Masterplan was presented, an illustrative sketch masterplan, site sections and precedent imagery was prepared to demonstrate the direction of design that was considered for the site. This material formed the basis of the overall development concept for the site and was carried through to application submission.




Initial Zonal Masterplan

04 DESIGN EVOLUTION

INITIAL SKETCH MASTERPLAN



Initial Sketch Masterplan

Schedule of Accommodation (Circa.)	
HOUSES 105 UNITS	
2-Bedroom House	23 units
3-Bedroom House	47 units
4-Bedroom House	35 units
APARTMENTS 67 UNITS	
1-Bedroom Apartment	29 units
2-Bedroom Apartment	38 units
TOTAL 172 UNITS	
KEY	
01	ALL SAINTS CHURCH
02	OPEN SPACE
03	LANDSCAPED AVENUE
04	RETAIN EXISTING TREES
05	RETAINED QUARRY EDGE AND OPEN SPACE
06	LANDSCAPING FEATURES
07	STRUCTURAL TREE PLANTING
08	SWALE/WATER FEATURE
09	STEPPED ACCESS TO MANOR BARN
10	STEPPED GROUND LEVELS
11	LANDSCAPING FEATURE
12	MANOR FARM BARN (LISTED)
13	THE MANOR HOUSE AND MANOR FARM OAST (LISTED)
14	STRUCTURAL TREE PLANTING
15	ACCESS TO BERWICK WAY
16	REDIRECTED PROW
17	RETAINED QUARRY EDGE FOR ECOLOGY AND LANDSCAPING FEATURE
18	SCHOOL FOOTBALL PITCH
19	RETAINED TREES
20	MUGA
21	SCHOOL BUILDING
22	SPORTS BUILDING
23	RETAINED BOUNDARY TREES AND HEDGEROWS
24	PEDESTRIAN ACCESS TO SITE
25	APARTMENT BLOCK
26	APARTMENT BLOCK
27	SCHOOL PARKING
	OPEN SPACE/PLAY AREA
 N	

04 DESIGN EVOLUTION

INITIAL DESIGN PRINCIPLES



Initial Sketch Masterplan - South



Key Plan



DEVELOPMENT VISION AND MATERIALITY

All Saints C of E Church



Landscaped dwelling frontages



Promote natural setting



Manor Farm Barn



Natural surveillance



Tree-lined roads

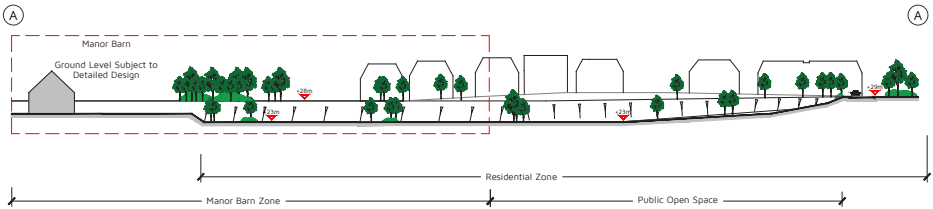


04 DESIGN EVOLUTION

INITIAL DESIGN PRINCIPLES



Initial Sketch Masterplan - Public Open Space



Outline Section



Key Plan
N

DEVELOPMENT VISION AND MATERIALITY



04 DESIGN EVOLUTION

INITIAL DESIGN PRINCIPLES



Initial Sketch Masterplan - Resi / School Zone



Key Plan
N

DEVELOPMENT VISION AND MATERIALITY

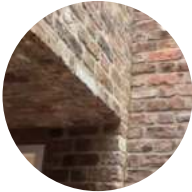
Contrasting materials



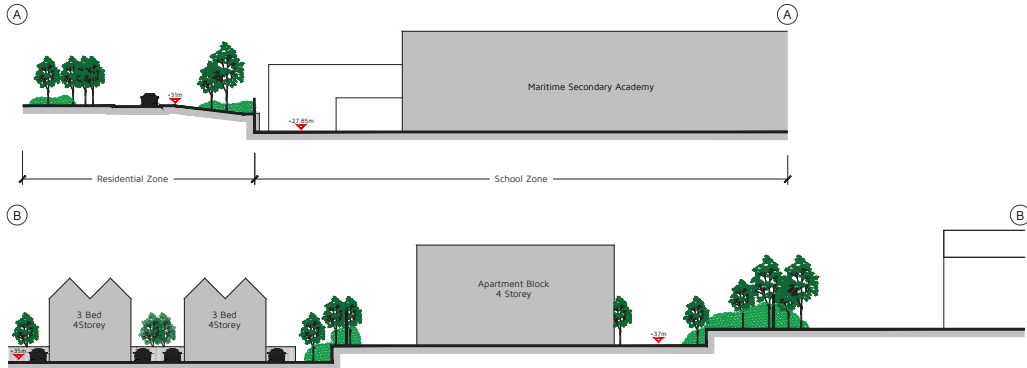
Clay roof tiles



Weathered bricks



Slate roof tiles



Outline Sections

04 DESIGN EVOLUTION

INITIAL CHARACTER CONCEPT



Key Plan



BUILT FORM PRECEDENTS

Contrasting materials



Clay roof tiles



Manor Farm Barn
Existing timber detailing



HERITAGE ASSETS

All Saints C of E Church



Old Parsonage



Weathered bricks



Slate roof tiles



Proposed dwellings with
feature timber detailing



HERITAGE ASSET

Existing
Manor Farm Barn



Proposed
wedding venue



Proposed built form



Initial Sketch Site Section

04 DESIGN EVOLUTION

INITIAL CHARACTER CONCEPT

