

**Category**

A - Conversion, Small (less than 0.4ha), Residential and Mixed Use

**Scenario**

1 (Mixed Use)

**Site Reference Number**

ATC013

**Site Address**

Land adjacent to 24 Tufton Street

**Present Use**

Vacant Church Hall

**Site Information**

Within heart of Town Centre

Within Conservation Area

Tufton Street is one way traffic flowing from west to east

**Site Area**

0.09 hectares

**Proposal**

Ground Floor

2 x Retail units (each approx. 60 sq.m)

3 x Retail parking spaces (1.5 per Retail unit), at rear of units

17 x Residential parking units (1.7 per Residential unit)

Stairwells to upper floors

First Floor

2 x Storage in association with Retail units (each approx. 70 sq.m) (internal staircase)

6 x 2 Bedroom apartments (each approx. 80-90 sq.m)

Second Floor

6 x Private roof gardens (various sizes) for first floor apartments (served by internal staircases)

4 x 3 Bedroom apartments (each approx. 100-120 sq.m)

Third

4 x Private roof gardens (various sizes) for second (plus third) floor apartments

4 x Upper floors of second floor apartments

**Key Features**

Each apartment with private roof garden

Central light well allowing natural light to reach ground floor parking area, allowing for staggered level roof gardens on second and third floors, enabling all apartments access to natural light on at least one elevation

**Parking**

Retail = 3 spaces (1.5 spaces per unit)

Residential = 17 spaces (1.7 spaces per unit)

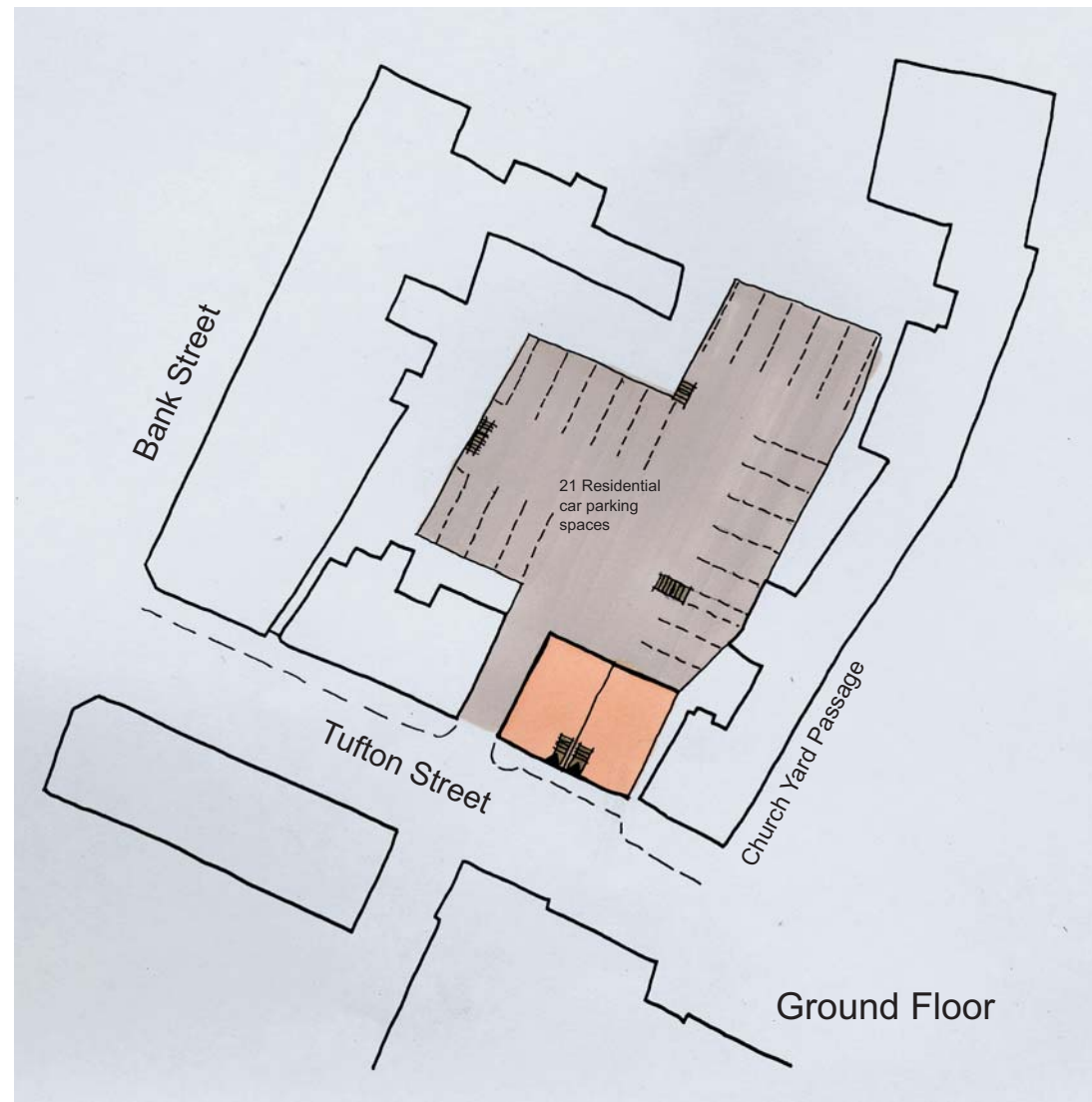
**Density Multiplier**

Area = 0.09 hectares

No. units = 10

Density = 111 units per hectare





**Category**

A - Conversion, Small (less than 0.4ha), Residential and Mixed Use

**Scenario**

1A (Residential Only)

**Site Reference Number**

ATC013

**Site Address**

Land adjacent to 24 Tufton Street

**Present Use**

Vacant Church Hall

**Site Information**

Within heart of Town Centre

Within Conservation Area

Tufton Street is one way traffic flowing from west to east

**Site Area**

0.09 hectares

**Proposal**

Ground Floor

2 x 1 Bedroom apartments (each approx. 60-70 sq.m)

21 x Residential parking

First Floor

2 x 1 Bedroom apartments (each approx. 60-70 sq.m)

6 x 2 Bedroom apartments (each approx. 80-90 sq.m)

6 x Private roof gardens (various sizes) for first floor apartments (served by internal staircases)

Second Floor

2 x 1 Bedroom apartments (each approx. 60-70 sq.m)

2 x 2 Bedroom apartments (each approx. 80-90 sq.m)

4 x Private roof gardens (various sizes) for first floor apartments (served by internal staircases)

**Key Features**

10 out of 14 apartments with private roof garden  
 Central light well allowing natural light to reach ground floor parking area, allowing for staggered level roof gardens on second and third floors, enabling all apartments access to natural light on at least one elevation

**Parking**

Residential = 21 spaces (1.5 spaces per unit)

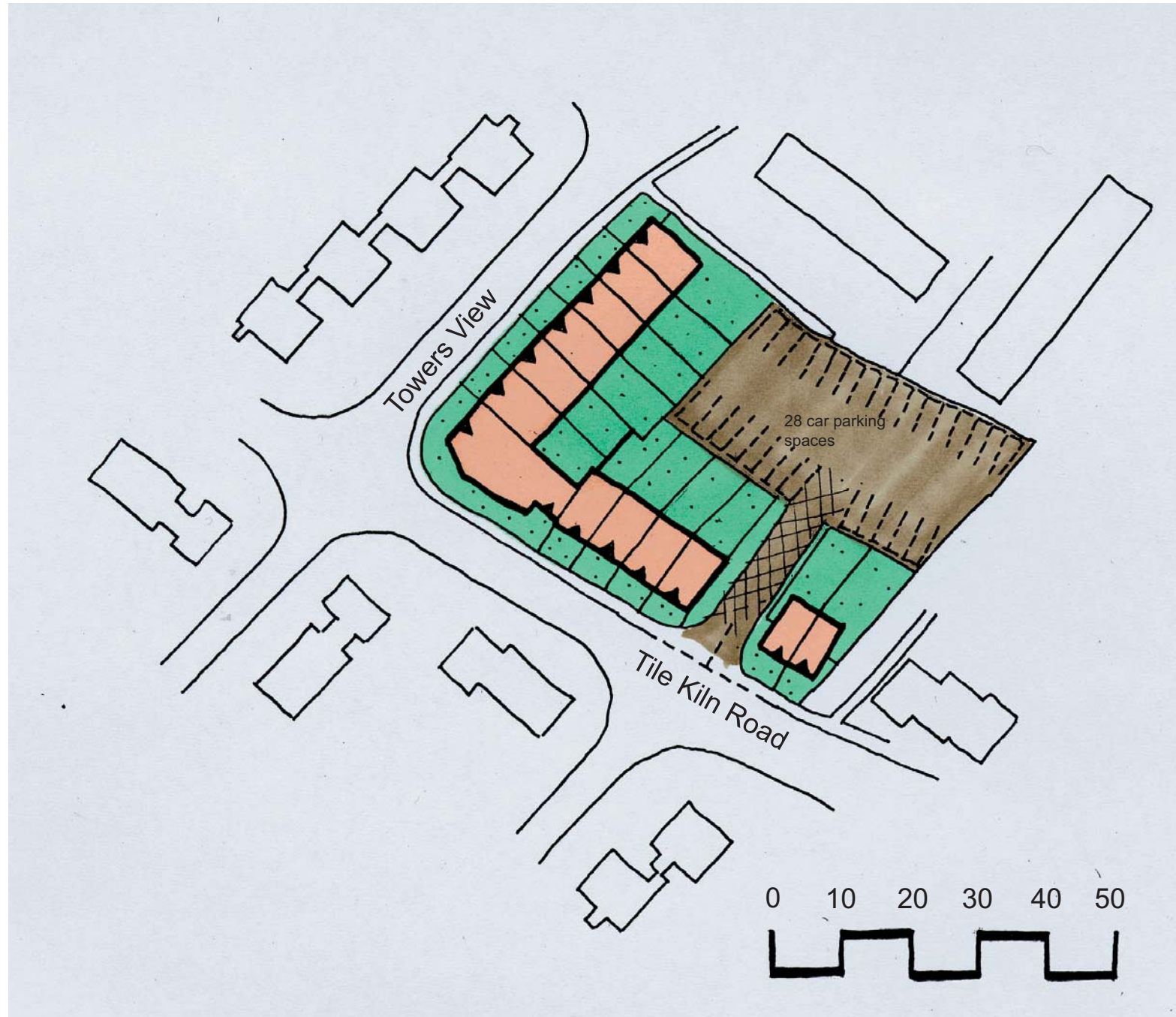
**Density Multiplier**

Area = 0.09 hectares

No. units = 14

Density = 155 units per hectare





**Category**

B - Small (less than 0.4 hectares), residential only, regular shaped

**Scenario**

1

**Site Reference Number**

AU006

**Site Address**

Orchard Cottage, corner of Tile Kiln Road & Towers View

**Present Use**

Very large warehouse unit with rear gardens

**Site Information**

Allocated for housing in the Local Plan

**Site Area**

0.31 hectares

**Proposal**

12 x 2 storey, 3 Bedroom town houses  
 3 x 1 Bedroom apartments  
 3 x 2 Bedroom apartments, in 3 storey corner block  
 Total - 18 units

**Parking**

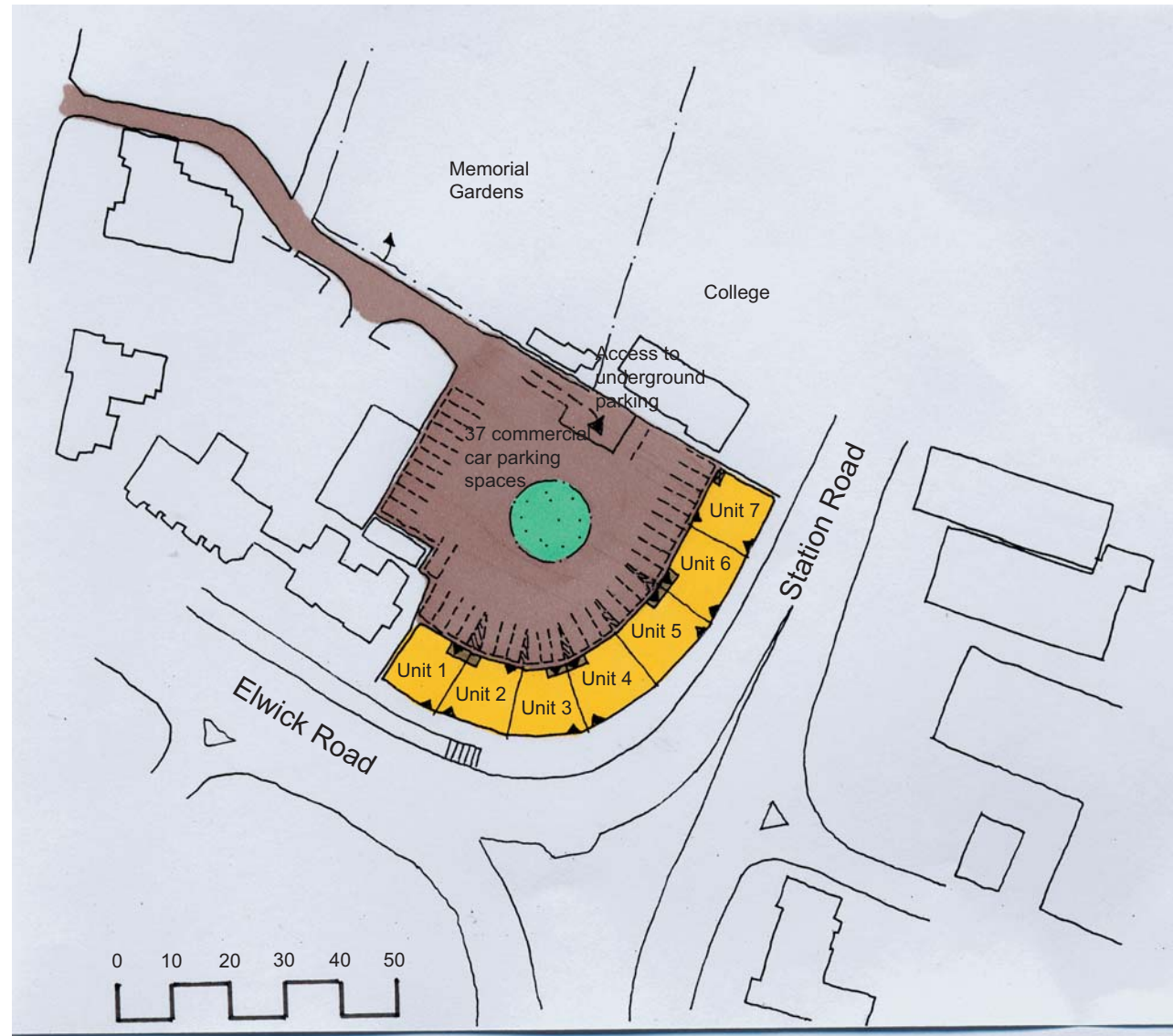
28 residential car parking spaces (1.55 spaces per unit)

**Gardens / Open Space**

All town houses have private rear gardens

**Density Multiplier**

Area = 0.31 hectares  
 No. units = 18  
 Density = 58 units per hectare



**Category**

C - Small (less than 0.4 hectares, Mixed Use, Regular shaped)

**Scenario**

1

**Site Reference Number**

ATC010

**Site Address**

Land at the corner of Elwick Road and Station Road

**Present Use**

Vacant land and derelict buildings

**Site Information**

Allocated as Development Site S2 in the Local Plan - for education and arts facility, along with adjacent land to the north Town Centre location  
Access via Church Road

**Site Area**

0.33 hectares

**Proposal**

Basement

65 residential parking spaces with access via ground floor  
Ground

7 small (or 3/4 medium) retail or commercial units fronting Elwick Road and Station Road  
37 retail / commercial staff, loading and servicing parking spaces at rear

Small central open space / courtyard feature, for use by staff and residents

First

16 x 2 Bedroom apartments

Second

3 private roof gardens for first floor apartments no.s 1,2,16  
12 x 1 Bedroom apartments

7 x 2 Bedroom apartments

Third

2 private roof gardens for second floor apartments no.s 14,32

12 x 2 Bedroom apartments

Fourth

12 private roof gardens for third floor apartments no.s 33-44

**Key Features**

Strong building line and key landmark frontage on corner plot  
Step down in scale to north west to respect setting of Memorial Gardens  
17 out of 47 residential units have private roof gardens

**Parking**

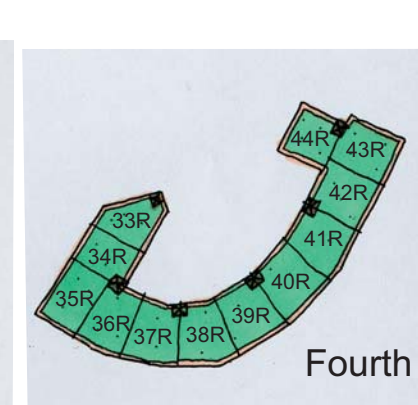
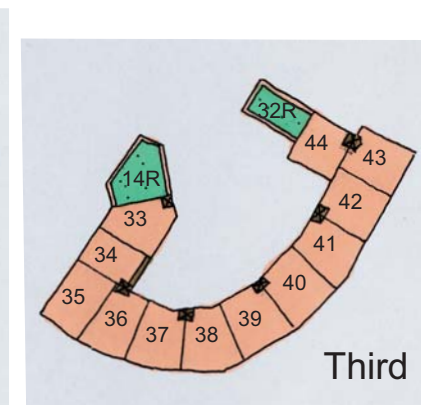
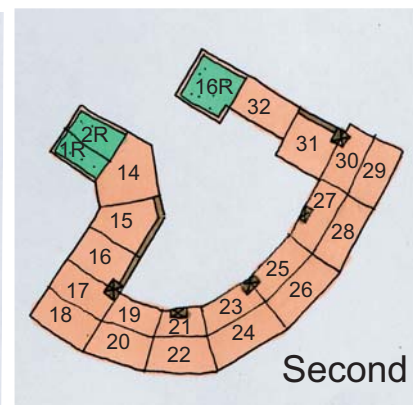
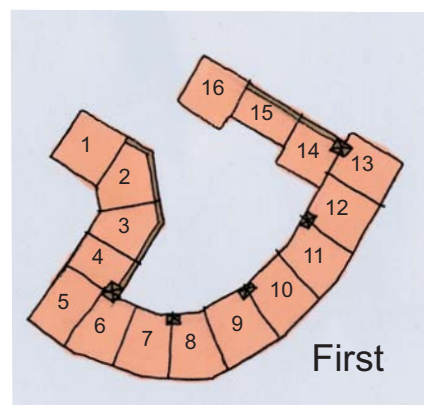
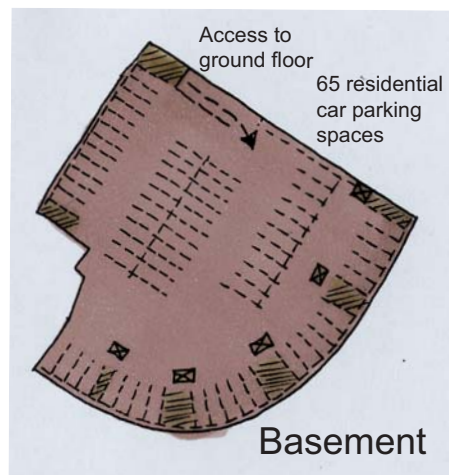
Basement residential parking = 65 spaces (1.4 spaces / unit)  
Ground floor commercial / retail parking = 37 spaces (5 spaces each for 7 units, 9 spaces each for 4 units)

**Density Multiplier**

Area = 0.33 hectares

No. units = 47

Density = 142 units per hectare





**Category**

D - Small (less than 0.4 hectares, Residential or Mixed Use, Irregular shaped or backland)

**Scenario**

1 (Residential Only)

**Site Reference Number**

AU116

**Site Address**

Land to the rear of 171-183 Kingsnorth Road

**Present Use**

Rear gardens

**Site Information**

Open space to south

**Site Area**

0.36 hectares

**Proposal**

13 x 3 Bedroom terraced houses (all 2 storey)

**Parking**

All units have 2 car parking spaces on a front drive, accessed via Stanhope Road

**Gardens**

Each unit has its own rear garden

**Density Multiplier**

Area = 0.34 hectares

No. units = 13

Density = 38 units per hectare



**Category**

E - Medium (0.4 - 1.0 hectares), Mixed Use

**Scenario**

1

**Site Reference Number**

3.4

**Site Address**

Land to the south of Henwood

**Present Use**

Overgrown grassland

**Site Information**

Part of Proposal S37 (business / employment land allocated for housing) in the Local Plan - new residential development now constructed to the south  
Allocation specified that half of allocation site should remain as open space  
Playing fields adjacent to the east  
Site acts as a gap between new residential and industrial estate to north

**Site Area**

0.5 hectares

**Proposal**

14 x 2 storey semi detached houses  
5 x Live / Work units incorporating small studio units on the ground floor and each with an apartment on the first floor

**Gardens**

Each semi-detached unit has its own private rear garden  
Each Live / Work unit has rear garden space / exchangeable with parking space as necessary

**Parking**

Each semi detached house has 2 parking spaces plus 2 extra visitor spaces - 30 spaces total (2.1 spaces per unit)  
Each Live / Work unit has 2 parking spaces plus 2 extra visitor spaces. However, garden space adjacent to the access road could be exchanged for parking space if necessary

**Key Features**

The site lies between open space, on either side, so it is considered essential to maintain pedestrian and cycle linkages through from east to west

**Density Multiplier**

Area = 0.5 hectares

No. units = 19

Density = 38 units per hectare



**Category**

F - Medium (0.4 - 1.0 hectares), Residential only

**Scenario**

1

**Site Reference Number**

AU090

**Site Address**

Land to the rear of 77-133 Gladstone Road and 16-36 Curtis Road

**Present Use**

Rear gardens and derelict land

**Site Information**

Site is located adjacent to open space which is designated as Ashford's Green Corridor in Local Plan  
Footpath runs along site's north and western boundary and through the site to meet Curtis Road

**Site Area**

0.63 hectares

**Proposal**

15 x 2 Bedroom terraced houses  
5 x 3 Bedroom semi detached houses

**Key Features**

Development fronts and overlooks adjacent open space, improving natural surveillance and safety (open space is previously located at the rear of surrounding residential properties with no surveillance)  
Public footpath link is retained through development from public open space to Curtis Road

**Parking**

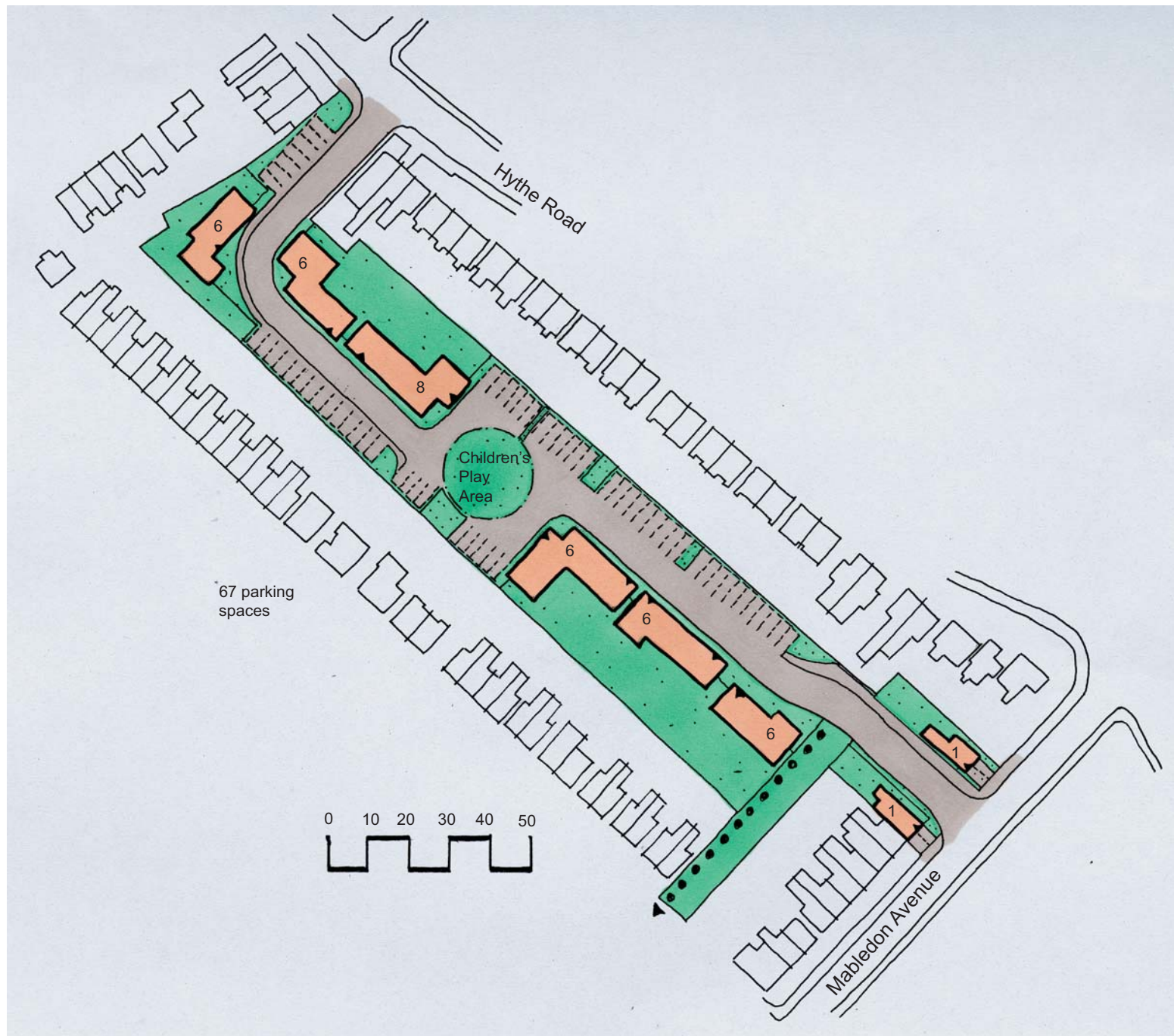
48 parking spaces (2.4 spaces per unit)

**Gardens**

All units have private rear garden

**Density Multiplier**

Area = 0.63 hectares  
No. units = 20  
Density = 32 units per hectare



**Category**

G - Large (over 1.0 hectares), Residential and / or Mixed use, Irregular shaped or backland

**Scenario**

1 (Residential Only)

**Site Reference Number**

AU145

**Site Address**

Land to the rear of 98-158 Hythe Road, 2-84 Linden Road and 1-17 Mabledon Avenue

**Present Use**

Part rear gardens, derelict garages and rear alleyway

**Site Area**

1.02 hectares

**Proposal**

19 x 1 Bedroom apartments  
 19 x 2 Bedroom apartments  
 1 x terraced house  
 1 x detached house  
 (All development is 2 storeys)

**Key Features**

Site would be accessed from either end, both no-through roads ending in a central, overlooked area for a children's play area. The internal road system is intended to be constructed in "shared surface" style materials. The majority of parking is overlooked. Footpath linkages are made onto Linden Road, providing connections for local residents to the new area of open space

**Parking**

67 parking spaces in total (63 of which serve the apartments and 4 of which serve the houses) (Apartments - 1.6 spaces per unit; Houses - 2 spaces per unit)

**Gardens / Open Space**

Apartments are served by rear private garden space - approx. 1,800-2,000 sq.m. Each house has its own private rear garden. All development is served by the central area of open space, which will also benefit the wider community

**Density Multiplier**

Area = 1.02 hectares  
 No. units = 40  
 Density = 39 units per hectare



**Category**

H - Large (over 1.0 hectare), Mixed Use and Residential, regular shaped

**Scenario**

1 - Mixed use with retail element

**Site Reference Number**

AU058

**Site Address**

Land adjacent to South Kent College, Jemmett Road

**Present Use**

Derelict land

**Site Information**

Primary School with narrow access road directly to west, playing fields to south west, College to south

**Site Area**

1.37 hectares

**Proposal**

A - 13 x 1 Bedroom apartments and 14 x 2 Bedroom apartments over 3 storeys  
 B - 13 x 1 Bedroom apartments and 14 x 2 Bedroom apartments over 3 storeys  
 C - 18 x 1 Bedroom apartments and 18 x 2 Bedroom apartments over 3 storeys  
 D - 15 x 1 Bedroom apartments and 15 x 2 Bedroom apartments over 3 storeys  
 E - Retail Units (approx 4 - 125 sq.m each), along with loading area to side, with 12 x 1 Bedroom apartments on first and second floors

**Key Features**

Retail element considered appropriate due to area being hub of activity, with new development, existing residential, school and college, creating a critical mass.  
 Retail served by public parking area  
 Open space and seating area located adjacent to college grounds to serve as meeting place for students, parents with children and new and existing residents  
 Parking provided at one per unit  
 Existing footpath network retained and extended to wider area  
 Site is now permeable by a public footpath, allowing residents in Jemmett Road pedestrian and cycle access to school

**Parking**

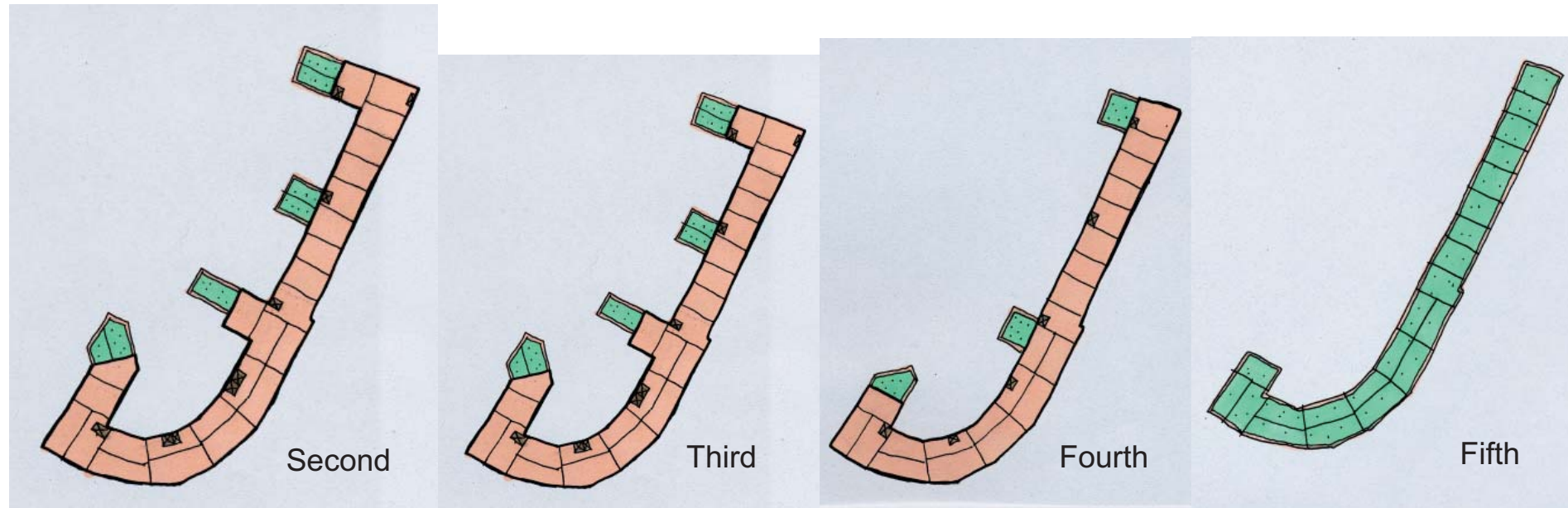
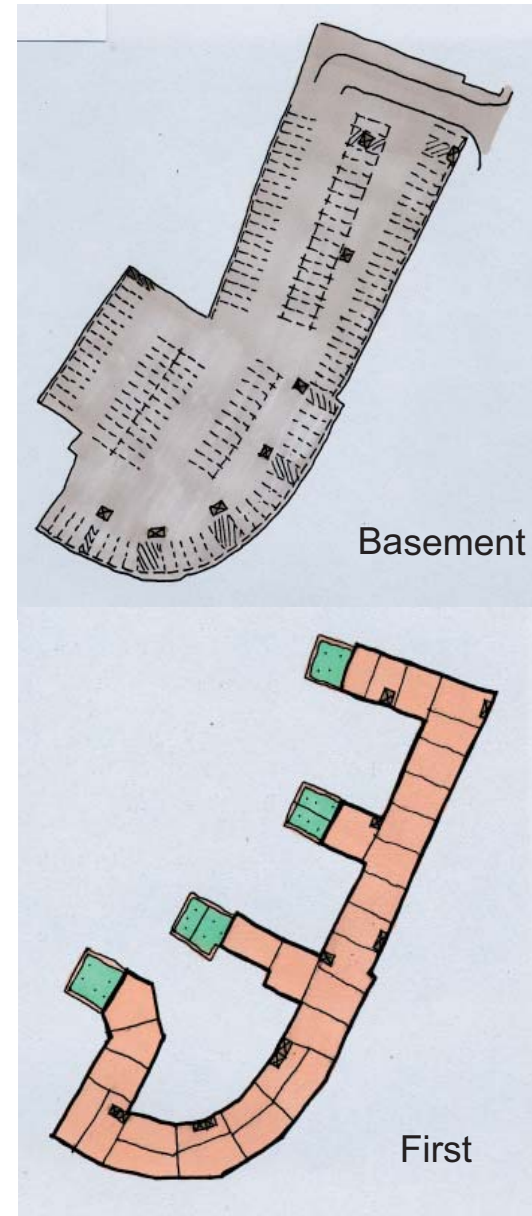
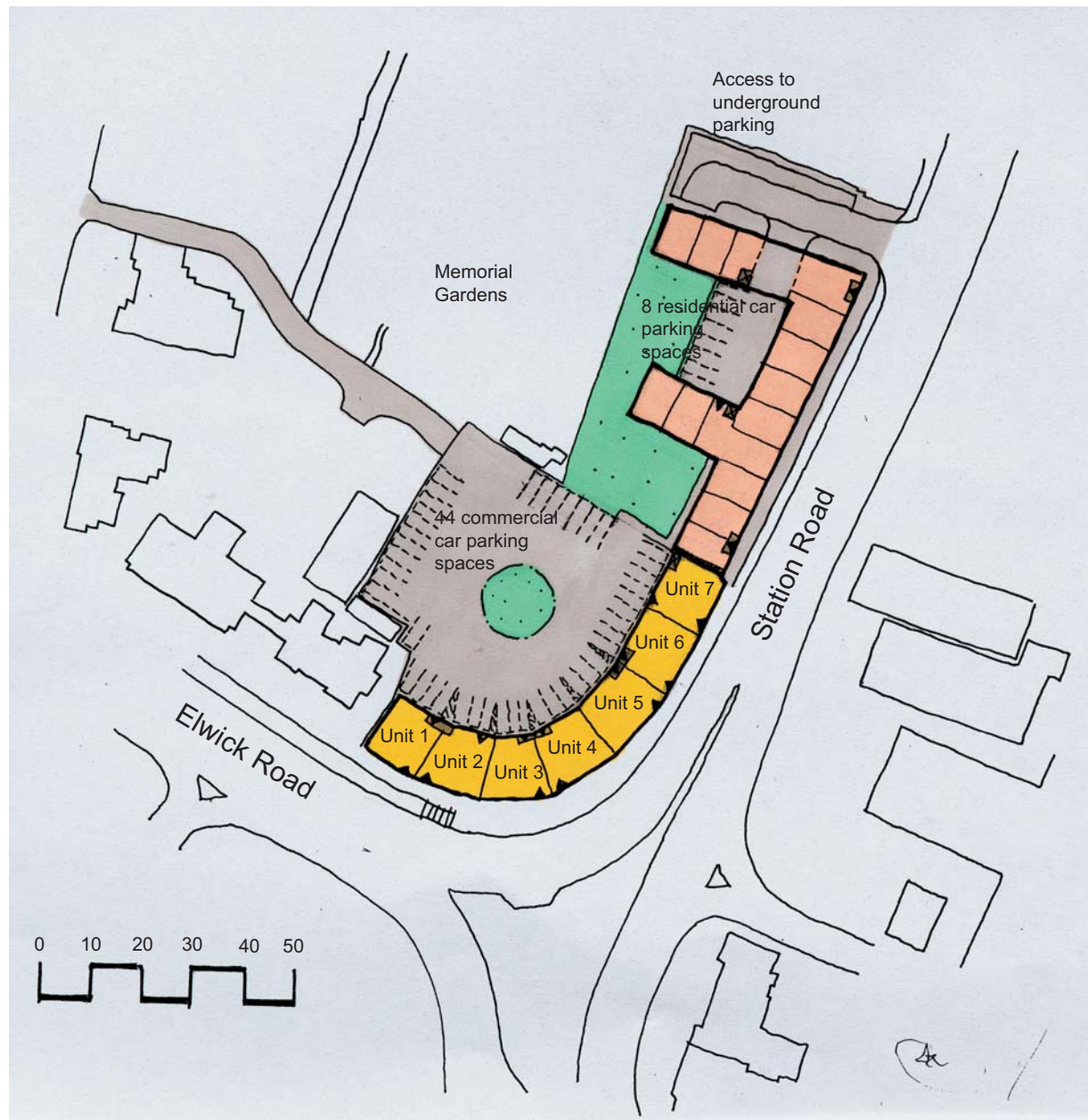
A - 27 residential car parking spaces (1 space per unit)  
 B - 27 residential car parking spaces (1 space per unit)  
 C - 36 residential car parking spaces (1 space per unit)  
 D - 31 residential car parking spaces (1 space per unit)  
 E - 11 residential car parking spaces (1 space per unit), secure at rear of building  
 Total = 132

**Gardens / Open Space**

All ground floor apartments have rear private space, with an allocation as shared garden space for remaining apartments  
 Open space and seating area provided - (approx. 750 sq.m), fronting Jemmett Road and adjacent to retail units and associated car park

**Density Multiplier**

Area = 1.37 hectares Total (minus open space provision at 0.1 hectares)  
 Area for Density Multiplier = 1.27 hectares  
 No. units = 132  
 Density = 104 units per hectare



**Category / Scenario**

Small / Scenario 3

**Site Reference Number**

ATC010 and adjacent land

**Site Address**

Corner of Elwick Road and Station Road and adjacent land

**Present Use**

Vacant land and derelict buildings and adjacent College

**Site Information**

Part allocated as Development Site S2 in the Local Plan - for education and arts facility, along with adjacent land to the north  
Town Centre location / Access via Church Road

**Site Area**

0.33 hectares (ATC010) plus 0.33 (adjacent land) - 0.66 Total

**Proposal**

Basement

130 residential parking spaces with access via ground floor. Ramped access via Station Road

Ground

7 small (or 3/4 medium) retail or commercial units fronting Elwick Road and Station Road

44 retail / commercial staff, loading and servicing parking spaces at rear  
Small central open space / courtyard feature, for use by staff and residents

14 x 2 Bedroom apartments

8 residential parking spaces (disabled / visitors)

First

30 x 1 Bedroom apartments

6 private roof gardens for ground floor apartments

Second

25 x 1 Bedroom apartments

7 private roof gardens for first floor apartments

Third

25 x 1 Bedroom apartments

7 private roof gardens for second floor apartments

Fourth

9 x 2 Bedroom apartments

13 x 1 Bedroom apartments

3 private roof gardens for third floor apartments

Fifth

22 private roof gardens for fourth floor apartments

**Key Features**

Strong building line and key landmark frontage on corner plot

Step down in scale to north west to respect setting of Memorial Gardens

45 out of 116 residential units have private roof gardens

**Parking**

Basement residential parking = 130 spaces, Ground floor residential parking = 8 spaces (Total = 138) (1.2 spaces / unit)

Ground floor commercial / retail parking = 44 spaces (6.2 spaces each for 7 units, 11 spaces each for 4 units)

**Density Multiplier**

Area = 0.66 hectares

No. units = 116

Density = 176 units per hectare

**Category / Scenario**

Medium / Scenario 3

**Site Reference Number**

3.4 and adjacent land

**Site Address**

Land to the south of Henwood

**Present Use**

Overgrown grassland

**Site Information**

Part of Proposal S37 (business / employment land allocated for housing) in the Local Plan - new residential development now constructed to the south

Allocation specified that half of allocation site should remain as open space

Playing fields adjacent to the east

Site acts as a gap between new residential and industrial estate to north

**Site Area**

0.66 hectares (3.4) plus 0.48 hectares (adjacent land to west) and 0.47 hectares (adjacent land to east) - 1.45 hectares Total

**Proposal**

34 houses (16 x terraces, 16 x semi-detached, 2 x detached)

58 apartments (25 x 2 Bedroom, 33 x 1 Bedroom). Apartment blocks on north side of road are 3 storeys, apartment block to south is 2 storeys

**Key Features**

Playing fields to east and open space to west. Development is located sensitively to these boundaries.

Development provides connectivity between existing open spaces and footpath network

**Parking**

Each residential house has a driveway and 2 car parking spaces

71 car parking spaces for apartments (1.2 spaces per unit)

**Gardens / Open Space**

All houses have private rear gardens

All apartments have access to some private amenity space. It is anticipated that contribution to open space will be made and the adjacent open spaces can be better utilised by both existing and new residents

**Density Multiplier**

Area = 1.45 hectares

No. units = 92

Density = 63 units per hectare



**Category / Scenario**

Large / Scenario 3

**Site Reference Number**

AU034, AU049 and adjacent land

**Site Address**

Land south-east of A20 roundabout on Warren Lane and North of St Teresa's RC Primary School, Quantock Drive

**Present Use**

Grassland and allotments

**Site Area**

0.89 hectares (AU034) plus 1.27 (AU049) plus 0.52 hectares (adjacent land) - 2.68 Total

**Proposal**

49 x 2 and 3 storey town houses

Block 1

51 apartments over 3 storeys (26 x 1 Bedroom, 18 x 2 Bedroom, 7 x 3 Bedroom)

Block 2

24 apartments over 3 storeys (9 x 1 Bedroom, 10 x 2 Bedroom, 5 x 3 Bedroom)

Block 3

96 apartments over 3 storeys (on first, second and third floors) (50 x 1 Bedroom, 36 x 2 Bedroom, 10 x 3 Bedroom)

Block 4

26 apartments over 3 storeys (10 x 1 Bedroom, 16 x 2 Bedroom)

**Key Features**

Strong building line and key landmark frontage on corner plot  
 Step down in scale to south to respect playing fields and sensitive edge

**Parking**

246 residential car parking spaces (1 space per unit)

Parking is located at ground floor level underneath Block 3,  
 otherwise is surface parking

**Gardens / Open Space**

Each town house has its own private rear garden  
 Apartments have central communal amenity space

**Density Multiplier**

Area = 2.68 hectares

No. units = 246

Density = 92 units per hectare

