

<b>Application Number</b>	17/00578AS	
<b>Location</b>	Land Parcel 9 Former Rowcroft and Templer Barracks site, Templer Way, Ashford, Kent	
<b>Grid Reference</b>	9988/4536	
<b>Ward</b>	Godinton	
<b>Application Description</b>	Reserved matters application for 31 residential apartments together with flexible employment floorspace (B1/ A1/ A2/ A3/ A4 or A5 Use Classes), associated landscaping, infrastructure and earthworks pursuant to outline planning permission 02/01565/AS	
<b>Applicant</b>	Persimmon Homes South East c/o Agent	
<b>Agent</b>	Mr Tom Ashley Barton Willmore LLP The Observatory Southfleet Road Ebbsfleet, Dartford, Kent, DA10 0DF	
<b>Site Area</b>	0.43 hectares (ha)	
(a) 187/1+	(b) -	(c) KCCH&T X, EHM X, PO(DRAINAGE) X, SW X, KCC:F&WM X,

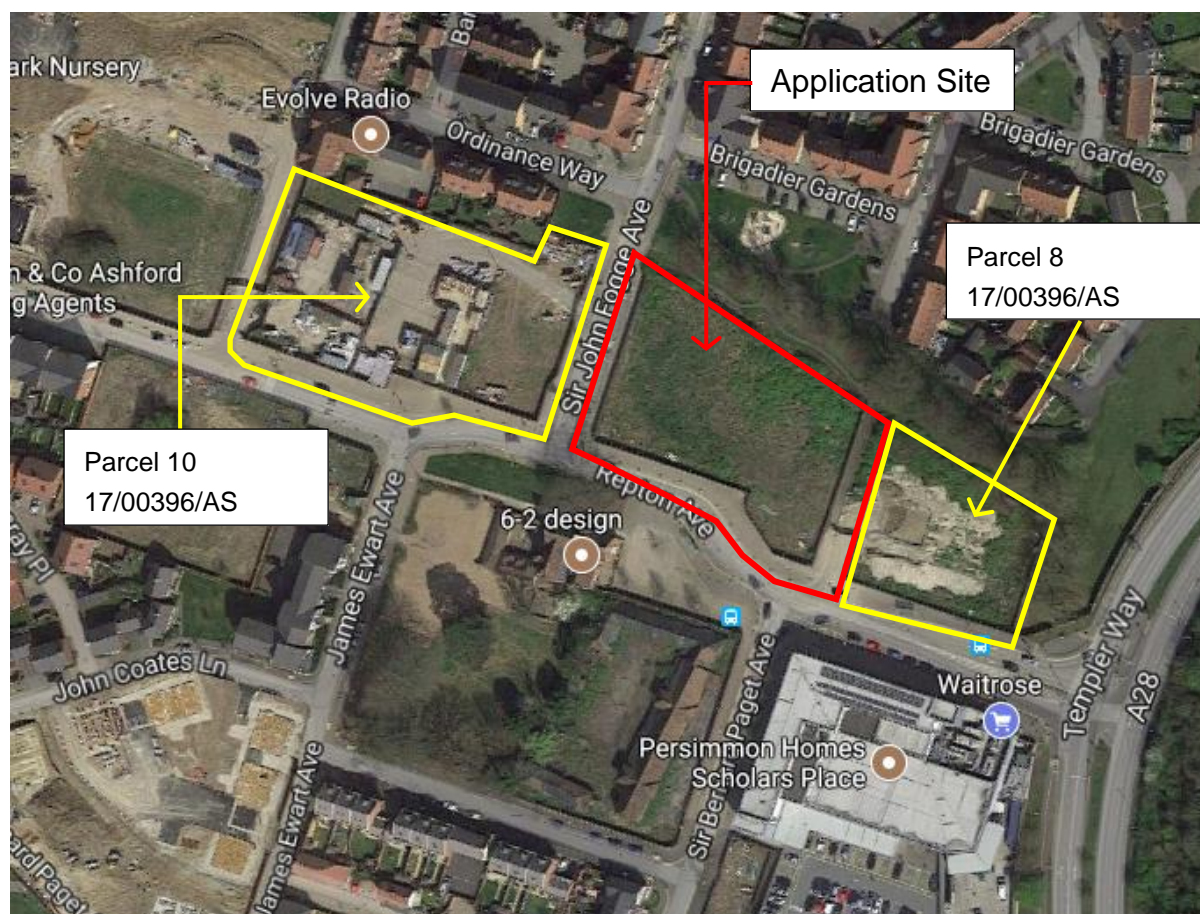
## Introduction

1. This application is reported to the Planning Committee because it involves a major development and requires determination by the Committee under the Council's current scheme of delegation if called to committee by members.
2. As related application 17/00396/AS reported above on this agenda was requested by Members to be determined at Committee I concluded that it would be appropriate to report this application to the same meeting because of the design, layout and built form interrelationships between the development proposals.

## Site and Surroundings

3. The application site measures 0.43ha and comprises previously development land.
4. The site is located on the northern side of Repton Avenue also known as the 'High Street' and due north of Repton Manor and Repton Manor Square.

- To the west is land Parcel 10, an open parcel of land designated for a mix of commercial and residential uses. To the East, Parcel 8 also designated for a mix of commercial and residential uses. Figure 1 below shows these relationships.



**Figure 1 Site Location**

- Parcel 9 is close to the main access into Repton Park from Templer Way. Templer Way provides links to the A20, A28 and M20 providing road links to wider parts of Ashford and surrounding areas.
- Parcel 9 would form part of an envisaged active street frontage to Repton Avenue, which itself accommodates pedestrian, cycle and vehicle routes in close proximity, passing through Repton Square as a significant part of the public realm.
- The southern boundary is formed by Repton Avenue; the western boundary is formed by Sir John Fogge Avenue. To the north is an area of open space (POS16) and a playground
- The development is situated on a bus route which runs along the southern boundary. There is a west bound bus stop due south of the application site on the southern side of the road and an east bound stop located on the northern side of the road outside the Parcel 8 application site.

10. A site location Plan is attached as **Appendix 1**.

## **Proposal**

### Summary

11. Reserved matters approval, pursuant to outline planning permission 02/01565/AS, is sought for:
- 6 x 1 bedroom apartments
  - 22 x 2 bedroom apartments
  - 3 x 3 bedroom apartments
  - 401sqm of flexible employment floorspace within use classes B1/ A1/ A2/ A3/ A4 or A5 Use Classes)
  - 49 x parking spaces
  - Hard and soft landscaping
  - Highway infrastructure and earthworks
12. The commercial floor area, currently shown within two retail units, is designed to accommodate subdivision in the future should the needs of the building change.

### The scope of the application

13. The application is for the approval of the following reserved matters defined in Condition 2 of the outline planning permission 02/01565/AS in so far as they relate to development of Parcel 9;-

2a – Access to phase for vehicles, pedestrians and cyclists

2b – Siting of all buildings, routes and open spaces

2c – Layout, position and widths of all proposed roads, cycleways and footpaths, means of connection to the existing highway, details of materials to be used for surfacing and details of any street furniture

2d – Scale and design of all buildings including the colour and texture of facing and roof materials etc

2e – Layout and design of foul sewers and surface water drainage facilities

2f – Treatment of any existing watercourses or ditches

2g – Provision to be made for parking, turning, loading and unloading of vehicles

2h – Alignment, height and materials in construction of walls, fences or other means of enclosure

2i – Finished levels of the ground floor of all proposed buildings and the relationship of those levels to existing ground levels etc

2j – Tree Survey not more than 12 months prior to the submission of the reserved matters application

2k – soft and hard landscaping scheme

Application made in tandem for approval pursuant to other conditions

14. A further application has been submitted to approve certain other details reserved for approval by the Council pursuant to other conditions of the outline planning permission. In practice, there tends to be a degree of overlap between these other conditions and the details that are required to come forward as part of a reserved matters application and so dealing with both at the same time is sensible. Unlike the reserved matters application, such other matters do not legally necessitate public consultation and it is not the Council's practice to do so.
15. For completeness, the following list comprises those conditions of the outline planning permission where submissions are now made in respect of Parcel 9;-
- Condition 5 – Statement with all submission of reserved matters describing accordance with the adopted Development Brief
  - Condition 6 – Proposal in respect of disposal of sewage
  - Condition 8 – First occupation related to the provision of various elements of proposed public highway
  - Condition 18 – Scheme for the provision and implementation of a surface water regulation system for a phase where development is proposed to take place
  - Condition 21 – Design Statement to accompany each submission of reserved matters
  - Condition 22 (ix) – The management and location of utility services within the development
  - Condition 24 – Vehicle turning areas provided in each phase prior to occupation in accordance with an approved reserved matters application
  - Condition 36 – Updated survey information in respect of protected species including any proposed mitigation in the light thereof

- Condition 38 – Bat surveys carried out between June- September in the year preceding any submission of reserved matters and details of any proposed mitigation in the light thereof

#### Amount

16. The applicant's supporting documentation highlights that the adopted Design Code sets out that the High Street should be developed to an average density range of 45 dph to 55 dph. This average should be delivered across a wide area comprising:
- The community centre (circa 0.41ha) (building & car park);
  - PCT Land (circa 0.23ha) ; and
  - Repton Manor and Barns (circa 0.7ha).
  - Parcel 16 (high street frontage only), 8, 9, 10 and the Waitrose site have /or are proposed to be developed for a mix of uses comprising employment/retail floorspace on the ground floor (including mix used units) with residential above.
  - Parcel 13a to be developed exclusively for 40 extra care units, in line with the S106, which accompanies the outline permission.
  - Parcels 8 & 10 subject to a separate reserved matters application, which will include a total of 62 apartments.
17. The combined area set out above has a total site area of 4.75ha (approx). As currently proposed the whole area would provide a total of 218 dwellings, equating to a development density of 46dph, which is at the lower end of the acceptable density range set out in the Design Code.

#### Commercial Floorspace

A total of 401 sqm GIA employment floorspace is proposed at ground floor only in this reserved matters application. The balance, taking the total to 929 sqm (as required by the S106 agreement), would be delivered on Parcels 8 and 10. The proposals for Parcels 8 and 10 are the subject of a separate application being considered on this agenda.

#### Layout

18. This mixed use development seeks to respond to guidance contained in the adopted Development Brief and Ashford Barracks Design Code, which describes this parcel as being a 'High Density' block within the Mixed Use District Centre of Repton Park. Pre-application advice highlighted that any scheme should:

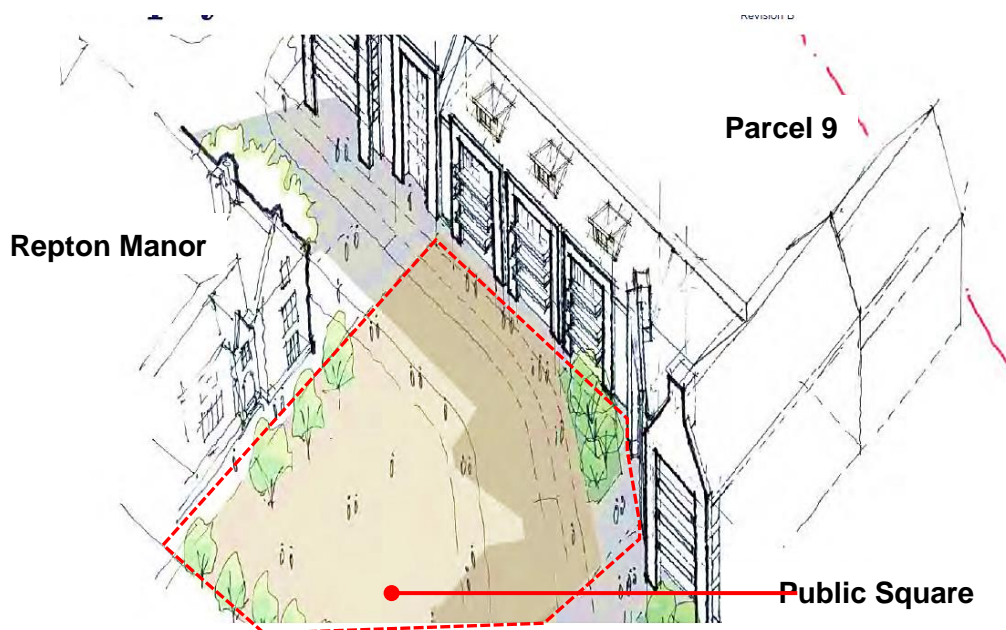
- respond to and respect the pattern of development and housing mix on adjacent development Parcels 8 and 10,
  - should deliver an urban form of development, in keeping with this higher density part of the site, and
  - should consider its proximity to Repton Manor and how to best tie in with the context and setting of this grade II listed building.
19. The layout of the scheme has been informed by the following requirements of the Development Brief and the Design Code:
- Place-making by creating a high quality surround to the public square.
  - Active frontages with commercial uses on ground floor and residential above
  - Buildings being placed around the outer edges of the individual development blocks, containing the spaces and creating central parking courtyards and providing enclosure to the street
  - Parking courtyards being accessed from the new road network, extending between the new built forms; parking spaces interspersed with clear planting zones
  - Focus building elements being created at the south-western and south-eastern corners of the individual parcels
  - Clear distinction being made between public fronts and private backs
  - Main entrances provided to the commercial and residential uses from the street
  - High permeability and connectivity approach to be taken to layout, local services, amenity spaces and public transport connections
  - Buildings designed with adaptable internal floor layouts
  - Respect to be given in layout to the TPO trees
20. Parcel 9 is at the centre of the three land parcels in this part of the site being considered by the Committee and seeks to enclose and give shape to the public square formed to the south by the Manor and associated barns.
21. The layout has been designed to reflect its importance in setting the tone of the Repton Avenue environment and creating an important new space for people to spend time in. This has been achieved by carefully studying the Manor and using it as a reference to inform the scale and form of the building.
22. The proposals provide active frontage to all elevations. Along the southern elevation this is provided through ground floor commercial units, which turn the corners into

the two side streets.

23. The two side streets are of a lesser status and as such provide necessary refuse and cycle storage for the development. In addition, one ground floor apartment would be provided to each side street. Both of these units are provided with private front doors and external garden space.
24. Behind the building a private parking court is proposed to serve the residential uses and ground floor commercial uses. Views into the parking courtyard would only be available via the single vehicle access point. This access has been minimised to ensure that views remain limited and that the space is perceived as being private space as opposed to being part of the public realm.
25. Soft landscaping is proposed within this to soften the environment for residents and to improve the biodiversity of the proposal.
26. The entire ground floor frontage of Parcel 9 would be occupied by retail space addressing the high street as required by the Design Code.
27. Every flat would benefit from external space by way of large balcony accessed from the lounge, and in some locations they are afforded a second balcony from a bedroom space. Some flats located on the Repton Avenue facade benefit from an enlarged balcony enclosed by the large feature gable piers that articulate the 4 storey corner elements.

#### Scale and Massing

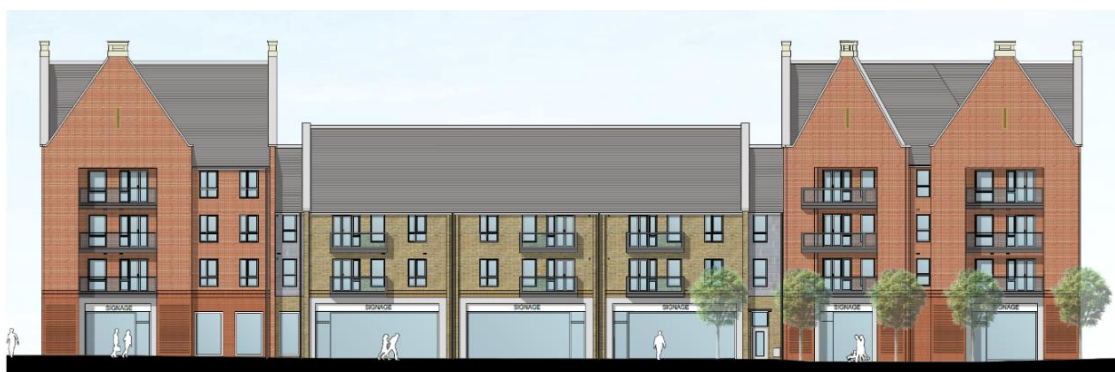
28. The outline permission, Development Brief and Design Code set out the key objectives for the scale of development and acknowledge that building heights should be varied to reflect the different character areas and mixed land uses.
29. The proposed development follows these objectives, with varied height and scale, typically found in local high streets.
30. The proposal would provide a mix of three and four storey elements to accord with the requirements of the Code. In a similar vein, four storey focal points on both street corners flanking the site are proposed to aid legibility and to assist with enclosure of the square. The Parcel 9 landmark corner is orientated so as to address the public square directly to the public realm frontage of Repton Manor. Figure 2 below illustrates this relationship.



**Figure 2** Concept Sketch - Repton Manor Square, Repton Manor and Parcel 9

### Appearance

31. The proposed material and form of Parcel 9 is presented in a contemporary vernacular and has been developed to make strong reference to Repton Manor and consequently provide sympathetic local reference points.
32. A combination of architectural features such as balconies, bays, retail height ground floors and set-backs are intended to enliven and break down the elevation and building form, as well as providing both architectural and local reference. Balconies are provided to meet the aims of local policy and the Code.
33. The scheme architectural approach seeks to avoid regularity whilst maintaining a distinct identity - referencing both the contemporary and traditional built form of the adjacent buildings in an innovative manner and creating a focal point for important vistas. Figures 3, 4 and 5 below show the street scene elevations with the CGI forming Figure 6 showing the context with adjacent Parcel 8 as well as the northern corner of Waitrose.



**Figure 3** Southern elevation to public square





**Figure 4** Eastern elevation to Parcel 8



**Figure 5** Western elevation to Parcel 10



**Figure 6** Visual of Parcel 9 viewed from Waitrose

### Materials

34. The Code makes direct reference to a mixed, yet limited palette of materials as being appropriate throughout the wider development. The development at Parcel 9 is proposed to be constructed with the following materials:
  - Buff brick
  - Red brick
  - Feature brick detailing at ground floor
  - Glazed balconies
35. A mix of traditional high quality wall-facing materials such as brickwork have been used to further reflect the variety of the local architectural environment, to provide variation on within the elevations and to articulate features of the facade.
36. All of the materials proposed to be used can already be found on properties in the local and immediate area and the design seeks to closely reflect these local materials, and provide greater relief and interest through the building's key elevations. Samples of the materials will be available at the Planning Committee.
37. The increased height of the corners on the southern side of the site, turning the eastern and western corners with repeating features and forms, aim to enliven the building's facade to Repton Avenue and the way it would address the public open space.
38. The Repton Avenue elevation is formed of a strong retail frontage that has been further subdivided to form repeated bays referencing a domestic scale street frontage. This replication of a traditional, terraced 'high street' adds further reference to the local vernacular.
39. Key design features include:
  - Punctuated roofline to create varied roofscape
  - Variety in scale to create visual interest
  - Traditional and contemporary forms and shapes
  - Variety in materials
  - Verticality of forms
  - Architecturally distinctive
  - Buildings designed to turn corners and create focal markers
  - Design articulation in the form of bays, balconies and differentiated materials

- Contemporary fenestration pattern and strongly vertical emphasis, but with traditional regularity
  - Contemporary shopfronts at street level
  - Entrances directly onto the street
40. When Parcel 9 is read together with Parcels 8 & 10, the eventual street scene is intended to appear as individual buildings, which sit within a street that appears to have 'grown up' organically over time. The elevational treatment of each building is designed, therefore, to respond to its immediate environment with the aim being to create a dynamic high street with character and a varied architectural palette as is seen in most high streets that have evolved over time and thus experienced periodic alteration as well as new development and rebuilding spanning different architectural eras.
41. Extracts from key pages from the applicant's Design and Access Statement, setting out the analysis and concepts which have informed the design of this parcel are attached as **Appendix 2**.

#### Landscaping

42. Given the constraints of the site and requirements of the Code and Masterplan Parcel 9's landscaping focusses on the delivery of a high quality hard landscape environment to complete the northern side of Repton Square.
43. The Code suggests inclusion of tree planting, specimen shrubs, climbers and lighting to enhance the quality of the space within the court and soften the view of the car park from the perimeter block.
44. The central parking courts would be primarily hard surfaced. The intention is to create pockets of landscaping in between the individual parking spaces, with specimen trees and ground cover. The proposed planting would be provided to enhance the ecological value of the site and for habitat creation.
45. Surface finishes co-ordinate with the materials already used along the high street. Within the parking areas a light coloured block paving is utilised for pedestrian routes and parking bays to visually soften the area of hard surfacing.
46. Boundary treatments are proposed to consist of ball topped black railings which would match the adjacent residential parcels and the POS16 play area railings. Where the railings demarcate private residential areas these would be backed with evergreen hedging to provide a degree of privacy. Railings, rather than a wall treatment, are proposed along the length of the northern interface with POS 16.
47. To the northern boundary with POS16 a wall is not suitable due to the impact the foundations would have on the root protection on areas of the trees (protected by Tree Preservation Order). The railing has the benefit of providing some natural

surveillance benefitting both the public open space and the car parking areas and visually coordinating with the existing railings to the play area.

#### Ecology

48. The applicants ecology survey and statement concludes that no harm to Great Crested Newts (GCN), reptiles, Dormouse, Badger and breeding birds will be incurred providing all mitigation/avoidance measures as detailed are adopted.
49. In summary, this will require the following:
  - Vegetation clearance within previously translocated areas to be undertaken in an ecologically sensitive manner under a PWMS for reptiles, breeding birds and in accordance with EPS licence 2016-23806-EPS-MIT;
  - Clearance of semi-natural habitat should be undertaken outside the reptile and amphibian hibernation period so as to avoid the accidental killing/injury of animals (November to March inclusive and where temperatures are not below 10°C);
  - Clearance works should aim to avoid the recognised breeding bird season (March to September inclusive), however, it is recognised that this may not always be possible due to constraints associated with other protected species (amphibians and reptiles). In this instance, all vegetation should be thoroughly checked by a qualified ecologist immediately prior to removal. Any active nests must be protected by at least a 5 metre buffer zone demarcated by hi-visibility tape until all young have fledged;
  - Any newts/reptiles found to be released in adjacent suitable habitat off site (the receptor site) at a safe distance from the construction activity;
  - Incorporation of bird boxes within the fabric of proposed dwellings; and
  - A pre-construction Badger Survey to be conducted prior to the commencement of all works and appropriate action taken in the event that setts are discovered.

#### Parking Strategy

50. Maximum standards in respect of non-residential development are set out in the KCC SPG4 at Policy TRA3(b). This sets out maximum standards for different use classes – there is no minimum standard.
51. 'Flexible' commercial floorspace is proposed with permission sought for Use Classes A1, A2, A3, A4, AS and B1, with slightly different standards applied to each. As such applying a single standard at this stage is not possible.
52. Given the position of the proposed block, within a residential area, near to a large footprint convenience retail store (Waitrose), it is reasonable to assume that the commercial floorspace would be occupied by A1 Non-food retail businesses serving

predominantly local needs of Repton Park residents as opposed to being a destination for visitors from further afield.

53. Applying the A1 Non-food retail standard, the table below sets out the maximum parking requirement arising from the commercial floorspace proposed on each parcel.

Parcel	Commercial Floorspace	Maximum standard	Maximum requirement.
9	401	1 Space per 25m <sup>2</sup>	16

54. Like Parcels 8 & 10, the parking strategy for this parcels recognises fundamentally that this site is a sustainable mixed-use location, with good access to public transport and that the Parcel is located in the highest density, most sustainable position within the entire site.
55. The small units within the Parcel are not likely to be destinations in their own right and are more likely to either derive custom from the immediate area or from shoppers who would be visiting the Waitrose site in any event.
56. The parking strategy for the site recognises that parking demand for the commercial units would primarily arise during day in the week, with parking demand for residential units primarily arising during the evenings and overnight. As such there are opportunities for efficiencies to be achieved with unallocated/visitor parking providing a 'dual' use – helping provide adequate parking whilst maintaining a high quality public realm.
57. It is also noted that the types of uses and activities that are likely to be accommodated in the flexible commercial uses are likely to be meeting local needs (for the reasons set out above) unlikely to be significant trip generators, and thereby will not give rise to significant parking demand.
58. Finally, it is noted that, in practice the unallocated visitor parking across the sites will operate together, with that proposed in the separate application for Parcel 9 (which proposes 54 spaces), alongside the existing supermarket parking, again allowing for efficiencies to be achieved.

Parcel 9		Allocated	Unallocated/Visitor (Dual Use)	Dual Use Total	Requirement
	Residential	31	18	49	49
	Commercial	5		23	16
<b>Grand Total</b>				54	

59. The tables above demonstrate that, the parking standards are achieved or exceeded for both residential and commercial uses, by implementing an efficient but appropriate 'dual use' parking space strategy. This notwithstanding, it is recognised that there is always pressure for residential spaces and as such the strategy ensures that each property has at least one allocated space – which given the central and urban location is consistent with the approach in the Town Centre.

Surface water drainage – Parcels 8 and 10

60. Within the site-wide strategic surface water design, Parcel 9 has been allocated one separate point of discharge. This outfall discharges to the east of Parcel 9 into Road N4 and into the existing gravity surface water sewer situated on Repton Avenue that is adopted under a Section 104 agreement.
61. In accordance with the approved drainage strategy, the flows are unrestricted based on the impermeable area.
62. The surface water sewers within the adjacent road network were technically approved and inspected by Southern Water Services, and were communicating with the public sewers within Templar Way. They are vested by Southern Water Services under The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, and are therefore now classified as public sewerage.

Foul water drainage

63. Within the site-wide strategic foul water design, Parcel 9 has been allocated one separate point of discharge. This outfall discharges to the east of Parcel 9 into the existing gravity foul water sewer situated on Repton Avenue.
64. The foul sewers within the adjacent road network were technically approved and inspected by Southern Water Services, and were communicating with the public sewers within Templar Way. They are vested by Southern Water Services under The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, and are therefore now classified as public sewerage.
65. It has been confirmed with Southern Water that there will be no flow restriction required across the development site as all downstream reinforcement works were completed when the CTRL works were carried out.

Trees

66. No trees are located within the site boundaries and therefore the proposed development will not require any tree removal. All adjacent arboricultural features shall be protected throughout the proposed development.

## Planning History

### Determined

- 02/01565/ AS – Outline planning permission for up to 1250 dwellings
67. In addition the following applications have been approved adjoining the application site.
- 09/01463/AS- Linear Park - Public Open Space including play facilities and landscaped areas and discharge of conditions pursuant to 02/01565/AS.
  - 10/01046/AS - Reserved matters application for the construction of 63 dwellings (including 9 live work units) on Parcel 13b and 16 in Phase 2 North, together with associated roads, parking, landscaping, public open space and infrastructure.
  - 12/00133/AS – Reserved matters application for development on Parcel 14 (Phase 2B North) for 40 dwellings, together with associated car parking, landscaping and infrastructure.
  - 15/00315/AS – Land Parcels 31 – 33 Reserved Matters Consent for
  - 15/00589/AS - Parcel 18 Reserved matters consent for 59 dwellings
  - 15/01518/AS - Parcel 15 Reserved matters consent for 24 Dwellings
  - 16/00549/AS – Land Parcels 19 -23 Reserved Matters Consent for landscaping only, for the development of Parcels 19-23 for 105 dwellings together with access roads, footpaths, drainage, associated car/cycle parking, provision of associated groundworks and infrastructure. The original Outline application was accompanied by an ES.

### Under Consideration

- 16/00808/AS – Land Parcels 34-37 Reserved Matters application for 86 dwellings – under considerations
- 17/00597/AS – Land Parcel 13a Reserved matters application for 40 affordable extra care apartments and communal facilities, together with associated landscaping, infrastructure and earthworks.
- 17/00578/AS – Land Parcel 9 Reserved matters application for 31 residential apartments together with flexible employment floorspace (B1/ A1/ A2/ A3/ A4 or A5 Use Classes), associated landscaping, infrastructure and earthworks pursuant to outline planning permission 02/01565/AS -

## Consultations

**Ward Members:** One of the Ward Members is a member of the Planning Committee

**KCC Highways & Transportation:** Raise no objection

**Neighbours:** 227 neighbours directly consulted; 1 letter of general comment received raising the following concerns:

“While I support the application, I am concerned about the lack of parking facilities for visitors to the apartments and business units. Most of Repton Avenue is already heavily congested and the pavements are blocked by parked cars making walking anywhere along this road very awkward. In my view where possible parallel parking bays should be installed the entire length of Repton Avenue and where no bays are available measures such as wooden bollards as used in various other parts of the estate are installed to prevent cars from being able to drive along and obstruct the pavements.”

[**HDMSS note:** Consistent with the approach adopted on all recent applications at Repton Park - where feasible (i.e. subject to highway safety, bus stops, pedestrian flow and utilities parking) on-street has been fully maximised during the consideration of this application]

**Southern Water:** No objection subject to informative

**KCC: Flood & Water Management:** request further details

**ABC Corporate Property and Projects (Drainage):** Raise no objection to the principle of the development or the principles of surface water management as supplied in the application. However recommend that the following information is sought before determination:

- Reference to the SAB within maintenance schedules should be removed – The SuDS Approval Board was never implemented off the back of the Ministerial Statement by Sir Eric Pickles in December 2014. Ownership should either be identified as the party who have provided express permission to adopt the infrastructure, or fall under the management of a private company responsible for the ongoing maintenance of the system identified.
- Full design calculations for the drainage system do not appear to be available. This should be provided by the applicant to ensure that unacceptable levels of flooding of the proposed infrastructure does not occur for any event up to and including the 1:100+20%CC storm event. The 1:100 + 40%CC scenario should be also tested within the drainage model to ensure that ‘Designing for exceedance’ has been given due consideration and that exceedance routes do not put people and property at risk at undue risk.
- Confirmation should also be provided in relation to the strategic model, that given unrestricted flows proposed for Parcels 8, 9 and the unidentified parcel (North of Parcel



14), these parcels can be discharged unrestricted into the network without exceeding the final agreed downstream discharge from this network of 65l/s (As per the attached). This must be achieved without unacceptable flooding occurring for any part of the relevant network for both the 1:100+20%CC and 1:100+40%CC storm events.

[**HDMSS note:** I am satisfied that this further information could be secured by condition prior to any development commencing, ensuring that adequate provision is made for surface water management.]

**KCC: Biodiversity:** Raise no objection subject to conditions securing the mitigation outlined in the application.

**KCC: Archaeology:** Make the following comment:-

“The site lies within an area of archaeological potential associated with Iron Age and Roman activity, located to the north and east. Repton Manor complex is located just to the south and this was a medieval manorial complex, which was later used as a farm. During the 20<sup>th</sup> century the military barracks was developed and Repton Manor was used as part of the establishment. Although some of the site was evaluated in 2004, parts of this site have not been fully covered by archaeological field assessment.

As such and in view of the potential, I recommend the following condition is placed on any forthcoming consent:

*Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:*

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and*
- ii further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority*

Reason: To ensure that features of archaeological interest are properly examined and recorded.”

**Environmental Health Manager:** No objection subject to conditions to protect the amenity of residents above the proposed commercial uses.

## Planning Policy

68. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD

2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now ended. At present the policies in this emerging plan can be accorded little or no weight.

69. The relevant policies from the Development Plan relating to this application are as follows:-

#### **Ashford Borough Local Plan 2000**

TP6 – Cycle Parking

EN32 – Important Trees and Woodland

S22 – Land at Former Rowcroft and Templar Barracks

This is a site specific policy which states the following: The former Barracks site is proposed for a mix of residential and commercial development to be built over a number of years. An institutional use, able to reuse existing buildings, would also be appropriate. In this Plan's timescale (to 2006) it is estimated that 500 dwellings could be provided together with employment development of 10 hectares. (In the period after 2006 the site has capacity for a mix of housing and employment uses which may involved the redevelopment of existing buildings). A development brief and design code have been formally adopted by the Borough Council and inform/guide proposals for this site.

#### **Local Development Framework Core Strategy 2008**

CS1 – Guiding Principles

CS2 – The Borough Wide Strategy

CS4 – Ashford Urban Area

CS9 – Design Quality: Development proposals must be of high quality design.

CS11 – Biodiversity: Development proposals should protect biodiversity.

CS12 – Affordable housing

CS13 – Type and range of housing

CS15 – Transport: Development proposals must show how all highway, public transport, walking and cycling needs arising from the development will be satisfied.

CS20 – Sustainable Drainage: All development to include appropriate sustainable drainage systems (SUDS) for the disposal of surface water

CS21 – Water Supply and Treatment: Major proposals for new development must demonstrate there will be adequate water supply and wastewater treatment facilities in place

### **Urban Sites Development Plan**

U0 – Sustainable Development

### **Ashford Local Plan to 2030**

SP1 – Strategic Objectives

SP2 – The Strategic Approach to Housing Delivery

SP6 – Promoting High Quality Design

HOU12 – Residential Space Standards

HOU15 – Private External Open Space

ENV1 - Biodiversity

ENV9 – Sustainable Drainage

70. The following are also material to the determination of this application:-

### **Supplementary Planning Guidance/Documents**

Public Green Spaces & Water Environment SPD adopted July 2012

Sustainable Design and Construction SPD adopted April 2012

Residential Space and Layout SPD adopted October 2011

Residential Parking and Design Guidance SPD adopted October 2010

Sustainable Drainage SPD adopted October 2010

Affordable Housing SPD adopted February 2009

Ashford Barracks Design Codes (March 2007)

Ashford Barracks Development Brief (March 2003)

### **Informal Design Guidance**

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

Informal Design Guidance Note 3 (2014): Moving wheeled-bins through covered parking facilities to the collection point

### **Government Advice**

#### National Planning Policy Framework (NPPF) 2012

71. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-
72. Of particular relevance in NPPF is the presumption in favour of sustainable development (para14), requiring good design (para 56), sustainable design and construction (para 95).

### **Assessment**

73. In light of the policies listed above, the following matters need to be considered, whether:
  - a) The proposals contribute to the strategic housing and making the best use of land
  - b) The layout of the proposals would result in a sense of place and be well connected to neighbouring sites
  - c) The proposals would result in a high quality form of built development
  - d) An appropriate mix of dwellings and sizes is provided
  - e) The proposals provide sufficient resident and visitor parking
  - f) Internal and external space standards are acceptable
  - g) Refuse collection is appropriately considered
  - h) Surface water and drainage have been detailed appropriately,

- i) The Impact of the development on trees is acceptable
- j) The Impact of the development on ecology/biodiversity is acceptable
- k) Landscaping

**a) Do the proposals make the best use of land?**

- 74. Development plan policies CS1, CS2, CS4, SP1 and SP2 advocate locating residential development in a strategic/allocated manner with brownfield sites being utilised first.
- 75. ABLP 2000 policy S22 allocated the Barracks, a brownfield site for residential development. The development of this site, the level of residential development, broad relationships to neighbouring sites and connections were considered under planning ref: 02/01565/AS and subsequently approved in 'outline' in 2007.
- 76. This application seeks to approve the details pursuant to the outline permission. The principle of this development is therefore accepted and compliant with the aforementioned policies.

**b) Would the layout help contribute to a sense of place?**

- 77. Policies S22, CS1, CS9 SP1 and SP6 state that all development should seek to create a distinct character, with a strong sense of place and identity. Further, development should seek to provide a logical site layout that takes all opportunities to connect into existing connections surrounding the application site.
- 78. The proposal creates active frontages to all publicly accessible areas to ensure a good degree of activity within the street scene and natural surveillance overlooking for safety.
- 79. The introduction of commercial/employment spaces at ground floor would add vibrancy to this part of the development and make it distinct from other parts of the development.
- 80. In conclusion, I am satisfied that the proposals would comply with policies S22, CS1, CS9 SP1 and SP6 and general themes of the Development Brief and Design Code, where they exist.

**c) Do the proposals exhibit design quality as per the Code?**

81. The Repton Park Design Code (para 3.7.2 & 3.7.3) identify the application parcel as forming part of High Street Frontage 3.
82. The Code suggests that buildings should be a minimum of three storeys high opposite Waitrose and four storeys opposite the Manor and Barns. Proposals should include a mix of uses with retail/commercial ground floors with residential above.
83. The Code identifies that buildings should be architecturally distinct, contemporary in form and language, with a tripartite division of the façade – i.e. a base (ground floor with defined and transparent shopfront/s), a middle (continuous primary façade above ground floor), and a top (maybe with the floor set-back). In particular, the corners should be articulated with elements such as bays or balconies and differentiated materials.
84. Furthermore, the Code identifies that the buildings here should be identifiable as one of a series of three, which when viewed as a group, provide a visual transition architecturally, marking a change in architectural language from the high contemporary Commercial forms to the contemporary residential and civic uses to the west. This should be achieved through an increased use of Kentish materials, such as weatherboard (or equivalent), and greater articulation of roof forms to create gable profiles (see Figures 3.27 in the Code for example).with the market square building and high street corner building creating a continuous street/retail façade along the high street and around the corner to face the Repton Manor barns.
85. Where possible signage is required by the Code to be integrated with the building design and not stand-alone (excluding the approach that might be needed for Repton Manor and barns). The ground floor should have retail or commercial uses, both with large transparent front windows (in keeping with the land uses designated in the Development Brief). The buildings along the northern side of the high street which enclose the square are identified as needing to make a continuous enclosing street façade defining the north side of the square. These buildings are required to be 3 to 4 storeys high (as in the case of Parcel 9) and to include elements which create help establish landmark features such as detail, colour and/or highlights.
86. The architectural language of the buildings' façades and form will be a contemporary interpretation of the buildings in the local study informing the Code as follows;
  - with a tripartite division of the façade – i.e. a base (ground floor with defined and transparent shopfronts),
  - a middle (continuous primary façade above ground floor), and

- with a top (upper floor possibly set back).

Corners are required to be articulated with projecting elements such as bays or balconies and differentiated materials.

87. Figure 7 below is an extract from the Code setting out the vision for Parcels 8, 9 and 10. Figure 8 is the proposed street scene resulting from the two applications negotiated and reported for decision on this agenda with the central building in the street scene forming Parcel 9.



**Figure 7** High-street as envisaged in Design Code



**Figure 8** High-Street as proposed by this application

88. Further amendments have been made through post-deposit negotiations would enhance the visual appearance of the proposed building. The amendments made seeks to provide further visual richness through fine detailing such as brick colours, brick decoration.
89. The proposed building is contemporary in form and of an appropriate scale to enclose and frame the public square to the north of the manor and barns. I am satisfied that the building would relate well in scale to the existing Waitrose buildings and would not appear overbearing in relation to the Manor or modern residential development which sits to the north of the application site. The proposal complies with the Code in terms of scale, where it is indicated that up to five stories would be permissible. I consider that the scale approach taken would fit well with its context.
90. Each façade to the building is richly articulated and would provide visual interest to the street scheme at the same time as providing both an active shopping frontage to the street and assisting with natural surveillance.
91. The proposed mix of materials accords with the aims of the Code and are, in my view, high quality and therefore acceptable.

92. Taking reference from the sketch provided in the Code, I am satisfied that the proposal – alongside the proposals for adjacent Parcels 8 and 10 - would deliver the aims of the original vision for Repton High Street.
93. Perimeter estate railings to the ground floor units combined with hedging are proposed to provide definition to spaces and to enhance the visual setting of the building along the side street.
94. I have negotiated additional trees to be planted, including those that are larger and will mature with bigger canopies and give further benefits in terms of shade, habitat, and positive moderation of micro-climate.
95. I consider that Parcel 9 complies with the aims of the Code in scale, form and detailing.

**d) Is the level of parking provision acceptable?**

96. The development has maximised the level of parking provision both within the private courtyards and within the street. The applicant has demonstrated how the available parking would be utilised to provide adequate parking for both residents, business users and visitors.
97. Kent County Council Highways and Transportation have reviewed the application and are satisfied that the proposals are acceptable and would not result in harm to highways safety.
98. Retail and leisure developments generally generate a demand for mainly short stay car parking that would be used by several different occupiers at varying points in the day. Small local centre locations such as Repton Park and Godinton (to the south) are not destination locations and seek to serve the needs of local residents who live in close proximity to the facilities. In such cases, the visitors would tend to walk, especially in areas well connected by footpaths and the need for car parking is needed for those persons looking to stop perhaps as part of a car trip (to or from the site). The need for parking in this location, given the limited scale of the offer, is likely to be low.
99. I acknowledge that around the Waitrose development there are instances of cars parking on the street. However, unlike the current proposal - Waitrose is a destination retail outlet, which attracts customers from a much wider radius. Waitrose is well served by a car park and those customers parking on the road are doing so not due to a lack of parking but a personal decision of haste one suspects. The matter can be kept under review by the Council and, if necessary, tackled by the making of a Traffic Regulation Order and its subsequent enforcement.



100. I do not envisage that the small amount of retail proposed in this application would attract customers from far afield. It is more likely that it will be Waitrose shoppers who will use visit as part of a linked trip.
101. It should be remembered that Repton Park was approved at a time when the parking standard for residential development was much lower than has been implemented on the site since 2010. As a result there is today far greater flexible parking designed into the street network than was ever envisaged.
102. Overall, I consider that the appropriate balance has been struck between providing parking for residents as a priority together with an appropriate level of on-street parking for visitors (both to commercial and residential accommodation) and the need to ensure that a high quality local centre with a strong sense of place is delivered.
103. Acceptable provision for the secure storage of cycles is made.
104. I am satisfied that the level of parking provision would meet the needs of the occupants and would not harm the character of the resulting street scene. As a result the proposal accord with emerging policy TRA3(a) & (b).

**e) Do the proposals comply with adopted space standards?**

105. The proposals are in accordance with the Government's Technical Housing Standards - Nationally Described Standards for minimum internal space for new residential developments, and therefore emerging Local Plan policy HOU12.
106. Communal on-plot amenity space is provided where possible but in the main external ground floor amenity space is not proposed as fully envisaged in adopted policy, however, the apartments are located adjacent to open space and within a 1 minute walk of the linear park. Members have previously accepted this approach where flats are close to good sized areas of public open space and flats also have individual private balconies/terraces. I therefore consider that it is a reasonable approach to take given the context of this Parcel.
107. In this respect the proposal does not fully accord with the space standards SPD and 'emerging' policy HOU15 as it is drafted but this can only be afforded limited weight in the determination process.

**f) Is refuse collection adequate provided for?**

108. All refuse bin pull distances for both householders and bin operatives are within the distances specified within the British Standard and Part H of the Building Regulations. Whilst there are a handful of pull distances that fall below the stricter good practice distances set out within the Council's Residential Layouts and

Wheeled Bins guidance (Dec 2014) this relates to very few properties and the arrangement is straight and simple, with as few turns as possible.

109. I am satisfied that an appropriate balance has been struck with the aim of keeping distances to pull bins manageable for the occupiers together with a layout that delivers good design and strong place-making building on the approved Brief and Code for the site.

**g) Does the proposal address surface water drainage?**

110. Surface water drainage has been designed and is proposed to be constructed in line with the overall drainage strategy for the wider site. This is to ensure that there is no increase in surface water flood risk at the site or its downstream receptors. Following technical consultation and responses from the applicant I am satisfied that the applicant's approach to surface water drainage is acceptable and complies with Policies CS20 & ENV9 as well as the Council's SPD.

**h) Would the development adversely impact protected trees?**

111. Whilst no trees are located within the application sites, some do sit in close proximity. Construction activity could if appropriate measures are not provided harm these trees. As such a construction exclusion zone includes all trees to be retained and no works are proposed within the root protection area.
112. To conclude I am satisfied that the proposed changes in the long term will enhance trees making an important contribution to the amenity and biodiversity of the area.

**i) Does the development enhance ecology & biodiversity**

113. The applicant proposes bat or bird boxes to be attached to the building and a landscaping approach that balances visual interest and creation of spaces with different character with approaches that will generally help boost biodiversity. Overall, I consider the way that biodiversity is approached within the scheme to be acceptable.

**j) Is the approached to Landscaping acceptable?**

114. The broad approach to hard and soft landscaping is generally acceptable and broadly follows previous approvals flowing from the design information in the adopted Brief and Code as well as practical experience gained thus far.

**k) Would Residential Amenity be protected from the impact of the ground floor commercial development?**

115. The Council's Environmental Health Manager is satisfied that subject to conditions relating to extraction and ventilation the proposed commercial units would not give rise to residential amenity harm

## Human Rights Issues

116. I have also taken into account the human rights issues relevant to this application. In my view, the “Assessment” section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

## Working with the applicant

117. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

## Conclusion

118. The proposed development is well designed and would result in a high quality, legible and well landscaped environment with a distinct sense of place on a brown field site.
119. The proposal would provide sufficient parking provision and the ability to collect refuse.
120. I am satisfied that the proposal would not harm the interests of ecology and biodiversity and the loss of some trees is both necessary and suitably mitigated.
121. The proposal accords with the Development Plan as a whole and the emerging policies in Draft Local Plan and the NPPF.
122. In accordance with the NPPG a number of planning conditions detailed in the report above are required to ensure the development fully complies with policy.

## Recommendation

### Permit

#### Subject to the following conditions and Notes:

1. The bird nesting boxes to the Plots shown on drawing no. P8-10/L01 Rev C and P8-10/L07 Rev C (or any subsequent variant to that drawing agreed in writing by the Local Planning Authority) shall be installed prior to first occupation of the dwellings at those Plots.

**Reason:** To help sustain and enhance biodiversity.

2. No development above ground floor slab level shall be commenced until the following details have been submitted to and approved by the Local Planning Authority in writing:-
- 1:20 scale details of porch canopies (including materials and finish, details of any supporting posts and related brick plinths and roofing materials)
  - Details of the ground floor shop front surrounds.
  - 1:20 details of chimneys
  - Details of any other external fittings to dwellings and their locations (including aerials, dishes and amenity lighting)
  - All joinery
  - All proposed railings and gates within railings including style, detailing and final finish colour
  - Extract vents and Flues
  - Brick Mortar specification and colour
  - 1:20 Brick bond and decorative brick work
  - 1:10 and 1:20 details and sections of the Aluminium window frames
  - 1:20 details of the balconies including materials, fixings and soffit's
  - Details of the column up lighting and night-time illumination of the ground floor commercial facades - such details shall include hours of operation, details of the fixtures themselves and flush mounting into the ground, location and parties responsible for maintenance
  - Details sufficient to show the brick frame and confirmation that the brick work would wrap continuously around the soffit/underside.
  - Depth of window reveals
  - Coping to gables
  - Parapet capping, materials and fixings
  - Details of down pipes and guttering to match the colour of joinery
  - Mature hedges to ground floor apartments and the northern boundary to the rear courtyard parking area.
  - a brick wall with inset railings to the northern boundary of the car park to Parcel 9 to secure the car park for security and visually
  - Stair core glazing, joinery and infill panels

Thereafter, dwellings shall only be constructed in accordance with the approved details and all approved details shall be retained unless any variations have been approved in writing by the Local Planning Authority.

**Reason:** Further details are required in order to ensure that the external fine detail of dwellings is of a high design quality.

3. The flats at Plots 144 and 170 shall not be occupied until the approved boundary railings, walls and mature hedgerows have been installed. Thereafter, the approved railings and wall shall be retained unless the written permission of the Local Planning Authority for their removal has been obtained in writing.

**Reason:** Boundary details are considered a component of place-making in these locations and they establish a particular type of demarcation between private and public space. Delays in the provision of railings will unnecessarily affect the realisation of place-making as well as give rise to uncertainty for owners and occupiers that may result in less visually successful approaches being adopted as a consequence.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, no street name signage shall be installed within any public highway land unless otherwise agreed to in writing by the Local Planning Authority.

No flat may be occupied until a scheme for the provision of all street name signs has been agreed in writing by the Local Planning Authority (in consultation with Kent Highway Services) and street name signs have been provided in accordance with the approved scheme. The scheme shall comprise the following:-

- (a) Details of the precise positioning of street name signs to be attached to the elevations of buildings through submission of a 1:100 scale drawing
- (b) Copies of the easements in relation to the Plots concerned to allow installation and periodic maintenance by the local authority.

**Reason:** In order to de-clutter and improve the visual appearance of the public realm and to help limit damage to street name signs generally with attendant implications for long term maintenance at public expense.

5. No flat shall be occupied until the details identified below for the relevant block have been submitted to and approved by the Local Planning Authority in writing and subsequently provided.

- (a) Details of secure access arrangements for communal cycle stores.

Thereafter, the approved secure access arrangements shall be retained in working order.

**Reason:** To ensure communal cycle stores are secure and accessible by only those authorised to access the interior of the store in order to prevent crime and encourage the benefits of cycling for local everyday journeys. To ensure that car courts serving flats are secure by design and to help ensure that they are well-used by residents as a consequence.

6. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed 'Plans/Documents approved by this decision'.

**Reason:** To ensure that the development is carried out in accordance with the approval and to ensure that the quality of development indicated on the approved plans is achieved in practice

7. Prior to the commencement of Parcel 9 an arboricultural impact assessment shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the approved mitigation measures shall be implemented and maintained in throughout the construction of Parcel 9. The arboricultural impact assessment should include a schedule of trees to be retained and removed, evaluate the likely effects of construction works on retained trees including post development pressures and provide recommendations on mitigation measures to be implemented. It should also include a Tree Protection Plan which shall include details which are in accordance with BS5837: 2012 "Trees in Relation to Construction" (Table 1).

The protective shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

**Reason:** In order to prevent damage to the protected trees located to the north of the site.

8. Prior to the occupation of any plot on details of metal gates to serve the access to communal parking area shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the area and to ensure that the parking area serving the dwellings are secure by design

9. Prior to commencement of any plot on either details of the composite cladding and the hidden fixing system shall be submitted to and approved by the Local Planning Authority in writing and thereafter implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the area.

10. Prior to the operation of the premises, a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration, air conditioning and air handling units) to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. This shall then be so installed prior to the first use of the premises. The equipment shall be maintained and operated in compliance to the approved scheme whenever it is operation. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority

**Reason:** To prevent the transmission of noise and vibration into any neighbouring properties to protect amenity

11. Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

**Reason:** To prevent the transmission of fumes and odours into neighbouring properties to protect amenity

12. Prior to the occupation and prior to new occupation of the flexible use commercial groundfloor space, an acoustic assessment and scheme of insulation shall be submitted to the planning authority for approval and installation prior to use. Such an assessment and scheme of insulation shall be based on the proposed use class in order to ensure that the residential properties are sufficiently protected against noise transmission between the flexible use commercial groundfloor space and the residential units.

**Reason:** To prevent the transmission of noise and vibration into any neighbouring properties to protect amenity

13. Prior to the commencement of any development hereby approved details of the Shop Frontage Requirements Guidelines to be conveyed from the owner to tenants, which shall set out the restrictions to matters such as joinery, glazing and advertisements including size and position and other details of all window treatments including but not exclusively areas for blinds, opaque treatments shall be submitted to and approved by the Local Planning Authority in writing. No shop frontage shall be treated (including the placing of advertisements and treatment of windows) other than in accordance with the approved requirements and shall thereafter be implemented and maintained in accordance with the approved details unless

otherwise agreed in writing by the Local Planning Authority and copy of the approved requirements shall be given to each tenant by the owner.

**Reason:** To ensure the development provides active frontages that relate to people in the street and to ensure the continued vitality of the street scene.

14. With the exception of bricks written details including source/ manufacturer, and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

**Reason:** In the interests of visual amenity.

## Notes to Applicant

### 1. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- the applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- the applicant responded by submitting amended plans, which were found to be acceptable and permission was granted
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.



- The application was dealt with/approved without delay.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## **Background Papers**

All papers referred to in this report are currently published on the Ashford Borough Council web site ([www.ashford.gov.uk](http://www.ashford.gov.uk)). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00578/AS.

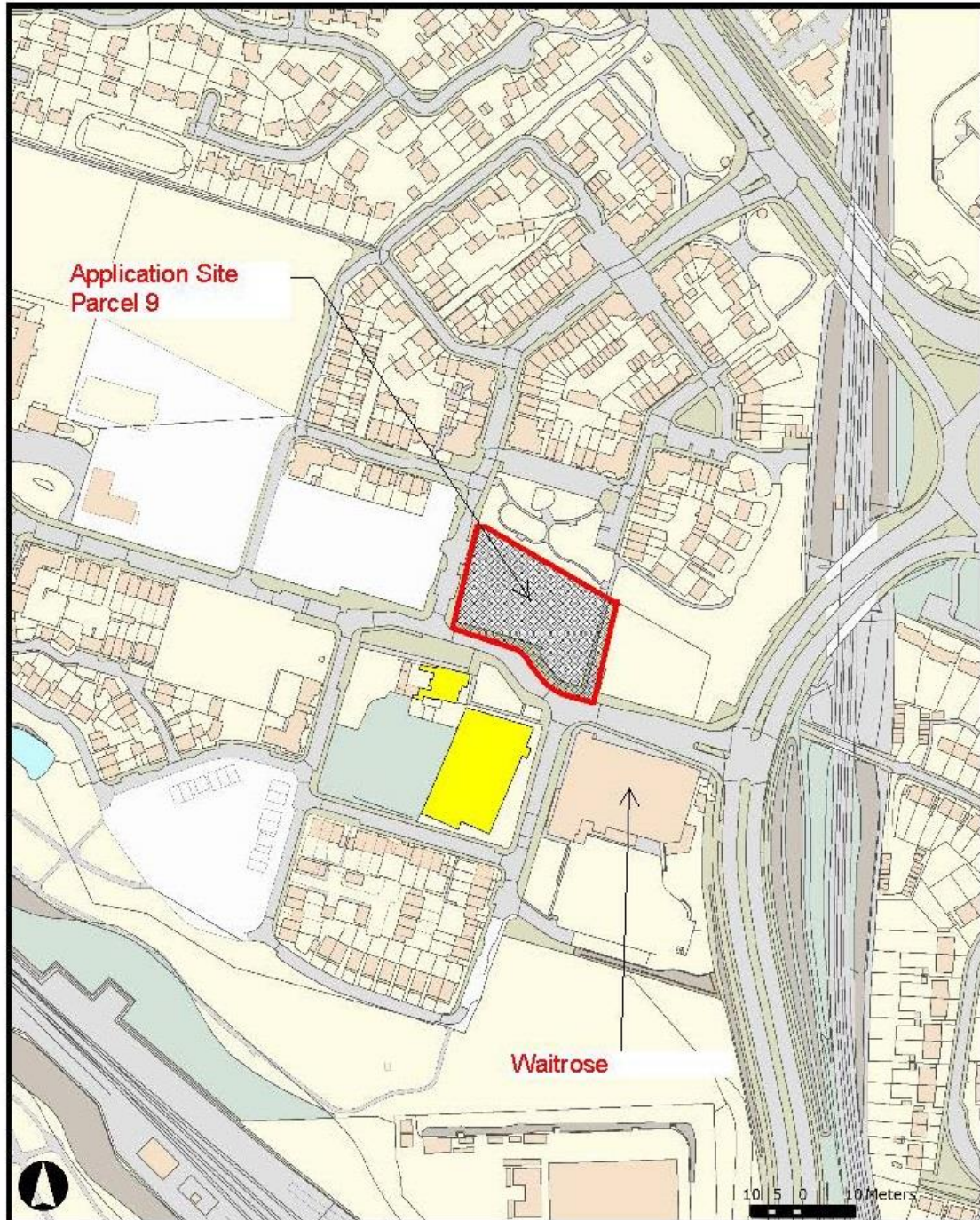
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## Appendix 1 Planning Committee Site Plan 17/00578/AS



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Appendix 2

3.3 DESIGN EVOLUTION

REPTON MANOR ANALYSIS



Parcel 9  
Repton Manor  
Repton Manor Barns  
Food Store

Key Plan



View 1



View 2



View 3



View 4



View 5

Brickwork coping and dressings decorate the parapet gable



Exposed rafter feet at eaves level

Flat segmental header over window reveals



Brickwork recessed to frame signage



Vertical breaks in the roof-line articulate the key corners/ ridge lines



Chimneys angular shape is further embellished with decorative brick detailing



Parapet walls exaggerate the form of the roof-scape

Horizontally of overall roof-line is reduced by the insertion of dominant vertical elements which are higher than the ridge line



Building line of Repton Manor sits in front of alignment of Food Store with parapet gable acting a focal building element from an eastern approach



1. Cappings, Dressings, Parapets

2. Facade Articulation

3. Undulating Roof-line

4. Verticality

5. Nodal Elements



Secondary gable further articulates the facade without detracting focus from the feature gable adjacent



Parapet gable with vertical upstand and decorative brickwork framing details up to the ridge provides focal element to facade

Facade profile is undulating and comprises a balance between vertical, horizontal and diagonal elements

Entrance positioned adjacent to feature gable rather than within it - set within recessed archway and embellished with brickwork detailing

Large centralised windows act as the focal elements up the facade and use their fenestration to emphasize verticality

Mid point of parapet gable



Mid point of upper opening / flush with eaves level

Mid point of main rectangular element / low point of mid opening



Proportions of openings to feature gable

4.35

ELEVATIONAL STUDIES



**DESIGN DEVELOPMENT**

Focal gable element - parapet language with vertical up-stand will have relationship to architectural treatment of Repton Manor

Integrated/ recessed balconies within major facade element

Secondary gable element proposed to 4-storey feature corner - replicates the relationship of the key facade of Repton Manor

Dormers positioned along lower pitched-roof section to provide additional articulation and interest to the roofscape

Feature gable addressing key vista along Sir Bernard Paget Ave. Recessed balconies set within the facade provide relief and articulation

Addresses key views on approach from the west and south of the site and have a direct visual relationship with the Manor building. The front project provides a recess space to position the balconies to the apartments

Feature gables to address key views from south and west approaches - language of Repton Manor parapet gables adopted

Feature gables references language of Repton Manor with contemporary interpretation of gable-end profile

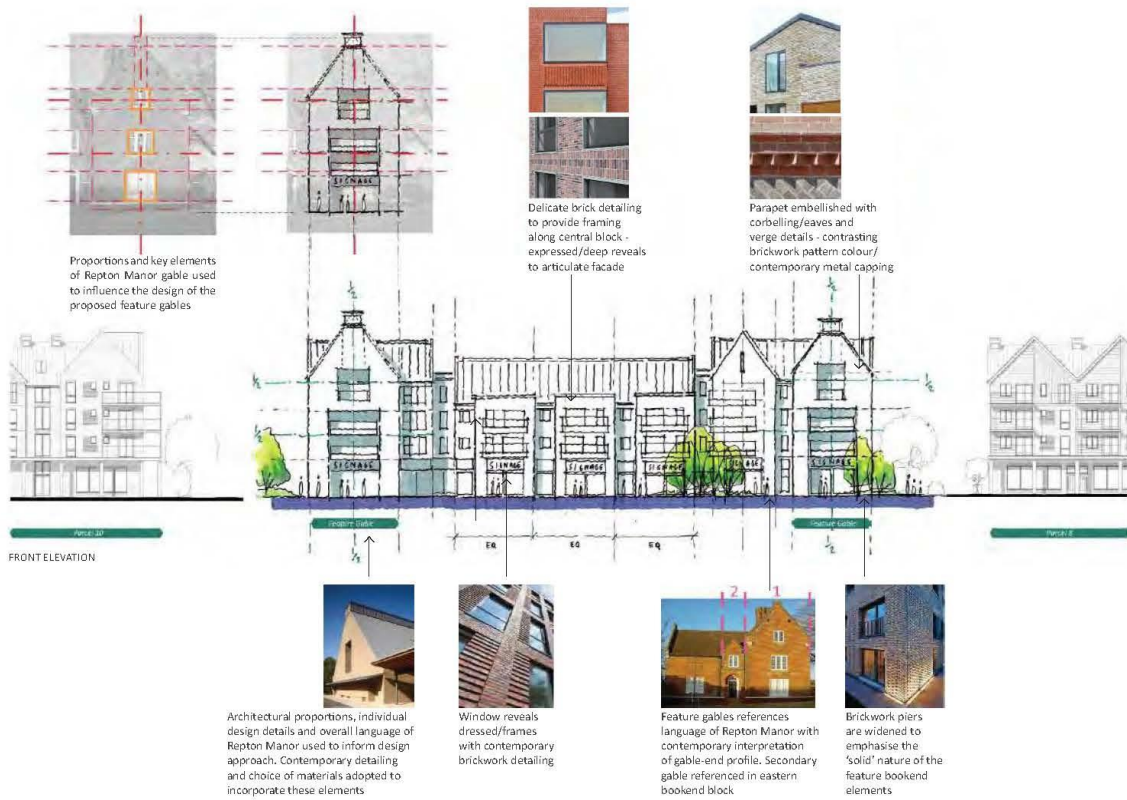
Repetitive language of parapet gables along lower part of roofscape - echoing architectural themes of Repton Manor with contemporary materiality and detailing

Brick detailing/ pattern to apex of gable to provide contemporary articulation without a change in material

Feature gable shifted from bookend position, referencing the central gable of the Manor's side elevation

Feature brick detailing/ paneling to emphasise verticality

PROPOSAL DEVELOPMENT



PROPOSAL DEVELOPMENT



Standing seam metal roof - provides contemporary contrast to traditional roof materiality of Repton Manor



PARTIAL FRONT ELEVATION



4.39