

4.3 Residential Unit Layouts

4.3.1 Ground Floor Layouts | Block A Houses

Block A is comprised of 3 x 2 bed terrace houses at 65sqm each.

The layout is compact, efficient and provides plenty of storage. Space is given over to maximise on each individual room size. All rooms meet with Nationally Described Space Standards.

Layout

To the front of the dwelling is an open plan kitchen diner. The stairs are open to the vaulted first floor where roof lights within the south facing pitched roof allow natural light to fall through the house throughout the day.

A GF WC is located between kitchen & living room. The living room accommodates 2 x 3 seater sofas and patio doors onto the garden. An alcove/ niche allows for a home-working space or perhaps even a piano.

Amenity

Each house has a garden of approximately 28sqm with space for cycle store/ garden shed & patio.

Storage

Storage is provided under the stairs for vacuum cleaners etc a coat cupboard is located adjacent to the front door.

Refuse & Parking

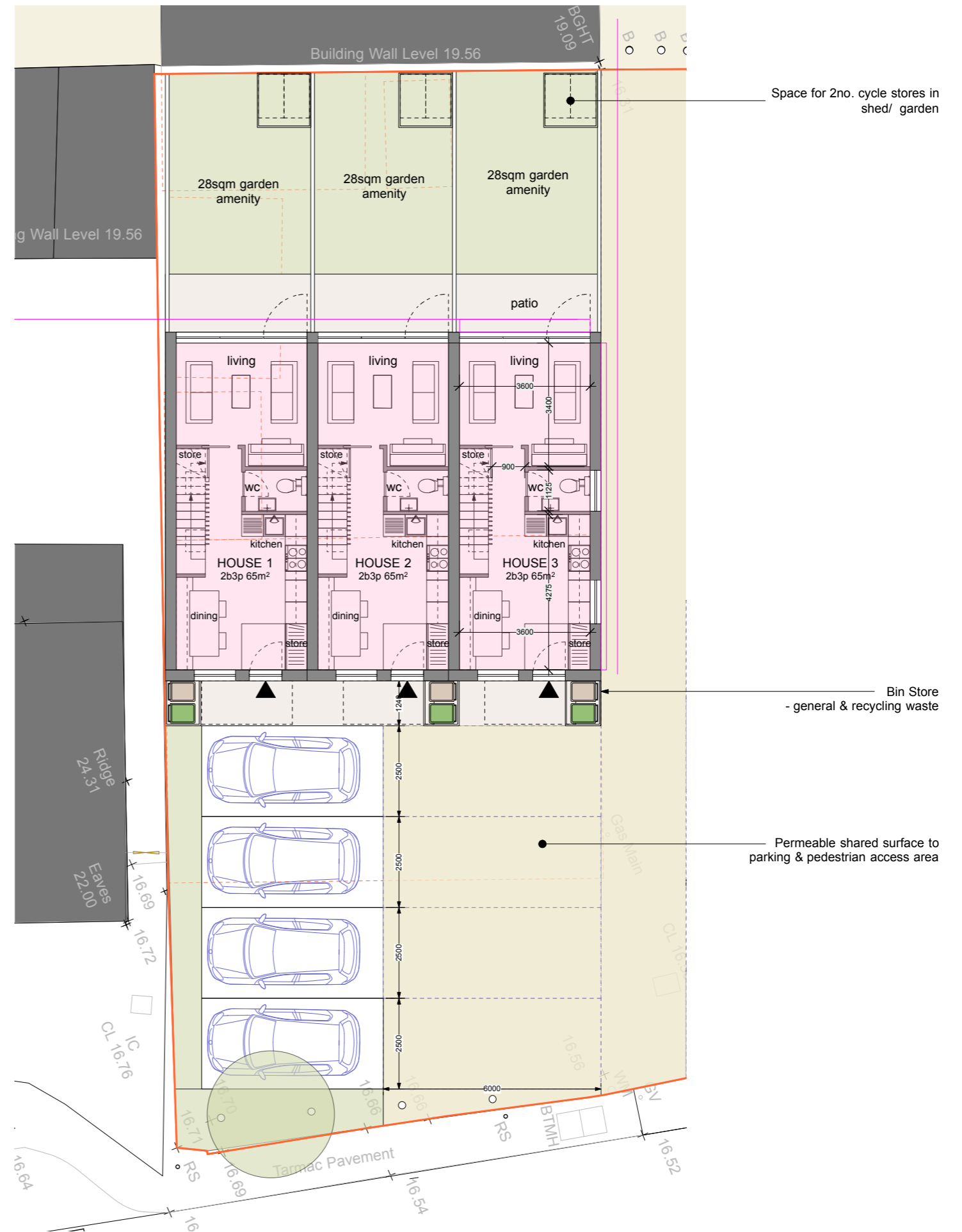
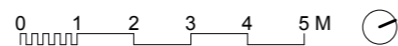
The ground floors have individual timber clad bin stores and adjacent parking.

Block A GF Areas

GEA: 115 m²

GIA: 97.5 m²

- 1 bed
- 2 bed
- communal



4.3.2 First Floor & Roof Layouts | Block A Houses

At first floor are two generous bedrooms, each with storage and a desk space. A family bathroom is also accessed from the landing.

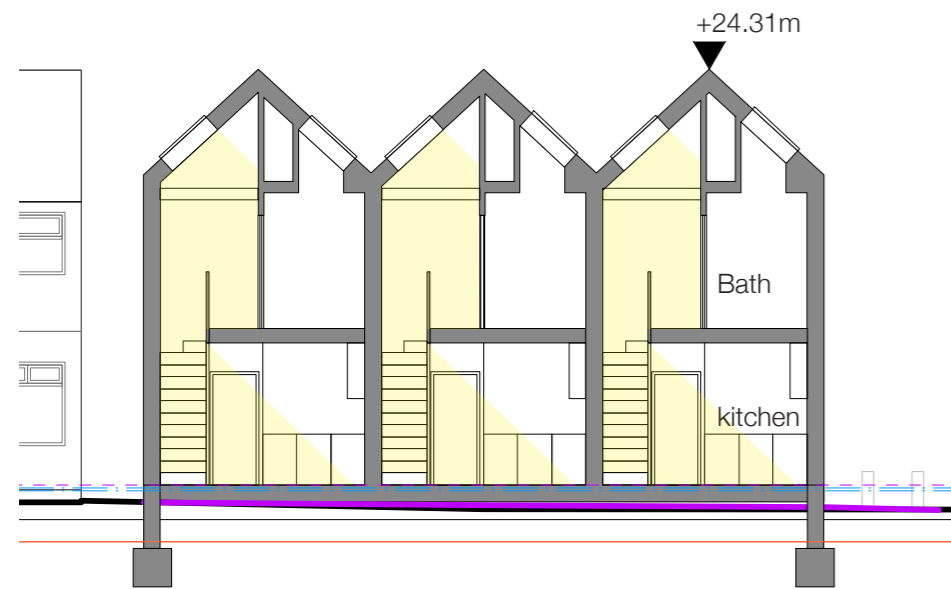
Bed 1 + additional amenity

The bedroom to the east/ front of the house has a balcony. The balcony doubles up as a covered roof to the porch/ entrance area below and also serves to tie the design in visually with the proposed apartment block, as well as increasing amenity provision for the dwellings.

Roof

The first floor is vaulted into the roof space to allow natural top light into the bathrooms and landing area.

The proposed roof is clad in standing seam zinc.



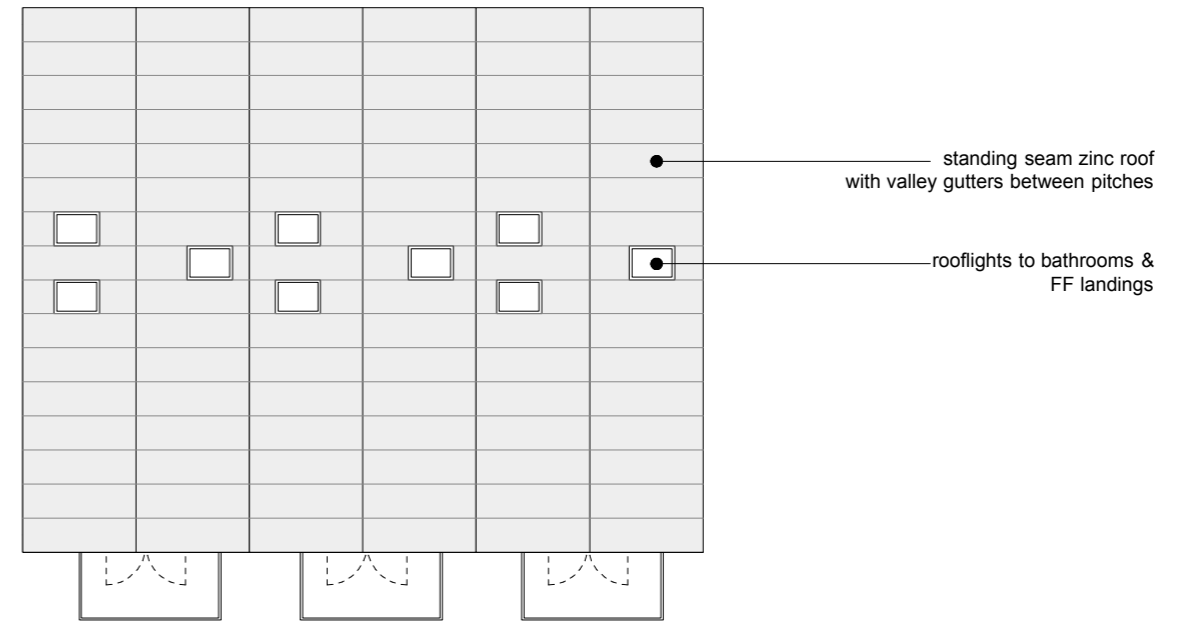
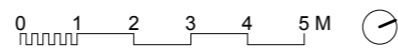
Cross Section

Block A FF Areas

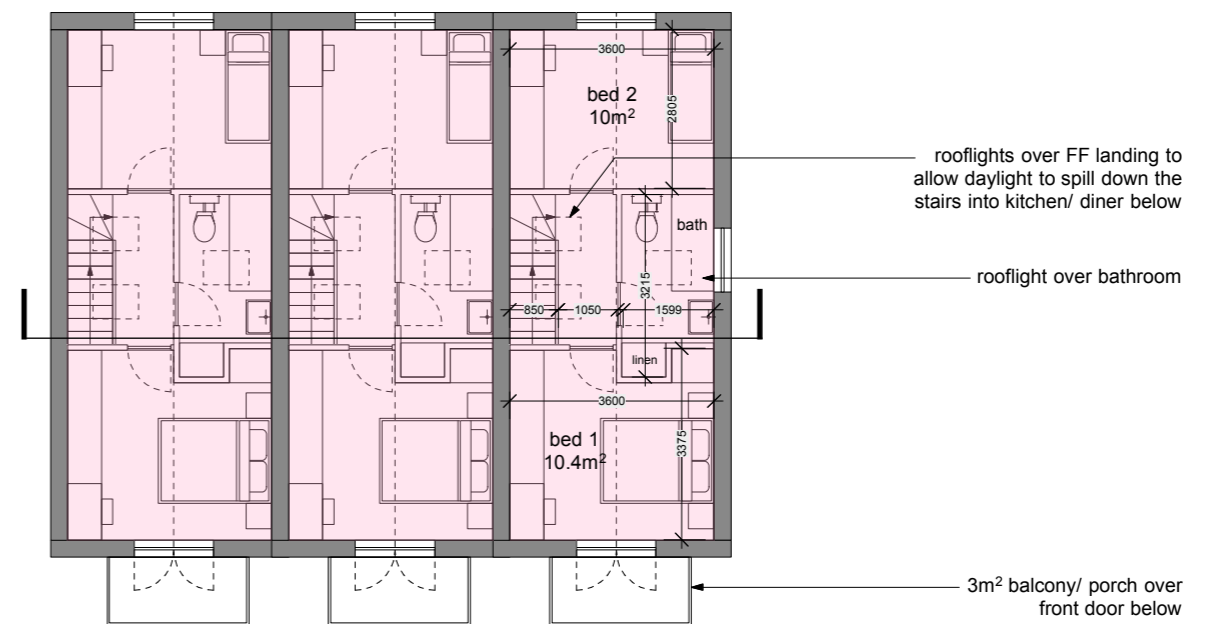
GEA: 115 m²

GIA: 97.5 m²

- 1 bed
- 2 bed
- communal



Roof Plan



First Floor Plan

4.3.3 Ground Floor Layouts | Block B Apartments

Block B is comprised of 4 x 1 bed & 2 x 2 bed flats at 45sqm & 62sqm respectively.

Communal entrance

The building is accessed from the shared surface car park to the front of the building. Secure cycle provision for the 4 of 6 flats is provided to the south of the block, with the GF flat having cycle storage within their rear gardens..

Due to the flood risk on site the ground floor to the apartment block is raised and therefore within the lobby area Part M compliant steps and handrails are provided.

Layout & Privacy

The internal layouts of the ground floor flats put the bedrooms to the west (front) and living/ dining area to the rear with access to a private garden.

The raised GF level create privacy for the ground floor flats particularly the bedrooms at the front of the building.

Amenity

The private gardens to the rear flats are approximately 27sqm.

Refuse & Parking

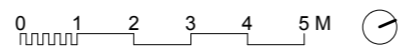
The ground floors have a shared bin store with 1100L bins for general waste & recycling. Parking is also provided to the front of the site.

Block B GF Areas

GEA: 136 m²

GIA: 116 m²

- 1 bed
- 2 bed
- communal

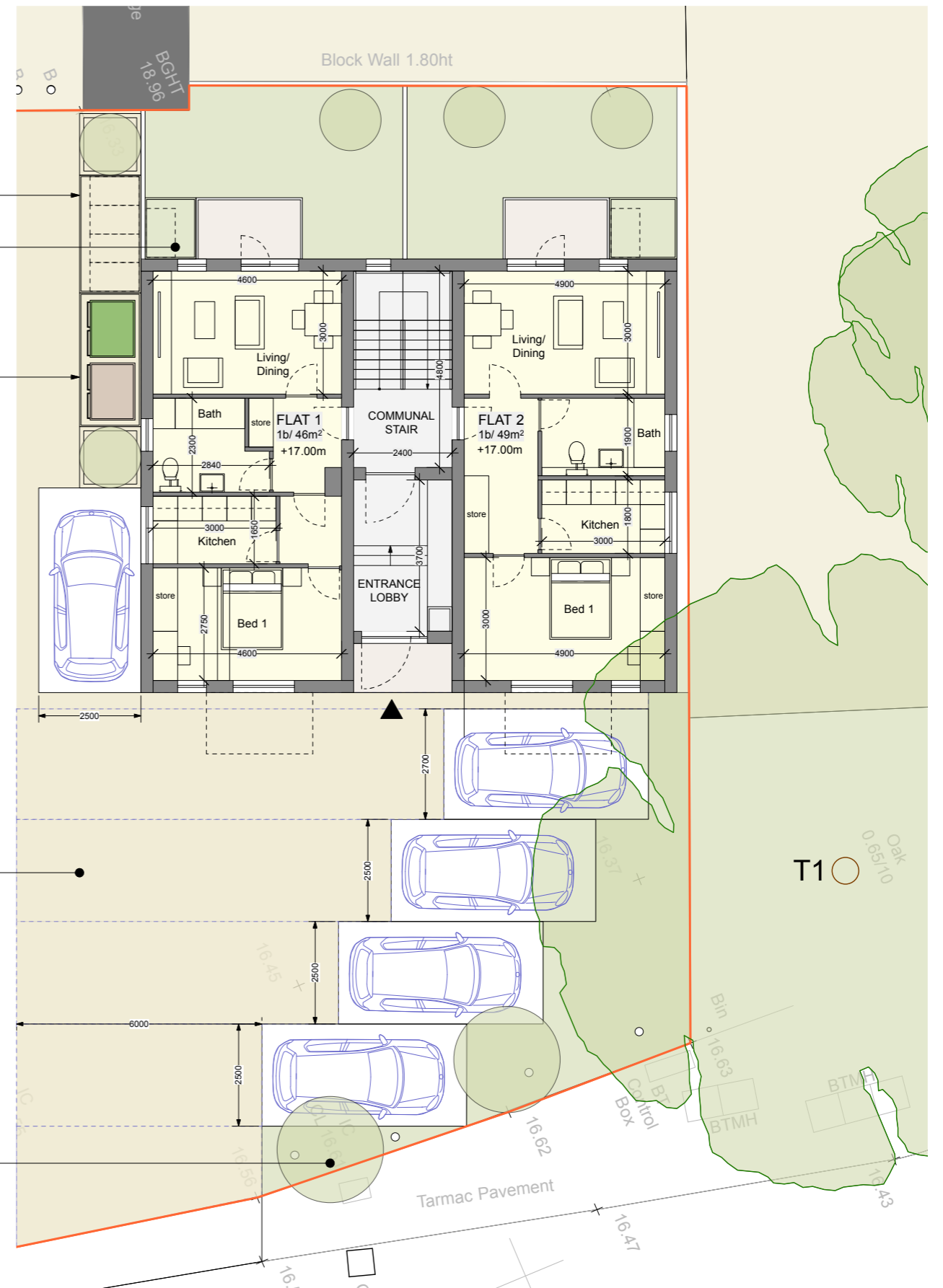


Secure Covered Bike Store
- 4no cycle spaces
- cycle spaces to gardens of GF flats

Secure Communal Bin Store
- 2 no Euro Bins
- general & recycling waste

Permeable shared surface to parking & pedestrian access area

Soft Landscaping & planting



4.3.4 First & Second Floor and Roof Layouts | Block B Apartments

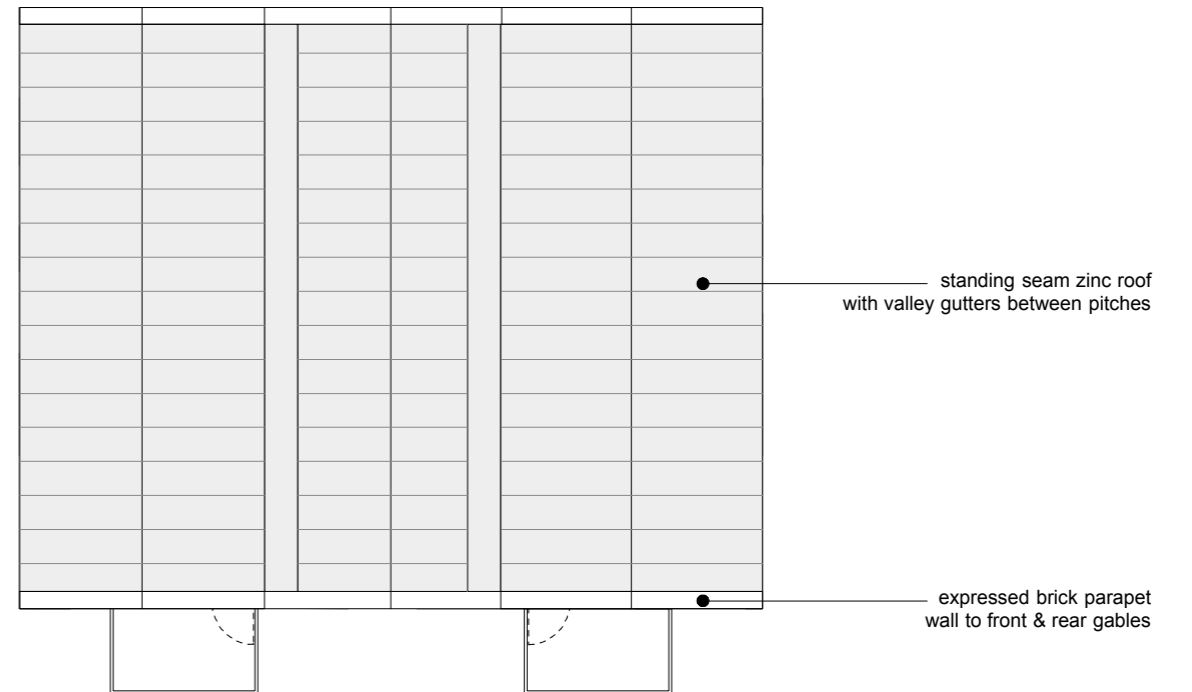
The layouts for the flats at first & second floor are identical, with the second floor being open to the vaulted roof of the block. Creating apartments within the vaulted roof space means that the overall height of the block can be kept to a minimum.

Privacy & Overlooking

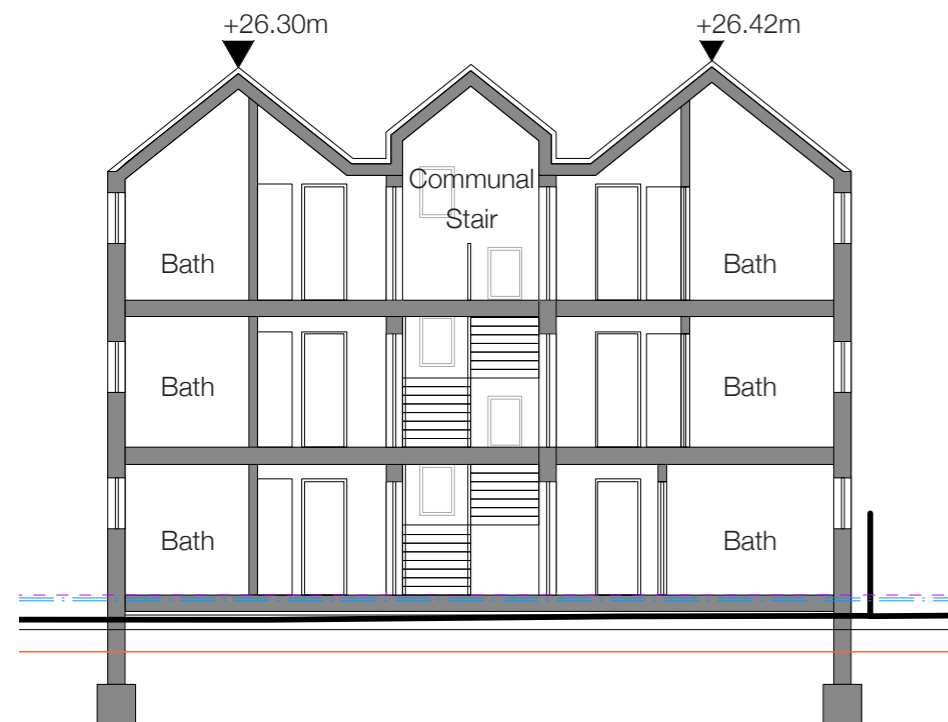
As the block rises through the first & second floors, care has been taken to minimise overlooking of neighbouring plots whilst also ensuring adequate levels of light are provided within the apartments along with pleasant views out.

Roof

There are 3 pitched roofs to Block B, expressing each of the elements within. The roof is to be clad in standing seam zinc.



Roof Plan



Cross Section

Block B FF Areas

GEA: 139 m²

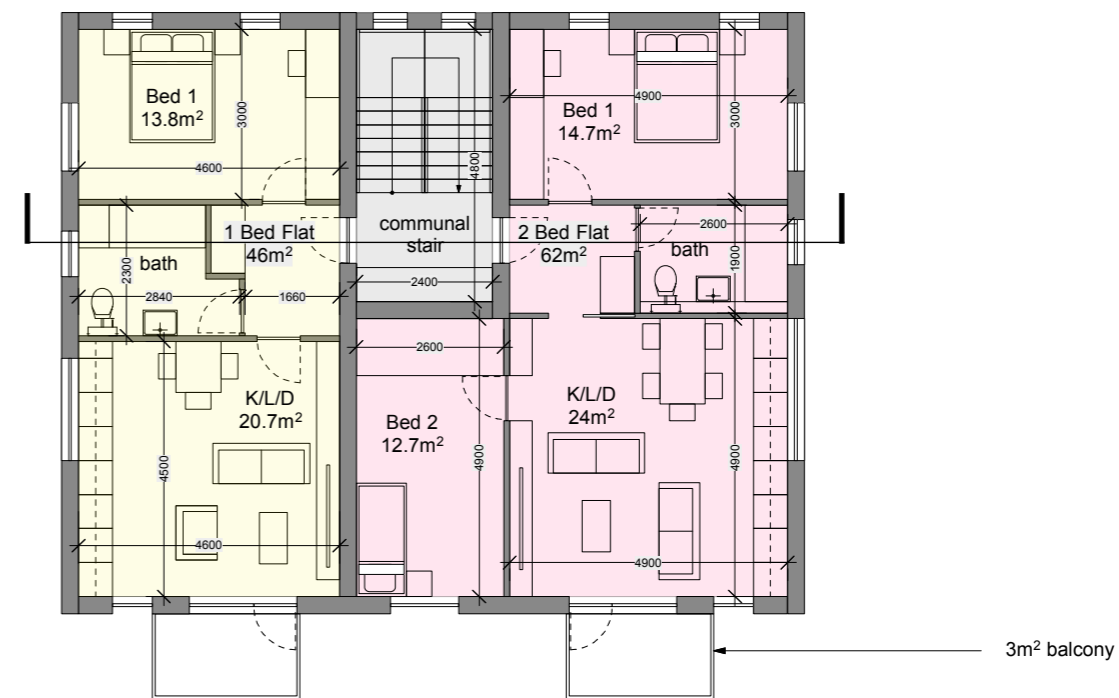
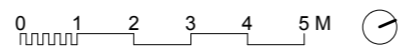
GIA: 120 m²

Block B SF Areas

GEA: 139 m²

GIA: 120 m²

- 1 bed
- 2 bed
- communal



First Floor Plan

4.4 Levels, Flooding & Drainage

The application site sits within Flood Zone 3 and therefore Flooding & Drainage is covered fully within the technical flood risk report appended to this application [RP-D-2125-S4].

4.4.1 Finished Floor Levels

The flood level for the 1000 year storm is 16.89 - 16.95m across the site, the finished ground floor level is therefore set at +17.00m to be above this worst case flood model scenario.

4.4.2 Proposed Surfaces

The predominant existing surfaces on site is impervious tarmac, rendering the entire site at 100% impermeable.

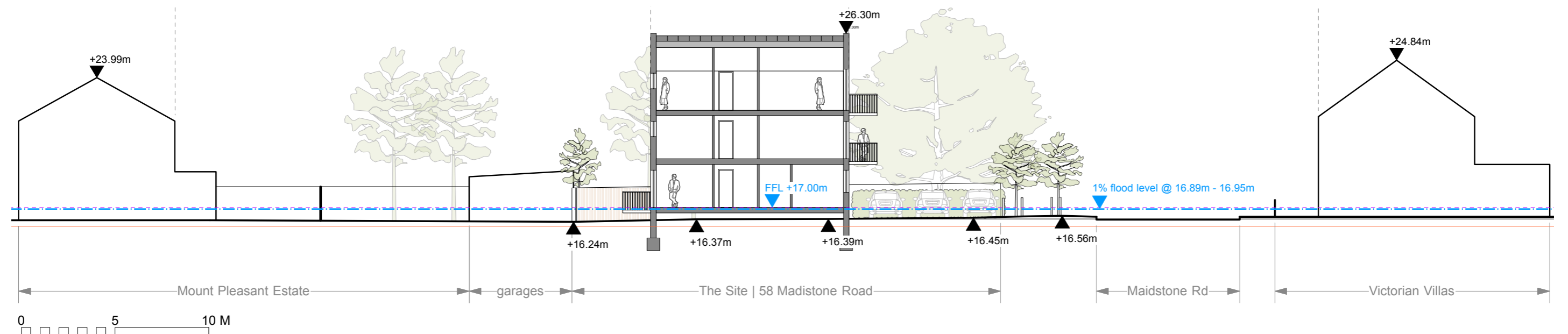
Whilst the flood risk calculation assumes the hard surfaces are impermeable (for a worse case scenario), the proposal seeks to introduce permeable block paving across the site as a “shared surface” for both pedestrians and vehicles. This will help with site wide attenuation and drainage.

In addition to the permeable paving, the introduction of gardens and soft landscaping to the rear of the proposed houses and apartments creates further areas of permeable surface.

The introduction of ornamental trees to the east boundary of the site with Maidstone Road provides further soft landscaping, again a permeable surface as well as introducing potential for bio-diversity on the site which is currently lacking.

4.4.3 Attenuation Storage

The flood risk report suggests 15m³ of attenuation storage to the site and this is proposed to be located beneath the car parking areas, each with a footprint of 7.5m². Indicated on the site plan with dashed blue lines.



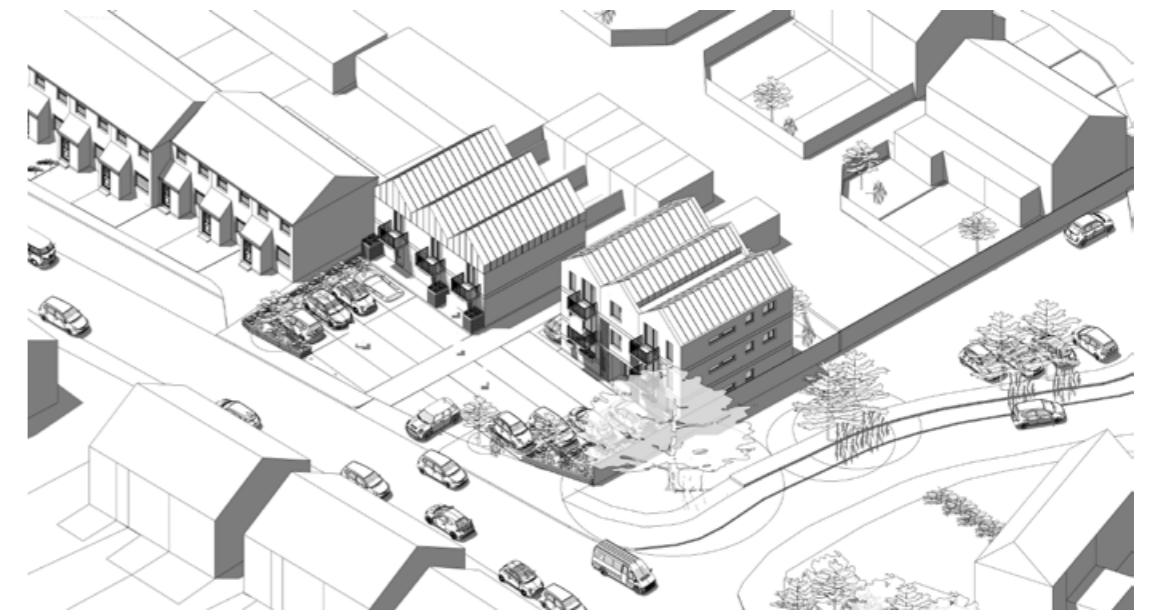
4.5 Massing & Volume

4.5.1 Pre App Design Comment Response

The proposed design at Pre App stage was considered out of character for the existing surrounding context. The dominant roof pitch and massing was considered over developed for the size of the site and there were concerns for the loss of the Oak Tree and other vegetation to the north boundary. Finally, concerns over proximity and scale of proposal with south site boundary and dwelling unit 60a was raised at Pre App.

The application proposal takes all of this into account.

- The proposed massing has been broken down into two distinct and separate buildings.
- The dominant roof pitch has been removed by turning the roofs by 90 degrees and presenting a series of gable ends to Maidstone Road, which helps to break down the roof line and massing on the site.
- The predominant proposed material is brick as a direct influence from the surrounding context, particularly the beautiful red brick Victorian terraces across the road, with their banding and diamond contrasting brick detail.
- The proposed building to the boundary with 60a is now a 2 storey terrace house rather than a 2 storey apartment block to match the existing scale of the terraced houses along Maidstone Road.
- Block A is also set back from the street to enable parking and landscaping to the east/ front of the site as well as private gardens to the rear.



Proposed scheme massing in context



Maidstone Road Principal street elevation



Proposed East/ Principal Elevation

Roof line of Pre App scheme dashed red - - - -

4.5.2 Sequential Massing Views

The following views from the proposed model show the proposal and its approach within the existing context of Maidstone Road.



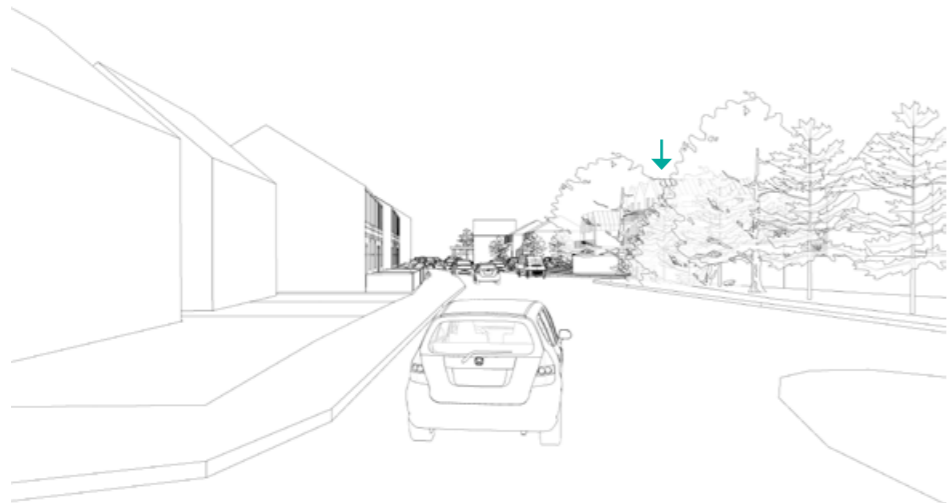
Sequential massing view 01 | Site approach from south Maidstone Road



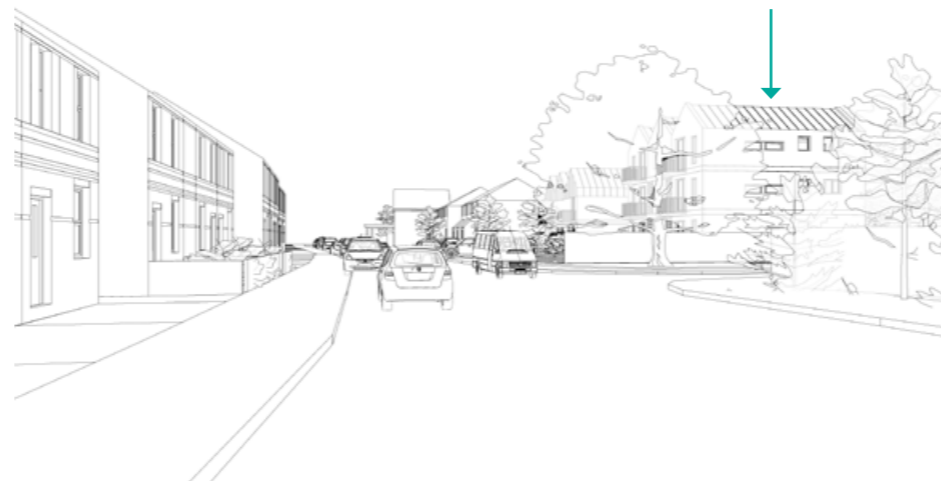
Sequential massing view 02 | Site approach from south Maidstone Road



Sequential massing view 03 | Site approach from south Maidstone Road



Sequential massing view 04 | Site approach from north Maidstone Road



Sequential massing view 05 | Site approach from north Maidstone Road



Sequential massing view 06 | Site approach from north Maidstone Road

4.6 Solar Studies & Shadowing

09:00 AM

MIDDAY

15:00 PM

EXISTING SITE

Fish & Chip Shop



Existing: at 09:00am the existing chip shop casts shadow over the neighbour's garden

Existing: at midday the existing chip shop casts no shadow over the neighbour's garden

Existing: at 15:00pm the existing chip shop casts shadow over the its own carpark

PROPOSED SITE

Apartment block

3 x terraced houses



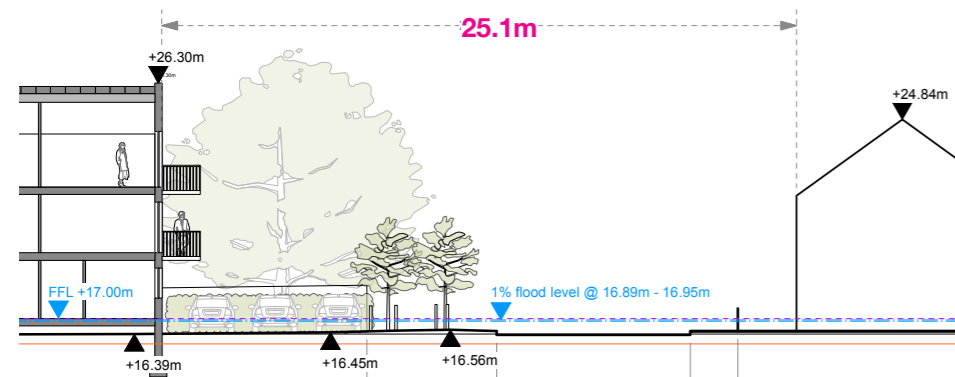
- Due to the predominant north-south orientation of the site and the modest scale of the proposed development, little to no overshadowing of adjacent sites occur. Therefore creating little to no impact on neighbour amenity.

4.7 Privacy & Overlooking

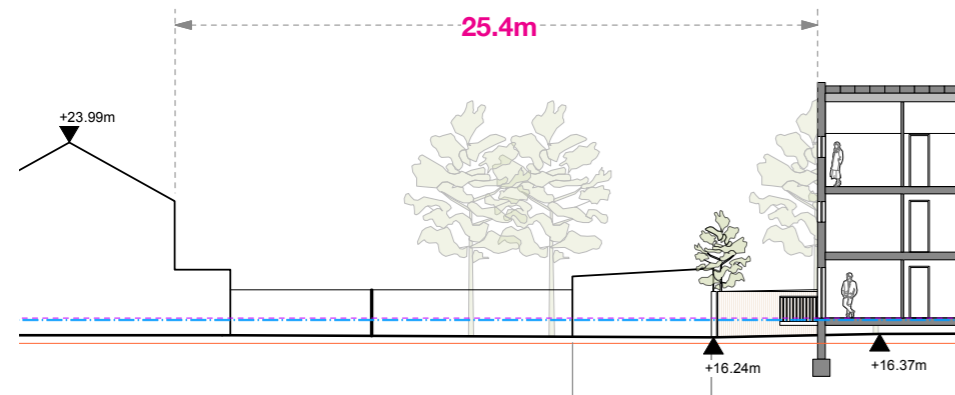
4.7.1 Proximity of surrounding buildings

The existing buildings surrounding the proposed development are all 20 - 25m+ from the principle elevations [east/ front & west/ rear].

These are sufficient and suitable distances.



Long section to the east



Long section to the west



Site Plan with proximity radii

4.7.2 Proposed Window Placement

Window placements have been considered to reduce and minimise overlooking, whilst being mindful to retain passive surveillance over communal areas.

North Elevation Windows

Block A

- Minimal windows to the end of terrace house overlooking PROW.

Block B

- Windows to the north are obscured by the trees planted to the boundary of the Medical Centre Car Park and Allington Close. The closest neighbouring building to this elevation is over 25m.

East Elevation Windows

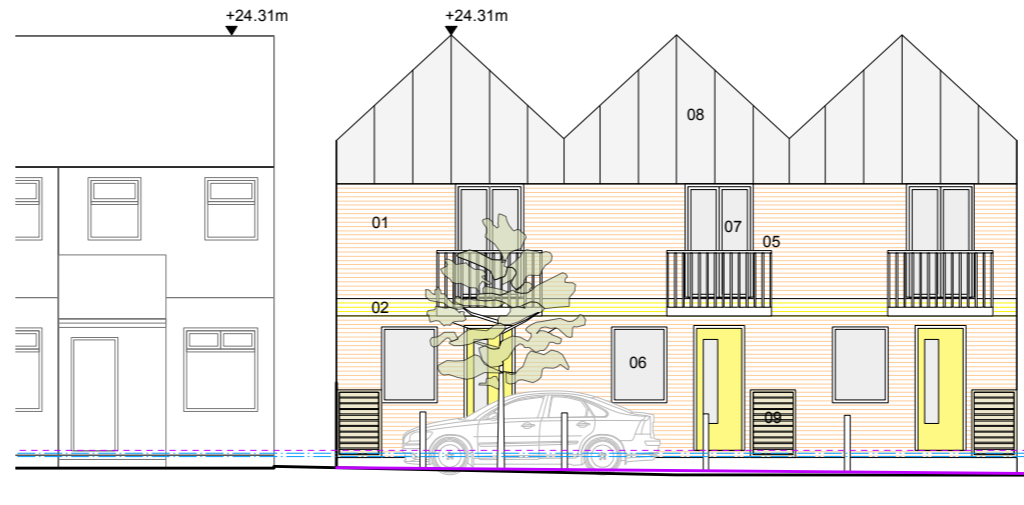
Block A

This is the principal elevation of the houses.

- A front door with vision panel allows light into the kitchen/ diner space.
- The master bedrooms have French windows and a small balcony which doubles up as a cantilevered porch over the entrance door.

Block B

- At the upper levels the principal elevation to the apartment block B contains fenestration to open plan kitchen/ dining/ living spaces which open onto amenity balconies.
- Bedrooms at GF have a raised FFL (due to flood risk) which significantly reduces overlooking with an external sill height at 1.3m.



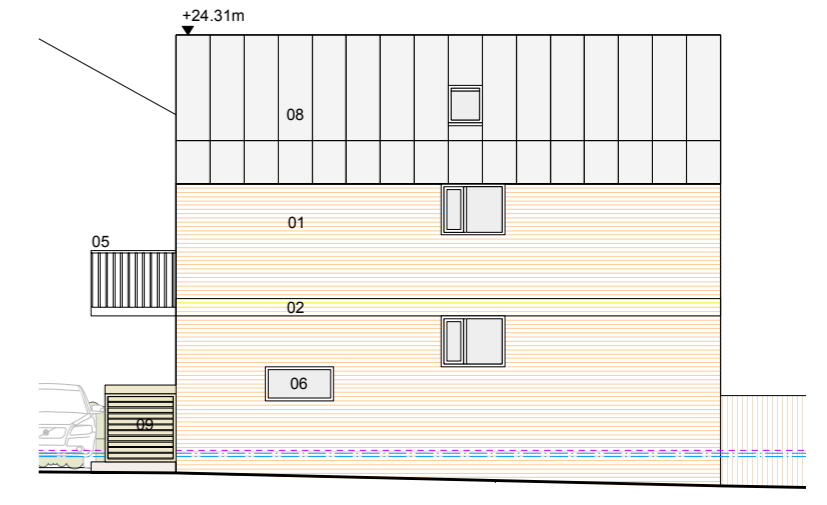
East/ Front Elevation

Block A

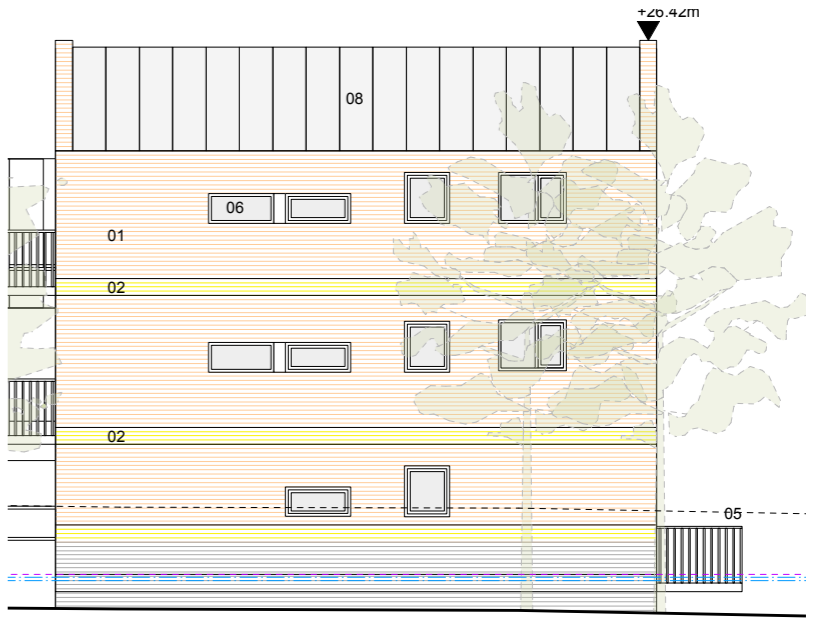


East/ Front Elevation

Block B



North Elevation



North Elevation

Material Key

- 01 Buff tone brick
- 02 Sand tone contrasting brick
- 03 Grey tone contrasting brick plinth
- 04 Hit & miss brick 01
- 05 Metal balcony
- 06 Metal windows
- 07 Metal doors
- 08 Standing seam zinc
- 09 timber clad bin/ cycle store

West/ Rear Elevation & overlooking to the west

Block A

- Bedroom windows to the first floor
- Glazed patio doors to the ground floor below.
- Similar in scale to all the other terrace houses on the street.

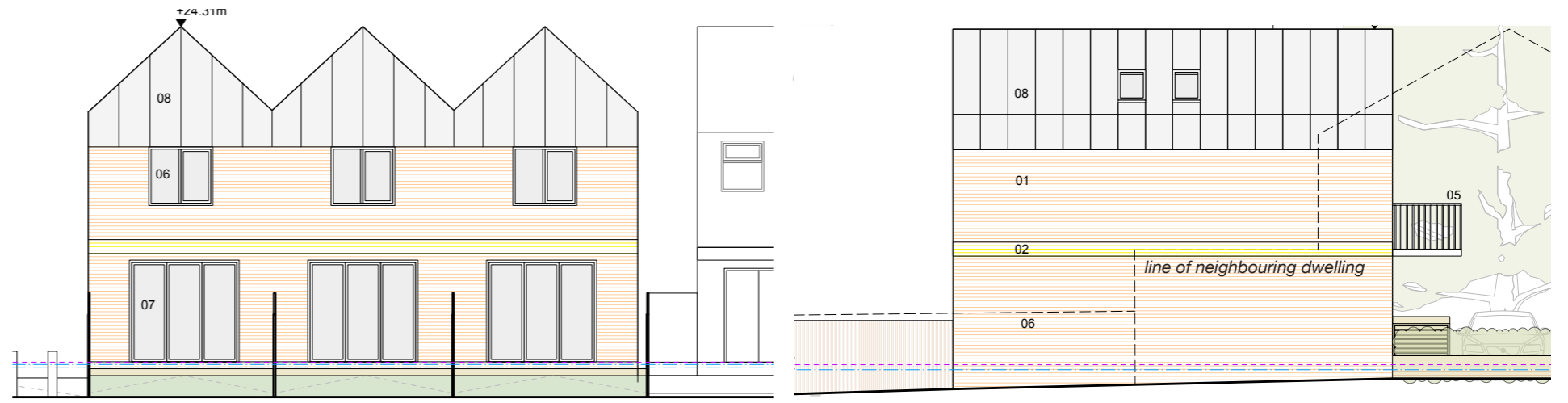
South Elevation

Block A

- The south/ end of terrace house contains no windows to preserve neighbour privacy

Block B

- The south elevation overlooks the PROW, therefore window placement in this facade was considered important to allow for passive surveillance onto this space.
- At ground level bin & cycle stores are placed along this elevation.



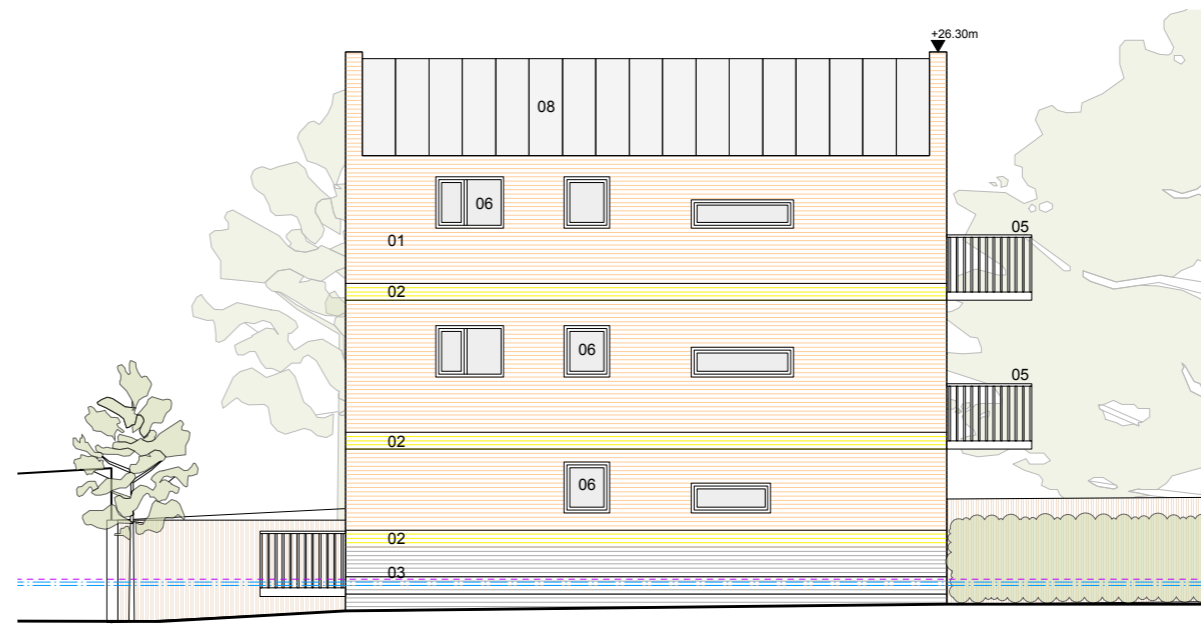
West/ Rear Elevation

South Elevation

Block A

Material Key

- 01 Buff tone brick
- 02 Sand tone contrasting brick
- 03 Grey tone contrasting brick plinth
- 04 Hit & miss brick 01
- 05 Metal balcony
- 06 Metal windows
- 07 Metal doors
- 08 Standing seam zinc
- 09 timber clad bin/ cycle store



South Elevation

Block B

West/ Rear Elevation & overlooking to the west

Block B

- The proposed development has been mindful of the proximity, overlooking and massing to the rear/ west of the site.
- The impact of overlooking from the 2nd and 1st floors is minimised through the use of a hit and miss brick screen to the longer slot windows (see west elevation).
- The smaller square windows have internal sill heights of 1.1m to minimise over looking.
- The positioning of the windows within the stairwell is offset and staggered to prevent over looking as much as possible. This is also a transition space with intermittent use.

It was considered important to place windows within the rear facade as a blank wall of brick would appear more imposing than one containing well proportioned and carefully placed fenestration.



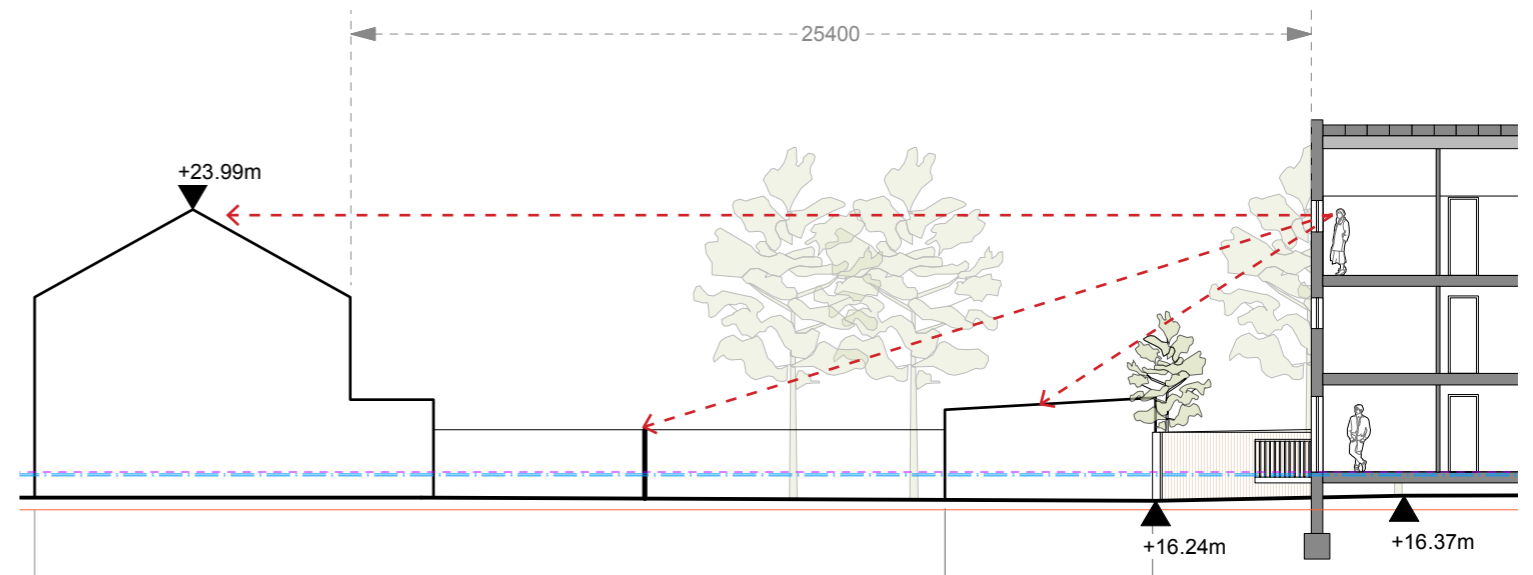
West/ Rear Elevation

Material Key

- 01 Buff tone brick
- 02 Sand tone contrasting brick
- 03 Grey tone contrasting brick plinth
- 04 Hit & miss brick 01
- 05 Metal balcony
- 06 Metal windows
- 07 Metal doors
- 08 Standing seam zinc
- 09 timber clad bin/ cycle store



Rear Elevation | Block B



Section through rear of Block B with site lines - - - - -

4.8 Materials

The material palette for this proposal is simple but carefully considered to add detail and embellishment in a practical manner and at a human scale.

The predominant material used is red, sand and grey brick. Brick is a beautiful natural material that weathers well and can be used in a decorative and textured manner to give a nod to the detail of the past buildings on the street but with a modern twist.

The same materials and design motifs are used in both the houses and apartments to create a visual cohesion between the buildings despite their varied typologies.



Historic brick pattering & banding seen opposite the site at Maidstone Road

4.8.1 Proposed Material Palette

Facade: Red and buff tone stock brick with lighter sand tone horizontal band detail, darker brick to GF plinth & entrance porch in Block B.

Windows: Metal Frame, grey

Balconies: Metal, gold to match front doors & gold frame windows

Roof: Standing seam zinc, grey

Cycle & Bin Stores: Hit & miss timber cladding

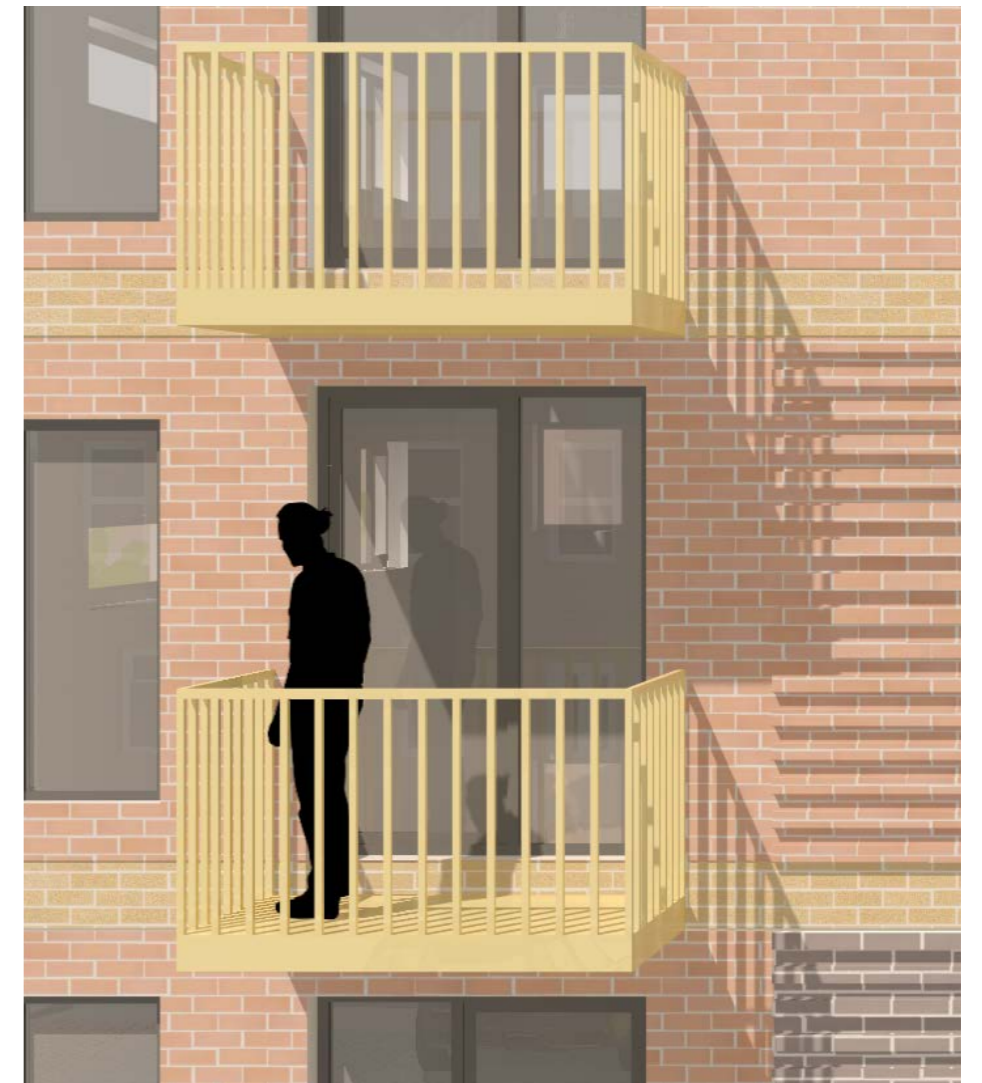
Planters: Hit & miss style cladding to match cycle & bin stores

Paving: Block paving, tone to match facade

Boundaries: 1.8m close board fencing to private gardens & low level planters to the front of the site



Block A Entrance Detail



Block B Balcony Detail

4.8.2 Key Views



FF balcony creates porch over entrance

louvred timber clad bin store with planter over

brick facade & standing seam zinc roof

PROW

pop-out balconies

inset glazed communal entrance

Vehicular Cross Over

bricks laid with alternate projecting courses to give texture & detail to facade

louvred timber clad planters to match language of bin & cycle stores

block paving to shared surface for car parking and pedestrian access



View of Block A from site entrance



View of Block B from site entrance



View of Proposed Site from north/ along Maidstone Road



View of Proposed Site from Medical Centre - west/ rear of site

5.0 Access

5.1 Site Access & Security

5.1.1 Vehicular Access

Vehicular access is as per existing site condition using the existing drop kerb and cross over from Maidstone Road to access the site. From this entry point 9 car parking bays with adequate turning circles are accessed.

5.1.2 Pedestrian Access

The frontage of the site is relatively open allowing level pedestrians access the east side of the site. The PROW is also kept clear to enable pedestrian access from the west of the site. The site is relatively flat enabling step free access at all points.







5.1.3 Safety & Security

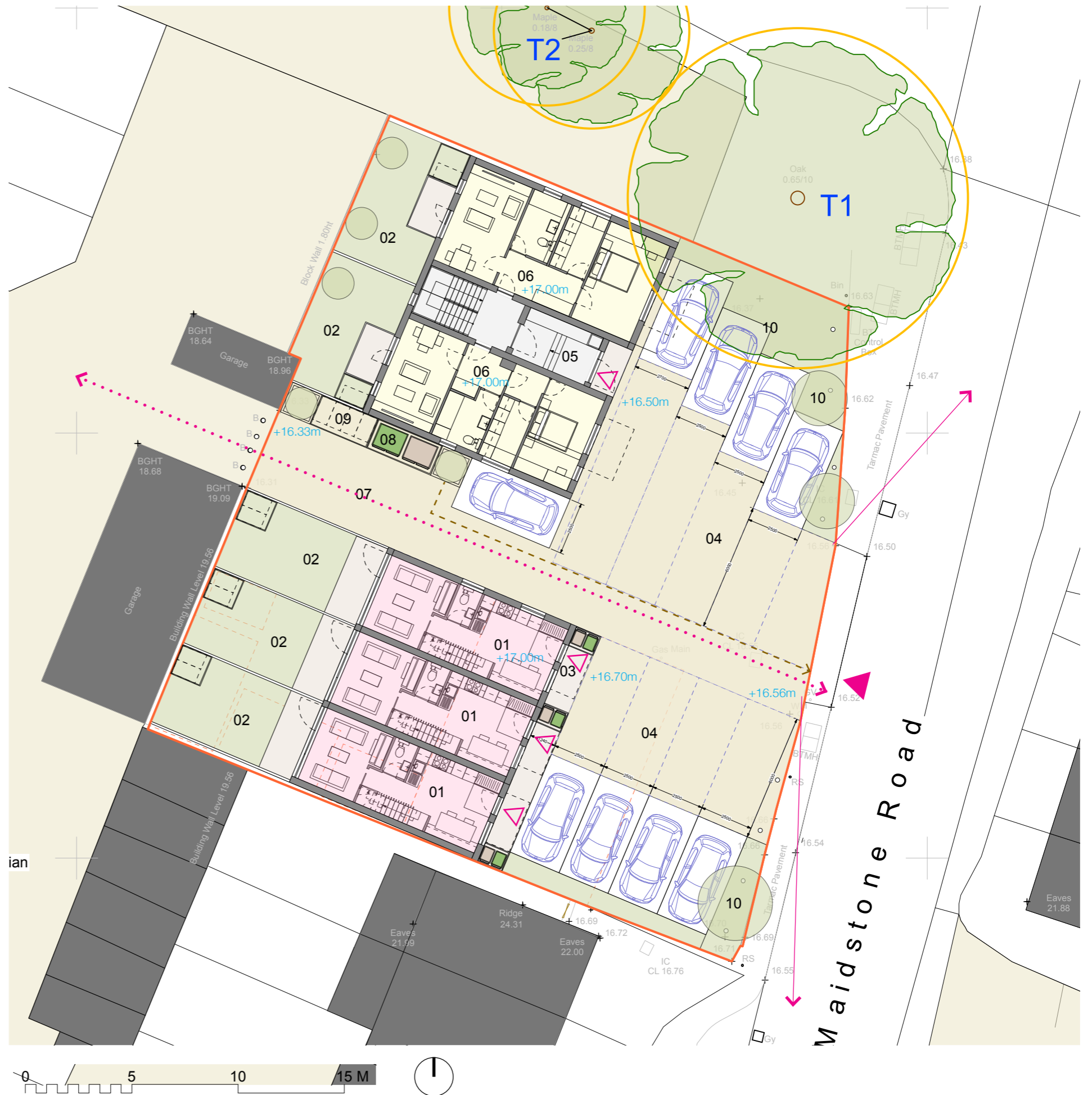
The site has been designed to be open and to avoid semi enclosed areas particularly for car parking, refuse store and cycle stores.

The communal porch to Block B is minimal in depth to create an open entrance with glazed access door for transparency between inside and outside.

5.1.4 Refuse & Recycling

The proposed scheme indicates an area where refuse & recycling bins may be stored for both properties. Internal recycling and refuse storage will also be provided within the kitchen layout of the dwelling.

-  Wide vision splays from vehicular exit
-  PROW maintained
-  20m refuse collection
-  Pedestrian entrance
-  Vehicular entrance
-  Refuse & Recycling Store





Overhead View of Proposed Scheme

5.2 Lifetime Homes

5.2.1 Building Access

Block A - the houses all have stepped access due to the raised FFL for flood protection. The external ground level is naturally higher to this side of the site, therefore requiring fewer steps than Block B. The landscaping will enable the 2 steps to be a maximum rise of 150mm each to comply with accessible stepped access.

Block B sits at a slightly lower site level therefore requiring a few more steps within the communal lobby area to access the GF dwellings. Adequate handrails and maximum risers of 150mm will be provided.

5.2.2 Communal Stair

There is no lift access within the apartment block, however the communal stair will comply with general access stair requirements. The communal stair is also naturally lit with external windows allowing daylight and trickle ventilation into this space.

5.2.3 Parking

Nine spaces are designated within the shared access space to the front/ east of the site. There is ample room to accommodate use by those with reduced mobility as well as for those with pushchairs and children.

5.2.4 Bathrooms & WCs

All bathrooms have been designed to be capable of firm fixing and support for adaptations such as grab rails.

The houses each have a wc at GF level to provide accessible facilities to guests.

5.2.5 Bedrooms

All main bedrooms are capable of accommodating a double bed with 750mm of clear space to both sides and to the foot of the bed. Secondary double bedrooms also have this capability.

5.2.6 Windows

The windows in all habitable rooms are at a height which will allow people to see out when seated. All service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



View from west end of PROW | Block B to left, Block A to right

6.0 Summary

This application seeks consent for 9 units to a brownfield site at 58 - 60 Maidstone Road, Paddock Wood.

A pre app was undertaken in 2017 to appraise a 9 unit scheme, this has formed the basis of the key elements explored and presented in this application.

6.1 Design

The design of the scheme has been significantly remodelled to create a scheme that sits more sensitively within its context and responds more aptly to the character of the area.

The proposed scheme is modest in scale to provide housing commensurate with the needs and requirements within Paddock Wood.

6.2 Flood Risk

The site is located in Flood Zone 3, therefore a flood risk and drainage assessment is appended in support of this application. The proposed development does not increase the flood risk on or off site compared to existing conditions. Proposals to introduce permeable surfaces and SUDs better the existing situation.

6.3 Parking & Transport

A parking and transport assessment has been undertaken to ensure the scheme meets with highways and safety requirements as well as providing adequate parking and vehicular movement for and within the site.

6.4 Privacy and overlooking

The scheme for Block A matches the ridge heights, rhythms and scale of the existing houses on the Maidstone Road & to the estate behind the site. Block B accommodates an additional storey but is only 2m taller than Block A - as the 2nd floor has its accommodation within the roof space of the block. It is essentially a 2.5 storey building. Placement of windows and positioning of Block B within the plot is mindful to minimise overlooking and proximity to neighbouring buildings around the site.

6.5 Loss of A1 Takeaway Use

The justification for the loss of the A1 fish & chip shop has been set out in a viability statement. The business has already moved to new, cheaper, more suitable premises in near-by Commercial Road.

6.6 Amenity

Amenity space is provided to Block A dwelling houses with private rear gardens, as well as balconies at FF. Apartments in Block B each have private amenity

balconies. In addition the GF units have private rear gardens. Secure cycle storage and concealed bin stores are provided for all units.

6.7 Trees & Landscaping

The scheme has been sensitive and mindful of adjacent Oak Tree T1 in the placement of Block B so as to minimise impact to the tree's root protection area. A tree survey and letter from Ben Larkham arboriculturalist are submitted in support of this application.

Proposed soft landscaping to both the front and rear of the site create additional greenery to Maidstone Road as well as increasing biodiversity on site.

6.8 Planning Policy

This scheme complies with the fundamental thinking and approach set out in the NPPF, along with the relevant local Core and Local Plan Policies. This scheme will provide much needed housing in the borough, with a mixture of small & medium dwelling types in a design-led scheme to compliment and enhance the existing character area as well as providing good quality place making to support future users and occupants of the site.

7.0 Appendix

7.1 Transport Statement | Monson Ltd

7.2 Flood Risk & Drainage Assessment | BPS

7.3 Tree Survey & Letter of Support | Ben Larkham Associates

7.4 Pre App Response | TWBC Email

7.5 Business Viability Statement | Robert Eggleton @ Mandens