



LAMBERHURST GROVE

YORKLETTS

Design & Access Statement

18206-8001-P-00 | SEPTEMBER 2022

Corstorphine & Wright

Quinn
Homes





Manor Barn by Quinn Homes, Example of typical house type for the site

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INTRODUCTION

1.0

1.1 Executive Summary

Lamberhurst Farm, Yorklets

This Design & Access Statement has been prepared by Corstorphine & Wright Architects, on behalf of Quinn Homes to accompany an Outline Planning application for the development at Lamberhurst Farm, Yorklets.

The description of development is the following:

"Outline application for up to 9 self-build plots, with all matters reserved except access"

The following plans & reports have been prepared to support this application;

- Plans and DAS prepared by Corstorphine & Wright;
- Planning Statement & Self-Build Needs Assessment prepared by Icen Projects;
- Transport Statement prepared by Charles & Associates;
- Landscape Technical Note and plans prepared by Aspect Landscape;
- Ecology Impact Assessment prepared by David Archer Associates;
- Flood Risk Assessment and Drainage Report prepared by Charles & Associates;
- Contamination report prepared by Ecologia.
- Archaeological Desk-based Assessment by Canterbury Archaeological Trust



Hammill Park by Quinn Homes, Example of typical house type for the site

Quinn Homes



MANOR BARN, LITTLEBOURNE

Quinn Homes are one of Kent's leading developers of outstanding new homes.

Having been spun out of Kent's most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of award-winning developments with exceptional levels of design and finish.

From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality.



BEST FAMILY HOME



BEST SMALL
HOUSEBUILDER



BEST SMALL
HOUSEBUILDER



Through investing in our people and your community, Quinn Homes delivers inspirational homes, setting the benchmark for design and finish.

The Team to Deliver Your Future



As a Kent based business, we are passionate about investing in local people.

We employ the best the industry has to offer and through training opportunities encourage them to reach new heights.

Through working with local colleges, we invest in the next generation through a market leading apprenticeship programme, to give young people the best start in life.



Enhancing the Vitality and Vibrancy of Local Communities



It is our actions that define us.

Our commitment to giving local communities the opportunity to thrive is visible throughout the county in the play parks, hospices, schools and parks we have built.

A successful community needs investment, promoting wellbeing for people and nature and through working with local people, we deliver.

Introduction

Design and Access Statements (DAS) are a statutory requirement for most planning applications and describe, explain and justify the design principles, concepts, and the proposed access arrangements that underpin the planning application. They seek to illustrate the process that has led to the development proposal and provide supporting information on how the development will achieve high standards of design quality and mandatory requirements for sustainability. Although the DAS is a supporting document with illustrative materials it should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.

The format for this document follows national planning guidance for Design and Access Statements, set out The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It has also been produced within the context of CABE Guidance entitled 'Design and Access Statements: How to write, read and use them (2006)'. This requires the content of Design and Access Statements to include layout, amount, scale, appearance, landscaping and access including addressing crime and disorder and fear of crime. The document explains the rationale for the proposed development.

Overview

This section provides information about the purpose and structure of the Design & Access Statement, and provides background and context to the application.

Design & Access Statement

The Design and Access Statement has been prepared in accordance with these planning conditions, the Town and Country Planning (Development Management Procedure)(England) Order 2015 and National Planning Practice Guidance (as revised) and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of the outline planning consent, planning policy and legislation.

Accordingly, this statement provides a description of the site and surrounding area, the planning policy context and details of the proposed development.

It sets out the design processes that have informed the evolution of the development proposals and key design and architectural principles.

As an Outline Planning Application this Design and Access Statement illustrates how the principles of the development will be met with parameters of the development set at this stage. Matters such as the final layout, scale & density, landscape and access are to be Reserved for future applications.

Assessment

As part of our study we have considered the site by way of an Illustrative Site Layout with any future building configurations set to maximise the development potential of the site and views in & out of the development.

The scheme options take due consideration to the existing streetscape and the residential dwellings that are adjoining the development site and the wider site context.

All residential proposals also take into consideration the client's brief which includes area spatial requirements to conform with the current Development Plan and Parking Standards together with the nationally described space standard.

The following documents have been used as reference;

- Canterbury District Local Plan (adopted 2017)
- National Planning Policy Framework
- National Design Guide
- Nationally Described Space Standards
- Secure by Design: New Housing 2019



Consultant Team

Quinn Homes have engaged a specialist planning and technical consultant team for this application consisting of:

- Corstorphine & Wright (Architects)
- Icen Projects;
- Aspect Landscape;
- Charles & Associates;
- David Archer Associates;
- Ecologia.
- Canterbury Archaeological Trust

Corstorphine & Wright

Corstorphine & Wright are an award-winning architectural practice ranked at number 24 in the prestigious AJ100. We design spaces with that elusive 'must-have' quality, translating requirements, constraints and opportunities into places that are more than the sum of their parts.

We're architects & masterplanners with a unique reputation – we're known both for creative excellence and commercial edge.

With a 200-strong team, spread nationally across 10 studios, with a breadth of expertise and skills across 12 sectors.

From strategic masterplans to urban design, we have a proven track record creating places that deliver value to clients and communities. Our people-focused approach is about analysing and truly understanding local needs – and taking an intelligent, ambitious approach to meeting them.

That way, you get intelligently-designed places – places that invigorate communities and maximise long-term civic and commercial value.



Iceni Projects believe that everything they do is ultimately about people – and as a consultancy operating within the built environment, for people read place. A place to live, to work, to play. To grow up; to grow old. A sense of place. Everything in its place. A time and a place.

Iceni Projects are able to provide specialist advice in the fields of archaeology; built heritage and townscape; design; economics; engagement; iceni futures; impact management; planning and transport. Our team are talented, relentless, intelligent, bold and experienced.



Aspect is a multi-disciplinary practice set in the heart of England which provides a range of environmental services to the public and private sector. Their consultants specialise in three key areas: Landscape Planning, Ecology & Arboriculture, providing essential planning advice on a broad range of developments.

Their extensive knowledge shared by the team enables them to provide detailed and practical solutions to landscape, visual, ecological and arboricultural issues within development sites.



Charles & Associates

Charles & Associates Consulting Engineers Ltd (C&A) pride themselves on being able to provide top quality transport, highways, flood risk assessment and infrastructure planning advice, together with detailed highways & infrastructure design advice to the development industry.

C&A also provide technical advice and support to public sector clients. Their staff have, and continue to support local authorities in the fields of transport studies, transport modelling, development control advice, transport business cases preparation; and expert witness provision at Local Plan examinations.



David Archer Associates are able help thier clients to secure planning permission and avoid project delays by engaging with our expert recommendations.

With accreditations from leading bodies, including the Arboricultural Association and the Chartered Institute of Ecology and Environmental Management (CIEEM), our team has access to a large knowledge base – so you can trust us to keep your development project on course and legally compliant.



Ecologia - site investigation, remediation and land contamination specialists.

Their primary objective is to provide remediation design and sustainable remediation solutions to a wide number of customers from property development, insurance, construction to chemical and petrochemical industry.

To support this we employ qualified scientists, working in our in-house laboratory facility to undertake a dedicated programme of R&D.

Ecologia innovative work over the years has been recognised by leading players in the contaminated land market hand has resulted in winning several prestigious Brownfield Briefing awards associated with the development of a number of innovative of technologies or sustainable projects.



Canterbury Archaeological Trust (CAT) are the one of the UK's premier archaeological contractors.

They have been assisting developers, architects, businesses and individuals with their heritage and archaeological requirements for more than 40 years. With offices in Canterbury and Dover, and have a wealth of knowledge and expertise covering the south-east of England and beyond. They are able to provide help and guidance, from project inception to conclusion.

1.4 Placemaking - Design Approach

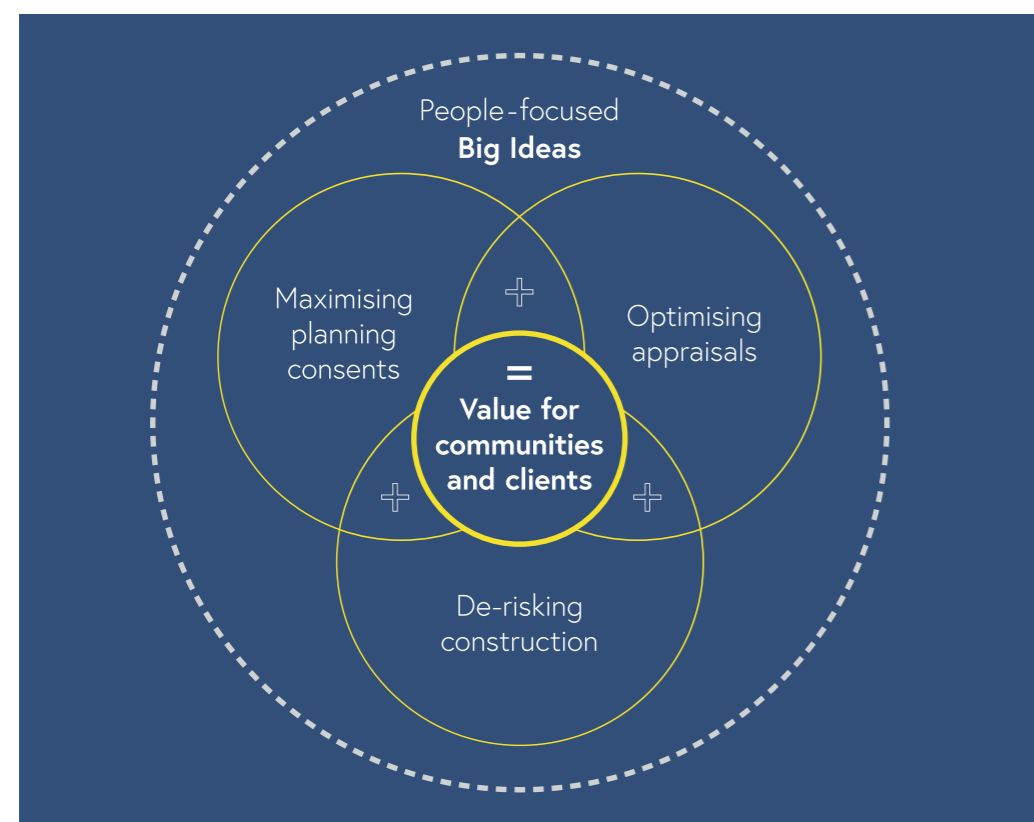
Placemaking

Sound master planning is the bedrock of good placemaking and of healthy, happy communities.

Clients, planners and community stakeholders often comment on how well our designs respond to their context. Our robust process delivers a viable vision that secures consent and delivers long-term value – incorporating everything from infrastructure and green space to sustainable drainage. As a result, you achieve densities while creating exceptional places.

With Corstorphine & Wright, you get an experienced team that brings in urban design, architectural, and town planning expertise. From garden villages to large-scale urban extensions, we take a comprehensive, strategic approach that responds to constraints and maximises opportunities. As a result, our master plans create robust and sustainable places to live, work and visit.

Placemaking satisfies our deep-rooted human desire for belonging – we're hard-wired to seek meaning in the landscape and search for a sense of place.



Hammill Park by Quinn Homes, Example of typical house type for the site



analysis

2.0

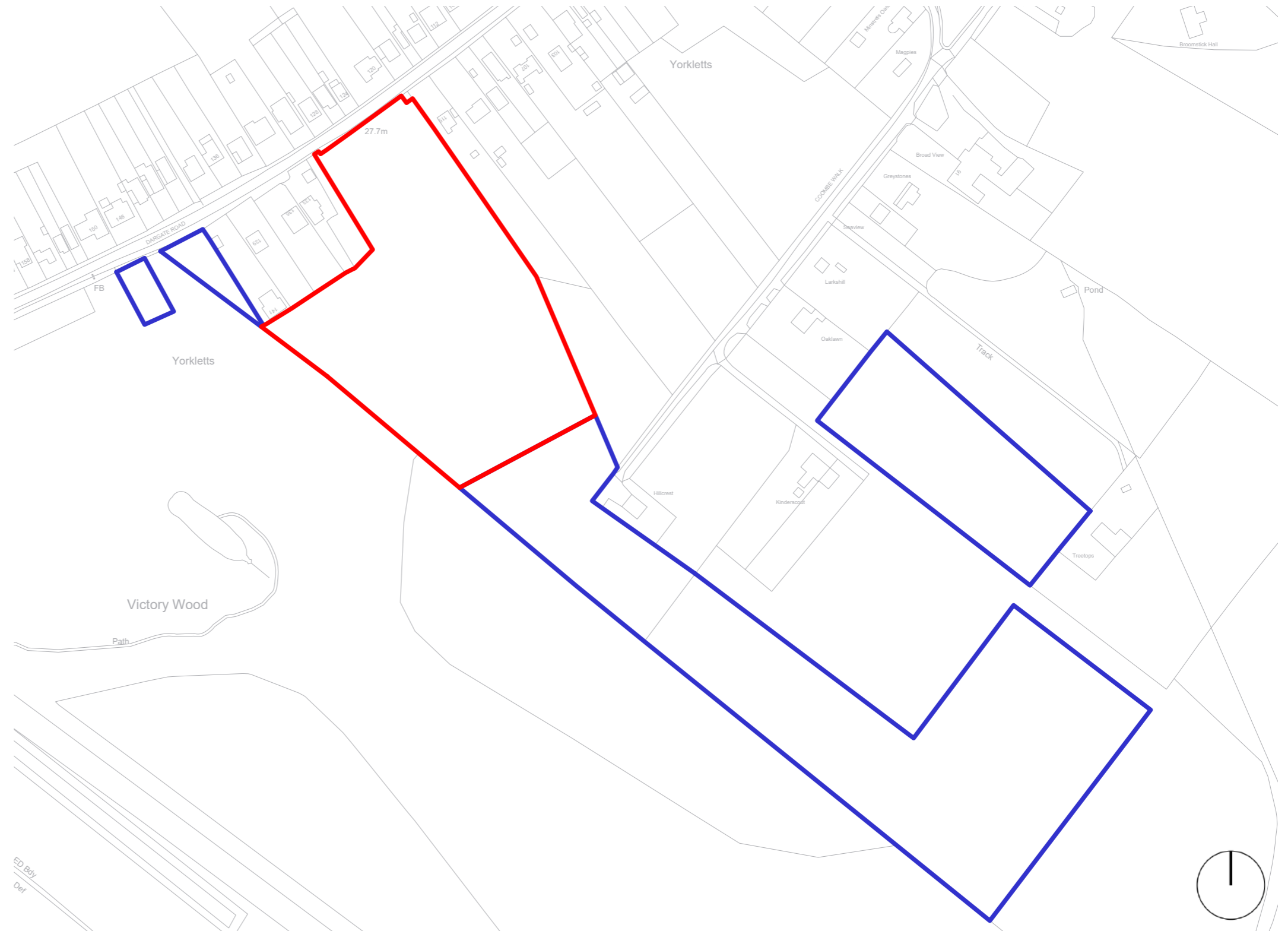
2.0 Analysis

2.1 Site Location

The application site consist of 5 acres and is located within the existing built envelope of Yorkletts. Whilst this settlement does not have a defined boundary, it is considered to form part of the Whitstable Edge of Urban Cluster and therefore is considered to have sustainable access (walking/cycling/public transport) to the services and facilities of Whitstable.

The site is located within a central location in Yorkletts, accessible to bus stops on Dargate Road both to the north-east and west and surrounded by residential development of the existing settlement on most sides.

The site would therefore be a logical development to support the sustainability of Yorkletts and Whitstable nearby and therefore be supported by the Council's up-to-date evidence base by providing homes that can be delivered in a logical and sustainable location, which would be suitable for families looking to upsize properties and move to or remain in this rural location.







2.4 Opportunities & Constraints

The site opportunities and constraints Plan provides a visual representation of the starting point for developing the design. Recognising the opportunities and constraints is a key aspect of creating a well-designed development.









Opportunities

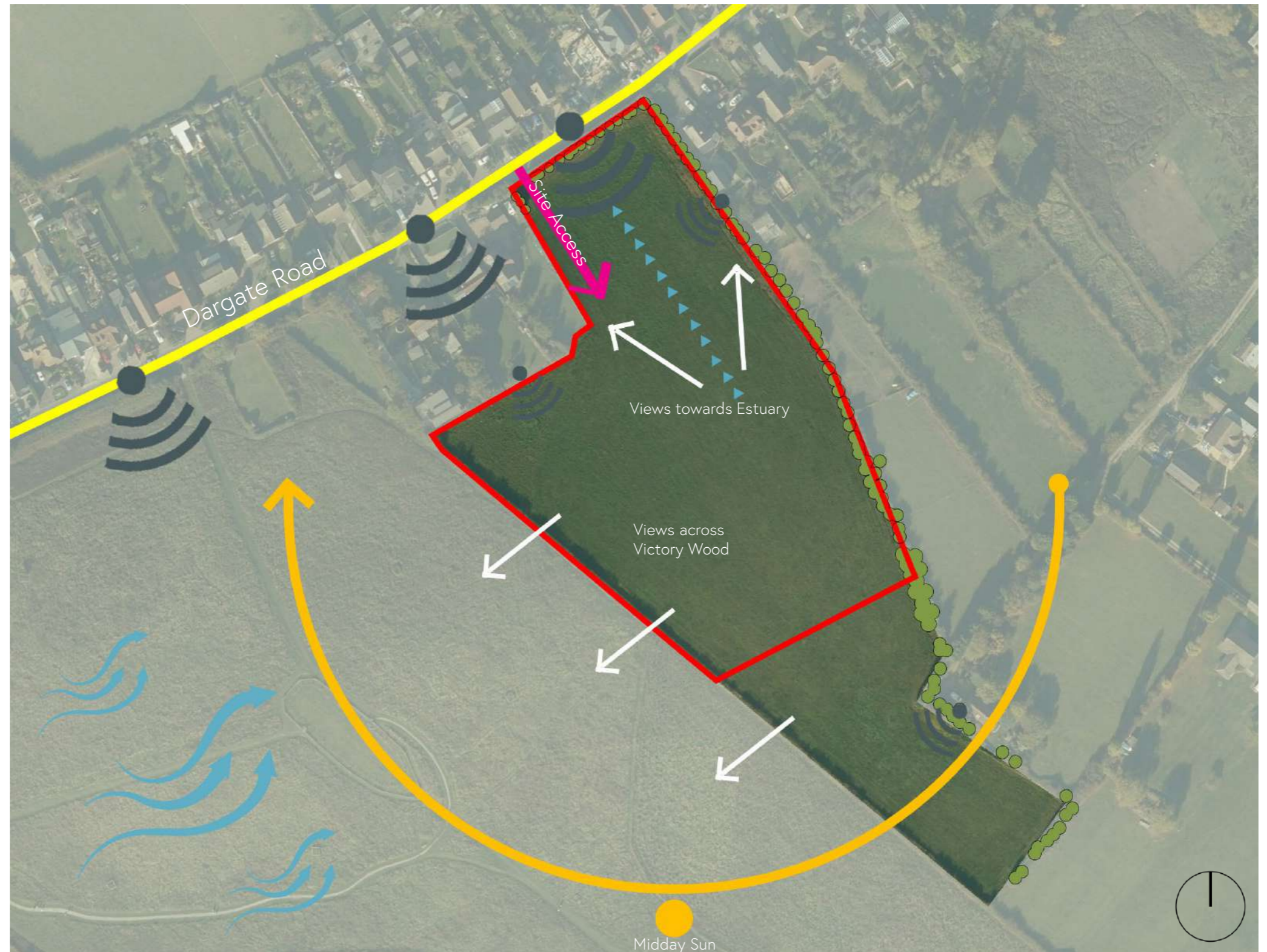
- Great views towards Whitstable and surrounding fields.
- Established access road from Dargate Road.
- Internal facing development minimising impact on adjoining properties

Constraints

- Impact on existing neighbouring properties
- Topography

Key

- Access Road 
- Site Boundary 
- Key Views 
- Sun Path 
- Current Site Access 
- Surface Water Run Off 
- Prevailing Winds 
- Sound Indicators 





Cross Section Through the Site

The topographical survey was undertaken by Survey Design Services.

The site currently exists as an open field. The site slopes from the North of the site boundary.

| | |
|---------------|---------------|
| +42.2 - +43.9 | +35.2 - +36.1 |
| +41.5 - +42.2 | +32.9 - +35.2 |
| +40.6 - +41.5 | +32.3 - +33.9 |
| +39.5 - +40.6 | +31.1 - +32.3 |
| +38.9 - +39.5 | +30.2 - +31.1 |
| +37.7 - +38.9 | +29.3 - +30.2 |
| +36.1 - +37.7 | +28.6 - +29.3 |
| +35.2 - +36.1 | +28.1 - +28.6 |

2.6 Local Context

To ensure that proposals are suitable within their architectural context and setting, a study of local architectural character has been undertaken. This took the form of a tour of the local area, with particular attention paid to defining vernacular architectural styles and materials.

In keeping with this methodology, it is not always practical to implement some of the more distinctive elements of the historic local vernacular in modern dwellings. Working with the constraints, rather than bemoaning their restrictions, is what truly defines our built vernacular. As such, it has always been the applicant's aspiration to deliver proposals befitting of the local architectural heritage, as well as suitable in the context of contemporary living patterns and modern habitable standards.

Notable local architectural vernacular features and materials include:

Roofs

- Hipped roofs;
- Half hipped roofs;
- Gable ends;
- Brick chimneys stacks; and
- Chimney flues

External Envelope Materials;

Brick:

- Local Redstock Brick
- Multi-stock Brick

Render:

- Modern through colour
- Render:
- Modern through colour



2.7 Planning Policy

The Local Plan (adopted in July 2017) sets out plans to develop Canterbury District until 2031.

The Local Plan includes:

- Housing, employment, infrastructure and open space development
- Major developments such as Mountfield Park
- Policies to protect and improve the environments
- A proposals map showing the allocated areas for development

Whilst the site has no formal land use designations and is neither Listed or located within a conservation area it is located close to the District Boundary and within site of Area of High Landscape Value and Area of High Landscape Value LB2

Key

District Boundary



Area of High Landscape Value LB2



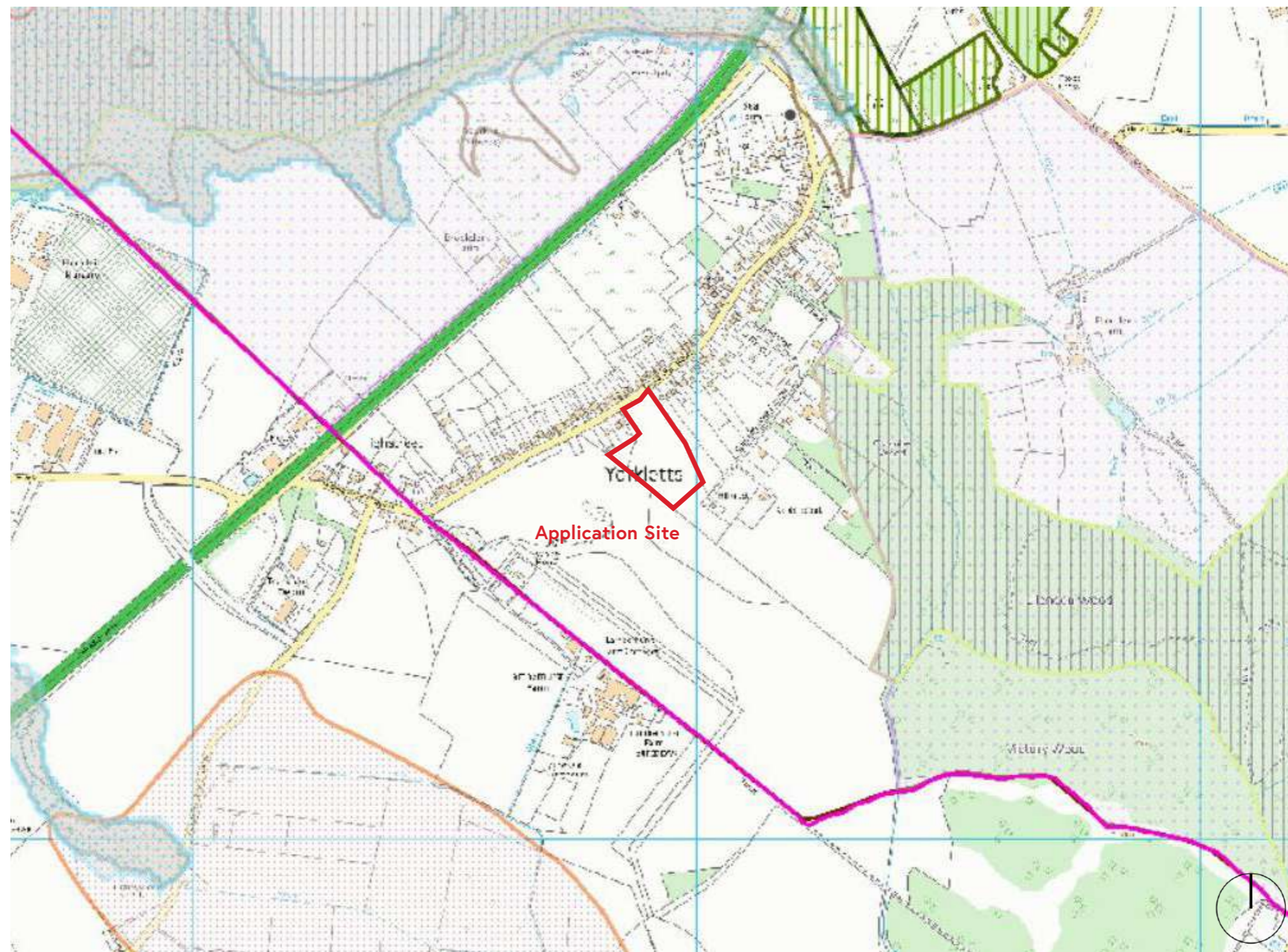
Site of Special Scientific Interest LB6



International Wildlife Sites (Special Protection Area, RAMSAR, Special Area for Conservation) LB5



Environment Agency Area at Risk of Flooding Zone 2 CC5, CC6





The Proposals

3.0

3.1 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 Ten Characteristics

- Context** – The proposed design of the development relates to the existing buildings in the local area and takes inspiration for characteristics in materials, detailing and scale. Refer to page 16 of this document for further details.
- 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.
- 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 any impact on buildings in the immediate area. Refer to page 32 of this document for further details.
- Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection. Visibility splays are built into the design ensuring the safe movement of vehicles around the site as well as to and from Main Road.
- Nature** – Well designed spaces incorporate existing natural features to enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site and preservation and maintenance of boundary foliage will ensure this.
- Public spaces** – The proposal provides safe, social and inclusive spaces for future residents, as well as the wider community.
- Uses** – The proposal will provide 34 no. dwellings of a range of sizes. This will be designed in a way that it will be well integrated into the local community.
- Homes and buildings** – The homes 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.
- 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 strategy to effectively drain, insulate and ventilate the homes.
- 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, encouraging maintenance by those who dwell in the development. Good, considerate design encourages a sense of ownership both for the community and the scheme and an active use and maintenance of the site.



Manor Barn by Quinn Homes, Example of typical house type for the site



Initial 'Village Hall' Proposal

The initial village hall proposal utilised the full area of the site through proposing 21 dwellings with an accompanying village hall. Although this layout portrays an exiting development opportunity; it has been decided to reduce the overall building footprint of the scheme to allow for a residential development that is more spatial and retains some of the natural elements of the site. Therefore, the next approach was to reduce the overall site boundary.

Proposed Site Plan

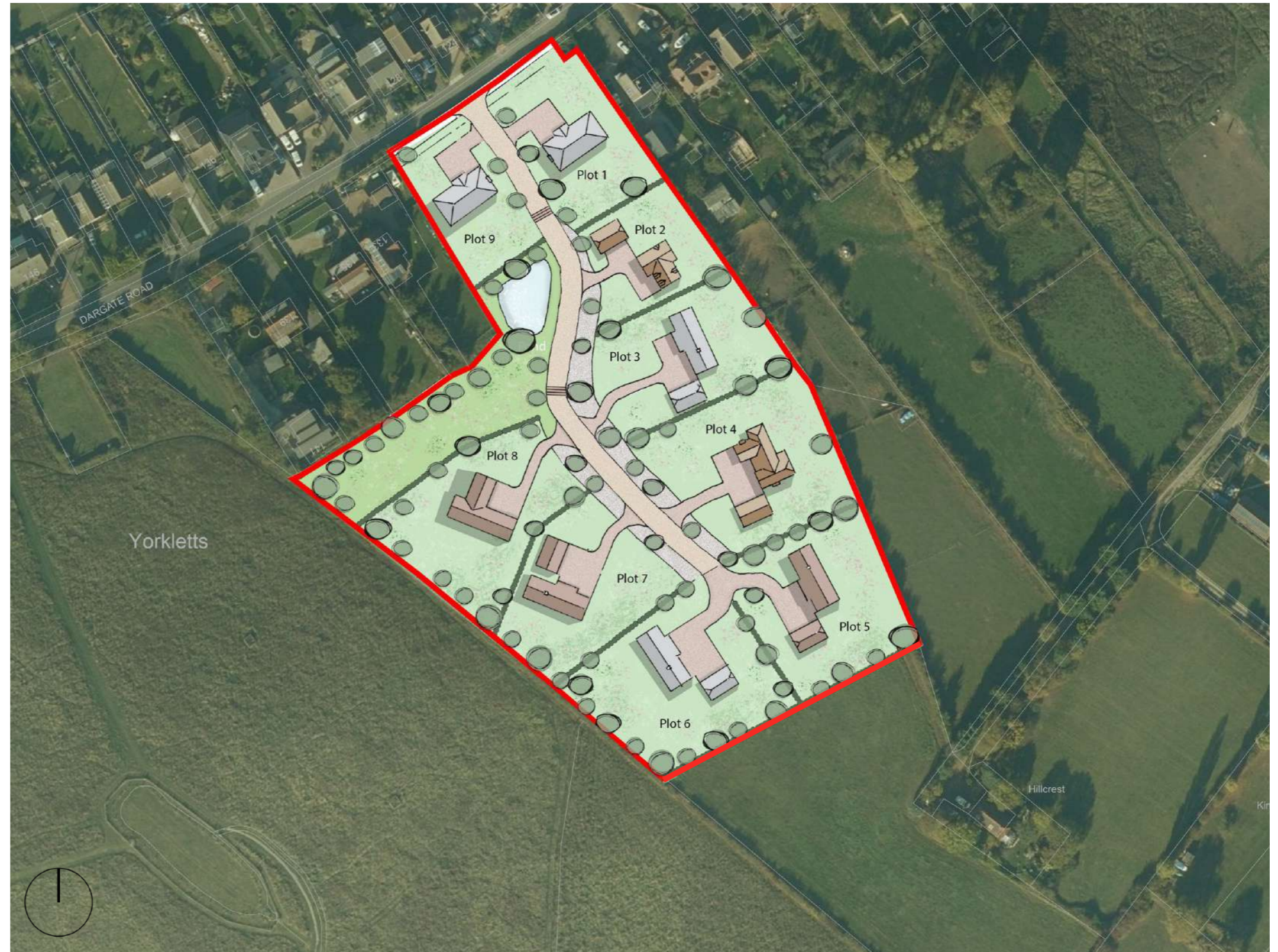
The proposed site option creates a larger public greenspace through moving the proposed pond. Furthermore, pedestrian access has been integrated into the site plan to enable sufficient and safe access.

The plot types in this layout are more varied with create a greater and more diverse development with more dense landscaping to fully integrate the scheme into the surrounding natural context.

3.0 The Proposals

3.3 Illustrative Site Layout

Whilst this Site Plan does not form part of the application process it provides guidance on the layout and character of the development subject to further design development and any subsequent Reserved Matters Applications.



3.0 The Proposals

3.4 Illustrative Plots



Hammill Park by Quinn Homes, Example of typical house type for the site



Boughton Park by Quinn Homes, Example of typical house type for the site

As this is an outline application, the detailed design will be provided as part of future reserved matters applications. We have provided within this Design & Access Statement indicative design & precedent images together with an Illustrative Site Layout to provide an indicative design in terms of layout, scale and design. The design is not fixed at this stage, with all matters to be reserved, but any future proposals will be in line with Policy DBE3 of the Local Plan.

Furthermore, the proposed design will accord with NPPF paragraph 127 to deliver high quality design that meets a number of objectives including that it functions well and adds to the overall quality of the area, is visually attractive and is sympathetic to the local context and landscape setting. Consideration will also be made for the Kent Design Guide in bringing forward the self-build housing.

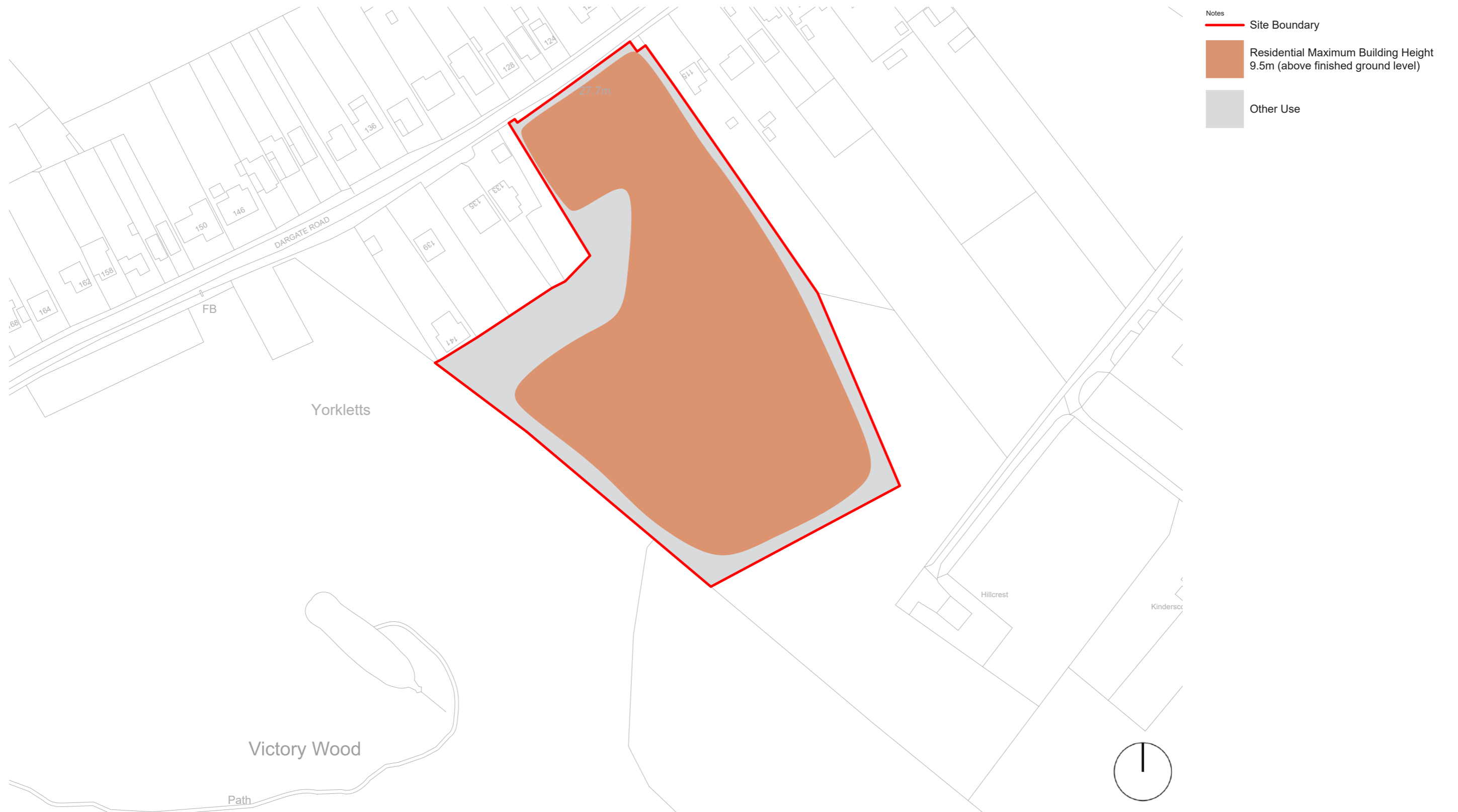
3.0 The Proposals

3.5 Parameter Plan - Density



3.0 The Proposals

3.6 Parameter Plan - Building Heights



3.0 The Proposals

3.7 Parameter Plan - Land Use

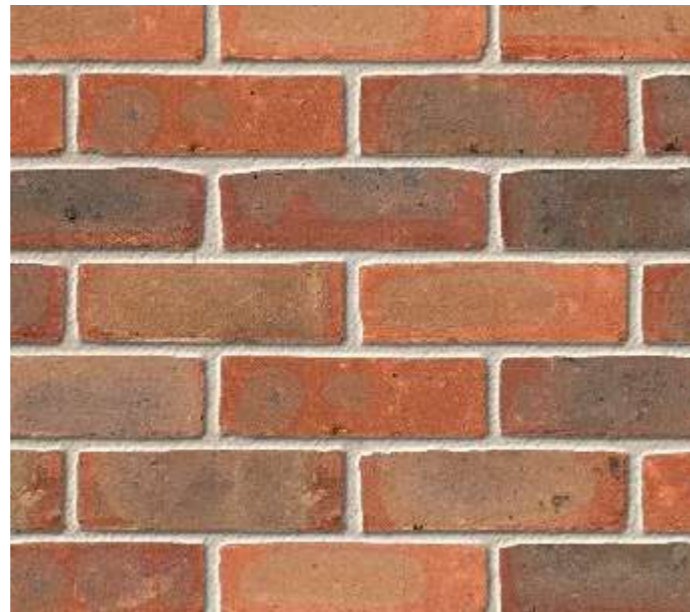


3.8 Materiality

The appearance of the development is a Reserved Matter, although the principles have been established within the OPP DAS to provide a design framework for the new homes at the Reserved Matters stage.

The external appearance of the new homes will respect the local vernacular. The designs have been considered to provide:

- Simple Built Form: Each dwelling will be designed with a simple built form and an appropriate level of detailing that complements the local vernacular.
- Unity: New homes will convey an impression of unity relieved by minor points of detail and materials, producing variety with harmonious identity.
- Key Buildings: Key buildings using special details, raised building heights and/ or increased massing will be used in key locations.
- Corners: Houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position.



Red Stock Bricks



Timber Weatherboard



Black Weatherboard



Slates



Plain Tiles

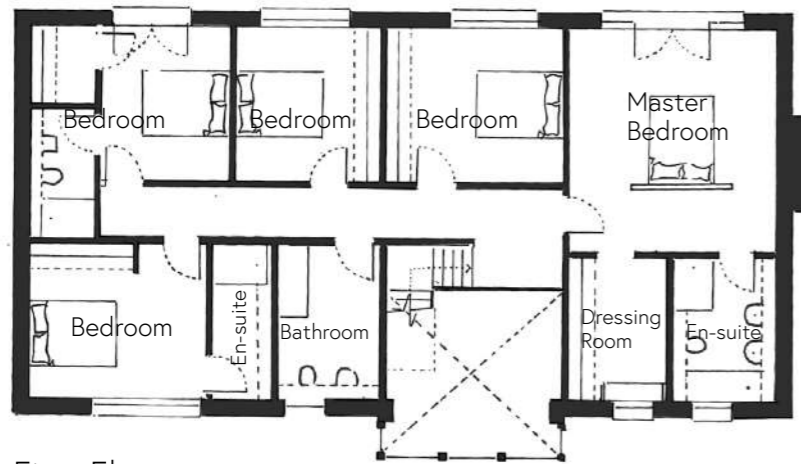
3.0 The Proposals

3.9 Indicative House Type A

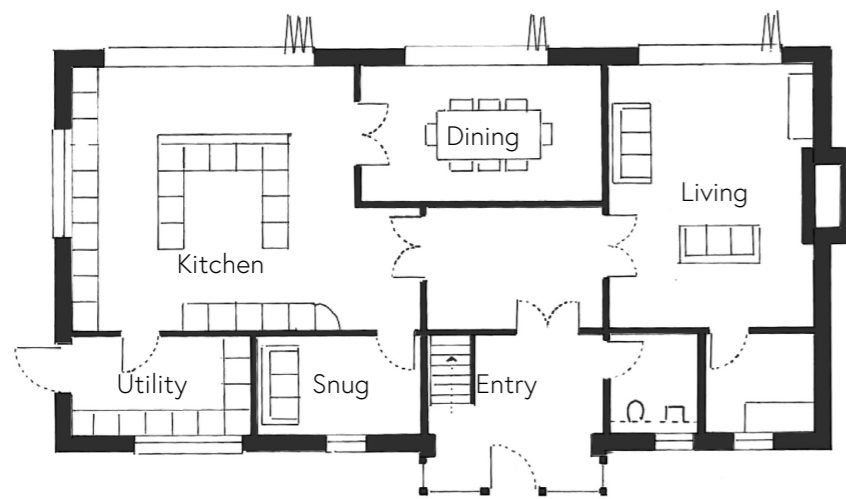
Plots 1 & 9

These drawings represent indicative house types that will need to be determined by a future Reserved Matters Application.

The Internal layouts and External Design / Materiality may be subject to change.



First Floor



Ground Floor



Front Elevation

(Plans & Elevation not drawn to scale)

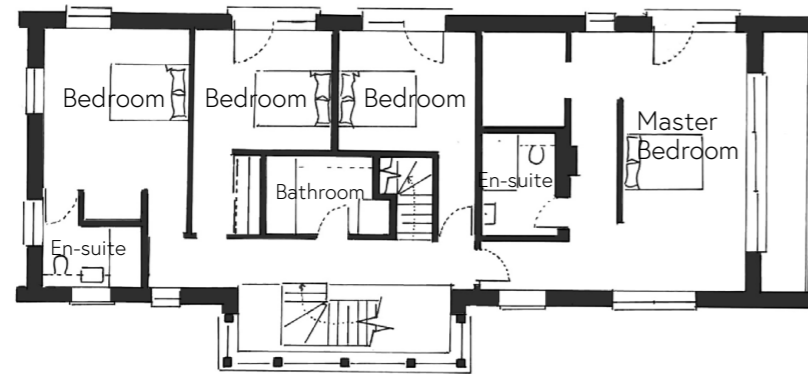
3.0 The Proposals

3.10 Indicative House Type B

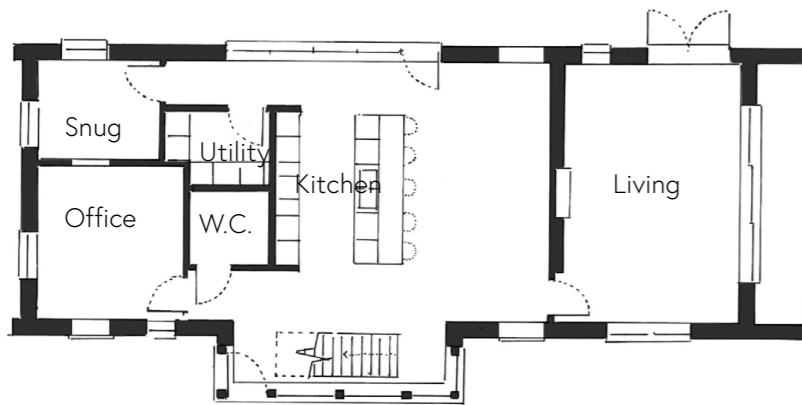
Plots 3,5,6 & 7

These drawings represent indicative house types that will need to be determined by a future Reserved Matters Application.

The Internal layouts and External Design / Materiality may be subject to change.



First Floor



Ground Floor



Front Elevation

(Plans & Elevation not drawn to scale)

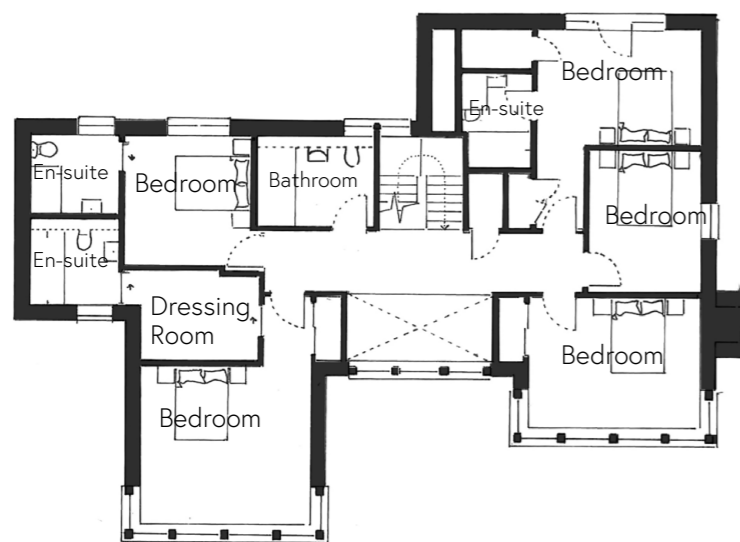
3.0 The Proposals

3.11 Indicative House Type C

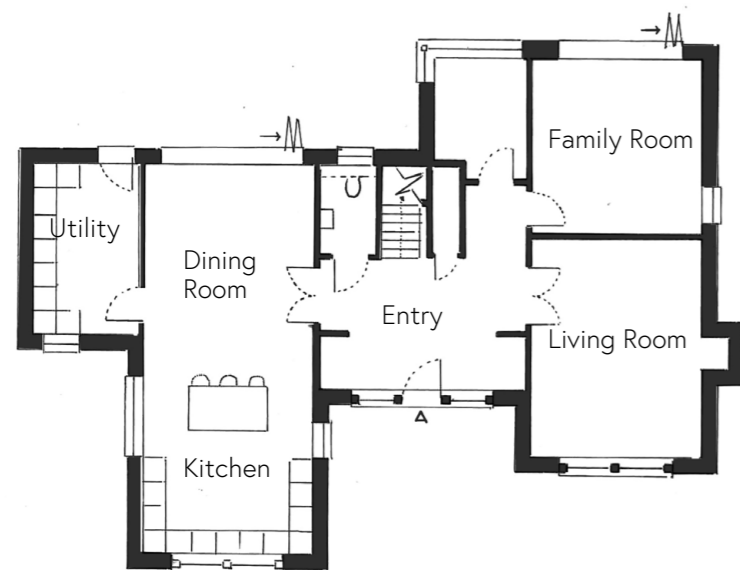
Plot 4

These drawings represent indicative house types that will need to be determined by a future Reserved Matters Application.

The Internal layouts and External Design / Materiality may be subject to change.



First Floor



Ground Floor



Front Elevation

(Plans & Elevation not drawn to scale)

3.12 Secure by Design Principles

Approach to the Design

The design proposals will conform with national guidance on providing a safe community environment, having regard to designing out crime. Site design and layout will reflect the specific guidance and principles of Secured by Design, to create distinct housing areas that are safe and secure. The key attributes in the context of the development are set out below:

Secure by Design

The design proposals will conform with national guidance on providing a safe community environment, having regard to designing out crime. Site design and layout will reflect the specific guidance and principles of Secured by Design, to create distinct housing areas that are safe and secure.

Access and Movement

Safer access and movement will be achieved by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, without any segregation. Where footpaths are required, they will be as wide as possible and overlooked by surrounding buildings.

The movement network will be based upon primary routes and shared spaces, avoiding alleyways and short-cuts that can become vulnerable to, or facilitate crime. The development will incorporate points of interest within the public realm and will encourage people to use identified routes and spaces, to create surveillance from usage.

Structure

A safe urban structure provides an active frontages onto streets, creating a regular movement framework that focuses people and vehicles on to a small number of principal routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Ownership

The proposals will create a clear distinction between public, semi-private /communal and private spaces. This will be achieved using appropriate demarcation such as fences, walls and hedges. Careful selection of these boundaries will achieve the appropriate aesthetic and character.

High fences and landscape that actively impede access will be arranged in places that are vulnerable to crime, such as the back of dwellings, and will be visually permeable so as not to hinder natural or other forms of surveillance.

Parking

Parking will generally be in private ownership or shared courts which will be clearly demarcated, with adequate lighting and managed appropriately. On-street parking will likewise clearly defined and well supervised.

Management and Maintenance

A good quality public realm can stimulate the desirable level of human activity and influence the behaviour of users. Care and attention will be given to the design quality and attractiveness of the street, increasing its safety and use, and promoting greater respect towards the environment.

Dwelling Position

The need to avoid conflicts between public and private space by ensuring that there is a clear delineation between public and private spaces will be an important feature of the layout design. The potential to create natural surveillance where appropriate, of both public and semi private spaces, will be carefully considered.

Permeability

Places should be well connected, but community safety or residential amenity should not be unacceptably compromised through the creation of networks. As such, all routes will have a clearly identified need and function. Permeable routes will be designed in an appropriate manner, and there will be minimal opportunity for unplanned routes to develop.

Surveillance

Well-designed layouts of buildings and places create surveillance. All public realm areas will be overlooked by buildings, with windows and doors facing onto the street to create an active frontage. Open, bright spaces will reduce the number of places to hide.



3.0 The Proposals

3.13 Access & Movement

The access to the site is included within this Outline Planning application.

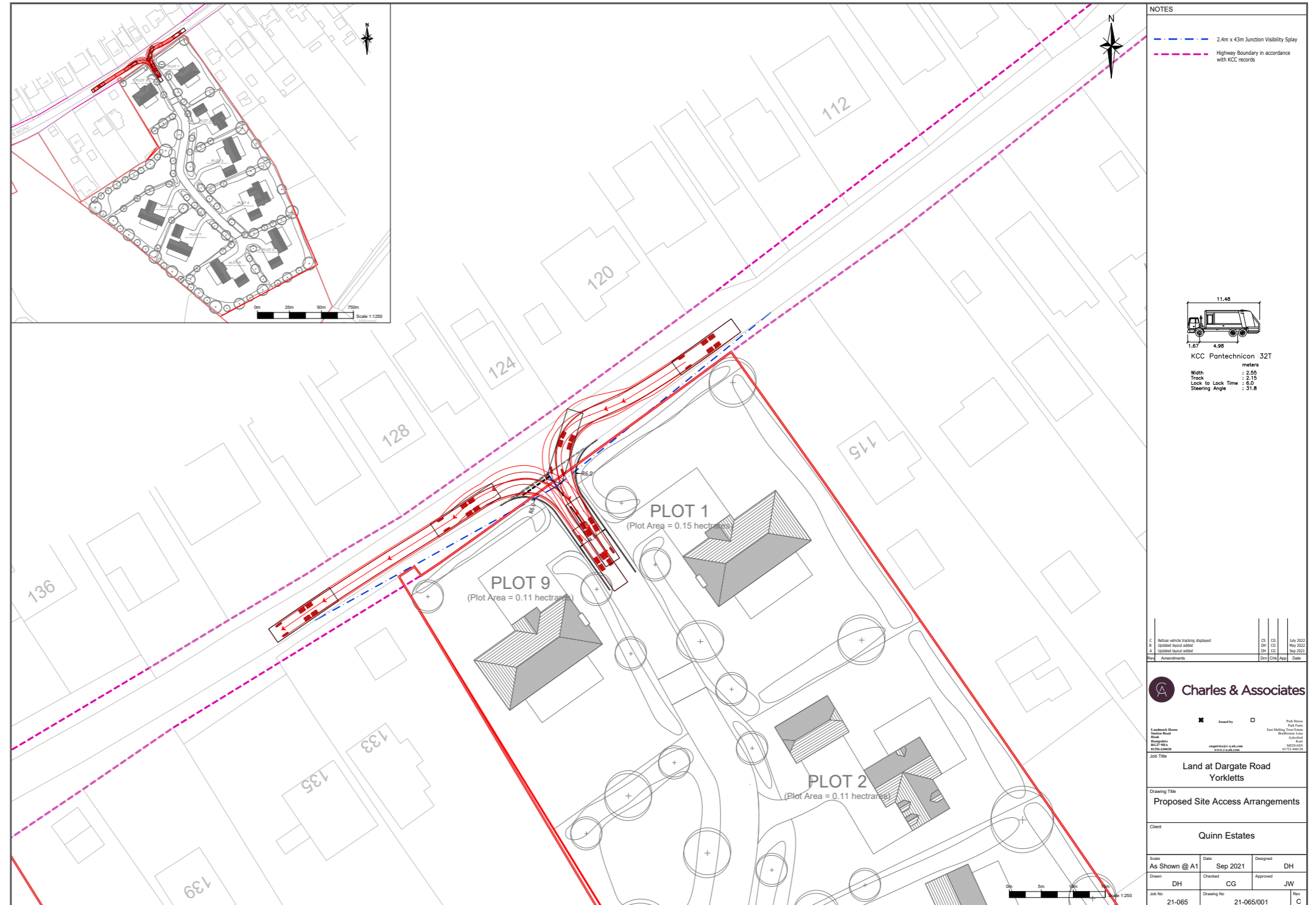
A detailed Transport Statement has been prepared by Charles & Associates to support the scheme and this includes a detailed Site Access arrangement with visibility splays for this outline planning application.

The proposed site access is via a single access point to Dargate Road. The Kent Design Guide suggests that a 'Lane' is an appropriate form of access to sites in small villages of up to 25 dwellings. This would take the form of a single point of access with a carriageway shared between vehicles and pedestrians.

There are highways improvement proposed to the wider Dargate Road including the provision of gateway features at either end of the village and 'Pedestrians in carriageway' signs.

Cycle and vehicle parking would be provided in accordance with CCC standards and this will be confirmed when detailed applications come forward for each self build plot. This will include appropriate provision of charging facilities for electric vehicles.

The proposed access to the site would enable the required access for appropriate movements by refuse and emergency vehicles. Swept paths for the KCC standard refuse vehicle specification are also shown in Charles & Associates' report.





conclusion

4.0

4.0 Conclusion

4.1 Residential Quality

Design principles

Each of the plot across the site will be designed to accord with the Nationally Described Space Standards, thus providing generous living space throughout the development.

Key principles which have been incorporated in to the layouts:

- Living spaces designed to relate directly to the landscape
- Optimum orientation of dwellings considered
- Private amenity space for all dwellings and defensible private spaces to all plots
- Minimum 2.4m high floor to ceiling heights
- Potential for triple glazed windows where needed
- Fabric-first approach to lowering carbon emissions
- Smart technologies for monitoring energy use
- Dedicated space for study / working from home

In addition to the specific considerations, each of the Plots will incorporate secure cycle storage and EV car charging.

The overall objective aim is to encourage resident interaction and to create a vibrant residential community.



Hammill Park by Quinn Homes, Example of typical house type for the site



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