

DESIGN AND ACCESS STATEMENT



53 VILLA ROAD
ROCHESTER
KENT
ME3 7BU



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2 North1
1 : 50

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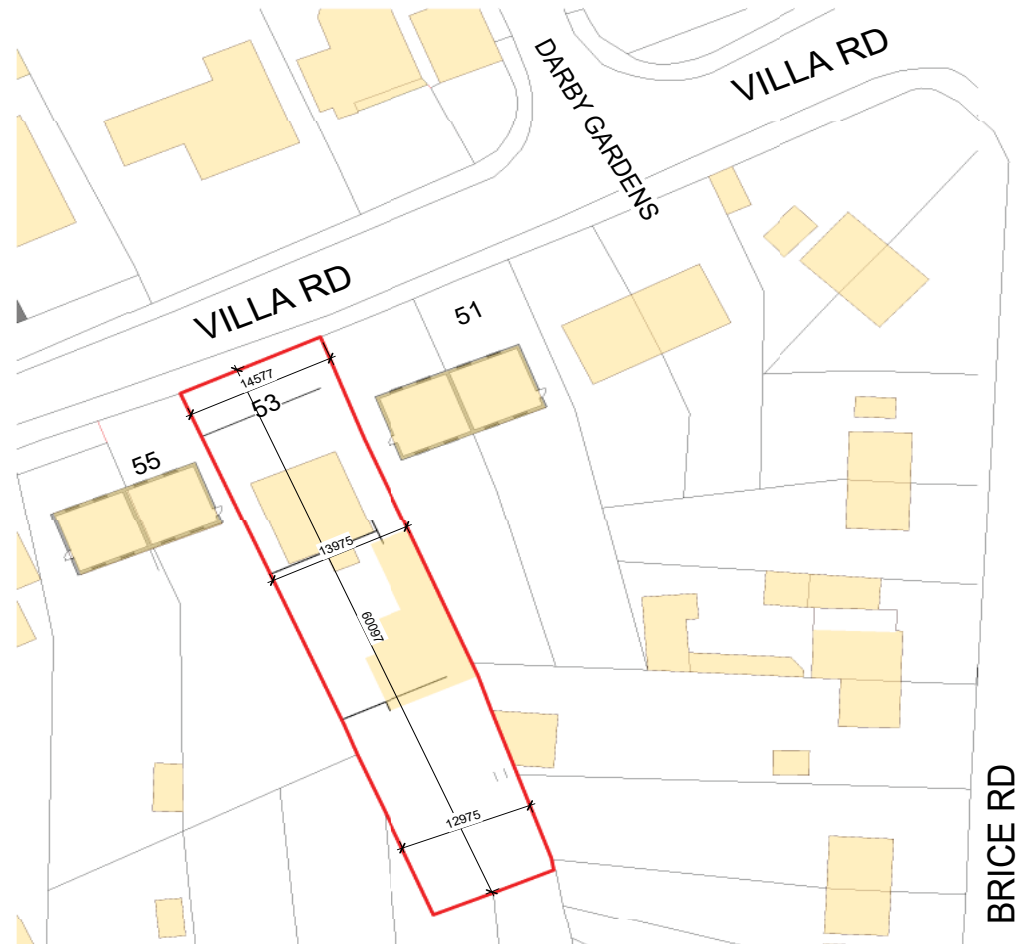


SITE LOCATION

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The site Known as No 53 Villa rd is situated approximately 3.7 miles west of Rochester in a village called Higham The site us under Rochester district council. The local council also fall under the Medway council
The site lies within a sustainable and suitable location for residential development. The focus and challenge, of the design has been to create a scheme that integrates within the eclectic mix of Higham while being a modern and attractive gated community.
The site is a brown field within a prominent area for development. With good transport links and local amenities within a 5 mile radius. As guidance to help with the design and the need for development we have identified the local plan for transport to service that area as well the following documents have been used as a guideline.

This document will look in depth to the site and its local surrounding.



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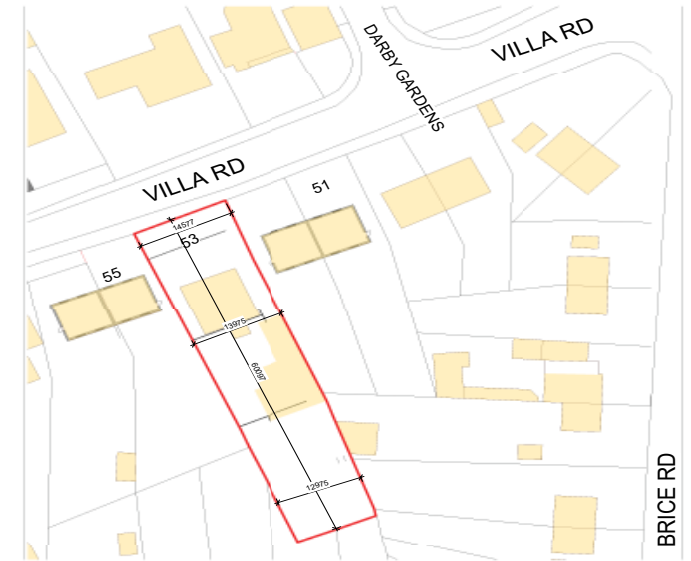


SITE LOCATION



Aerial Map

The maps are to indicate the land use of the site.
Information about the policies and designations within the site boundary, Separated by plan.
We have discovered three title plans as indicated on the diagram to the right. Namely The designation for the site in question is a free hold site. The site contains a residential unit and an out building being used as a residential gym



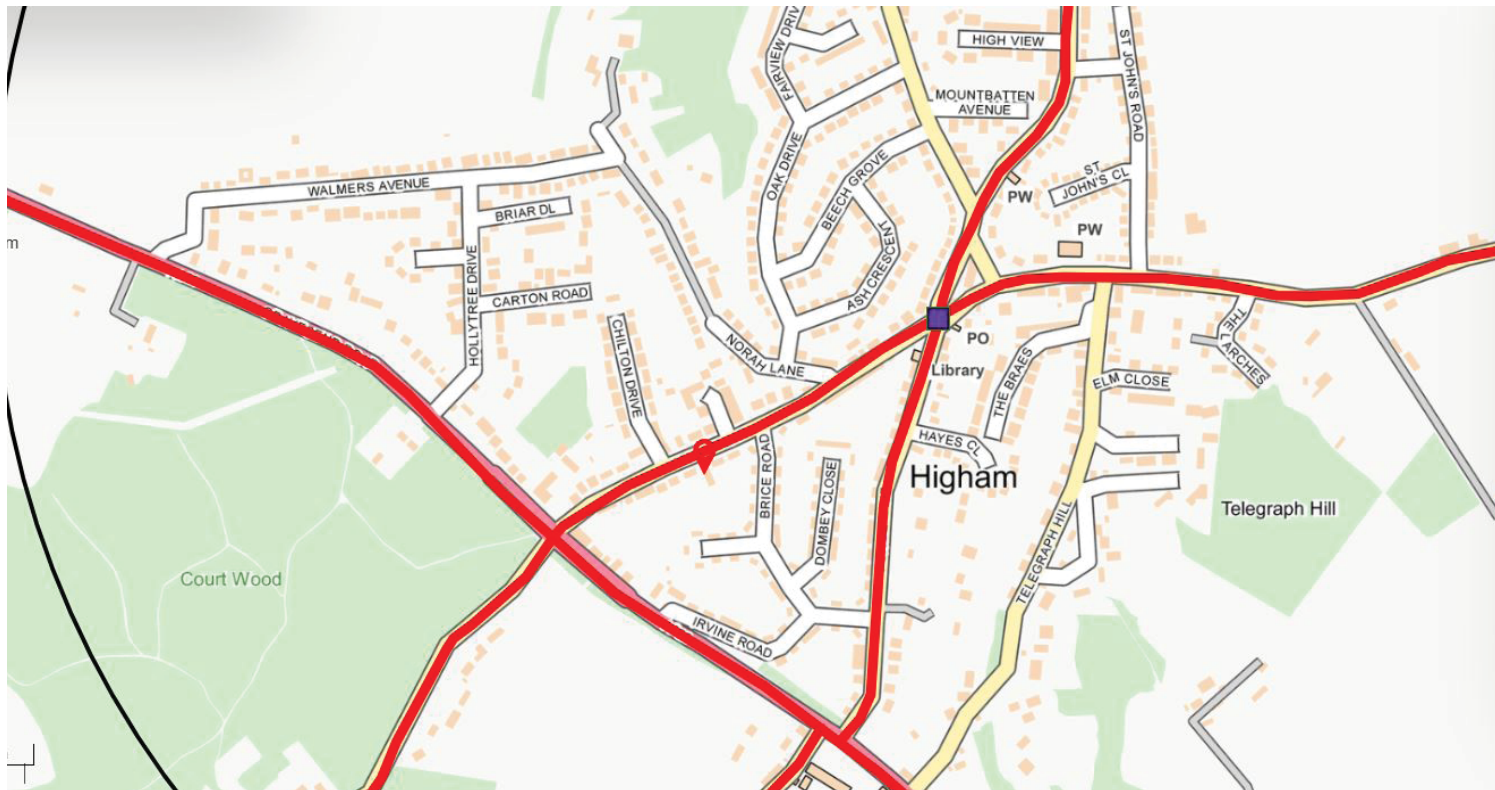
Land Registry Titles Map

The map above displays the title polygons identified on site. Where ownership details are available, these have been listed in the table that follows with corresponding map IDs. If any areas within the site boundary appear blank and are not displaying a Land Registry title, this may indicate the land is unregistered.

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ACCESS



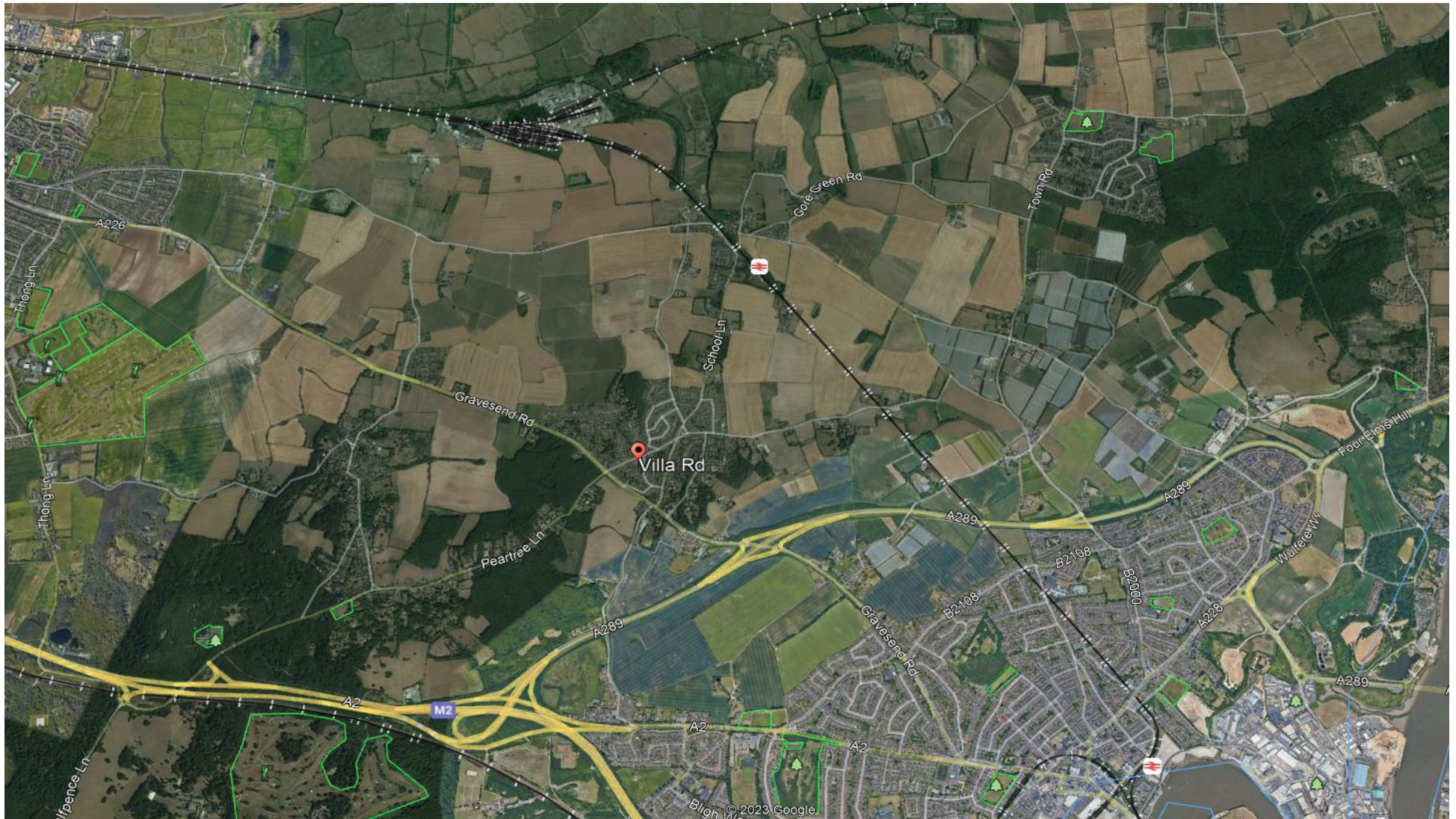
The site is located approximately 2.5 mile away from the M2 Motorway and 1.5 miles away from Higham train station. Having the A289 as the main artery road leading to the town of Higham village, where the site is located 4 miles west of the Rochester Being this close to the town will provide vital substantiality to the development.

With the A226 (Gravesend road)servicing the site directly will be very beneficial to the development making the site local shopping area that much sustainable.

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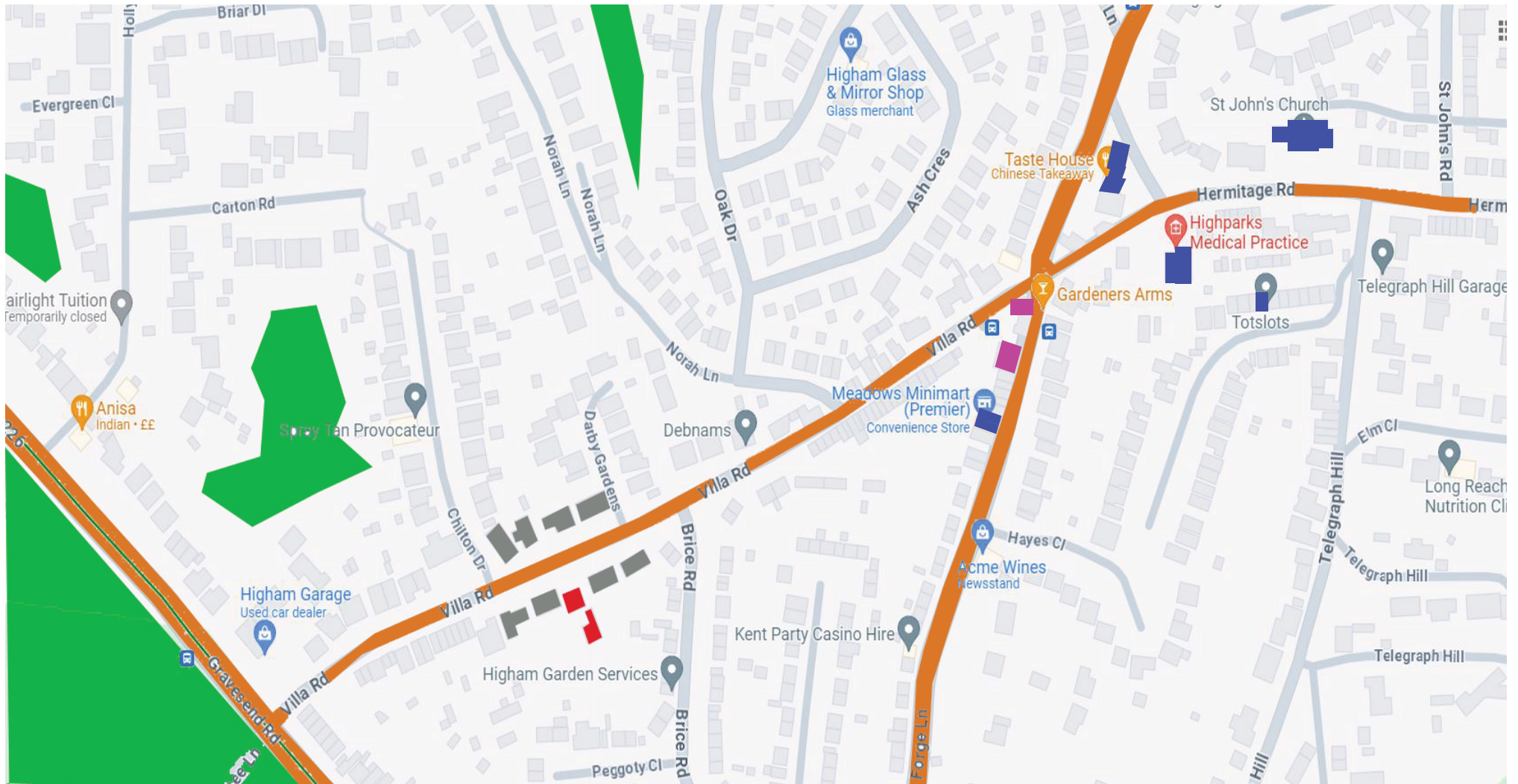
TRANSPORT



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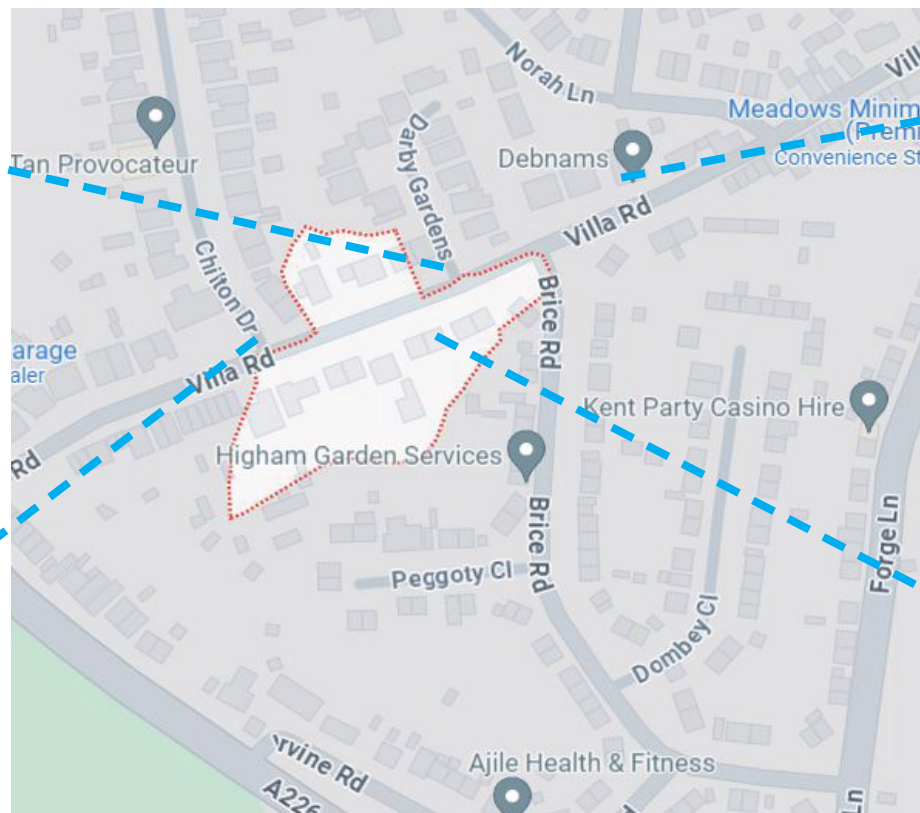
EDUCATION AND TRANSPORTATION



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SURROUNDING AREAS statistics



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SITE HISTORY satellite imagery



The local area has not change very much in the past 20 years. There has been only a few extensions done but no new dwellings to help cope with the demand and increase of the population

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CONSTRAINTS identification

Development constraints

the question was posed as to what constraints we did have and this is what was discovered and would help us understand what needed more consideration

1. Land contamination- No
2. Radon - No
3. Flood risk - No
4. Ecological areas - No
5. Ground stability -
6. Heritage sites - No
7. Noise - No
8. Air quality - No
9. Tree preservation -No

LAND CONTAMINATION-

in the research we have discovered that outside our search buffer zone:

There has been contemporary potentially contaminative land uses identified at the site or within 100m (consented discharge to controlled waters range 50-100m)

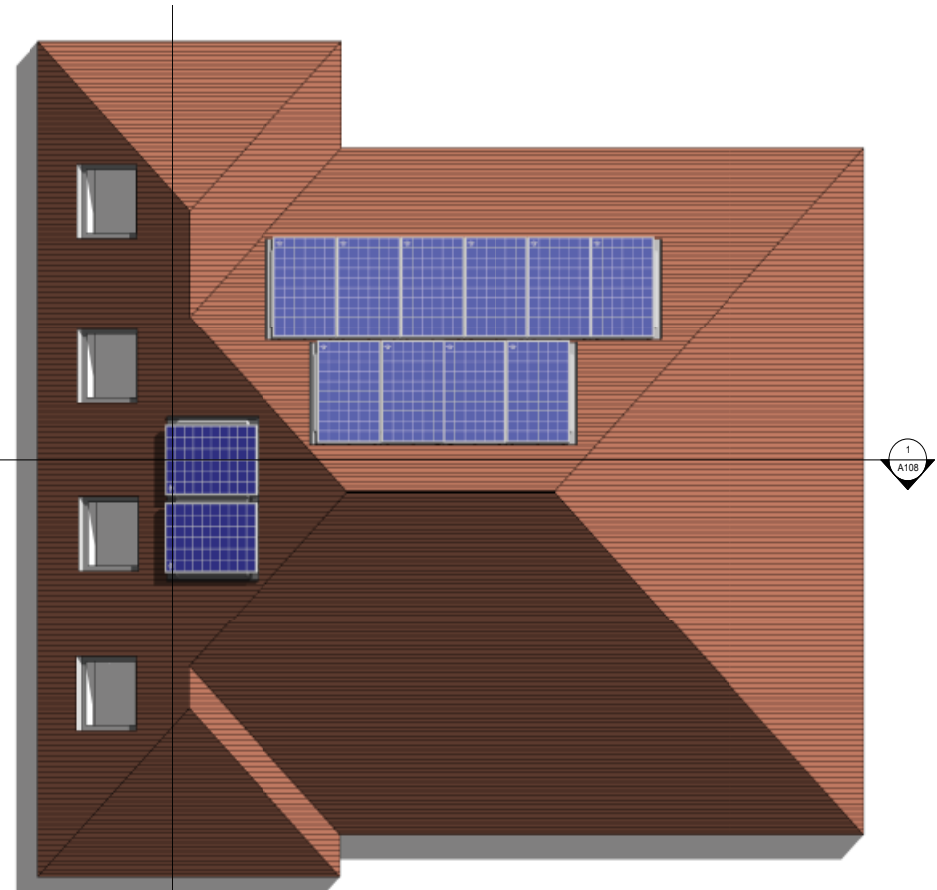
GROUND STABILITY

Natural occurring instability has been identified on the site that may affect the ground stability. Low potential for swelling and shrinking clay, very low potential for collapsibility, very low potential for landslide and also a very low potential for running sand

NOISE

With the site being located right by the A226 there is potential low risk of noise from traffic that runs along corridor of A226.

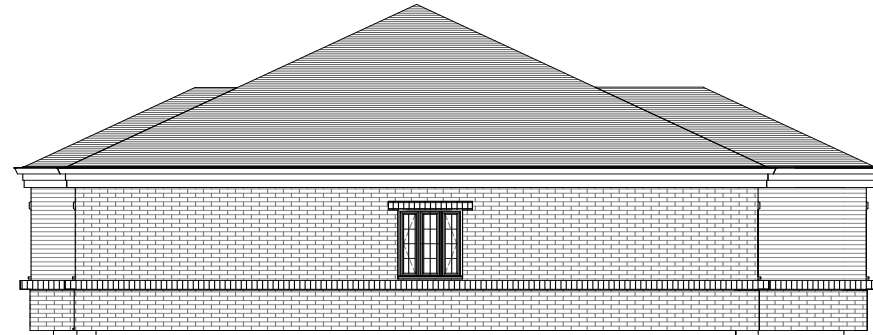
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DESIGN



East1
1 : 50



North1
1 : 50

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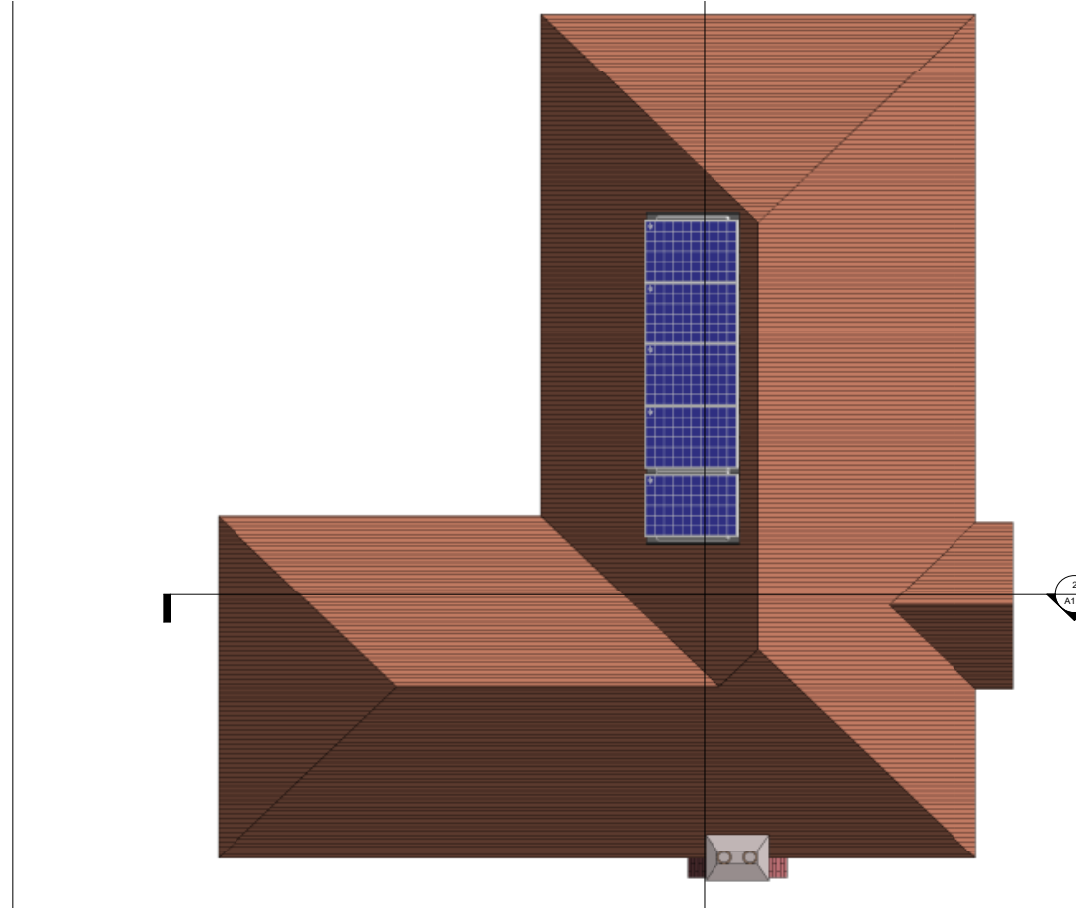
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DESIGN



1 West
1 : 50

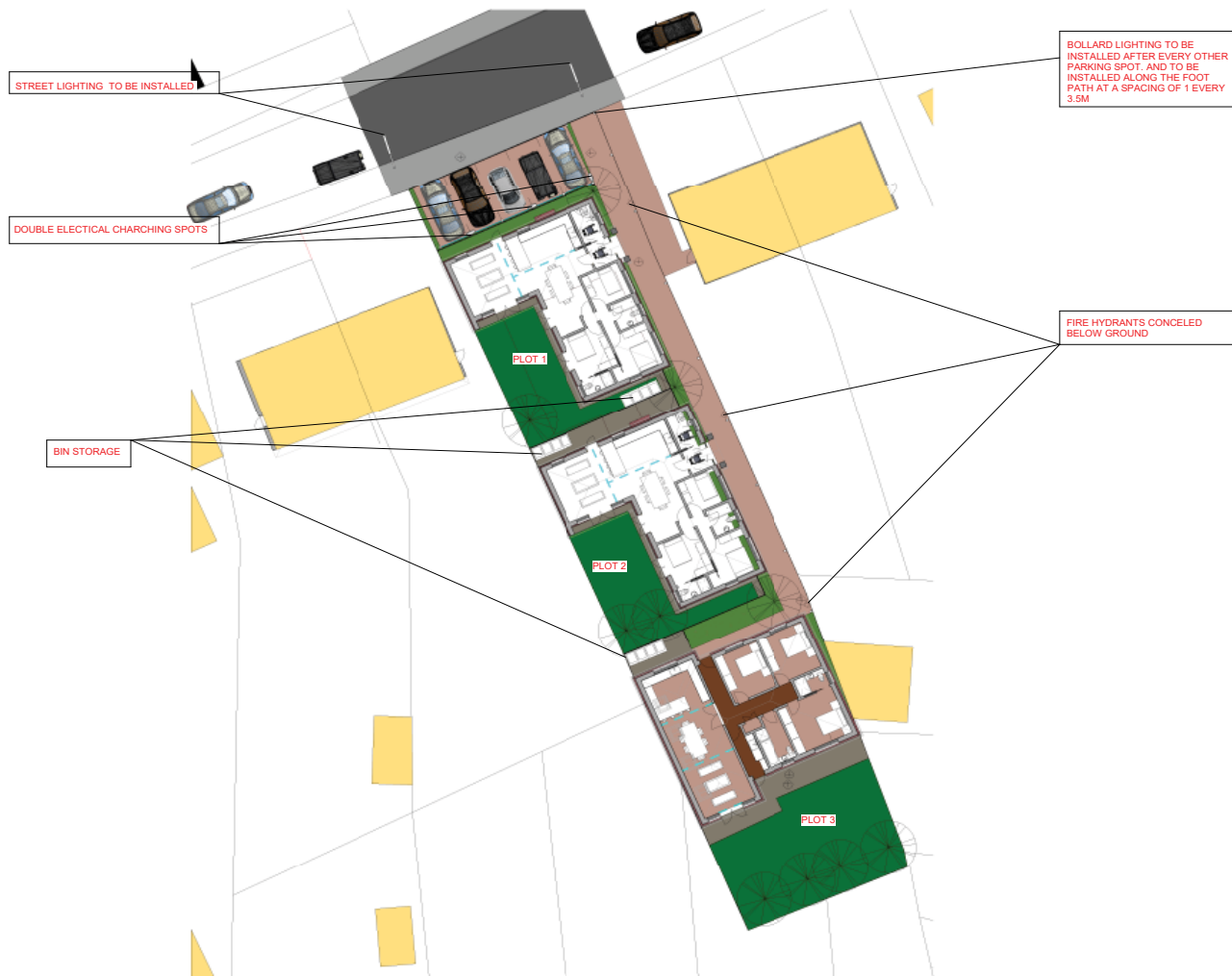


2 South
1 : 50

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DESIGN



Through the care full choice of materials and the need to design homes for the future we have been working on an Eco friendly neighbourhood. This will be prestigious place where only residence will be allowed to purchase electric vehicles and the homes will be built with local material with a bit of modern materials to allow the future transition.

The design has been vigorously chosen to no become an alien with the local area but to have traditional home with futuristic capabilities.

Air source heating will be utilised, rain water harvesting ,planting of trees that process carbon monoxide at a rapid rate, Acoustic fences will be installed to reduce on future noise pollution. Solar panels for electricity, the solar panels to be installed will be able to produce at least 80% of the load needed for each house through out the year.

Porous paving blocks will be installed with eco channels to reduce the water logging

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DESIGN



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DESIGN



1 East1
1:50



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DESIGN



1 East
1:50



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