DESIGN STATEMENT – Part 2

(To be read in Conjunction with Design & Access Statement Part 1)

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

Prepared by:

Enevate Homes Ltd.

30 Pickering Works, Netherton Road

Wishaw, North Lanarkshire, ML2 0EQ

Tel: 01698 687 100

Email: paul.mcintytre@enevate.co.uk

Web: www.enevate.co.uk

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

INDEX

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

1.0 SITE APPRAISAL

Introduction

This statement has been prepared in support of a detailed Planning Application for the application site at 177 Walderslade Road, Chatham, ME5 0ND: for the redevelopment of vacant garden ground to provide 1no. detached 3B/4P dwelling.

The application site comprises a 445m2 parcel of vacant garden ground within the bounds of 177 Walderslade Road, which lies within a primarily residential area. The site is within 120m of Greenacre Academy and 250m of Walderslade Girls School.

The site currently houses an end terrace 2 bedroom dwelling. The site is relatively flat with good access from Walderslade Rd.

This Statement is to be read in conjunction with the architectural drawings.

Existing site plan (Not to scale)

Aerial View

Site boundary outlined in red

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

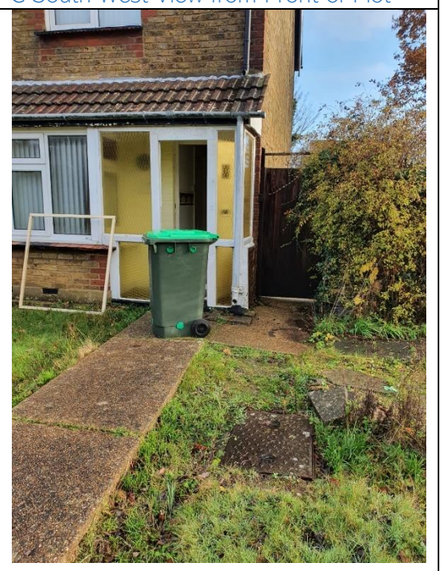
1.0 SITE APPRAISAL

Site Photographs

A North West Aerial View

B South East View from Rear of Plot

C South West View from Front of Plot



Location Plan

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

1.0 SITE APPRAISAL

Site Contextual Study

As part of the site and wider analysis we have looked at the various types and styles of architecture in the immediate context of the site.

The site is surrounded by a varied style and mix of residential properties, with a range of single storey bungalows, 1.5 , 2 & 2.5-storey detached and semi-detached villas and terraced housing.

Some building frontages have a 'step and stagger' situation and our proposed development adopts a detached layout as a preference over the local examples of '9-in-a-block' rectilinear terraced blocks, with minimal relief.

There is a pre-dominance of facing brick on most properties in the vicinity of the site, with concrete roof tiles and some elevational variation offered through vertical slate or render.

The majority of properties have roof ridge lines parallel with the adjacent road fronting the property.

Local '9-in-a-block' terrace on Walderslade Road

Local '10-in-a-block terrace' on Weeds Wood Road

Local '5-in-a-block terrace' on Walderslade Rd. – neighbouring properties offer a 'step and stagger' visual relief.

2.0 DESIGN PROPOSAL

Site Opportunities and Constraints

The Application Site

Main Road

Existing greenhouse to be demolished

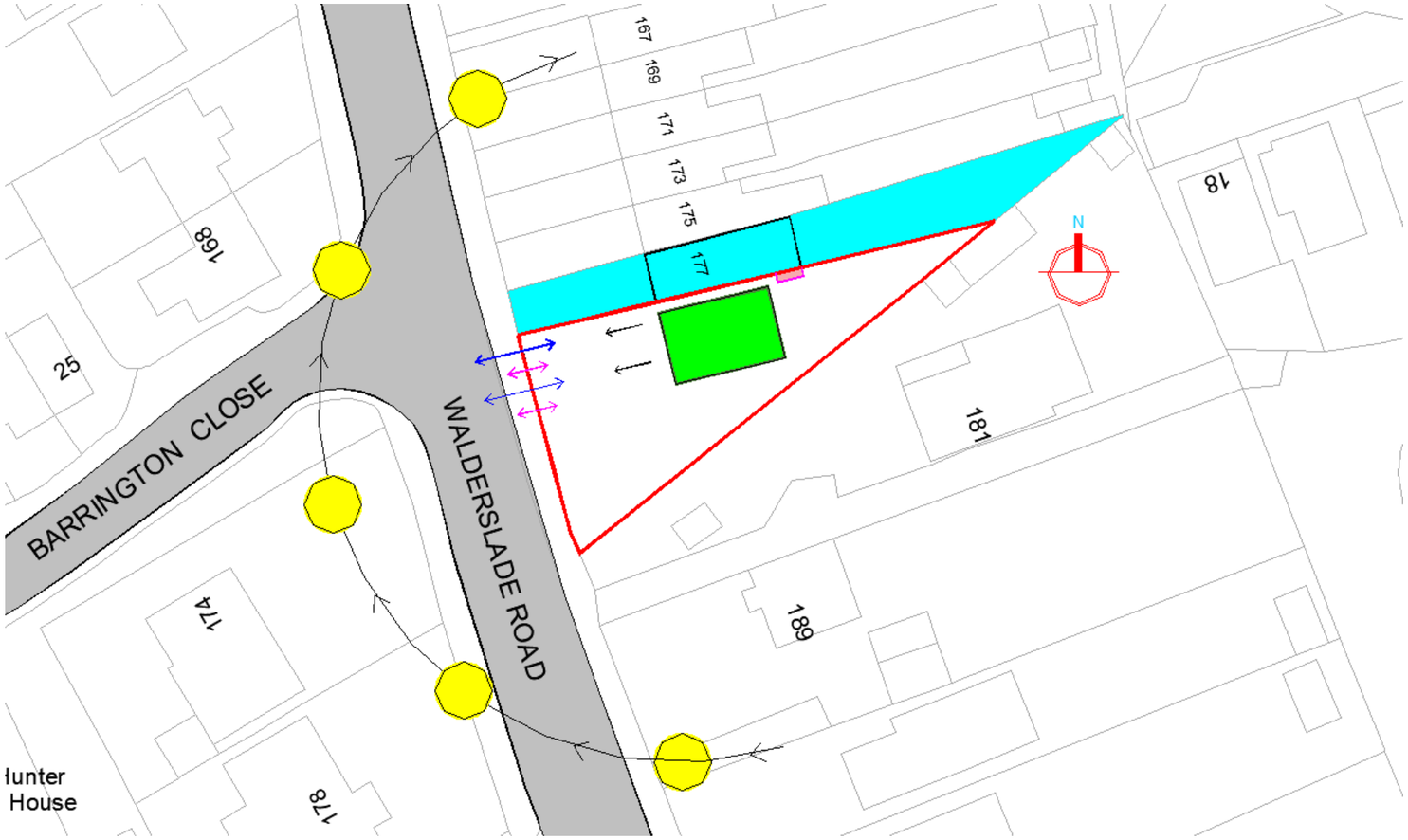
Creation of a proposed volume which interacts with the surrounding context and reinforces established and future urban form

Pedestrian access point

Vehicular access point

Prominent views from proposed buildings

Sun path



DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

2.0 DESIGN PROPOSAL

Precedent and Material Study

The adjacent architectural style dictates the palette of materials and it is proposed to utilise matching materials and details to strengthen the urban frontage. The materials proposed will utilise buff multi facing brick, red concrete roof tiles, white PVCu windows and red facing brick quoins & dentils to integrate the new proposal into the streetscape.

177 Walderslade Road – Buff body brick with contrasting red facing brick quoins and dentils, white fascia & soffit

West Elevation 1.100

Weeds Wood Road – similar buff multi body brick, red bold roll concrete roof tiles and white framed PCVu windows, white fascia & soffit

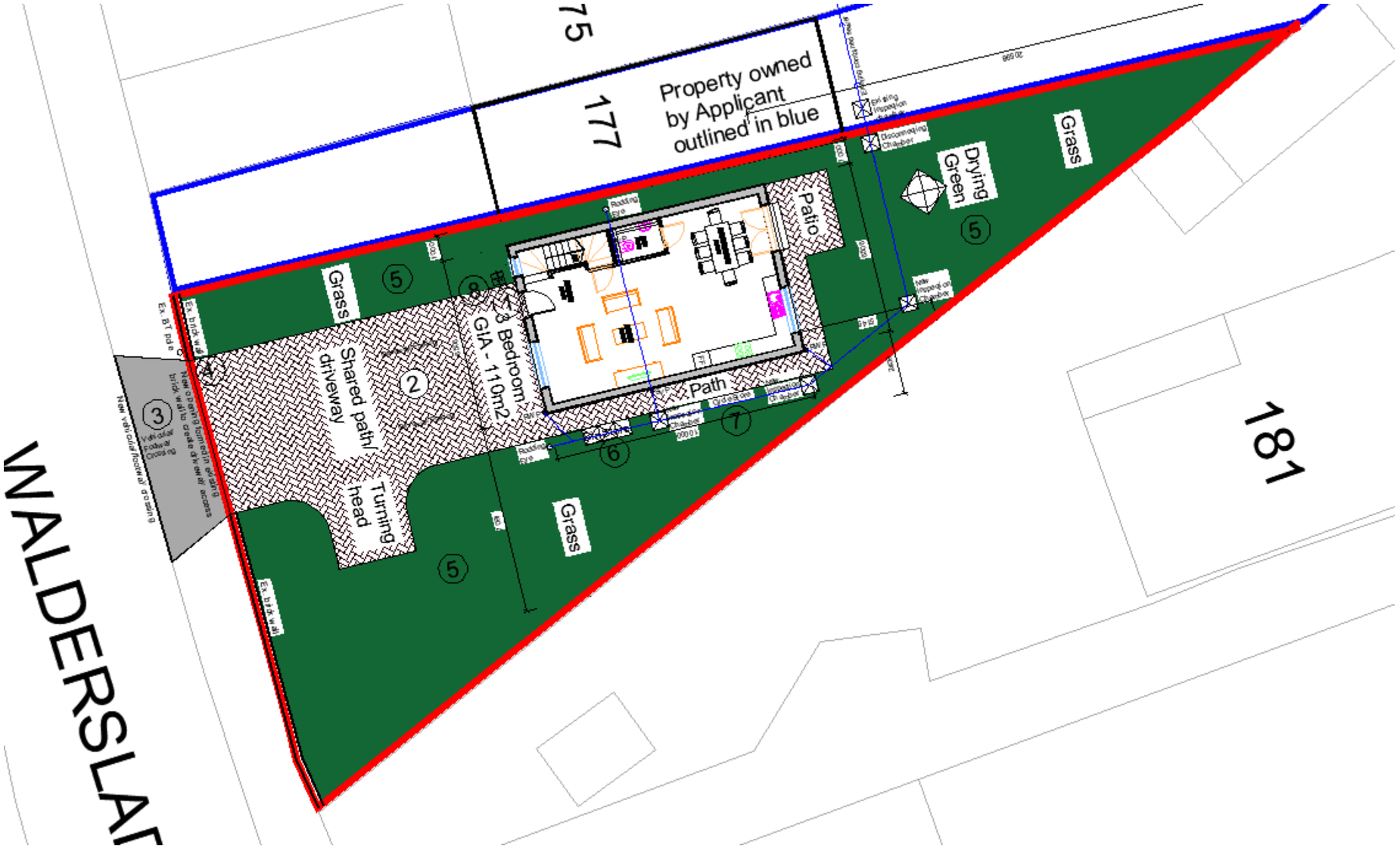
DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

2.0 DESIGN PROPOSAL

Site Layout – Ground Floor Plan



Legend

1. Main Entrance
2. External parking
3. Vehicular Access
4. Pedestrian Access
5. Amenity Space/Landscaping
6. Bin Store
7. Cycle Store
8. Electric Vehicle Charging Point

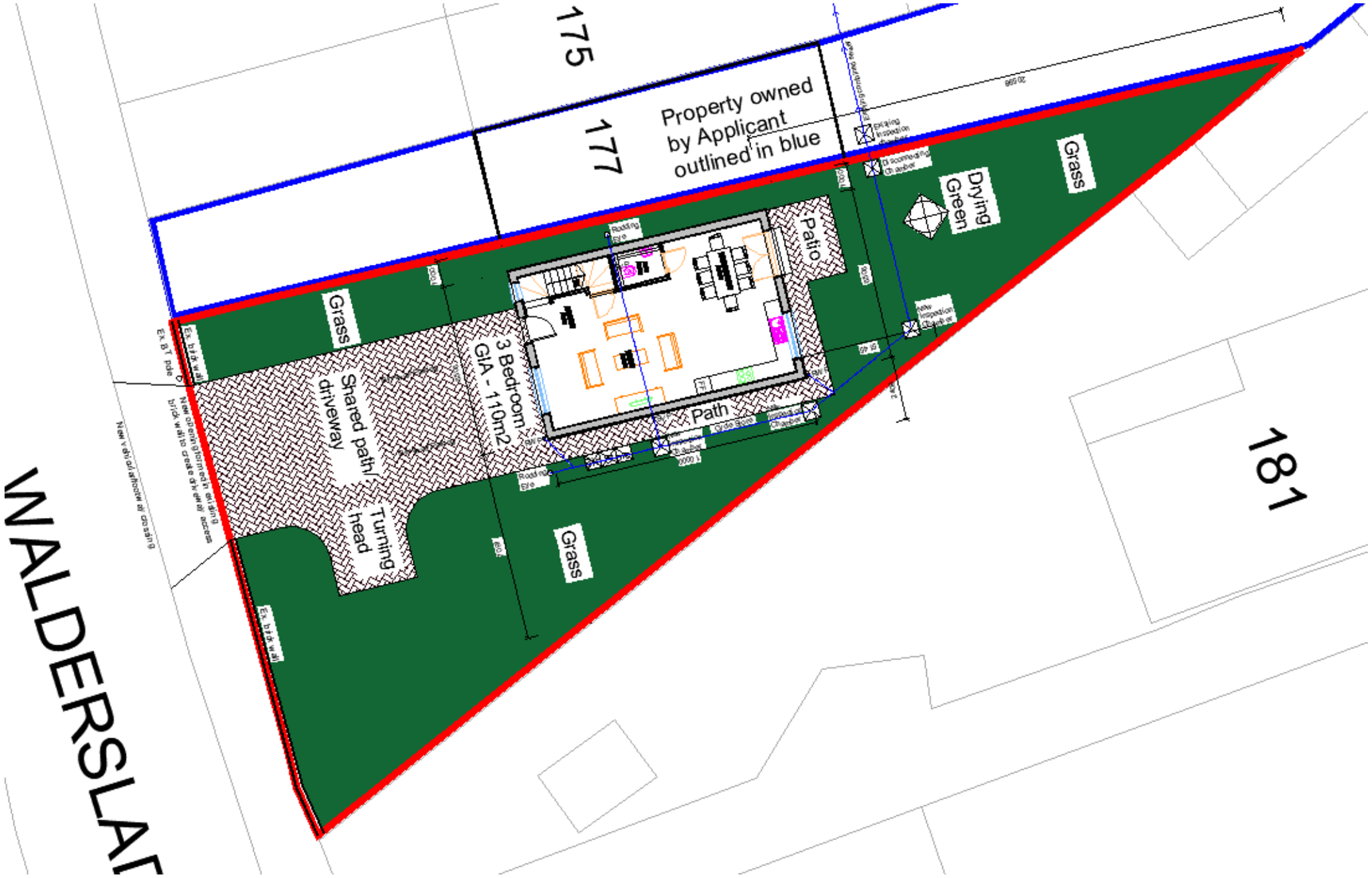
DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

2.0 DESIGN PROPOSAL

Site Layout – Ground Floor Plan



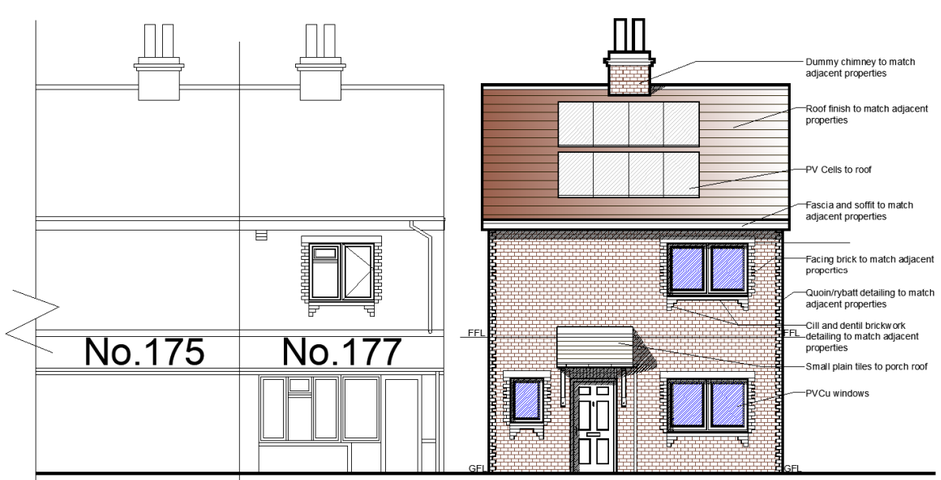
DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

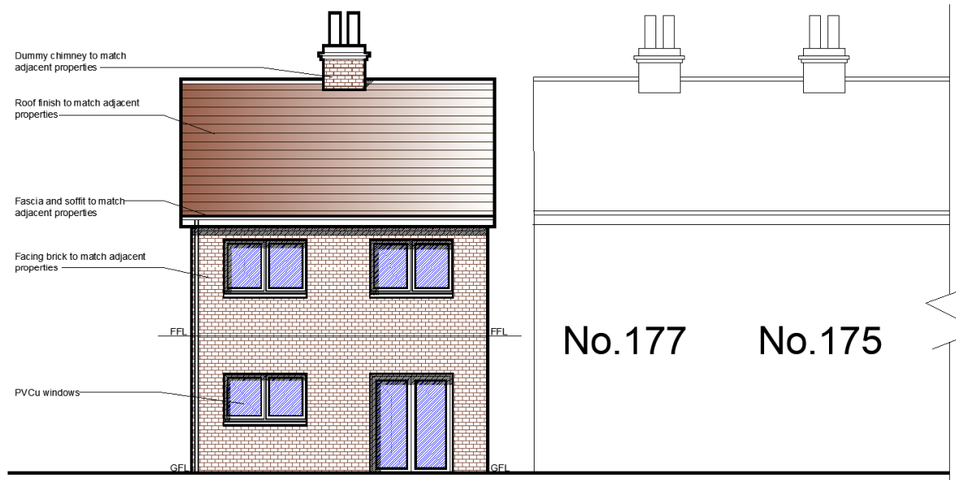
July 2021

2.0 DESIGN PROPOSAL

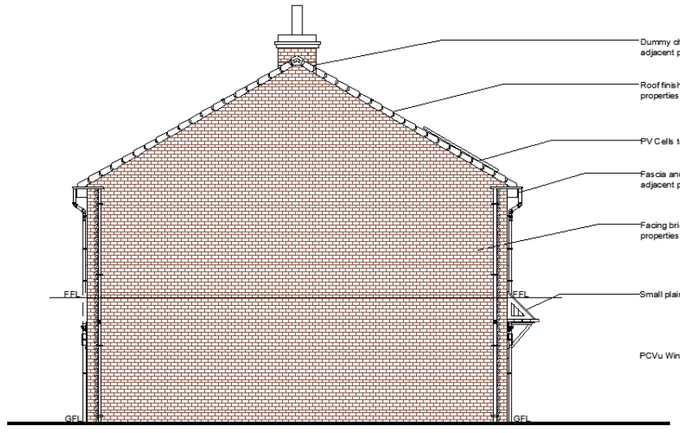
Proposed Elevations



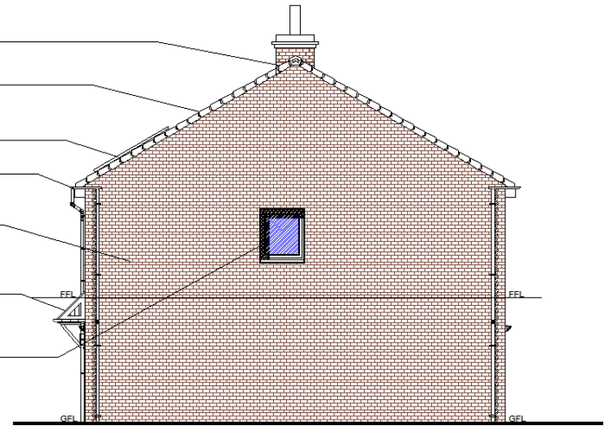
West Elevation 1.100



East Elevation 1.100



North Elevation 1.100



South Elevation 1.100

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021

3.0 SUSTAINABILITY

Offsite Manufacturing and LZCT

The house design is based on a 2-storey 3B/4P with GIFA of 110m2 which complies with the Medway Housing Standards plus provides a platform to build offsite in a controlled factory environment.

This particular house design would only require 4no. volumetric pods plus pre-assembled roof to be built and shipped to site. The method of building would utilise lightweight gauge steel metal studs which have zero waste, are quick to build and 60% of the steel is from recycled sources.

The factory employs mostly local labour, the majority of which walk to work and, in addition, the bulk of our materials are locally out-sourced - carbon footprint is massively reduced, particularly compared to a traditional building site.

Even the transportation is sourced and programmed to ensure that the haulage company are not returning to base with an empty trailer, but are dropping our building to site and returning with a load, to enable an efficient and green solution.

The low-carbon buildings are highly insulated and return excellent ratings in terms of low heat-loss, air-tightness, sound insulation and the promotion of well-being.

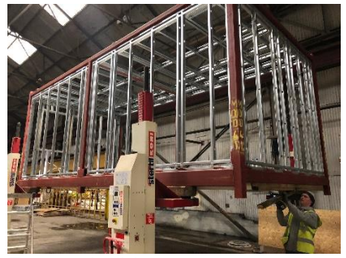
The houses will be 'all-electric' to comply with the "Future Homes Standards" that are to be implemented by 2025 and the use of heat pumps rather than electric resistance heating is preferred. There will also be an electric vehicle charging point provided to each new plot.

The property will be fitted with 8no. PV cells (by LG or similar) which will provide360W output per panel or 2.88kW per property.

The timescales to design, manufacture and build these houses is 50% less compared to traditional build, therefore a huge reduction in co2 emissions and environmental impact is achieved, not to mention much less waste/landfill.

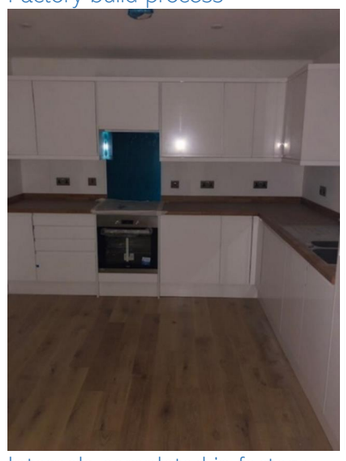
The house would be 'installed' on site in less than a day.

The quick build method could provide an informed solution to the 'Hidden Homes' policy (gap infill or local authority windfall sites could be built out in half the time). The system requires less foundations, therefore less site working and spoil is also an advantage in terms of time, cost and sustainability



Factory build process

Modular house - Walderslade



Internals completed in factory

Chaffinch Close, Walderslade

Pod wrapped and ready for delivery

60% saving on foundations

Pod delivered to site and being installed

Pods insitu

Flatted self-build project completed in Edinburgh

DESIGN STATEMENT

Proposed Residential Development at 177 Walderslade Road, Chatham, ME5 0ND

July 2021