

DESIGN & ACCESS STATEMENT

Proposed Residential Development at
Land West of Meadow Cottage
The Street
Preston
Kent

March 2024

Revision A 28/03/2024



CLAGUE ARCHITECTS

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THE ARCHITECT

Clague Architects are a multi-disciplinary practice of architect, master planners, conservation architects based in Canterbury & Harpenden.

The practice has extensive experience of delivering high quality and well-received residential developments, particularly in Kent, where the practice has secured many Kent Design Awards for its work and see its exemplar schemes featured in the Kent Design Guide and other design guidance.



DESCRIPTION OF THE DEVELOPMENT

The proposed outline planning application is for the development of 15 no. new detached dwellings and 1 no. replacement dwelling with associated private amenity spaces and parking on land to the West of Meadow Cottage, The Street, Preston.

Application site

Red line area (inc. access road): 1.77Ha

DESIGN INTENTION

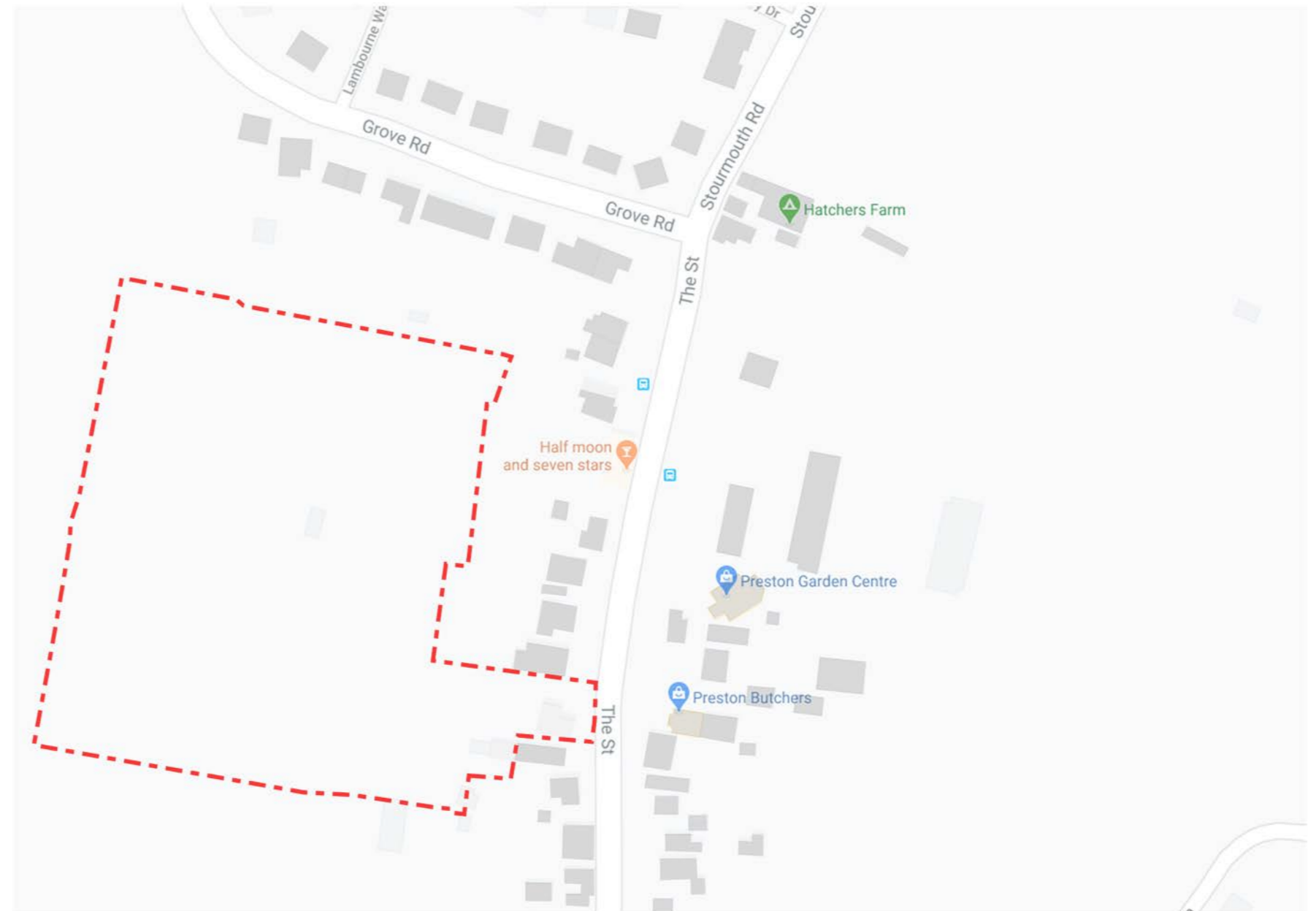
The proposal is to create a modest development that will enhance the village setting of the site. The intention is for the 16 dwellings to subtly slot into the rear of the site whilst maintaining traditional Kentish vernacular such as; tile hung, weatherboard, red tiles and black barns. This will help in reducing its visual impact both from 'The Street' to the East and from the Public Right of Way to the West. It is proposed to demolish the dilapidated Meadow Cottage and erect a replacement dwelling in keeping with the conservation area within Preston.

The proposals include 5 no. affordable units (31.25%) in excess of the Council's policy requirements and provides parking in accordance with requirements as set out in the Transport Statement.

Several reports have been produced in support of this application including a Transport Statement (Bellamy Roberts), SuDS/Drainage Strategy (Bellamy Roberts), Landscape Visual Assessment (Hill-Wood & Co), Landscape Strategy (Hill-Wood & Co), Tree Surgery (Hill-Wood & Co) and Preliminary Ecological Assessment (Hill-Wood & Co) along with detailed house type drawings, site layout plan and site sections (Clague Architects).

An application for 5 no. houses (Ref: 20/00544) was approved in September 2022 on part of the site which forms the Eastern area of the application site.

The proposals represent a sensible infill site, adjacent to the principle road (The Street) through the village and is in a sustainable location close to the village amenities. The site would be a small windfall site to help Dover District Council achieve the housing numbers set out within its Local Plan.



Site Location

THE SITE

The Site is adjacent to Preston Butchers and is land associated with Meadow Cottage.

Meadow Cottage is in a poor state of repair with multiple cracks internal and externally. The building is within the Preston Conservation Area but is not listed and has been extended and altered considerably over a number of years with a rear conservatory and side lean-to extension.

To the rear of the property is a large area of neutral grassland with some clumps of mostly category U trees with part of the site being developed land. Within the site area are existing stables/sheds which sit roughly in the centre of the land ownership.

The topographical survey shows that the site is circa +15.44m AOD to the front/East of the site and +14.80m AOD to the rear/West of the application site over approximately 110m (a gradient of circa 1:170). The site drops from the Southern boundary at circa +14.92m AOD down towards the Northern boundary but at a very gentle gradient.



Site Location

SITE IMAGES

Below are a few site photographs which predominantly show the extent of existing planting on site. The site is well contained by existing buildings to the North and East and by the Public Right of Way to the West. There is a defined hedge line to the South of the site.



Photographs of the site at Preston



CONSERVATION AREAS

Meadow Cottage sits within the Conservation Area for Preston which is centred on The Street. The house itself is not listed and has been considerably altered and extended over a number of years.

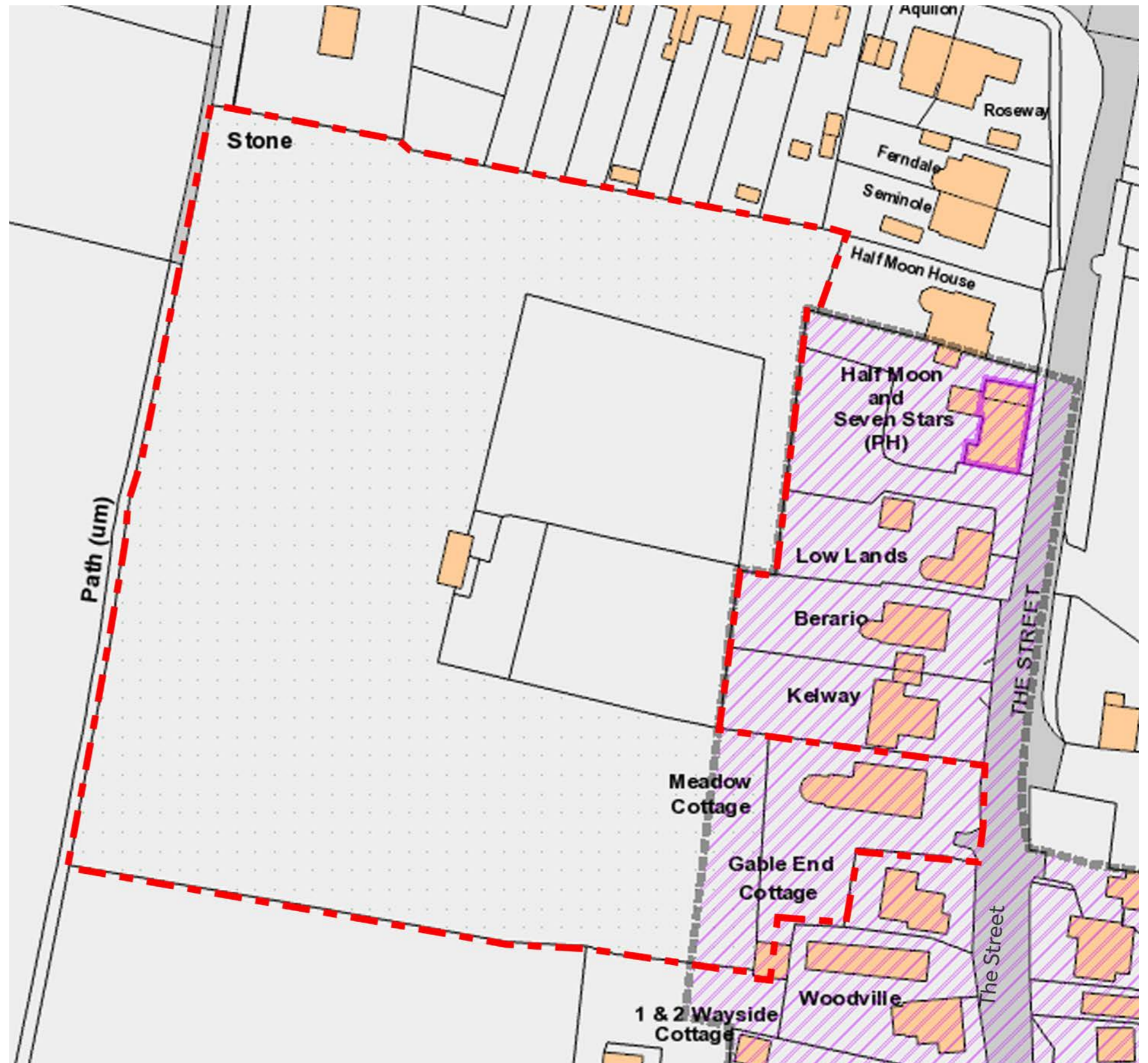
Further the house is in a dilapidated state with numerous cracks internally and externally. As a result a Structural Survey has been undertaken which concludes:

"Based on our observations it is clear the property at Meadow Cottage, The Street, Preston, Nr Canterbury, Kent CT3 1EB has suffered from movement. This movement is general spreading and opening up of the timber framed structure, resulting in an outward movement of the walls and the cracking to the internal finishes.

The reason that the timber frame walls has moved may be historic and due to extensions and modifications carried out to the property, possibly the change to a heavier roof covering."

The approved application for 5 no. houses (Ref: 20/00544) accepted that the existing cottage could be taken down and this application has the same proposal in order to create an access into the site.

It should be noted that the majority of the proposed built form does not fall within the Conservation Area (as illustrated opposite) with only Plot 1 and part of Plot 2 within the CA but tucked out of sight behind and existing dwelling when viewed from The Street.



EXISTING STRUCTURES

Currently, the condition of the existing house (Meadow Cottage) is dilapidated with cracking occurring both internally and externally as illustrated by the images below.



SITE CONSTRAINTS

The site is visually contained by existing development to the North and East and by the Public Right of Way (PRoW) to the West. There are views into the site from the PRoW, however, these views already have a backdrop of development with the rear gardens and built form of the houses visible from the path.

The proposals are for a low density scheme of mostly detached houses that will allow for ample landscaping both within the centre of the development and along the Western boundary. During the pre-application the Case Officer highlighted that the Southwestern corner of the site is most sensitive to views from the PRoW and so this area has less development within it to create a more open character here.

When travelling along The Street, it will be possible to view the development down the proposed driveway. Ample space has been left within the verges of the access road for planting to create a pleasant vista when looking West from The Street. Further there is the potential to create a pedestrian link from The Street to the PRoW which would aid the permeability of the site and allow easier access for residents to the village amenities opposite the site from the PRoW rather than having to walk all the way to Grove Road to the North.

Key

Site Boundary

Sun Path

Existing Site Access

Proposed Site Access

Public Rights of Way

Boundary backing onto existing residential, reinforce with vegetation

New Housing Development

Existing Structures to be Demolished

Designations

Listed Buildings:

Grade 2 Listed

Local Amenities

Notable Buildings

Bus Stops

Shop

Primary School

Notes

Flooding shown is from surface water, there is no risk from river or sea.



Opportunities and Constraints Diagram

KENTISH VERNACULAR PRECEDENTS

Some precedent imagery of Kentish buildings are shown here. The details of the various building typologies have been examined, with the concepts used to influence the proposed materials for this development.

The materiality, form, massing and how the buildings sit within the landscape inform the proposals. The dwellings feel more private having been stepped back from the road and having their own private driveway up to the houses. The roof forms, materiality and enclosing form of the buildings help to create an aesthetic in keeping with Preston.

Materials such as tiles, weatherboard, brick and timber will be used within the development.



Rural buildings with a mixture of weatherboarding, red stock brick and clay tiles.



The use of planting helps soften the frontages of these rural properties.



Again, this symmetrical farmstead has the farm house in the most prominent position, making it the most dominant aspect of the settlement and allowing it the best aspect.



This compact farmstead has the farm house in a place of prominence, overlooking the hard landscaped courtyard.

LOCAL PRECEDENTS

The village of Preston is a mixture of modern housing and traditional existing buildings. A recent housing development is located to the north of Grove Road with conservation area focused on The Street where older buildings are located. Even within the conservation area, however, there are examples of post war bungalows and newly altered and re-clad homes (either side of Meadow Cottage).

The proposed buildings pick up on some of the architectural detailing including rubbed brick arches over windows and pitched porches over doors and in terms of the materiality of Preston. Most of the proposed properties are wide fronted homes which are in keeping with the more historic parts of Preston as illustrated below. Many of the new homes have garages immediately adjacent to the homes.



Lockett Cottage | Notice the 4-Panel door, brick band course separating the floors, and the hipped gable end.



Georgian House | Notice the gauged brick arches above the windows, the 6-Panel door with light and superior decorative pediment.



Traditional Oast House | Notice the rubbed brick arches above windows and door, the first floor black weatherboarding and hipped gable end of the roof.



New build | Notice the 2 off-centre farm-style 4-panel doors with central window, the brick soldier course under the windows, and column-supported door canopy.



New Build | Notice the Cat-Slide roof, black weatherboarding, and door canopy.



New Build | Notice the half-hipped gable end, brick soldier courses above the garage door and top left window, and part cat-slide roof.

PREVIOUS APPROVAL

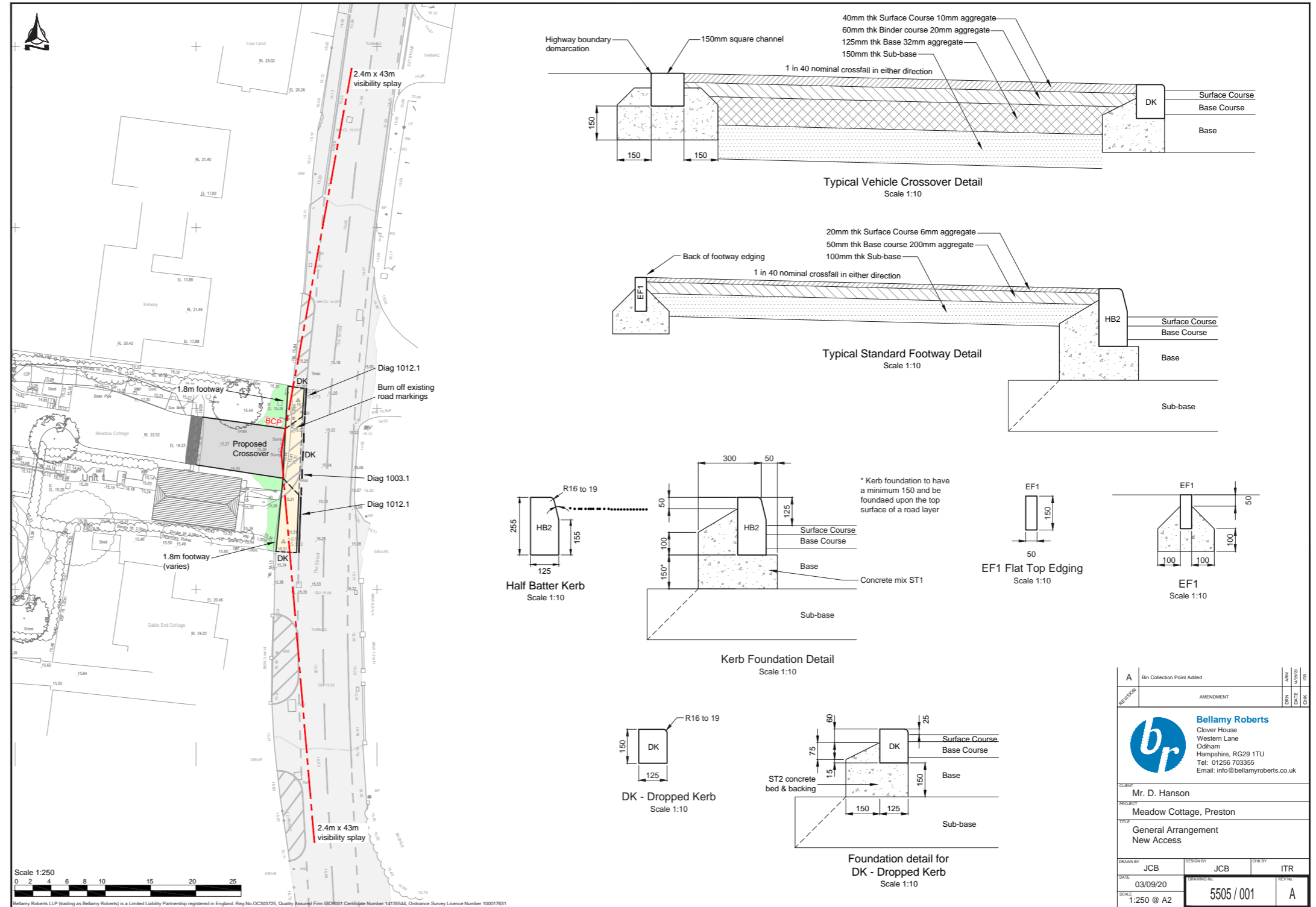
Part of the site has been the subject of a previous application (Ref: 20/00544) for 5 no. houses (4 no. new dwellings and 1 no. replacement dwelling) which was approved. This established that the site could be safely accessed with a new vehicular access onto The Street, that Meadow Cottage could be demolished and replaced and also established the residential use on the land to the rear.

The application shares similarities to the current application in that only the front part of the site is covered by the Conservation Area with the rear (West) of the site sitting outwith this designation. Units 2 and 3 of the approved application sit in approximately the same locations as the proposed plots 1 and 2 for this application and so establish that a sensitively designed residential use is acceptable in this part of the Conservation Area.



PREVIOUS APPROVAL

As part of the previous approval, the details for the access into the site from The Street (location, geometry etc.) were approved. This same access position is proposed for the current application and the details of this are included within the Transport Statement by Bellamy Roberts.



REVISION	A	Bin Collection Point Added	APP'D	CHK'D
		AMENDMENT	DATE	BY
Bellamy Roberts Clover House Western Lane Odham Hampshire, RG29 1TU Tel: 01256 703355 Email: info@bellamyroberts.co.uk				
CLIENT				
Mr. D. Hanson				
PROJECT				
Meadow Cottage, Preston				
TITLE				
General Arrangement New Access				
DRAWN BY		DESIGN BY		CHK BY
JCB		JCB		ITR
DATE		DRAWING NO.		REV NO.
03/09/20		5505 / 001		A
SCALE				
1:250 @ A2				

DESIGN EVOLUTION

A preliminary sketch scheme explored the idea of an enclosed and interlocking series of spaces set to the rear of a replacement dwelling with a new access onto The Street.

The sketch site layout plan shown opposite formed the basis of a pre-application discussion with Dover District Council.

This process highlighted that the Southwestern corner of the site was the most sensitive to views and should therefore be more open in character.

The Council's advise stated that they would seek a less formal layout than that shown at pre-app to create a softer edge with the PRoW to the west.



DESIGN EVOLUTION

Following the initial pre-app response an amended scheme was produced which looked to address the Council's concerns. This included keeping the Southwestern part of the site more open, including a footpath, which links through the development, from the PRow in the West to The Street in the East.

The layout is also more informal in character along the principle access and there is ample space on the verges to create a green lane. A courtyard cluster to the East of the site is designed to respond to the more linear arrangement of existing houses along The Street and Grove Road to the North.

Planted buffers to the North, East and West soften the proposed development against the Public Right of Way and the existing houses.

MASTERPLAN

The design is based on an organic layout with ample green verges and hedgerows along the access lane with small clusters off this. Houses vary in scale and mass with smaller terraced houses and larger detached properties which have private drives creating a rural village character.

Existing poor quality and dying trees replaced with new specimen tree to Western boundary.

Large 10m landscape buffer to Public Right of Way to the West

Informal footpath link to Prow

Development pulled away from the Southwest part of the site with a footpath link to the Public Right of Way.



Schedule of Accommodation			
Plot	Beds	m ²	ft ²
1	4	111	1200
2	4	111	1200
3	4	111	1200
4	4	121	1300
5	5	150	1615
6	5	150	1615
7	5	150	1615
8	5	150	1615
9	4	121	1300
10	4	121	1300
11	2	79	850
12	2	79	850
13	2	79	850
14	3	84	904
15	3	84	904



PROPOSED SITE LAYOUT PLAN

Each of the 16 dwellings has ample private amenity space, whilst still providing an area of public amenity open space in the middle of the site along the green lane. The Eastern edge is more informal in character with low density, detached homes whilst the West responds to the more linear nature of the existing homes on The Street/Grove Street.

The Southwestern corner is free of development and existing trees have been retained where possible with the proposed homes nestling between these. This creates irregular plotting and adds to the sense of this corner being less formal in its character.

To the West a small courtyard with buildings designed in a barn form and terraced form create a small cluster of slightly more dense homes within the centre of the site.

Cycle storage will be provided within a shed to the rear garden of each property in a safe and secure manner. Homes are provided either with car barns or on plot parking whilst visitors spaces are shown along the primary access road.



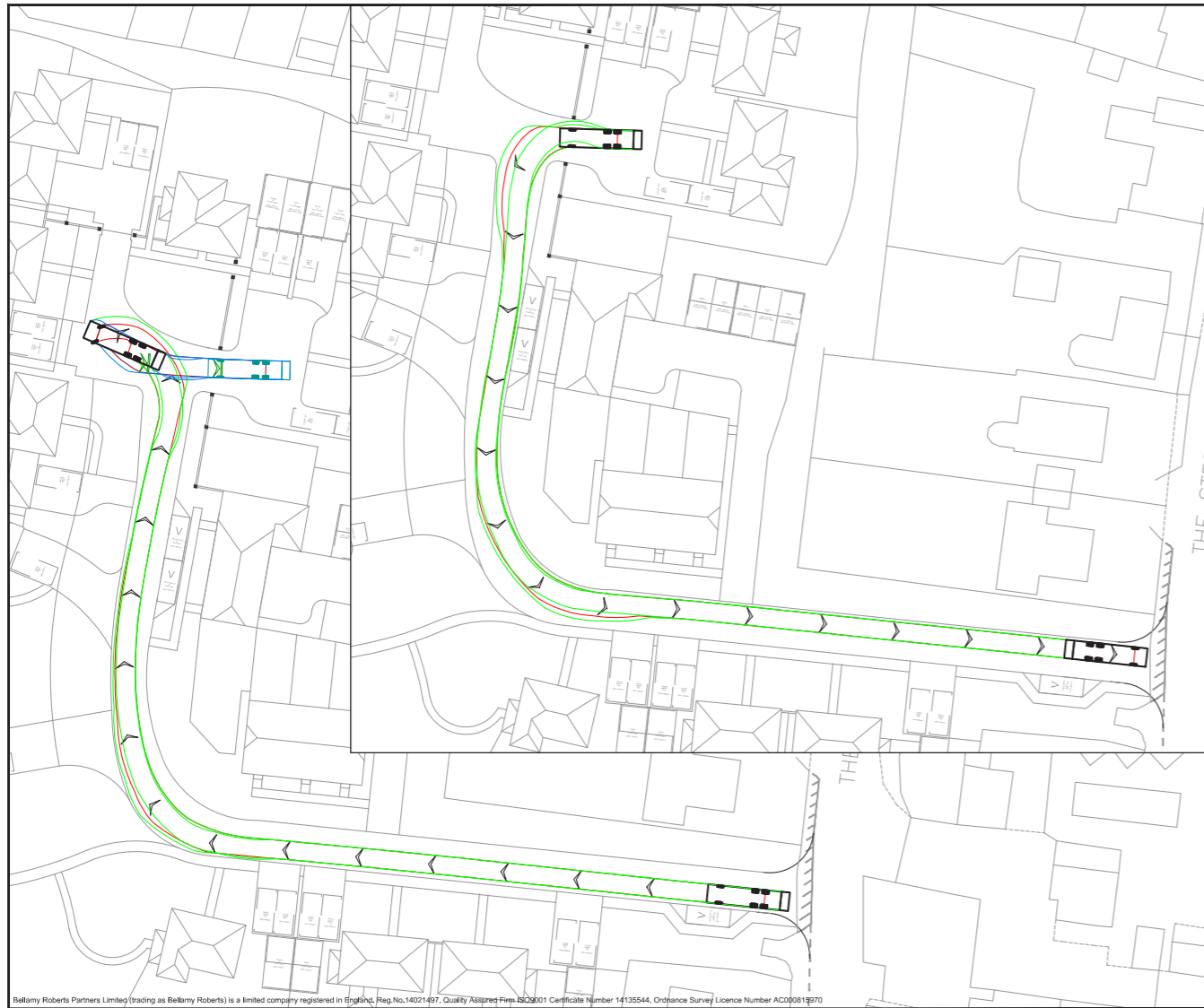
29739B 700		Rev C			
Mr David Hanson Proposed Residential Development at Meadow Cottage, The Street, Preston, Canterbury, Kent, CT3 1EB Schedule of Accommodation CLAGUE ARCHITECTS					
Plot	Unit Type	BEDS	Private / Affordable	SQ. FT.	SQ. M.
1	A4.2	4B7P	Private	1701	158
2	A4.4	4B7P	Private	1701	158
3	A4.1	4B7P	Private	1615	150
4	A4.3	4B7P	Private	1701	158
5	A5.3	5B9P	Private	1819	169
6	A4.5	4B7P	Private	1615	150
7	A5.2	5B9P	Private	1819	169
8	A5.2	5B9P	Private	1819	169
9	A5.1	5B9P	Private	1819	169
10	A4.4	4B7P	Private	1701	158
11	A4.6	4B7P	Private	1615	150
12	A1.1	1B2P	Affordable	678	63
13	A2.1	2B3P	Affordable	840	78
14	A3.1	3B5P	Affordable	1001	93
15	A3.1	3B5P	Affordable	1001	93
16	A3.1	3B5P	Affordable	1001	93
16				23444	2,178

REFUSE AND FIRE TENDER ACCESS

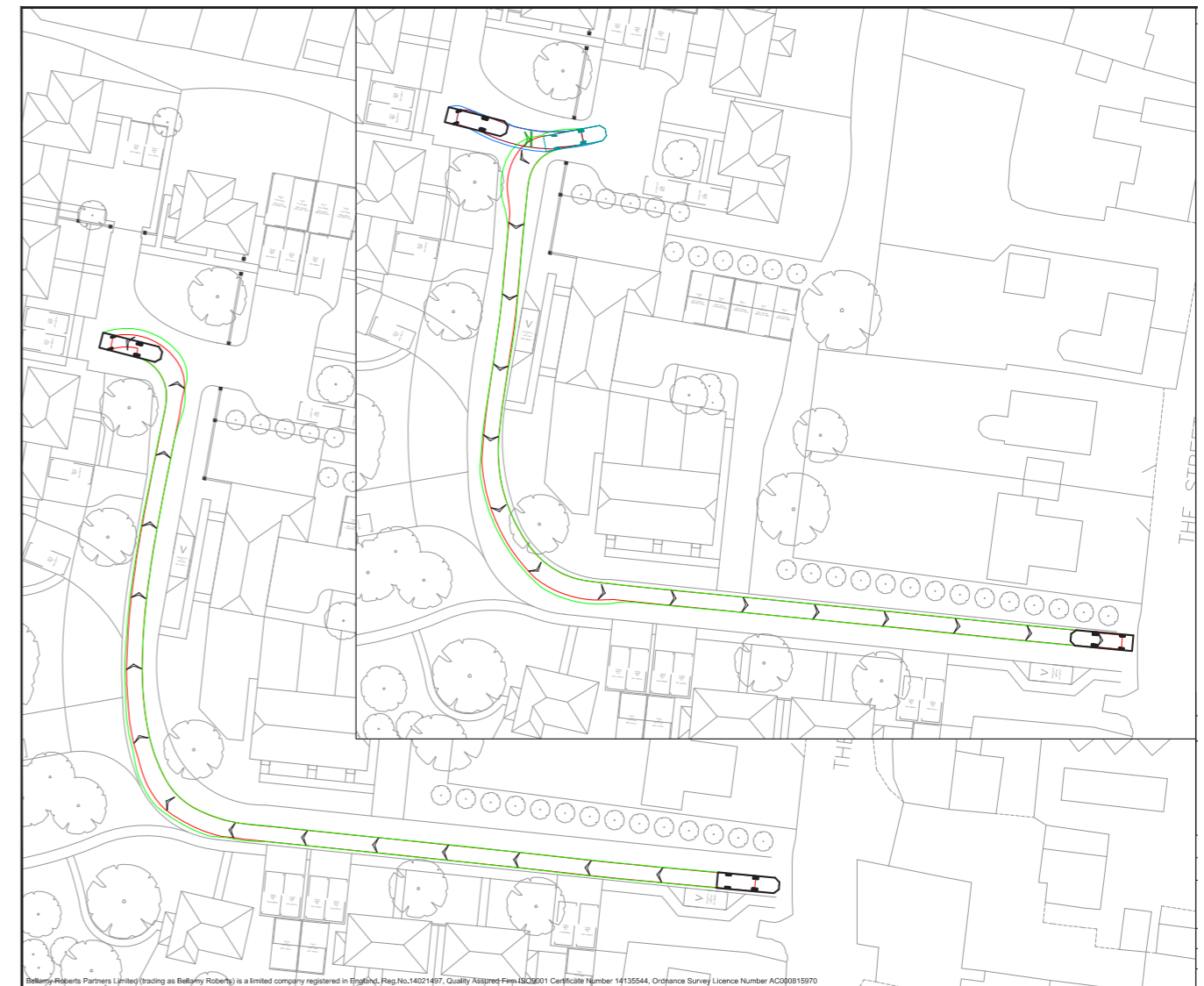
The diagrams below illustrate how refuse and fire tender access will be provided. Both vehicles can enter the site and turn within it so that they can leave the site in a forward gear.

All properties will have kerb side collection, pulling their bins to the edge of the road on bin collection day.

The fire tender can access all parts of the site within a 45m hose distance of the houses.



REFUSE VEHICLE TRACKING (EXTRACT FROM TRANSPORT STATEMENT BY BELLAMY ROBERTS)



FIRE TENDER TRACKING (EXTRACT FROM TRANSPORT STATEMENT BY BELLAMY ROBERTS)

STREET SCENES



Street scene illustrating the entrance road (view to the South) and large open area to the Southwest



Street scene illustrating the view to the North of the access road with large planted buffer to the West boundary



Street scene illustrating the barn like form of the cluster of houses in the centre of the site adjacent to existing homes.



Street scene looking West and illustrating the large green space to the Southwest of the site



HOUSE TYPES

Plots 1 and 2 are designed to be in keeping with the Conservation Area of Preston utilising a traditional wide fronted form which is in keeping with the more historic parts of the village. Whilst most of the post war development in the village tends to either be narrow fronted or have complex roof forms the more historic buildings have a simpler form and are either eaves onto the street or with a parapet. The houses on plots 1 and 2 follow this simplified roof form with a wide frontage. Materials have also been selected that are in keeping with the Conservation Area including a stock brick and tile hanging to the upper floor. Finally, detailing has been taken from local village precedents including both rubbed brick/gauge arches and curved arches over windows, pitched roof canopies on posts and windows with glazing bars. These reflect details visible at Luckett Cottage and Bay Tree Cottages which are to the South of the village on The Street,



Plot 1

Plot 2

CONCLUSION

In summary, the proposals for the land associated with Meadow Cottage will create a sensitive development of 16 homes (15 no. new and 1 replacement), in keeping with it's location within Preston and sensitive to the views from the West. The detailing, materiality, scale and mass of the proposed houses has been carefully considered with a traditional form and the layout takes account of comments made during the pre-application consultation process.

The development provides 31.25% affordable housing in excess of the Council's policy and would be a windfall site in a sustainable location, adjacent to the villages amenities. Further it would provide a new pedestrian link between the PRow and The Street and builds on the accepted principle of development on this site, established under the previous approval 20/00544.

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