

Design Statement

for

Land south of Main Street, Peasmarsh

JUNE 2021



RX ARCHITECTS

Introduction

- This document has been compiled to explain the design principles of the submitted scheme for the Land south of Main Street in Peasmarsh. Specifically, to demonstrate that it has been designed in-line with the 10 key principles of the High Weald Housing Design Guide - November 2019
- This document should be read alongside the submitted Planning Statement and full set of planning drawings.



Background to the Scheme

Initial Pre-application scheme - PE/00186/2020
Feedback letter received 2nd December 2020

Two differing options for the development were initially discussed. Option 1 covered the full allocated site to provide 44 dwellings. Option 2 covered the smaller site containing land fully within the Clients ownership, this allowed for 29 dwellings. Both are shown opposite.

At this time, ongoing discussions were being held with the landowner of the southwest half of the site so it was not possible to confirm whether the full 44 dwelling option would become part of the upcoming application.

Key Feedback Items:

Principle/policy position

- The key consideration is, therefore, how the current proposals comply with the requirements of Policy PEA1 and the effects of any variations, including on the landscape of the High Weald AONB.

Affordable housing and housing mix.

- Currently does not comply with Policy LHN1 (ii) of the Core Strategy, the number of smaller (1-2-bed) properties is below the required 30%.
- Both options are required to meet the Governments Nationally Described Space Standards.
- Both options need to meet the requirements of DaSA Policy DHG4 in respect of the Building Regulations for accessible and adaptable homes.
- Both options must meet the requirements of DaSA Policy DHG7 (External Residential Areas). Ensure gardens are at least the 10m policy minimum depth.
- Policy DHG6 of the DaSA requires 5-10% of the total number of dwellings to be made available as serviced plots for self and custom house builders.
- Identify the minimum 40% affordable housing units.

AONB, biodiversity and design.

- To comply with Policy PEA1 the options require existing ecological and High Weald AONB character features to be retained and enhanced as far as reasonably practicable.

- Must retain the traditional orchard, historic field boundaries on the southern edge of the site, boundary hedgerows, mature trees (including a large oak on the western side of the site) and ponds.
- The impact of any lighting in this location will need particular consideration given the site's location in the High Weald AONB.
- Lacks information to describe the broader character of the new development.
- Lacks analysis of the sketch layout being carried out in 3D and how the scheme is designed to work with the natural contours of the site.
- Avoid left over space to front and sides of plots. Ensure space to the rear of the central row contributes to meaningful public realm rather than becoming left over verge.
- Layout does not convey spacious character and village feel.
- Parking strategy review – look at mix of parking treatments.
- Main site entrance needs reviewing.

Highway safety

- Feedback from ESCC – Although the width available is not ideal for a shared surface it is likely to suffice for a development of this size, especially as a separate pedestrian route into the site is also available.
- Delivery of pedestrian footpath to the north-east of the site is a requirement of the Policy PEA1. Therefore, the use of this separate pedestrian access must be secured in perpetuity as part of any planning permission.

Children's play area and open space

- Review the split of amenity/play space on the site. If only delivering part of the PEA1 allocation, then a split needs to ensure that it does not make the second part of the site inviable.



Option 1 - 44 dwellings



Option 2 - 29 dwellings

Background to the Scheme

Illustrative Site Layout - Revision C

Update of scheme following initial pre-application feedback

- 31 dwellings in total
- Reviewed entrance to site to relate plot 5 to new entrance road.
- Parking spaces - reviewed mix to provide some side of house tandem parking and front of dwelling parking
- Gardens reviewed to be at least policy compliant.
- Review number of smaller units to be provided. Replaced 2x 3-Bed dwellings with 4x 1-bed dwellings.
- Individual 1-bed flats provided to allow single floor living. These can include M4(3) units to comply with Building Regulations.
- Provide 2 number self-build units, totalling 6.5%
- Landscape strategy reviewed to tie together site principles.
- Maintain key AONB character features such as the historic field boundaries, mature trees and boundary hedgerows. Maintaining open views towards the traditional orchard on the adjoining site.



Illustrative Site Layout - Revision C - 31 dwellings

Illustrative Site Layout - Revision I

Outline Planning Submission

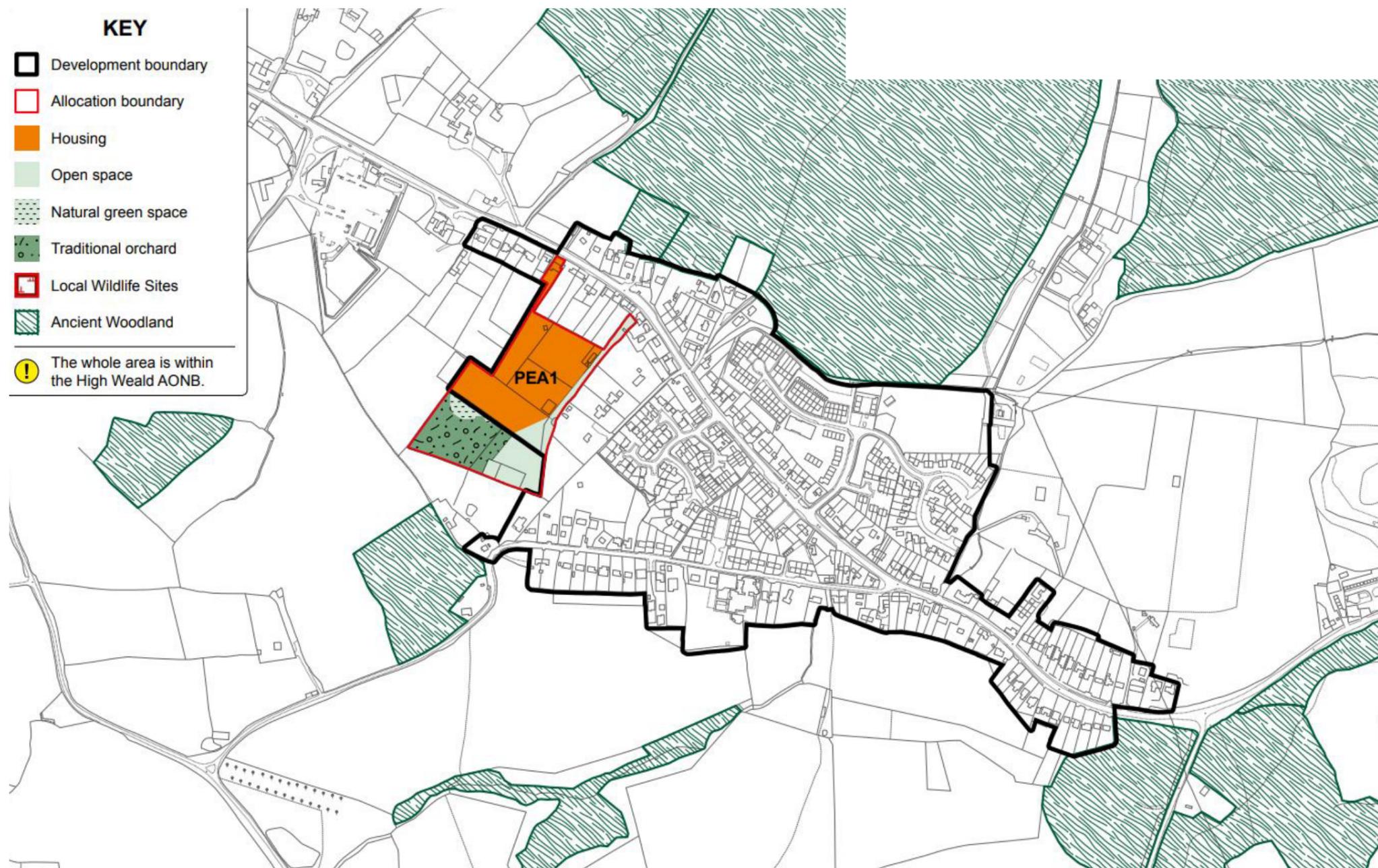
- Main vehicle entrance reviewed, creating a green entrance to the site from Main Street, softening the approach between the existing neighbours. Ensuring the existing trees/hedgerows are maintained and enhanced by the new proposals.
- Plots 5 and 19 altered to have a more meaningful relationship with the entrance way, opening up to the site beyond.
- Review western lane to create a more rural feel to this part of site. Relating houses here to the green corridor running through the centre of the site. Increasing this green provides a more meaningful space, encouraging use by residents and encouraging biodiversity to spread through the site.
- Remove 2 number 3-bed dwellings to allow for more usable amenity space on site. Create this new opening to centre of the site to allow visual connections and the green infrastructure to weave through, tying upper and lower sections of site together.
- Enlarge the area around the attenuation basin to create a more usable amenity space.
- Reduce the size of plot 2 to allow a more generous space to the existing mature Oak tree to the western boundary, enhancing the provision of valuable green space for connecting up the sites green corridors with the wider context beyond.
- Provide a mix of garages, side parking and front parking to meet both ESCC and the High Weald AONB preferences.
- Provide 2 number self-build units, totalling 6.9%
- Increased 1 and 2-bed dwellings to total 31%
- Full illustrative layout design details are explained within following sections.



Illustrative Site Layout - Revision I - 29 dwellings

DG1: Responding to Site and Landscape Context

- The site is located towards the centre of the village of Peasmarsh to the south of Main Street.
- The application site is identified within Rother District Council's Development and Site Allocations Local Plan, under Policy PEA1 to provide 45 dwellings and amenity open space. The proposed site forms only part of this overall area allocation and is to provide 29 dwellings.
- The development boundary largely follows the existing residential curtilages. Preventing inappropriate 'backland' development from encroaching into the wider countryside and negatively impacting the rural setting of the village.
- The site currently comprises of paddocks.
- Surface water flow paths cross the southern part of the site; therefore, a SUDs strategy accompanies the illustrative layout.
- The existing features on the site are a small number of trees on site, one of these is a mature Oak tree, located to the western corner of the site and is to be maintained and encompassed into the layout design.
- The identified historic field boundary will require openings to be made to provide future links to the adjoining site, however, is to be retained and enhanced through native planting where possible.



DG1: Responding to Site and Landscape Context



Existing dwelling to be demolished to create entrance



Historic field boundary, divides current site and adjoining land which forms southern section of allocation PEA1



View of existing stable building from pedestrian footpath looking south west



Upper section of site looking towards traditional orchard



View of on-site Oak tree T6, looking south west



View of whole site looking west

DG2: Connecting beyond the Site

- The primary access will be from Main Street via the plot currently occupied by 'Pippins' which is to be demolished to create a vehicular and pedestrian entrance.
- One of the key design principles for the site was to create a permeable and interconnected layout for pedestrians and review how to link this to the wider context.
- To the east, the site is bounded by an existing track which connects the site to both the field beyond to the south and to Main Street in the north. As part of this application the proposal is to upgrade this footpath to improve accessibility. If the adjoining site comes forward for development, then this footpath will then be able to link up to the wider public footpath network to the south and west as identified within the original allocation.
- Further to the east, beyond the site boundary, a mature line of trees, predominantly oaks, naturally screens the site from the residential dwellings in this direction.
- The site is bounded to the north by the rear gardens of the residential properties lining Main Street. These gardens are substantial in length and therefore provide a significant separation from any properties placed on the site. To maintain security to this boundary a back-to-back garden situation is proposed.
- An established Leylandii runs much of the length of the north-west boundary, lining where the new access road is to enter the site. This provides natural screening of the site in this direction.
- The site is partially enclosed to the south-west by a historic field boundary which is to be retained and enhanced for biodiversity where possible within the site.
- Further towards the south, beyond the current site boundary, a Priority Habitat of traditional orchard is located. If the adjoining site comes forward for development, then this will provide an additional amenity that embeds the built development further into the historic natural setting.
- The built form has been set out so the layout benefits from the opening up of long views out towards the south, promoting the connection between the two sites.
- The location of the proposed development site and its established setting provides a high level of natural screening. Where required this will be enhanced to minimise the impact of the site on the wider countryside.
- A detailed Landscape Visual Impact Assessment (LVIA) has been undertaken for the site which demonstrates the impact of the proposal on the wider context.



DG3: Layout and Structuring the Site

- The illustrative layout has been designed to work with the natural topography of the site, which rises gently by 6.5m from east to west. The layout follows the natural contours to avoid any major re-shaping of the landscape to form the key roadways.
- To ensure the proposal sits comfortably into its wider surroundings the architectural scheme has been designed in tandem with a detailed landscaping strategy, providing a rich green setting for the proposed new dwellings.
- The proposed green infrastructure of the site weaves between the dwellings, softening the overall feel of the proposal. This connects the upper and lower sections of the site through a central public amenity space.
- Due to the size of the proposed scheme, the design focuses on the use of 'rural streets' and 'lanes' with a shared surface proposed throughout the development, avoiding cul-de sac arrangements which are not a traditional form in the AONB.
- The proposal is developed around a simple street hierarchy where the street size relates to its position within the development, which can assist with wayfinding.

1) The main vehicle and pedestrian access road from Main Street is the primary roadway,

2) Once into the main part of the site, the rural street runs with the site topography heading down to the east and then following the contours, bears to the south-west.

3) Plots 1 to 4 are sited along a small lane running parallel to the rural street. This is differentiated by surface treatment and the rich green space opposite the dwellings.

- Due to the illustrative design following the contours of the site, there is a requirement to provide 2 turning heads/widenings to the street to ensure refuse vehicles have full access. These have been designed to be fully functional yet as discreet as possible as they are for infrequent use. To soften the required turning heads the intention is for these to be formed in grasscrete, so visually appearing

more green. This strategy avoids extra hard standing allowing these zones to remain permeable.

- As shown on the landscaping proposal the use of materials distinguishes the differing zones of the site therefore avoiding the use of road markings which would not suit this setting.
- An important part of the 'greening' of the site was to create planted/grassed verges to both the rural street and lane to ensure any areas required for parking are fully embedded into the green infrastructure, visually softening the outlook.
- The illustrative layout provides a series of green spaces on the site, each with a distinct character.

1) A naturally planted zone around the mature oak tree between plots 1 and 2 to encourage a gain in biodiversity for the development.

2) The sloping, centrally located, 'dry-river' space combines amenity features, natural site drainage and a wildlife corridor connecting the upper and lower parts of the site.

3) The SUDs attenuation basin sits within a wider green space, to the southern corner of the site, providing the opportunity to create an ecological rich area as well as an amenity space for the residents.

- The required SUDs attenuation basin has been designed to work alongside the wider natural drainage system, providing an effective drainage system for the site whilst looking to alleviate the drainage issues beyond the site boundaries particularly to the properties to the south and east which currently receive the surface run-off water from the site.
- The primary amenity space is centrally located to open-up the views through the site.



View of plots 6 -10 looking west from attenuation basin



View of plots 1 -4 looking south west, identifying the soft landscaping zone emphasizing a sense of space to the upper lane

DG3: Layout and Structuring the Site



DG4: Using Buildings to Define Streets and Spaces

- All proposed green spaces, both amenity and ecological, relate to the neighbouring dwellings to ensure safety of users, promoting use through passive surveillance which is positive in terms of Secure by Design.

A) Plots 10, 11 and 15 directly address the central green amenity space, offering a form of passive surveillance to ensure safety. To a lesser extent the location also benefits from an over view from plots 3 and 4.

B) Plots 1 and 2 relate directly to the natural area around the Oak tree.

C) Plot 13 directly relates to the amenity space around the SUDs basin with plots 6, 7 and 8 also overlooking this space.

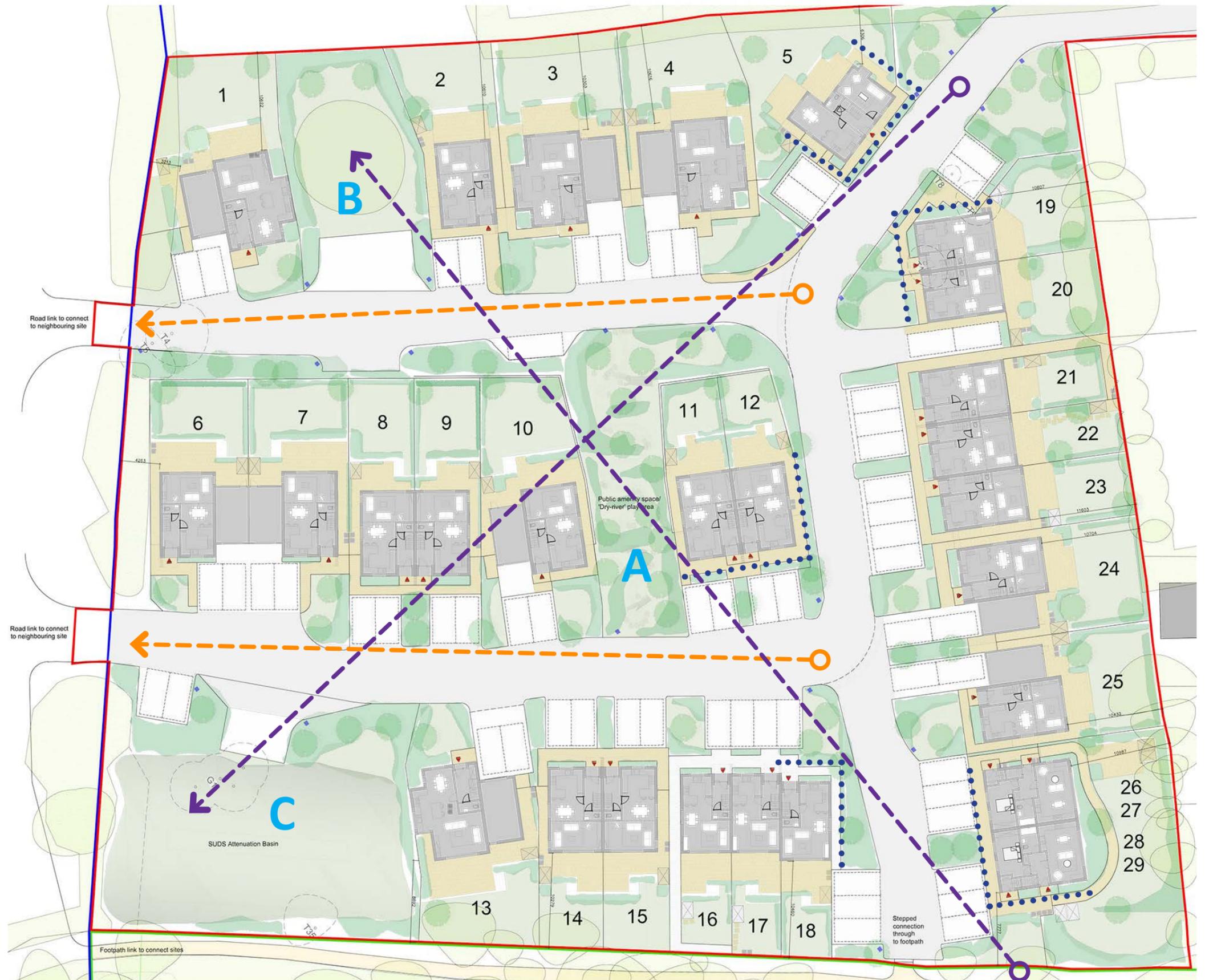
- Several plots within the layout are required to have two active facades in order to turn corners successfully within the site and avoid having blank facades. This is relevant to plots 5, 12, 18, 19 and 28/29. The main façade with the entrance doors relates directly to the street and the return frontage of the corner dwellings are animated with fenestration in order to avoid any blank facades.

- The illustrative layout has been developed to ensure the ends of roads allow open views rather than being blocked off. Importantly this arrangement allows for very easy future integration of the adjoining site if this were to ever come forward for development.

- Each dwelling has a private front curtilage which is to be enclosed with hedgerows or low-level fencing to clearly define the public/private line. Hedgerow is the dominate boundary treatment to add to the overall green feel of the development.

KEY

- Green Spaces **A/B/C**
- Active Facades 
- Open Views 
- Long Linking Vistas 



Illustrative Site Plan - Details

DG4: Using Buildings to Define Streets and Spaces

Long Linking Vistas

- Through the introduction of the central green amenity space the layout is afforded two long, linking vistas crossing the site. This connects both the upper and lower sections of the illustrative layout from the main entrances. Both these long views are identified on the plan on the previous page.
- The first long vista connects the lower pedestrian footpath through to the prominent Oak visible between plots 10 and 11.
- The second long view connects the green space of the attenuation basin through to the main entrance, allowing a glimpse of this part of the site as you enter.
- In addition to these longer vistas, the image shown on this page highlights the view up from the attenuation basin towards the west. This again demonstrates the sloping nature of the site and how the dwellings are bedded into the proposed green infrastructure of the site.



View of plots 6 to 10 from attenuation basin looking west

DG5: The Right Built Form

- The proposed site grain and density relates to the movements expected through the site, a slightly higher density surrounds the amenity space and pedestrian link back to Main Street to the east.
- The lower density part of the site, to the west, starts the transition from residential development out to fields then open countryside beyond.
- The development is made up of a mix of house types from 1-bed flats to larger 4-bed detached houses.
- The illustrative proposal maintains a 2-storey domestic scale throughout to be in keeping with the wider Peasmarsh vernacular.
- The intention for the site is to provide a mixture of terraces, semi-detached and detached dwellings, each with a unifying scale, building line and fenestration pattern to tie the scheme together and to create a clear rhythm to the streetscene.
- Due to the sloping nature of the site the roofscape of the development is particularly important as it becomes part of the overall street scene.
- The house type proposals focus around a steep pitched roofscape, which when stepped respond to the site's natural topography. This is enhanced further by proposing a varied roof finish to give variation across the site when viewed from afar.
- The front doors are all placed on the front elevations of the dwellings to help animate the streetscene.
- The flats are designed to remain domestic in scale and massing, to sit comfortably along-side the other 2-storey dwellings on the site. Each flat has their own independent entrance and the location of these provides active frontages to 3 sides of the flats.



Section AA



Section BB



Section CC

DG6: Parking Strategies

- The main challenge of the parking strategy of this site is to ensure that the vehicles do not end up dominating the streetscene.
- To fall in line with the ESCC parking requirements 2 spaces have been provided for each dwelling. In addition, several visitor bays have been provided to ensure nuisance parking is avoided.
- The parking is designed so that there is a mixture of in-curtilage parking and on-street parking. A small number of bays are to be tandem parking which provide the opportunity to set these back behind the building line, to soften the impact of parking when looking along the street.
- 9 dwellings have integral garages providing an additional parking space, providing the opportunity to move a number of vehicles off the street.
- The on-street parking bays are set in small groups, of between 2 and 4, interspersed with planting to soften the visual impact when traversing the site. Due to the topography of the site these planted zones particularly help minimise the visual impact of the cars.
- Charging points for electric vehicles are to be provided for the residents to use.
- Front gardens have been carefully designed throughout the scheme, with generous planting on corners to help screen and reduce visual impact.



Parking Arrangements

DG7: Building Appearance, Local Details & Sustainable Design

- The illustrative house types are designed to be a contemporary interpretation of the local vernacular, focusing on utilising local/traditional materials in a modern way.
- The houses are to have steep roof pitches of 50° with simple canopies to create open porches.
- The proposals avoid the use of full height brick buildings, opting for the more vernacular strategy of a clay brick ground floor with the first floor as being clad in weatherboarding, tile-hanging or a render finish.
- There are four proposed material palettes to be used on site as shown on the materials plan and individual house type drawings. Encompassing; small module clay tiles, natural slate, clay bricks in rich hues of orange and reds, locally sourced timber weatherboarding and render.
- To ensure the proposed development meets the requirements of policies DRM1, DRM3 and SRM1, a fabric first approach is being adopted. This ensures each dwelling will be designed to meet the current requirements of the Building Regulation AD L1A 2016 as a minimum. The development will be designed and constructed to create a sustainable living environment with measures taken to control energy and water consumption, encourage recycling and maintain a habitat for wildlife.
- A detailed energy strategy report is being submitted as part of this application.



Illustrative Materials Plan



Materials Palette 01

Materials Palette 02

Materials Palette 03

Materials Palette 04

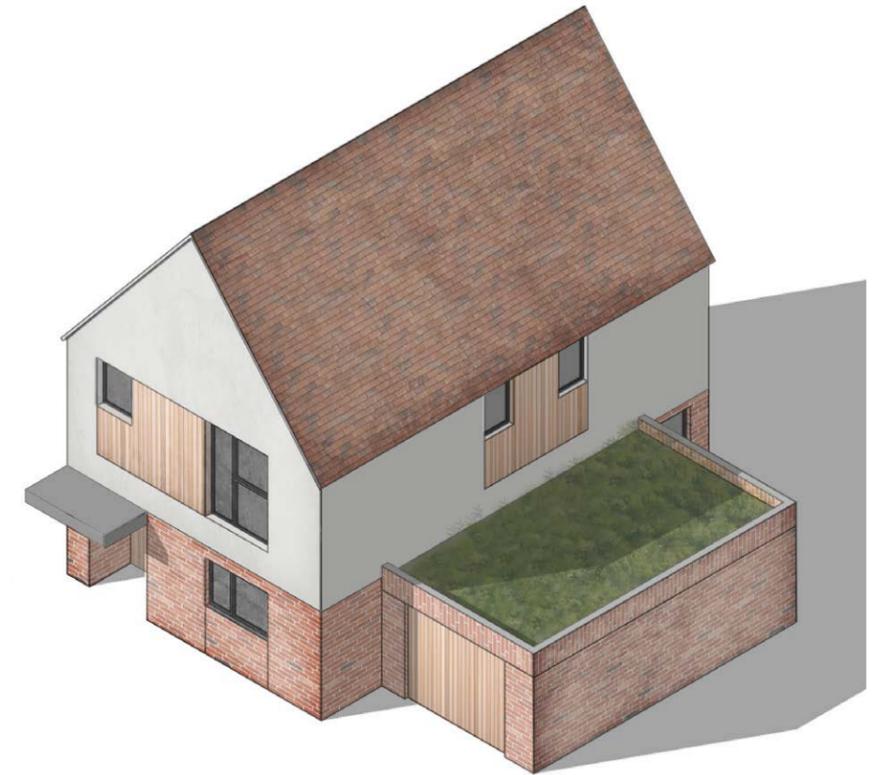
DG7: Building Appearance, Local Details & Sustainable Design



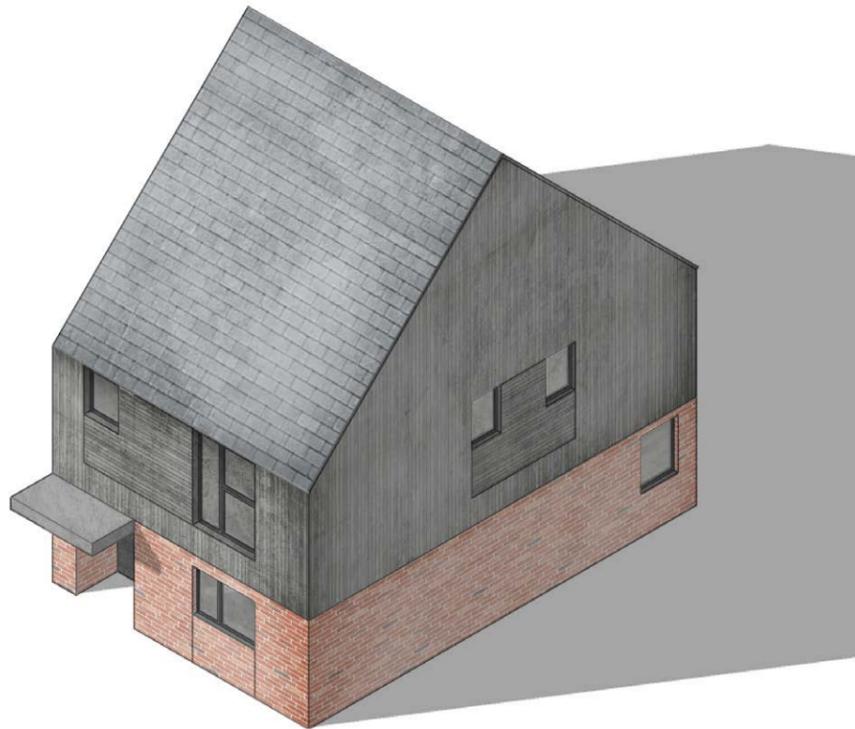
Material palette 02 - 2-bed house



Material palette 01 - 1-bed flat



Material palette 04 - 3-bed house with garage



Material palette 03 - 3-bed house



Material palette 01 - 3-bed house



Material palette 02 - 4-bed house with garage



DG8: Ancillary & Storage

- Each new property will be provided with waste and recycling bins as appropriate to the Local Authority waste and recycling collection scheme. Dedicated bin storage is maintained to the rear of each property, including the 4 flats, to avoid a cluttered streetscape. These are detailed on the landscaping plan.
- For ease of access on collection day, the bin storage is located adjacent to the secure gates of the rear gardens.
- Sheds have also been integrated into the rear garden designs to allow for extra storage and cycle parking.

DG9: Detailing the Street

Surfaces

- A comprehensive materials and proposed planting document has been produced to sit alongside the landscaping strategy plan for this proposal. This covers the entrance proposals, hard surface finishes and proposed planting. Tarmac surfaces have been avoided entirely on the site.

Lighting

- Low-level lighting is proposed to strategic points around the site and these are to illuminate at low level only with no horizontal or upward spill.

DG10: Reinforcing Local Planting Character & Habitats

- A landscape proposal has been developed for the illustrative layout providing a multi-layered planting strategy encompassing both public and private areas. This includes trees, hedgerows, public open spaces, private gardens and verges.
- Due to the grazed nature of the site at present there was the opportunity for the proposals to provide much needed support to the biodiversity of the area. It is proposed this is to be done through providing native planting and through the creation of nesting opportunities supplemented by nest and root boxes.
- The location of the SUDs attenuation basin provides the opportunity to link onto the enhanced footpath route running to the east of the site extending habitat corridors into and beyond the site.