

Design Statement

for

Land south of Main Street, Peasmarsh

AUGUST 2023



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 and information.

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 B

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.

Submitted for second pre-application discussion and meeting

Illustrative Site Layout - Revision C

Update of scheme following second pre-application feedback

- 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%



Illustrative Site Layout - Revision B - 31 dwellings



Illustrative Site Layout - Revision C - 29 dwellings

Background to the Scheme

Proposed Site Layout - Current Application

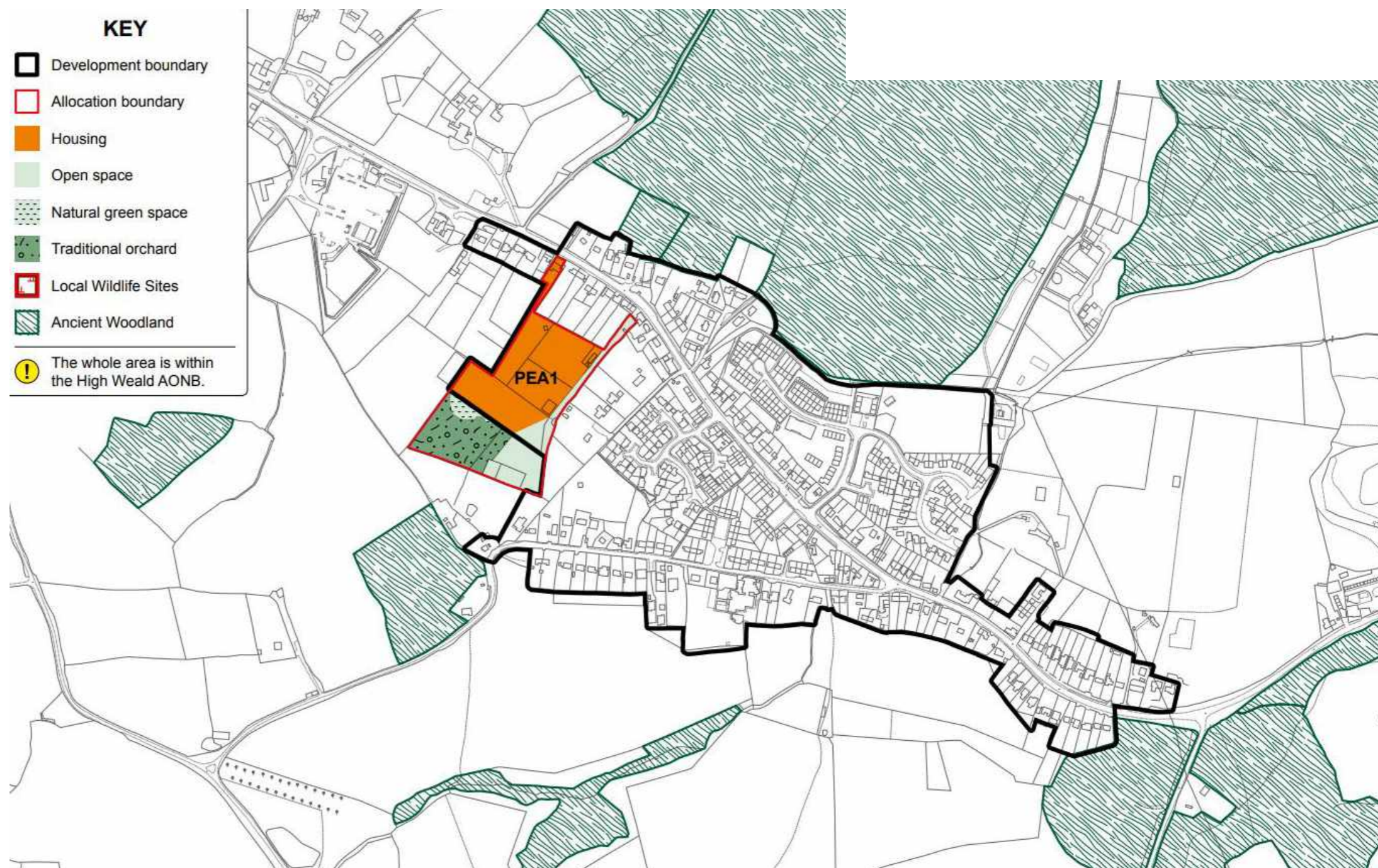
Update of scheme following further pre-application feedback

- The proposal demonstrates delivery of the full Policy PEA1 site allowing a fully comprehensive design, delivering 41 dwellings in total
- Full design details for this layout are contained within this document.



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 encompasses the whole site as per the allocation and is to provide 41 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 has been designed for this site layout. Please refer to drainage engineers design information submitted as part of this application.
- 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 connecting links through the site, however, this 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, which divides current site



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 (to be retained), looking south west



View of whole site looking west

DG2: Connecting beyond the Site

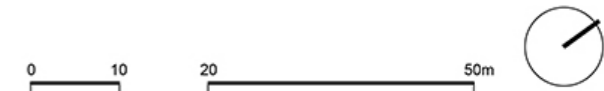
- The primary access will be from Main Street via the plot currently occupied by 'Pippins' which is to be demolished to create a vehicular and pedestrian entrance.
- One of the key design principles for the site was to create a permeable and interconnected layout for pedestrians and review how to link this to the wider context.
- To the east, the site is bounded by an existing track which connects the site to Main Street in the north. As part of this application the proposal is to upgrade the footpath to improve accessibility.
- 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 divided in the south-west by a historic field boundary which is to be retained and enhanced for biodiversity where possible within the site, providing a natural buffer between the housing here.
- A Priority Habitat of traditional orchard is located to the south west of the site, which provides an additional amenity for the locality embedding 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, and the amenity landscape.
- 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.



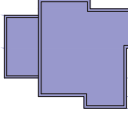
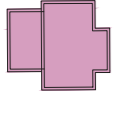



DG3: Layout and Structuring the Site

- The proposed layout has been designed to work with the natural topography of the site, which rises gently by 7.2m from east to west, in the area where the proposed development is focused. The layout follows the natural contours to avoid too much 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 is designed to connect the higher 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 towards the east and then following the contours, bears to the south-west.
 - 3) Plots 24 to 27 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.
 - 4) Plots 34 to 41 are sited along a small offshoot of the main street again differentiated by surface treatment.
- As the layout design follows the contours of the site, there is a requirement to provide a turning head to the street to ensure a refuse vehicle will have full access. This has been designed to be fully functional yet as discreet as possible as it is for infrequent use. This sits opposite plots 3 and 4. The design also incorporates a small turning head located to the land opposite plots 24 and 25, should delivery vehicles require space to manoeuvre. To soften both 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. Please refer to highways engineers information for further details, submitted as part of this application.
- 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 layout provides a series of green spaces on the site, each with a distinct character.
 - A) The sloping, centrally located green space creates amenity space and opens up the site to visually connect the higher and lower parts of the site.
 - B) Traditional Orchard - this provides a wooded habitat which with proposed enhancements will benefit the site-wide biodiversity and provide amenity space for the local residents.
 - C) 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 local residents.
 - 4) Historic field boundary - provides a natural buffer between the housing on the north and south sections of the site.
- 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.


DG3: Layout and Structuring the Site



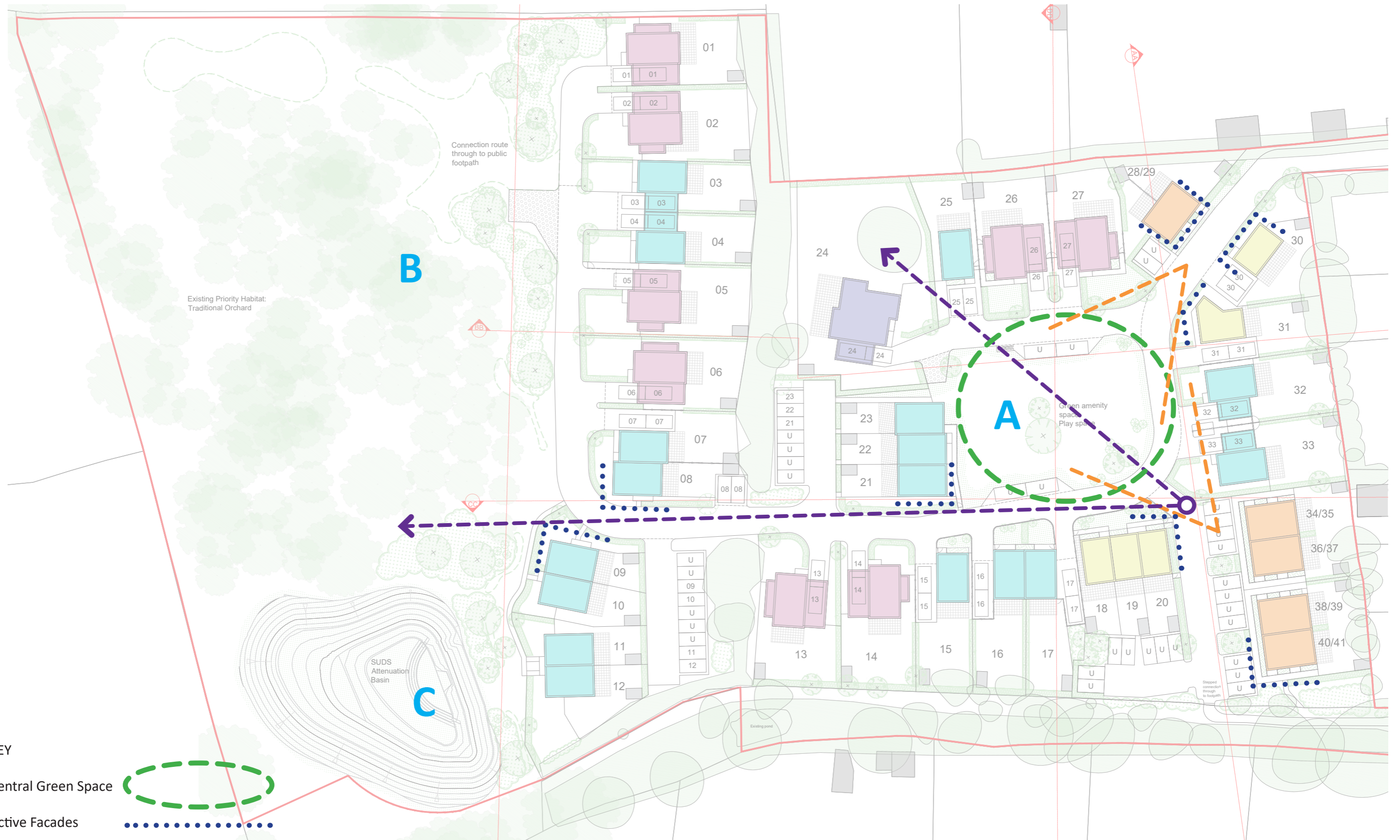
Key

-  5 Bed x 1
-  4 Bed x 8
-  3 Bed x 17
-  2 Bed x 5
-  1 Bed x 10

Total Units 41

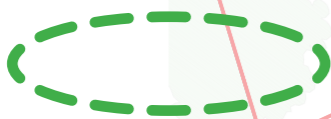
 Site Boundary

DG4: Using Buildings to Define Streets and Spaces



KEY

Central Green Space



Active Facades



Open Views



Long Linking Vistas



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.

Zone A) Plots 21 to 23 directly address the central green amenity space, offering a strong form of passive surveillance to ensure safety. The location also benefits from an overview from many surrounding plots.
(nos. 16-20, 25-27 and 31-33)

Zone B) Plots 1 to 8 relate directly to the existing and enhanced orchard habitat to the south west of the site.

Zone C) Plot 9 to 12 directly relate to the amenity space around the SUDs attenuation basin, directly 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 9, 10, 20, 21, 28/29, 30, 31 and 40/41. 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 layout has been developed to allow long open views rather than being blocked off.
- 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. Refer to landscape curtilage plan.
- Through the introduction of the central green the layout is afforded longer views, linking vistas crossing the site. This connects both the upper and lower sections of the layout from the vehicular and pedestrian 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 within the garden of plot 24.
- The second long view connects the main development through with the large green space and the attenuation basin on the southern part of the site.

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 central green and pedestrian link back to Main Street to the east.
- The lower density part of the site, to the south west, starts the transition from residential development out to the orchard amenity space and SUDs pond to the open countryside beyond.
- The development is made up of a mix of house types from 1-bed flats to a larger 5-bed detached house.
- The 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 if glimpsed 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 street-scene.
- The parking configurations are designed to fall in line with the ESCC parking requirements. In addition to allocated bays several visitor/unallocated bays have been provided to ensure nuisance parking is avoided. Please refer to the travel plan statement and transport statement that are included within this submission.
- The parking is designed so that there is a mixture of in-curtilage parking, a small number of parking courts and a number of on-street parking bays. Within this 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.
- 13 dwellings have carports providing the opportunity to move a number of vehicles off the street.
- During the evolution of the design the majority of on-street parking bays have been removed and replaced by a small number of parking courts sitting behind the plots to remove the cars from the street-scene, allowing landscaping and views to take priority.
- The remaining on-street parking bays are focused to being outside the apartments in the east of the site. These are set in small groups, of 3 and 4s, interspersed with planting to soften the visual impact when traversing this part of 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.

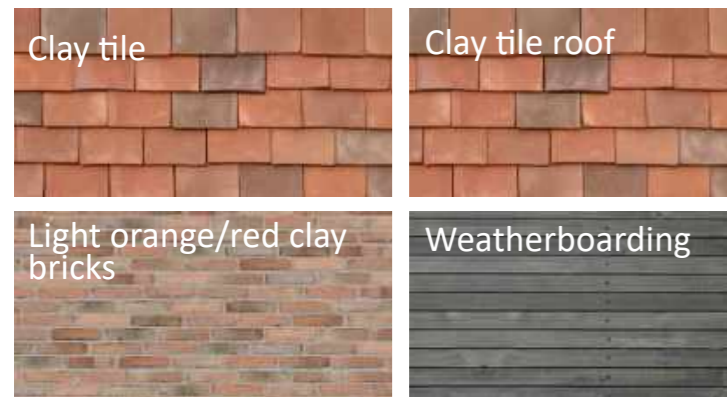


DG7: Building Appearance, Local Details & Sustainable Design

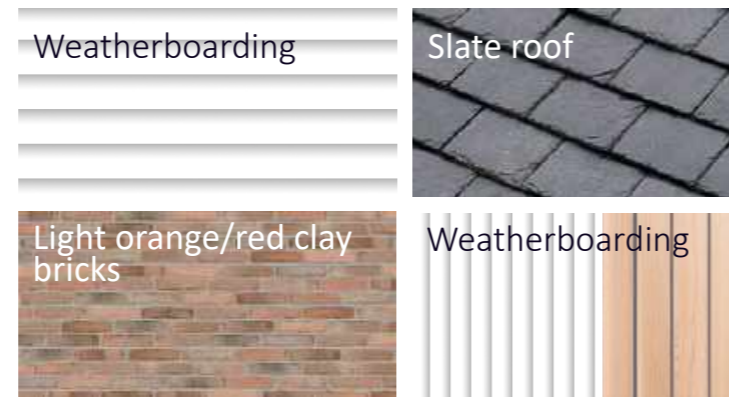
- The proposed house types are designed to be a contemporary interpretation of the local vernacular, focusing on utilising local/traditional materials in a modern way.
- The houses are to have steep roof pitches of 50° with simple canopies to create open porches.
- The proposals avoid the use of full height brick buildings, opting for the more vernacular strategy of a clay brick ground floor with the first floor as being clad in weatherboarding or clay tile-hanging.
- There are three 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 and locally sourced timber weatherboarding.
- 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 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.



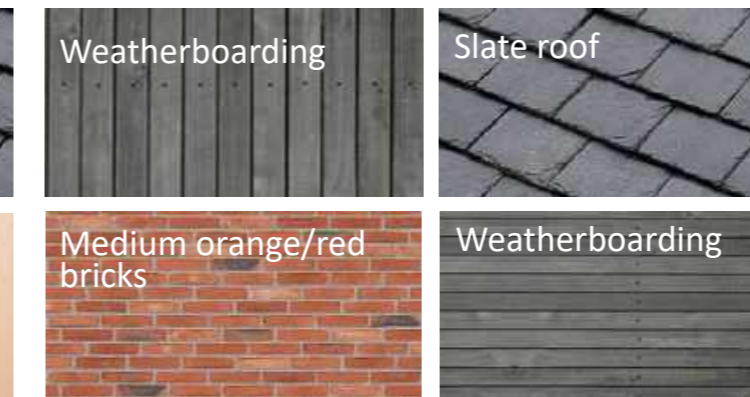
Proposed Materials and Character Plan



Materials Palette 01



Materials Palette 02



Materials Palette 03

DG7: Building Appearance, Local Details & Sustainable Design



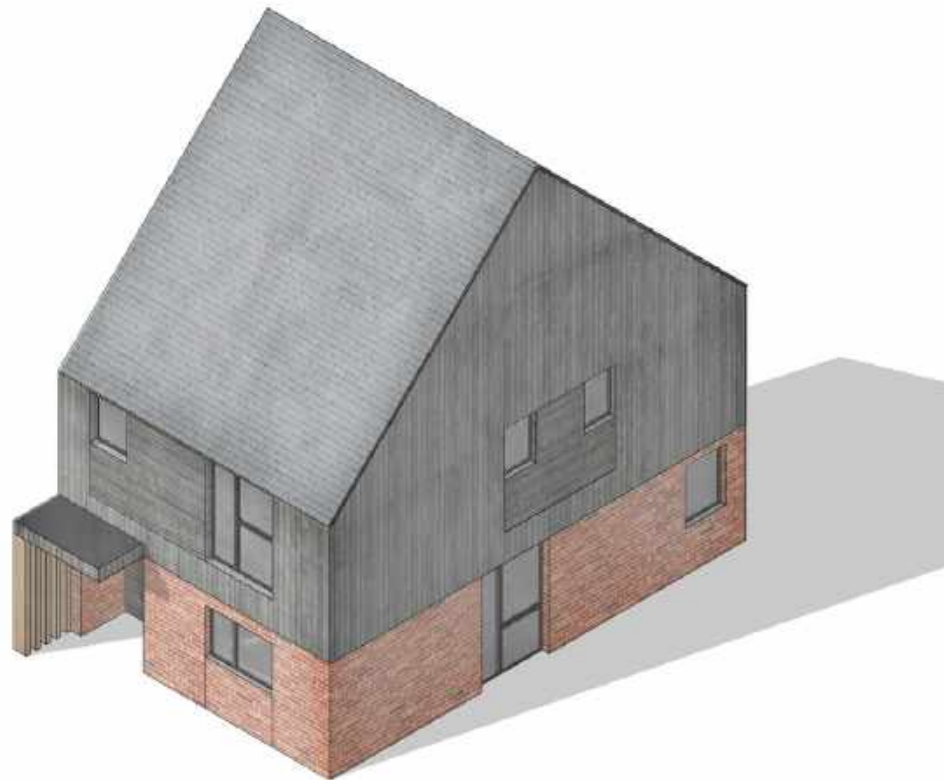
Material palette 02 - 2-bed house



Material palette 01 - 3-bed house



Material palette 03 - 1-bed flats



Material palette 03 - 3-bed house



Material palette 02 - 4-bed house with carport



Material palette 01 - 4-bed house with carport



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 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. A bin collection point is designated along the north western lane allowing for ease of collection from plots 24 and 25. This is highlighted on adjacent plan.
- Sheds have also been integrated into the rear garden designs to allow for extra storage, cycle parking and space for an air source heat pump.

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 proposed 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 roost boxes. Please refer to details within the accompanying ecological information.