

05

DESIGN AND ACCESS

*Incorporating 'Design Code' for the development
and forthcoming detailed applications*

05 USE AND AMOUNT

RESIDENTIAL DEVELOPMENT

The existing site has been subject to extensive excavation. The development proposals work with existing contours as well as those created by the previously approved infilling of the existing quarry, restoring much of the existing land to provide a suitable site for residential development.

The residential development seeks to provide up to 181No. units. A variety of unit types and building styles have been incorporated within the illustrative masterplan to show how a scheme could appeal to a wide market and respond well to the existing setting. The character of the surrounding context is reinforced through a continuation of density that transitions into parkland frontage on the north-eastern edge of the development area.

A variation in form, scale, landscaping and character zones provide a high quality living environment with designated public open spaces to positively contribute to the neighbourhood with pedestrian activity. Dwellings are arranged in close proximity to provide a human scale and social interaction for residents whilst retaining privacy where needed within the homes and gardens.

Illustrative Schedule of Accommodation

181No. UNIT SCHEME

- 131No. Houses (2/3/4-Bedroom)
- 20No. Maisonettes (1/2-Bedroom)
- 30No. Apartments (1/2-Bedroom)



Illustrative Masterplan

05 LAYOUT

PLACE MAKING

The development layout has been well considered to allow safe, direct links between the street network and social spaces to create a neighbourhood that is inviting for all residents and public users.

The entrance gateways will celebrate the arrival to the site with the proposed street network and public open spaces forming around an axis off Manor Farm Barn as a focal point; this provides glimpsed views of the barn and wider landscape setting, creating a strong sense of place for the development.

The proposed layout demonstrates a clear hierarchy of streets, locating the primary access road to the south-western edge away from the most exposed areas on of the site. Connecting minor access roads are proposed to create a permeable development and link to smaller mews/home zone areas.



Illustrative 3D Perspective View



Illustrative Masterplan

05 LAYOUT

DESIGNING FOR MOVEMENT & PLAY

Key routes to the surrounding existing context have been incorporated into the proposed layout to provide direct, convenient access to key destinations. Focal points and feature nodes provide visually connected spaces to create an interactive environment and for ease of way-finding.

Sensitive street design with consideration for surface materials, traffic calming and building frontages ensure that all streets and paths are naturally overlooked and safe from vehicular movement with priority given to pedestrians.

The proposed ground levels ensure safe travel for a multitude of users (including wheelchair users) throughout the site with a variation in character areas, formal/informal play areas and designated public open spaces to provide an environment that will encourage people to walk or cycle.



Illustrative 3D perspective view



Illustrative Masterplan



Illustrative 3D perspective view

05 SCALE

WORKING WITH THE LANDSCAPE

The development proposals incorporate the existing land form which involves a significant change in level south-west to north-east of approximately 12m (within the residential zone).

The proposed scale of the development responds to the existing surrounding context, existing dwellings to the site boundaries and the wider views towards the development. The development area has been segregated into zones primarily comprising two to three storey buildings, with a four storey apartment block in Zone C. These zones are tiered on the proposed ground levels that rise away from the public open space. Proposed eaves and ridge heights respect the levels of existing properties to the western and northern site boundaries to minimise the impact of the development.

The scale and visibility of the development is softened by layered landscape buffers to the north-eastern edges of the Residential Zone and Manor Farm Barn Zone to ensure that the development impact is minimised.



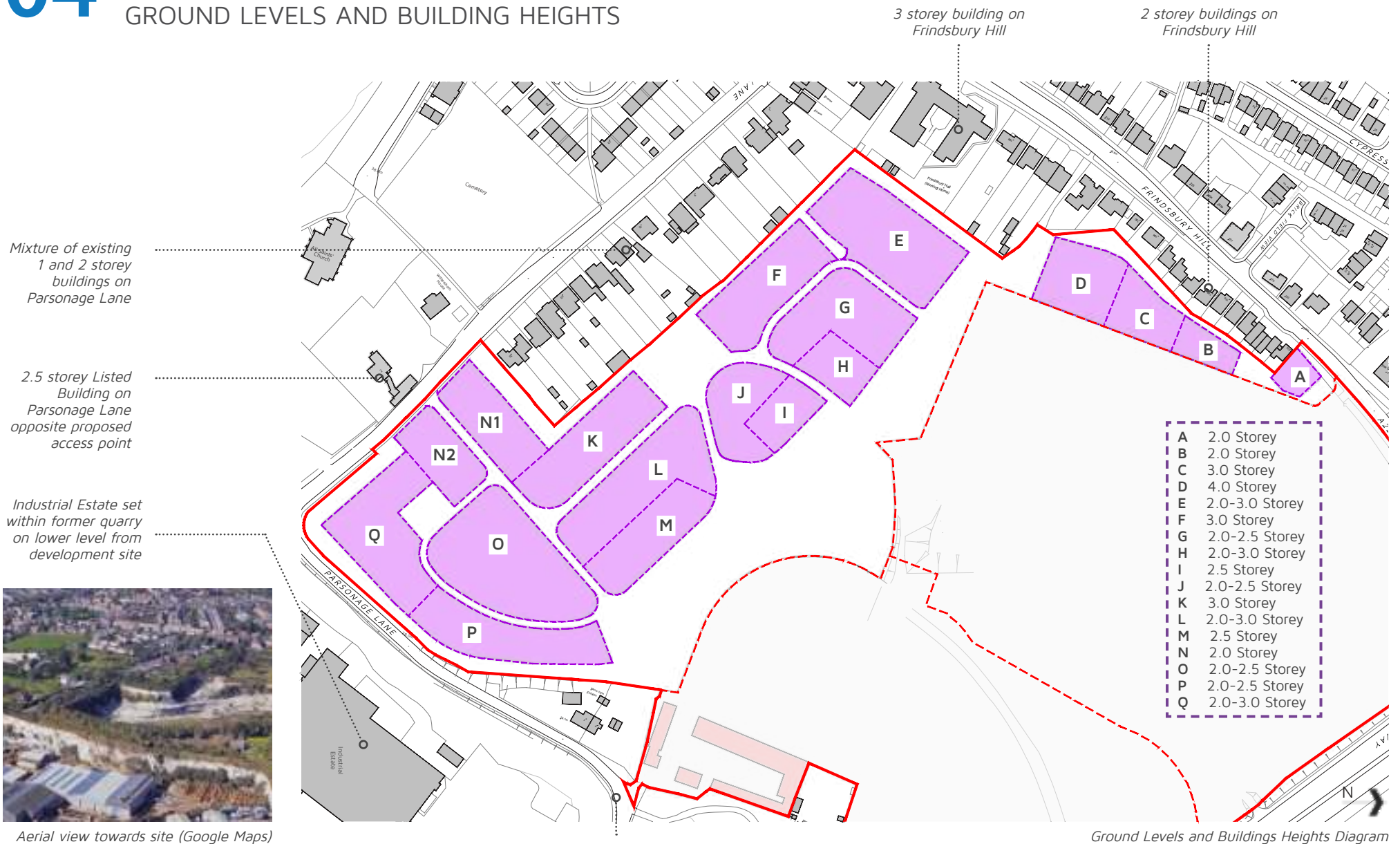
Illustrative 3D perspective view from Manor Farm Barn towards development area



Illustrative Site Section A-A

04 SCALE

GROUND LEVELS AND BUILDING HEIGHTS



05 ACCESS

VEHICULAR AND PEDESTRIAN CONNECTIVITY

VEHICULAR ACCESS

The development layout provides a clear street hierarchy that offers ease of movement with direct, linked routes for both pedestrians and vehicles. Active street frontages with feature corner plots and landscape vistas maximise interaction in public and private areas and allow for way-finding within the site.

Vehicular access will be achieved via a new priority junction on Frindsbury Hill, travelling through the School Zone and into the Residential Zone to serve the proposed units on the northern area of the site (mainly outside the former quarry).

A secondary access is provided via a priority junction on Parsonage Lane which will serve the proposed units on the southern area of the site (mainly located on the former quarry).

Retractable bollards are located on the primary access road in the centre of the site for refuse and emergency access only, preventing through access for general vehicles (cycle pedestrian access unrestricted).

PEDESTRIAN ACCESS

The proposals have been designed with consideration for pedestrian priority throughout the site. Feature nodes at key locations, looped roads, and sensitive design for landscaping, surface material, parking and road width/geometry will reduce traffic flow and create a safe environment for all users.



Illustrative Masterplan

05 APPEARANCE

INTRODUCTION

The appearance for the development will be delivered through a combination of hard and soft landscaping as well as a considered building material palette that is sensitive to the existing setting.

The proposed dwellings will include varied design elements and whilst traditional architecture will be referenced primarily through gable fronted buildings, they will also include contemporary features and modern material application such as brick detailing and flush finish glazing.

A material palette comprising neutral colours will provide a softened approach to the built form and reduce the impact and visibility from the wider setting when viewed with the natural tones of the existing and proposed landscape character.

Variation of neutral brick and green weatherboarding to parkland frontage to contribute to landscape layering and reduce impact on wider views



Illustrative 3D perspective view



Illustrative Masterplan

05 APPEARANCE

EXPLORING ARCHITECTURE



Neutral brick palette



Weatherboarding and brick detailing



05 APPEARANCE

RESIDENTIAL CHARACTER ZONES

The proposed development will be divided into individual character zones to provide an interesting environment with clear definition between connected spaces. The varied combination of building and surface materials, street design, scale and form and landscape design will ensure that a high quality development is provided with local distinctiveness that positively contributes to the local area.

Careful consideration will be given to the architectural design and material palette to respect the immediate surroundings and most notably the Grade 1 Listed Manor Farm Barn; this timber built structure comprises black weatherboarding and a distinctively red tiled roof. At approximately 67.5m in length, the single form hipped roof structure is a prominent feature of the site and a key characteristic within the landscape setting. As such, the proposed material palette will not include red tones in order to retain the Barn's individual presence when juxtaposed with the proposed dwellings.



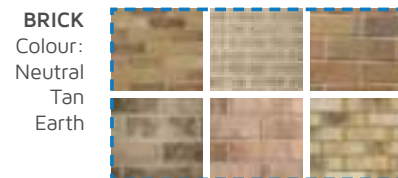
Manor Farm Barn roof



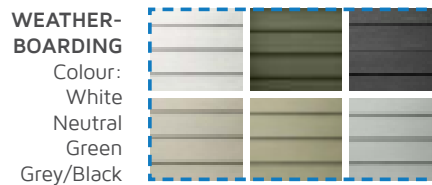
05 APPEARANCE

MATERIALS STUDY

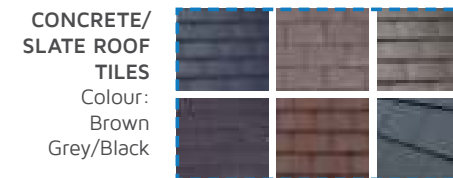
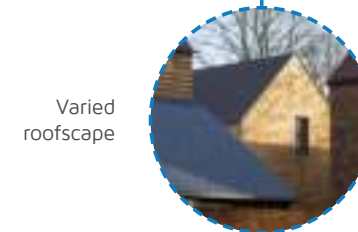
Primary Materials



Secondary Materials



Roof Materials



05 APPEARANCE

CLADDING MATERIALS



Summary of Key Characteristics:

- **Primary cladding** - varied brick tones including neutral, tan and earth colours
- **Secondary cladding** - contrasting weatherboarding including white, neutral, green, grey/black tones
- High quality architectural detailing for visual relief on elevations such as brick detailing, deep reveal windows (min.200mm) and flush finish glazing

PRIMARY ACCESS ROAD

Primary Materials - neutral, tan and earth brick
Secondary Materials - white and neutral weatherboarding

SECONDARY ACCESS ROADS

Primary Materials - neutral, tan and earth brick
Secondary Materials - neutral and grey/black weatherboarding

HOME ZONES / MEWS

Primary Materials - neutral, tan and earth brick
Secondary Materials - grey/black weatherboarding

PARKLAND FRONTAGE

Primary Materials - neutral, tan and earth brick
Secondary Materials - green weatherboarding

SCHOOL APPROACH

Primary Materials - neutral, tan and earth brick
Secondary Materials - grey/black weatherboarding/composite panels

EXISTING CHARACTER

Primary Materials - Tan brick
Secondary Materials - White weatherboarding

COLOUR PALETTES

Brick Weatherboarding





Illustrative 3D perspective view

05 APPEARANCE

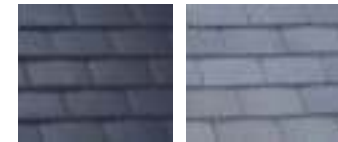
ROOF MATERIALS



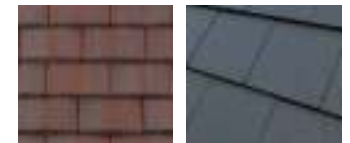
- PRIMARY ACCESS ROAD
- SECONDARY ACCESS ROADS
- HOME ZONES / MEWS
- PARKLAND FRONTAGE
- SCHOOL APPROACH

- EXISTING CHARACTER

Roof Materials -
Brown, grey and black
slate and plain
concrete roof tiles



Roof Materials -
Brown plain
concrete roof tiles



Slate and concrete roof colour palette

Summary of Key Characteristics:

- Variation of roof materials to include brown, grey and black slate and plain concrete roof tiles
- Red colour tones not permitted
- Predominantly gable fronted buildings to reduce roofscape presence on street scene
- Varied roof materials and building heights to break up massing

Varied brown, grey/black roof materials

Varied roof height to break up massing

Vibrant red roof of existing Manor Barn

Gable fronted street scene



Illustrative 3D perspective view

05 LANDSCAPE DESIGN

INTRODUCTION

This landscape chapter has been prepared by Ares Landscape Architects to explain the landscape masterplan for the proposed housing scheme and how this aspect fits with and seamlessly connects to the school and Barn elements of the project. The chapter includes the following:

- Key concepts behind the design
- Masterplan character areas and roadway hierarchy
- Examples of design approaches for key spaces
- Examples of planting types and hard landscape materiality

Throughout the development of the design proposals, the existing character of the landscape has been considered to ensure that the proposals integrate well with their surroundings and the other two elements of the application. This has taken place through Landscape and Visual Impact Assessment, consultation with Medway Council and careful review of Medway's Landscape Character Assessments: The Hoo Peninsula and the Hogmarsh Valley.

As a result of these measures, the proposal features key elements to ensure minimal impact on the sensitive setting of Frindsbury Barn. These elements include:

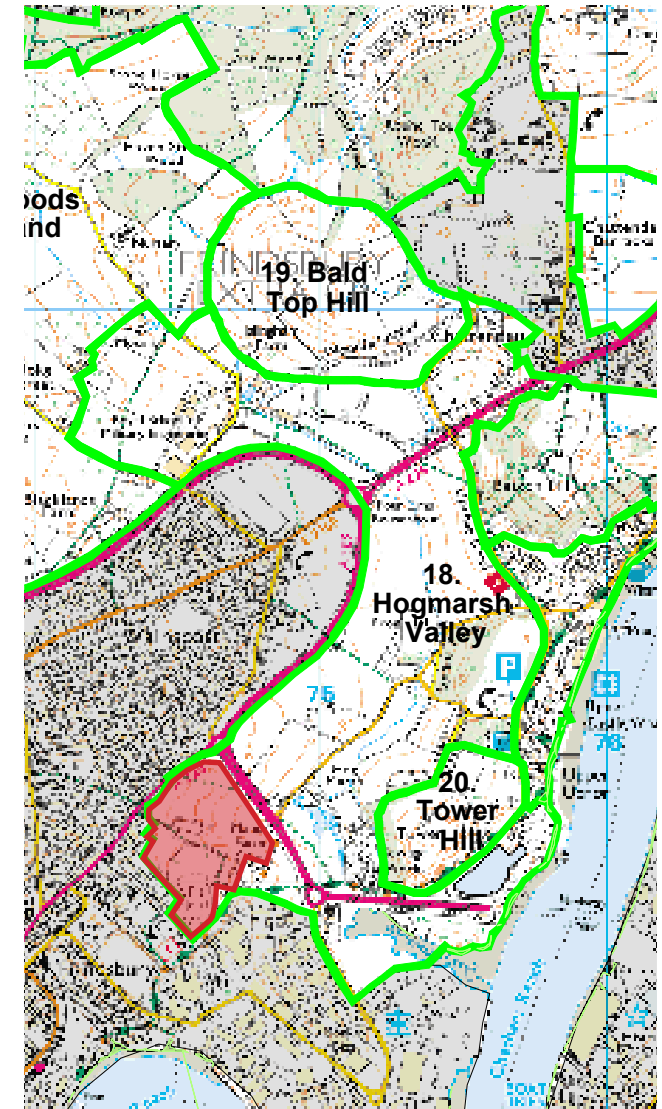
- Proposed wooded buffers for screening

- Manipulation of levels to enhance screening potential
- Careful siting of the housing at the edge of the Hogmarsh Valley and behind Manor Barn so as not to effect views towards it from the north east and east

The housing proposals have been carefully coordinated with the adjacent Maritime Academy and Manor Farm Barn restoration schemes. This has ensured that the proposals are coherent and respond to one another to ensure the best overall scheme. While there are three Design & Access Statements submitted, the landscape masterplan unites all design elements into a cohesive approach for the site.



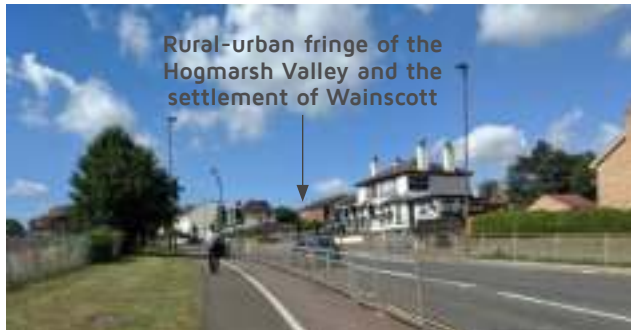
Medway Principal Landscape Areas Map



Hogmarsh Valley Landscape Character Assessment Map

05 LANDSCAPE DESIGN

EXISTING LANDSCAPE FEATURES



Photos of key existing landscape features around the site

05 LANDSCAPE DESIGN

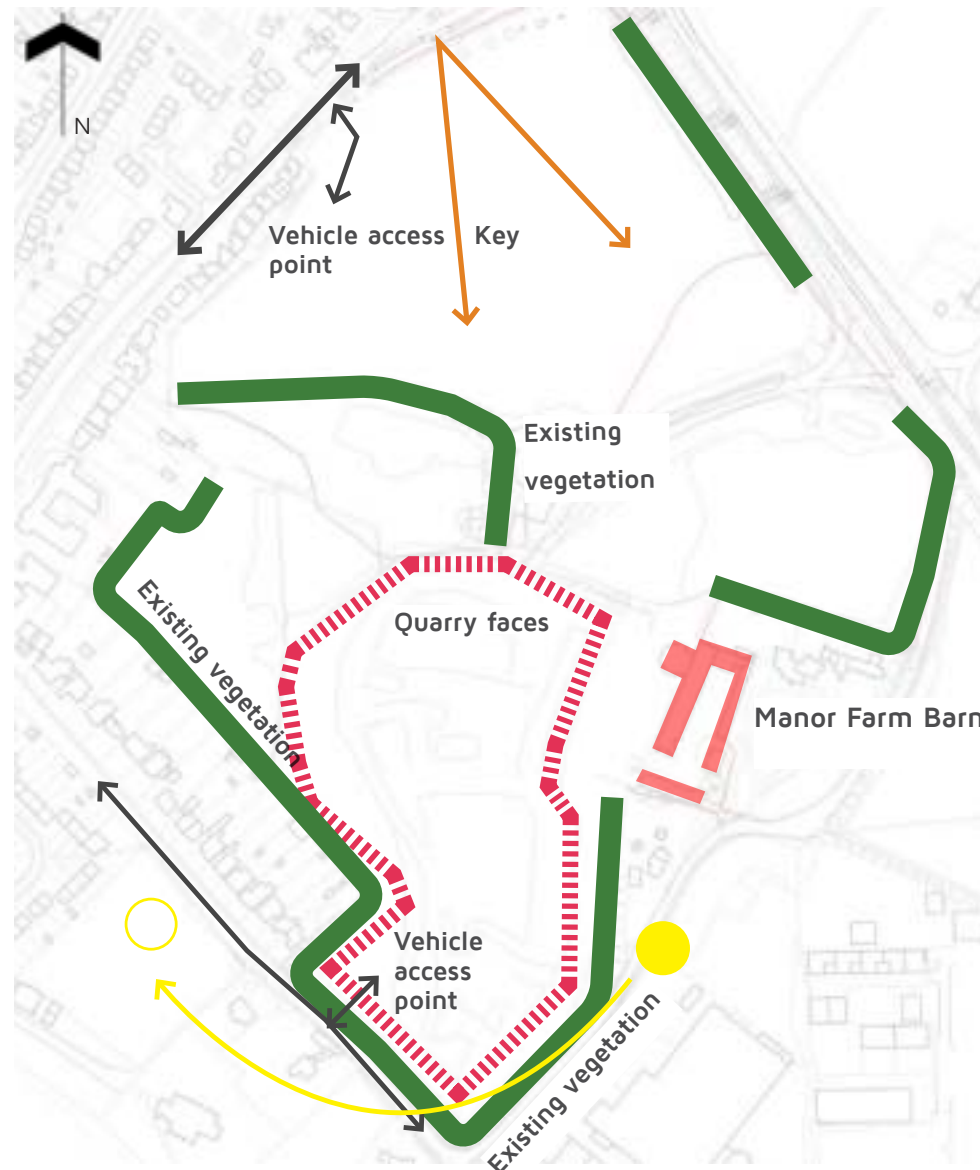
LANDSCAPE OPPORTUNITIES & CONSTRAINTS

The site is subject to several key opportunities and constraints which have been annotated on the adjacent diagram. Those which are particularly of importance are the Manor Farm Barn and the quarry faces.

These elements are incredibly unique to the site and pose significant opportunities and constraints for the design proposals.

Following assessment, it is concluded that a rural character around Manor Farm Barn must be maintained to ensure that its setting is not detrimentally affected. The design proposals have retained existing vegetation in key places, proposed new woodland buffer planting and retained open fields to ensure that this is the case. The siting of the school proposals has also been strongly influenced by this key 'open agricultural setting' to inform the proposals.

The quarry faces offer exciting features which have been retained in public parks within the design proposal for their ecological value and the character that they will bring to the landscape spaces.

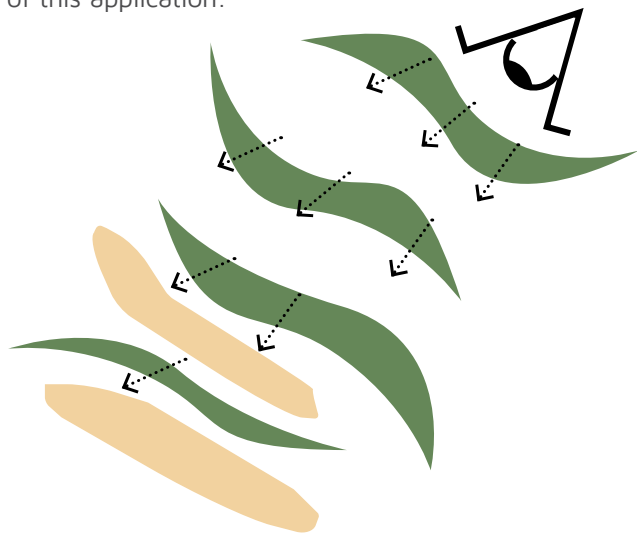


05 LANDSCAPE DESIGN

CONCEPT & DESIGN PRINCIPLES

The concept for the landscape masterplan for the entire 'three part' site has been developed in consultation with Medway Council and Historic England. Although this Design and Access statement relates to the housing masterplan, it was essential to consider the overall application area to ensure a coherent concept throughout and therefore this section explains how the landscape masterplan holds the three areas together.

The over arching landscape concept focuses on the creation and enhancement of 'layers' of vegetation across the site to ensure that, when viewed from the north east/east, the development is well screened both during summer and winter. This concept diagram should be read in conjunction with the Landscape Parameter Plan that has also been submitted as part of this application.



Concept diagram illustrating 'layered' vegetation

Within this over arching concept, design principles relating to the creation of robust, characterful and exciting landscapes have been applied during the development of the landscape masterplan.

These principles include the following:

- The creation of landscape character zones within the development to distinguish between different areas to provide a sense of place and give residents the feeling that where they live is unique and interesting.
- The use of different materials and planting to define character zones and to aid with place-making and way finding.
- The provision of formal and informal green spaces across the site to give residents and other members of the public access to new open space that provides opportunities for play, social gathering and recreational activities. These elements are incredibly important for enhancing health and well-being as well as ensuring that residents are proud to live within the new proposal.
- The creation of differing levels of privacy through formal boundary delineation to informal changes of material and the use of planting.
- The creation of opportunities for wildlife that are integrated throughout the site. This not only benefits biodiversity but also allows people to feel more connected to nature and the landscape that surrounds them.

- The integration of attenuation features with public access to bring people closer to water and to enhance opportunities for play and education.



05 LANDSCAPE DESIGN

LANDSCAPE MASTERPLAN





Illustrative 3D perspective showing vista from Parsonage Lane to Manor Farm Barn



Illustrative 3D perspective showing vista from 'Quarry View' to Manor Farm Barn

05 LANDSCAPE DESIGN

LANDSCAPE CHARACTER ZONES



05 LANDSCAPE DESIGN

GATEWAY DESIGN



Summary of Key Characteristics:

- Feature signage
- Specimen tree planting
- Proposed hedgerows and existing hedgerow enhanced
- Chalk sculpture and/or boulders

Description and Landscape Character

Gateway zones create a sense of arrival for home owners and visitors as they approach the new housing. As these zones will be the first areas experienced by these users, they are of particular significance and therefore must provide an attractive and impressive arrival point. Their design and materiality will be an introduction into what will follow in the rest of the housing masterplan to ensure a coherent design language throughout. They will also be coherent with each other to ensure that users approaching from either end of the site are given the same sense of arrival.

In keeping with the Hogmarsh Valley landscape character area, the Gateway Zones will enhance existing hedgerows and propose new ones to strengthen and reinforce landscape structure and field pattern network where possible. These zones will also ensure that they respond to the existing streetscape. For example, although the Gateway Zones on Parsonage Lane and Frindsbury Hill will have coherent materiality, they will also each respond to their immediate context whereby Parsonage Lane is much more rural in character compared to Frindsbury Hill.



Example design of a Gateway

05 LANDSCAPE DESIGN

GATEWAY MATERIALITY

Hard Landscape Materiality

Materiality will be used to connect and give relevance to the three project zones. Corten steel is being used on the modern barn extension and will be used in signage and way-finding, as will chalk and timber to connect the three elements of the proposal.



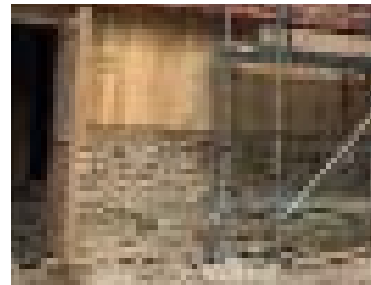
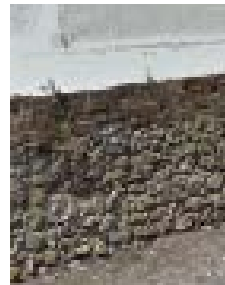
Timber post and rail/ knee rail fencing to enhance the rural/ urban fringe character of housing development



Corten signage to housing development. A contemporary addition, yet in keeping with local vernacular of flint, orange/ red bricks and roof tiles.



Chalk boulders or structures make reference to the unique setting of the housing development on an old chalk quarry and create an attractive, eye-catching feature



Flint and Kentish Ragstone walls to match the local historic vernacular

Soft Landscape



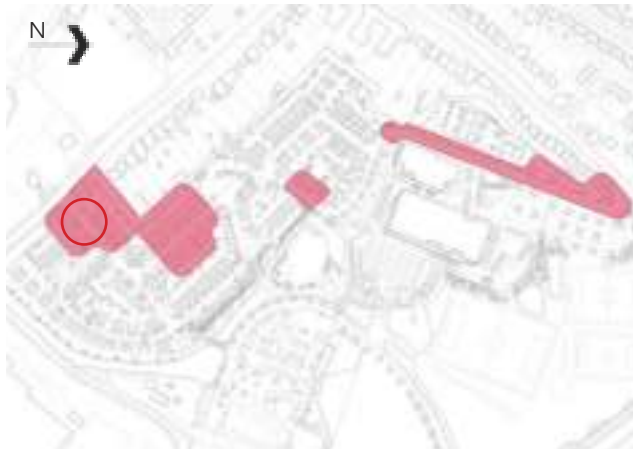
Existing hedgerows enhanced and new hedgerows proposed in line with existing species. New hedgerow trees added to enhance and be in keeping with Hogmarsh Valley LCA



Species rich grass and special hedgerow seeding to create an ecotone around existing and proposed hedgerows

05 LANDSCAPE DESIGN

PRIMARY STREET ZONE DESIGN



Summary of Key Characteristics:

- 1.8m wide footpaths
- Large street tree planting and grass verges
- Front gardens defined by walls, railings and amenity planting
- A combination of asphalt to roadways and block paving to driveways

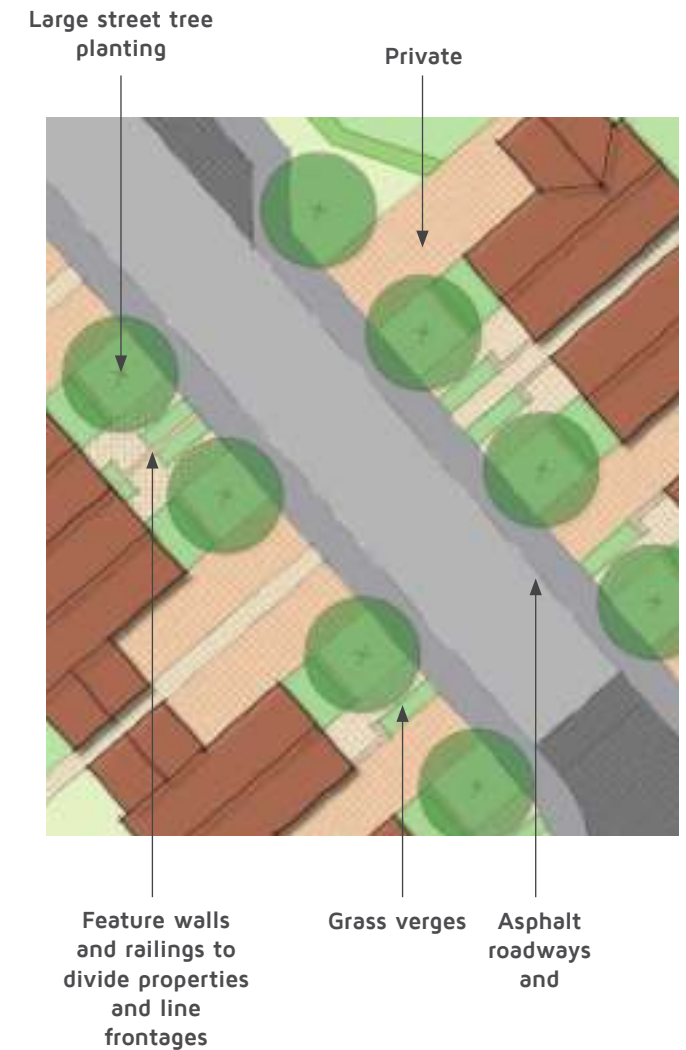
Description and Landscape Character

Primary street zones are the spine of the housing masterplan and play a key role in defining the legibility of the proposal as the main through road of the proposal.

Large street trees and spacious frontages give the impression of a more formal and impressive character. Feature walls and railings have been suggested to demarcate individual properties and frontages to enhance the formality and importance of the primary streets.

Block paving in warm tones have been used to distinguish between public and private pedestrian and vehicular areas.

Once mature, the large street trees will help to break up the roofscape of the proposal, contributing to the concept of layering vegetation to provide maximum screening when viewed from the east.



Example design of a Primary Street

05 LANDSCAPE DESIGN

PRIMARY STREET ZONE MATERIALITY

Hard Landscape Materiality



Feature walls in keeping with the local vernacular



Contemporary railings compliment the natural stone vernacular of the proposed feature walls



Block paving in warm tones contrast with asphalt to distinguish between public and private pedestrian and vehicular areas



Contemporary timber fencing to divide private gardens. Combined with amenity planting where fencing fronts on to streetscape

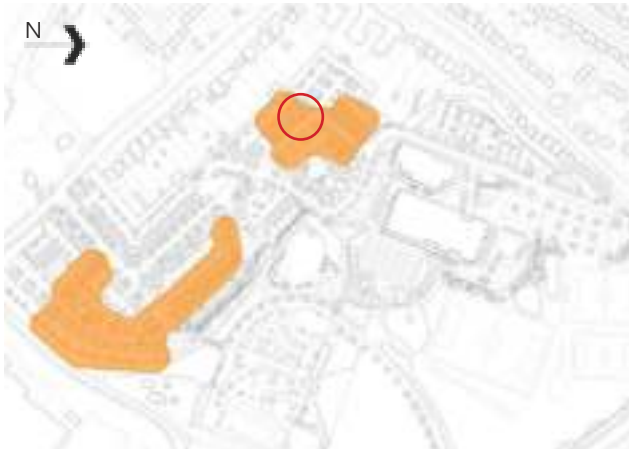
Soft Landscape



Large street trees and spacious frontages to give the impression of a more formal and impressive character

05 LANDSCAPE DESIGN

SECONDARY STREET ZONE DESIGN



Summary of Key Characteristics:

- 1.5m wide footpaths
- Medium street tree planting
- Front gardens defined by hedgerows
- Block paving to driveways and shared surface areas
- Asphalt to roadways, apart from shared surface areas
- Timber fencing to gardens

Description and Landscape Character

Secondary street zones are naturally more intimate in character as they serve fewer houses. However, an element of formality has been retained through the suggested use of medium sized street tree planting and hedgerows to delineate properties and their frontages. These elements are key features of the streetscape and will ensure that the dwellings have green, welcoming frontages.

The secondary street zones feature incidental open spaces that can be used for local areas of play. Some are larger than others and will accommodate different uses from single trim trail items to clusters of natural play elements.

Block paving in warm tones have been used to distinguish between public and private pedestrian and vehicular areas.



Example design of a Secondary Street

05 LANDSCAPE DESIGN

SECONDARY STREET ZONE MATERIALITY

Hard Landscape Materiality



Block paving in warm tones contrast with asphalt to distinguish between public and private pedestrian and vehicular areas



Contemporary timber fencing to divide private gardens. Combined with amenity planting where fencing fronts on to the streetscape

Soft Landscape



Medium street planting and hedgerows are key elements of the streetscape and ensure that the dwellings have green, welcoming frontages.



05 LANDSCAPE DESIGN

HOME ZONE DESIGN



Summary of Key Characteristics:

- Shared surface parking courts with integrated amenity and tree planting
- Naturalistic planting style
- No formal footpaths
- Rustic and informal material palette to create relaxed and intimate character
- Permeable paving used where appropriate
- Timber fencing to gardens

Description and Landscape Character

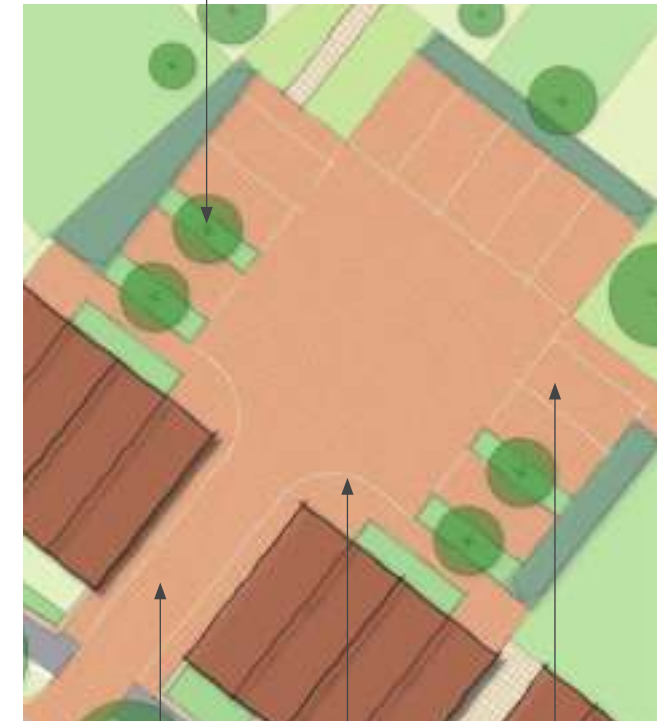
Home zones are intimate and semi-private in nature as they serve only a cluster of houses. Their character is more informal than the other zones with pedestrian and vehicular areas comprising the same material to create a shared surface. Only subtle delineation is used to mark out parking spaces.

The small scale nature of these zones makes them suitable areas for informal play, particularly as they are compact and located in close proximity to the dwellings that they serve.

Amenity planting and trees break up the hard surfaces and help to demarcate parking bays. The character of the planting is more naturalistic to support the informal nature of these zones.

The material palette for these areas is more rustic to further enhance the relaxed and intimate character.

Amenity planting and trees to break up parking bays and large expanses of hard surface



Informal shared surface space

Subtle demarcation between pedestrian and vehicle areas

Predominantly block paved areas

Example design of a Home Zone

05 LANDSCAPE DESIGN

HOME ZONE MATERIALITY

Hard Landscape Materiality



Integrated parking and planting gives the home zones a relaxed and intimate character. The same block paving to the roadways and parking bays enhances the unity of the spaces.



Block paving marker blocks provide subtle delineation between the pedestrian and vehicle areas, promoting a relaxed shared surface space.



Rustic block paving in warm tones enhance the relaxed character of the home zones. Incidental seating in rustic materials helps to promote the informal use of the zones for play and gathering



Timber knee rails help to provide delineation where necessary whilst remaining in keeping with the rustic and relaxed character of the zones

Soft Landscape



A combination of amenity planting and species rich grass seeding also help to enhance the informality of the areas

05 LANDSCAPE DESIGN

OPEN GREEN SPACE ZONES

Description and Landscape Character

Larger 'green spaces' have been included within the overall design to provide subtle connection between the three elements to ensure the overall landscape objectives are achieved and to create green buffers between the elements that create zones, at the same time as providing transition between the three areas.

A variety of green open spaces have been included throughout the masterplan which range in size and function. Larger parks provide areas for local and neighbourhood recreation whilst small incidental spaces create pockets for seating and trim trails.

The two larger parks, 'Quarry Park' and 'Quarry View', feature the existing quarry faces which give the spaces an interesting and unique character.

Opportunities for play for all ages and habitat for wildlife has been incorporated throughout the masterplan to engage users with the landscape and to promote better health and well-being.

The hard landscape materiality of these open spaces will compliment the existing and proposed vernacular using materials such as natural stone, timber and self-binding/ resin bound gravel.

The soft landscape palette will vary across the spaces to provide individual character but remain within an over-arching palette of species that are in keeping with Hogmarsh Valley.



Illustrative 3D perspective view of parkland frontage, open space and new secondary school in background

05 LANDSCAPE DESIGN

OPEN GREEN SPACE ZONES: QUARRY PARK

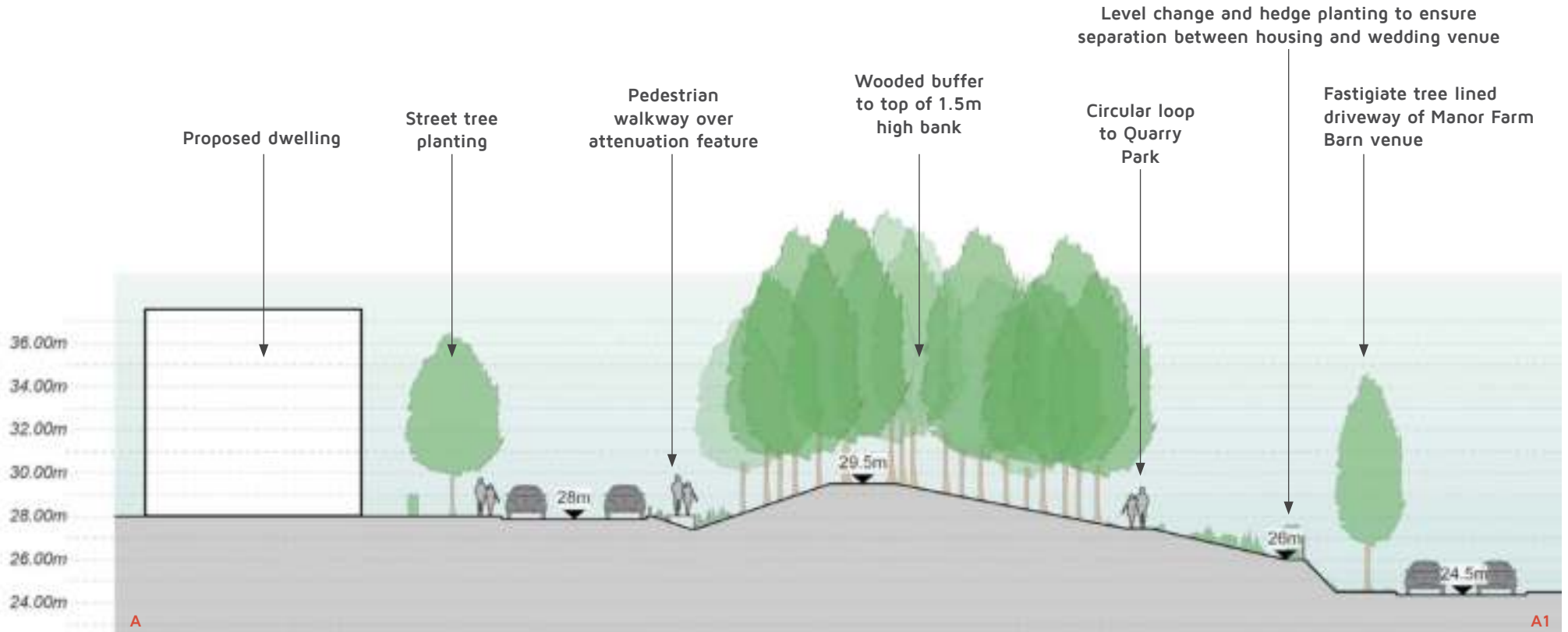
The following pages demonstrate how the 'open green space zones' can be designed to provide a high quality environment for residents and public users. The principle of these landscape elements will be refined within forthcoming detailed applications, ensuring that the illustrative landscape character is continued.



Example design of Quarry Park

05 LANDSCAPE DESIGN

OPEN GREEN SPACE ZONES: LANDSCAPE BUFFER



Illustrative section depicting the level change between the housing and Manor Farm Barn wedding venue

05 LANDSCAPE DESIGN

OPEN GREEN SPACE & FEATURE NODE ZONES: QUARRY VIEW



Example design of Quarry View and a Feature node

05 LANDSCAPE DESIGN

OPEN GREEN SPACE ZONES: MEADOW GARDENS & THE ORCHARD



Example design of Meadow Gardens



Example design of the Orchard





Illustrative 3D perspective view across 'Quarry Park' and Manor Farm Barn

05 EXECUTIVE SUMMARY

SUMMARY AND CONCLUSION

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 181 No. 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.

The submitted material demonstrates that all aspects have been considered to ensure the delivery of a unique development that incorporates the site's heritage, respects the immediate setting and provides layered landscape buffers to reduce the impact on the wider setting.

In light of the above, and for reasons set out within this statement, the proposal is considered to be fully appropriate in design and access terms.



Illustrative 3D perspective view from Manor Farm Barn towards development area