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Project Name: 99, Sandwich Road, Ash, CT3 2AH

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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Introduction

01

01

Opening Statement

This statement has been prepared by Co-Arch on behalf of our clients, Graham Woodruff, in support of their proposal for the:

Proposed redevelopment of 4no. dwelling houses for the address of 99, Sandwich Road, Ash, CT3 2AH

This Statement sets out the relevant background for the determination of the outline planning with all matters reserved including a description of the site and its surroundings, the relevant planning history, relevant planning policy, outline details of the development proposed and assessment of the relevant planning and heritage considerations.

Site Location

The site is located in Ash a rural village set back from the A257, an A road linking Sandwich and Canterbury. The site is in fairly close proximity to the old Pfizer campus, now a business enterprise park with restaurants and cafes. Similarly to the village of Ash which is under current growth through various developments.

The site hosts one dwelling house with a substantial garden space and is surrounded by a variety of different buildings with different architectural styles. Behind the site is a former Taylor Wimpey development.



■ Site Location

Site Context

As you can see from the photographs to the right, the site can be found within a rural context. The existing site comprises of a 1.5storey bungalow with dormer windows and a garage. The site sits on a prominent corner arriving off the A257. Neighbouring dwellings are 2.5 storeys in height and identify there is an opportunity for development to create a better sense of arrival, especially considering the site opposite is currently in the planning process for 75no. dwellings and the site behind is a Taylor Wimpey development.



Site Context

06/01186 | Erection of 3no. detached dwellings & associated car parking & erection of single storey side extension to existing dwelling | Site Of 99 Sandwich Road Ash.

In 2006 the site was refused development due to the scale, mass and form of the proposal. Each unit proposed were big in footprint and overbearing for the site. The new proposal seeks to address the original council concerns and highlight, through a sensitive design approach, that the site can comfortably address the policies on a national and local level whilst providing a good sense of place for this particular area.

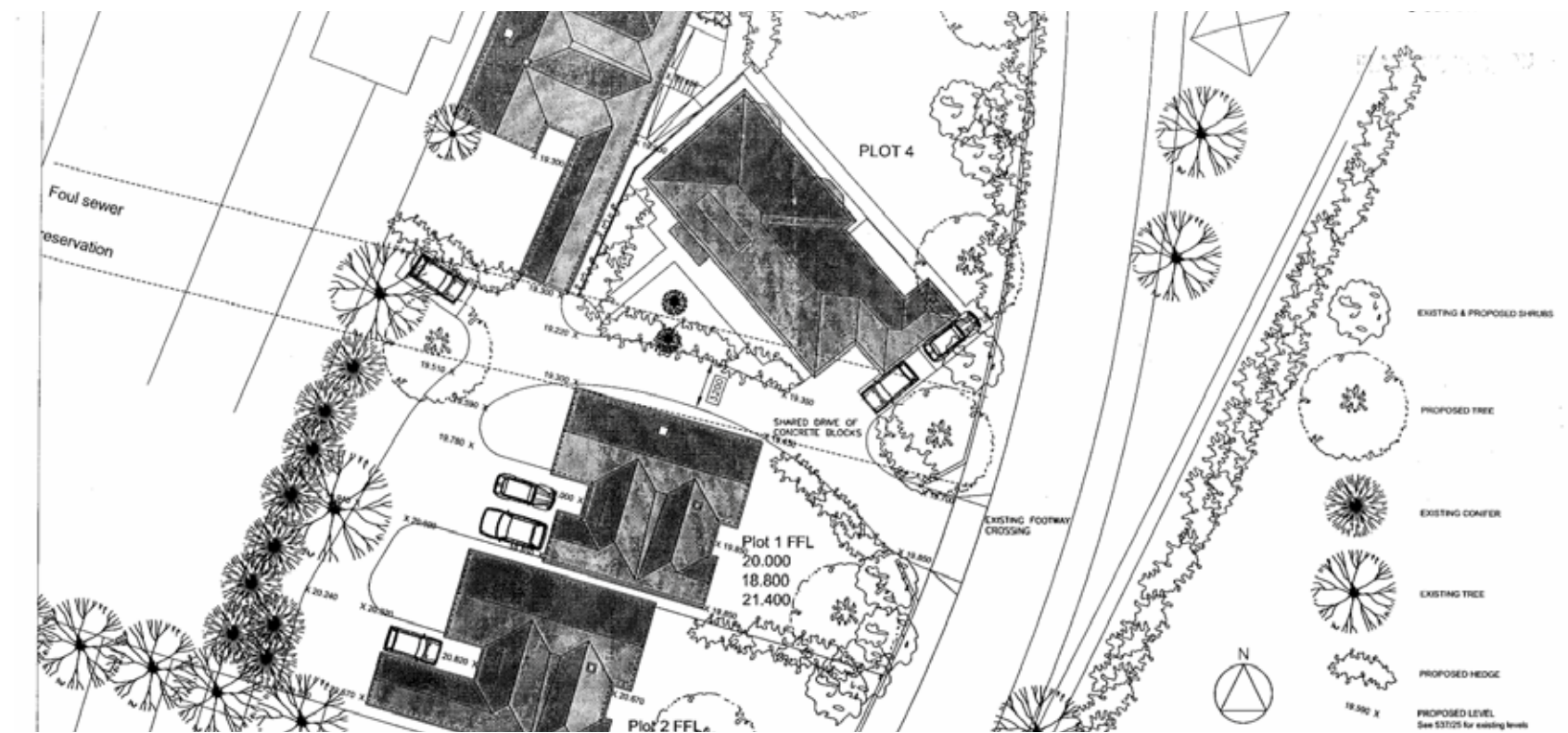


Image Credit: Google Earth

Site Key Features

The site has many key features such as; great forward facing views across farmland, providing sheltered side access to the Taylor Wimpey development including a large green area and starting the transition to the village just 10minutes walk further along the road. This particular area currently has many applications in for development on a major scale, yet this proposal adds a sympathetic and small scale development to a site which has been identified in the local SHLAA.

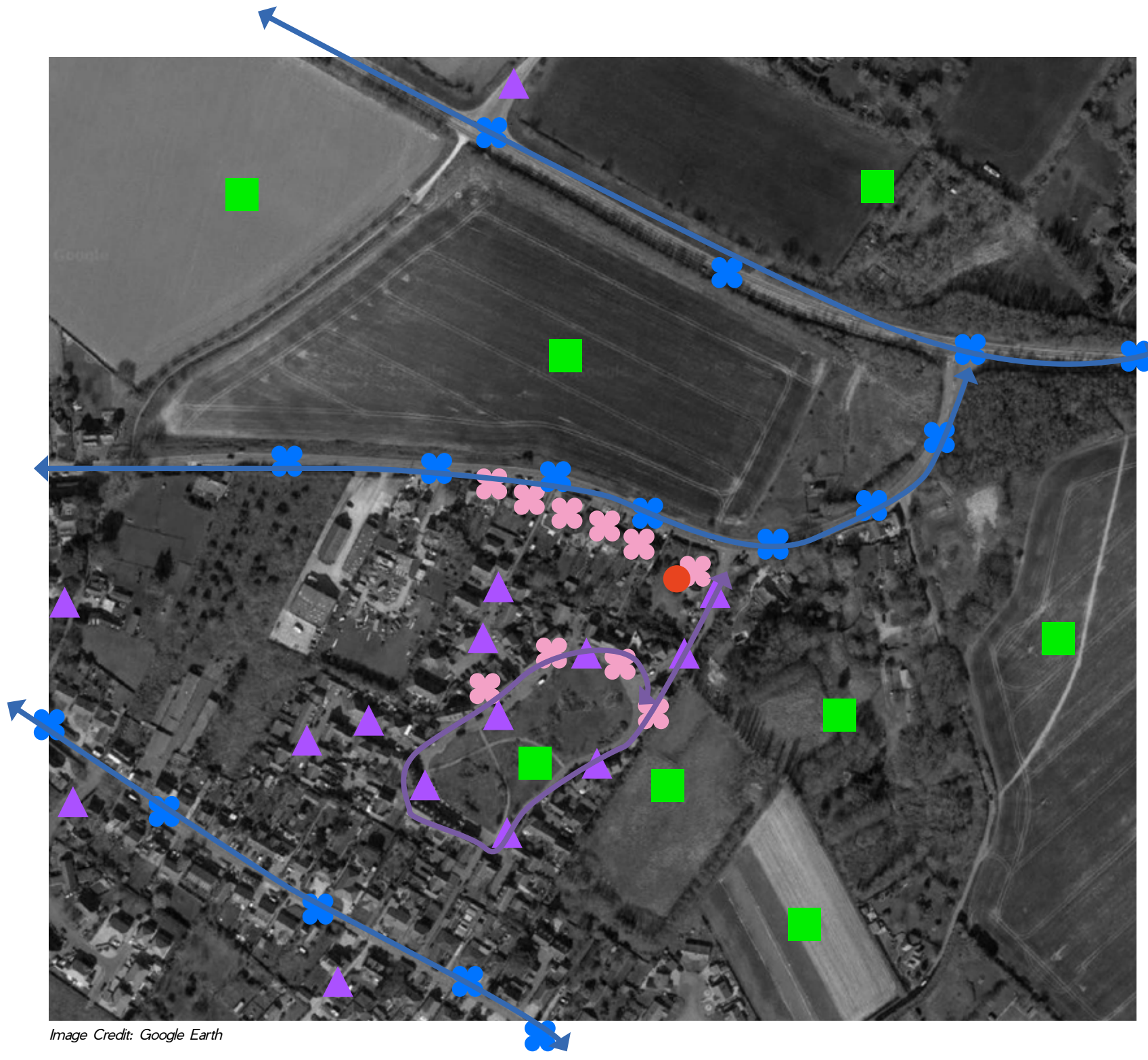


Image Credit: Google Earth

Legend

- Sun Directions
- Green
- Site
- Secondary Roads
- Key Road
- Existing Building Line

Existing Context & Materials

The images to the right and below identify the wide range of materials used in rural dwelling architecture. Behind the site red and yellow brick can be found with clay and slate roofs (all 2 storeys and above in height and scale). The adjacent neighbouring buildings comprise of render, pebbledash and brick with slate and Kent peg tile roofing. As the neighbouring developments have occurred over time, this provides an opportunity to explore rural architectural typologies with a wide choice of materiality.



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Local Planning Applications

1. 19/01462 | Outline application for the erection of up to 76no. dwellings (with all matters reserved except for access) | Land North Of Orchard View And West Of Saunders Lane Ash
2. Outline permission DOV/16/01049 for the erection of 90 dwellings, new vehicular and pedestrian access, public open space, infrastructure and landscaping | Land North Of Chequer Lane Ash
3. Hybrid application: (Phase 1) Full application for erection of 20no. dwellings and 4no. flats, access, parking, associated infrastructure and landscaping; (Phase 2) Outline application for a building comprising 10no. flats and 5no. dwellings (with all matters reserved except access and layout) | 63 Sandwich Road Ash CT3 2AH
4. 23/00119 Erection of 7 dwellings including the demolition and rebuild of an existing dwelling | 8 The Street Ash CT3 2HJ
5. 15/01225 | Erection of ten dwellings and associated garages, parking and vehicular access | Land Adjoining Mill Field Ash Kent



1. Land North Of Orchard View And West Of Saunders Lane Ash



2. Land North Of Chequer Lane Ash



3. 63 Sandwich Road Ash CT3 2AH



4. 8 The Street Ash CT3 2HJ



5. Land Adjoining Mill Field Ash Kent



Local Facilities & Uses

Shops

Residential Dwelling Houses

Agriculture



Shops

Site

Agriculture

Evaluation

03

03



Image Credit: Google Earth

Legend

- SITE BOUNDARY
- COMMERCIAL WITH RESIDENTIAL
- RESIDENTIAL
- - - EXISTING VEHICULAR ACCESS
- ◀ VIEWS OUT
- - - PEDESTRIAN ACCESS ROUTE
- - - EXISTING BUILDING LINE
- COMMERCIAL
- GREEN SPACE

Opportunities & Constraints

Opportunities

- Views across farmland opposite
- Sheltered from main bypass road
- Side road and existing access provides comfort with parking standards policies
- Neighbouring developments encouraging development
- Site identified in the local authority SHLAA
- Large vacant unused parts of site which would benefit from

Constraints

- Neighbouring building separation distances
- Widening access

04

Proposed Block Plan

The proposal successfully delivers 4no. new dwellings and retains the existing corner bungalow. The dwellings are designed above the national space standards and in accordance with local planning policies. Each dwelling, proposed and existing, all achieve over 10m garden spaces, all have 2no. parking spaces each with their own access. The proposal does seeks to move an existing traffic calming solution further along collar makers green, which would be implemented by the client.



Design Strategy

Design Strategy, Use, Amount and Layout

Existing use – The existing site currently holds a chalet style bungalow and a garage outbuilding with existing side vehicle access. The site is approximately 2460m² including; garden, house and garage.

Proposed use – The proposal seeks to retain the existing chalet bungalow on site and create a new garage on the site. The garden space to the rear of the property remains existing, just slightly smaller. It has been carefully designed to meet the local design guides.

To the south east of the site delivers 3no. 4bedroom new dwelling houses. Each house is split over three floors. The form references architectural house types found within the local context.

To the north west of the site, there is a proposal for a two bedroom bungalow, with sufficient parking standards.



Legend

- SITE
- LAND OWNERSHIP
- EXISTING VEHICULAR ACCESS
- MAIN ROAD
- PEDESTRIAN ACCESS ROUTE
- - - EXISTING BUILDING LINE
- EXISTING TREES
- ▲ VIEWS OUT

Design Strategy

Layout:

The layout has been carefully designed to meet local design guide SPD's and to better make use of a vastly vacant site.

Overlooking:

Due to the positioning of the proposal, there is no risk of overlooking onto neighbouring buildings, nor from neighbouring buildings.

Access:

There is to be a new proposed access off Sandwich Road to accommodate the two parking spaces for the bungalow. In addition the existing access is to be widened to allow for the parking spaces to the south east.

Refuse Storage:

Bins and refuse are to be collected through the existing routes,

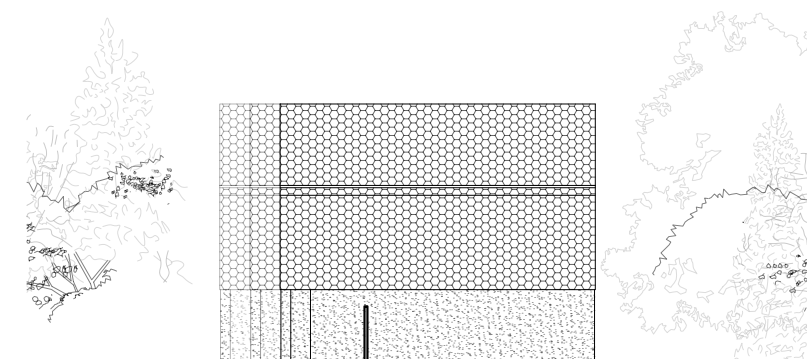
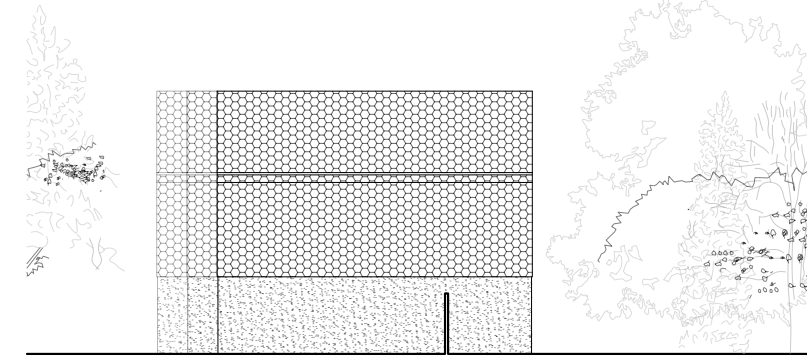
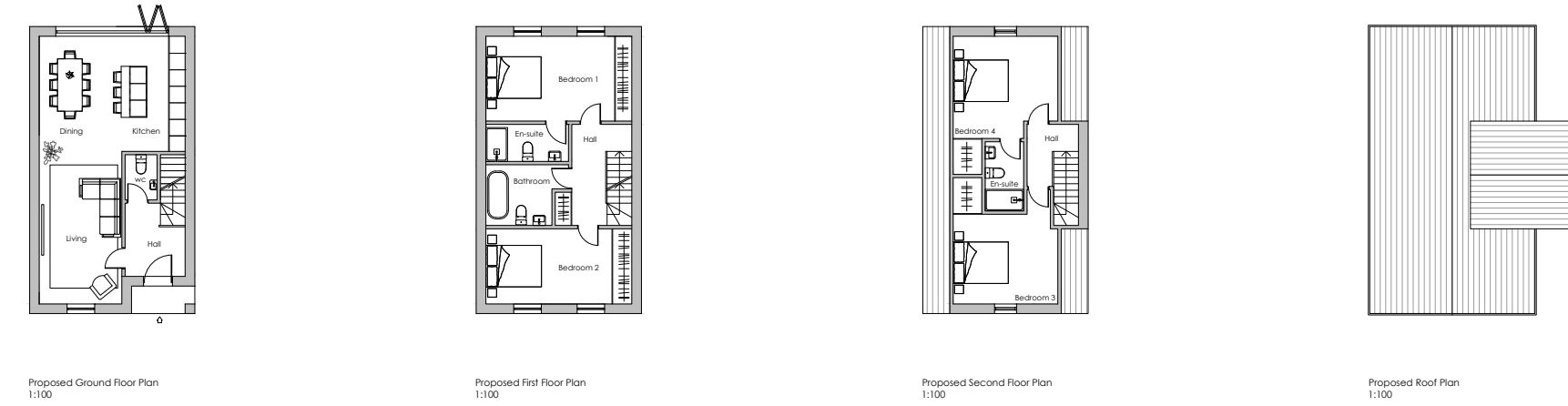
Parking:

The proposed parking meets the requirements set out by the council.

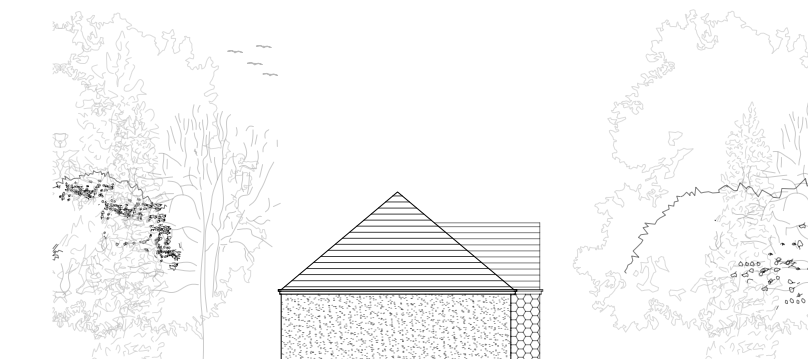
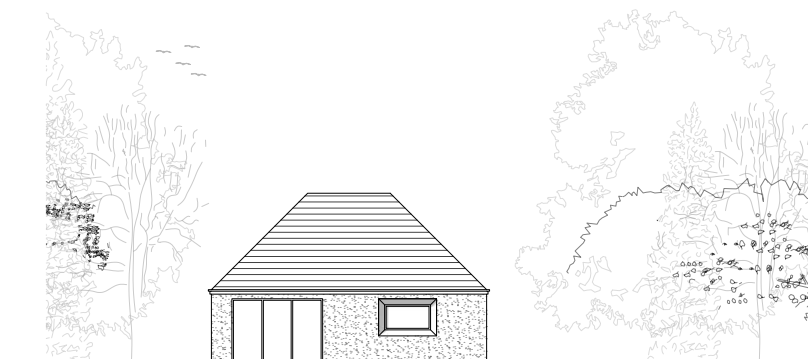
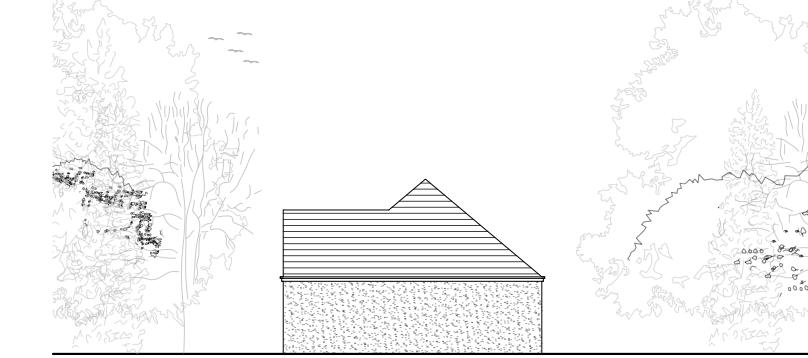
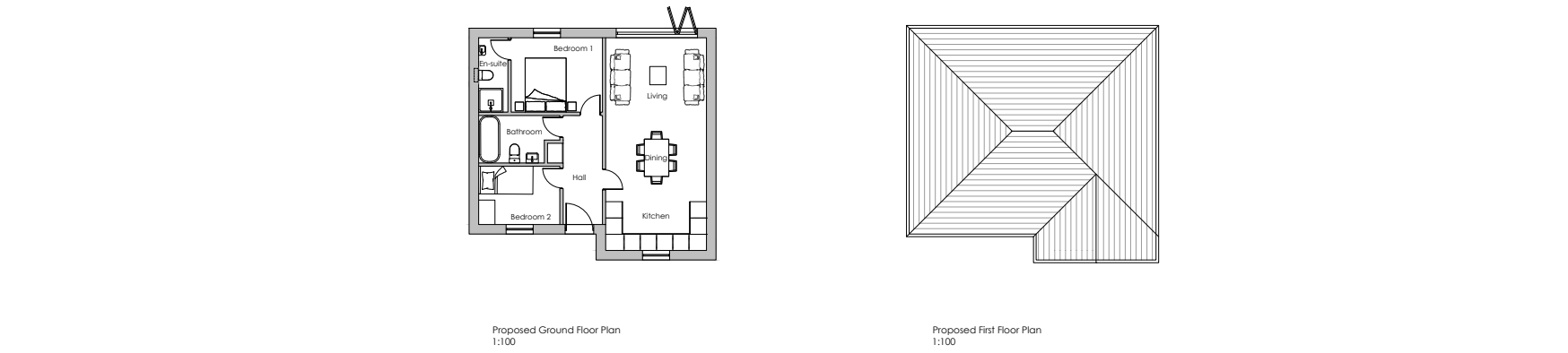


Proposed Floor Plans and Elevations (House Type A)

The proposed floor plans successfully utilise space throughout the layout, allowing the delivery of 4no. new dwellings. There are two house types, A and B. A is a set of 3no. 4bedroom homes and 1no. bungalow. Both sets of homes meet the design criteria for parking spaces, road frontages and garden spaces. The existing dwelling house, seen in the block plan, can be seen unharmed by the impact of the proposal and careful consideration has been made throughout the design process.



Proposed Floor Plans and Elevations (House Type B)



Scale, Mass, Form (House Type A)

Scale:

The scale of house type A is to be in keeping with the neighbouring properties south of the site. The site continues to slope to the bungalow on the corner and steps up away from the main Sandwich Road.

Mass:

The mass has been designed in a manner to not dominate the street scene. The mass seeks to deliver 3no. dwelling houses all 2.5 storeys in height and depth. The proposal is not bulky, but of high design merit.

Form:

The form of the house type A continues similar architectural styles and forms made by the Taylor Wimpey development behind the site. The terrace house model can be seen throughout the village and references key characteristics.



Scale, Mass, Form (House Type B)

Scale:

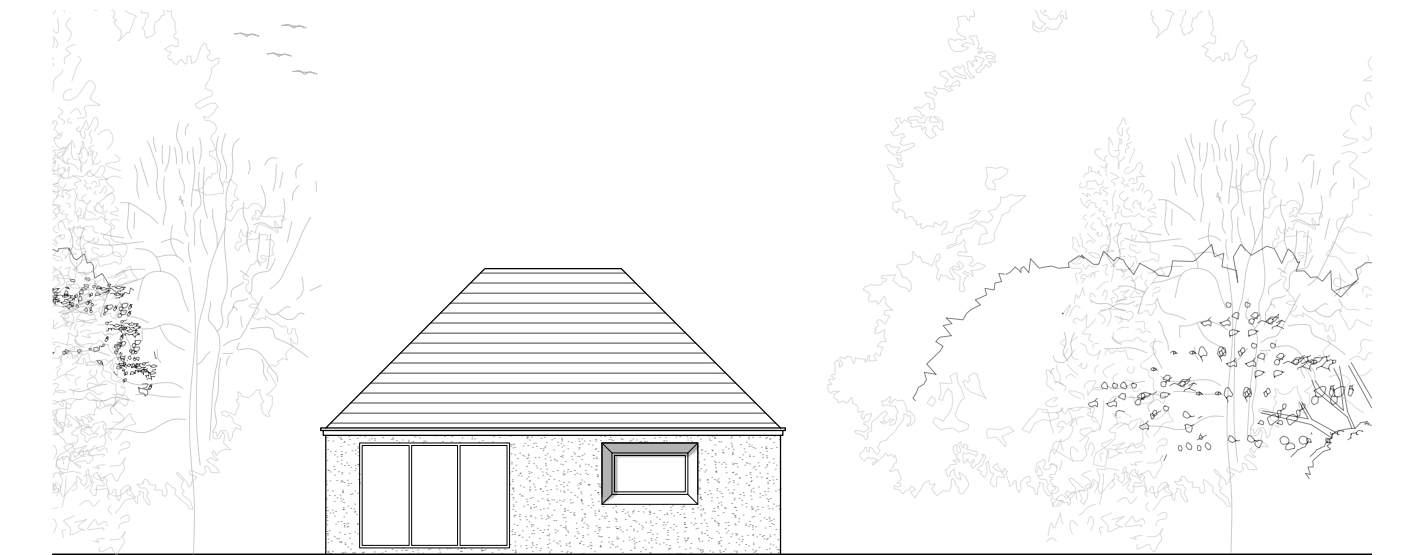
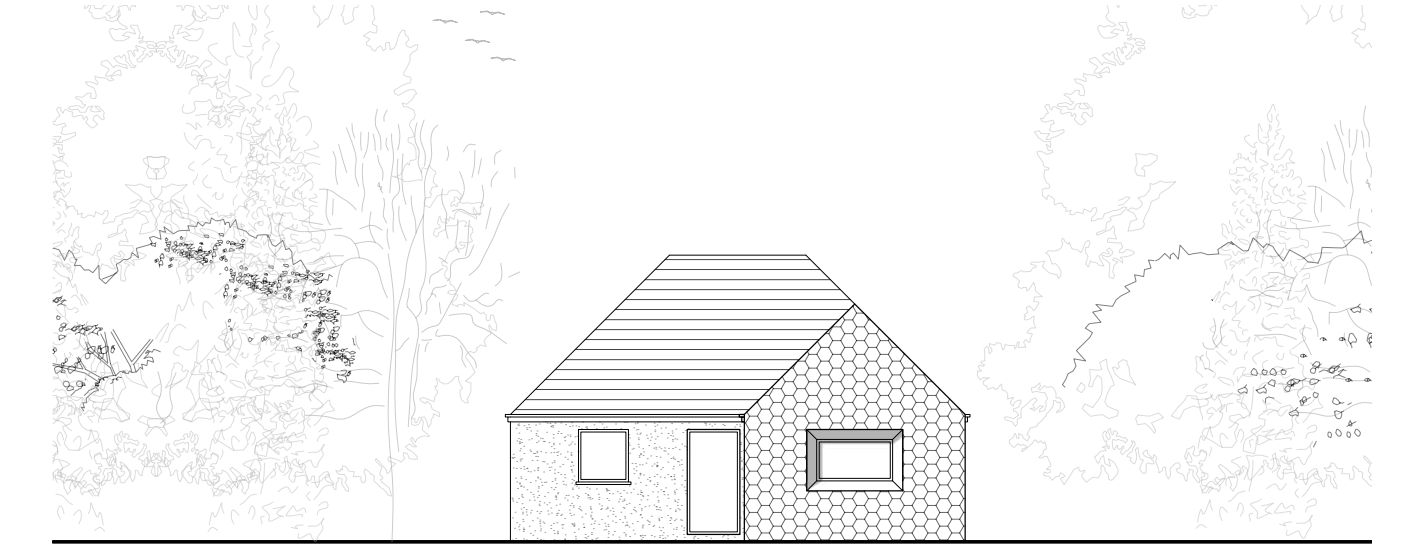
The scale of house type B keeps the building line and heights down to in keeping with the existing chalet bungalow at 99, Sandwich Road. The singular bungalow allows the existing ridge heights to step down towards the corner of the road and does not dominate the street scene.

Mass:

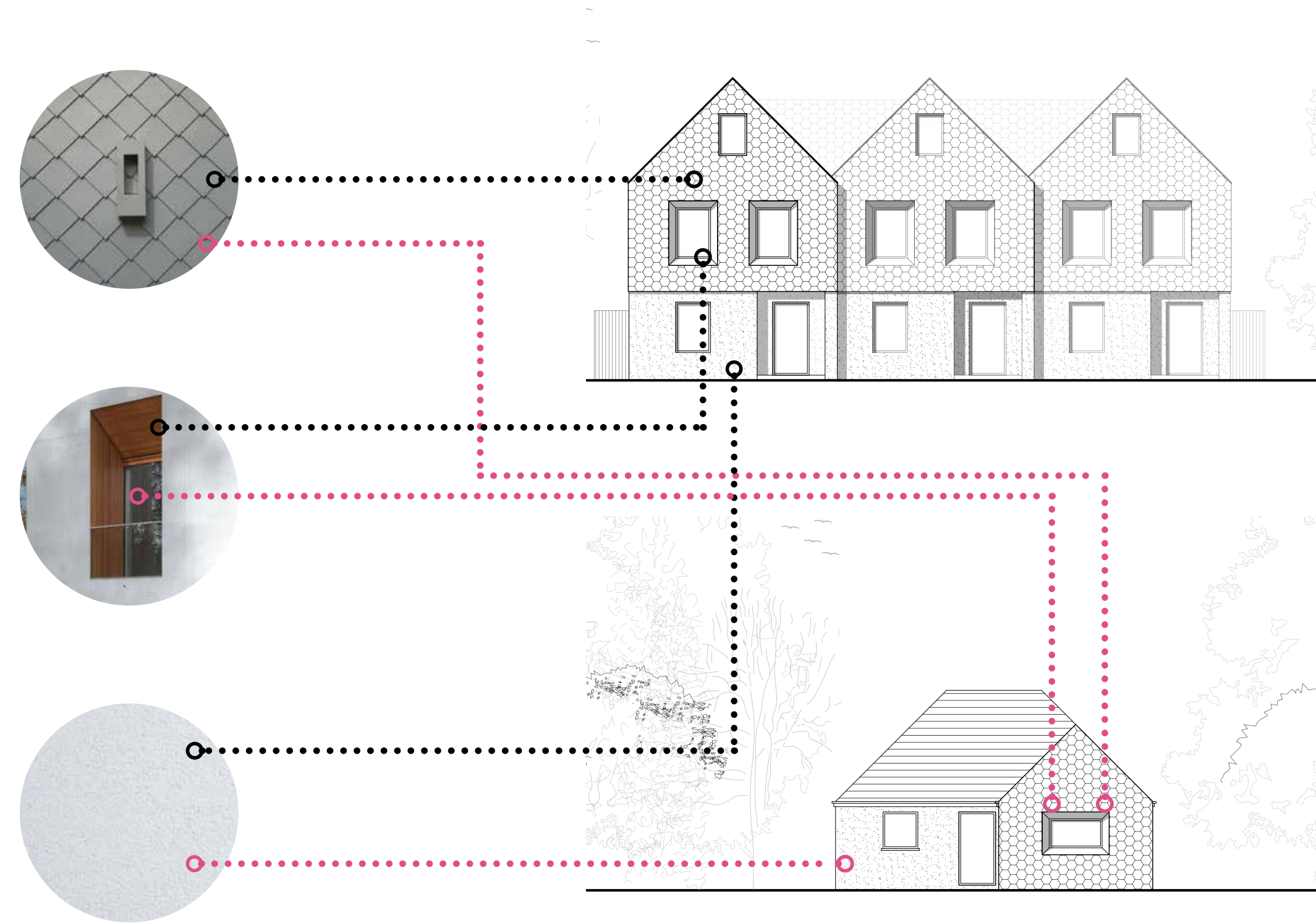
The mass shows a singular building, smaller in mass than the existing dwelling house.

Form:

The form is very in keeping with the existing buildings and has been carefully designed to remain non competitive with the surrounding street scene.



Materials (House Type A and B)



The materials used for House Type and A and B are to be the same. They reference key details throughout the village, whilst also introducing some contemporary materials. The base (tying the developments together) are to be a white monocouche render. The feature elements are to be diamond scale zinc cladding (referencing rural metals associated with farmlands). The windows are to be grey powder coated aluminium, except for a set-in feature metal window, which is to be the same colour but different in its architectural style.

Conclusion

05

Conclusion

We would like to conclude this outline planning design and access statement by stating that we believe the council should support this application. We have highlighted the considered design approach, keeping the design within the NPPF, local plan and Supplementary Planning Documents. The site has more than enough space to effectively plan the proposal for 4no. Dwelling Houses and would greatly support the growth of the rural location, without being detrimental to the village constraints.

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