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LISTED BUILDINGS AROUND SITE

The character of the listed building around the Site varies from the half timbered Possingham Farm House to the brick base with Kent peg tile hanging to the upper storey associated with Bevenden, Pear Tree, Great Barton and Bartlett farm houses. There are also examples of Kentish rag-stone buildings at the garage Southwest of Little Chilmington and at Netters Farm.



1 Possingham Farm House



6 Bevenden Farm House



7 Pear Tree Farm House



8 Great Barton Farm House



9 Bartlett Farm House



11 Garage South West of Little Chilmington



15 16 Netters Farm House and Listed Barn



18 Pig and Whistle Farm House

LOCAL CHARACTER ANALYSIS

It has been fundamental to the design development to fully examine the context of the site, not only in relation to the immediate surroundings but also to the wider area. A character appraisal of local Kentish villages has been carried out, involving the study of settlement patterns, the identification of good examples of traditional local design and architecture and analysis of the extent to which such features can be incorporated successfully into proposals for the site, all in accordance with the Kent Design Guide SPD.

Postingham Farm lies in an area to the south off Chilmington Green within an area of farmland in the hinterland of Ashford. Clustered within this area are several villages including the settlements of Woodchurch, Betherden and Kingsnorth.

The next pages analyse these villages considering their layout, key spaces within each settlement as well as distinguishing features of each place.

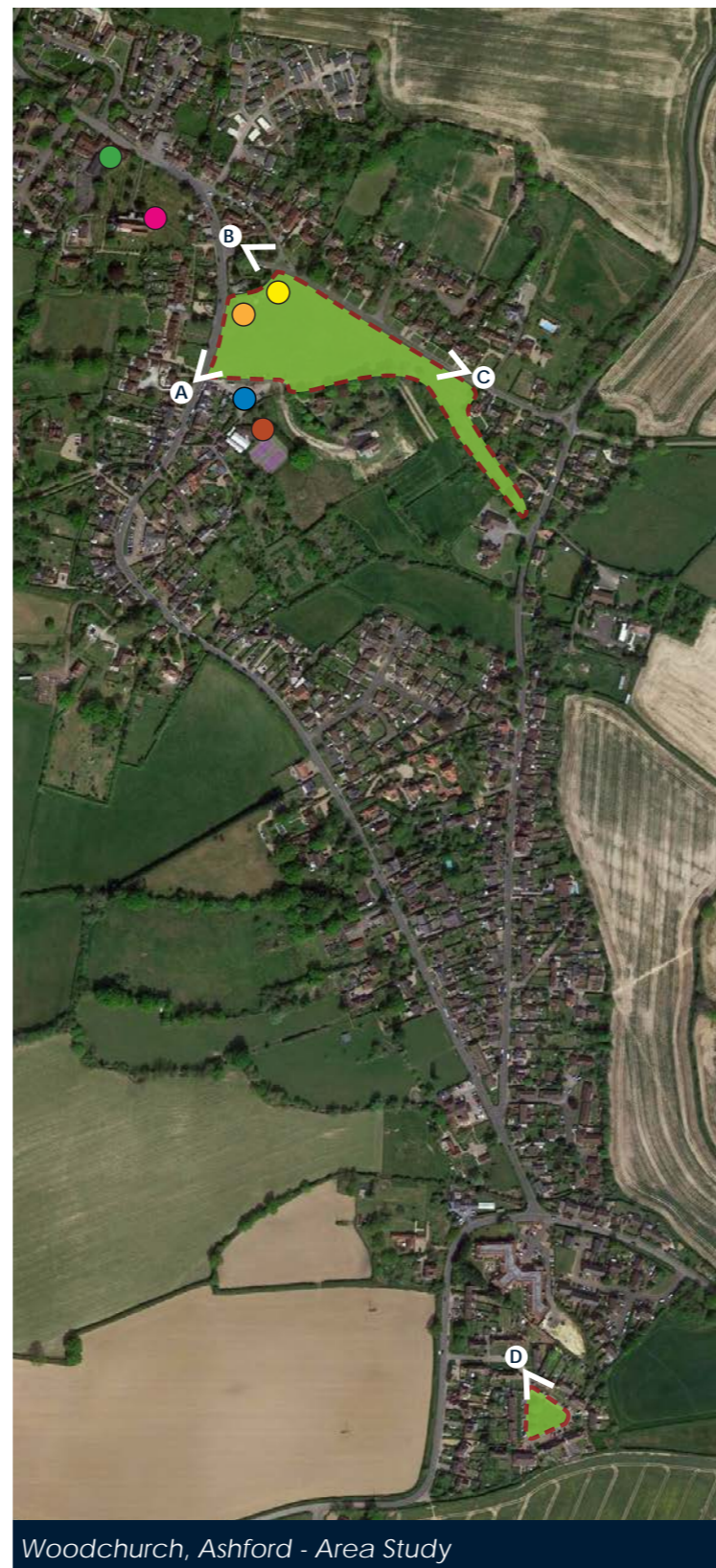
Woodchurch

The village of Woodchurch, approximately 5 miles south of Chilmington Green, features a large public green to the north which extends downwards, connecting three main streets. A car park and village hall are situated directly adjacent to the space and in its northern corner there is an enclosed play area and a small sports hub.

Houses overlooking the green are set back with wide green verges, allowing the road to travel through the landscape and creating clear separation from the public space.

Key amenities are located within a short walking distance of the green including a primary school, church, shops and public house.

To the south of Woodchurch, a smaller village green provides an attractive rural streetscene and a more spacious setting in keeping with the Kent countryside beyond.



- = Equipped Area for Play
- = Village Hall
- = Car Park
- = Sports facility
- = Primary School
- = Church



Entrance view of the Green when approaching from the south. The village sign adds character and a sense of arrival.



View of the Green from the north: large clusters of trees on the horizon conceal the development behind and emphasise the green space



View of the Green from the east: Church spire in the distance acts as a focal point. Homes fronting the Green are set back with wide verges












A smaller green is provided to the south of the village, framed by houses and drawing the countryside character into the heart of development.

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STREET SCENE ANALYSIS

Analysis of local settlement patterns highlight how buildings traditionally define key routes and spaces. The arrangement of these can take various forms and some of these are illustrated on the following pages, focusing on the nearby villages of Woodchurch (5.1 miles), Bethersden (4.3 miles) and Kingsnorth (2.9 miles).

Building Setting:

	Woodchurch	Bethersden	Kingsnorth	
Back of footpath development				Creating a more intimate character, properties that sit directly or very close to the back of footpath can still retain a more rural character if the other side of the street is landscaped such as with a hedgerow. A more urban character is created having houses close to the footpath on both sides of the road.
Housing set back behind walls, fence and hedges				Pulling the built form back from the footpath and introducing front gardens tends to create a more suburban character, however the boundary treatment can provide a more rural detail such as using a picket or low three-bar timber fence to the front boundary. Landscaping such as roses lining direct footpaths to front doors have a rural character.
Wide landscape verges				Large grass verges with hedgerows and footpaths create a more rural and open character, setting development back from the carriageway. If the built form is further pulled back from the front boundary with a front garden, this reinforces the sense of openness.

Building Form, Scale & Massing :

	Woodchurch	Bethersden	Kingsnorth	
Roofs				The typical roof shapes of the local vernacular are simple double pitched roofs with gable ends, with the pitch of roofs usually running parallel to the street (i.e. eaves on). Tile roofs are generally between 40 and 50 degrees, with slate roofs often having a shallower pitch than clay tile roofs. Subtle changes in pitch create a varied roofscape, whilst simple detailing to eaves and verges are typical of the architectural lines of the local area.
Plan Forms				Architectural plan forms of the local area are based on rectangular forms. Traditionally these have a central point of access with a 'bay' either side i.e. A mostly symmetrical frontage. Although this type of plan forms the backdrop there are many examples of gables and bay windows bring pulled forward creating extra space in the main public rooms.
Elevation Components				Porches over front doors, bay windows, gables onto the primary road and dormer windows are all common elevational devices within the local area. Chimneys also for an important part of the composition, mostly along side elevations and in terms of the roofscape.
Scale & Massing Building Heights				Typical cottage scale dwellings in the local area are 2 storeys, featuring dormer windows at or just above eaves level and thereby creating additional rooms in the roof. The majority of dwellings in the local area are detached 2 storey properties although there are some workers cottages that are semi-detached and terraced.

2

Fenestration :

Woodchurch

Bethersden

Kingsnorth

Door & Window Materials



Hardwood & softwood with a painted finish are the most characteristic door & window materials. White painted glazing bars are a regular feature of local windows. Cottage style doors are usually timber ledged, braced and boarded. In urban areas and on larger properties, Georgian four or six panelled doors are most characteristic.

Dormer Windows & Rooflights



Pitched roofed gabled dormers, usually set at or just above eaves level are the most typical in the region, with the occasional flat roofed dormer. Dormers should line up with openings below to continue the vertical symmetry of the fenestration. Rooflights are ideally positioned on rear elevations and set flush with the roof with a vertical emphasis and aligning with windows in the main façade.

Porches



Porches in the area tend to be small in scale and either open porches, canopies or hoods. In the case of pitched roof porches, the pitch should echo that of the main roof.

HADLOW, KENT



Church Street, accessed from Hadlow High Street. Planting helps distinguish the change in character from the dense village core, adding colour and a rural lane feel. The position of the white 2.5 storey house suggests access off the main road.



Hadlow Aerial Image



Cluster of buildings set back in Hadlow village square give a sense of community and arrival



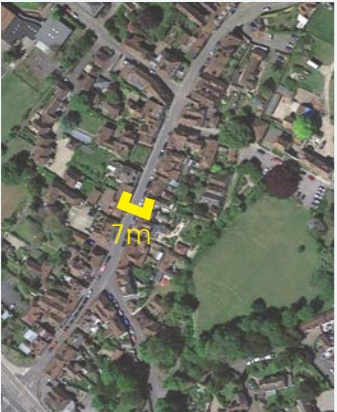
The entrance gateway to Hadlow Tower presents a local landmark and unique wayfinding feature which adds interest and breaks up the line of terraces.

Village Studies- 1

CHARING, KENT



At approx. 7m wide, Charing High Street has an intimate yet formal character. The mass of built form is broken up with colour and materials, creating a vibrant street. Semi-detached buildings in Charing High Street address the bend in the road. Landscaping starts to break up built form as the street branches away from the centre to the softer village edges



Charing Aerial Image



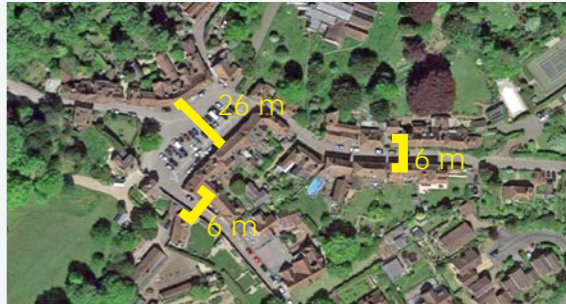
2.5 storey terraces sit directly on the road, creating an orderly and formal street scene



On the outskirts of the village, detached properties sit back from the road giving a sense of openness in contrast with the dense village core

Village Studies- 2

CHILHAM, KENT



Chilham Aerial Image



Existing street with approx .6m between buildings



Approx .6m between buildings. Boundary walls sitting on the road edge create an informal lane character on the approach to the village school.



Chilham village square, approx. 26m wide. Key village buildings surround the square with terraced units providing a dense core. Building heights allow the village church to maintain a prominent position.



Other properties in Chilham are highlighted with rich materials which aid wayfinding and create key views

Village Studies- 3

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VILLAGE STUDIES

CRANBROOK, KENT



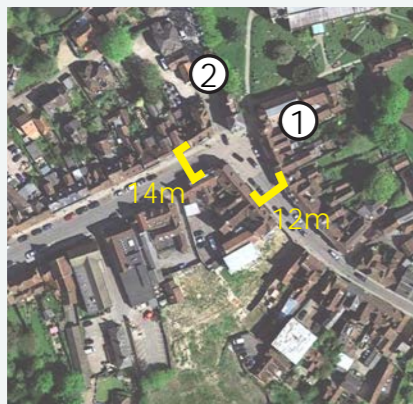
Cranbrook High Street at 14m wide. Terraced units of varying heights create a dense centre with some mixed-use and commercial buildings.



The approach to the village centre is characterised by green verges and tall hedgerows, giving the village edge a rural feel



Where possible along the High Street, properties have front amenity space with planting which sets a distance between the road and reduces the dense feel of the terraces



Cranbrook Aerial Image



Cranbrook High Street at approx. 14m wide. The street is visually terminated by the Vestry Hall historic building, which can be seen for at least 300m along the High Street.



Commercial building terminates a 12m wide secondary street connecting to the High Street. The key building gives a sense of finality and arrival.

Village Studies- 4

MEOPHAM GREEN



- = Meopham Green Baptist Church
- = Meopham Cricket Club
- = Local Pubs and Cafés facing the green

Meopham Green has a large open public green in the centre of the village which houses the Meopham cricket club and is bordered by the local pubs and cafés. The green is large enough to support sports provisions for the local residents. To the North there is a small triangular green, with a central monument, which acts as an entrance point into the centre of the village from the north.



The central green hosts local cricket matches as well as other public events.



At the edge of the two greens is the a monument as well as local facilities such as a telephone booth, post booth and village noticeboard. The central location makes the facilities easily accessible.

Village Studies- 5

OFFHAM



- = Offham Methodist Church
- = The King's Arm
- = Offham Quintain

Offham village has a series of small green spaces along the main road of the village. The greens help to create a centre point in the village, as the houses surrounding are set back from the road, creating a public open space that is used to hold fairs and vintage car events.



The Greens have a historical importance in the village, highlighted by the monuments/ historic village features such as the village sign which still stand today.



"The old sport of tilting at the quintain, one popular throughout medieval England, was revived at Offham, Maidstone, when the only quintain in the country was restored to the village green. It has been kept in safety from air raids all through the war. The Lord Lieutenant of Kent, Lord Cornwallis, "reinstated" the quintain and took the first tilt at the quintain. Villagers on the green watch the local riding school pupils tilting the quintain. 11th August 1945"

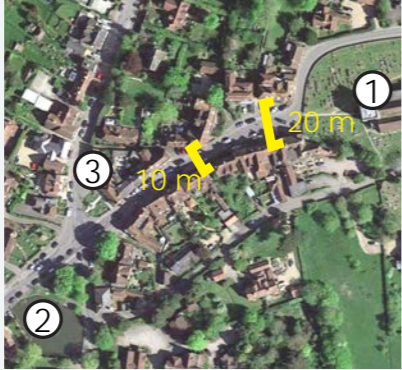
The photo highlights how the open public space has been used and enjoyed for several generations.

Village Studies- 6

GOUDHURST, KENT



Goudhurst High Street at 20m wide. Terraced units create a dense core which is softened by the widening road and landscaping. The street widens to present St Mary's Church Goudhurst, which sits at the top of the hill in a prominent position, helping to create a sense of arrival.



Goudhurst Aerial Image



Public open space near Goudhurst village centre creates a break in the street scene and prompts a more informal housing layout toward village edges



Goudhurst High Street approx. 10m wide, going uphill towards the village church



Key buildings like the Vine public house (above) mark the beginning of the High Street, creating a distinct gateway.

Village Studies- 7

BIDDENDEN, KENT



Entrance to Biddenden village: Elements of the softer countryside edges are brought together to form an attractive area of green space which better integrates the dense core of the village.



Leaving Biddenden to the south: Detached properties sit opposite green space, marking the beginning of a more informal streetscape with a lower density to respond to the rural village edge.



Biddenden Aerial Image



View entering Biddenden from the west. Open green space and low hedgerows characterise the village edge, and the All Saints church and distinct cluster of established trees on the horizon suggest where the main area of settlement is.



Biddenden High Street at approx. 14m wide. The street has a formal character with 2.5-3 storey terraced buildings following the road on either side. Chimneys and a variety of materials help break up the mass of built form.

Village Studies- 8

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SITE ANALYSIS

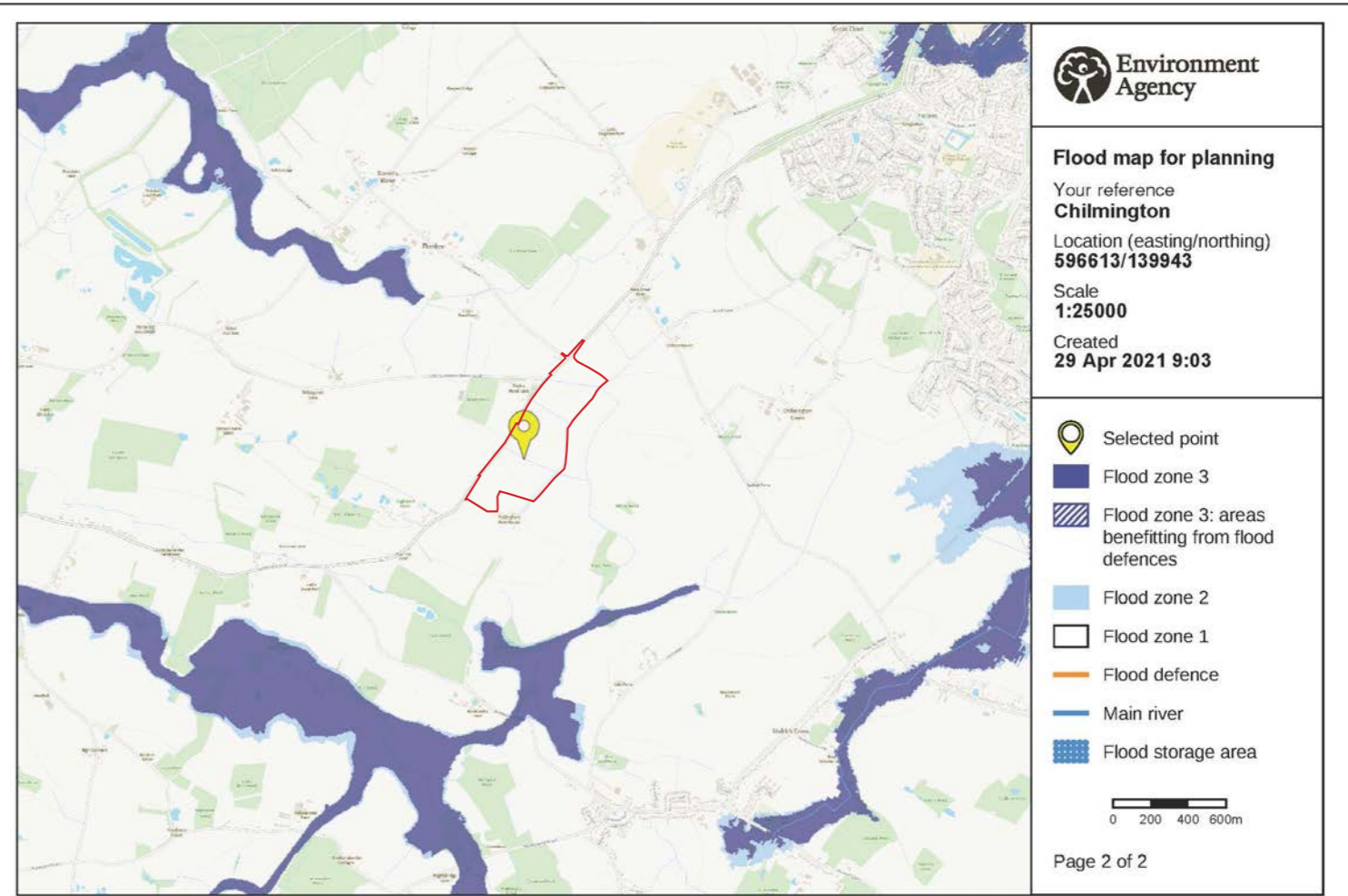
A series of reports have been prepared in support of the application which includes FRA, LVIA and Heritage Assessment. Further studies are currently being undertaken including Arboricultural assessments and Ecology surveys. These documents provide site analysis which has informed the design proposals helping to ensure they have a sense of place which responds to the unique opportunities and constraints of the site.

Flood Risk & Surface Water Drainage

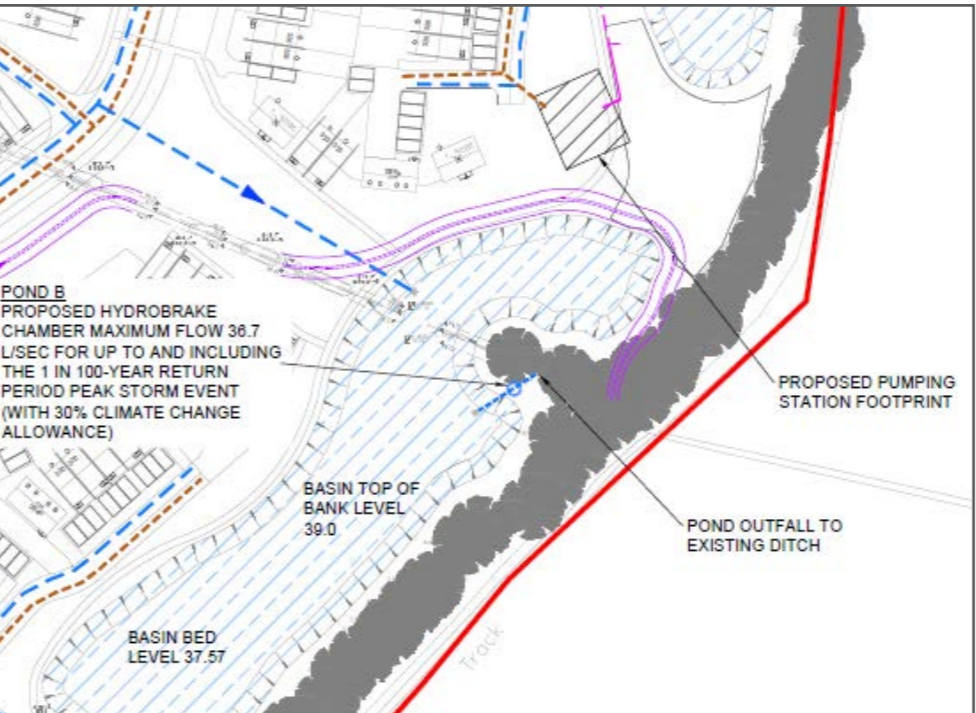
The site lies entirely in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). The existing drainage infrastructure within the site consist of a series of ditches located through the site and on the eastern edge. The design principle in respect of existing features looks to retain the conveyance mechanism of the ditches, but improve their characteristics to provide green corridors through the development which enhance landscaping and habitat opportunities. These measures will also increase the current capacity of the existing ditches as well providing ecological and biodiversity enhancements to the development.

Overall flood risk of the site will also be reduced through the introduction of two attenuation ponds located in the eastern area of the site. These ponds effectively collect runoff from the development and discharge it from the site (via the existing outfall points) at a controlled rate which is significantly reduced from existing, to meet the requirements set out in the Ashford Adopted Local Plan 2030. As with the ditches, these pond provide biodiversity and ecological benefits to the development as a whole, as well as enhancing the public open spaces within the development.

The foul drainage for the development shall be directed via rising main to the existing approved foul network located in The Avenue (north east of this site), which forms part of the wider Chilmington Green Development AAP



Flood Risk Assessment Map







Attenuation Pond in the Eastern Area of the Site

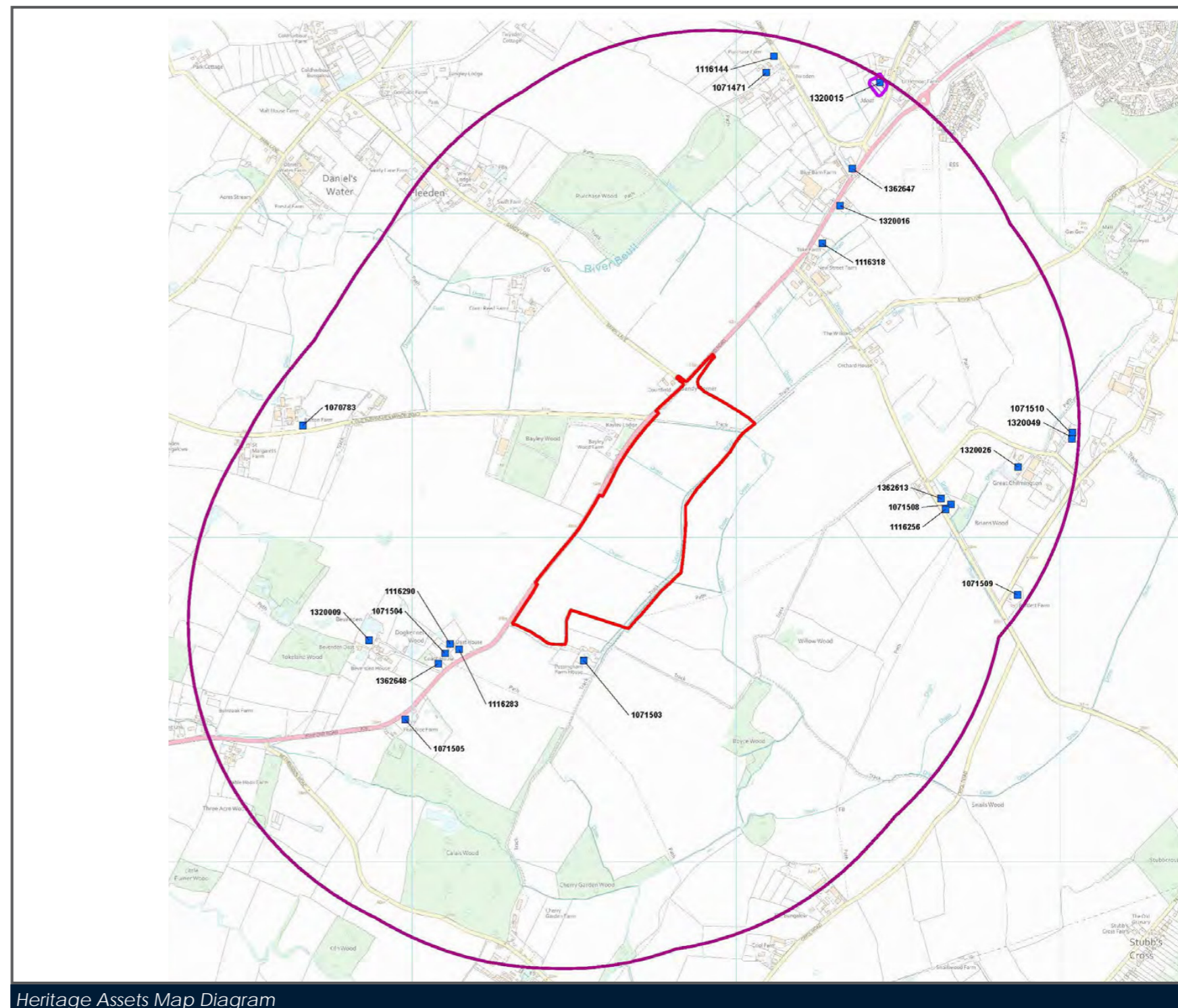
Heritage Considerations

RPS have prepared a Built Heritage Statement which is submitted in support of the application. This analysis the impact that any new development would have on the listed building at Possingham Farm as well as considering other listed buildings in the area.

It concludes that due to the existing mature vegetation (both around the house itself and the wider curtilage) the house is visually separate from the agricultural land that it is associated it. Further the trees enclose open land to the north and west of the house which further create a visual separation and mean that the house is effectively viewed in isolation and only from very close views (such as the Public Rights of Way).

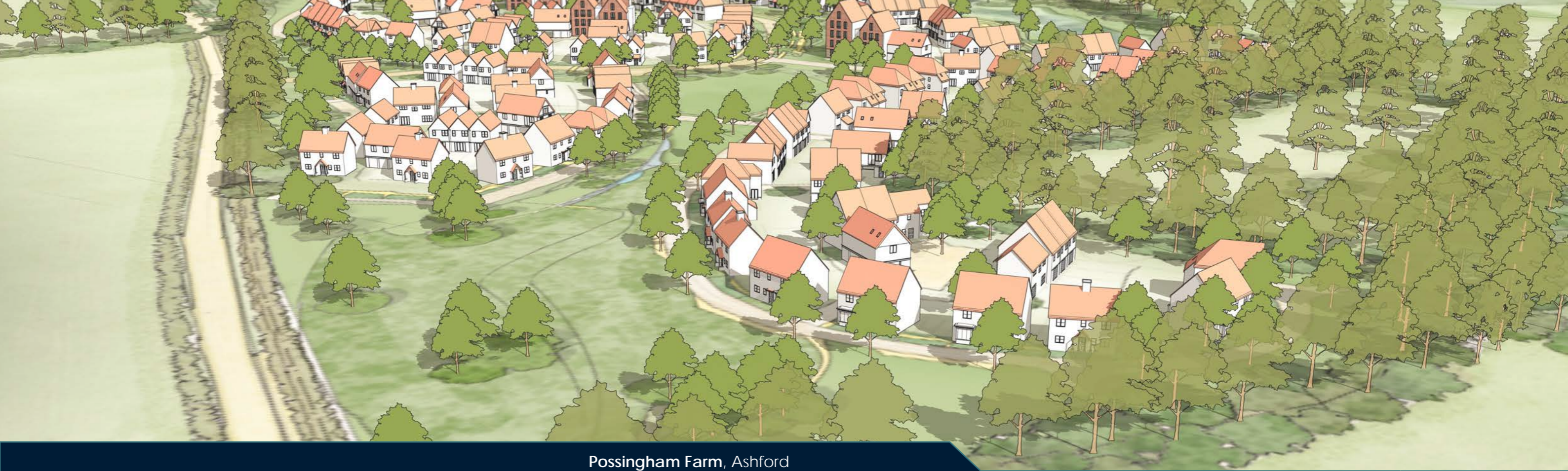
KEY

-  Site Boundary
-  1Km Site Buffer
- Designated Heritage A**
- Listed Buildings**
-  Grade II
- Schedule Monuments**
-  1013948 Medieval Moated Site, The Moat



Heritage Assets Map Diagram

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Possingham Farm, Ashford

EVALUATION

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3

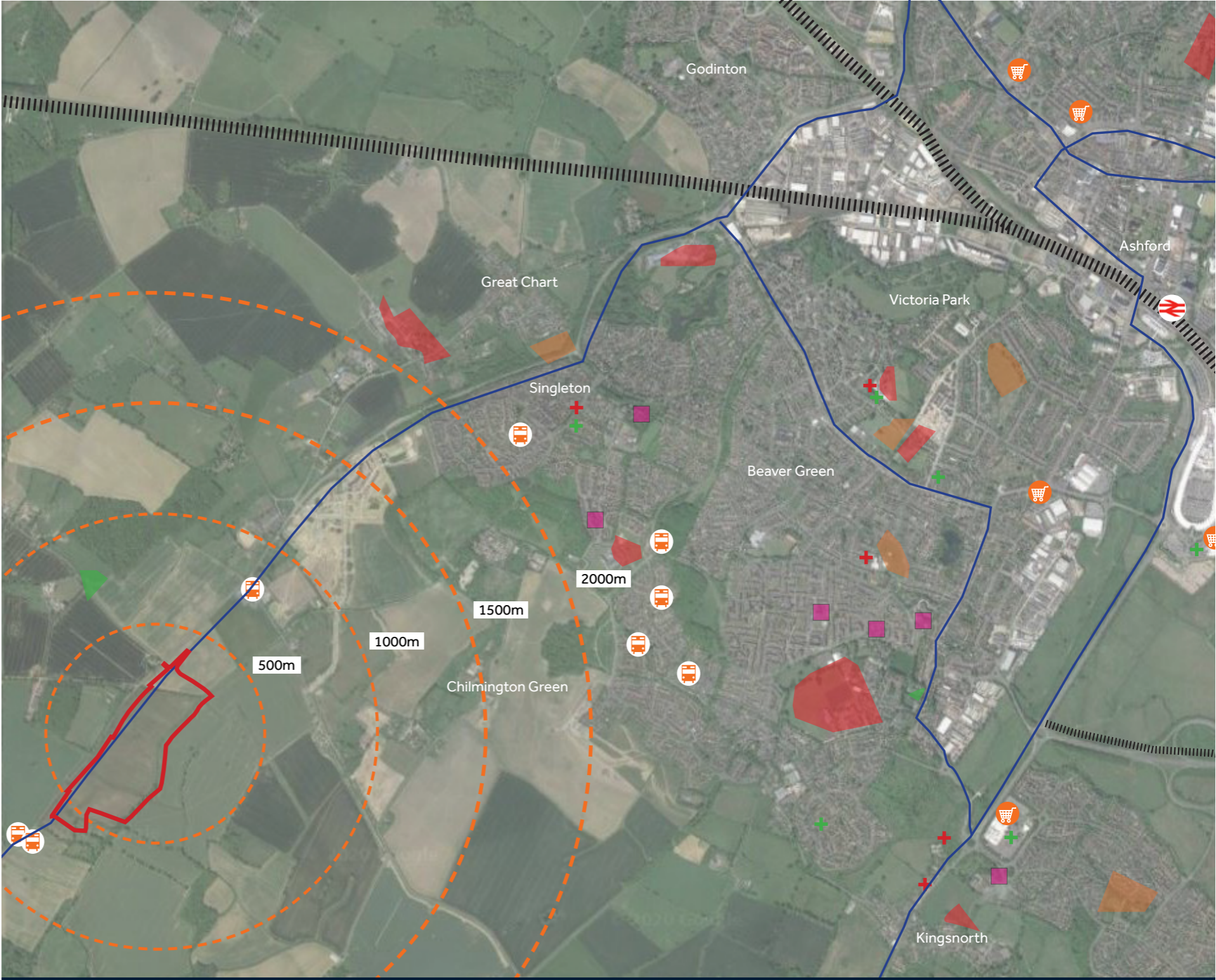
EVALUATION

INTRODUCTION

An assessment of the issues resulting from the evaluation and participation phases of the design process is set out in this chapter. The consideration of these issues has enabled a range of opportunities and constraints to be formulated that will inform the design process. The next steps of this chapter will then focus on how the project has developed over the design process resulting in the final concept. This concept identifies the design principles for the proposals, responding to the constraints and opportunities as well as the vision for the site as set out at the beginning of this statement.

KEY

-  Site Boundary
-  Primary/Secondary Schools
-  Sports Facilities/Play Areas/Parks
-  Green Amenity/Allotments
-  Train Stations
-  Train Line
-  Main Roads
-  Bus Stops
-  Supermarkets/Convenience Stores
-  GP/Doctors Surgeries
-  Pharmacies
-  Community Centre
-  Equipped Play Areas
-  Distance from Site



Connectivity Diagram