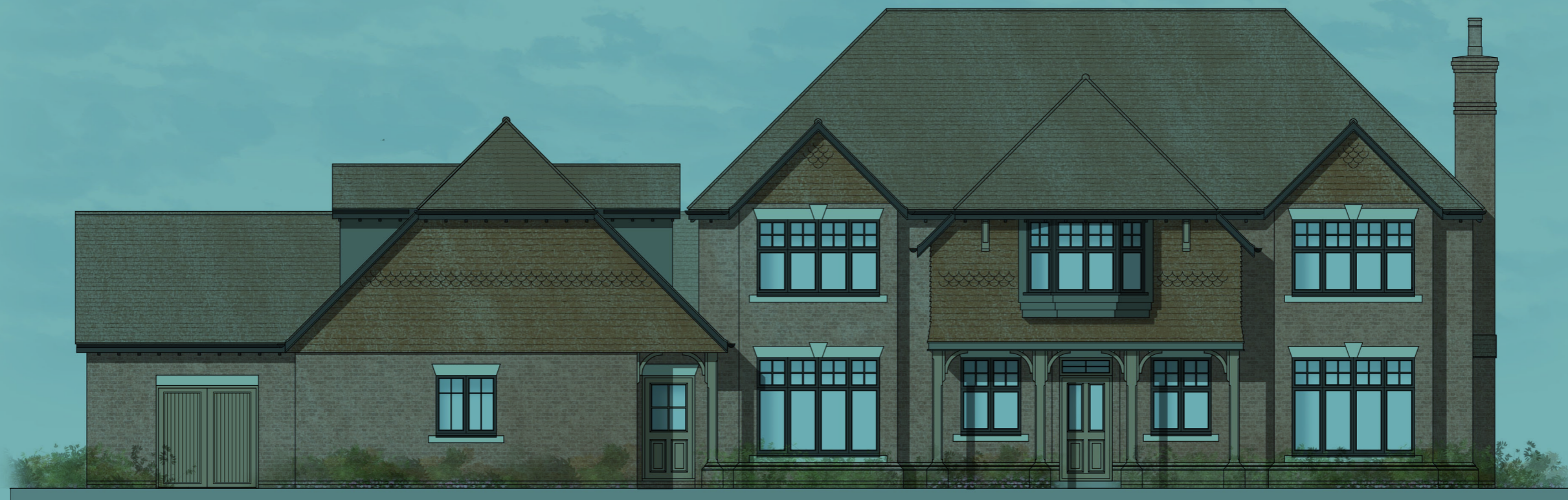


LAND REAR OF BROAD STREET

LYMINGE, FOLKESTONE, KENT
DESIGN AND ACCESS STATEMENT
OCTOBER 2025

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Land Rear of Broad Street: Design and access statement

This Design and Access statement, has been prepared by On Architecture on behalf of GSE Group.

Project Title	Land Rear of Broad Street	Revision	Date	Note	Prepared	Checked
Site Address	Plot 20, Land Rear of Broad Street, Lyminge, Folkestone, Kent	P01	30/10/2025	Planning Issue.	SH/GA	PB
Client Details	GSE Group					
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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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01

Land Rear of Broad Street, Lyminge, Folkestone

Introduction

INTRODUCTION

On Architecture has been appointed by GSE Group to consider the development of a residential dwelling on Plot 20 a 0.15Ha self-build plot on The Fairways development currently under construction by Pentland Homes on Broad Street, Lyminge, Kent. Lyminge is a historic village which lies in the Elham Valley within the Kent Downs Area of Outstanding Natural Beauty (AONB), about five miles north of Folkestone and 12 miles south of Canterbury.

Plot 20 (the site) already has an extant consent for a self-build house but this was designed for a previous applicant, who has subsequently sold the site and our client who has now purchased it wants to build their own designed property to meet their needs.

This Design and Access Statement is in support of a full planning application of a self-build, high-quality, private two-storey dwelling, consisting of 5 bedrooms with an attached indoor swimming pool and garage wing. This document builds upon the planning foundations set out within the adjoining site. The purpose of this document is to explain how the proposed development has evolved through consultation with the Planning Officer and is a suitable response to the site and local environment, whilst demonstrating the commitment of the applicant and designers to achieving good design and meeting the requirements of planning policy, legislation and good practice guidance. The statement describes the design ethos and architectural principles underpinning the use, amount, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application.



Aerial view showing site location

Image courtesy of Google

02 Land Rear of Broad Street, Lyminge, Folkestone Assessment

SITE LOCATION

The site boundary of Plot 20 is shown adjacent; this is located in the south east corner of The Fairways residential development currently under construction by Pentland Homes.

The site is adjacent to Plot 24 to the north, a 2 storey property currently under construction, and the northern boundary will feature a brick wall and close boarded fence when completed. The eastern boundary is formed by 'East Brook' with an established line of mixed trees and hedgerow providing a mature screen to the development site.

The southern boundary abuts Etchinghill Golf Course and is formed by a 2.0m green metal mesh security fence; this is to be further screened with new native hedge and tree planting as part of The Fairways development. Plot 21 is located to the west, another self-build 2 storey property that is nearing completion. This features a first-floor rear balcony that has a screen on its eastern side to restrict overlooking of the site. The western boundary with the site will be formed by a brick wall and close boarded fence. Site levels fall gently from west to east.

Access to the site is from Broad Street on the new access road through The Fairways development.

Lyminge has a broad range of shops, as well as local services including a primary school, two doctors' surgeries, pharmacy, estate agent, fast food takeaways, public house, village store, coffee shop and cafe, osteopath, podiatrist clinic, local Age UK Day Centre, library, hairdresser and barber and various sports clubs, including Sibton Park Cricket Club and Etchinghill Golf Club.

Lyminge also has a very socially active community with a residents' association and village hall that hosts many clubs and groups. The situation of the proposed house within walking distance of the village and adjacent to an existing GP surgery means that it is a sustainable location in planning and development terms.



Image courtesy of Google

Key

- 1 Plot 20
- 2 Fairways Development - currently under construction
- 3 Etchinghill Golf Course
- 4 Self-build unit on Plot 21
- Application Site Boundary

PLANNING HISTORY

The site has a number of planning applications associated with it, the most notable are as follows:

20/1397/FH Hybrid planning application

Hybrid planning application seeking detailed planning consent for a residential development comprising 28 dwellings (including 6 affordable homes) and additional car parking spaces for the adjacent Doctor's Surgery and outline planning consent for 2 self-build plots (all matters reserved except access).

Approved: 13/07/22



20/1397/FH - Approved Street Scene



20/1397/FH - Approved Layout Plan

22/1195/FH Reserved Matters

Application for reserved matters (scale, appearance, landscaping, layout) relating to hybrid application 20/1397/FH residential development comprising 28 dwellings for the erection of 1 self build dwelling to include detached garage & annexe.

Approved: 21/12/22



22/1195/FH - Approved Street Scene



22/1195/FH - Approved Layout Plan

23/0393/FH/NMA Non Material Amendment

Non material amendment to planning permission 22/1189/FH Application for reserved matters (scale, appearance, landscaping, layout) relating to hybrid application 20/1397/FH residential development comprising 28 dwellings for the erection of 1 self build dwelling to include detached garage & annexe to allow for reduced amount of external timber cladding to all elevations.

Approved: 04/05/2023



23/0393/FH/NMA - Approved CGI 01



23/0393/FH/NMA - Approved CGI 02

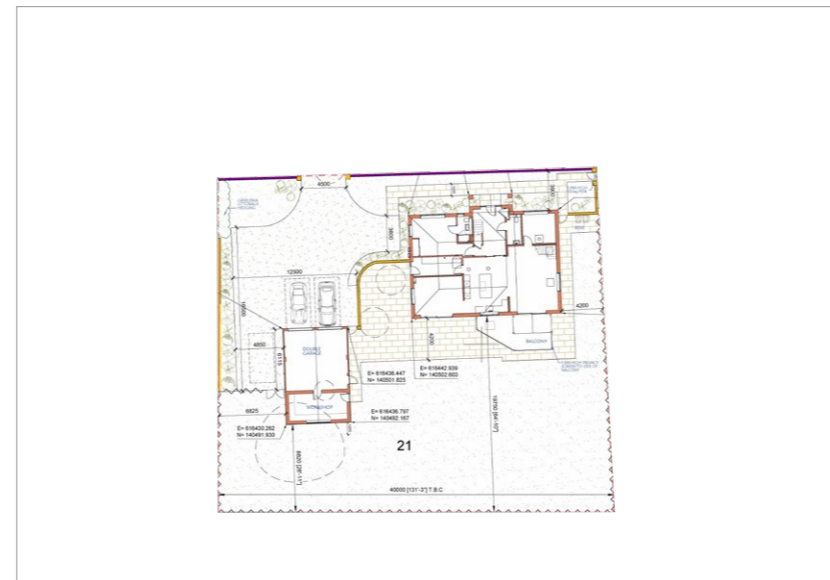


23/0393/FH/NMA - Approved CGI 02

23/1779/FH/NMA Non-material Amendment

Non-material amendment to planning permission 22/1195/FH to align the self build house with the revised housing layout.

Approved: 18/12/2023



23/1779/FH/NMA - Approved Block Plan



23/1779/FH/NMA - Elevations

23/0410/FH Full Planning Application

The erection of 44 dwellings, including 1no. self-build plots and 10no. affordable homes, including access, parking and landscaping as well as the transfer of land for additional car parking spaces for the adjacent Doctors' Surgery and a new footpath linking PROW HE59 with the footway along the eastern side of Broad Street.

Approved: 05/06/2024



23/0410/FH - Approved Layout Plan



23/0410/FH - Approved Street Scene

PHOTOGRAPHS OF THE SITE & CONTEXT

Photographs of the application site and surrounding plots are set out below:



1



2



3



5



6



4



7

CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below):



1 Greenbanks - Single-storey, brick, pitched roof



2 Lyminge Surgery - Single storey, brick, slate tile roof



3 Station Road, yellow brick, clay hanging tile, plain roof tile



Image courtesy of Google



4 Greenbanks - two-storey, red brick, plain roof tile



5 8 Greenbanks - single storey, light red brick, white weatherboarding



6 Plot 19 - Consented Fairways Development - Pentland Homes

03

Land Rear of Broad Street, Lyminge, Folkestone

Evaluation

OPPORTUNITIES AND CONSTRAINTS

Key

- 1 Plot 21
- 2 Plot 24
- 3 Etchinghill Golf Course
- 4 Access off Fairways Development
- 5 Relatively exposed edge to golf course
- 6 Existing watercourse
- 7 Tree-line provides enclosure from the east
- 8 Potential to establish stronger edge to village
- ➔ Potential vehicular access
- Pedestrian access route
- - - Boundary fence to Etchinghill Golf Course
- Existing trees
- Single storey buildings
- 2 storey buildings
- //// Existing Landscape buffer
- ↔ East Brook
- Potential overlooking



Opportunities and Constraints Diagram

Not to scale

Opportunities

- » Potential to establish a stronger edge to the village
- » Located adjacent to existing residential scheme, provision of a residential dwelling on the site will complete the south-eastern corner of development
- » Existing access off Fairways development to north western corner
- » Existing tree-line to east can be retained and enhanced to provide screening

Constraints

- » Site is located within a prominent location at the edge of the National Landscapes (AONB) - careful focus on positioning and screening will be required
- » Relatively exposed southern boundary to golf course
- » Existing watercourse to eastern boundary
- » High level side window on consented eastern elevation of Plot 21 could present some overlooking (ref: 23/1779/FH/NMA)

APPROVED LAYOUT - INDICATIVE LOCATIONS

- Key
- 1 Plot 24
 - 2 Distance 5.75m
 - 3 Plot 21
 - 4 Distance 16.16m
 - 5 Indicative position of dwelling on plot 20 under approval 23/0410/FH



Approved Layout Plan 23/0410/FH and (23/1779/FH/NMA for Plot 21 position)

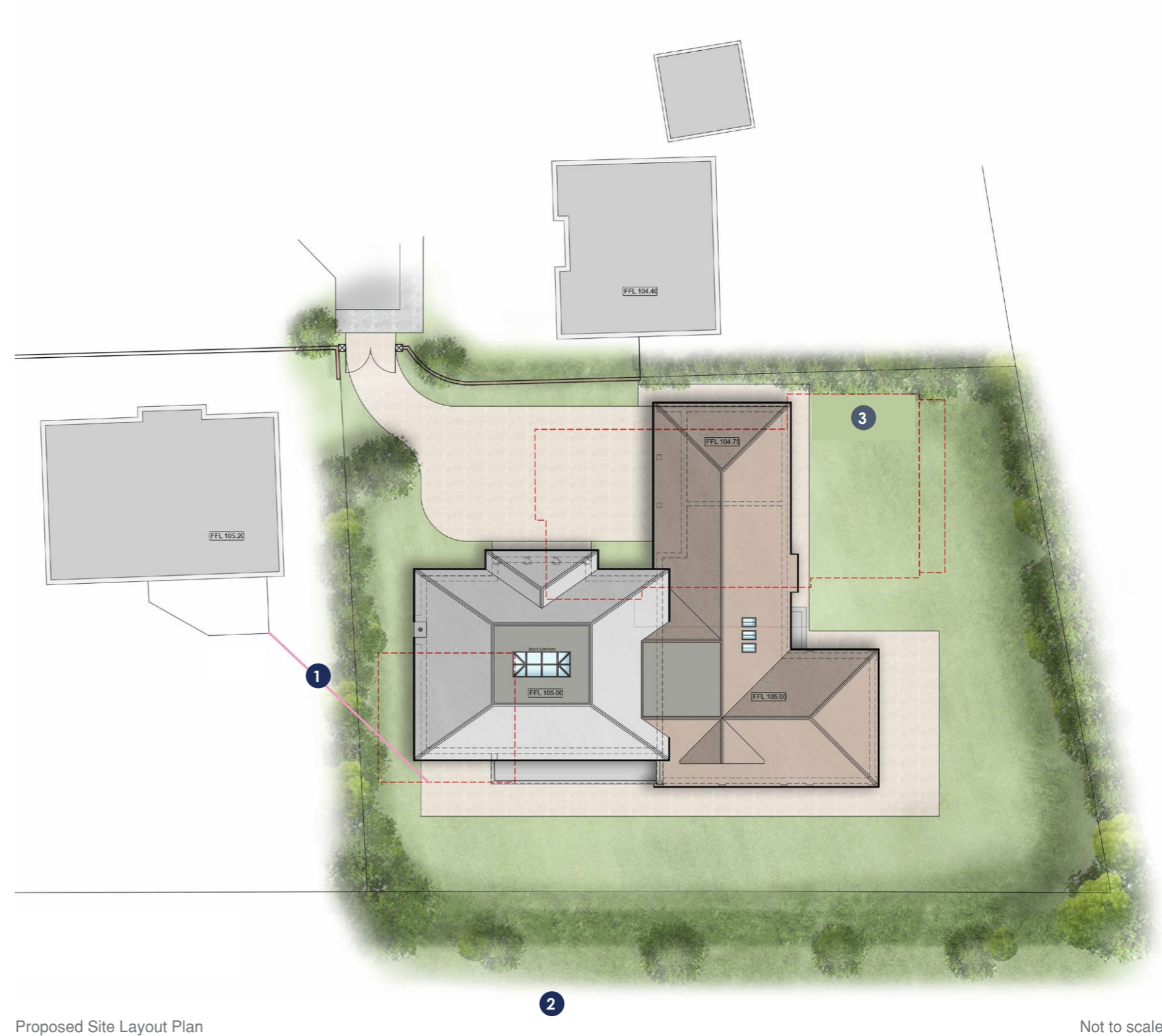
04

Land Rear of Broad Street, Lyminge, Folkestone

Design

LAYOUT - ORIGINAL PROPOSAL

This was prepared in line with the clients brief. The Planning Officers reviewed this initial proposal and had concerns about the new dwelling in relation to its scale, proportions, detailing and overall architectural approach which was considered neither traditional pastiche or modern but rather a mixture of the two and would be at odds with the surrounding development. They stated that it is essential that any design is high quality especially given its prominent location at the edge of the site within the National Landscape.



Key

- 1 View line from neighbouring balcony
- 2 New native species-rich hedgerow with trees to be planted along southern site boundary will provide habitat for foraging bats, nesting birds, invertebrates and small mammals and improve landscape connectivity for wildlife including commuting bats
- 3 Outline of current consent shown dashed red

Proposed Site Layout Plan

Not to scale

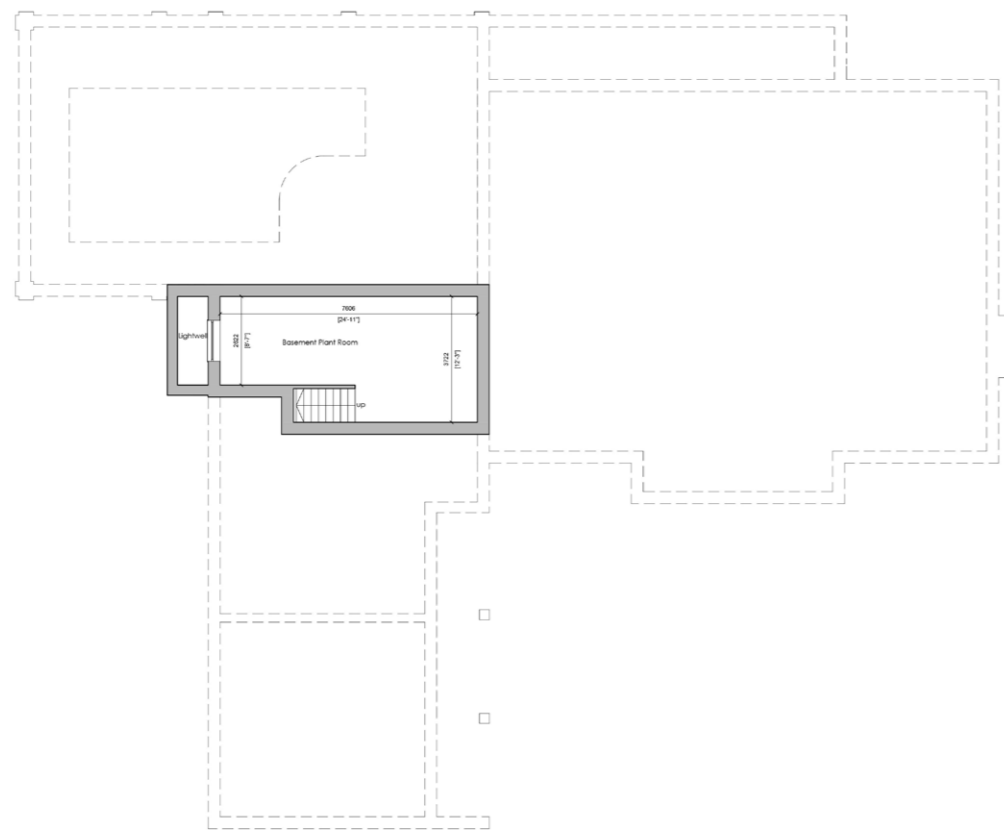
APPEARANCE & LAYOUT – ORIGINAL PROPOSAL



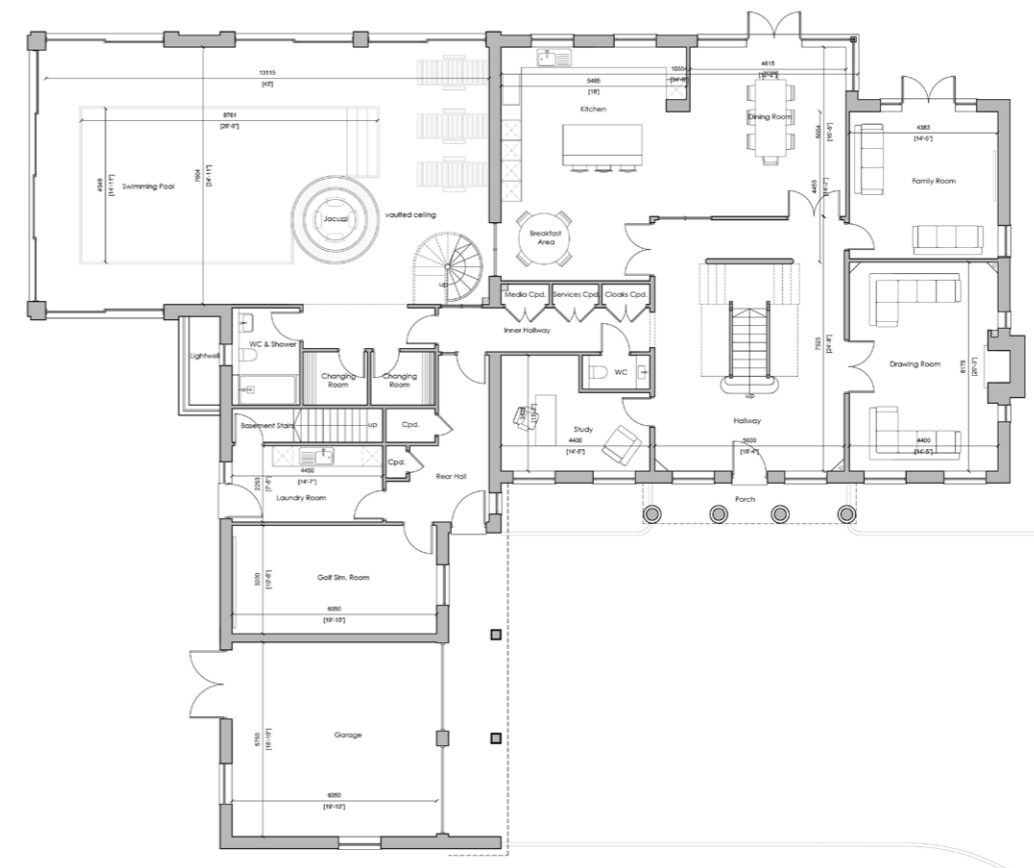
Northern Front Elevation



Western Front Elevation



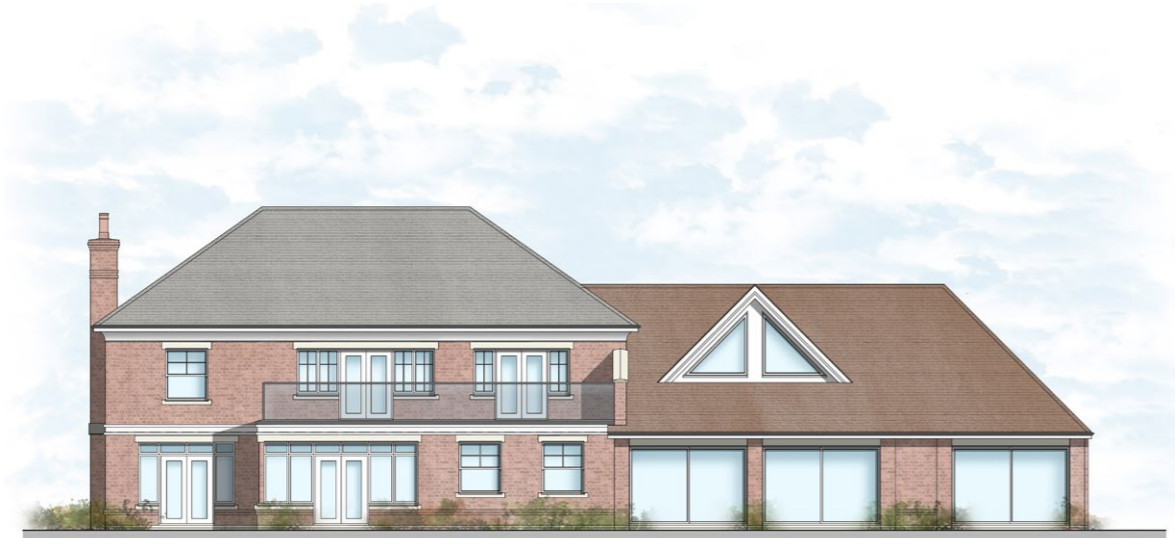
Basement Floor Plan



Ground Floor Plan

Not to scale

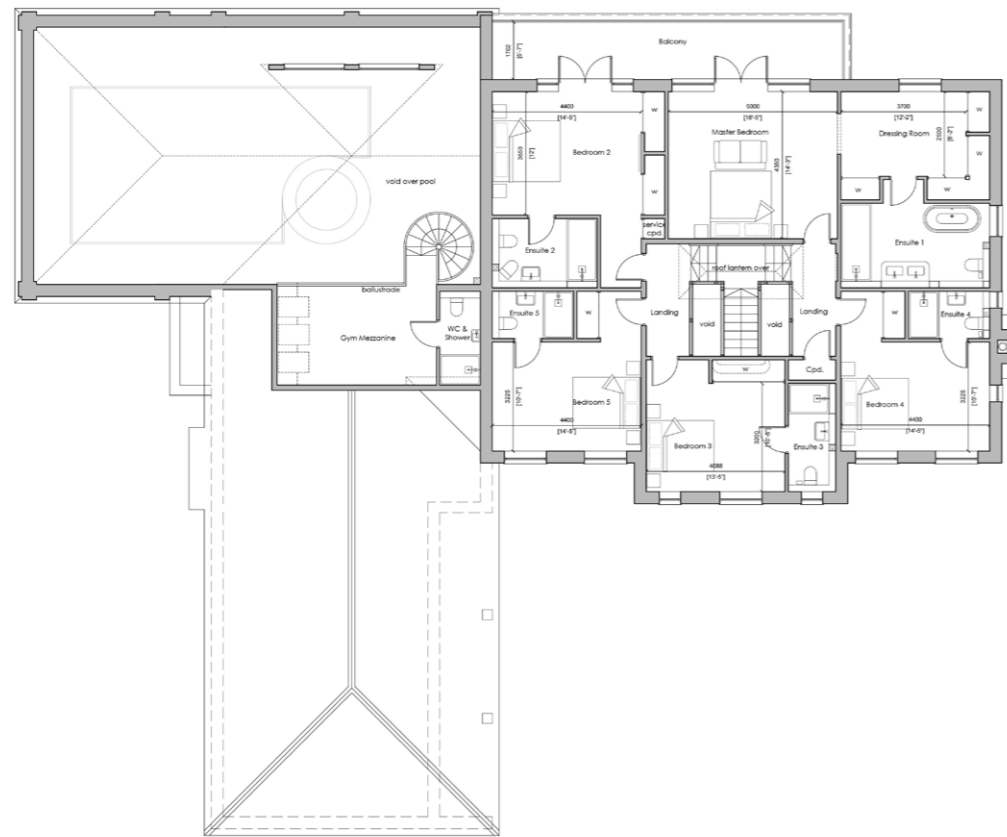
APPEARANCE & LAYOUT – ORIGINAL PROPOSAL



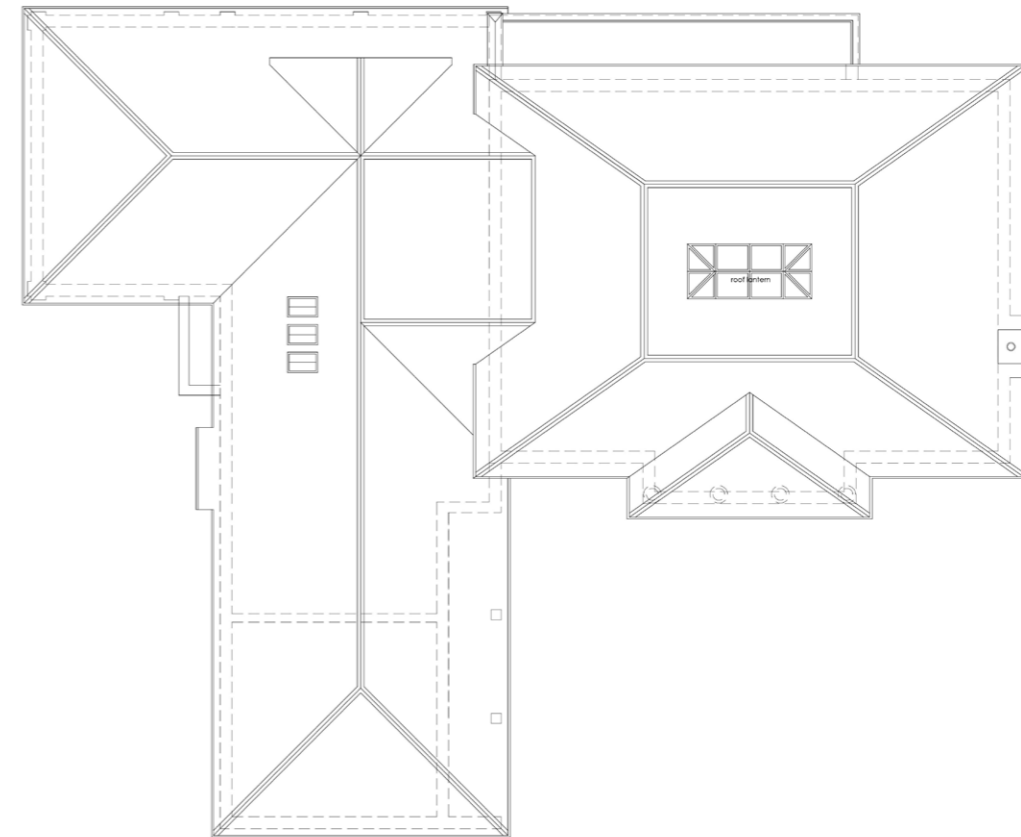
Southern Rear Elevation



Eastern Side Elevation



First Floor Plan



Roof Plan

Not to scale

LAYOUT - PRE-APP PROPOSAL

This sought to address the Planning Officers initial comments and was presented at a pre-app meeting on 26th September 2026. The following comments were made following this meeting:

It is noted that the design has evolved and has for the most part become a less confused mixture of architectural styles which I consider to be a positive progression of the scheme. Having reviewed the information and drawings now provided I can advise that the overall design approach for a detached dwelling of a traditional style is supported in principle. The two storey, main part of the dwelling would be largely well proportioned, would be in keeping with neighbouring building heights and the architectural concept is considered to be appropriate for this edge of settlement rural location, however the success of any scheme will be dependent on the quality of the execution, the fine detailing as well as the materials used.

With this in mind, I consider that the following design matters will require further careful consideration and refinement:

The flat roof element including the roof lantern, will need to be appropriately recessed to ensure it is not visible, and it is essential that the ridge is well detailed. Careful consideration will also need to be given to the eaves and verge treatments to ensure that it is consistent with the architectural style and to avoid a heavy appearance.

The proposed oriel and bay windows should be finely detailed to reflect traditional proportions and craftsmanship. I have concerns regarding the proposed use of UPVC windows which may not provide the level of refinement expected for a dwelling with this character. You will therefore need to demonstrate that the chosen materials and window detailing, including reveal depths and cills, achieves an appropriate high-quality appearance.

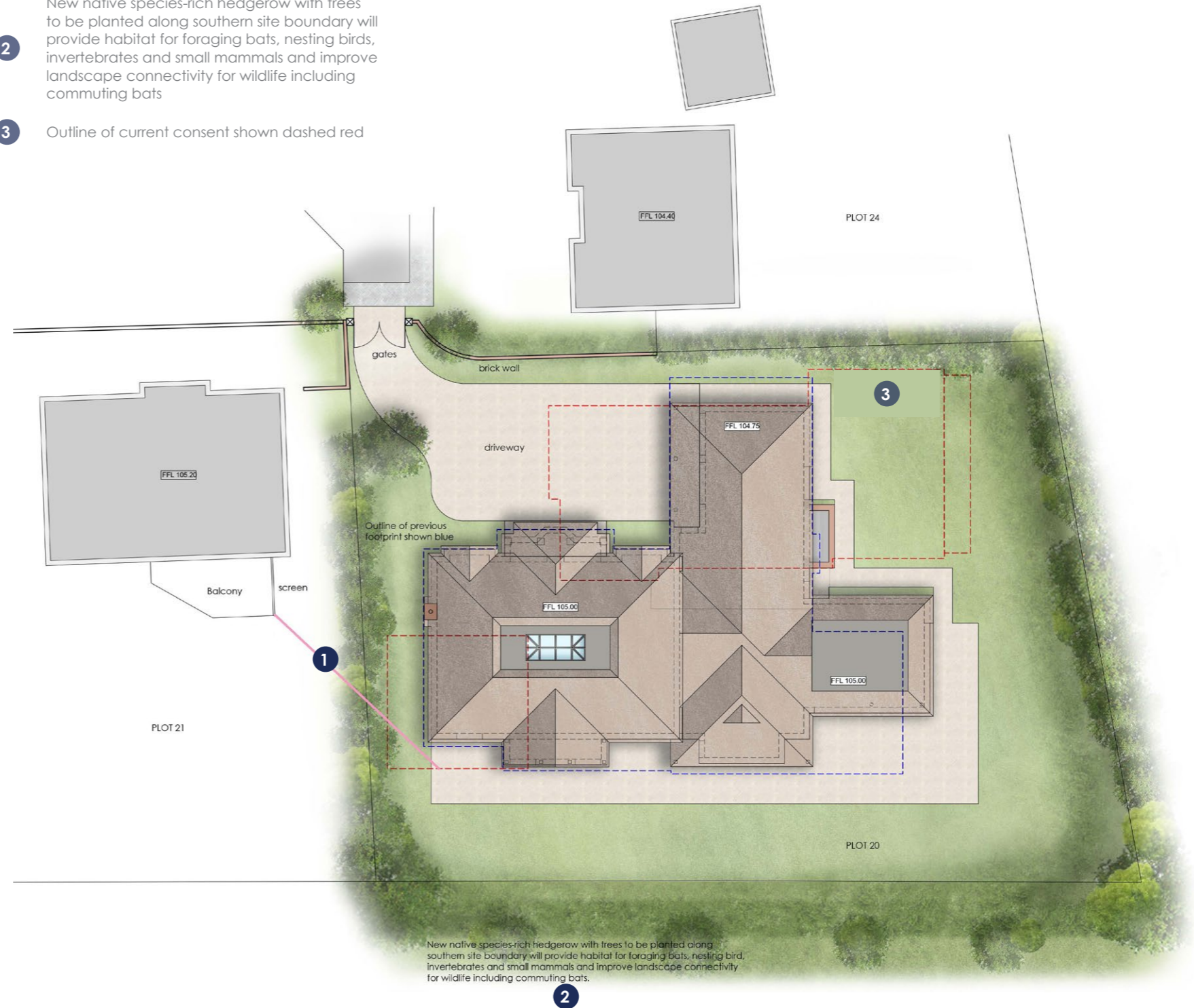
Whilst the front elevation would be well composed with two-storey bay projections and pitched roofs providing visual interest and articulation, by contrast the rear elevation and associated roof slope which would be visible from the surrounding National Landscape appears heavier because it is less broken up. Introducing additional projections or bay features similar to those on the front elevation and the introduction of a hipped roof above the balcony which is currently a heavy gable could help to reduce the massing and add further architectural richness.

My main concern relates to the design of the garage, golf sim and pool section of the dwelling which currently appears to be at odds with the architectural language of the main dwelling. Whilst this element is subservient in height the width and overall scale is significant and lacks the same level of attention to the detailing. This element would benefit from being visually broken up or reorientated to reduce the perceived massing from the north and south. I consider this could be successfully achieved without reducing the amount of floor space proposed. The proposed use of black weatherboarding should also be reconsidered, and additional glazing could be introduced to lighten the appearance and better relate to the main house.

In conclusion, I considered the proposal has the potential to deliver an attractive and well-designed dwelling, however further refinement is required to ensure architectural consistency, proportional balance and a high quality of detailing and materials throughout.

Key

- 1 View line from neighbouring balcony
- 2 New native species-rich hedgerow with trees to be planted along southern site boundary will provide habitat for foraging bats, nesting birds, invertebrates and small mammals and improve landscape connectivity for wildlife including commuting bats
- 3 Outline of current consent shown dashed red



Proposed Site Layout Plan

Not to scale

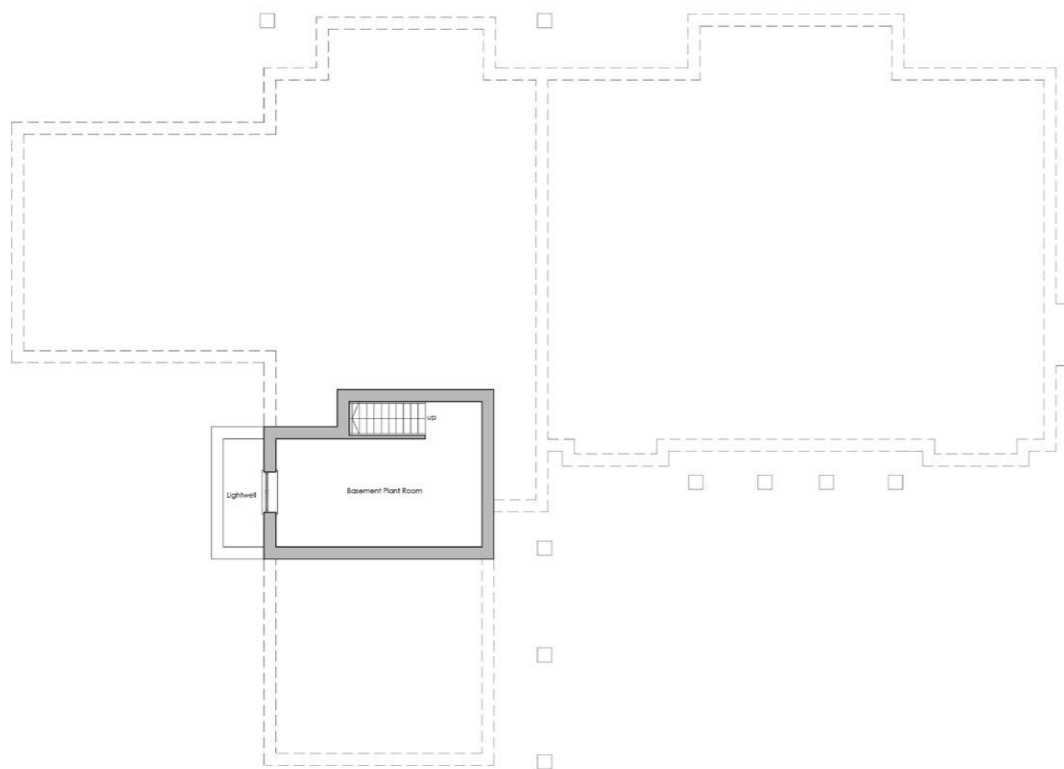
APPEARANCE & LAYOUT – PRE-APP PROPOSAL



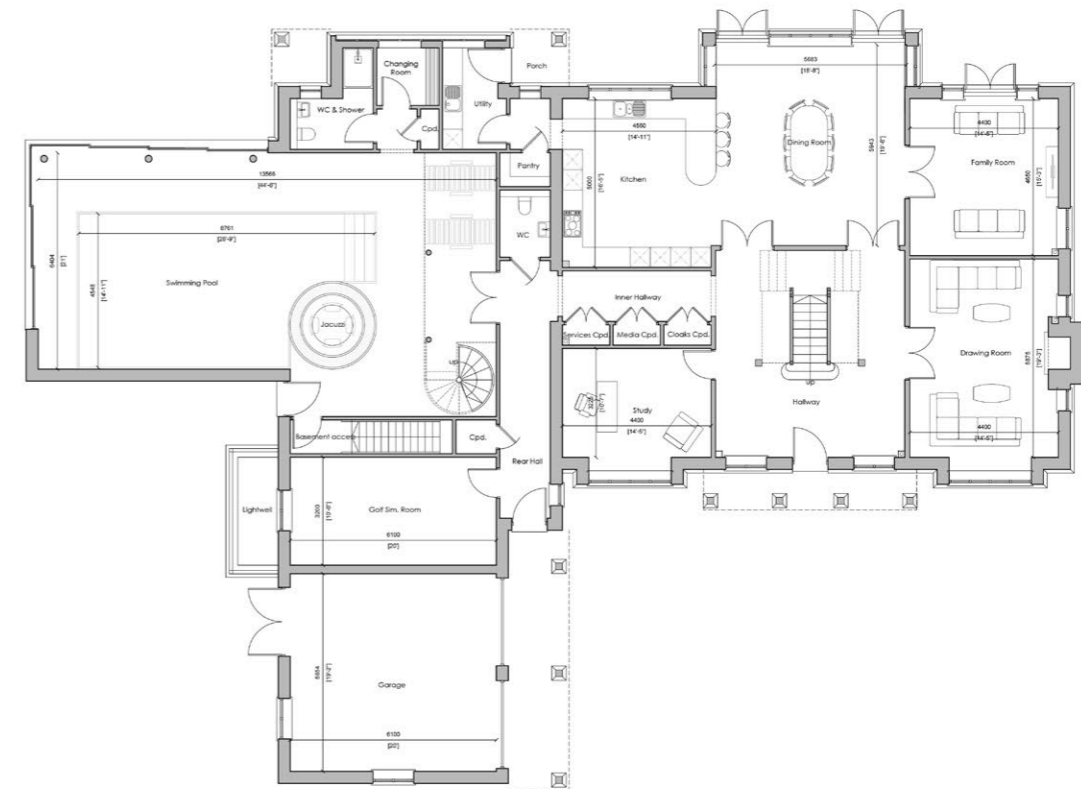
Northern Front Elevation



Western Front Elevation



Basement Floor Plan



Ground Floor Plan

Not to scale

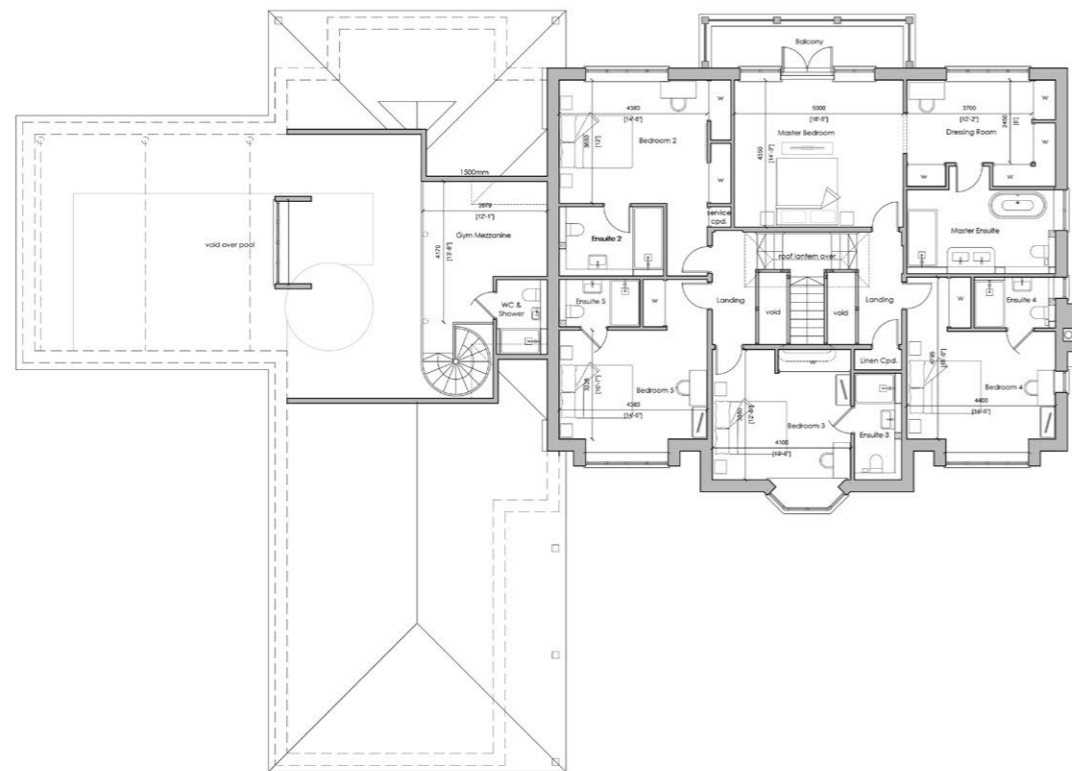
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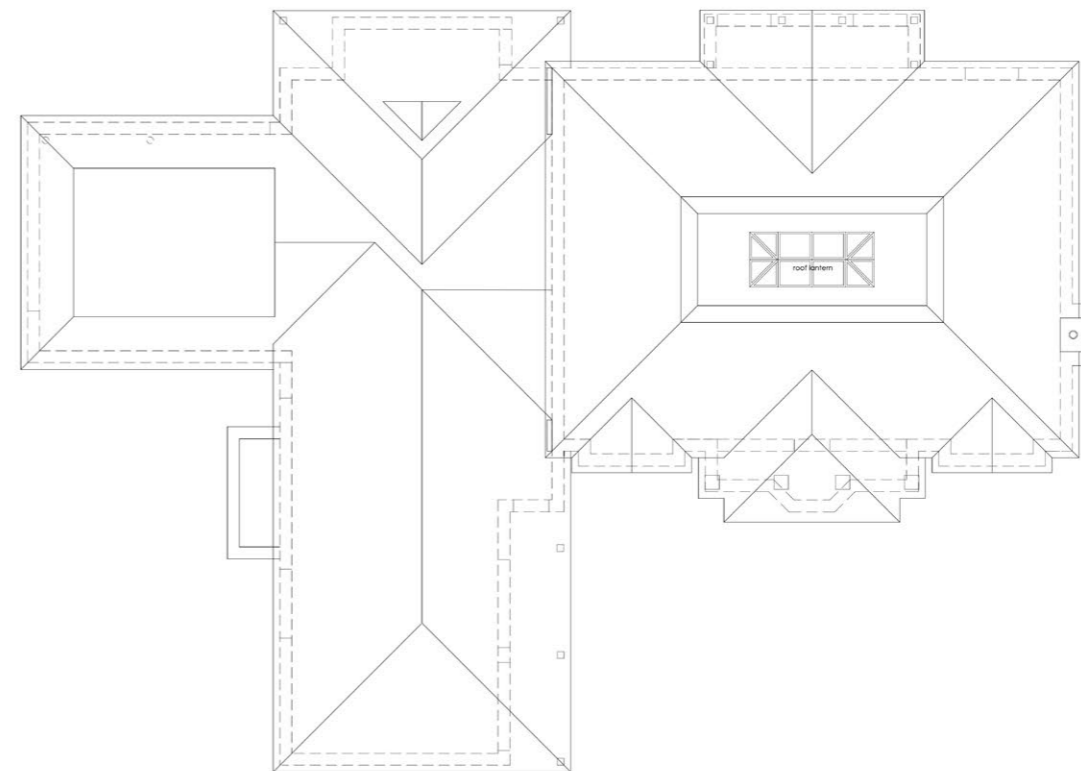
Southern Rear Elevation



Eastern Side Elevation



First Floor Plan



Roof Plan

Not to scale

LAYOUT - POST PRE-APP PROPOSAL

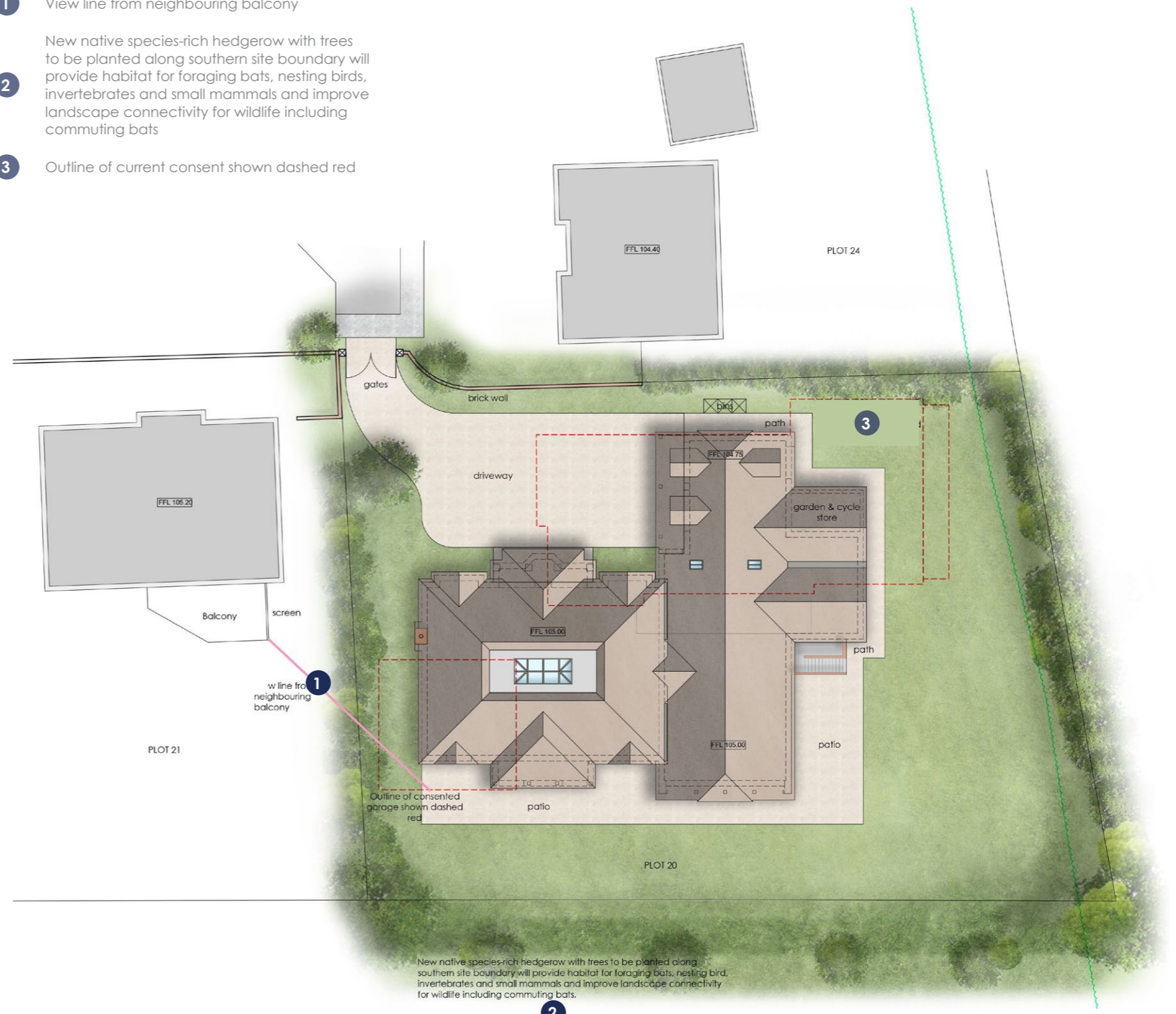
The planning application has been further refined to address the pre-app comments. The garage and pool wing has been significantly altered to reduce its footprint and detailed to link in with the architectural language of the main dwelling. Greater detail has also been added to the external joinery and materials. Upon review the Planning Officer has stated:

I can confirm that I consider that the amendments are acceptable and as such I am informally able to offer my officer level support to the amended proposals subject to no objections from statutory consultees during the application process.

It is requested that details of the external joinery, doors and windows are requested to be submitted to address a suitably worded planning condition subject to the application being consented.

Key

- 1 View line from neighbouring balcony
- 2 New native species-rich hedgerow with trees to be planted along southern site boundary will provide habitat for foraging bats, nesting birds, invertebrates and small mammals and improve landscape connectivity for wildlife including commuting bats
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Proposed Site Layout Plan

Not to scale

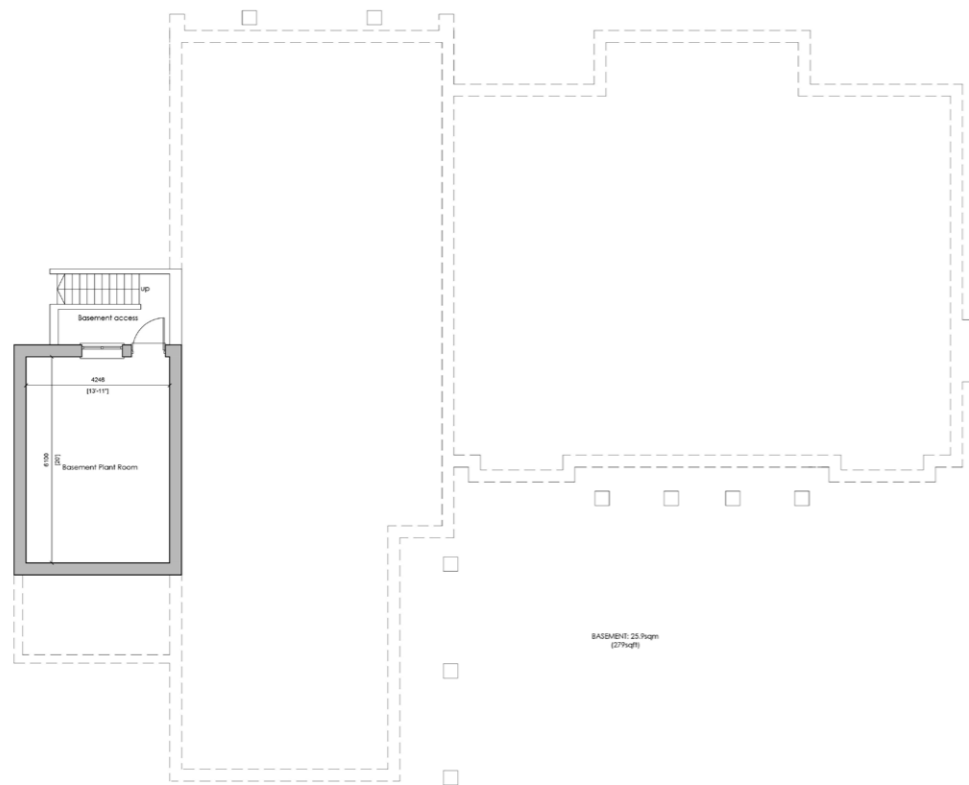
APPEARANCE & LAYOUT – POST PRE-APP PROPOSAL



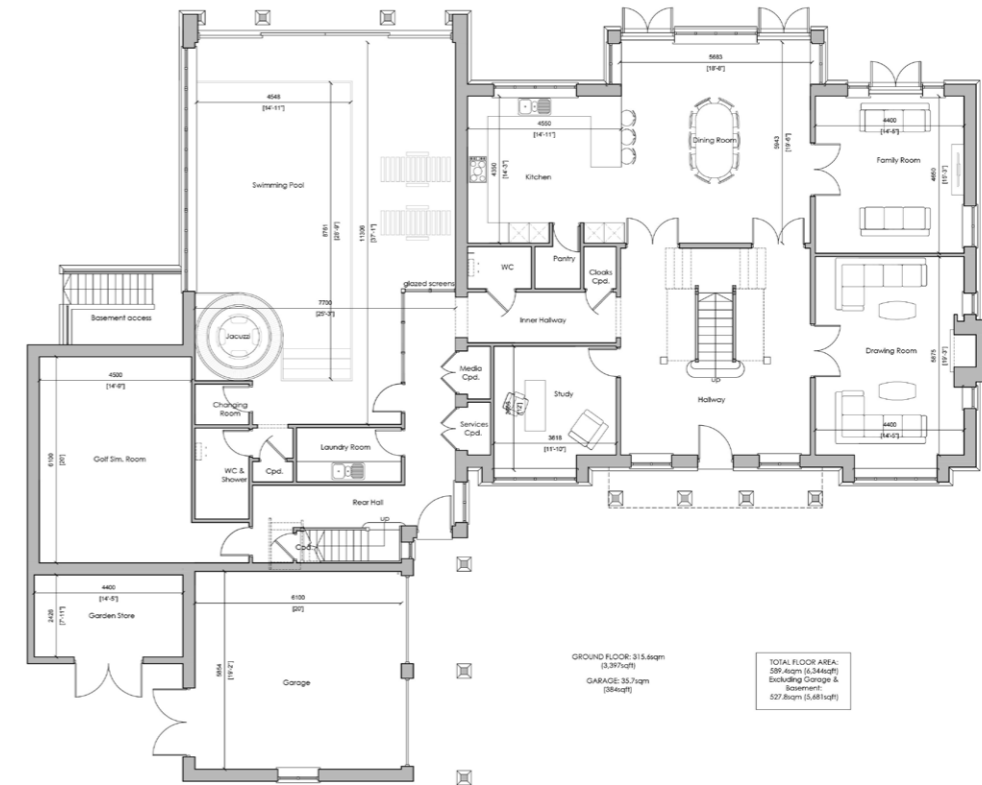
Northern Front Elevation



Western Front Elevation



Basement Floor Plan



Ground Floor Plan

Not to scale

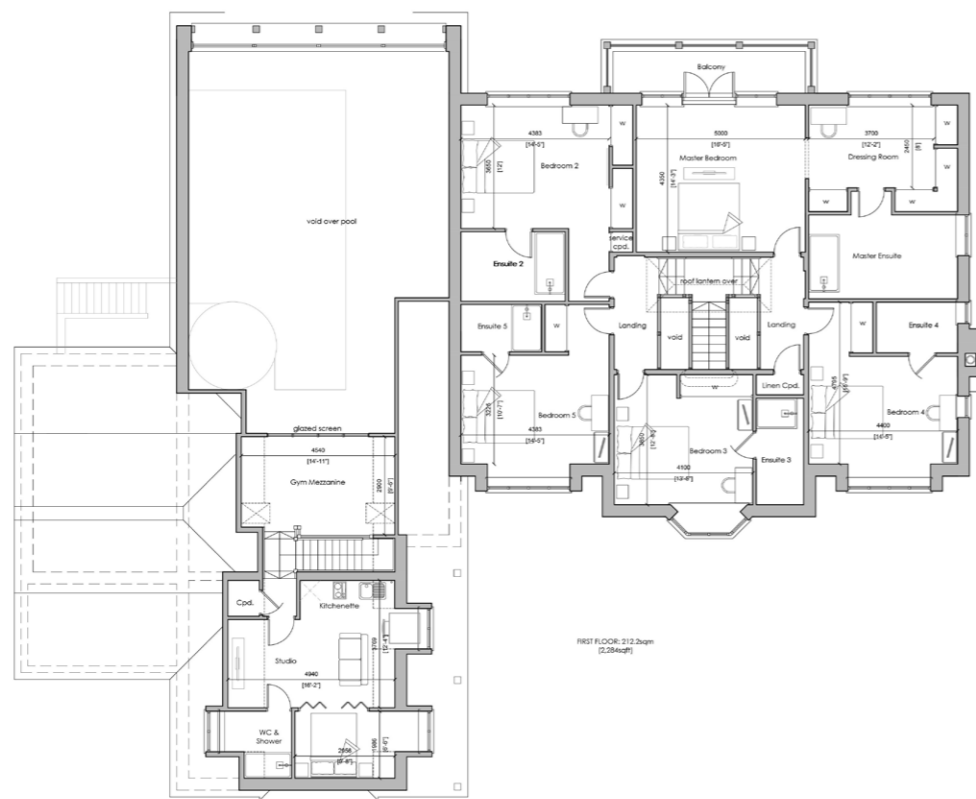
APPEARANCE & LAYOUT – POST PRE-APP PROPOSAL



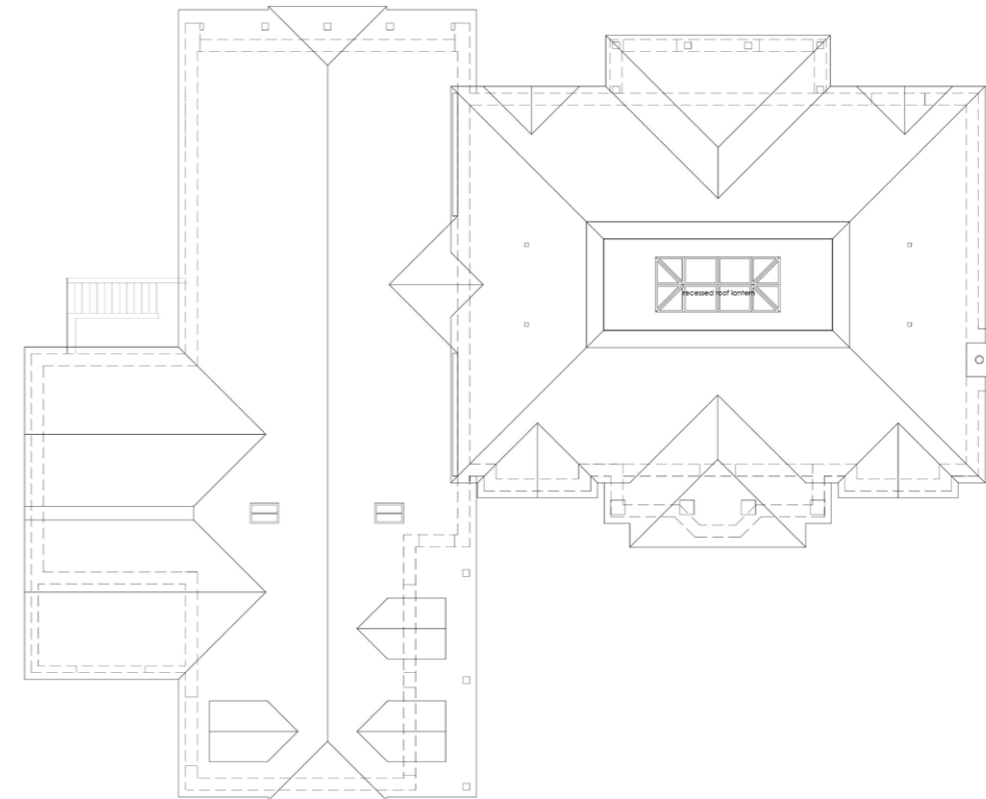
Southern Rear Elevation



Eastern Side Elevation



First Floor Plan

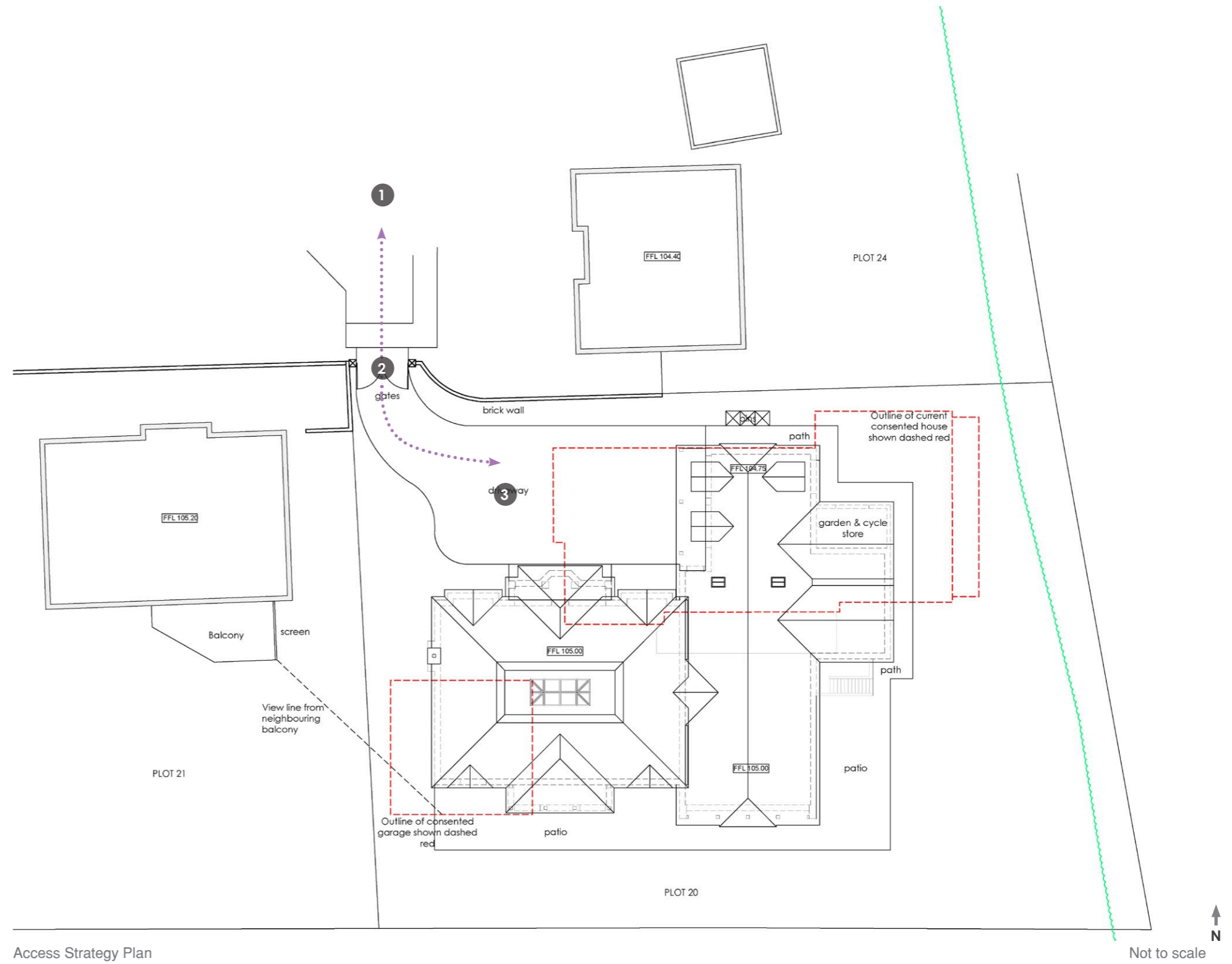


Roof Plan

Not to scale

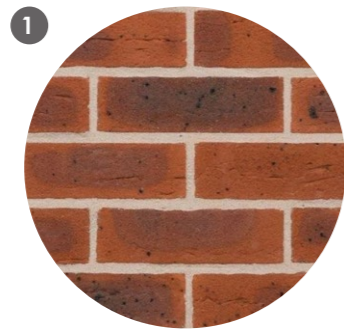
ACCESS

Access is via the new access road from Broad Street through The Fairways development. It is proposed that the access into the curtilage of the property will be gated, with gates hung from brick piers abutting the new boundary walls.



MATERIALS

A palette of contemporary materials are proposed, including:



Red Multi-Stock Brick



Stone window and door heads



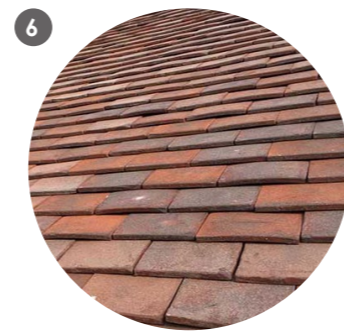
Reconstituted stone window cills



Plain clay vertical tiling



Oak posts & brackets



Plain clay roof tiles



Black Heritage PVCu casement windows



Proposed Front Elevation



Proposed Rear Elevation

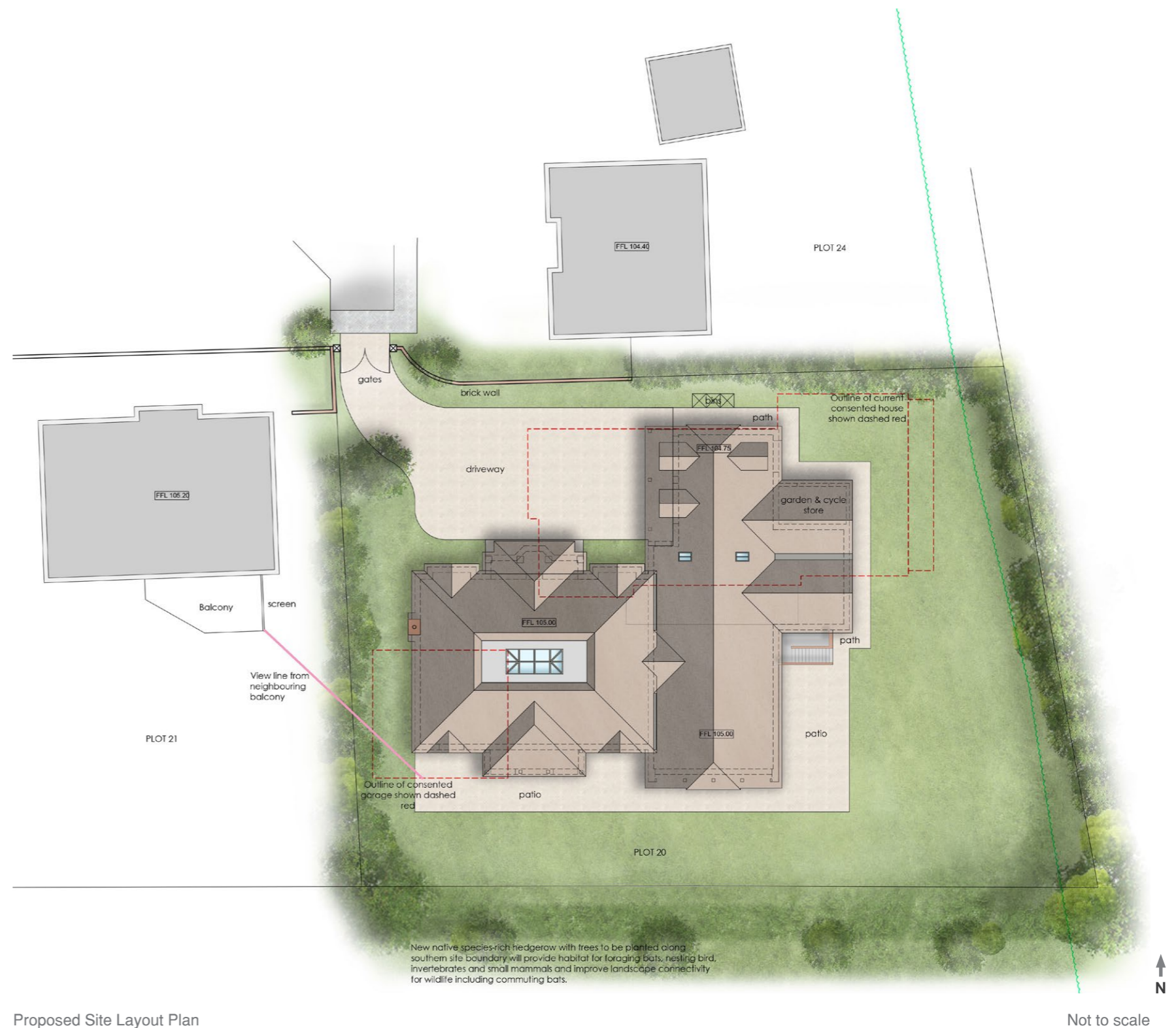
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CONCLUSION

This Design and Access Statement accompanies a full planning application for a self-build dwelling on Plot 20 The Fairways, Broad Street, Lyminge, Folkestone, Kent. The application follows an extensive pre-application process resulting in a significantly amended proposal that is now supported by the Planning Officer. The proposed property delivers a high quality bespoke self-build family home featuring traditional detailing and materials appropriate to its setting both within new residential development but also its prominent position within the National Landscape.

Particular care and attention have been given from the outset to the setting of the adjoining properties significantly improving upon the extant consents impact particularly on Plot 24.

The proposed house represents an exciting opportunity to deliver a new and well-designed addition to Lyminge. It is therefore concluded that the proposals are fully supported and acceptable in design and access terms.



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