



**6509**

**DESIGN & ACCESS STATEMENT**

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**LAND ADJACENT TO BANK BUILDINGS, STATION ROAD,  
OTFORD, TN14 5QX**

OCTOBER 2021

## INTRODUCTION

This Design and Access Statement has been compiled to support a full application for the proposed works on Land adjacent to Bank Buildings, Station Road, TN14 5QX. The proposal seeks to construct two semi-detached cottages with associated landscaping.

The statement analyses the characteristics of the surrounding area and identifies the key design and policy issues that have been considered in preparing the scheme proposals.

The statement should be read in conjunction with the attached site photographs, associated planning drawings and supporting information as part of the application.

The proposed development area is allocated open space, which is currently in private ownership. At present, the site is in poor condition with a rubble surface.

There is an approved application (ref: 20/03662/FUL) to demolish the adjacent existing Bank Buildings and construct a new replacement building comprising 4x2 bedroom residential units, parking and associated works.

## ASSESSMENT OF SITE AND SURROUNDING AREA

This section should be read in conjunction with the attached site photographs and topographical survey.

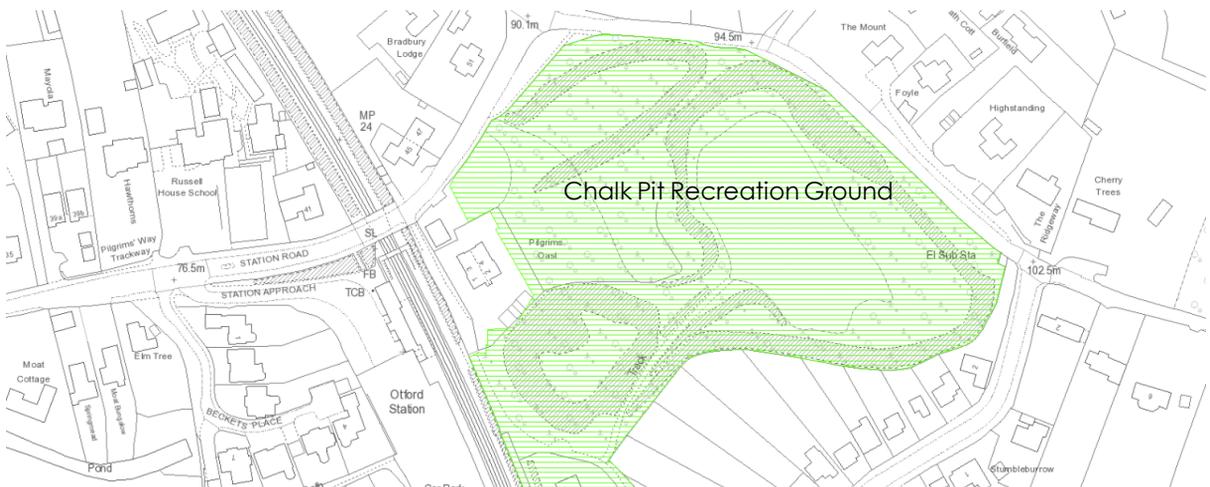
The site is located within the confines of Sevenoaks District Council. The scheme will be decided against their local policies and current material planning policies.

The plot is located along Station Road and in close proximity to the local train station. The plot is accessed via an existing vehicular entrance, to the north, from Station Road. This boundary, fronting the road, comprises a post and rail fencing with a mixed hedgerow behind and mature trees, which provides the site with a private, secure boundary along the main road.

To the west, is Otford Station and the rail line below, which runs parallel with the site. A public footpath runs between the west boundary of the site and station providing vehicle access to the rear neighbouring property and pedestrian access from the housing to the south.

The property to the rear is an oast house converted into self contained residential units and its rear garden adjoins the plot, the garden rear boundary has a number of mature trees and hedgerow which will be undisturbed by the proposal.

To the east and part south, the plot adjoins a greater area of designated open space known as Chalk Pit Recreation Ground. This is an extensive area of woodland and mature trees beyond the boundaries.



The adjacent properties along Station Road are mid-to-post war detached dwellings with an 'arts & crafts' influence. The materials palette to the street are painted render, brickworks and tile hanging. Behind is the oast house conversion. Generally, surrounding roofs are gables. Refer to photographs for details.

The development site is 0.06 hectares,

The site gently rises from the east to the west boundary.

Bank Buildings was granted permission in 2017 (SE/17/00831/PAC), to change the use of the existing building and associated parking area from commercial to residential use.

There is an approved application (ref: 20/03662/FUL) to demolish the adjacent existing Bank Buildings and construct a new replacement building comprising 4x2 bedroom residential units, parking and associated works.

## SITE PHOTOGRAPHS



View of the existing site access, this will be relocated by 3m to the East with the electricity pole also being relocated. These amendments are part of the approved application ref: 20/03662/FUL.



View of proposed location of the cottages and parking area.



View of proposed location of the cottages and parking area. Note the poor condition of the existing hardstanding.

## SITE PHOTOGRAPHS



View of the Northern boundary of the site as seen from within the site.

## PROPOSED DESIGN STRATEGY

### AMOUNT

The overall site area is approximately 0.06 hectares.

It is proposed that both of the cottages will provide three bedrooms.

There are 5 car parking spaces proposed as part of the new cottages.

### SCALE AND FORM

The proposed cottages form an L shape on the site with a gabled roof form.

The eaves are kept low to the first floor with the roof pitching up to a gable.

The ridge of the property is less than 8.2m.

The proposed cottages have a joint footprint area of 107m<sup>2</sup>.

Plot 1 has a gross internal area (GIA) of 87m<sup>2</sup> with Plot 2 having a GIA of 89m<sup>2</sup>.

Historic Maps show that there was a pair of cottages on the proposed site. These were present on the 1896, 1909, 1936 and 1962-63 Ordnance Survey Maps. The cottages were demolished prior to the 1980 OS map.

The proposed cottages are located in a similar location to the previous cottages (prior to being demolished).



Historic photograph of the cottages that were demolished prior to the 1980's



Contemporary view of the site showing the cottages demolished. This is the proposed location of the new cottages.

### LAYOUT

Plot 1 is accessed from the North West facing elevation. There is a WC; living room and open plan kitchen/dining accessed from the entrance hallway.

There are three bedrooms on the first floor and a family bathroom.

## PROPOSED DESIGN STRATEGY

Plot 2 is accessed from the South West facing elevation. There is a WC; living room and open plan kitchen/dining accessed from the entrance hallway.

To the first floor there are three bedrooms (with one of these being ensuite) and a family bathroom.

The cottages sit parallel to Station Road, in the middle of the application site with the access to the West.

### APPEARANCE

The design of the elevation takes a similar form and material palette to the approved flats (ref: 20/03662/FUL).

The cottages are proposed to be constructed from red brick with a soldier course detail at window head height, tile hanging to the first floor with clay roof tiles.

The gable roof form, single storey bay window and material palette are common features in the wider context.

### LANDSCAPING

As part of the previously approved application (ref: 20/03662/FUL), permission was granted to relocate the existing access towards the east (by 3m) to enable safe access into the development for both vehicles and pedestrians.

Directly adjacent to the site lies the dedicated car parking (4 no. spaces) and bike storage associated with the approved flattened scheme. There is a post and rail fence behind which the proposed cottages and associated landscaping are sited.

The driveway throughout the site is finished in permeable driveway material.

There are 6 parking spaces provided to the west of the proposed cottages, these are landscaped with grasscrete.



Existing poor quality vehicular parking hardstanding



Proposed grasscrete vehicular parking hardstanding

Ecological enhancement measures as highlighted in the submitted Preliminary Ecological Appraisal have been addressed. Please see 6509-PD1-o4 RevB for biodiversity enhancement plan and planting schedule.

## PROPOSED DESIGN STRATEGY

Plot 1 has a private garden with a terrace area to the east of the property. This is accessed from the living room and dining area.

Plot 2 has a private garden with a terrace area to the South and east of the property. This is accessed from the living room and dining area.

There are paths from the parking area (in the west) around to the rear gardens.

The site has a variety of well-established mature trees to the south, to the east and boundary hedgerow to Station Road. The dense mixed boundary hedgerow and trees adjacent to Station Road will be kept to preserve the privacy. This existing landscaping is important in defining the character of the Station Road street scene.

There are two groups of proposed trees to be removed as recommended by the arboriculturist. These will be replaced with better quality planting.

There is proposed low level defensible planting to the front of the cottages. There is also enhanced planting to the North boundary of the site.

The proposed site plan highlights biodiversity enhancements for the development, including bird, bat and insect habitat boxes within the proposed site.

## USE AND ACCESS

The Gulliver Timber Treatment building is in a commercial use, which has been granted by prior approval change to residential use.

The proposed use of the site will be residential with the proposed cottages and flatted building as approved (ref: 20/03662/FUL).

The vehicular and pedestrian access position is located from Station Road, as per the approved application (ref: 20/03662/FUL). The previously proposed application granted position to move the access point and existing dropped kerb to be moved in conjunction with the site layout and driveway. There are no further changes proposed to the access layout.

## SUMMARY

Bank Buildings was granted permission in 2017 (SE/17/00831/PAC), to change the use of the existing building and associated parking area from commercial to residential use.

Following this there was an approved application (ref: 20/03662/FUL) to demolish the existing Bank Buildings and construct a new replacement building comprising 4x2 bedroom residential units, parking and associated works.

Historic maps and photographs demonstrate this site was previously home to a pair of cottages, once demolished this land was absorbed by the Chalk Pit Recreation Ground open space.

This area of the site is currently of poor condition and in private ownership so is of no benefit to the local community.

The proposed development will allow the site to be utilised to its full potential, providing much needed, additional residential dwellings in a sustainable location being in close proximity to the railway and other local facilities.

The architectural design is sensitive and carefully considered to the local area, echoing local context materials with red brick, tile hanging and clay roof tiles and detailing such as the gable roof form and single storey bay window.