

Jim And Julia

Design and Access Statement in respect of outline application
for 9 detached dwellings at allocated site - land at Cherry

Gardens, Littlestone, New Romney TN28 8QR

15 May 2023 at 21:42:23

Julia Smith

Design and Access Statement:

19 MAY 2023

USE

The site at present is a grass field which is kept mown by the owners. The boundary to the north of the site is separated from adjoining land by a mature hedge with intermittent tree planting. There is also access into the adjoining field which may be re-located but will be retained. Existing trees on the site are either to the south-east corner of the site and eastern boundary. It is not intended to remove any existing trees and the enclosed indicative layout proposal shows how this can be achieved.

The proposed use of the site is to erect 9 detached two storey dwellings with the required parking, secure cycle spaces and suitable site access. The indicative layout also shows how the adjoining properties abutting the site will not be affected by the proposals ie with regards to over-shadowing, or overlooking. The abutting properties mostly 2 storey detached dwellings with number 16, Cherry Gardens being a detached bungalow.

AMOUNT

It is proposed to provide 9 detached dwellings on the site with associated car parking and cycle storage facilities. The scheme will be achieved by extending Cherry Gardens road where it abuts the site. The scheme will also include visitor parking, bays 2 in number and turning facilities for refuse vehicles etc.

LAYOUT

An indicative layout showing a site layout is included only to show that the outline proposal for 9 dwellings can be achieved on the site whilst providing adequate gardens, parking, and additional landscaping to increase bio-diversity.

SCALE

The scale of proposed dwellings will be of 2 storey construction and be either 3 or 4 bedroom properties. This will be in keeping with existing development in the area and not be detrimental or out of character with the area.

LANDSCAPING

The site at present is grassed with a mature hedge to the northern boundary. Existing trees to the south-east corner and eastern boundary are to be retained. The indicative plan shows that substantial additional planting can be provided in front of the existing hedge to the northern boundary. The boundaries between 25, Cherry Gardens and 16, Cherry Gardens will have new hedge planting and tree planting. Garden areas will be grasses with paved patio areas. Additional landscaping will not be provided in the area of the existing badger set so as not to disturb this area.

APPEARANCE

It is proposed that the dwellings will be of brick construction with vertical plain tile hanging to first floor. Roofs will be tiled. All materials to be of high quality and appropriate for the semi-rural location of the site. Windows will be double glazed white UPVC.

ACCESS

The site is on level ground making access suitable for all users. Ramped access will be provided to front entrance doors, and internal layouts will be designed and comply with Part M of current Building Regulations. It is intended to extend Cherry Gardens road into the site providing suitable access for dwellings and turning facilities for refuse collection vehicles etc and safe pedestrian access.

Vehicle parking will comply with KCC highway standards and visitor parking will be provided.

GENERAL

The site is an allocated site. The application is an outline application (with all matters reserved) for 9 dwellings. An indicative plan layout is included, but only to show that a scheme for 9 dwellings can be achieved in a manner to allow adequate un-cramped development and retaining bio-diversity in the form of existing hedge/trees and additional planting. Measures to protect the existing

badger set will be provided and the protection measures will be provided during construction.

All requirements with regards to the new Climate Change Policy will be undertaken.

The following consultations have been carried out, all showing the site is suitable with regards to residential development:

- A. Flood Risk Assessment by Messrs Herrington Consulting Ltd.
- B. Archaeological Desk Based Assessment by Messrs Canterbury Archaeological Trust Ltd.
- C. Site Survey by Messrs J.C. White.
- D. Preliminary Ecological Assessment by Martin Newcombe which includes report reference over- wintering bird survey.
- E. KCC Highways - pre-planning advise.

James Smith for Drawing Services Ltd.

Sent from my iPad