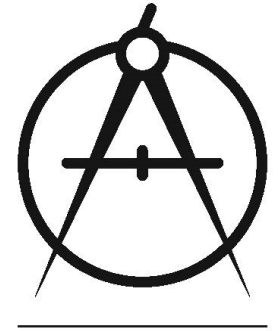


Planning Statement incorporating Design and Access Statement

Nil Desperandum, Well Road, Rushenden, Kent.

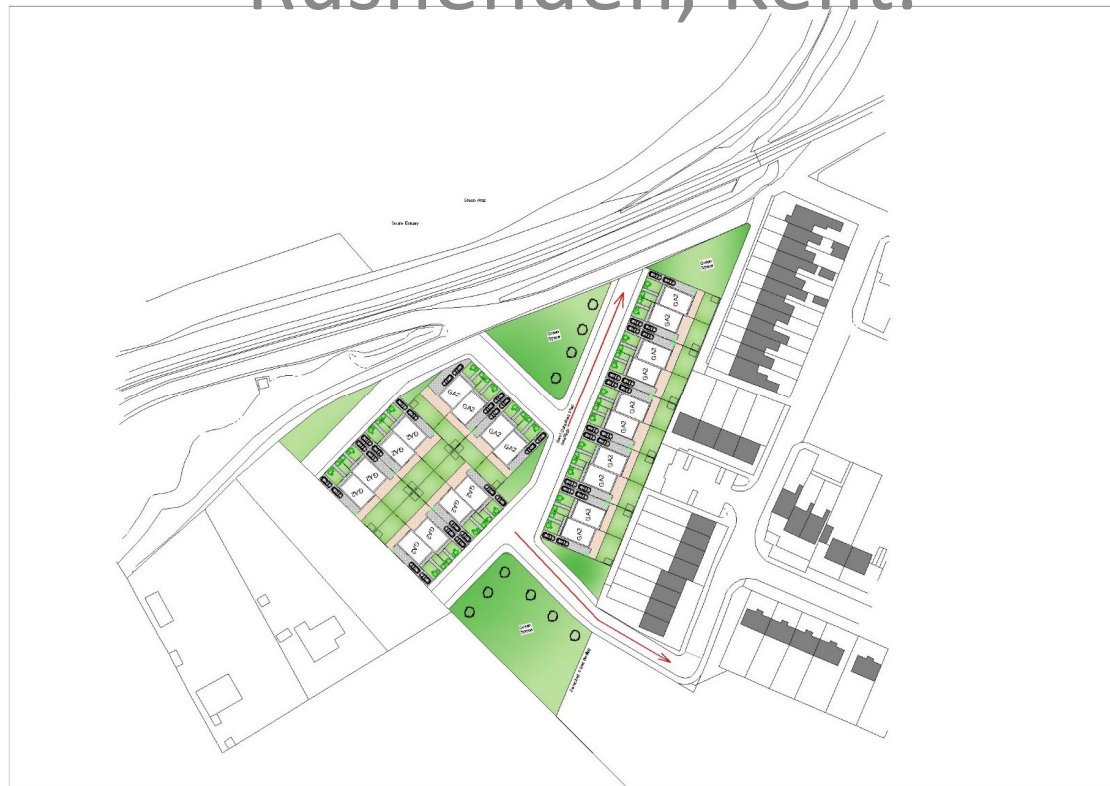


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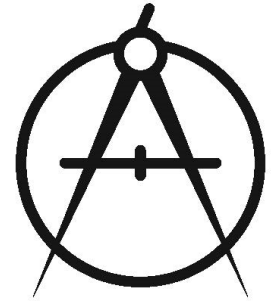




Introduction

This Design and Access Statement accompanies a outline planning application for 22 residential dwelling houses on the land of Nil Desperandum, Rushden, Isle of Sheppey on behalf of Alan Hills.

The proposal has been formulated for the redevelopment of an existing residential site and the associated curtilage. This has been allocated by Swale Borough Council in their local plan under Site A21.6



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Site and Surroundings

The site is set within the developed village area of Rushden and comprises of the existing dwelling. The site has its own access off of Well Road to the existing dwelling. The access road slopes down from south east to north west from Well Road and is currently over grown with shrubs and brambles.

Although the site is not within a specified urban area, the fact that the proposed development is set on previously developed land and is surrounded by other dwellings, it would therefore not constitute a site within open countryside

The remains of the existing House and garage on the site are found at the end of the access drive in a central position. The original site services that served the existing dwelling house such as electricity and drains are still within the curtilage.

The surrounding area is characterised by terraced dwelling in Alsager Avenue dating back to the early 1900's and additional terrace dwelling in Well Road



Proposed Site Layout

The proposal seeks to make the best use of the current vacant residential site. This outline application for 22 dwellings as indicated on the site plan . This comprises of 22 Semi detached 3 bedroom properties. All dwellings have provision for two car parking spaces . Additional parking has been allocated around the green area which also make provision to leave the existing Victorian dwellings in Alsager Avenue with an unobstructed view across the swale estuary

Proposed appearance

Policy EN1 of the Allocations and Development Management Plan (ADMP) states that the form of the proposed development should respond to the scale, height, materials and site coverage of the area, and the design should be in harmony with the adjoining building.

There is a variety of designs with various types of material used in and around the surrounding area including render, bricks and timber cladding. Given this context, the design using a clad and rendered design will not be visually out of context. The concrete tiles roof would contrast the render and blend in with the darker foliage within the surrounding area.

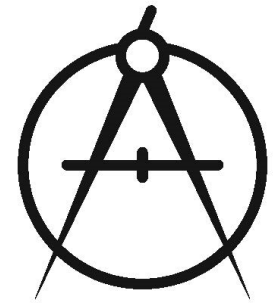
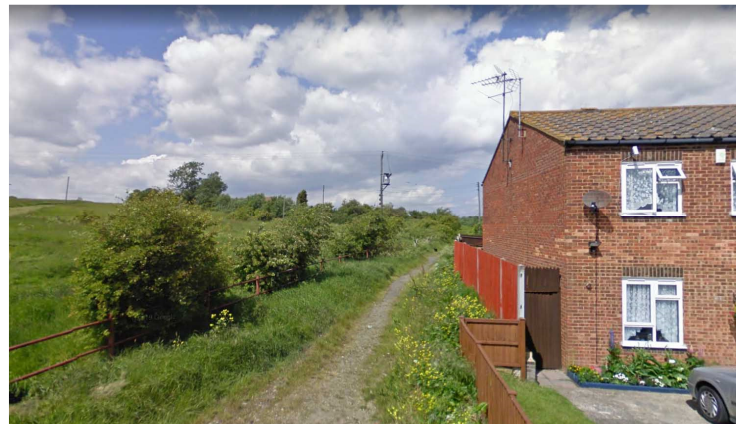
The proposal is trying to achieves an additional development within the original residential vacant plot in a form that is in character and appearance of the surrounding area, without harming the amenities of neighbouring residents.

Development access

The original access road leads straight down from Well Road to the original dwelling house and had appropriate turning access. Thus using the existing access would seem a viable option to the new development

Neighbouring properties

The scheme has been carefully designed to preserve the amenities of the other dwellings and to ensure the privacy of the surrounding properties. Additional screening with foliage along boundaries will be implemented where necessary.

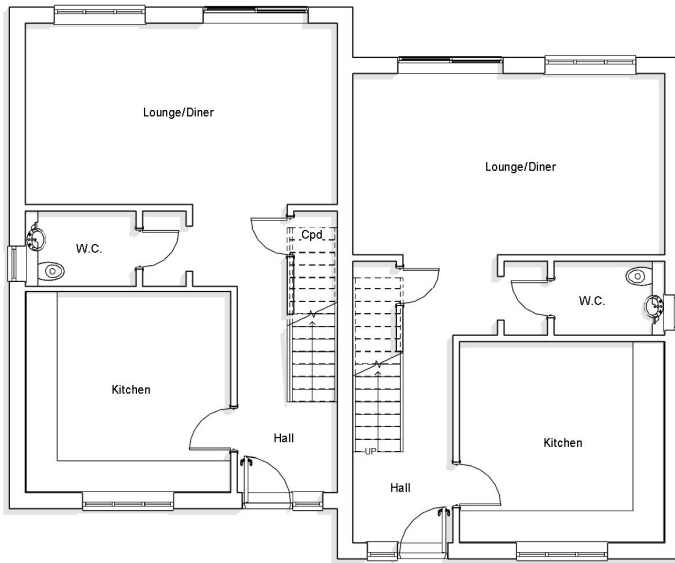


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Ground Floor



Sustainability

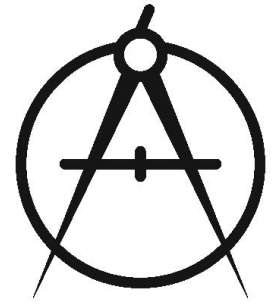
The new dwelling house will be built with low embodied energy material, and will be economical to run. The structure and material used will be from managed sources. Insulation standards will be of a high level to ensure heat lose is at a minimum.

An economic role – Although the propose development does not include employment land, direct employment will be provided at the construction stage. Additionally the spending power of the residents of 22 dwellings would make contributions towards providing the housing necessary to support the employment growth planned for the Thames Gateway area and Swale

A social role - this role is concerned with providing the supply of housing required to meet the needs of the present and future generations and the creation of high quality built environment. The allocation of this site within the local plan for the shortfall in housing thereby meet the needs of the present and future generations in the borough. The development will create a high quality built environment , of a scale in keeping with the character of the Rushden and Queenborough area.

An environmental role – This requires development to contribute to the protecting and enhancing the natural built and historic environment, helping to improve biodiversity and using natural resources prudently. The vacant residential and horse grazing site that has no significant use at present and is mainly unkempt waste land it not a useful resource. The new proposed dwellings will have spacious gardens together with a generous open space area thus providing opportunities for significantly enhancing biodiversity, compared with the rather sterile waste area at present.

With these points in mind it can be concluded that this is a very sustainable development in economic, social and environmental terms and the NPPF's presumption in favour of sustainable development must take precedence.



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Conclusion

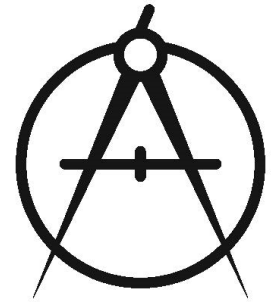
The application site has been allocated as one of the proposed sites for 22 dwellings as part of the local plan. The proposed development is in any event fully in accord with overall strategic housing policies of the emerging plan

There is no contamination on the site and its not liable to flood

The development will not have an adverse impact on the existing residents in the area and the amenity of the new residents will be safe guarded in the overall layout

All development works will be undertaken in accordance with a fully detailed *Construction management plan*, to be agreed with the LPA and implemented throughout the construction phase.

It is therefore reasonable to conclude that this site that has been allocated in the local plan will help implement sustainable development and can meet the detailed requirement of the LPA.



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