

Retirement development  
New Wharf Road  
Tonbridge

For McCarthy Stone



Design & Access Statement

SE-2739-03-AC-DAS v1



## INTRODUCTION

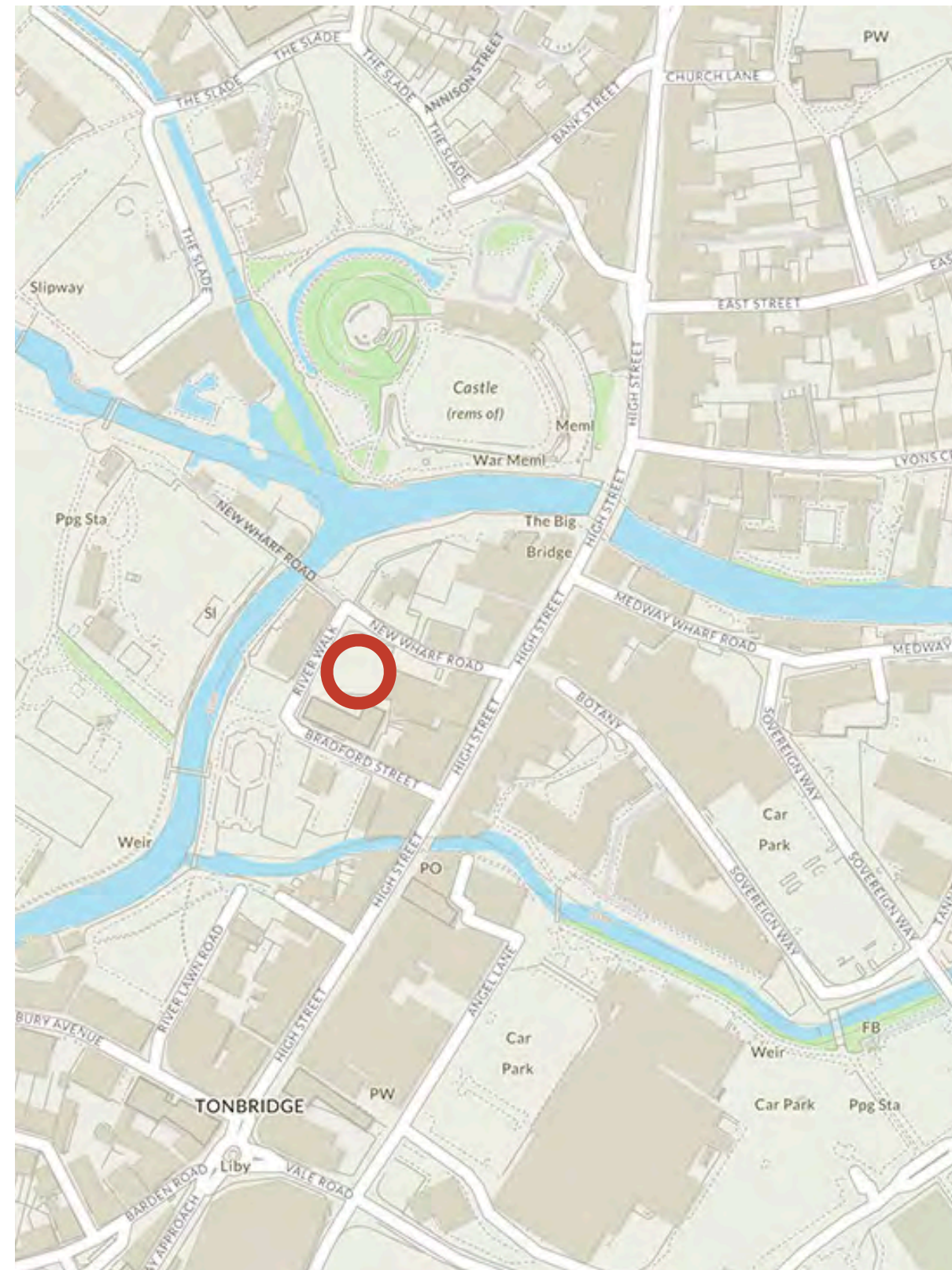
This Design & Access Statement is part of a planning application for the construction of a retirement development of independent living retirement apartments and associated communal facilities in Tonbridge. The site is 0.2 hectares, currently occupied by an open air car park and the rear of part of a former Poundland Shop to the rear of 78c High Street. There is an extant planning permission for this site in combination with the adjoining site fronting on to the High Street for a mixed use development including a 70 bed hotel.

The National Design Guide 2019 has been used to generate the chapters in this statement.

This document should be read in conjunction with the application drawings, Planning Statement and the other documents and reports submitted in support of the application.



From the National Design Guide



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ISSUE RECORD  
V1 27/05/21 :First issue





Image from Google Earth

From the Flood Risk Assessment

## SITE FEATURES AND CONNECTIVITY

The site is currently partly an open air car park and partly occupied by part of the rear of a former High Street Shop which is to be demolished. It is close to the High Street and town centre facilities, as well as having good access to the river and a nearby park for amenity. The site is broadly level and access to the High Street is level. Several bus routes have stops on the High Street and the railway station is on a main line to London.

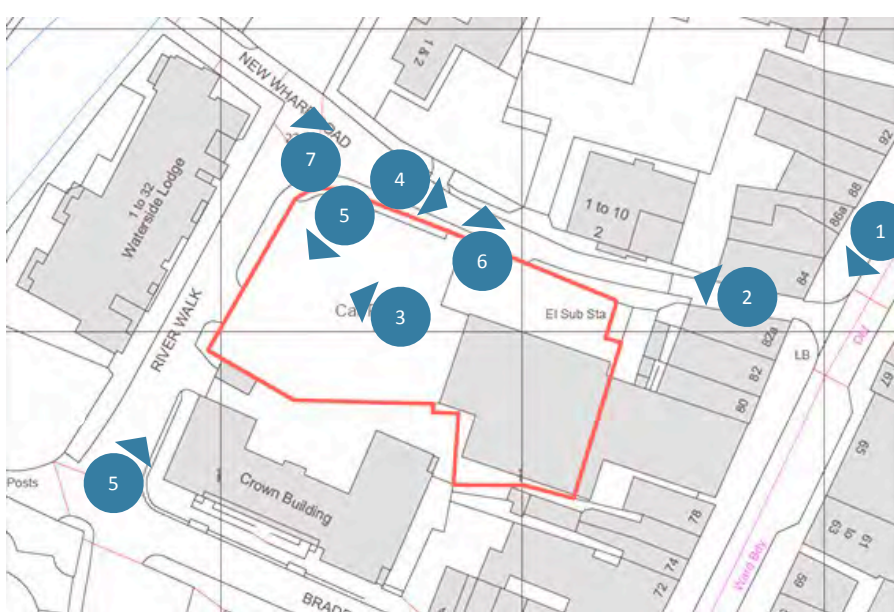
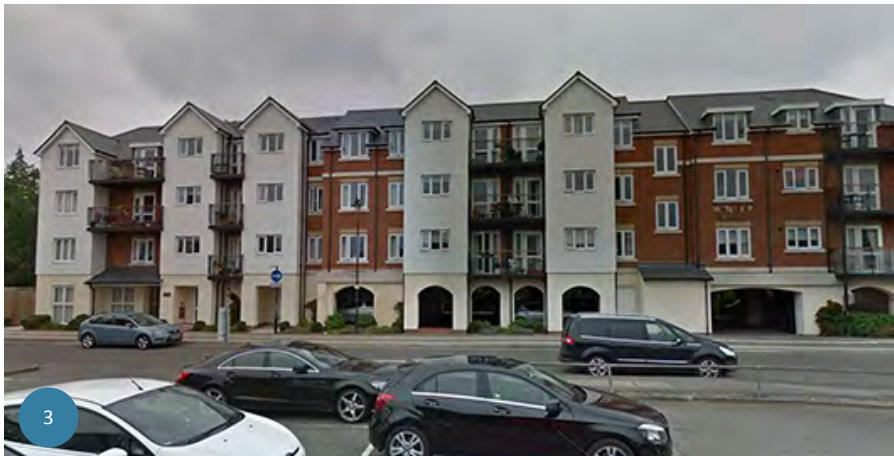
## CONSTRAINTS & OPPORTUNITIES

- Flood risk is high and habitable rooms will not be possible at ground floor. The residents will require a management plan to deal with measures to be taken at times of risk, eg. evacuation plans, provision of bottled water and supplies should staying put be necessary. Ground floor construction will be flood resilient in the choice of materials, finishes and forms of construction. See Flood Risk Assessment for details.
- One way street
- Nearby developments - overlooking and effect on daylight/sunlight
- Demolition required
- Location close to town centre and associated facilities
- Location close to open spaces: river, park and castle
- Good transport links
- Outside Conservation Area
- Possibly of archaeological importance
- Opportunity for urban infill
- Views to and from Castle









Google streetview images location

LOCAL CHARACTER

The site is currently an open car park and part of the rear of a retail unit fronting the adjacent High Street. The surrounding buildings are of mixed use and architectural styles. There are good links to the river and views of the castle from the corner of River Walk and New Wharf Road, see view 7.



## DESIGN DEVELOPMENT

Key design drivers:

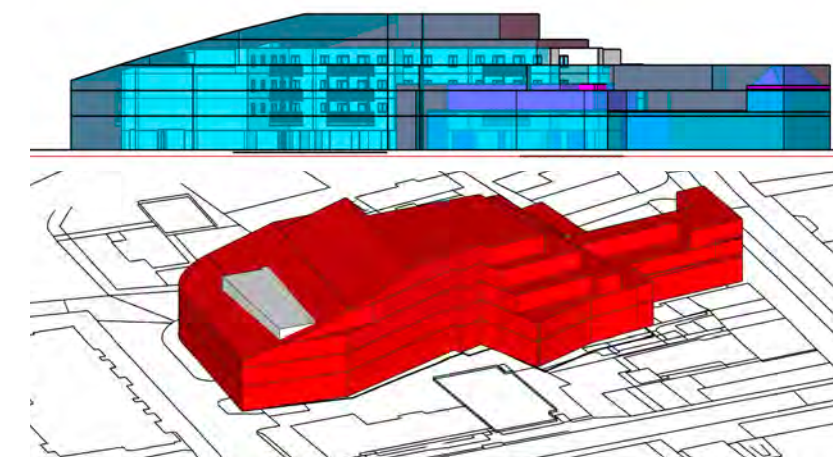
- McCarthy Stone design principles - independent living within communal buildings, using carefully designed standard apartment and communal area templates
- Flood resilience
- Reflecting the architectural style and massing of the hotel building which has planning approval on the site
- Privacy of neighbouring properties
- Daylighting and sunlight to neighbouring homes
- Contribution to the streetscape
- Improvement of the public realm - hard and soft landscaping along the public boundaries

The principle design changes during the development of the proposals were:

- the positioning of the entrance on the corner at the junction of New wharf Road and River Walk and angling it to face the wide path leading to the river
- chamfering the corner of the building over the entrance to reinforce the entrance location
- the omission of projecting balconies on the north and west sides to reduce overlooking across the streets
- the incorporation of landscaped improvements to the public side of the building as a contribution to the public realm
- addition of a rooftop louvred enclosure to increase the modelling of the roofscape
- the additional of a green roof to increase biodiversity
- use of metal-faced cladding in lieu of a second colour of brick
- increased perforation of the walls enclosing the car park to help with flooding
- adjustment of the position of the building on site for buildability and access
- allowance for flood resilient materials and finishes in cost plan



Image of the approved hotel scheme



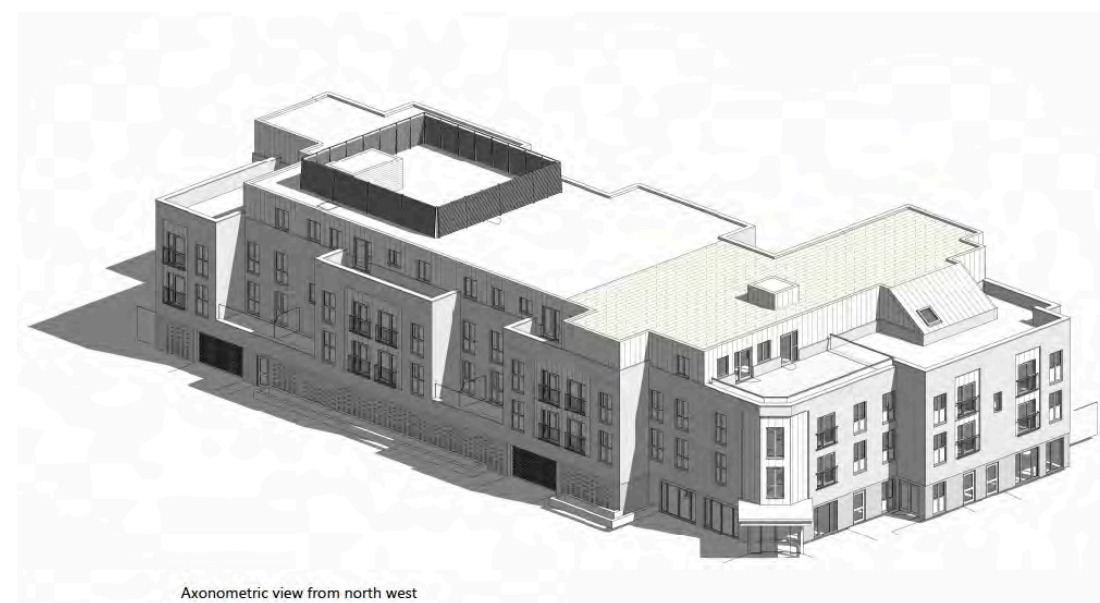
Initial studies of building mass within a proposed daylight/sunlight envelope



Design changes proposal sketch



## FINAL DESIGN



View from north west looking along New Wharf Road towards High Street



View from south looking up River Walk



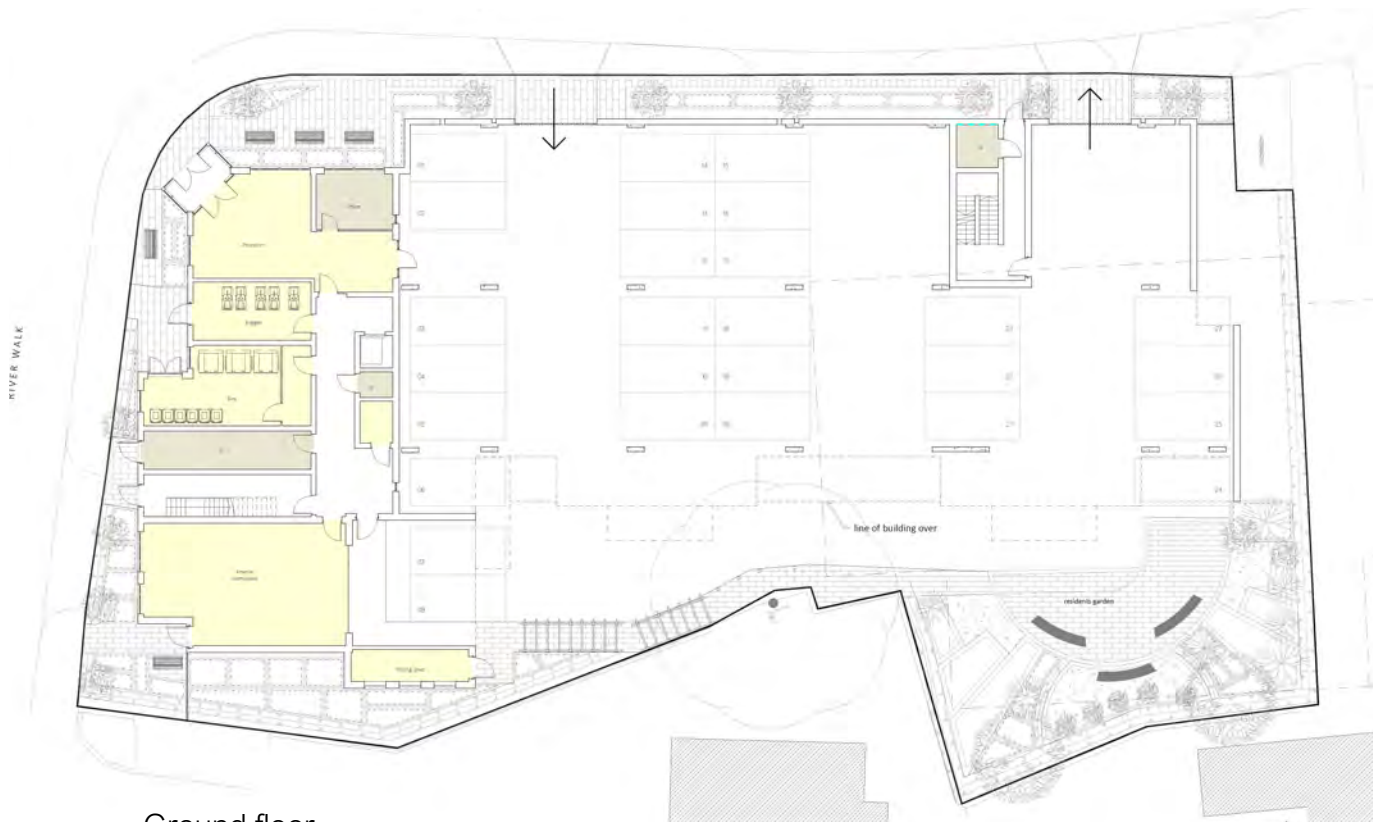
FINAL DESIGN



First floor



Third floor



Ground floor



Second floor



FINAL DESIGN





PARKING

The numbers of apartments are:

Retirement Living (C3)		
1 bedroom	20 units	
2 bedroom	16 units	
Total	36 units	

The total number of parking spaces provided is 27 in a secure ground floor car park, mainly under the building. This includes 2 potentially accessible spaces for users with disabilities (numbered 02 and 24) and meets McCarthy Stone standard requirements. These have been established through surveys and experience of declining car ownership throughout the lives of similar developments.

MOBILITY SCOOTERS AND BICYCLES

There is a secure mobility scooter store at ground floor and additional covered space in the undercroft parking area to accommodate secure bicycle parking.

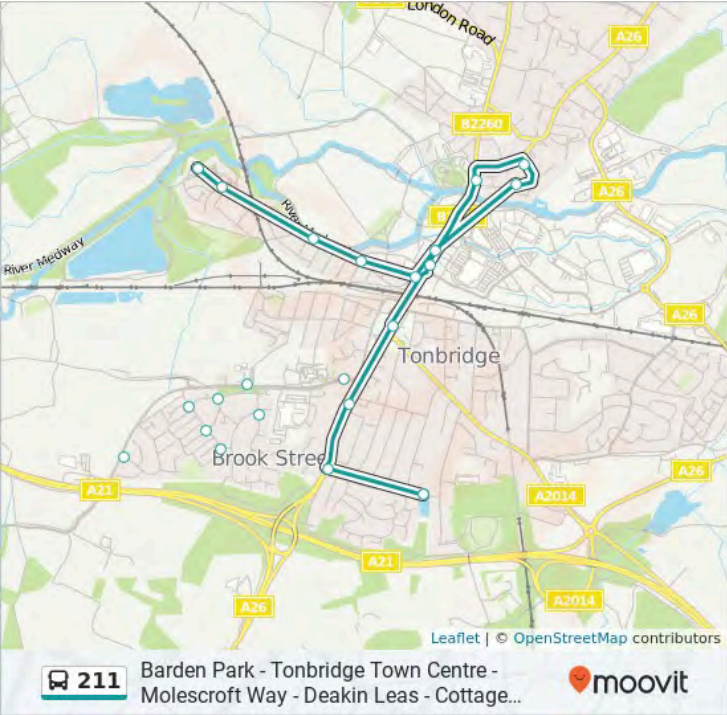
ACCESS & SERVICING

The car park access and egress has been checked for residents vehicle access. This will have restricted headroom. Servicing will be carried out from the kerbside. Access for the fire and rescue service including to the dry risers is from the street.

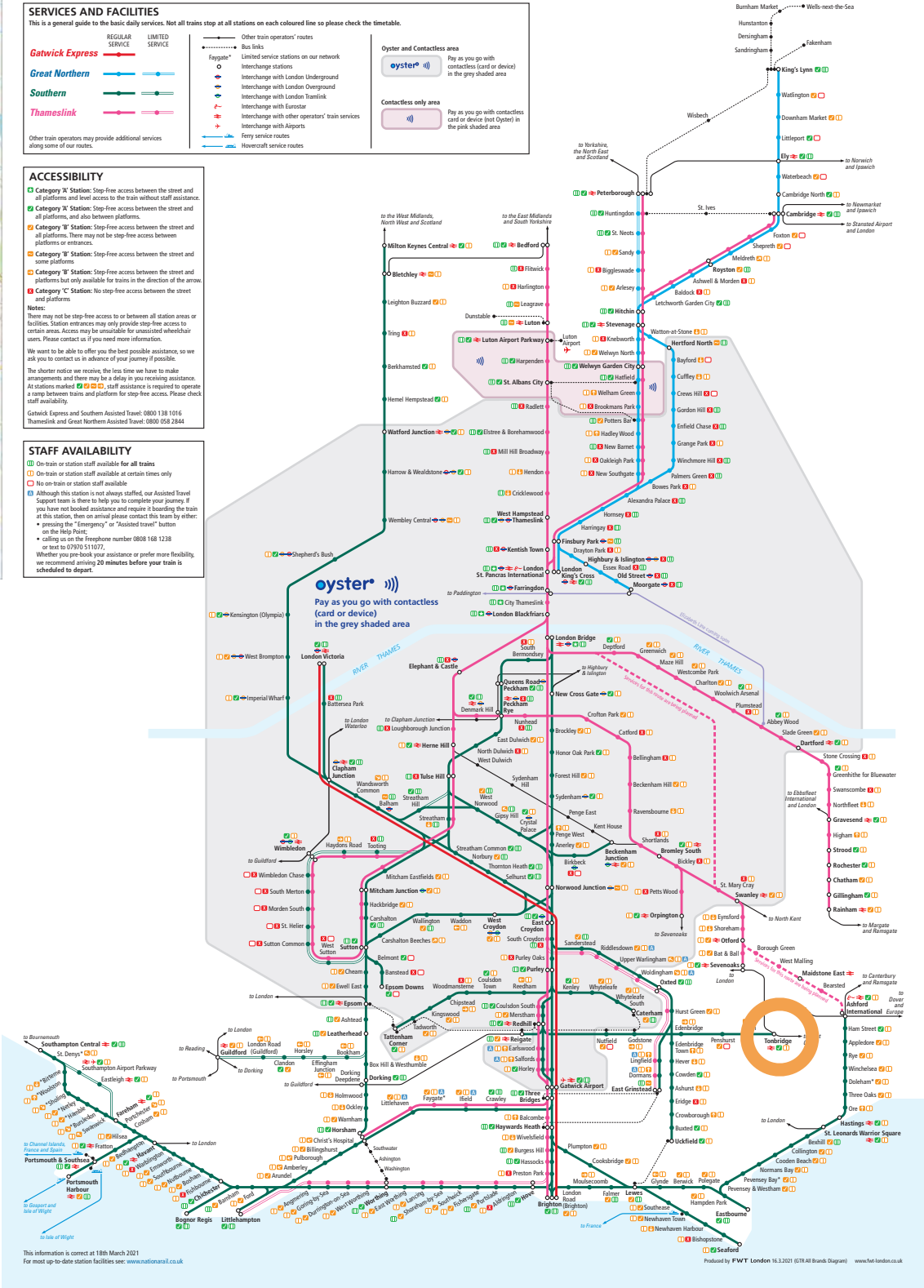
TRANSPORT NETWORK

New Wharf Road is within 50m of the High Street which is on several bus routes connecting the site to the main line railway station and neighbouring towns.

See the Transport Statement for more details.

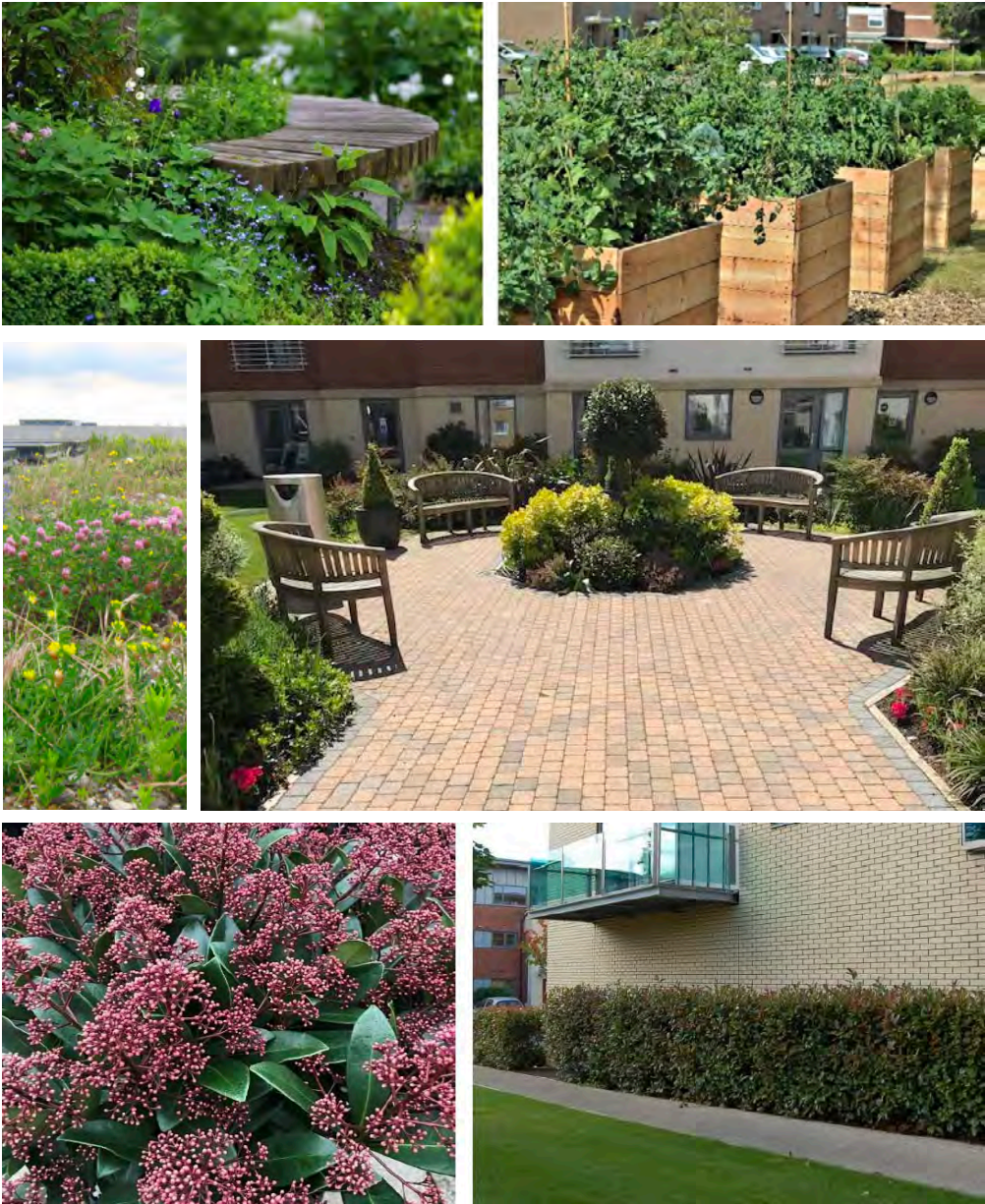


A bus local bus route map



Railway network map





LANDSCAPE

The landscaping scheme prepared by ACD Environmental has been designed to reflect the modern themes of the architecture. This includes the shared public realm spaces around the building on New Wharf Road and River Walk which enhance the streetscape and provide amenity spaces, as well as softening the built form.

The landscape design includes:

- low clipped hedges and ornamental hedges
- modern street furniture

- specimen planting to provide height and structure
- some raised beds for planting on the public side and in the communal garden for residents to use
- good quality hard landscape materials
- planters on the residents terrace
- plant selection to provide year-round interest and reduce maintenance as well as being wild-life friendly
- a low maintenance extensive green roof

ECOLOGY

The addition of a garden, street planting and a green roof to what is currently a commercial building and car park with very limited habitats for flora and fauna is an opportunity to improve the biodiversity in the area.





The proposed building has no internal private spaces at ground floor due to the flood risk which means that the margin between the building and the footpath does need to function as defensible space in the same way as it would otherwise. Without a boundary on the barrier such as railings, there is an opportunity to allow greater access to the margin with suitable paving and street furniture as well as adding planting to soften the street scene and the setting of the building within it. The effective widening of the space will also improve the possibility of social interaction. Refer to the landscaping scheme for details.

The location has a strong visual link to the river and the castle beyond via the wide riverside walk which links to the junction of New Wharf Road and River Walk at the north western corner of the site, and this is acknowledged by the entrance and corner of the building which are at 45 degrees to the main elevations to face in this direction.



View from Castle to riverside walk and Waterside Lodge



## DESIGN AND FACILITIES

The building is designed for elderly people who can live independently.

A range of one and two bed units give a variety of layout options and the apartments are specifically designed with an attention to detail reflecting best practice and feedback from previous and current residents. Typically the layouts are stacked which helps manage noise transmission. In each building there is a warden call system and a house manager is available during working hours. The residents' lounge is a focal social space with a communal wcs close by. Visitors have the option of staying in a guest suite which is similar to a hotel room and this is useful for residents of smaller apartments. There is an areas with charging facilities for mobility scooters and bicycles, and a communal recycling and refuse store.

One of the main reasons people choose to live in a McCarthy & Stone development is for the sense of security and community it brings. Shared activities and spaces help reduce loneliness and improve wellbeing.

## AMENITY

The landscaped garden at ground floor and planters on the terrace outside the lounge at third floor will be maintained by the management and these provide external space for activities and social events. Many apartments also have some private external space such as a terrace or balcony, and those that don't have juliet balconies. The garden will include some raised beds and a potting shed so residents can do some gardening.

## SECURITY

The entrance doors to the buildings are operated by an access control system including video entry systems linked to flats and staff areas. Fire escape doors from staircases are for emergency escape only, are alarmed and not fitted with door furniture on the outside. Individual flats are fitted with intruder alarms, including security contacts on all accessible doors and windows. All apartment front doors and building external doors are security

rated to meet statutory and local requirements. External doors will be LPCB 1175 SR2 rated. Private terraces are either within the boundary fence have railings protecting the private area of the site or are surrounded by 1.5-2m depth of protective planting, max. 1m high.

## LOCAL FACILITIES

Typically a large proportion of residents come from the local area, so the effect on local resources can be less onerous than might be expected.

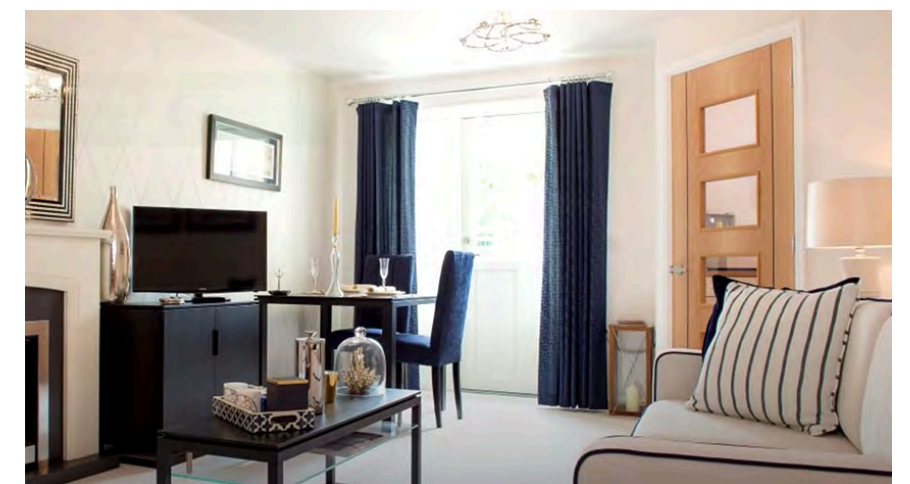
The proximity to local shops, restaurants and community areas as well as public transport is an advantage for residents.

## MAINTENANCE AND SERVICE, LIFESPAN

Future maintenance of the building and its systems and lifecycles are key design drivers and are considered early in the process. The building is designed to be robust and easy to look after. The building and its envelope, communal areas and systems are all managed by a McCarthy Stone subsidiary, as is the landscaping.

## RESOURCES

Energy efficiency is achieved by using a high standard of insulation, paying attention to airtightness in the construction and using heat recovery ventilation systems. The space and domestic water heating is electric. Effective energy management systems ensure optimum efficiency. Renewable systems such as photo voltaic panels on the roof, are typically used to reduce the carbon footprint of the building. Refer to the Energy Statement for details.







ARCHITECTS DRAWINGS

SE-2739-03-AC-101	Location plan
SE-2739-03-AC-102	Proposed site plan
SE-2739-03-AC-103	Plan L0
SE-2739-03-AC-104	Plan L1
SE-2739-03-AC-105	Plan L2
SE-2739-03-AC-106	Plan L3
SE-2739-03-AC-107	Plan Roof
SE-2739-03-AC-108	Elevations 1
SE-2739-03-AC-109	Elevations 2
SE-2739-03-AC-110	Views
SE-2739-03-AC-112	Building to be demolished

OTHER DOCUMENTS INCLUDE:

- Application Reports
- The National Design Guide 2019
- Building for Life
- Kent Design Guide