



Design & Access Statement

Residential Development, St Martin of Tours, High Street, Lydd, Kent

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1.1

Introduction

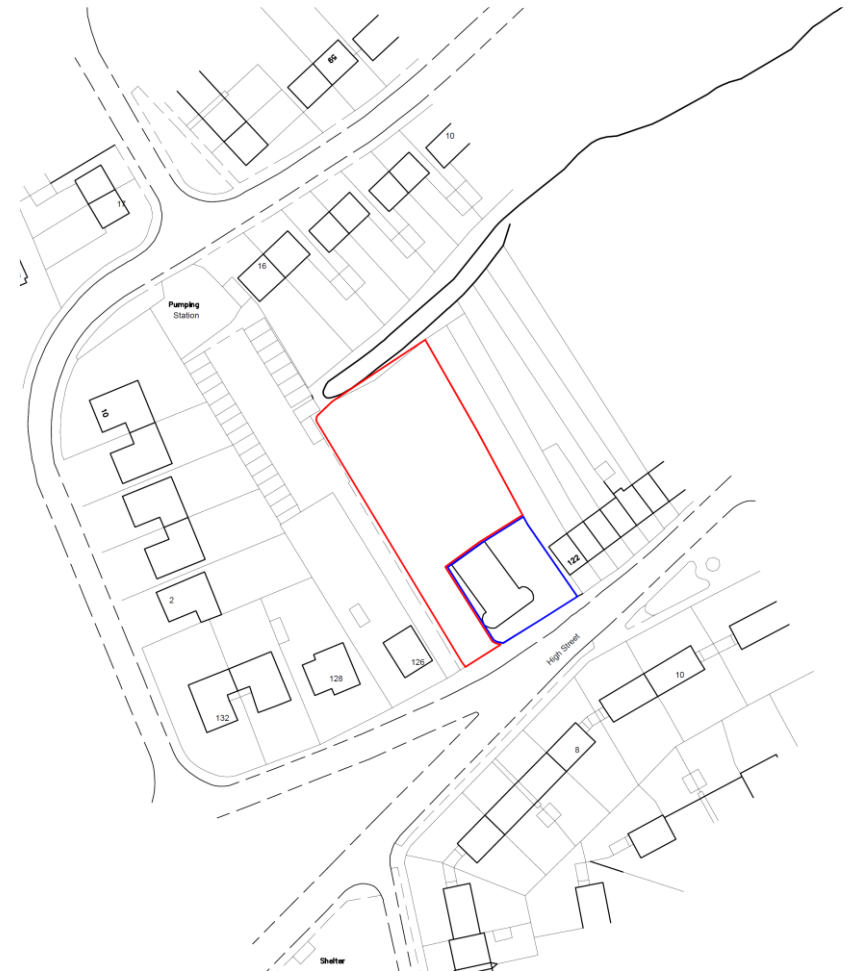
This Design and Access Statement has been prepared to accompany a planning application for the erection of 5 four bed houses on land to the rear of the disused St Martin of Tours Church, High Street, Lydd

This design and access statement is submitted in accordance with the requirement of the Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004



History

The client received written pre-application advice on the 31st June 2018



1.2

Use

The Application Site

The application site is located at the southern end of the High street in Lydd. It is on land to the rear of St Martin of Tours Church. The area surrounding the site is predominately residential. There has been a Roman Catholic church on site since around 1895. The original timber building was replaced by a new church which was constructed sometime in 1931. The site is no longer used with the former congregation now attending church in Hythe. Originally the church was to serve the military camps which were once located nearby.

The rear of the site behind the church is currently neglected and overgrown due to the church no longer in use. The whole site has been marketed for over 12 months by Stanley Hicks and is surplus to requirements. This has shown that a new use and/or redevelopment will integrate the site back into the local area.

The church being empty has resulted in the land surrounding it to become neglected, with no use attached. Allowing the rear of the site to be used for housing will integrate it into the surrounding area and provide much needed housing. The church itself is considered a non designated heritage asset and will not be subject of this application, remaining as existing as it provides a valuable contribution to the street scene and character of the area.



Existing housing

Disused rear part of the site with potential for housing

Existing church

Existing housing



1.3

Policy Context

Section 38(6) of the Planning and Compulsory Act 2004 require planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

For this application the Development Plan comprises the Folkestone and Hythe Local Plan Review and the Core Strategy 2013. In addition to this, the application will be assessed against the National Planning Policy Framework 2019.

NPPF & Local Plan

The site is within the development boundary of Lydd, an important service centre on the proposals maps

The NPPF contains a presumption in favour of residential development under **Paragraph 59** which seeks to boost the supply of homes.

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 118 of the NPPF promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. - *The site is underutilised and surplus to requirements as a church. It is situated in a sustainable location, near to facilities and public transport links and can be put to better use as residential.*

The development meets **Policy BE1** of the local plan review where a high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture. - *The design of the dwellings match its surroundings.* Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details. – *This has been met with the design matching the characteristics of the surrounding area.*

Policy SS3. Development within Shepway is directed towards existing sustainable settlements to protect the open countryside and the coastline, in accordance with policy SS1. *Lydd is one of the existing sustainable settlements.*

The principle of development is likely to be acceptable on previously developed land, within defined settlements, provided it is not of high environmental value. – *The site is linked to the former church and can be considered as previously developed land and is surrounded by residential and located within the settlement boundary*

The site is within the District Character Area (Romney Marsh). The future spatial priority for new development in the Romney Marsh Area is on accommodating development at the towns of New Romney and Lydd, and at sustainable villages; improving communications; protecting and enhancing the coast and the many special habitats and landscapes, especially at Dungeness; and avoiding further co-joining of settlements and localities at the most acute risk to life and property from tidal flooding – *Priority is given to development in New Romney & Lydd*

Policy SS3 states that development must address social and economic needs in the neighbourhood and not result in the loss of community, voluntary or social facilities (unless it has been demonstrated that there is no longer a need or alternative social/community facilities are made available in a suitable location). – *There is no longer a need for the church, after being marketed for several months. The former congregation now attend a church in Hythe.*

Paragraph 97 of the NPPF is against development with open space but contains circumstances where development is acceptable. Paragraph 97 states that:

‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; - *The building and its land are surplus to requirements and opening up for development will improve the surrounding area.*

1.4

Amount

The proposal is to erect 5 four bed houses type development situated on land to the rear of St Martins of Tours church. This includes a new access road taken into the site from High Street and new parking.

The application site consists of overgrown scrubland.

The overall site is 1320sq.m in size.

The 4 four bed houses will be arranged in a terrace, located at the rear of the site, with dormers and rooms in the roof.

The proposed terrace will have a footprint of 115sq.m for each dwelling

Internally the flats will meet the minimum technical space standards of:

115sq.m for 4 bed 6 person dwelling.

The site is located within a sustainable location within the settlement boundary of Lydd.



1.5

Layout

The layout features 5 dwellings in a terraced unit. The buildings have been designed to create a mews style development on land behind an existing disused church.

A new access road located to the south west of the church has been provided. This leads to a parking area with 2 spaces per dwelling. Here vehicles can turn if needed. The 2 pairs of dwellings are at the rear of the site and have 10m gardens. Principle views from Plots 1-5 look towards the rear of dwellings on The Derings, but are 38m away, exceeded the minimum separation distance. The existing church will be converted into two dwellings and will have windows on its north west façade but will not overlook. The positioning of the proposed housing matches that of its surroundings. A bin collection point will be located in the produced courtyard.

A 1.8m high fence will be erected on the boundary of the site and areas of new planting will be provided.

Careful consideration has been given to the overlooking of the surrounding dwellings. We have determined that no unacceptable overlooking would occur.

Currently the site is overgrown and not in use due to its ties with the empty church. It could therefore be put to a more effective use as residential housing which would greatly help to alleviate local housing demand.

The site is currently not overlooked by many residents and feels underutilised. Having a small development with enhanced landscaping would not be detrimental but beneficial to the area.





Existing church

Recent development completed in 2014 for 14 units, redeveloping a former commercial property and providing a new vehicular access road, similar to proposed.

Distance of 38m. Acceptable distance to avoid harmful overlooking

Primary views from habitable rooms do not overlook existing residents.

Primary views from habitable rooms do not overlook existing residents.

No windows to rear of church, resulting in no overlooking into plot 5

Surrounding area is residential. Providing new housing integrates it back into the local area

1.6

Scale

The surrounding area is a mixture of bungalows, 2 storey and 3 storey dwellings with a range of hipped and gabled roofs. As well as this there is the St Martins of Tours church which is situated close to the High Street and stands higher than the properties that surround it.

The proposal is to situate the 3 storey dwellings to the rear of the site. Due to the scale of the church in close proximity, the houses do not effect the scale of the area. Even though Plots 1-5 are 3 storey, there are roofs in the roof with dormer windows, which gives the dwellings the scale and appearance of a 2 storey property. There are properties in close proximity to the site, in a more prominent location that also have a 2nd floor within the roof space.

Due to the scheme being behind the church, set back from the road, the houses will be barely visible from the High Street with the church still being a key part of the character of the street scene.

Houses will be located behind the church and not altering the character of area or the street scene



View of proposal



1.7

Landscaping

The site is currently predominately overgrown scrubland and not of any real quality or merit. The proposal will have enhanced landscaping, with native trees, planting and hedging creating an improvement over the existing.

Consideration has been given to maintaining and enhancing as much of the landscape as possible. The access road is proposed to be permeable paving to aid with surface water run-off.

Should approval be granted, it is accepted that the landscaping will require a detailed condition submission where the creation of new habitats and increased biodiversity can be promoted.



1.8

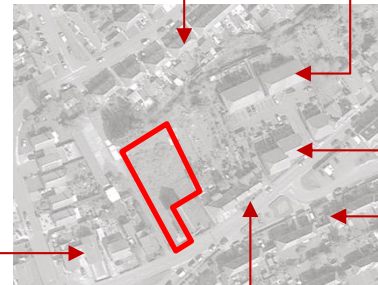
Appearance

The site is surrounded by residential dwellings which are a mixture of 1960's brick finished, hipped roof, two storey houses and bungalows, white rendered cottages, and more recent white weatherboard clad 2 and 3 storey properties.

Key features of this design are the gabled roofs with dormer windows, a traditional render cottage look with grey concrete roof tiles and high performance uPVC windows and doors. These materials match or complement the surroundings, enhance the area and make a positive statement.



Mixture of materials and styles, but predominately Hipped and gable roofs, brickwork, white render/weatherboarding.



Access

General

The site is situated on the High Street in Lydd and is accessed directly off this road via a new access road located to the south west and adjacent to the former church. Pedestrian access is achieved via existing footpaths and the new access route into the site. From there entrance to the properties is achievable. Each dwelling has rear gated access.

Service Vehicles

A bin collection area is provided 25m from the High Street negating the need for a refuse truck to enter the site. Fire appliances can enter the site up to 20m, giving access to all parts of the dwellings (within 45m).

Parking

Folkestone and Hythe's transport strategy parking states 2 independently accessible parking spaces should be provided, which is the case.

Refuse & Cycle Storage

A bin collection point will be provided for residents to place wheelie bins on collection days, then stored within back gardens at all other times. Sheds will be provided to the rear to house cycles.



1.10

Other Issues

Flooding

The rear of the site is located within zone 3 and therefore a flood risk assessment has been provided and produced by Herrington Consulting Limited. The key conclusions that were found was that –

- The development should not be at a significant risk of flooding and should not be susceptible to damage due to flooding.
- The development should not be exposed to flood risk such that the health, safety and welfare of the users of the development, or the population elsewhere, is threatened.

The northern part of the site could be subject to flooding from a breach event in the unlikely event that the sea defence was to fail. The likelihood of this to happen is very low, but there are a number of mitigation measures which have been incorporated into the design of the residential units to minimise the impact. The effect of the development itself on the surroundings has been considered with permeable surfacing and waterbutts proposed. The key recommendations for the scheme are as follows:

- The finished floor levels for all living accommodation shall be set at least 300mm above the design flood level from a breach, i.e. a minimum of 3.21 AODN. Sleeping accommodation shall be set at least 600mm above the design flood level.

