



Design and Access Statement

Integrated Retirement Community
Land at London Road, West Malling

RCKa

Rev P00 : November 2022

2133-RCK-RP-A-08100

RETIREMENT VILLAGES

RCKa Tetlow King
PLANNING

Camlin's QuadConsult RPS
SPECIALISTS IN RETIREMENT

Camargue tga lloyd
bore

CLARKE BANES tpa SOCOTEC

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1. Introduction

1.1. Executive Summary

- Application Description
- Introduction
- Executive Summary
- Supporting Documents

1.2. The Applicant

- Retirement Villages Group
- Facilitating Change

1.3. The Project Team



1.1. Executive Summary

Application Description

Development of an integrated retirement community comprising 140 extra care homes together with associated communal facilities (all within Use Class C2); access from London Road (A20); vehicle and cycle parking with internal roads and footways; drainage infrastructure; landscaping and open space; and associated infrastructure.

Introduction

This Design & Access Statement has been prepared by RCKa architects on behalf of the Applicant, Retirement Villages Group Ltd (RVG), in support of the development of land to the rear of London Road, West Malling (the site).

An 'outline' planning application was granted on appeal in late 2018 (17/00506/OA) and established the principle of building 79 retirement apartments and cottages, with associated communal facilities, outside spaces and parking for residents, visitors and staff. A subsequent 'reserved matters' application (19/02431/RM) was approved by the council for the detailed appearance, landscaping, layout and scale of homes across the site.

A significant period of time has elapsed since the plans were first submitted. RVG, now under AXA's ownership and with new leadership, has adopted a new approach to retirement living and we have taken the opportunity to incorporate this into our proposals.

The Applicant's vision for the site is to deliver an improved design, create an exemplar retirement community with a focus on higher design standards for space, quality, wellbeing, sustainability and placemaking.

Executive Summary

Our proposals seek to make the best possible use of the site at West Malling.

An outline planning application for the site was submitted in February 2017 and initially refused by Tonbridge & Malling Borough Council in November 2017. The outline planning application was granted on appeal in late 2018 and established the principle of building retirement apartments and cottages, with associated communal facilities, outside spaces and parking for residents, visitors and staff.

An independent retirement community or extra-care housing brings many benefits:

- It is the best way to deliver a large number of homes to meet housing need. Higher densities are appropriate and residents benefit from a more communal way of life and inter-dependence;
- reduces pressure on the wider green belt;
- residents move to suit their long term needs whilst also maintaining their existing social networks and as a consequence the majority of residents in extra-care developments tend to be from the local area;
- it reduces pressure on housing delivery with an improved choice of homes for older people, encouraging them to move out of previously under-occupied homes;
- extra-care developments are proved to improve health and wellbeing of residents, reducing demands on health services;
- extra-care developments provide their own health care facilities which relieve strain on local health services;
- housing older people on sustainable well-connected sites with a broad range of amenities reduces car use locally. Compared to general housing, car use in extra-care is much reduced and there is no peak flow of traffic;
- supports local economy through creation of employment opportunities and increased use of local services, shops, restaurants etc.

Compared to other demographics, one cannot underestimate what older people can bring to a community in terms of voluntary work, their enterprising spirit as well as their contribution to the local economy.

The extant scheme overlooked a number of opportunities, for the site, the end user, and the wider community / context:

Our proposal delivers more homes than the extant scheme with a more appropriate site layout. The increase allows us to improve affordability both of the sale price and ongoing service charge, and provide a broader range of amenities.

It consists of six villas / terraces arranged within a verdant landscape. Compared to the extant scheme they integrate better with the landscape and rich ecological setting to the south of the site, are set further back from the site edges, reduce built footprint (building and hard landscape), with negligible visual impact when compared with the reserved matters.

Currently, the site is largely concealed in its wider context by rows of mature trees. We have tested the visual impact of proposals and concluded that in comparison to the extant approval, they will have negligible impact on the rural character of the area due to the layers of mature trees.

The site lies north west of West Malling market town centre, our proposals make reference to the local architectural characters, particularly local regency manor houses, and interpret them in a contemporary way, balancing a response to local context with a response to the climate emergency.

The villa blocks are stepped in both plan and section to articulate and break down the mass, this also allows them to sit more comfortably with the topography of the site. Communal facilities are housed in the ground floor of blocks A and B, helping to frame and address the entrance of the site.

Amenities include a restaurant, lounge and wellness facilities such as a fitness suite and treatment rooms, to support residents to lead active, sociable and healthy lives. Furthermore, homes are generously proportioned, mostly dual aspect, and adaptable to the long-term needs of residents. Every opportunity has been taken to support active use, encourage incidental social interaction and engagement with the landscape through the arrival sequence and day to day movements around the site.

We propose a diverse range of high quality landscape areas from the community lawns to the quieter resident gardens, and wetland routes. These, alongside other

ecological improvements, biodiverse extensive green roofs, the installation of animal habitats and additional tree planting all result in a net gain in biodiversity and 100% infiltration of surface water meaning no run-off.

We have promoted sustainability strategically by providing homes on a well connected site, and promoting sustainable modes of transport with the provision of a hopper bus and electric vehicle charging. The external envelope of the buildings is designed to exceed policy in daylighting, acoustics, ventilation and thermal performance and the development is heated by air source heat pumps to achieve a 15% improvement over Building Regulations. As the scheme develops we will continue to improve on this to achieve whole life net zero carbon.

Having analysed car usage and ownership amongst residents, staff and visitors of Retirement Villages' 16 other communities, we propose provision of 112 parking spaces. We know that car ownership declines as retirement developments mature and we have arranged for parking spaces to be given back to nature when they are no longer required. The amount of space dedicated to car infrastructure has been reduced compared to the extant proposals with a more efficient layout.

Our proposals have been developed through engagement with local people, planning officers and the Parish Council and have greatly improved as a consequence. For example, following consultation with the local community, RVG are exploring opportunities to open the wellness facilities to residents of the local area.

This is a vanguard project for RVG that seeks to enhance the quality and choice of homes for older people in the area. The project's ambitions regarding design quality, sustainability, health & wellbeing, biodiversity and placemaking far exceed any standards set by planning policy, and indeed the extant proposal. Furthermore it will demonstrate that, through meaningful collaboration with local stakeholders, high quality designs can be developed that bring multiple benefits not only to the residents but also to the local community.

1.2. The Applicant

Retirement Villages Group

Who Are We?

Retirement Villages Group Ltd (RVG) has 40 years experience as a specialist operator of age-exclusive retirement communities. They operate sixteen existing villages across the UK and have ambitious plans for growth in the sector, with a number of others in construction and planning.

The business does not rest on its laurels though. Further investment in existing villages and exciting plans for new locations across the country continue apace.

We create amazing communities, connected to thriving local neighbourhoods, that respond to the needs of local people. Our approach to retirement living is built on the principles of community, wellbeing, choice and care.

The Vision

Extra-care housing, also known as assisted living, allows residents to live independently in their own home but enjoy the hospitality of communal facilities and tailored personal care.



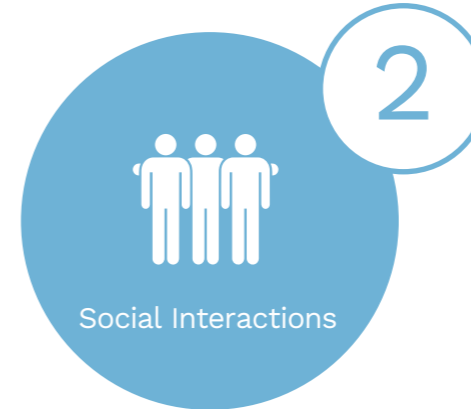
Facilitating Change

Over recent decades retirement developments have become increasingly popular but have been more limited in their fuller engagement and integration with existing local communities. This inhibits the potential for residents' wellbeing and preventing a sense of loneliness.

RVG have a strong aspiration to now tackle this and plan ahead positively to create new exemplar communities that meet higher design standards for space, quality, wellbeing, sustainability and placemaking.



Places that focus on improving residents' wellbeing and health



Environments that encourage social interactions and combat loneliness



Places that integrate into existing communities and seek wider opportunities



Sustainable developments which reduce our carbon footprint



High quality design that the whole community can be proud of

1.3. The Project Team

RVG has selected an experienced project team that specialises in delivering visionary projects that respond to their context and enhance social, economic and environmental value.

RCKa - Architects

RCKa is one of the country's leading designers of homes for later living, with numerous prestigious awards for projects we have designed across the country. These include a Housing Design HAPPI Award for our Hortsley development in the south coast town of Seaford, and Inside Housing's "Best Older People's Housing Development (up to 50 homes)" for 23a Leyton Road in Harpenden, Hertfordshire. Our work includes developments in a range of locations, including urban and peri-urban sites, within sensitive conservation areas and green belt.

Camlins - Landscape Architects

Camlins is an award winning landscape and design practice. Our philosophy is to design places for people that foster wellbeing, generate prosperity and stimulate learning. We bring an innovative, research led approach to the design and use of our external environment. Working on a wide range of high profile public and private projects, creating sustainable landscapes in the caring, learning, living and working sectors.

TPA - Specialist Consultants

TPA is an innovative provider of transport planning and infrastructure design. We help achieve sustainable, healthy and socially inclusive mobility, contributing to the design of more liveable cities and regions. By integrating these pioneering measures, ideas, knowledge and technologies into our transport planning practices and our UK portfolio, we ensure that development planning projects immediately capitalise on these solutions, with the principles of addressing climate change, social diversity and gender equality underpinning our work.

TGA - Civil Engineering and Specialist Consultants

TGA has significant and varied experience – having supported the built environment for over fifty years – allowing for a progressive consultancy that is enriched with history yet having a flexible approach to remain ahead of the curve in this ever-changing industry.

Quad - Structural Engineer

QuadConsult Limited is an established civil and structural engineering consultancy. An important business sector for us is renewable energy, and we actively seek to minimise environmental impact on all projects, enthusiastically promoting all forms of sustainable construction which are on balance environmentally benign.

Lloyd Bore - Ecologist and Visual Impact Assessor

Lloyd Bore is a specialist practice based in Canterbury, providing services to public and private sector clients in landscape architecture, ecology and arboriculture. Lloyd Bore has provided ecology consultancy services in relation to this project, by providing advice and recommendations to reduce impacts to important ecologically features within the site and recommendations to improve the site for biodiversity as well as Landscape Visual Assessment input (LVA).

Tetlow King Planning - Planning Consultant

Tetlow King Planning Ltd is a leading town planning and development consultancy operating nationwide, with an expertise in planning for the delivery of specialist retirement housing. Tetlow King Planning has been involved with this site since 2014 in the initial site promotion through to the outline planning application, appeal and subsequent Reserved Matters application.

RPS - Archaeology And Heritage Consultants

RPS is renowned for our deep expertise in archaeology, built heritage, historic landscapes, industrial archaeology and geomatics, and have established an enviable reputation for historic development success.



Clockwise from top left: PegasusLife Hortsley by RCKa. An example of a completed building which supports and creates opportunities for social interaction through shared communal spaces; Pegasuslife 23a Leyton Road by RCKa, landscape by Camlins. A view into the central courtyard, a key circulation route which supports neighbourly interactions; Elwick Place Ashford by TPA, a complex combination of existing / new transport infrastructure together with shared pedestrian surfaces; Snape Maltings by TGA Consultants. A sustainable low carbon development using the latest technologies on a constrained site.

2. Site Analysis

2.1. Site Location

Surrounding Context: West Malling

2.2. Local Heritage

Neighbouring Heritage Assets

2.3. Character Analysis

Sub Area A - Historic and Commercial Core

Sub Area B - Abbey and Monastery Grounds

Sub Area E - Douces Manor and Manor Farm

2.4. Site Approach and Visibility

2.5. Site Photographs

2.6. Extant Proposal

2017 - 17/00506/OA - Thrive Architects

2019 - 19/02431/RM - Thrive Architects

Opportunities For Improvement

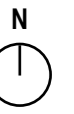
2.7. Why RCKa?

2.8. Ecology and Biodiversity

2.9. Opportunities and Constraints



2.1. Site Location



Surrounding Context: West Malling

Site Address:
Land to the rear of 237 London Rd, West Malling, Kent

Site Area:
3.6 hectares

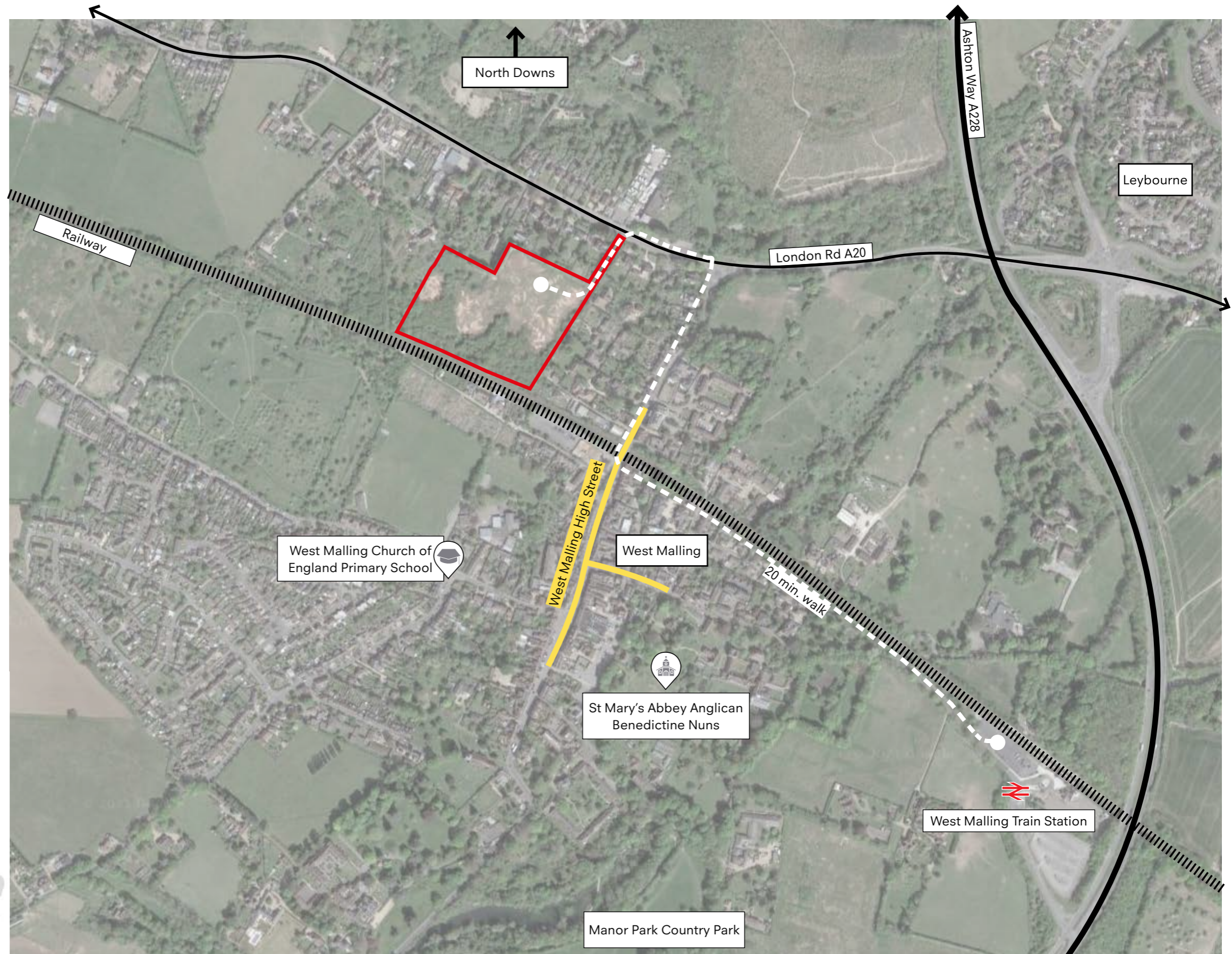
Surrounding Buildings
The buildings that surround the site are markedly different to that of central West Malling, and are predominately 20th century detached houses, 2 storeys + roof.

Surrounding Area and Local Amenities
The characterful and historic West Malling high street is located to the east of the site. A character analysis of this area is presented in more detail on the following pages.

The high street is approximately a 10 minute walk, here a wide range of amenities are on offer; food and beverage, supermarkets, hairdressers, nails etc.

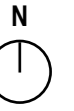
Connectivity
The site is well served with transport connections, London Road giving access to West Malling, and more regional connections served by Ashton Way A228. West Malling railway station is approximately a 20 minute walk.

The site is closely bound by transport routes; to the south, a railway line serving West Malling station, and to the north, the busy A20 London Road.



Key
— Site Boundary

2.2. Local Heritage



Neighbouring Heritage Assets

- The West Malling Conservation Area lies to the south-east of the site with a number of listed buildings within a 500m radius;
- the Scheduled Monument of Benedictine Abbey of St. Mary's lies approximately 500m south-east of the site.

Site Heritage Summary

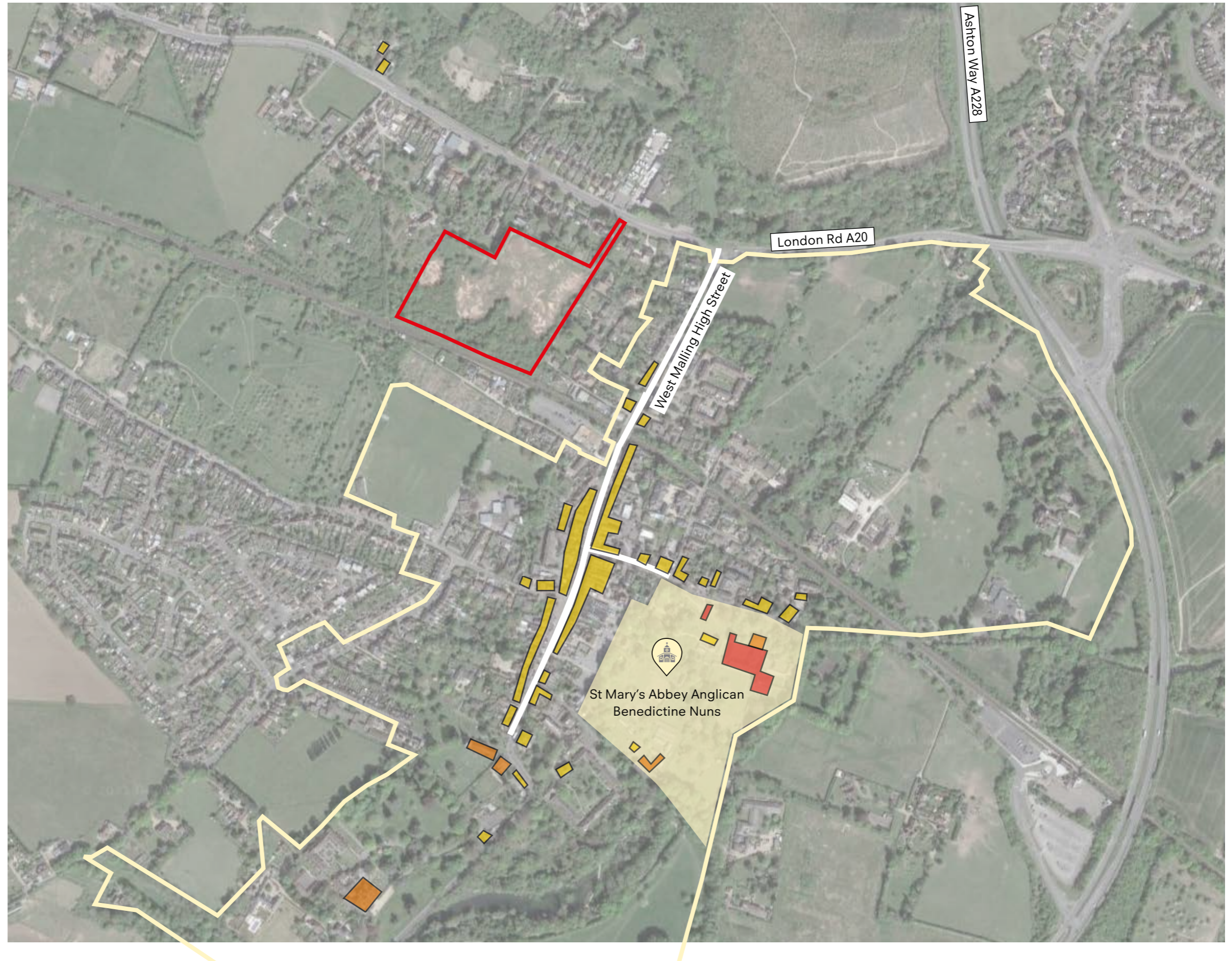
There are no designated or undesignated archaeological heritage assets recorded on the site.

The setting of the listed buildings, conservation area and scheduled monument within 500m is considered unlikely to be affected by the proposals. Though the site is visible from parts of the conservation area, visibility is generally very limited.

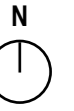
Please refer to RPS Heritage statement for further information.

Key

- Site Boundary
- Conservation Area
- Scheduled Monument
- Grade 1 Listed
- Grade 2* Listed
- Grade 2 Listed



2.3. Character Analysis



To understand the architecture and character of West Malling, we have researched the varied development patterns through the years. This has been compiled through individual analysis as well as observations made in Tonbridge and Malling Borough Council's 'West Malling Character Areas SPD Adopted' document.

Below and opposite presents the character sub areas identified in this document. Of these areas, we have identified and highlighted three that we believe are of significance and particular interest to the landscape and architectural design development of the site.

Sub Area A - Historic and Commercial Core

The historic centre of the town has a distinctive character resulting from the dense arrangement of commercial and residential buildings of considerable age. The great width of the High Street contrasts with the intimate narrowness of connected streets.

Sub Area B - Abbey and Monastery Grounds

The abbey and monastery and the many associated buildings are set in extensive private grounds and have a unique spacious and leafy character of their own.

Sub Area C - West of Town

This area includes Churchfields, Offam Road, West Street, Norman Road and Ryarsh Lane and has a distinctive residential character, featuring medium density buildings and The Old Count Ground.

Sub Area D - Police Station Road and Frog Lane

The assortment of workers' housing in Police Station Road and Frog Lane combine to form a characteristic set of closely arranged older properties of similar ages and styles.

Sub Area E - Douces Manor and Manor Farm

Douces Manor overlooks Manor Park and was originally part of its setting. It has its own special character due to the classically designed formal landscape, combined with open green spaces, rolling grassland, a lake and densely grouped trees which serve as an important setting to the town.

Sub Area F - North-East

The separate character of the open area of pleasant countryside to the north-east of the town includes the original formal landscapes of Malling House and The Hermitage. It also provides an attractive setting to the town and is defined by its noticeable greenery and sense of open space.

Sub Area G - St. Leonards Street and Malling Place Grounds

The interesting group of buildings in St. Leonards Street has its own distinguished character. It has a rural appearance and contains a range of dwellings from varying periods linearly arranged along the road.



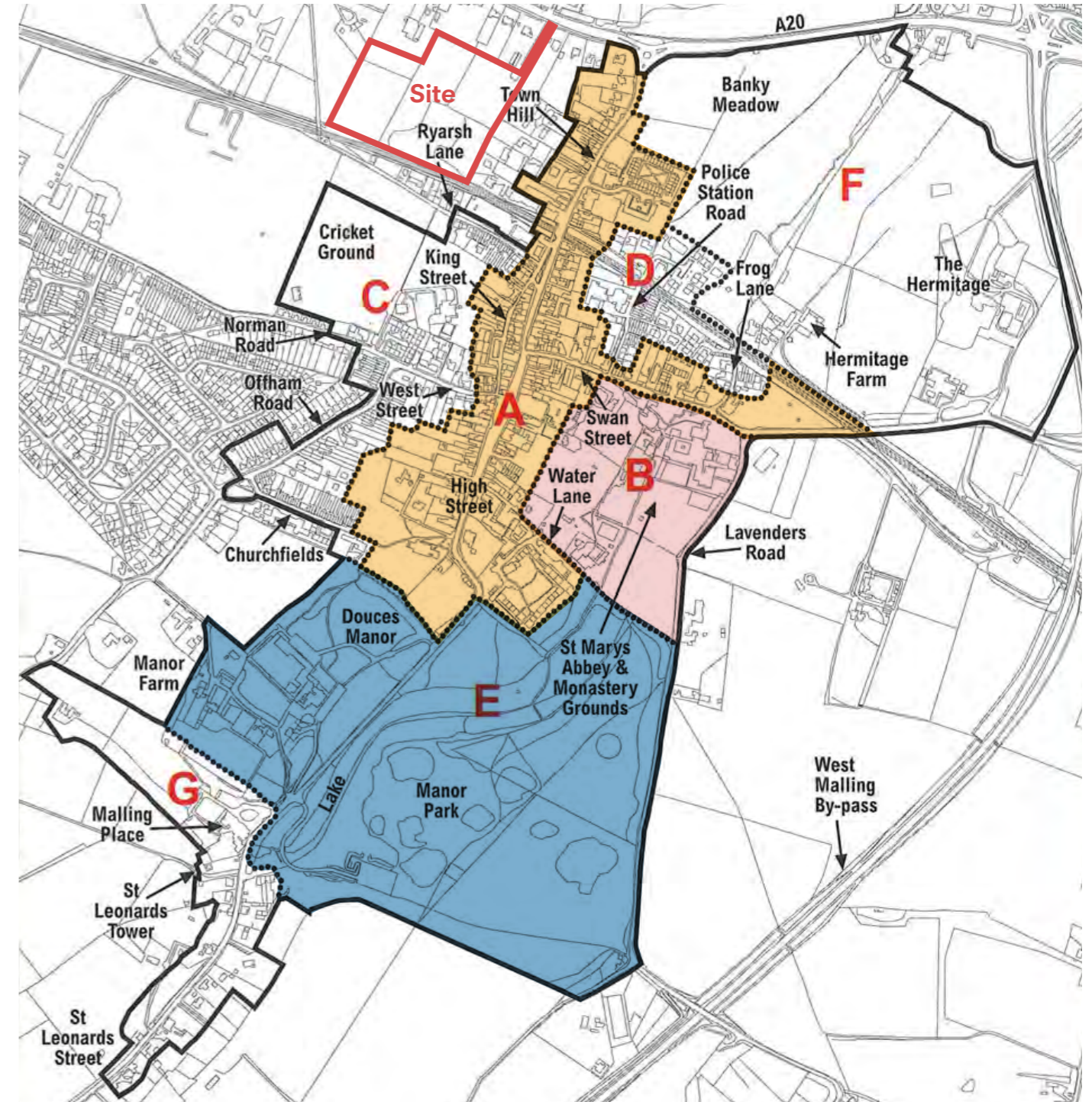
Sub Area A - Historic and Commercial Core
High street typologies, order of façades and materials



Sub Area B - Abbey and Monastery Grounds
Approach route, integration of form with landscape



Sub Area E - Douces Manor and Manor Farm
Manor house typologies, scale, form and mass



Above: Character Analysis Sub Areas Plan excerpt from West Malling Conservation Area Appraisal

Sub Area A - Historic and Commercial Core

The buildings in the historic centre of the town have evolved as a linear settlement over time and are tightly arranged in an enclosed urban form of wide and narrow streets. Buildings are accessed from and primarily address the street / pavement, creating an increased sense of enclosure.

The variety of materials, colours, roof forms, and ridge and eaves heights means neighbouring structures contrast sharply with each other. The majority of buildings are two storey, with some three storey feature buildings. Many of the buildings in this sub-area date from medieval times, but have been altered and extended to feature Georgian frontages.

The landscape characteristics typically are as follows:

- Brick and ragstone walls enclose rear garden spaces;
- wrought iron railings enclose the small spaces to the front of properties;
- streets are typically made of ragstone setts (King Street), traditional stone slabs (Middle Row) or blue diamond paviours;

- the narrow gateways at the junctions leading into the central High Street create pinch points which draw attention to the interesting architectural detail of many of these buildings. These are important as they allow views from the High Street into adjoining streets.



High Street looking north: Wide street with variation of two storey pitches, primarily brick Georgian street frontages



Swan Street looking west: Narrow street with variation of two storey pitches, primarily brick Georgian street frontages



Typical landscape features: Ragstone and brick boundary wall



Typical landscape features: Ragstone paving setts



Typical landscape features: Blue diamond paviours



King Street looking north-east: Narrow street with variation of two storey pitches, mix of brick and render Medieval frontages



West Street looking west: Narrow street with variation of two storey pitches, mix of brick and render with shop frontages



Swan Street looking West: Narrow street with variation of two storey pitches, mix of brick and render with shop frontages



Typical landscape features: Wrought iron railings enclosing the small space to the front of a High Street property, with integrated landscaping / hedging



Typical landscape features: Wrought iron railings and low rise stone wall enclosing the small space to the front of a High Street property

Sub Area B - Abbey and Monastery Grounds

Although segregated from the town, the formal grounds of St. Mary's Abbey and Monastery remain the historical centrepiece of the town. The area has an open leafy character, but the extensive formal abbey and monastery grounds are very private and hidden from view. A degree of unity results from the use of ragstone as a building material.

As you approach the monastery grounds, the site opens up to reveal clearings which are defined by subtle architectural devices and a strong landscape strategy. Landscape clearings are formed to frame views and define approach and interactions with the built forms, that vary between buildings or strategically placed objects.

The landscape characteristics typically are as follows:

- Water elements include lake, pools and listed cascade;
- the grounds are extensive and enclosed by large ragstone walls. These walls add to the sense of enclosure of some of the surrounding rural lanes;
- the high concentration of mature trees contained in the large gardens provide valuable greenery close to

- the heart of the town centre, with many attractively overhanging the adjacent lanes;
- Lavenders Road features informal grass verges, embankments and high hedgerows that give the lane a sunken form;
- in Water Lane the buildings are sited well back in their plots behind high ragstone walls. The greenery of the spaces around the buildings is important.



Integration of buildings within the landscape and journey through and around them



Within the approach there are glimpses to the buildings beyond, revealing parts and encouraging movement



Water used as a wayfinder, with integrated landscape features screening buildings



Typical landscape features: Ragstone and brick boundary wall leading to monastery grounds



Lavenders Road: Closed off relationship of Monastery and surrounding narrow street. Ragstone walls rise and fall to restrict and encourage views to spaces beyond



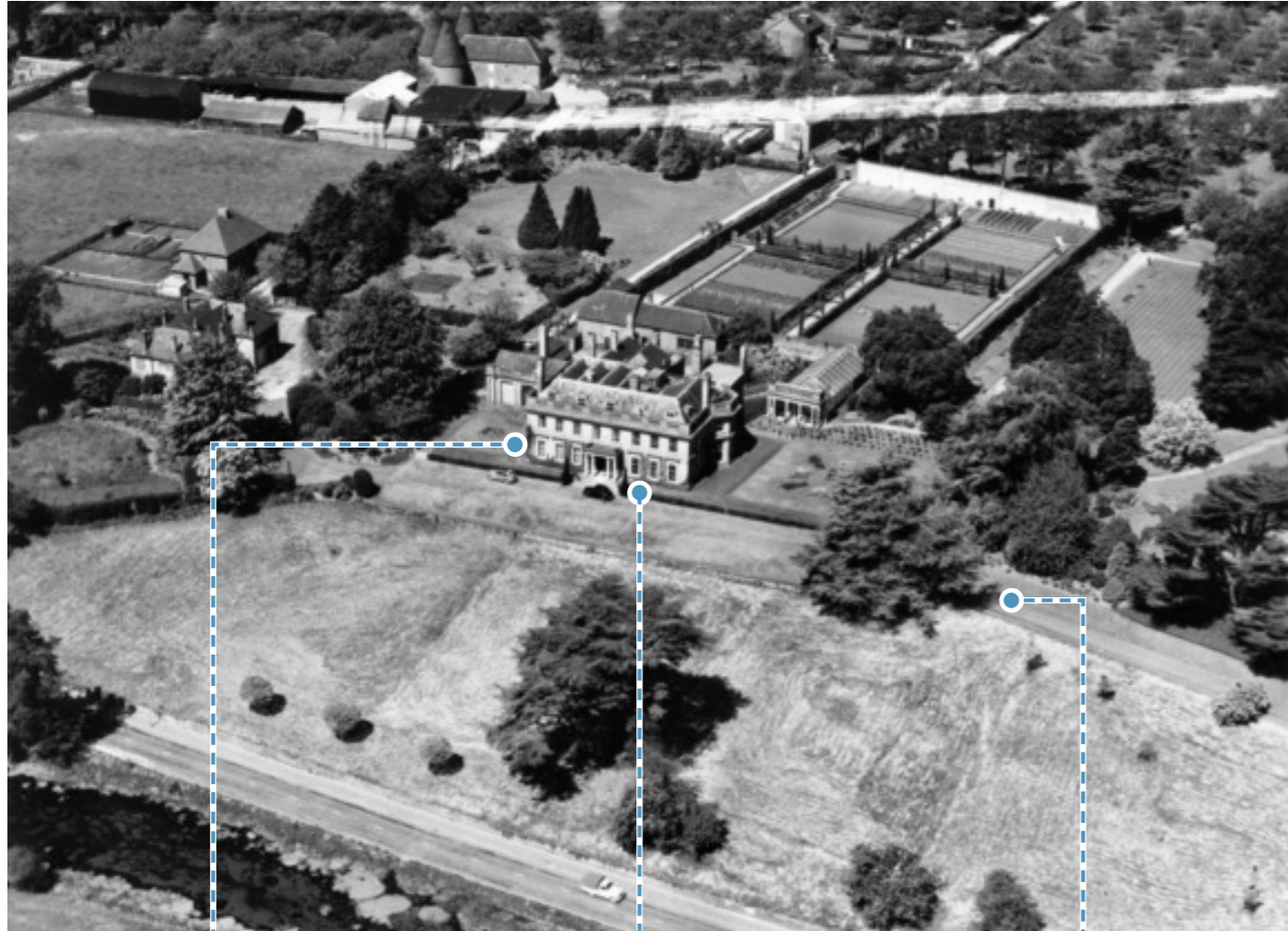
The Cascade: The cascade is listed by English Heritage as a late Georgian ornamental feature incorporating re-used medieval fragments from St. Mary's Abbey.

Sub Area E - Douces Manor and Manor Farm

The interesting mix of formally designed landscapes, containing natural features of open grassland, mature trees and water, defines the character of this sub area.

Strong parallels can be drawn from the observations of the development type and landscape patterns observed in this large, country and periphery estate. The distinguishing character features are as follows:

- Informal building position that is consequential to the landscape moves;
- diverse undulating landscape contains wide open spaces as well as small areas enclosed by trees;
- full vista of the large front elevation of Douces Manor is still seen in all its intended glory, set behind its large sloping front lawn, featuring important specimen trees;
- scale of building / impact reduced with set back / rooms in a mansard roof approach at upper level;
- true regency style building uses represented through façade / window size (entrance / grand ground floor, family rooms and drawing rooms in middle and servants on top);
- a ha-ha along the edge of the road ensures uninterrupted views from the house are maintained;
- at Manor Farm, many large trees and cultivated gardens link the views of the spaces between the buildings. The narrow lanes near to the farm are of a rural character with simple informal grass verges that are well contained by tall hedges



Historic image: Integration of building and landscape and window shading awning features



Historic image: Grandeur of façade on approach, through the manor park and from a distance



Historic image: Curation of approach to the building and integration of landscape, revealing glimpses of building



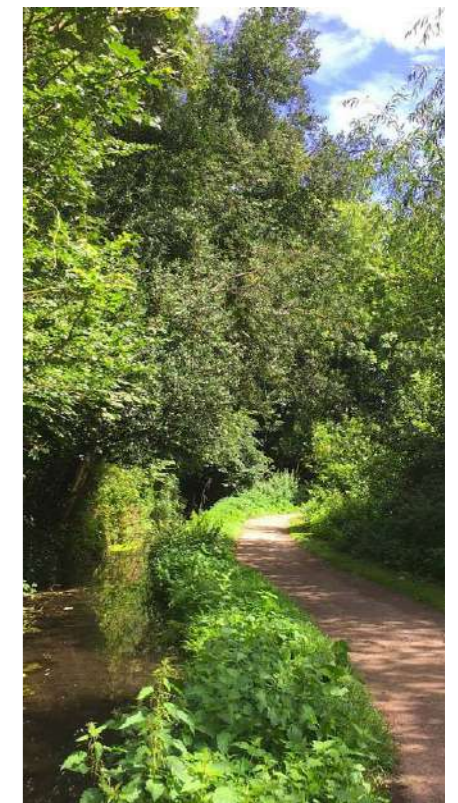
St Leonards street looking north-west: Curation of approach to the building and integration of landscape, revealing glimpses of building



Leonards Street Entrance: Grand gates and pilasters marking the primary entrance to the estate on the approach from Leonards Street



Entry Clearing: Building reveal from formal entry sequence



Landscape Routes: Water and gravel paths marking routes through the site

2.4. Site Approach and Visibility

The site is naturally screened from the surrounding context. This is a result of both, its location behind the linear settlement of detached houses that front London Road to the north and West Malling High Street to the east, and the ecologically rich shrubs and trees that create dense planted boundaries.

In addition, the site has only one single and narrow frontage to the London Road (image A below). This narrow and tree lined route, creates separation and limited visibility between the more open area of the site and the surrounding context.



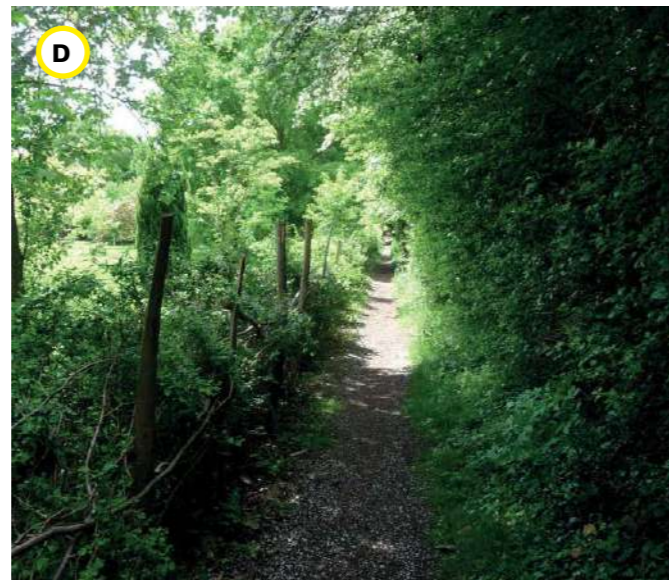
View from entrance on the A20 London Road. The tree-lined route frames a narrow view towards the site



View towards the site, looking west



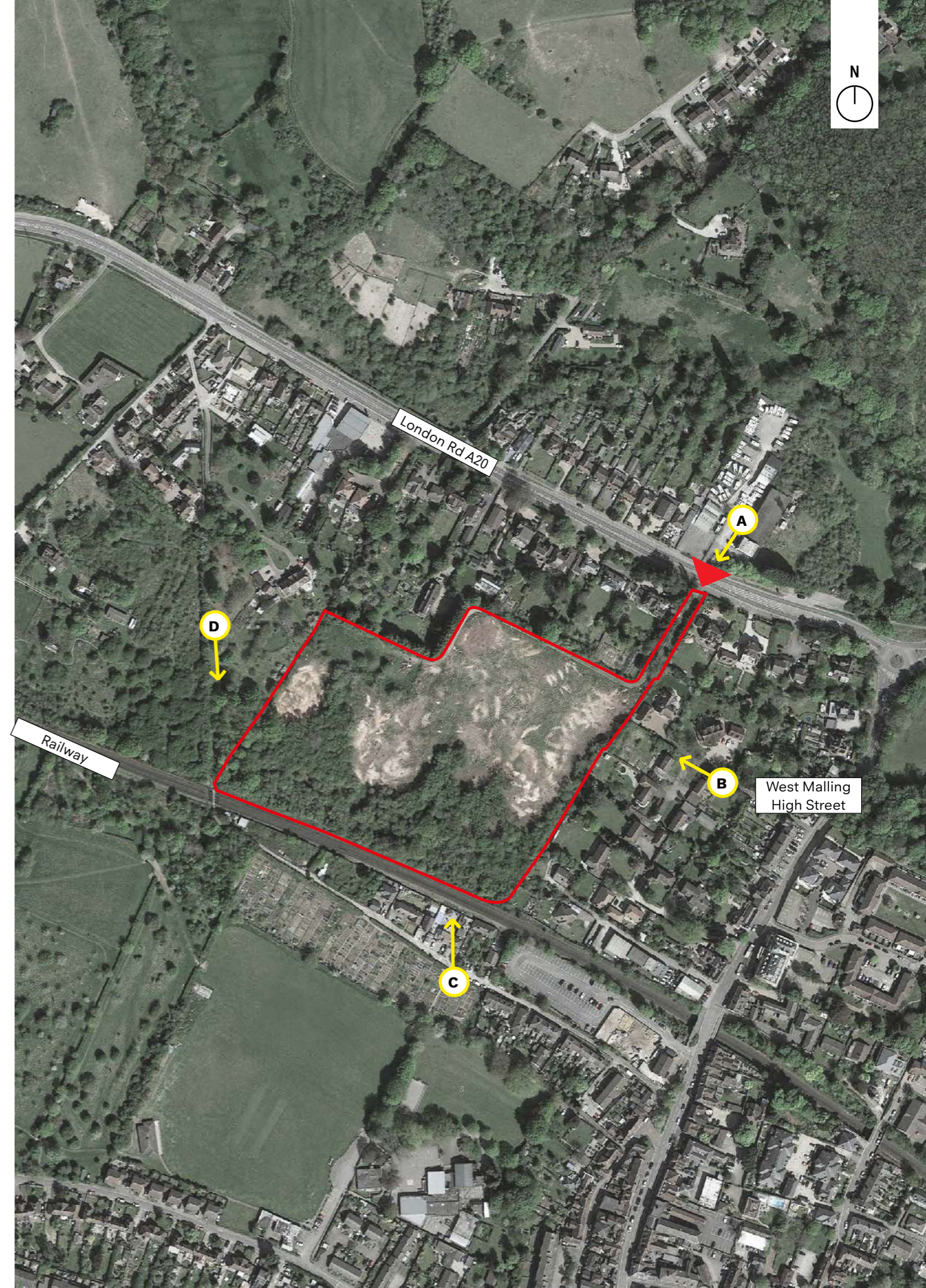
View towards the site, looking north



View towards the site, looking south

Key

 Site Boundary



2.5. Site Photographs

Upon entering the site and travelling through the tree-lined route off London Road, the site opens up to provide long views to the south and west, across the wildlife habitats at the southern end of the site.

The character of the site diverges away from the quaint, rural character of West Malling High Street, as presented

through the analysis of 'Sub Area A - Historic and Commercial Core' above. The site presents very much as its own character and a sheltered, verdant greenfield landscape on the periphery of the town, comparable to the green nature of 'Sub Area E - Douces Manor and Manor Farm', as identified above.



View from entrance on the A20 London Road. The tree-lined route frames a narrow view towards the site.



View within the site showing tree-lined northern edge of the site.



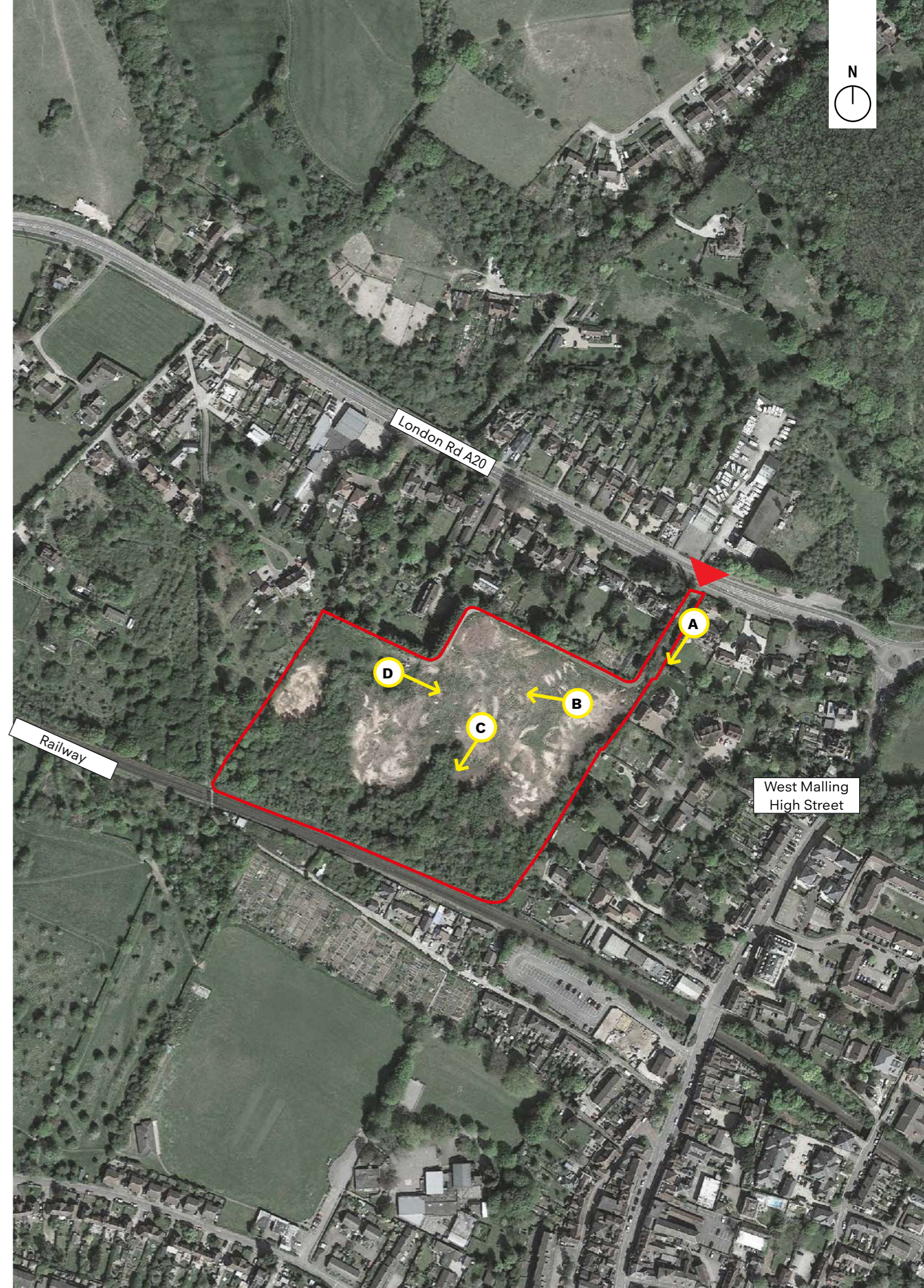
View looking across the Environmental Buffer Zone (EBZ).



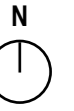
View from within the site capturing edge of tree-lined boundary on the northern edge. Image captures distance and relationship with neighbouring private homes.

Key

 Site Boundary



2.6. Extant Proposal



2017 - 17/00506/OA - Thrive Architects

An outline planning application was submitted in February 2017 and initially refused by Tonbridge & Malling Borough Council in November 2017. The outline planning application was granted on appeal in late 2018 and established the principle of building retirement apartments and cottages, with associated communal facilities, outside spaces and parking for residents, visitors and staff.

Key Figures

- Number of units: 79 units
- Car parking: 99 spaces
- Massing: 2-3 storey + roof throughout

2019 - 19/02431/RM - Thrive Architects

Subsequent to this, a reserved matters application was submitted and approved in January 2020 for the detailed appearance, landscaping, layout and scale of units across the site, presented opposite, where it was assessed to understand the key opportunities and constraints.

Key Figures

- Number of units: 79 units
- Car parking: 116 spaces
- Massing: 2-3 storey + roof throughout



Above: Reserved matters application plan

Opportunities For Improvement

In the time since the plans were first submitted, a number of possible improvements were identified.

RVG communities have been standard-bearers for their time and the new vision for the site should ensure this continues – with better designed, more sustainable homes, communal facilities, outside space and amenities.

The primary opportunities for improvement include:

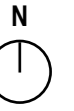
- Responding to the climate emergency by designing the scheme to use less energy, make greater use of renewable energy, and be whole life net zero carbon;
- deliver more homes to respond to the acute need for homes with care and reduce pressure elsewhere. This would also allow the homes to be better suited to the local market in terms of affordability;
- adjusting the quantum of homes to set a more affordable service charge for residents;
- the diverse precedents, unique building patterns and characters observed in West Malling, wedded with the unique and sheltered site condition allows our approach to be highly bespoke to the site, contemporary issues and resident needs;
- provide a landscape-led scheme that best responds to the rich ecology of the site;
- enhance integration and engagement with the natural landscape setting;
- minimise hard surfaces and reduce emphasis on the car;
- provide a spatial and movement hierarchy that encourages social interaction to best build a cohesive and inter-dependence community;
- reduce the visual impact of the proposals;
- improve environmental sustainability with a NZC development.

Key Objectives for Improvement



Above: Reserved matters application plan

2.7. Why RCKa?



Recognising the opportunities this site has to offer, RVG appointed RCKa to re-design the proposals for the site.

RCKa is one of the country's leading designers of homes for later living, with numerous prestigious awards for projects designed across the country. These include a Housing Design HAPPY Award for our Hortsley development in the south coast town of Seaford, and Inside Housing's "Best Older People's Housing Development (up to 50 homes)" for 23a Leyton Road in Harpenden, Hertfordshire. Our work includes developments in a range of locations, including urban and peri-urban sites, within sensitive conservation areas and the green belt.

Our approach is always highly site-specific and sensitive to local concerns. We work alongside communities to ensure that new development is embraced rather than feared – whilst recognising the unique challenges and sensitivities that planning applications on peri-urban sites represent to both clients and planning authorities. What is common to every scheme we design, however, is a passion for how our work can remain relevant to users, stakeholders and beneficiaries through designing for flexibility and longevity.

RCKa was appointed by RVG in 2019 to appraise another existing planning consent for a site in Boughton Heath, Chester. Having reviewed the existing consent, RCKa worked with the client and council to develop a far superior scheme which was supported by the local council. Following extensive engagement with the council and two very positive independent design review meetings, a full planning approval for a 147 homes retirement village was approved under delegated powers in February 2021, with full support of key council members and two parish councils. The revised scheme delivered on RVG's promise of a proposal of superior design ambition and quality. It was more engaged with the ideas of wellbeing and placemaking and far more environmentally sustainable.

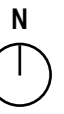
RCKa's interest in designing places for communities to thrive was of particular interest to RVG; acknowledging that loneliness and feelings of isolation disproportionately affect older people, and a way to combat this is through encouraging incidental interaction and neighbourliness. Something that was of particular interest to RVG's customers.



HOUSING DESIGN AWARDS
PROJECT WINNER
2019

Clockwise from top left: Extant and proposed plan comparison; Boughton Heath, Chester. PegasusLife Hortsley, an example of a completed building which supports and creates opportunities for social interaction through shared communal spaces. An example of a completed retirement building nestled next to a public park; Pegasuslife 23a Leyton Road. A view into the public communal spaces where incidental social interactions can occur between residents and visitors, combating isolation and loneliness; Boughton Heath, Chester.

2.8. Ecology and Biodiversity



The site has an extensive dormouse habitat to the southern end bordering the railway. It is classified as medium quality and is a combination of dense scrub, as well as planted and natural broadleaf woodland. Within the protected area, there are also several active badger setts. Any built development is required to be offset 14m from the setts so as to minimise disturbance.

RCKa Approach

The agreed extent of habitat clearance is largely based on the layout of the extant scheme presented above. The red area to the west of the site (diagram 3) appears to have been retained due to a badger sett (Sett G). This results in a narrow strip of developable land, disconnected from the rest of the site.

Having visited site, and confirmed by the ecologist, Sett G is located beneath an abandoned car. The current ecology proposal is to close this sett permanently. Omitting this area of habitat by retaining / replacing it elsewhere. This will re-connect this part of the site and allow for more practical development.

Agreed with the ecologist, the new proposed habitat line will be adjusted to suit building locations, based on the premise that no dormouse habitat will be lost and presents a net increase in overall dormouse habitat present post-development. The extent of dormouse habitat proposed as part of the reserved matters application (diagram 2), means that the agreed clearance can be adjusted, as opposed to extensive replanting of scrubs or woodland.

The ecologist has stated the proposed enhanced retained woodland edge and ecological buffer zone would be a benefit to badgers in the long-term compared to the current consented scheme. Changes to dormouse habitat agreed in principle based on impacts being compensated elsewhere, through like-for-like replacement of habitat and the inclusion of additional enhancements (log piles and nest boxes). New planting would improve and ensure habitat connectivity is maintained.

Please refer to *Lloydbore Ecology Report* for further information.

Key

- - - - 14m No Build Zone - Badger Sets
- - - - 30m Zone - Badger Sets
- Existing Dormouse Habitat
- Approved Reserved Matters Extant Dormouse Habitat
- Approved Reserved Matters Extant Dormouse Habitat Clearance
- Proposed Additional Dormouse Habitat
- Proposed Clearance of Reserved Matters Extant Dormouse Habitat

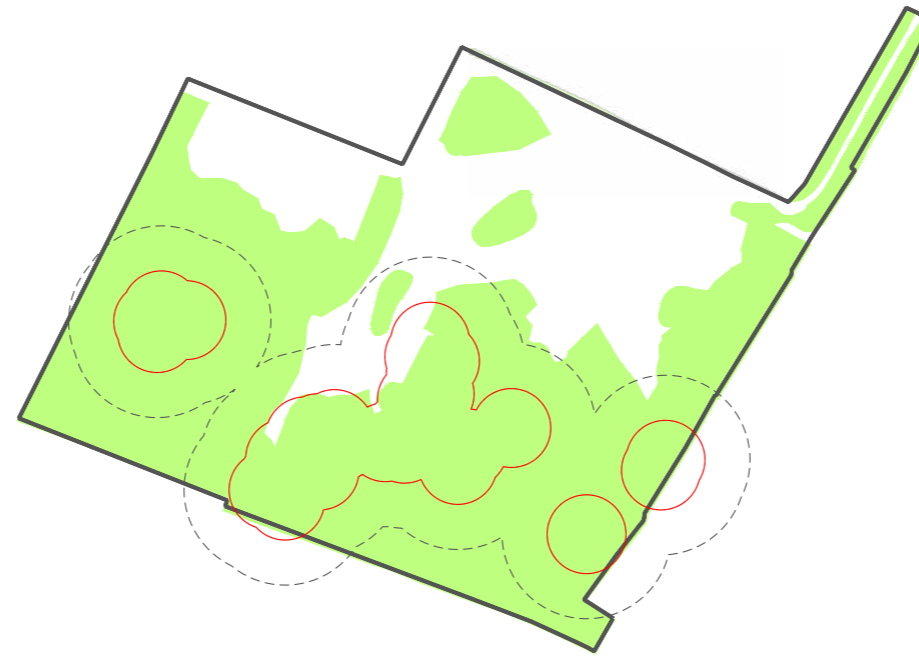


Diagram 1: Existing dormouse habitat and badger sets

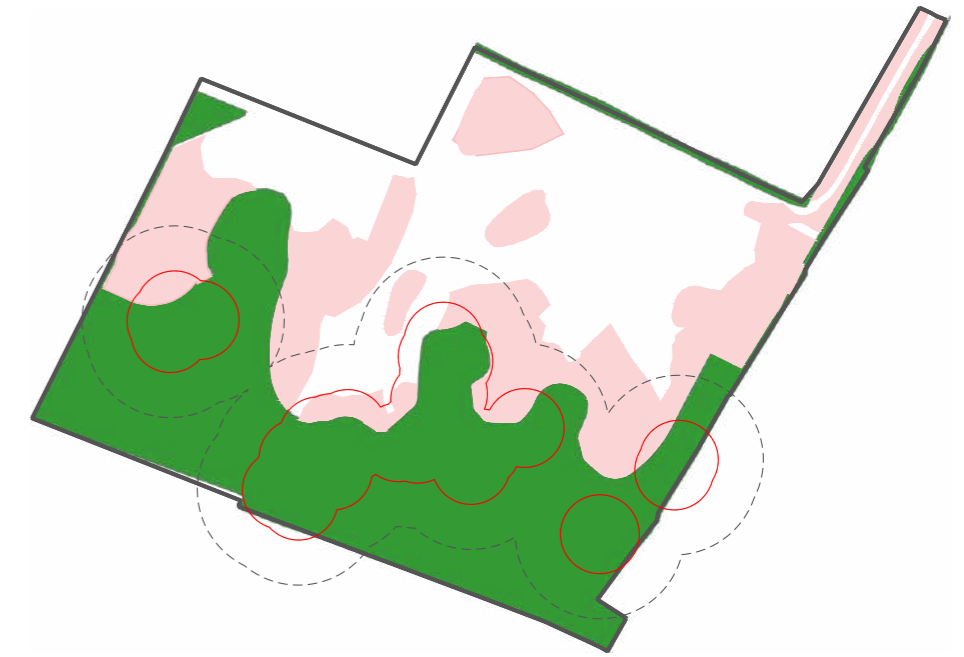


Diagram 2: Approved reserved matters extant dormouse habitat, showing extent of existing clearance

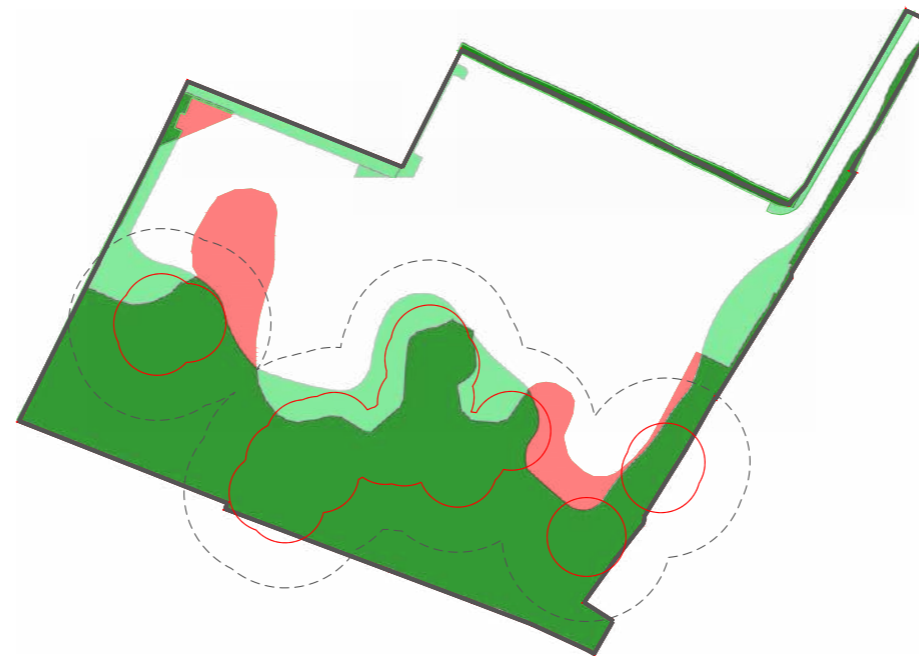


Diagram 3: Proposed changes to approved reserved matters extant dormouse habitat

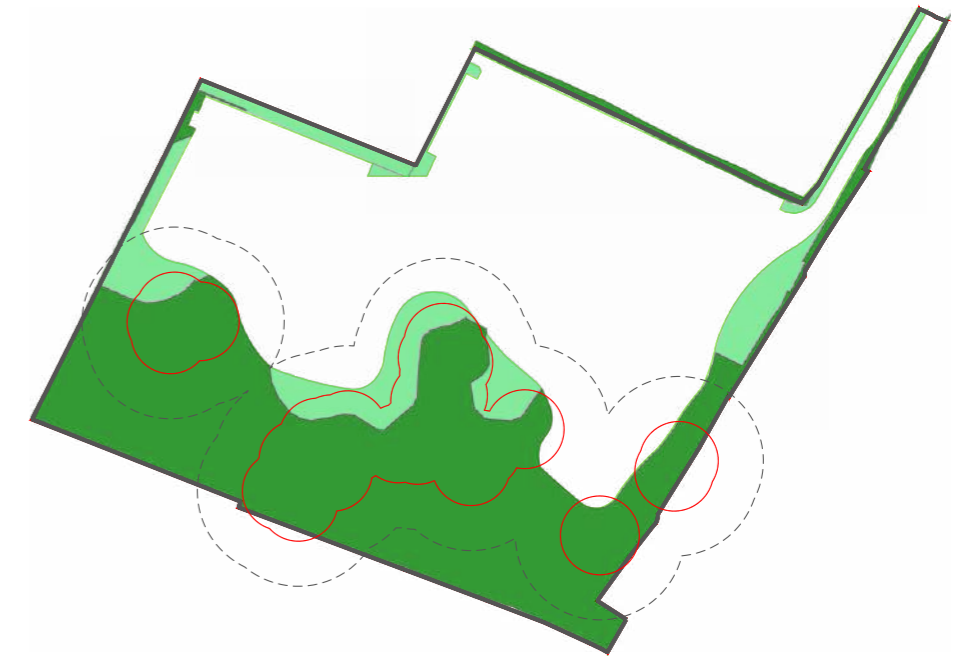
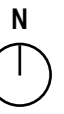


Diagram 4: Proposed dormouse habitat and badger sets

2.9. Opportunities and Constraints



In summary, when initially examining the site, it appears as a unique place, one that is separate from the character of the wider and historical West Malling setting. This sense of isolation can be attributed to the single, narrow, tree-lined access route, proximity to more contemporary detached housing along London Road, the ecological boundary and the railway to the south.

Proposed development options are mindful of the challenges and constraints posed by the site, as well as celebrating the opportunities:

Constraints

- Single site access;
- site topography - the site levels fall by around 6m from west to east;
- shared access to neighbouring properties;
- Ecology Buffer Zone (EBZ). EBZ shown has been updated to respond to proposals, as outlined on ecology and biodiversity page above;
- Outline / reserved matters extant schemes.

Opportunities

- Celebrate the site entrance and create 'reveal moment' as you emerge into the site;
- use split core buildings that can follow the topography, reduce visual impact and impact on existing ecology;
- wrap northern edge with road / vehicle infrastructure, maintaining existing neighbouring access while also detaching vehicles from ecology and day-to-day experience of residents;
- enhance EBZ and create visual connection with proposed landscape and perception of continuity between the two;
- explore a contemporary proposal for the site that reflects the material character and quality of wider West Malling, whilst also being of its time and place.

Key

	Site Boundary		Tree Root Protection Zone
	Reserved Matters Extant Outline		Category B Tree
	Site Access		Category B/U Tree
	Neighbouring Site Access		Category C Tree
	21m Privacy Zone		Category C/U Tree
	Ecological Buffer Zone (EBZ)		Category U Tree
	Badger Sets Buffer Zone		+Xm Topography Spot Height



Above: Site plan, as existing

3. Strategic Design Approach

3.1. Strategic Design Principles

3.2. Placemaking

Site Character and Approach

Site Character and Massing

Visual Permeability and Landscape Connections

3.3. Environmental Sustainability and Wellbeing

Key Targets and Vision

Respond to The Climate Emergency

Whole Life Net Zero Carbon

Bespoke Sustainability and Wellbeing KPIs

Certification

What Are We Doing?

3.4. Landscape Strategies

Existing Trees and Tree Constraints

Integrated Surface Water Drainage

Planting Design Approach

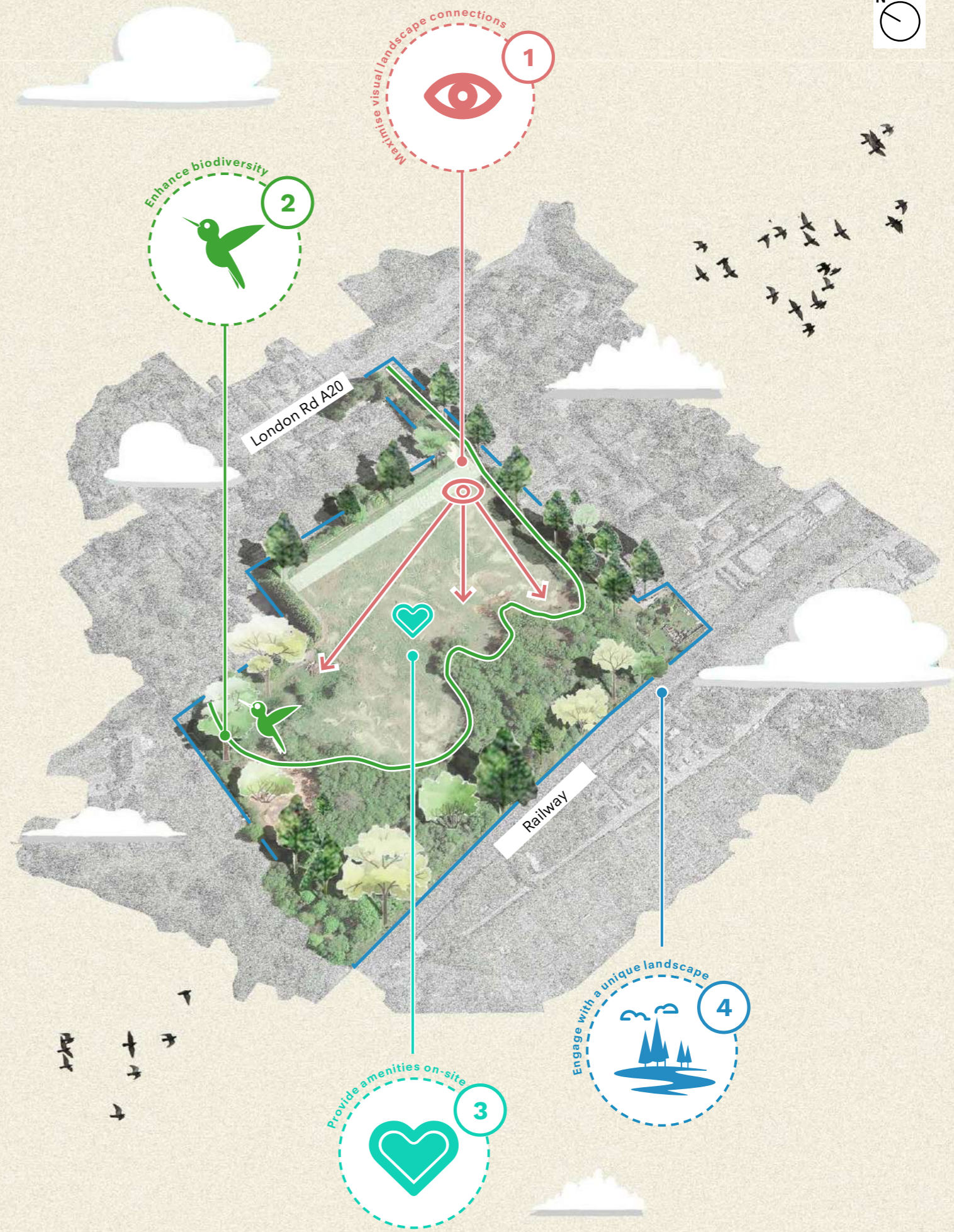
Car and Cycle Parking



3.1. Strategic Design Principles

Building on the site opportunities identified on page 39 of this report, being mindful of the challenges and constraints of the site, and considering the RVG brief and ambition, we have developed the following four strategic design principles for the proposed development:

- 1 Visual Connections**
 - Strong entrance sequence that encourages long views across the rich ecological setting;
 - provide strong visual connections across the site for the wider public, neighbouring community and residents;
 - integrate the landscape and architecture with an informal pattern of development to define a hierarchy of spaces and maintain high levels of visual permeability.
- 2 Landscape Setting and Biodiversity Setting**
 - East and west edges enhanced to buffer sounds and serenity of the site;
 - priority given to the protection and enhancement of biodiversity while creating usable external amenity spaces for residents that orientate themselves away from the town and traffic;
 - establish greener edges to the site to enhance wildlife migration;
 - maximise sunlight and provide long views over the countryside;
 - protect and enhance ecology to achieve a biodiversity net gain.
- 3 Placemaking and Wellbeing**
 - Connected public spaces at the heart of the development that provide amenities to the proposed community and residents;
 - encourage social interactions and a welcoming environment with connected routes through an enhanced, accessible ecological landscape and public spaces;
 - use landscape devices to aid wayfinding and to maximise the connection of residents with nature;
 - mitigate the use of the car on the site and prioritise pedestrian movement;
 - provide care facilities in a principal location and encourage inter-dependence through community cohesion.
- 4 Unique Character**
 - West Malling has many notable buildings of varying architectural styles where each is representative of the time they were built;
 - incumbent on our us for proposals to learn from this unique character, but also follow in the tradition of designing for our time, responding to the climate crisis;
 - establish a unique character inspired by the local history and ecological setting;
 - enhance the landscape with verdant boundaries, defining thresholds and enhancing the arrival experience.



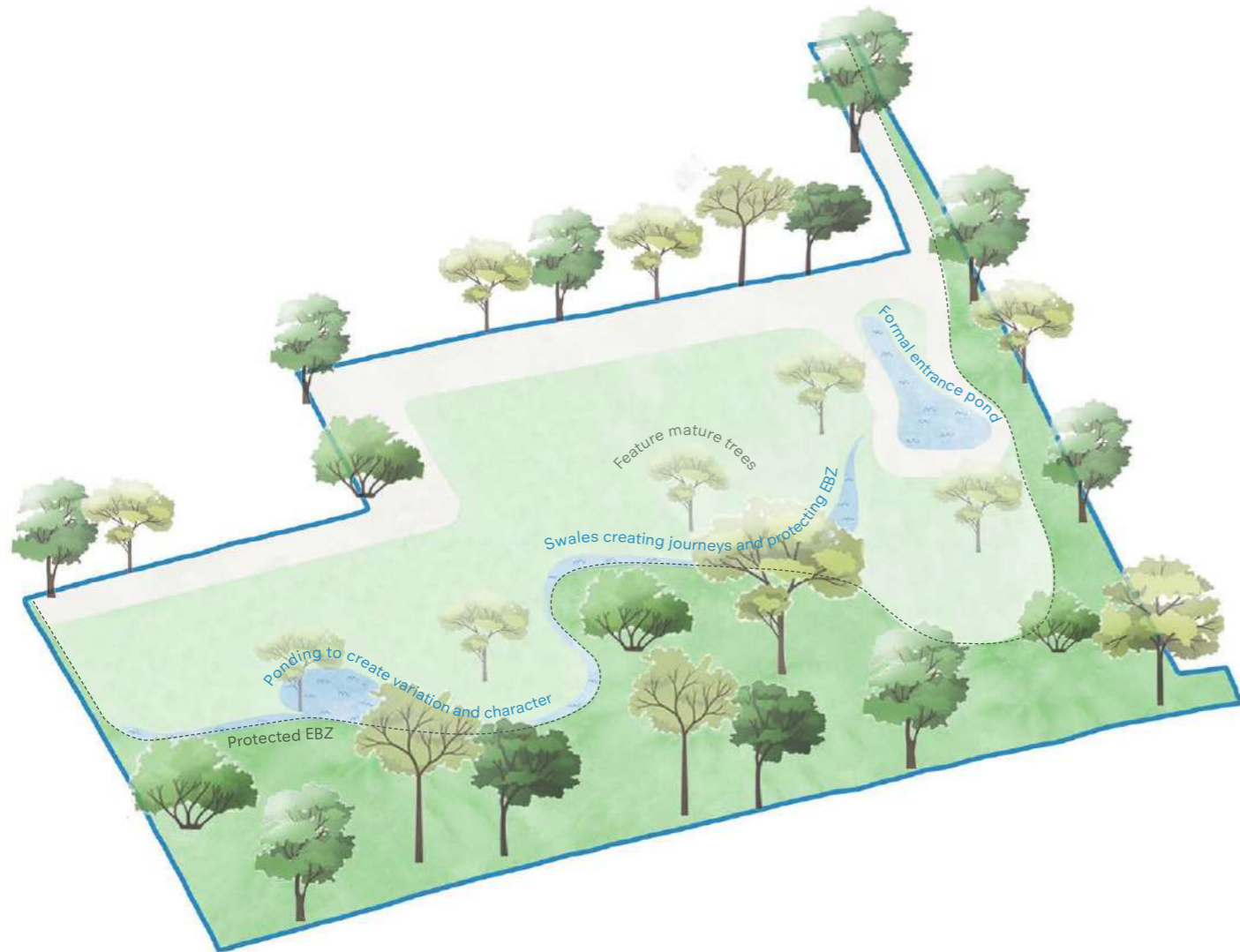
3.2. Placemaking



Site Character and Approach

1 Strong Landscape, Defining Routes and Journeys

Influenced by 'Sub Area E - Douces Manor and Manor Farm', as presented in the site analysis section of this report, our initial response to the site was to respond to and enhance the existing landscape setting. Creating a unique and landscape led place that enhances and encourages visual interactions with the strong ecological setting.

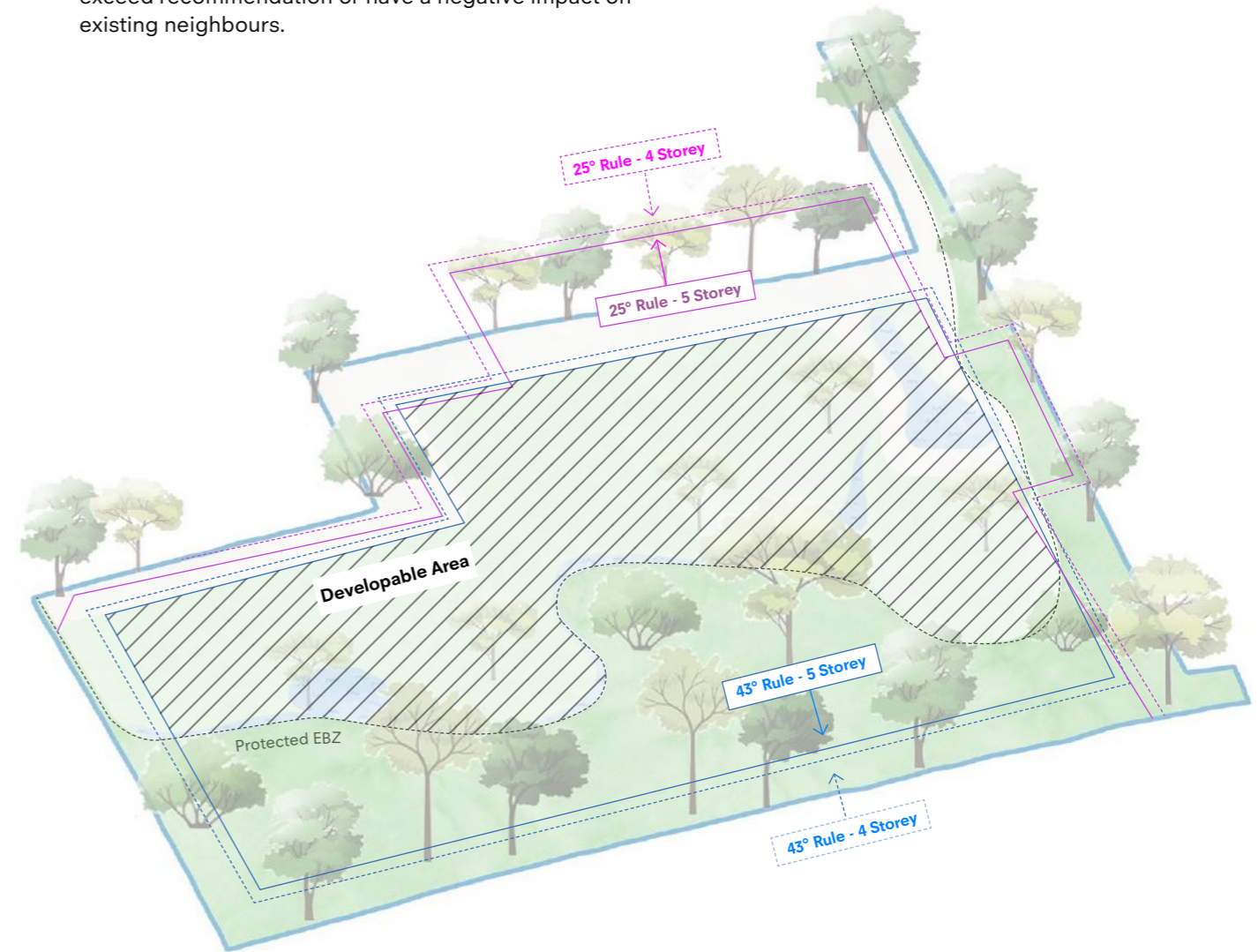


Key Design Moves

- A rich and varied landscape is introduced to continue and enhance ecological setting;
- landscape wayfinding devices are formed to establish routes and movement across the site, that both respond to and protect the EBZ.

2 Developable Area and Appropriate Height

In forming a strong landscape response that considers the constraints of the site, the developable area can then be drawn. The principles of the Building Research Establishment (BRE) document "Site layout planning for daylight and sunlight: a guide to good practice" ensures that both existing and new homes receive an adequate quantity of natural daylight, ensuring proposals do not exceed recommendation or have a negative impact on existing neighbours.



Key Design Moves

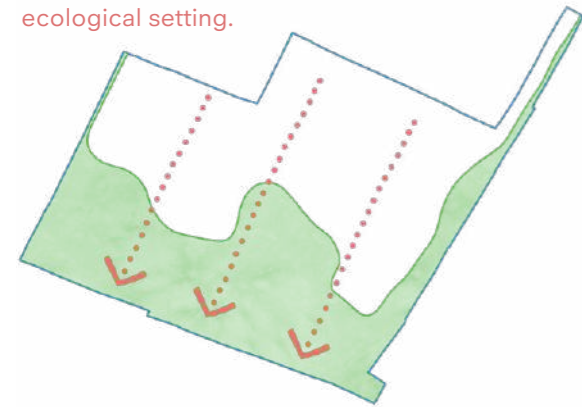
- By applying the BRE guidelines a developable area is established. This diagram illustrates the BRE guidance, what this means, and establishes an appropriate height, proximity parameters and the site developable area.
- new buildings located within the developable area do not obstruct a line drawn from the vertical centre of a habitable room window at a 25 degree angle, nor a 43 degree line from the boundary at 2m above ground level.

Site Character and Approach

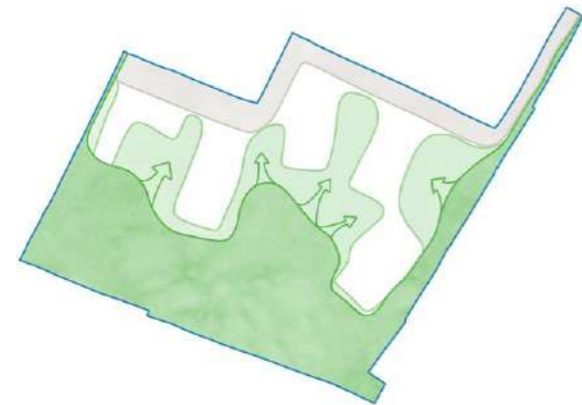
3 Architectural Site Layout

Bringing together the landscape, developable area and appropriate height parameters, the buildings can be positioned to support the following:

3.1. *Visual Connections:*
Views that connect to the rich landscape and ecological setting.



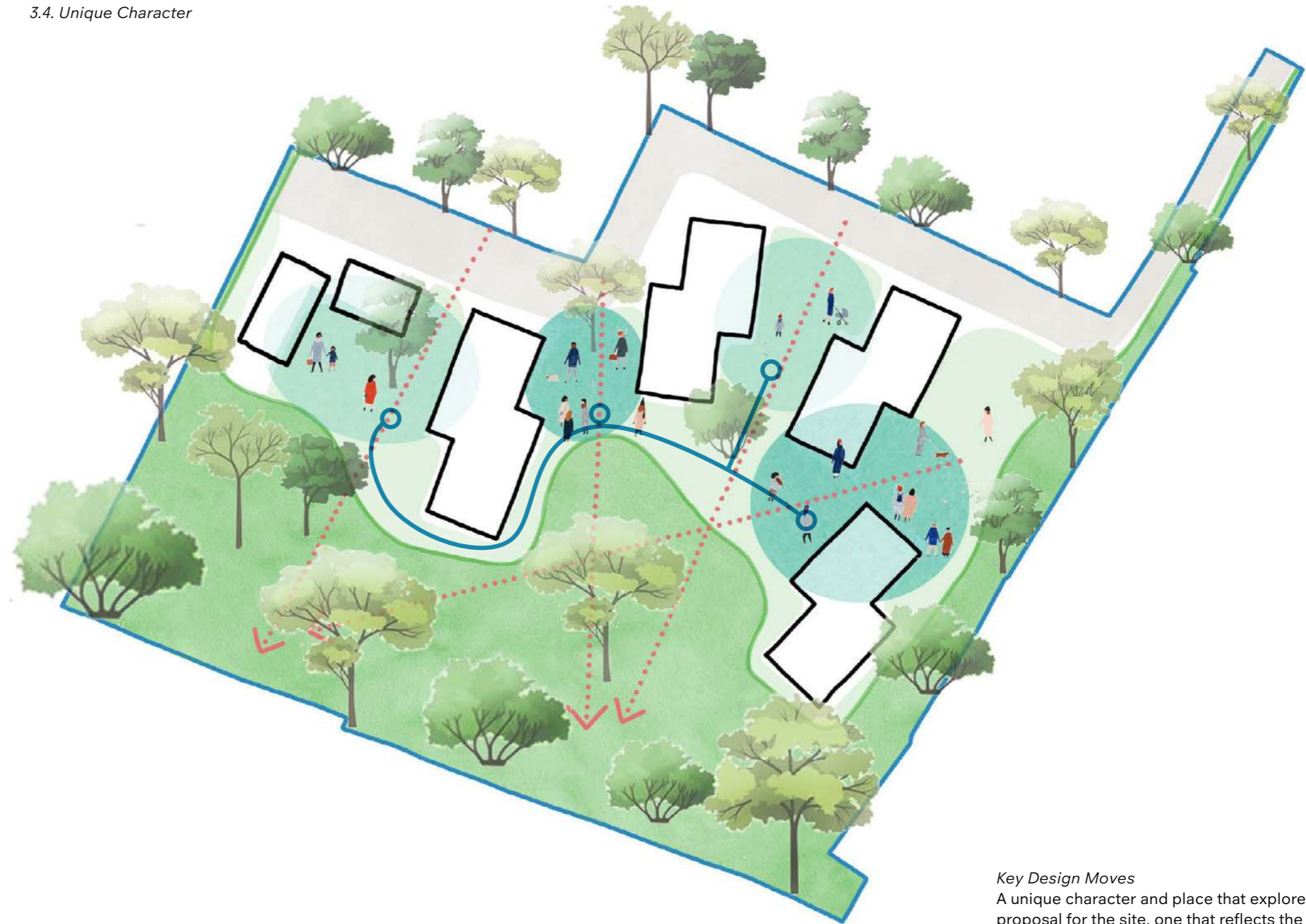
3.2. *Landscape and Biodiversity:*
Enhanced biodiversity setting.



3.3. *Placemaking and Wellbeing:*
Create a strong, cohesive and connected community.



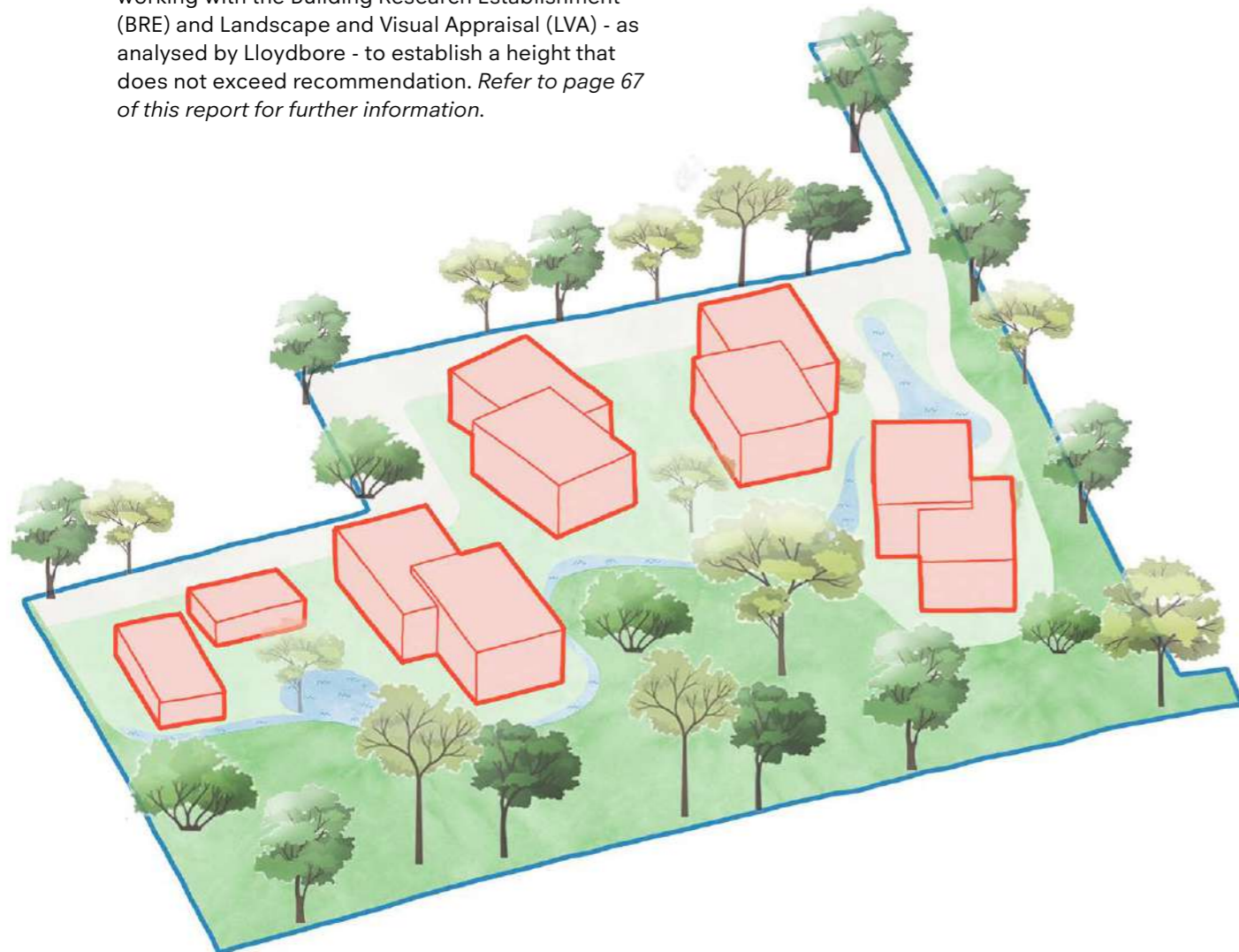
3.4. *Unique Character*



Key Design Moves
A unique character and place that explores a contemporary proposal for the site, one that reflects the material character and quality of wider West Malling, identified through our research, whilst also being of its own time and place.

4 Stepped Blocks and Landscape Topography

- The height of the blocks has been driven by:
- Increasing density of homes, to create a community that is affordable and more sustainable to local West Malling residents;
 - reduce the combined footprint of buildings and hardstanding, to truly respond to and celebrate the rich landscape setting;
 - working with the Building Research Establishment (BRE) and Landscape and Visual Appraisal (LVA) - as analysed by Lloydbore - to establish a height that does not exceed recommendation. Refer to page 67 of this report for further information.

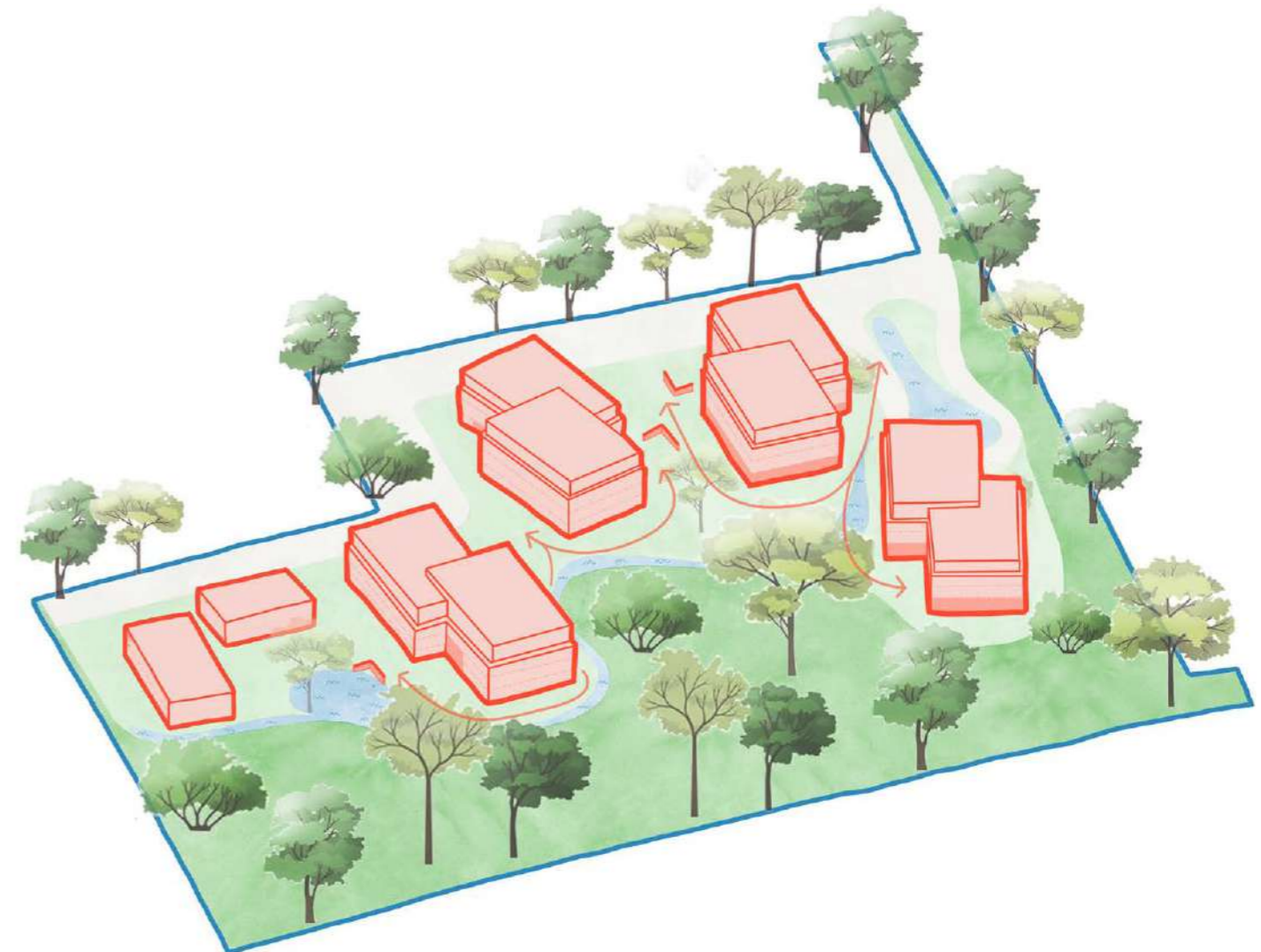


Key Design Moves

- Buildings are placed to support landscape journeys and to maintain visual permeability through the site;
- buildings are stepped in response to the existing landscape topography;
- The orientation, form, and legibility of the blocks, as well as a curated planting strategy, clearly defines and marks thresholds between public and semi-private landscapes.

5 Landscape Journeys and Wayfinding

The architectural language is a singular approach that is simple and elegant, one that references the order of Douces Manor and the wider West Malling character and allows the landscape to become the focus, establishing experiential moments for individual residents and visitors, through and across the site.



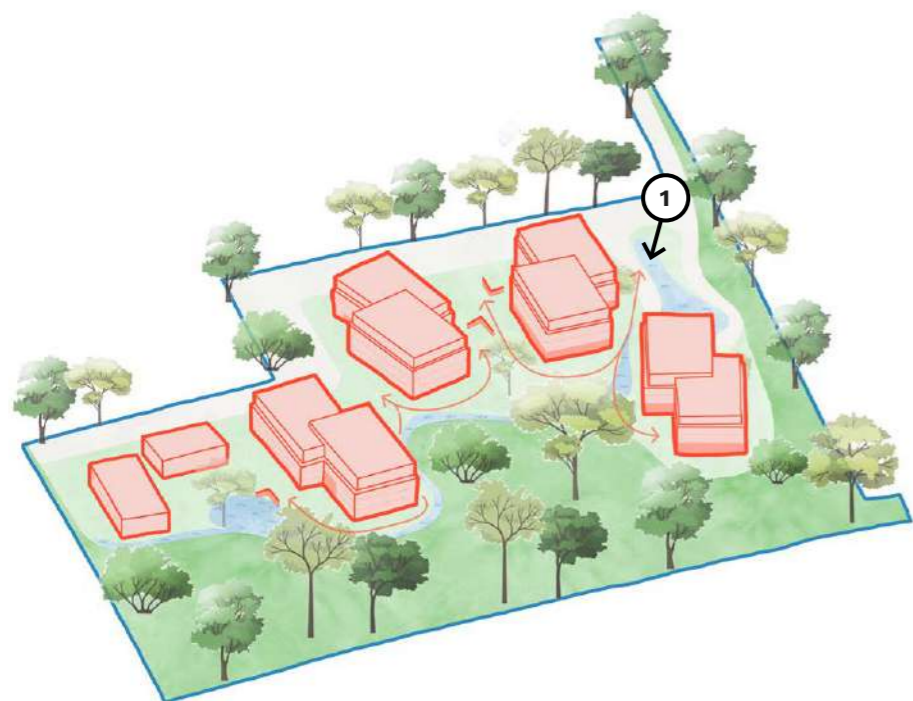
Key Design Moves

- The upper floors are stepped back to reduce the massing and influenced by observations of 'Sub Area E - Douces Manor and Manor Farm';
- clearings and density of landscape is supported by subtle architectural devices, such as low walls, that carefully curate journeys to entrances and communal facilities.

Visual Permeability and Landscape Connections

6 Visual Connections

- The buildings are carefully articulated to frame views, with carved corners that create moments of increased visual permeability, where the sky and landscape are expressed through the mass of the buildings;
- learning from and influenced by observations of 'Sub Area B - Abbey and Monastery Grounds'; glimpses of spaces beyond are carefully considered to encourage movement and habitation of the varying landscapes.



Above: View key



Above: View 1 - Curating routes through the site and carved corners

3.3. Sustainability, Health and Wellbeing

Key Targets and Vision

The Environmental Sustainability Strategy has been designed to allow the scheme to achieve RVG's vision:

- **Low carbon and healthy homes:** a flagship low carbon development. The scheme will incorporate measures to reduce carbon impact from construction, operation and transport, providing a high quality, healthy and low-carbon lifestyle for its resident.
- **Resilient Environment:** The proposals retain and enhance more habitat than the extant design.
- **Mobility and Connectivity:** The site will be designed to provide a safe and accessible environment, encouraging low carbon transport where needed.
- **Engage and Relate:** The proposals help to encourage physical activity, healthy lifestyle and a sense of community through active management practices. This will support and foster social interaction between residents, families, and neighbours.

The vision follows a triple bottom line approach that integrates environmental, social, and economic sustainability vision for the scheme.

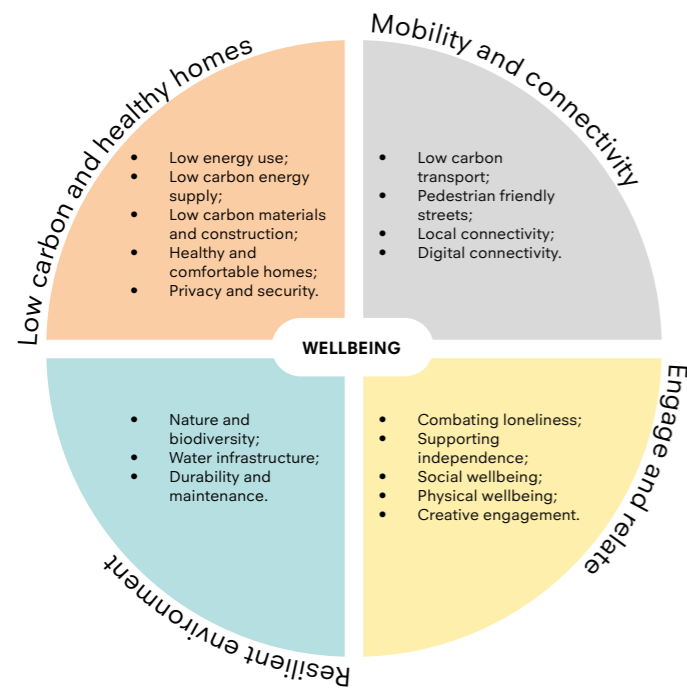


Figure 1: Sustainability Framework Concept

Respond to The Climate Emergency

Tonbridge & Malling Borough Council declared a climate emergency in 2019. In line with their climate change strategy for new housing to be as sustainable as possible, we have a responsibility to invest now, and design the scheme to use less energy, make greater use of renewable energy and be **whole life net zero carbon**.

This approach needs to be applied to all facets of the development:

- **Site / building layout:** optimise passive heat gain / daylight;
- **Building form:** simpler form = less energy used;
- **Building fabric:** minimising heat loss, optimising heat gain;
- **Material use:** select materials to aiming to minimise embodied carbon;
- **Renewable energy:** use renewable energy systems, with residual energy from renewable suppliers;
- **Clean / efficient systems:** minimise energy use through efficient systems - plant, lighting etc;
- **Educating end users:** educate users to ensure building systems operate efficiently.

"The Council has a key role in ensuring that new housing and development in the borough is as sustainable as possible."

Tonbridge and Malling Borough Council's Climate Change Strategy

Whole Life Net Zero Carbon

In the UK, 49% of annual carbon emissions are attributable to buildings - as designers / developers we have a responsibility, we need to act now.

Our work to achieve a net zero carbon development is in line with the UKGBC Net Zero Carbon Buildings Framework. It has two strands – embodied carbon and operational carbon

Embodied Carbon (construction)

Our approach is to start by to reducing the embodied carbon as far as practicable through the selection of materials and construction methods etc. The assessment will be ongoing throughout the project and only finalised upon practical completion of the new village and its buildings, at which point the appropriate offset payment for construction would be made.

Operational Carbon (in-use)

The development is then designed to use as little energy as possible, with efficient fabric and fixtures. As well as high levels of insulation to minimise energy used for heating we also look at design to avoid overheating (a potential issue with highly insulated properties) without recourse to powered cooling systems. The development is 100% electric to ensure energy that is consumed is as low in carbon emissions as possible. The development will not be connected to a mains gas supply for heating or cooking.

The proposals seek to meet as much of the energy needs of the development as possible from on-site renewable sources, such as air source heat pumps and solar panels. Any residual energy need is procured from low carbon suppliers.

These measures (which represent just a high-level summary of some components of our overall sustainability strategy) will ensure the development performs well above the requirements of Building Regulations and local planning policy before any carbon offset is made.

To reach net zero carbon, an amount of offsetting is required - unavoidable for most developments. We will be assessing the residual embodied and operational carbon emissions created by the development and apply a carbon offset levy. This levy will be paid into a decarbonisation fund which we intend using to fund decarbonisation of existing retirement communities within the RVG portfolio.

RVG operates retirement communities built over a period of 40 years many of which perform poorly in terms of energy efficiency and renewables. The decarbonisation fund will pay for measures to address these deficiencies. There are a number of projects across their portfolio ready to draw-down against this fund.

Please refer to the environmental statement for further information

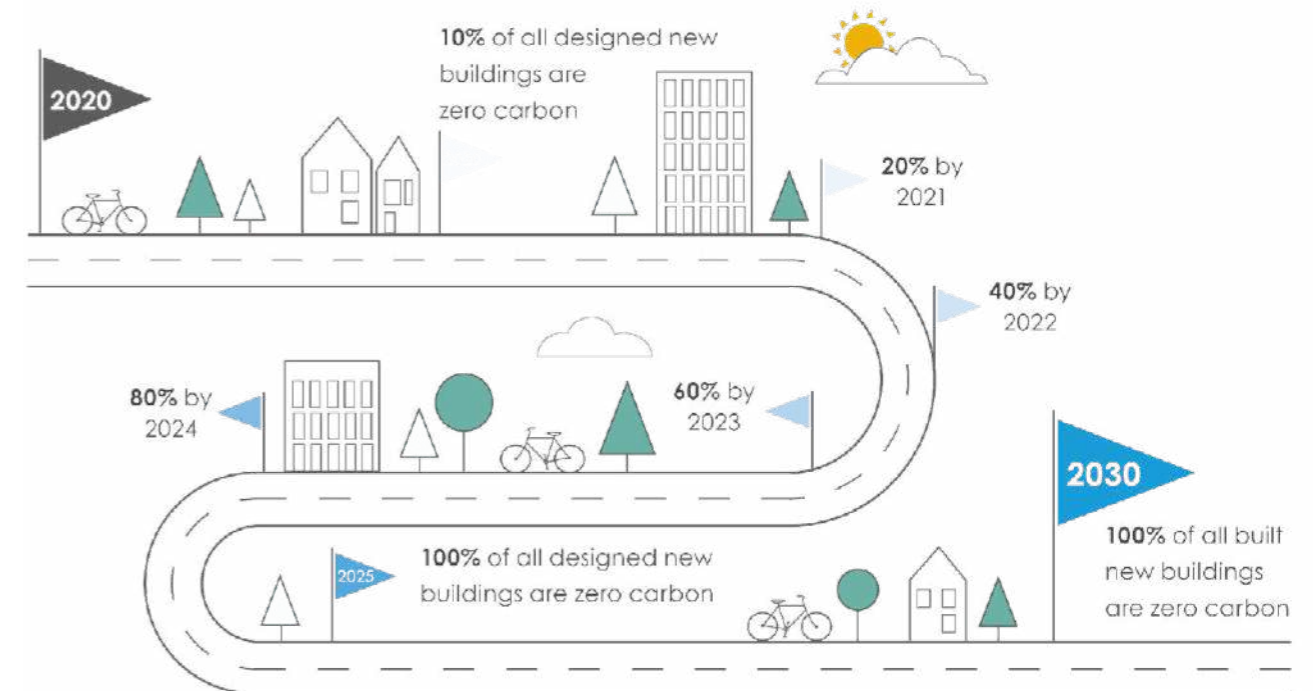


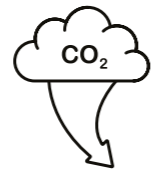
Figure 2: LETI, roadmap to 2030 net zero carbon

Bespoke Sustainability and Wellbeing KPIs

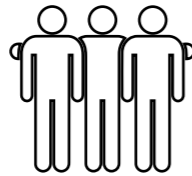
A set of principles was established that captures the vision and brief for the project, with six key sustainability objectives developed for the scheme to:

- Ensure environmental sustainability is considered from the outset, and delivered upon when built;
- use of quantified performance to determine and measure environmental performance.

Please refer to TGA environmental report for further information



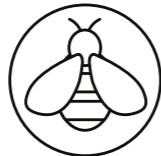
A Low Carbon Community:
Minimise carbon use, both embodied and operational



A Resilient Community: A durable development that meets residents' current and future requirements



A Comfortable Community: Create an accessible, comfortable and safe community which supports physical and mental wellbeing



A Green Community: A development that minimises its impacts on the wider environment



A Healthy Community: Create a healthy community supporting exercise and access to outdoor areas



A Social Community: A development that promotes engagement between residents and integration with the wider community

Figure 1: Bespoke set of project KPIs

Certification

Selected Approach

A number of policy, guidance, and certification documents were reviewed to establish appropriate targets. Considering the importance of wellbeing at the heart of this development, Fitwel has been identified as the most suitable certification route, combined with bespoke set of KPIs drawn from standards such as BREEAM, note however, there are no specific planning requirement for certification.

Why Fitwel

Fitwel scheme's assessment criteria enhances the scheme by addressing a broad range of health and wellbeing aspects. Benefits for the proposed development includes:

- Supporting social equity for vulnerable and connectivity;
- combats loneliness;

- enhances access to healthy food;
- promotes occupant safety;
- increases physical activity;
- fosters a feeling of well-being;
- this will complement the wellbeing approach at the heart of design and delivery model for the scheme.

Fitwel 3* rating is targeted, with 2* as minimum (possible ratings are 1-3*).

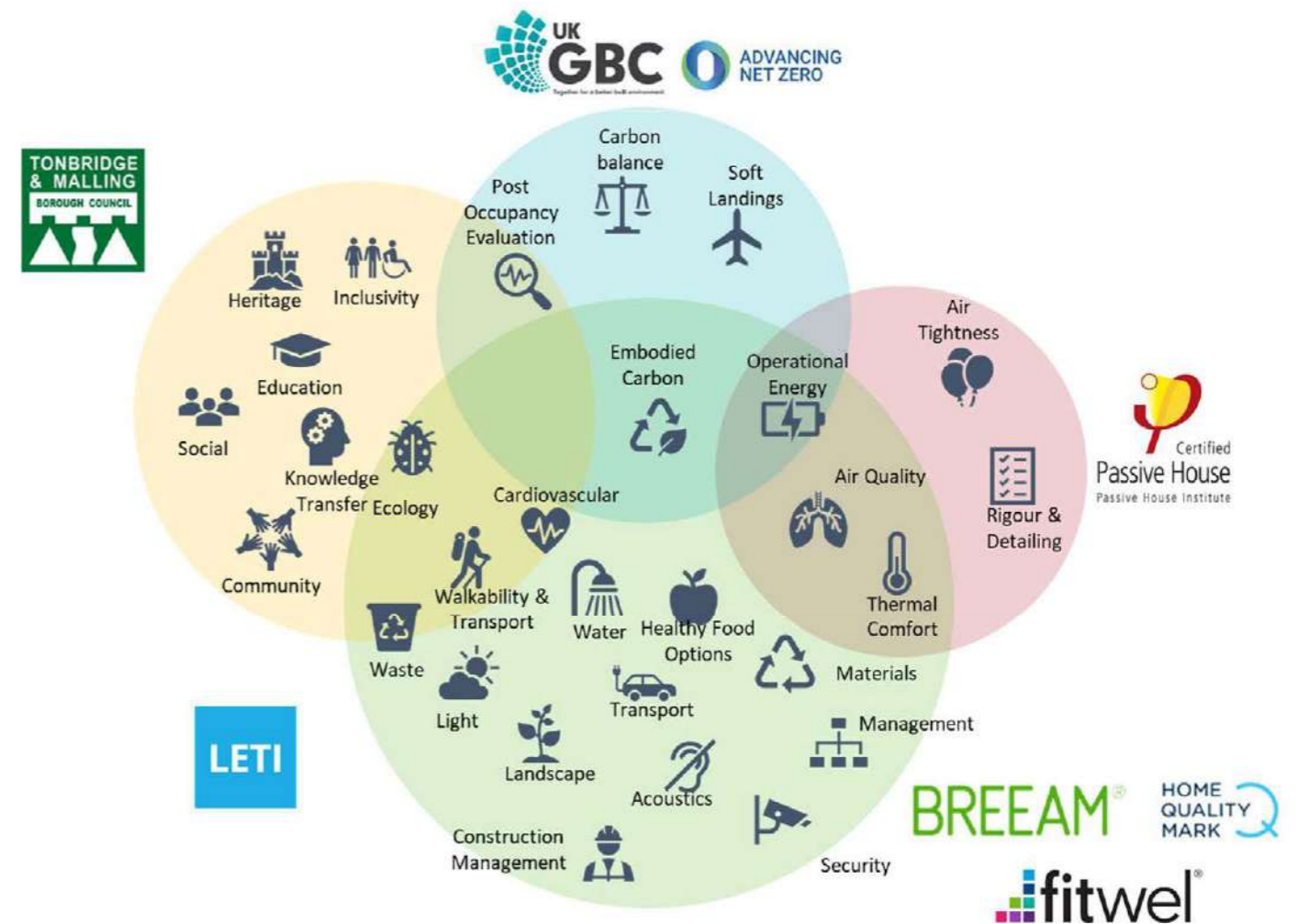


Figure 2: Analysis of certification routes

What Are We Doing?

Our sights are set firmly on creating a positive and lasting impact on the lives of our residents and our planet. As the global climate and biodiversity crises accelerate, becoming a sustainable, regenerative business has never been more critical.

Our mission to create positive, flexible and community-driven life choices for older people goes hand in hand with our commitment to ensuring the planet continues to offer the same life-enriching opportunities for future generations. That's why we're laying out our core sustainability goals and the actions we're taking to achieve them - it's all part of holding ourselves accountable, leading proactive change for our sector and beyond.



Green infrastructure and biodiversity

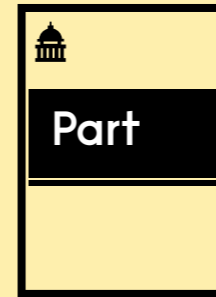
The proposals will seek to maximise biodiversity as much as practicable with a significant area of soft landscaping, enhanced natural habitats, wildlife corridors and a diverse range of character areas. This will provide a net gain in biodiversity with measures on / off site.

Water management

- Surface water discharge from the site is improved through landscaping features, such as the swales and attenuation ponds;
- Water efficient fittings will be used throughout.

Optimise materials and reduce waste

- Materials are to be sourced as locally as possible. Prefabricated construction elements will also be explored to help reduce waste;
- sufficient space for refuse, recycling and composting waste is provided in communal refuse stores to each block.



Reduce energy demand, carbon emissions and achieve a significant improvement in as-built performance

- A highly insulated and air-tight envelope that will perform beyond the requirements of building regulations;
- low and zero carbon technologies to be incorporated such as highly efficient heat pumps;
- embodied carbon is being considered in the choice of construction materials, procurement and methods of construction. An initial embodied carbon assessment has been undertaken and the team are working to improve the performance using low carbon, local materials where possible;
- the form of the building has been designed to be as efficient as possible whilst respecting the context. Flat roofs offer greater fabric efficiency and pose less risk to thermal bridging and heat loss.

Create a comfortable internal environment and enhance well-being

The majority of apartments in the new proposal are dual aspect with windows on two sides to maximise daylight and connection with the landscape. The dual aspect arrangement of apartments facilitates cross ventilation.

All apartments are fitted with mechanical ventilation and heat recovery (MVHR), and air source heat pumps (ASHP) which provides an energy efficient way to heat and cool the apartments. Designs are tested against predicted future weather patterns to ensure comfort is achieved now and in the future.

Engage and support residents

We've spoken to residents of other villages to understand how they use the different spaces. A variety of apartment types and flexible communal spaces are proposed to appeal to a broad range of residents and visitors. The range of spaces will support group, structured, informal and individual use.

We know that green spaces and planting are really important for the well-being of our residents, so we're going to be planting a lot of trees, plants and flowers!



3.4. Landscape Strategies

Existing Trees and Tree Constraints

Existing trees and habitats have been surveyed and assessed by Lloydbore, and their reports are submitted with this application.

Existing trees to be retained, including neighbouring off site trees, are identified on the following diagram, including their root protection areas. The landscape proposals are mindful of these protection areas and allowing adequate space and no-dig areas for their retention, subject to detailed method statements being submitted.

10no. individual trees, 6no. groups of trees are identified to be felled to accommodate the development. One of these trees was dead, and has since been felled. Part of group G39 is to be felled. Felled specimens and groups are identified in the table below and in red in the diagram. In mitigation and as part of our landscape enhancements, 249 no. new specimen trees are proposed as part of the landscape proposals.

For more detail regarding the tree planting strategy refer to the planting plan in the Supplementary Information section.



Tree planting strategy diagrammatic plan

Integrated Surface Water Drainage

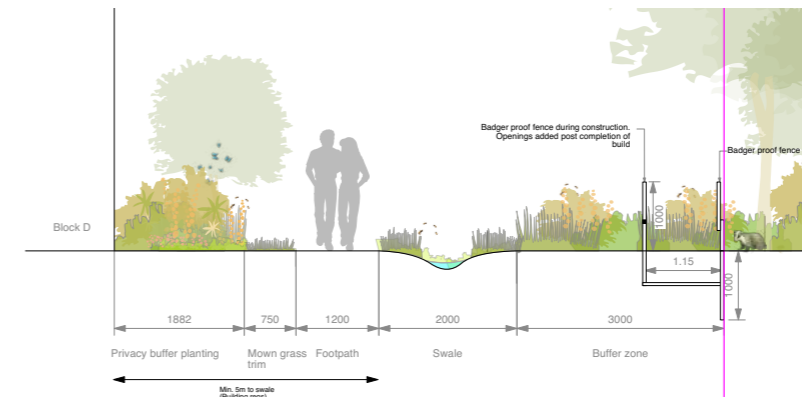
Multifunctional Swale

The site drainage scheme is to incorporate conventional drainage systems connected to the mains sewer only where absolutely necessary. The rain water from the roofs to part of Blocks A to D and Block F will emit into the swale running the along the southern edge of the site and within the ecological buffer zone.

The swale will therefore provide the following functions:

- Drainage conveyance.
- Wayfinding mechanism.
- Ecological habitat and buffer zone.
- Visual character and planting style.

Refer to drainage strategy report by Quad Consulting for further details.



Swale and drainage strategy diagrammatic plan



Precedent: Dry swale



Precedent: Wet swale



Precedent: Biodiverse boundaries

Planting Design Approach

The overall planting design strategy is to incorporate both naturalistic, habitat structures and arrangements of planting, and to specify predominantly native species. Planting areas will incorporate diverse structure (trees, shrubs, perennials and ground covers) to provide privacy between private patio spaces, and replicate ecological habitat creation.

- A combination of garden-worthy natives and non-natives species will be used to take account of microclimatic conditions;
- irrigation will not be necessary following initial planting;
- deciduous and evergreen trees will be used to create variety, particularly trees with strong colour in the autumn months. Evergreen trees will be used where appropriate to provide shade to reduce excessive sunlight gain to buildings;
- existing topsoil and subsoil harvested from the site during the construction period will be re-used where possible, subject to ground contamination checks, creating interesting and sheltering planted landforms around the village;
- planting to be a matrix of grass species, with blocks of perennials, emerging woodland shrubs and occasional specimen trees, to create a naturalistic planting style / effect.

For more detail regarding the tree planting strategy refer to the planting plan in the Supplementary Information section.



Planting strategy diagrammatic plan



Precedent: Transitions between habitats and management regimes



Precedent: Edges to protected habitat areas



Precedent: Swale for wayfinding, habitat, drainage attenuation



Precedent: Transitions between habitats and management regimes

Car and Cycle Parking

Visitor, resident and staff car parking is located on the northern edge of the site, intentionally allowing the majority of the development to be car free and high quality pedestrian only amenity space.

The landscape plan identifies 112no. parking spaces for residents, staff and visitors, including a space for the communal minibus. Car park space dimensions comply with relevant local authority guidance dimensions. Six percent, i.e. 7 no. spaces, are extra wide for disabled driver / wheelchair users, and are distributed around the car park so as to be useful and close to each communal entrance.

Greening to the car park perimeter and to break up extensive areas of parking bays is maximised in the interests of visual amenity and biodiversity enhancement.

Vehicle tracking of car park layouts has been carried out by TPA engineers to ensure large domestic car sizes, and also delivery, emergency access and refuse vehicles are accommodated.

Cycle storage is provided inside the buildings in the communal entrances. Also, 14 no. cycle stands for visitors (28no. spaces) are provided externally in the communal realm, adjacent to entrances and overlooked from the buildings. 6 no. stands are provided at the drop off area to Block B, and 2 no. stands are provided for each building communal entrance.



Parking strategy diagrammatic plan



Precedent: Greening and drainage



Precedent: Greening



Precedent: Soft surface treatment

4. Consultation

4.1. Consultation Methodology

Timeline of Events

4.2. Pre-Application Meetings

Pre-Application 01

Pre-Application 02

4.3. Consultation Events

Summary of Events

You Said

We Did



4.1. Consultation Methodology

Timeline of Events

RCKa takes great pride in the fact that we actively engage and listen to stakeholders as part of our design development. This is clearly the case with our West Malling site as demonstrated below.

A comprehensive engagement was undertaken to ensure that residents, statutory bodies, parish councils and councillors were kept up to date with the design development and that comments were integrated prior to submitting this planning application.

Further information can be found in the Consultation Report, submitted alongside this application.



Pre-Application 01



Online Engagement Seminar

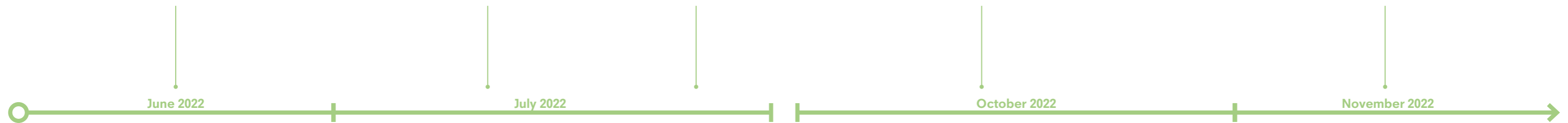
Parish Council Meeting



Pre-Application 02



Planning Application Submission



In-person Engagement Event



Engagement Website Live



Online Engagement Update

Above: Consultation timeline

4.2. Pre-Application Meetings



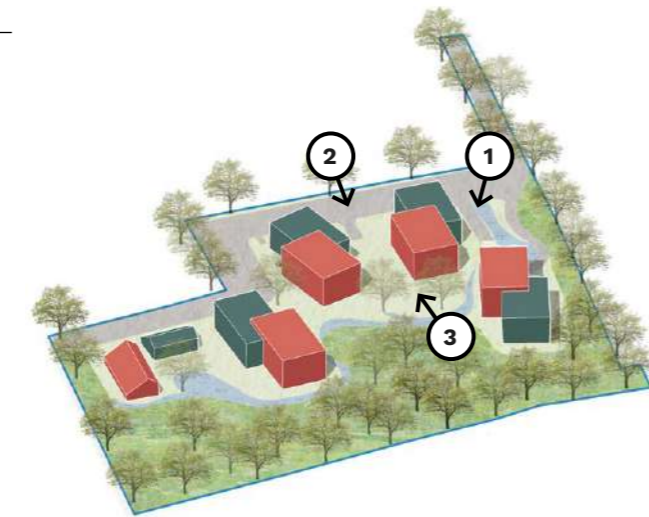
Pre-Application 01

- Prepared in June 2022 and presented to the case officer on 17th June 2022
- Document No. 2133-RCK-RP-A-08000

Summary of Feedback

Design

- The breaking up of the blocks to address the linearity of the scheme was welcomed. It was noted that careful consideration should be given to the introduction of glazing, as this would significantly change the appearance of the proposals. It was emphasised that all apartments would have balconies, which were shown in plan and design precedent but not as yet in the massing models;
- the importance of wayfinding within the scheme was also noted with the point about articulation of the blocks at ground floor raised. Ground floor opportunities to provide individual access to the homes could be explored, this would link into the landscape approach for the scheme;
- the approach to the use of Design Review Panels was raised, noting that the council typically only use them where design concerns have been raised through the pre-application process and an independent design position is needed. It was concluded that the designs did not present any major concerns that would warrant a Design Review Panel at this stage, however, to be reviewed at the next pre-application.



View 1



View 2



View 3

Landscape

- The ZTV / LVA work confirms that the impacts have not really changed despite slightly taller buildings and therefore it was focused on the localised views. It was confirmed that views towards the AONB were unaffected under all schemes;
- the individual viewpoints outlined in the design document were discussed and no major concerns were raised over impacts;
- further LVA information on detailed designs will be needed to fully understand the potential impacts. The proposals as they currently stand though were not raising any alarm bells in terms of landscape impacts.

Highways / Access

- Supportive of the reduction in parking provision provided the team can support this with survey data;
- it was confirmed that the scheme would provide a mobility solution to provide a route for residents to get from site into West Malling to reduce the need to use the private car. This would be a sustainable option given the overall green credentials for the site.

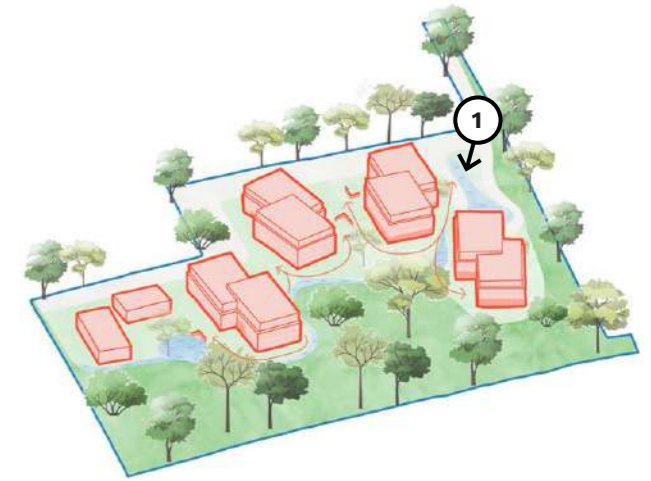
Pre-Application 02

- Prepared in September 2022 and presented to the case officer on 4th October 2022
- Document No. 2133-RCK-RP-A-S3001

Summary of Feedback

Design

- A lot of effort has gone in post the public consultation to take on board the criticism over the appearance of the buildings to try and deliver something that is more sympathetic to the site, without trying to necessarily adopt Georgian architecture. The use of the softer palette of materials was welcomed, with support for the brick depth and detailing;
- the articulation of the built form with the set back of the upper floor was welcomed as a means of addressing the relationship with neighbours, acknowledging that the overall impact of the proposed development was unlikely to be materially worse to neighbours than the extant scheme;
- materials should be reflected in the LVA work and the team should consider the use of verified views to demonstrate how the buildings will settle into the surrounding landscape;
- there was acknowledgment that the cottages sit comfortably in a design palette with the blocks.



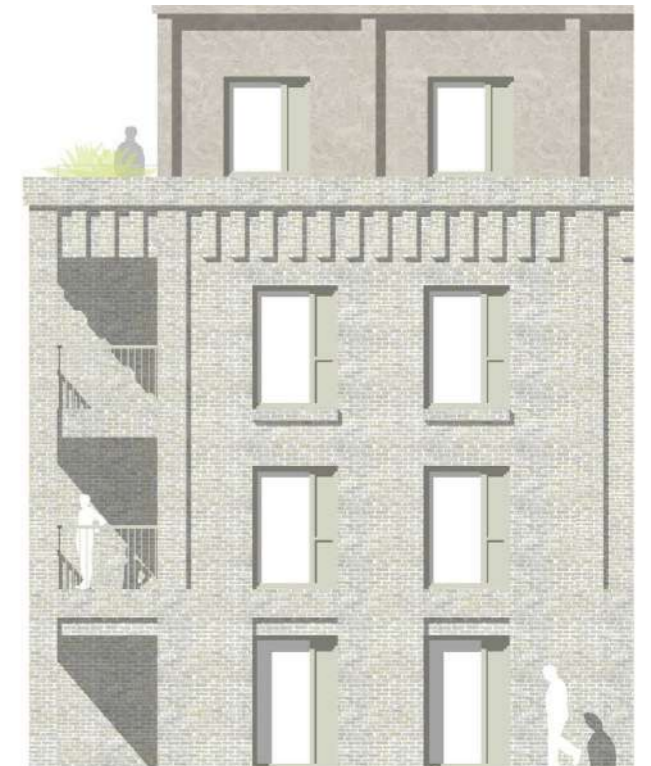
View 1

Landscape

- The advancement of the site landscaping was welcomed, noting that the reduction in car parking provision enables more soft landscaping to be delivered across the site that is designed to encourage interaction of residents rather than to provide them with private amenity spaces.

Highways / Access

- It was noted that as well as reducing the number of homes on site the parking numbers had been reduced, but that this resulted in a higher ratio of parking spaces to homes. The need to evidence the parking provision was raised as per the previous pre-application discussion.



Detailed materiality approach

4.3. Consultation Events



Summary of Events

July 2022

In July, we held three events to present the emerging proposals to the local community and invited feedback to help shape our final plans. This was conducted in three different formats:

In Person Engagement Event

- 32 people joined us at our consultation event at West Malling CE Primary School, where we presented information on display boards and tabled a draft landscape plan with the approved building layout shown in red for comparison.

Online Engagement Seminar and Website

- 17 people watched our online presentation and 118 people visited this consultation website.

Parish Council Meeting

- We also discussed our draft plans at a meeting with West Malling Parish Council.

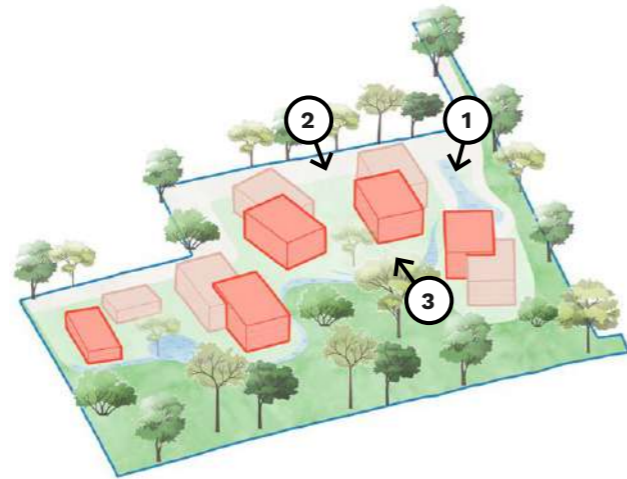
You Said

We were delighted so many local people took an interest in our plans and gave us their feedback. We received a significant number of positive comments on the benefits our emerging proposals would deliver over the existing planning permission – in particular, the reduction in footprint of buildings and hardstanding, the increase in green space, and the greater commitment to sustainability, energy efficiency and biodiversity net gain.

The main issue to emerge from the consultation was that many people felt the contemporary design approach we were adopting was not right for the site, and that it was not in keeping with the architectural style of existing buildings in West Malling.

Other key issues included:

- The size of buildings and their appearance in the landscape;
- the means of access into the new retirement village and potential impacts of additional traffic on London Road;
- the increase in homes within the retirement village and concern this would put additional pressure on local services.



View 1



View 2



View 3

We Did

In July, we explained the key principles driving our approach to delivering a highly sustainable and environmentally conscious retirement community that is appropriate to the site and delivers significant benefits over the existing planning permission. Following feedback, we listened and significantly revised the following:

Form and Massing

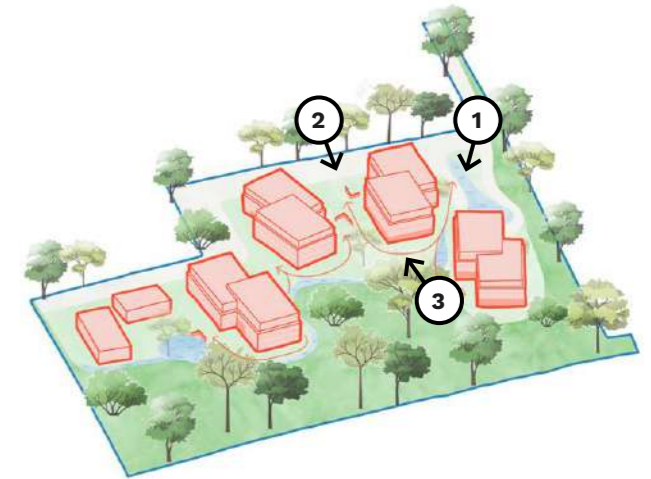
- Setting the upper floors back has created opportunities for outside terraces to upper floor apartments on some elevations;
- it has also reduced the floorspace of these buildings and contributed to an overall reduction in the number of homes – from around 160 in our previous proposals to 140. We are not proposing a further reduction as it is important we make the most efficient use of this site to help meet local housing need.

Layout and Access

- The layout preserves and enhances the EBZ in the southern part of the site, as well as providing appropriate landscape buffers to neighbours;
- we have reduced the number of parking spaces from 120 in our draft proposals to 112, an improvement in response to the lower number of homes;
- the lower number of spaces has contributed to a reduction in the combined footprint of buildings and hardstanding, which means an overall increase in green space across the site compared with our draft plans and the existing planning permission;
- the proposed access into the site from London Road remains the same, this is consistent with the existing planning permission, which established that the access was acceptable for the limited amount of traffic;
- we commit to reducing cars by offering sustainable travel options both for residents and staff.

Materiality and Character

- We propose a light brick to soften the appearance of the buildings in the landscape, and incorporate detailed features that add depth and interest to the elevations, this includes the use of recessed balconies / loggias as opposed to the protruding balconies in our draft plans;
- the detailed approach to character and materials is consistent across the blocks, and presents a contemporary interpretation of a manor house like Douces Manor.



View 1



View 2



View 3

5. Design Development

5.1. Understanding Local Precedent

- Learning from Emerging Landscape Patterns
- Learning from Emerging Architectural Patterns
- Learning from Material Expression

5.2. Material Language

- Material Principles
- Sample Palette
- Material Application - Villa Block Elevation
- Material Application - Cottage Elevation

5.3. Reducing Impact

- Reducing Built Infrastructure Impact
- Reducing Neighbouring Visual Impact



5.1. Understanding Local Precedent

Learning from Emerging Landscape Patterns

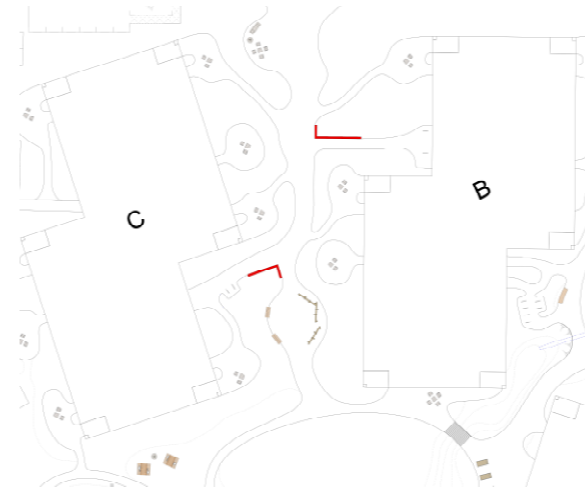
The following historic landscape characteristics and typologies have been referenced in the landscape design, including planting strategy and hard materiality:

- Wayfinding and approach experience characterising the monastery and manor historic settings – tree lined driveway; channelled and directed views beyond using architecture, specimen trees and archways; opening on to communal lawns and spaces, with clear, car-free footpath routes to entrances;
- diverse and interesting walking routes along the swale and habitat protection zone, bringing residents close to nature and the seasons, and providing a range of biophilic sensory experiences.
- use of key specimen trees to assist wayfinding, create a parkland setting, define the approach to communal areas and throughout the scheme. Intention to plant trees, including evergreen species, to become key focal points and features in the landscape setting, using large tree sizes on day one, and a variety of sizes of trees;
- use of hedges and ragstone walls to define boundaries and spaces, referencing both the Kent rural context as well as the local monastery and manor characteristics;
- use of water and flowing water in the landscape for wayfinding, referencing the monastery, and as well as part of the sustainable drainage strategy and ecological enhancement. (“One theory is that the name is linked to the term ‘Meolling’ which means ‘the rising of water springs.’”);
- definition of private garden frontages and elevation greening – railings, climbing plants over doorways, formalised front garden spaces, with ornamental planting and hedges. The planting strategy for the site will be dominated by native species mix, and an ecologically led approach.



Primary Entrances

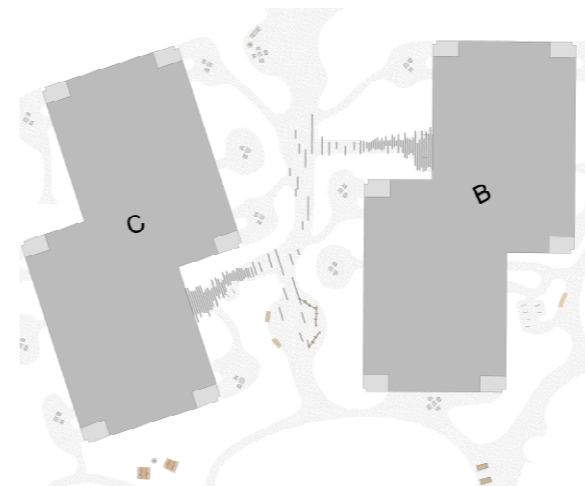
In order to highlight the entrances, Kent ragstone flags are proposed to be laid out in a transitional feathered edge arrangement blending into the gravel surface and the planting beds. This is also used across the site in the form of retaining walls and edges to mounded plant beds, to accommodate level changes between the buildings and also to provide low wall wayfinding markers to the communal entrances.



Hard Surface Materials

The proposed hard surface materials have been selected for their qualities of robustness, non-slip, and low maintenance requirements. Gravel and specifically the locally dominant Kent ragstone, will be used in the choice of gravel, and the paving and structures.

The predominant material for footpaths and patios is to be resin bound gravel, using a grey/buff limestone aggregate.



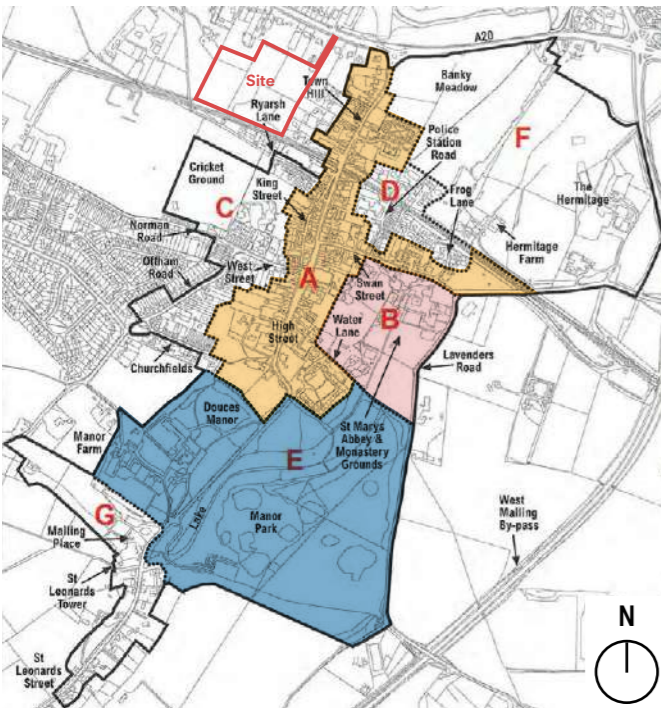
Learning from Emerging Architectural Patterns

Having extensively researched the development and architectural patterns across West Malling, we believe that recreating the architectural language would be inappropriate for the site and a challenge, considering modern living standards, building legislation and improvements in construction methods.

There is however, an opportunity to explore a contemporary proposal for the site that reflects the material character and quality of wider West Malling, identified through our research, whilst also being of its own time and place, much like the evolution of the sub areas identified in the site analysis section of this report and Tonbridge and Malling Borough Council's 'West Malling Character Areas SPD Adopted' document.

In analysing the sub areas, patterns and reference points began to emerge:

- While the scale and form of buildings and their arrangement and relationship with streets in Sub Area A was not replicable, the Georgian order and approach to materials and elevation composition was of interest;
- this Georgian order and regency treatment was also observed in Sub Area E, where we see the site as an appropriate counterpoint, with its comparable scale of building, its location in landscape setting, as well as its position on the periphery of the historic town.



Went and Arundel House: Georgian order, stacked openings, brick articulation



Flemish bond: Georgian terraced house with contrasting brick colours and coursing

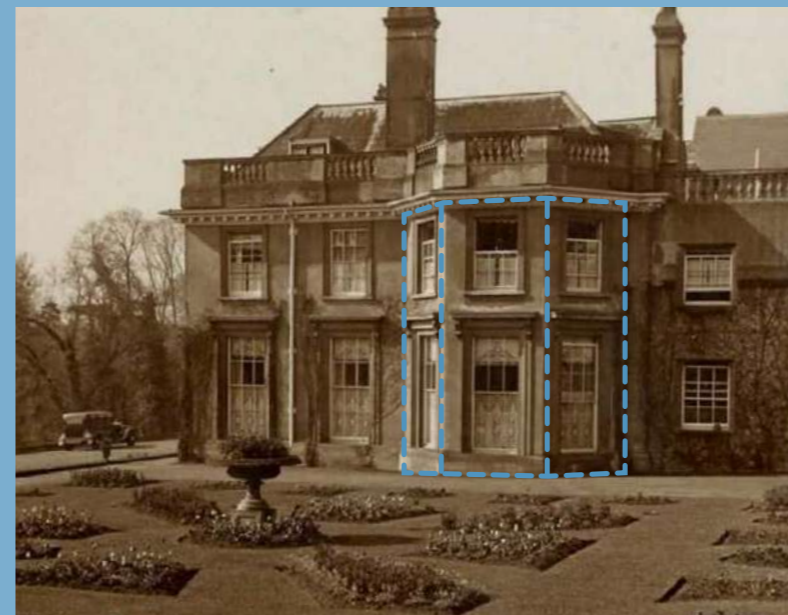
Sub Area A - Historic and Commercial Core

Georgian order is present throughout the high street, where the following is observed:

- Scale of buildings is largely two storey and articulated with a pitched roof that is primarily orientated to address a street frontage, giving a clear front and back hierarchy to elevations. When considering the density and landscape ambition of our site, this form and mass is not replicable on a larger scale;
- small scale pattern, order and symmetry (that is consistent with the approach to the larger scale buildings and manor house) is observed in a high proportion of buildings. This establishes a rigour, order and simplicity that historically integrates well with landscape features, as evidenced by elevational planting and is scalable;
- the traditional use and articulation of brick adds granularity, character and richness to the elevations. This is achieved through varied brick coursings and contrasting colours.



Douces Manor: Building order and scale when viewed from the road



Douces Manor: Building form responding and taking on the landscape

Sub Area E - Douces Manor and Manor Farm

Strong parallels can be drawn from the development type and landscape patterns observed in this large, country and periphery estate. The distinguishing character features are as follows:

- Informal building position that is consequential to the landscape moves;
- main building set within large scale and varied landscape;
- landscape clearings are formed to frame views / define approach and interaction with the building, which falls to the background owing to its rigour, order, symmetry, simplicity and elegance;
- scale of building / impact reduced with set back / rooms in a mansard roof approach at upper level;
- true regency style building uses represented through façade / window size (entrance / grand ground floor, family rooms and drawing rooms in middle and servants on top).

Learning from Material Expression

Expression of Brick Buildings:

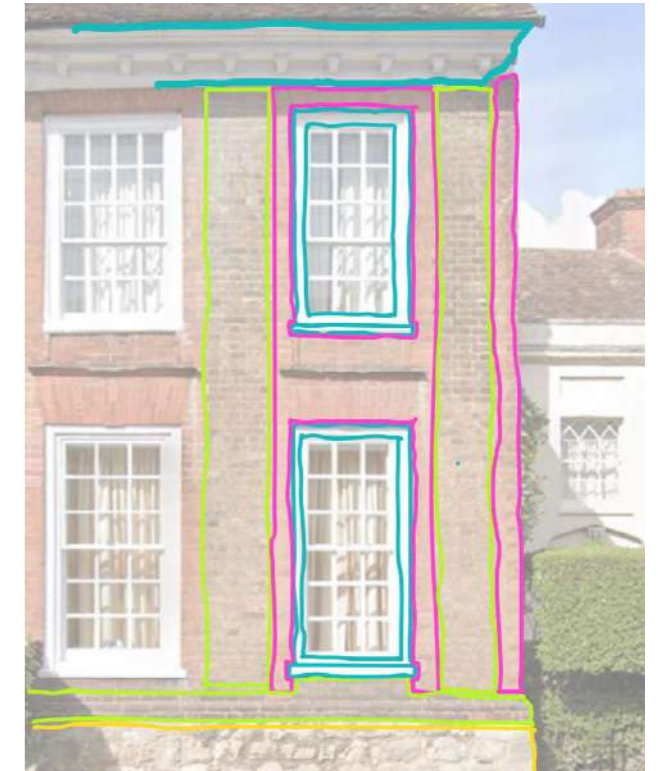
- In contrast to the stone / stucco buildings, the brick buildings reference classical order in a single plane, rather than with depth;
- strong contrasting plinth language that typically relates to both topography of the high street and proportions of the elevation;
- horizontal and vertical emphasis typically created by banding brick tones / colours, varying brick coursing and contrasting window surrounds and shutters;



Went House: Georgian order, stacked openings, brick articulation, window shutter detailing



Arundel House: Georgian order, stacked openings, brick articulation, stucco detailing



High Street House: Georgian order, stacked openings, brick articulation

Expression of Feature, Non Brick Buildings:

- Strong / simple palette of complementary materials - treated stone / untreated stone / stucco;
- articulation of the massing is largely achieved through depth. e.g. expressed portico entrance and cornice detail, which often contrast the main building colour;
- decorative window surrounds / cills / lintels are all expressed and playful with depth;
- parapet and plinth emphasise the order and classical proportions of the building;
- quoins are used to accentuate corners across the building.



Malling House: Feature building, simple stucco detail added through depth



Douces Manor: Georgian order of façade, stacked openings, detail added through depth



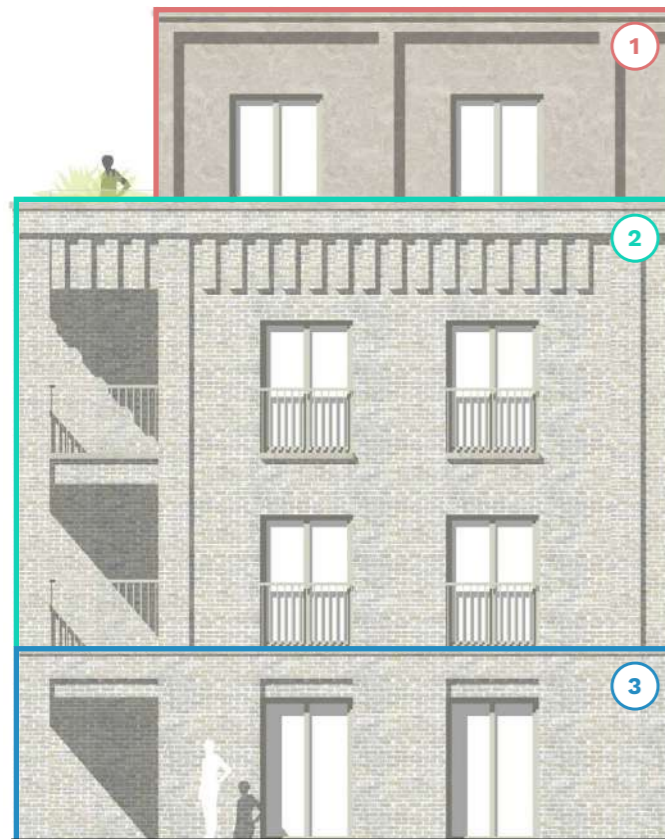
5.2. Material Language

Material Principles

Leading on from the detailed character analysis and in addition to the learnings from West Malling, a simple material language has been developed. This presents a contemporary proposal for the site that reflects the material character and quality of wider West Malling, whilst also considering the contemporary use of the buildings, the climate emergency and being of its own time and place

It is proposed that the buildings use a simple palette of materials that has been selected to tonally complement, but also emphasise the landscape features. Any contrasting materials have been selected to assist legibility between residential buildings and communal areas. The primary principles have been outlined below.

Residential Material Principles



- 1 • Contrasting textured concrete like finish, in natural tone; appears set back on all edges to reinforce the hierarchy of the brick and reference the roof set back of the historic manor typology, to form a 'top'; has its own simple and elegant order and rhythm.
- 2 • Simple and elegant heavy, masonry, in light tone; contemporary and simple in form and should be read as a single mass, together with the base (3); articulation created through depth to breakdown length; should reinforce verticality and that middle two floors come together to form single 'middle'; loggias should feel like part of the block massing, designed to be achieved through the parapet 'comb' detail; 'comb' is integrated and on the same rhythm of the vertical pier language.
- 3 • Simple and elegant, heavy, masonry base, in light tone; single brick materiality articulated that should feel like a solid base, carved to form openings, including the loggia; stand proud of the middle section (face of base aligns with the vertical piers in middle section).

Communal Material Principles



- 4 • Communal areas are highlighted in a contrasting, textured and darker brick that forms a datum. This material also appears / is used to form routes and journeys in the landscape to mark shared spaces; Window heights above the datum vary depending on the privacy of communal use behind; Above the datum, the principles highlighted in 3 apply.

Sample Palette



Primary brick - Light sanded tone



Secondary brick - Light smooth tone



Communal brick - Contrasting smooth tone



Metalwork and window / door framing



Stone like coping and cills - Light tone



Textured concrete like finish - Contrasting tone and texture to set back top



Materiality precedents

Material Application - Villa Block Elevation

Textured concrete-like finish -
Contrasting tone and texture

Secondary brick - Light smooth tone

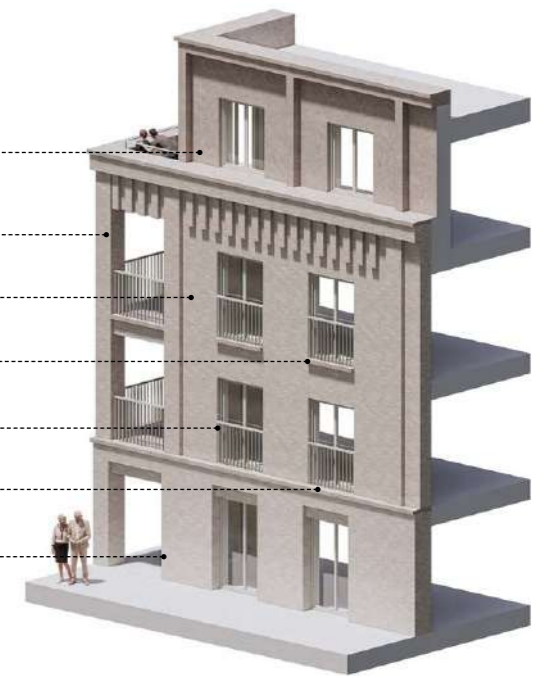
Primary brick - Light sanded tone

Stone-like coping and cills - Light tone

Metalwork and framing

Stone-like coping and cills - Light tone

Secondary brick - Light smooth tone



From Top: Detailed materiality axonometric; Typical materiality elevation - Block B East

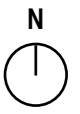
Material Application - Cottage Elevation

- Slate roof - Light tone to compliment brick
- Stone-like coping and cills - Light tone
- Secondary brick - Light smooth tone
- Primary brick - Light sanded tone
- Timber pergola-like structure, connected to portico
- Contrasting tone and texture, concrete-like finish - portico structure
- Metalwork and framing



From Top: Detailed materiality axonometric; Typical materiality elevation - Block B East

5.3. Reducing Impact



Reducing Built Infrastructure Impact

As part of the design process we have continually monitored and tested the overall impact of revised proposals, when compared with the extant reserved matters scheme, targeting an improvement in sustainability and biodiversity.

As part of the reserved matters application, an LVA assessment was undertaken by Lloyd Bore and concluded the following:

- The site has a limited visual envelope;
- views would be confined to a small geographical area with only a small number of visual receptors;
- the scheme would cause limited harm to visual amenity and openness of the Green Belt.

As part of this application, and updated proposals, the LVA has been revised, where, in addition, a Zone of Theoretical Visibility study (ZTV) has been undertaken. This reaffirms the conclusions of the original LVA - that even with slightly larger buildings, the updated placement, combined with the integration of buildings with the existing site levels, the visual envelope of the site would be similar to that of the outline planning and extant reserved matters schemes, posing no additional harm or impact.

Key Built Infrastructure Improvements:

Opposite we have mapped four key metrics; building footprint, vehicular infrastructure, open space and protected habitat. The purpose of this study is to compare and understand the enhancements brought about by the proposals, namely:

- The layout preserves and enhances the EBZ in the southern part of the site, as well as providing appropriate landscape buffers to immediate neighbours;
- we have reduced the vehicle infrastructure and total number of parking spaces to 112;
- the lower number of parking spaces has contributed to a reduction in the combined footprint of buildings and hardstanding;
- an overall increase in semi-public / public landscape across the site.

Further information can be found in the supporting Landscape & Visual Assessment.

Building Footprint		
	RM Extant	Proposed
SQM	4724	5331

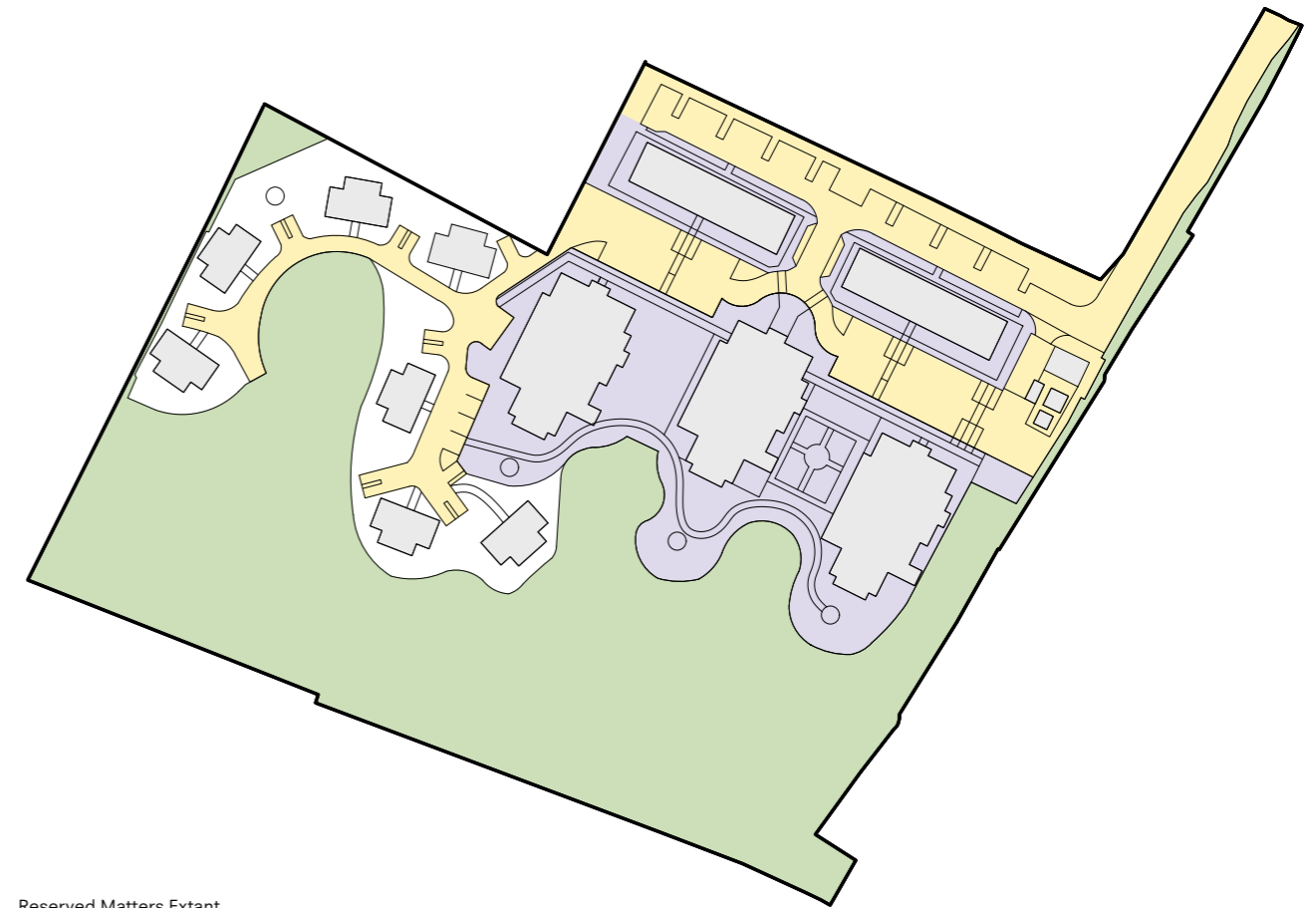
Vehicular Infrastructure		
	RM Extant	Proposed
SQM	6539	4289

Semi-Public / Public Landscape		
	RM Extant	Proposed
SQM	5694	9942

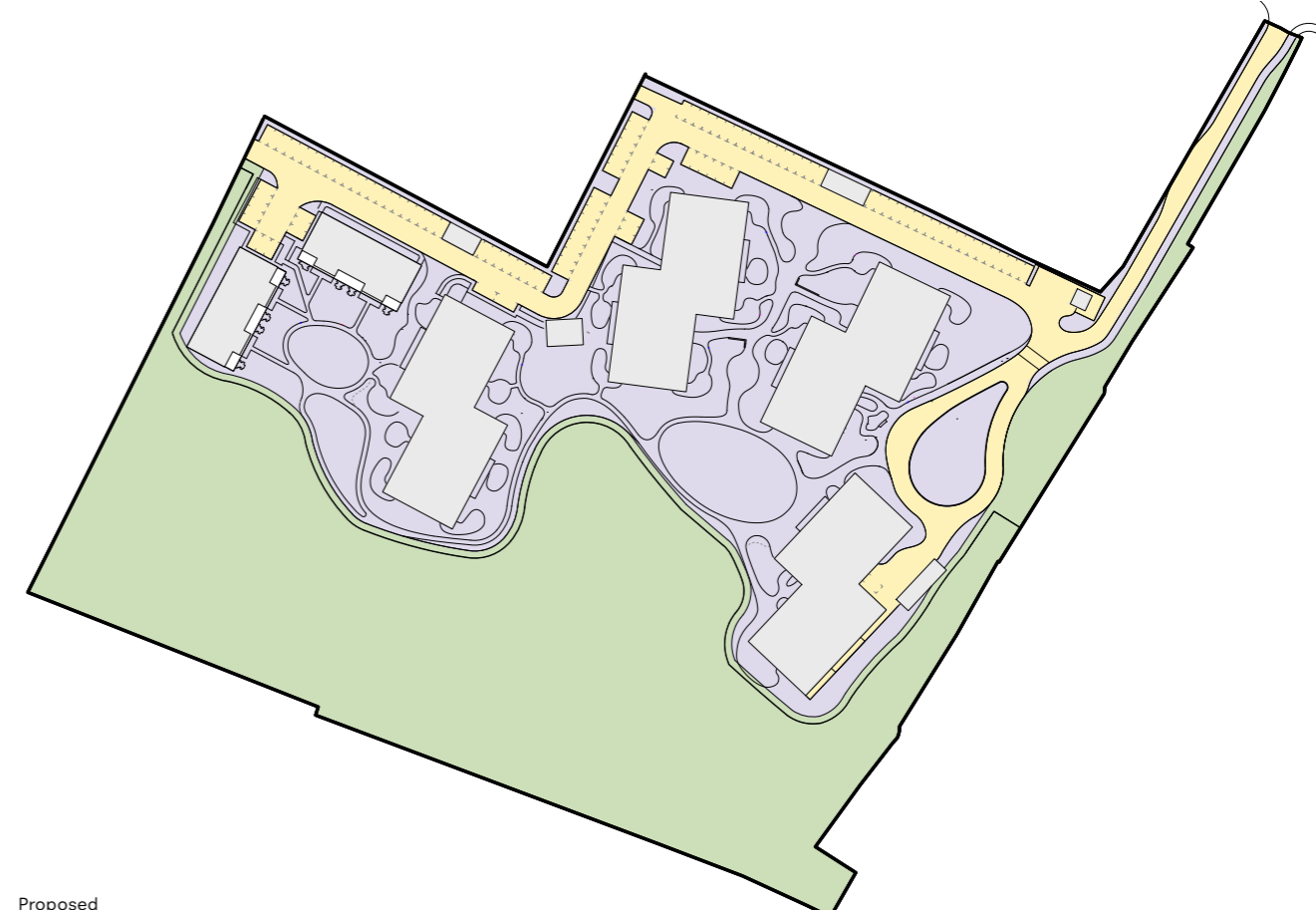
Protected Habitat		
	RM Extant	Proposed
SQM	15649	16090

Cottage Private Gardens		
	RM Extant	Proposed
SQM	3058	12

Total Site Area		
	RM Extant	Proposed
SQM	35664	



Reserved Matters Extant



Proposed

Reducing Neighbouring Visual Impact

Given the location of the site and its relationship with neighbouring properties, it is also important to sensitively address the scale and height of buildings. Having used the BRE guidance to determine appropriate heights / developable area, we also carefully considered the placement and orientation of the proposed buildings to improve visual permeability. The diagrams presented below show the iterative process, from reserved matters through to proposed, of testing and refining the massing and assessing neighbouring impact.

Provide Visual Permeability

- The reserved matters scheme created a wall of development in a north-south and east-west orientation, as evidenced in the views below;
- our proposal looks to break down the accommodation into six blocks of varying scale,

where the mass has been brought further away from site boundaries, arranged to integrate and be screened by the rich landscape setting; all reducing the perceived impact of building frontages and to reducing visual impact;

- the staggered blocks and condensed arrangement around landscape and pedestrian movement improves visual permeability and increases the depth of views into and across the site;
- introducing a stepped back fourth floor of accommodation further reduces the impact of each respective block to the immediate neighbouring properties;
- layers of mature trees and additional planting ensure that the proposals nestle into the immediate context and mitigate any harm on the wider setting.

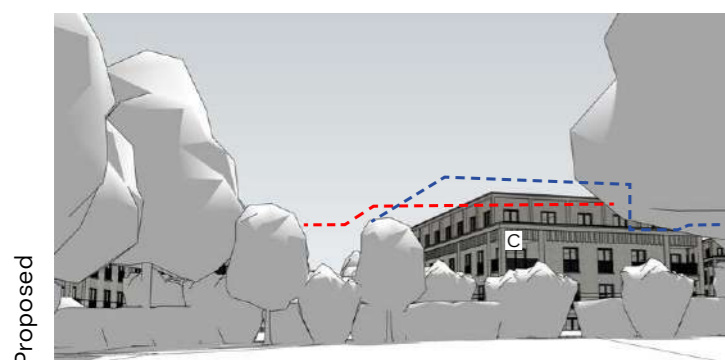
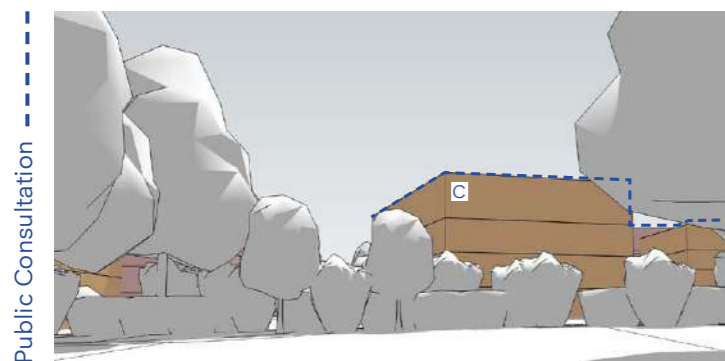
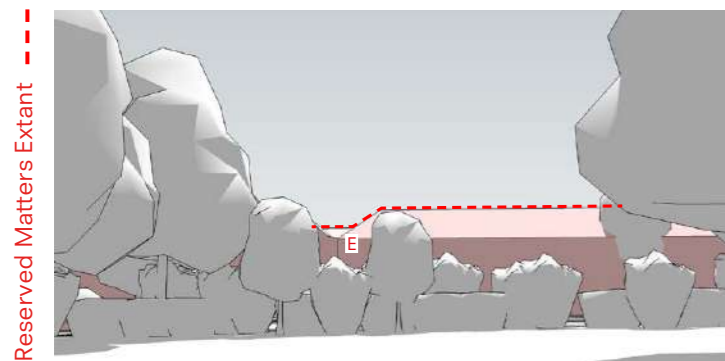


Key: Reserved Matters Extant

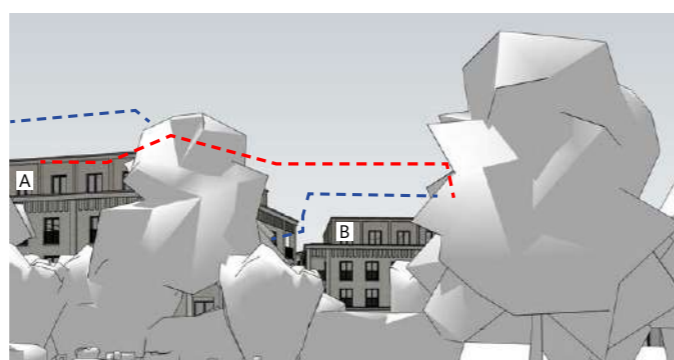
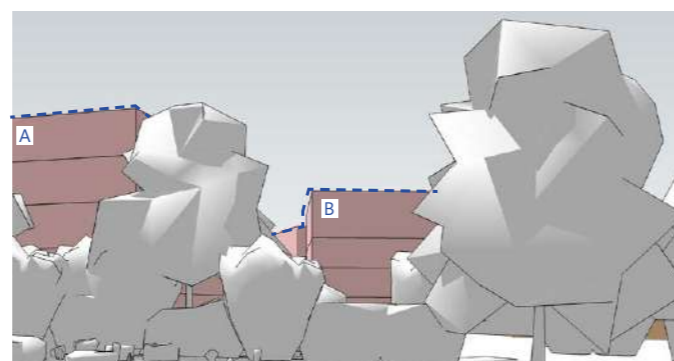
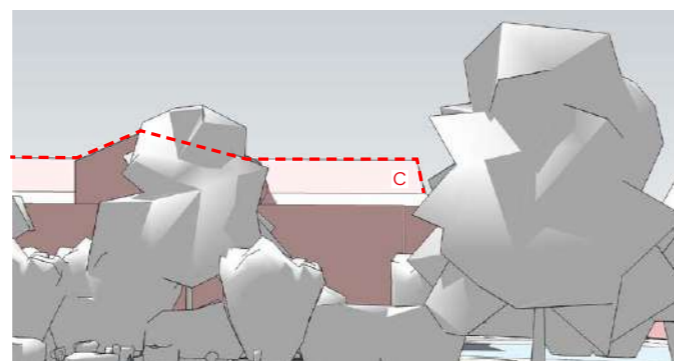


Key: Pre-application 01 / Proposed

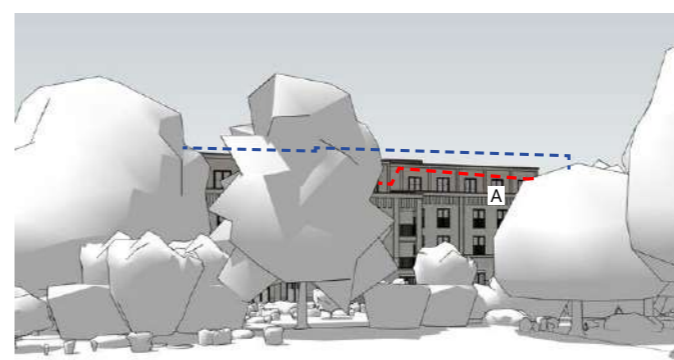
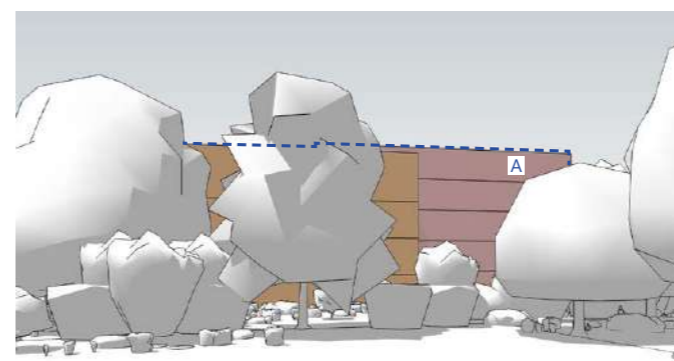
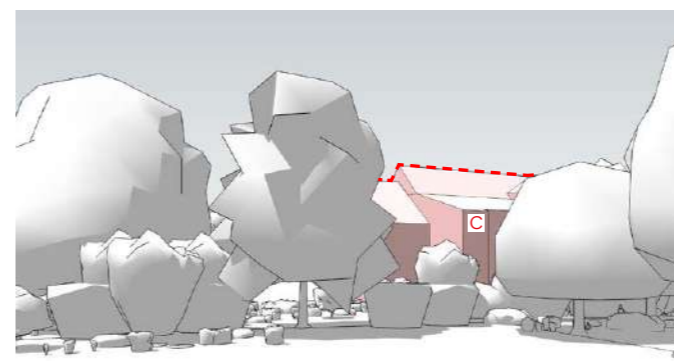
1 View 1



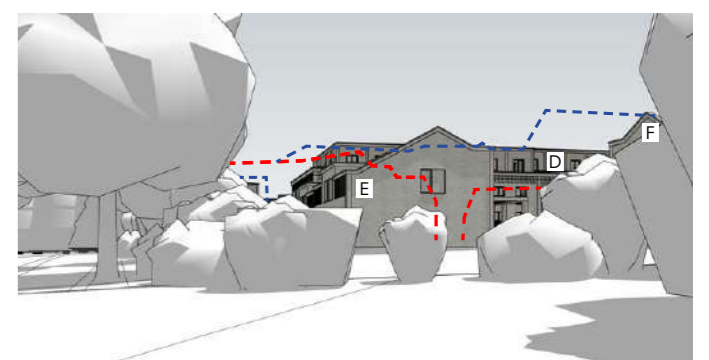
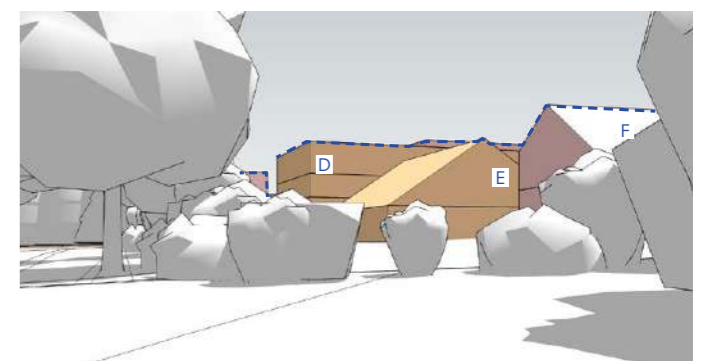
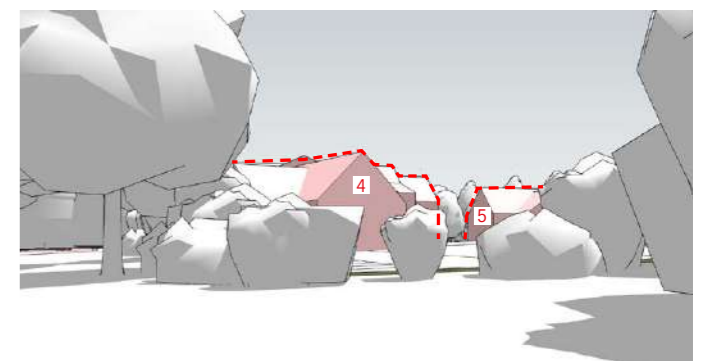
2 View 2

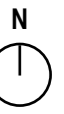


3 View 3



4 View 4





Building Storeys and Height Compared

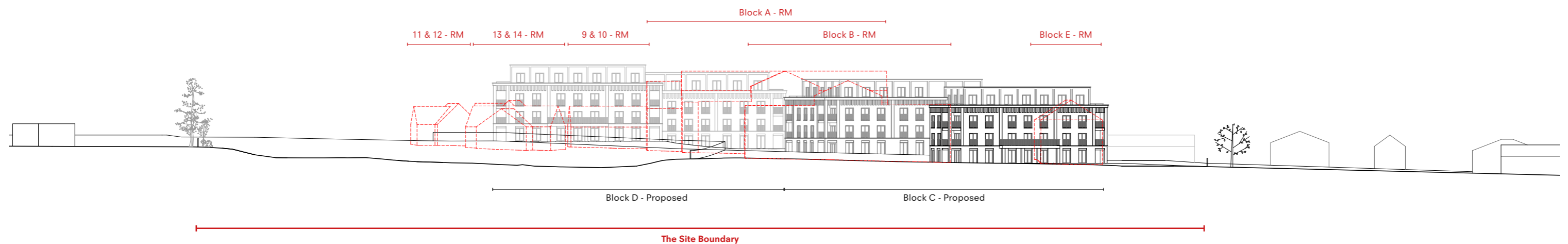
Visual Impact Appraisals are the best way of testing visual impact, however, for comparative purposes we have also provided building height information (represented in the views illustrated on the previous page), in the table below:

**Blocks A and B accommodate 30sqm of rooftop plant, both of which are 1400mm above the uppermost point of their respective parapets. This is not included within the presented figures and is intended to be screened from view, as illustrated in the verified views that support this application.*

Outline Permission (2017 - 17/00506/OA)		Reserved Matters (2019 - 19/02431/RM)		Public Consultation		Planning Application (Proposed)	
Height - Storeys	Height - Metres	Height - Storeys	Height - Metres	Height - Storeys	Height - Metres	Height - Storeys	Height - Metres
Blocks A - E 2/3 Storeys plus pitch	14.50	Blocks A - C 3 Storeys plus pitch	13.90	Block A 4 Storeys	13.10 / 16.00	Block A 4 Storeys	14.00 / 15.35*
Houses 2 Storeys plus pitch	7.70	Blocks D - E 2 Storeys plus pitch	10.43	Block B 4 Storeys	13.10 / 16.00	Block B 4 Storeys	14.15* / 13.55
		Houses 2 Storeys plus pitch	7.20	Block C 4 Storeys	13.10 / 16.00	Block C 4 Storeys	13.55 / 13.55
				Block D 4 Storeys	13.10 / 16.00	Block D 4 Storeys	13.55 / 13.55
				Block E - F 2 Storeys plus pitch	9.40	Block E - F 2 Storeys plus pitch	8.45



Key: Reserved matters extant overlaid with Pre-application 01 / Proposed



Section AA - Proposed and reserved matters compared

6. A Parade of Diverse Landscape Settings

6.1. Spatial Landscape Character Areas

Defining landscape spatial types
Integrating With Host Landscape Ecosystem

6.2 Integrating Communities

Creative Inclusive Environments
Entrance Approach
Main Communal Garden and Facilities
Communal Spaces

6.3 Supporting Wellbeing

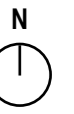
The Residential Site Strategy
Residents' Garden East
Communal Productive Garden
The Villas
Typical Apartment Arrangement
Typical Apartment Layout
Residents' Garden West
Private Patio Gardens
Typical Cottage Arrangement
Typical Cottage Layout

6.4 The Vision

Site-wide Landscape Plan
Re-imagining Place, A Summary



6.1. Spatial Landscape Character Areas

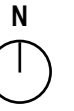


Defining Landscape Spatial Types

The overall landscape strategy is described on the following pages, and begins by naming the different spatial character areas, then progresses through each of the areas from the entrance approach, through the main communal spaces and interiors to semi-communal and private resident garden spaces.

- Key
- Entrance Approach
 - Main Communal Garden and Facilities
 - Communal Productive Garden
 - Communal Residents' Gardens
 - Private Patio Gardens
 - Ecological Buffer Zone (EBZ)
 - Swale Ecological Corridor / Buffer Zone
 - Car Park and Servicing Access





Integrating with Host Landscape Ecosystem

The landscape design and site planning addresses the relationship between the development and the established Ecological Protection Zone (EBZ). The development design responds and protect this unique landscape setting, and looks to extend the positive ecological characteristics of the protected area into the new development.

The landscape proposal creates a sequence of spaces and typologies to wrap around and immerse the proposed residences into their surroundings. Transition zones, protection buffers, ecological corridors and movement routes (both aerial and ground level) are an integral part of the site planning and design process. Residents' amenity and accessibility are maximised whilst responding to the valued and protected ecological setting.

Each of the villa blocks and ancillary buildings have been designed with flat roofs, this supports and enhances the ecological setting and biodiversity by introducing biodiverse extensive green roof treatments.

Car parking and servicing are to be confined to the northern boundary allowing the majority of the development to be car free, well planted, with high quality communal spaces.

Reflecting the Historic Landscape Context

The landscape character of the new development should and will respond and reflect its market town setting, and draw upon the existing historic character archetypes and features, to create a distinctive landscape language and sense of place.

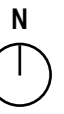
Beginning with the site planning and movement strategy - the proposals are for a non-orthogonal building arrangement and a clear hierarchy of vehicular and car-free movement routes throughout. This reflects the subtleties of the historic core of West Malling, its diverse and varied street widths and frontages. Wayfinding is a key element of the landscape design to encourage sociability and legibility for residents and visitors. The arrangement of the buildings and communal areas, the "arrival sequence" footpath routes, specimen tree markers, the swale and gateways are important tools for wayfinding, and replicate the techniques and features used to good effect in the historic monastery and manor house landscape.



Key:

- 1 Swale
- 2 Pond
- 3 Woodland/ Mixed Shrub and Perennial Plant Mix
- 4 Ecological Buffer Zone
- 5 Existing Ecological Protection Zone
- 6 Entrance Driveway Approach
- 7 Parking
- 8 Communal Space
- 9 Outdoor Gym Space
- 10 Residents' Garden - East
- 11 Residents' Garden - West
- 12 Productive Garden and Garden Store Workshop
- 13 Raised Planters - Residents Allotment
- 14 Footpath
- 15 Private Patio
- 16 Biodiverse Green Roof
- 17 Cycle Stand
- 18 Bin Store with Biodiverse Green Roof
- 19 Polaris Parking Bay
- 20 Minibus Parking Bay

6.2. Integrating Communities



Creating Inclusive Environments

Everyone accessing the retirement community will enter from the tree lined entrance fronting the London Road. When emerging into the site, the experience has been curated to reveal glimpses of the landscape beyond, and the communal facilities have been positioned to respond to this. This becomes a focal point of activity, where residents and visitors can come together.

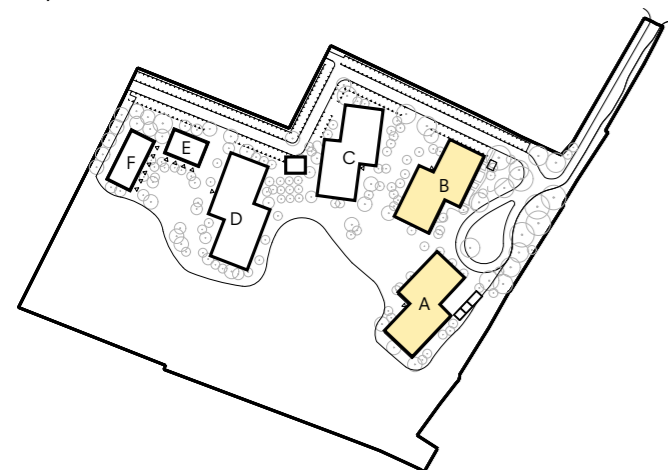
Wayfinding

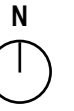
The communal spaces become a point of recognition, where residents can meet each other and visitors, as well as interact with staff. This forms the threshold to the site and a perceived transition from a more public setting to private and facilitating movement to one's home, for all residents. The variation in scale of space as one moves along this journey home, encourages chance encounters and meeting between residents, combating loneliness through seated areas and breakaway spaces that enjoy views across the site and encourage everyone to socialise within a welcoming and permeable landscape setting.

A meandering route across the landscape, defined and bound by a continuous swale, connects the buildings together and provides opportunities for varied movement to and from the entrances to all buildings, that will encourage chance meetings.

Resident Use and Accessibility

It's fundamental that we recognise and support all aspects of physical, emotional and mental wellbeing. It goes beyond just checking in to the yoga class once a week; it's about considering how every aspect of our lifestyle can have a meaningful, positive impact and making the time to do the things that make us feel alive, alert and happy. All residents are encouraged to use the communal areas, and they have been designed to be accessible to all, with a mixture of more public or visitor facing space as well as private resident uses. The hierarchy of these areas is shown in the diagram opposite with more public spaces in orange and those that are more private in yellow.





Entrance Approach

The landscape design of the route from the public realm to the front door will provide a welcoming, safe and legible experience for residents, visitors and staff. It is important to keep the green, rural lane character to the entrance for ecological corridor protection reasons as well as aesthetics.

As shown in the adjacent elevation view, the entrance off London Road is defined by railings to both sides terminated by two brick pillars. Behind the railings are shown the new extended holly and mixed native

hedgerows. Further along the lane the hedges continue, to which are added further specimen scots pine trees. Pines have been selected as they are found locally, provide distinct character, and provide a distinctive landmark function for wayfinding - elsewhere in the site they are used to mark communal entrances.

The pedestrian route pavement is located on the east side of the lane, to be closest to town, and will be appropriately lit and inviting.

The surfacing is to be permeable coloured bitmac, in a natural or buff shade, to signify a change in character from the conventional highway to a high quality, pedestrian friendly 'stately home' feel.

Drivers have a drop-off area outside this communal gateway, but the majority of vehicles will turn right into the car parking area. Pedestrians, therefore, cross the roadway at the point of very low traffic levels as most cars will turn before the crossing point.

The relationship between the building and the public realm prioritises pedestrian movement and experience. The presence of any vehicles whether parked or moving has been designed out as much as possible.

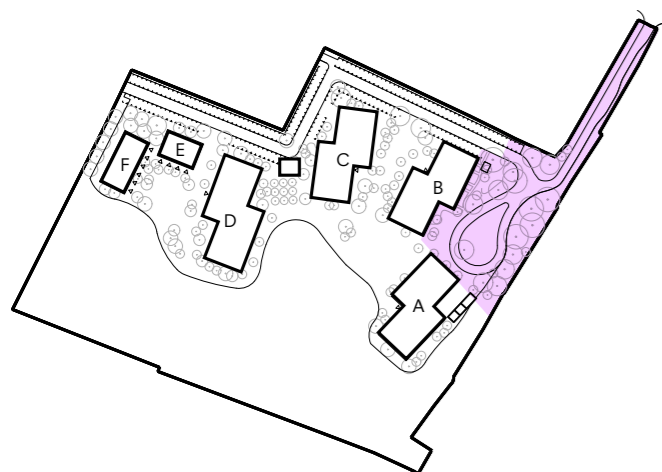
The residences are therefore approached through a high quality, greened and inviting setting. Planting design is used to define this key route; provide a residential ambiance and character to the experience; and enhance the integration of the building with its setting.



Above: Detailed London Road entrance plan



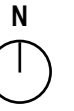
Above: London Road site entrance elevation



Above: Precedent entrance features







Main Communal Garden and Facilities

The view into the heart of the development is carefully curated from the reception / drop-off area between Blocks A and B. Residents and visitors pass between the buildings, guided by the watercourse of the planted swale, and onto the large terrace and the openness of the lawn expanse, beyond which are the views to the trees of the ecological habitat protection zone.



Residents will feel encouraged to spend time outdoors, feel safe and relaxed in the space. To fulfil the landscape vision to have a halo effect on the wider community, the space is designed, and the management system provides access on invitation, to the wider public and particularly children.

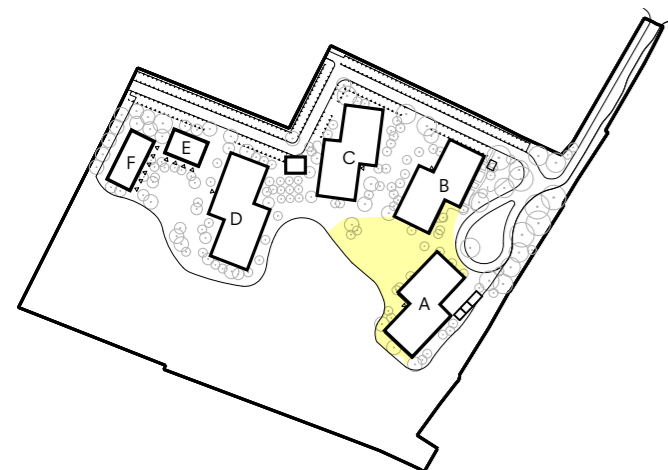
The provision of single-use, specialised amenity facilities in a setting where space is limited has been avoided in favour of providing facilities that can be used for a range of different functions, such as large terraces and lawns. Communal spaces must work hard to provide for a range of users and uses in the space available.

An open lawn and terrace in this case provides for a range of social occasions for small and large groups of all ages, including picnics, concerts, yoga class etc. all promoting wellness, and a sociable inclusive atmosphere for residents, staff and visitors.



Key

-  Vehicular Circulation
-  Pedestrian Circulation



Above: Entry sequence



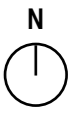
Precedent: Waterside vista



Precedent: Active sociable thresholds



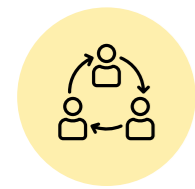
Precedent: Multi-purpose expansive lawn



Communal Spaces

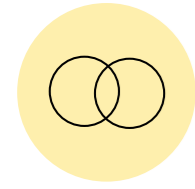
It is important that the services and facilities are focused on resident need, rather than duplicate or compete with any services that already exist in the local community. Therefore many of the spaces have dual functions to maximise the opportunity for residents to feel ownership and to enhance community cohesion. The scale of space has been carefully considered to appeal to different types of personality, creating an environment that is open and permeable, but can facilitate quiet and insular moments. Following consultation with the local community, RVG are exploring opportunities to open the wellness facilities to residents of the local area.

The key communal space design moves:



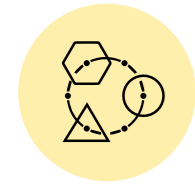
Visibility

The proposal provides spaces that support first person activation and establish an arrival sequence that maximises engagement with staff and other residents through a framed entry threshold.



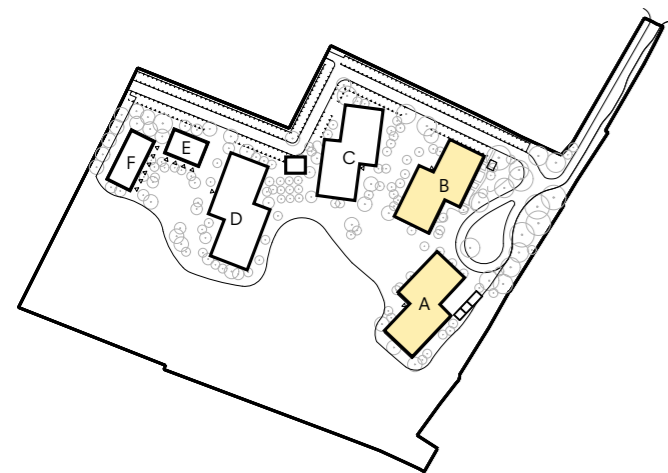
Use

The location of resident / visitor spaces and resident only spaces are carefully clustered to provide active frontages and secluded views to the ecologically rich landscape, encouraging opportunities for incidental social interaction.



Adaptability

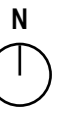
A linear arrangement of spaces provide adaptable interconnected spaces that can flex around use and provide a diversity of room sizes and characters.



- Key**
- Residents
 - Residents / Visitors
 - Back Of House
 - Plant
 - Residents Cycle Parking
 - Refuse Store
 - Swale
 - Fire Tender / Waste Collection
 - Residents Only Access
 - Residents / Visitors Access
 - Primary Site Circulation



6.3. Supporting Wellbeing



The Residential Site Strategy

With a retirement development of this size we can provide for both sale and rent tenures, that will be established based on and to serve the local needs. The percentage of rental and private sale is yet to be determined, however, all new homes have been designed to follow the principles below:



Security

Create an environment where residents feel secure through well defined thresholds, active environments and passive security.



Comfort

Ensure that residents are comfortable in their homes with appropriate levels of natural light, ventilation and sufficient privacy



Environment

Provide the means for residents to connect with the natural environment with an accessible landscape and multiple aspect homes.



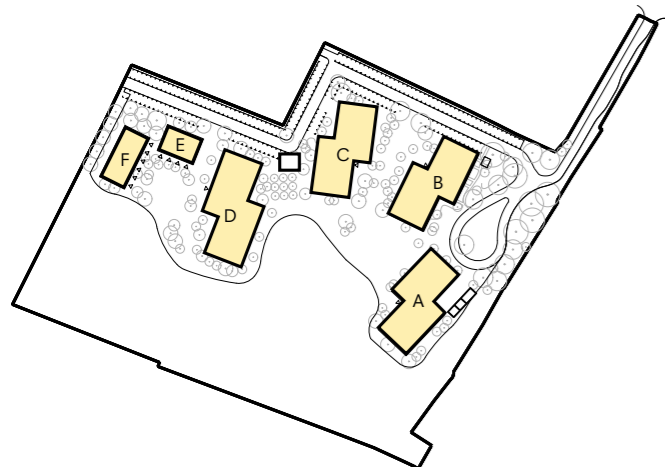
Belonging

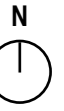
Sufficient space to entertain guests, chat with neighbours, encourage incidental social interaction and provide an environment to mix.



Ownership

The space, proportions and flexibility of apartments should allow residents to accommodate their belongings and express themselves.





Residents' Garden East

Residents' gardens between buildings are communal spaces for residents to socialise, and entertain guests including visiting grandchildren. The gardens provide a range of features and sociable groupings of seating.

Play and Outdoor Gym Spaces

Residents will have visitors (including children) to their homes, and it is important to consider how they can be made to feel welcome, stimulated and encouraged to play outside in the communal gardens.

The outdoor spaces integrate play elements into their spatial design without necessarily providing play equipment as such, or a designated, fenced-off play area. The RVG vision is for the communal realm to be inclusively designed, with intergenerational and sociable integration encouraged. Opportunities to encourage children to include:

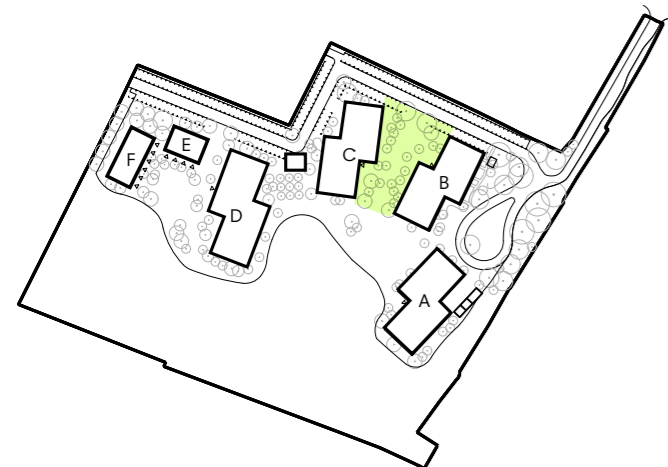
- routes forming nature trails and trim trails around the gardens (along the swale route);
- organised events for children - concerts, birthday parties for relatives, punch and judy, fairground stalls, bouncy castles.

Outdoor Kitchen Spaces

Cooking outdoors, particularly in close proximity to where the food has been produced, can be a great activity, encouraging sociability and healthy living. By providing formalised space and equipment to encourage this will serve to encourage community interaction and entertainment of visitors outdoors. Kitchen facilities may include:

- gas / solid fuel barbecue;
- pizza oven;
- fire pit with grill.

Proximity to private spaces, as with all communal function spaces, will be carefully considered to ensure privacy and reduce noise disturbance.



Landscape Elements



Kent Ragstone low retaining walls



Marker specimen trees - scots pine



Natural playspace



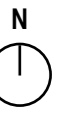
Outdoor kitchen / BBQ



Above: Residents' garden east

- Key
- Communal Access
 - Private Access





Communal Productive Garden

Central to the new communal spaces for residents and staff to enjoy will be the productive garden, located in the south facing area between Blocks C and D. Edged on the north side by a maintenance and residents potting shed building, the area will provide the following :

- raised beds for growing crops;
- orchard fruit trees;
- beehives (apiary);
- composting area;
- external power supply;
- water butts and bib tap.

The maintenance and potting shed will house the RVG Polaris vehicle, and site management tools store.

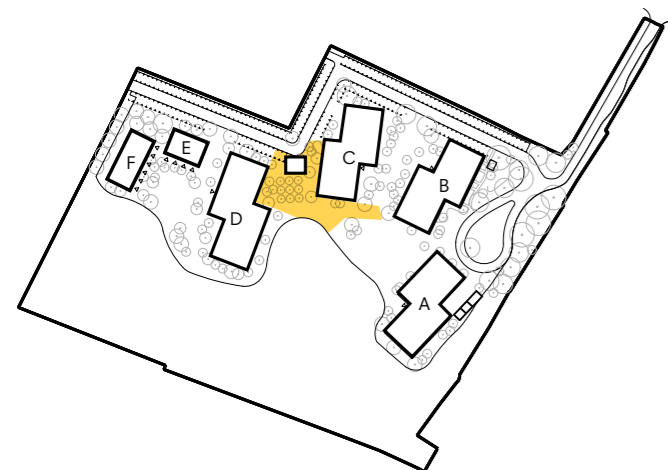
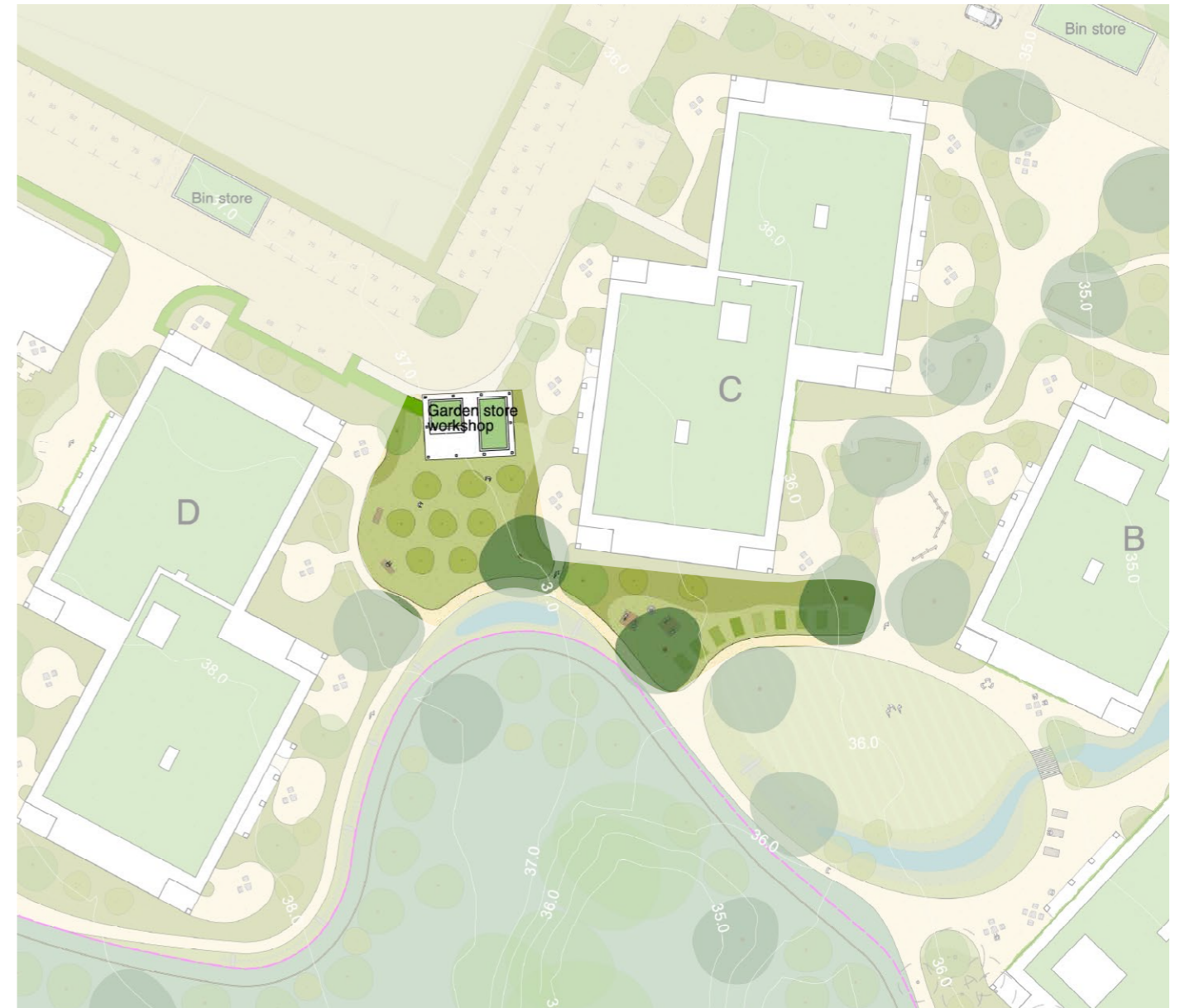
Orchard

The new orchard will be beneficial for the residents who enjoy the produce but also serves to enhance the local ecosystem. Opportunities for social occasions involving the community and wider community around the urban orchard could include:

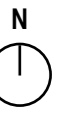
- cider / apple juice making workshops;
- fruit storage, jam making and pickling workshop;
- apple picking days.

Apiary

There is space available in the Productive Garden to provide an apiary. Once it is established that the community would like to locate and manage a hive or group of hives (an apiary) they would contact the local Beekeeping Association closest to the development. The Beekeeping Association will have advisers and mentors to assist residents and staff with beekeeper training, sourcing equipment needed, and honey harvesting.



Precedent Images: Productive gardens

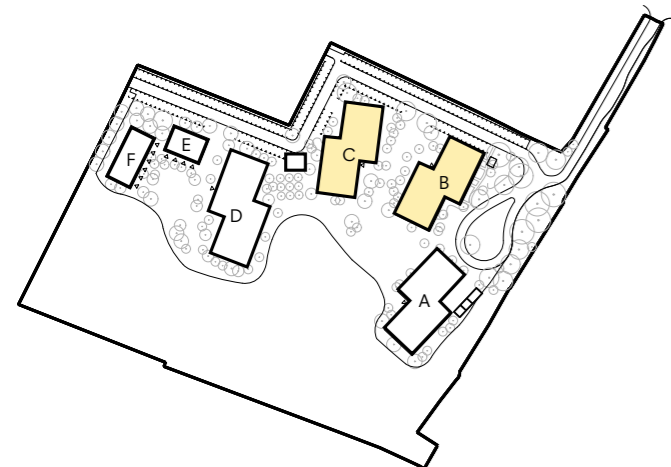


The Villas

Each villa block has an individual entrance lobby where the residents can collect their post and store their bicycle or buggy. Space is provided for a couple of chairs but residents will be encouraged to meet in the central communal areas.

The incoming service room/plant room is also located off the entrance lobby.

Circulation is a combination of dedicated front doors for corner ground floor homes and the entrance lobby for all others. With an efficient villa arrangement, the core is in the centre of the plan so natural light is from above via a rooflight at the head of the stair.





Typical Apartment Arrangement

We understand that apartments in retirement developments must be of the highest standard and thoughtfully designed to support the specific needs and lives of their residents.

Through experience across their other retirement villages, RVG is aware that residents will spend far more time in their apartments, when compared to younger generations and that they require greater adaptability to their diverse and changing needs.

Older residents require a greater flexibility for their furniture, more storage and more space for manoeuvrability. Apartments, their arrangement and arrival sequence have all been designed to support social interaction; apartments are designed to be oversized to accommodate entertaining guests, other residents and live-in care. The entrance threshold of each apartment provides a clear definition of ownership through entrance treatment, the material palette and depth of reveal.

All apartments have been designed to include:

- Spacious, bright and airy with an abundance of daylight and views to the outside on entering;
- contemporary layout and design (whether open or closed plan);
- generous storage throughout;
- accessible and enabling environment with level thresholds throughout;
- access to generous private outside space;
- designed to exceed the standards set out in Approved Document, Part M.

Key

- Apartment Type 1
- Apartment Type 2
- Apartment Type 3
- Apartment Type 4
- Apartment Type 5
- Apartment Entrances
- Aspect

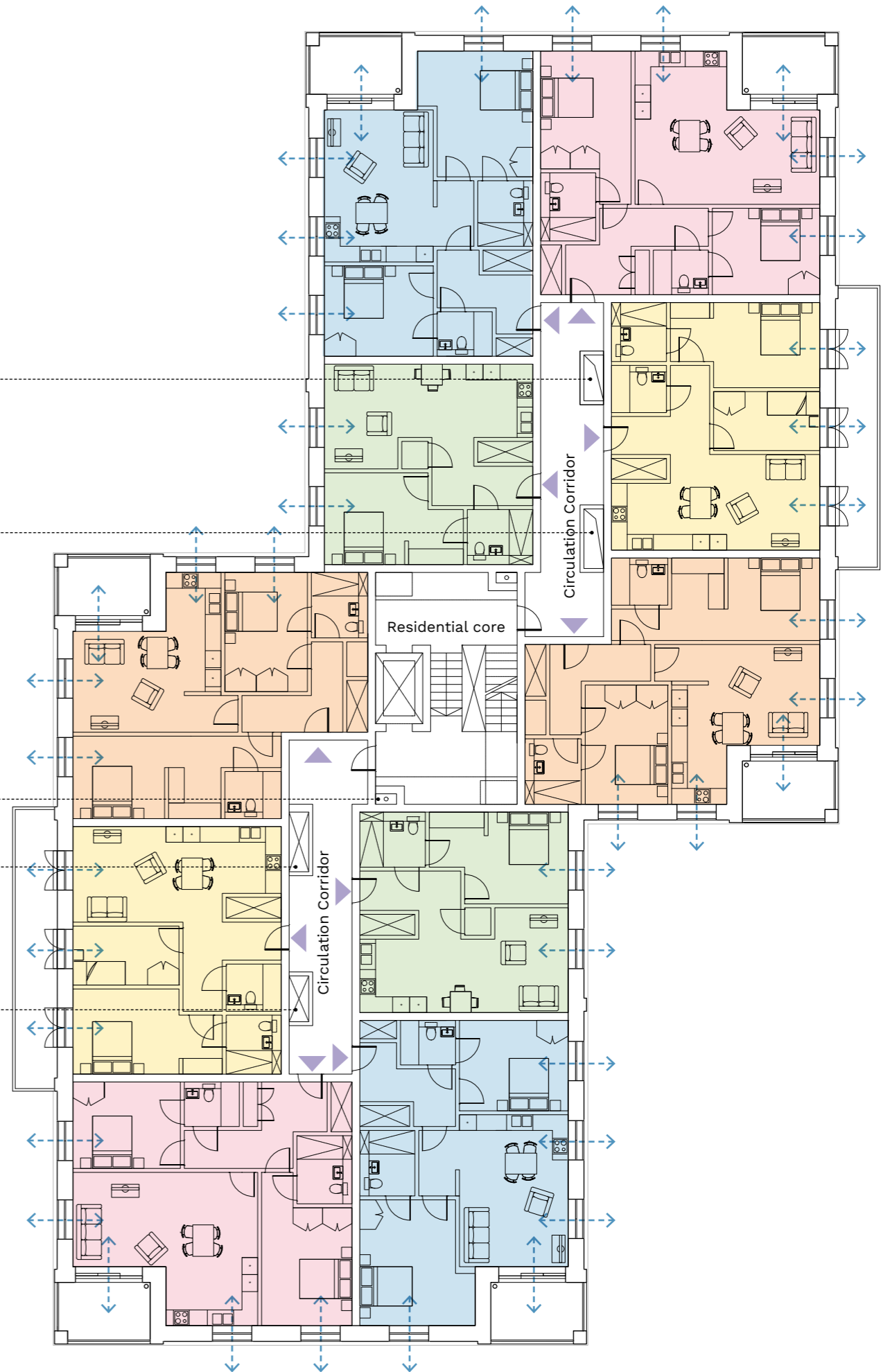
Smoke riser

M&E service riser

Dry riser, location in core dependent on location of entrance lobby, varies between blocks

M&E service riser

Smoke riser



Above: Blocks A, B and C typical upper floor layout

Typical Apartment Layout

Living and Personalisation

- Apartment sizes exceed NdSS standards. Lobby spaces, when provided, are generous enough to accommodate furniture and afford the resident the means of self-expression;
- generous apartment layouts allow residents to bring their own furniture. As many residents will be downsizing from larger properties the apartments can be easily adapted to feel homely;
- habitable rooms are arranged for residents to be able to adapt apartment layouts to suit their needs and have the potential to be interchangeable;
- apartments are mostly dual aspect to maximise the connection with the landscape and circadian rhythms;
- private external amenity spaces are proportioned to allow for meaningful use;
- floor to ceiling heights of 2.5m are provided in all habitable rooms.

Thermal Control and Comfort

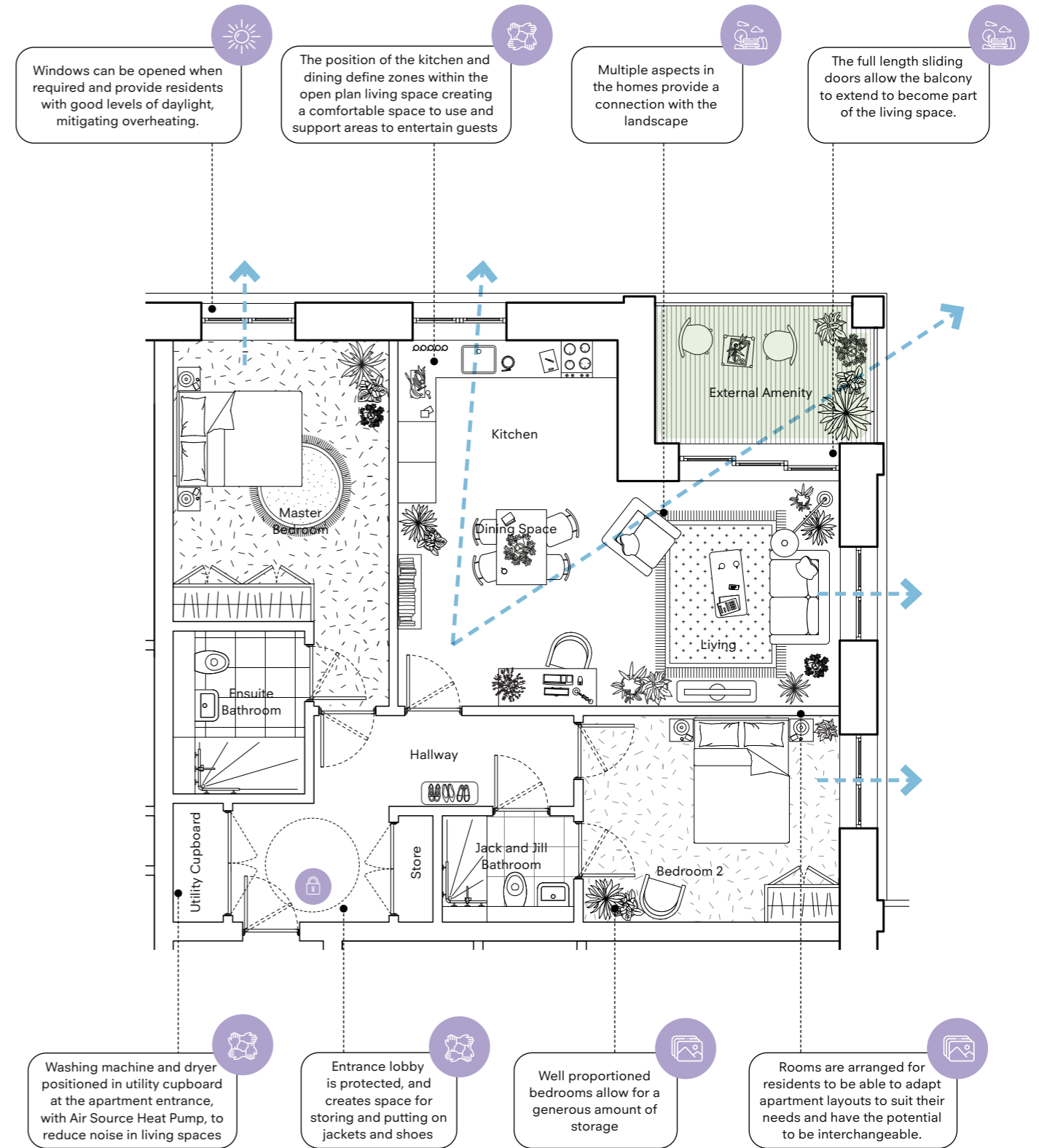
- All homes have air source heat pump systems located in a centralised utility cupboard which has simple controls and is easy to maintain;
- every window is openable to allow for purge ventilation which gives residents additional control over their environment.

Nature

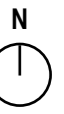
- Generous windows, all of which have Juliette railings, that allow the windows to be fully opened and maximise natural light and natural ventilation to achieve a comfortable and well-lit environment;
- every apartment has been designed to ensure that upon arrival into the primary living space, one is greeted with a view to the outdoors, with abundant natural light;
- balconies provide highly valued external amenity space and have been carefully considered to allow for dining, exercise and enjoyment with friends;
- loggias are accessed directly off the dining / kitchen / living rooms with sliding doors to provide a continuation of the space and a stronger connection with the external environment.

Privacy

- Each apartment allows you to live independently with your own front door;
- the apartments have generous loggias which offer privacy;
- landscape spaces have been designed to ensure that they are welcoming yet have smaller pockets for individuals to dwell by themselves.



Above: Typical corner apartment layout



Residents' Garden West



This garden forms a destination along the walking route, and contains the source of the swale network. Rainwater from the roof of Block F will percolate directly into the swale in this location.

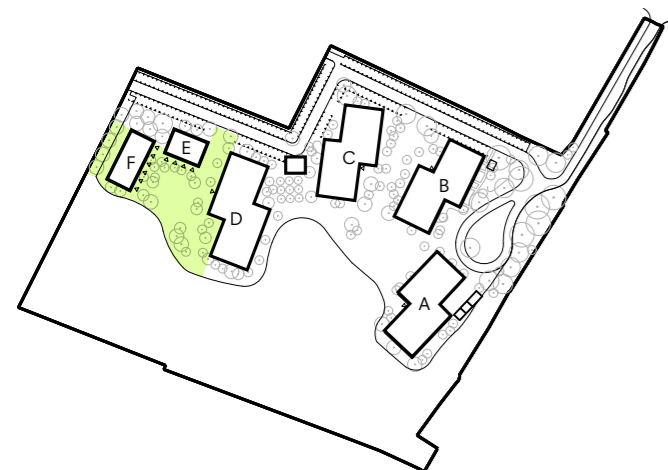
The residents' garden in this area provides a central smaller lawn than the main lawn, but can be used for social occasions and groupings, picnics, parties and play. The lawn perimeter is densely planted, providing privacy to the individual patio spaces. The perimeter to the cottage patios, which incorporate a pergola structure, with flowering climbing plants.

A walking route through to the car parking is directed between the two cottage blocks by footpath and this pergola structure. The tree planting strategy for this garden is to provide a high number of multi-stemmed spring flowering cherries and amelanchier trees, providing a blossom garden in spring, with a woodland ground covering of bulbs and perennials. Such trees are deciduous and small to medium in scale and height, providing privacy screen to the patios, as well as habitat cover.

For more detail regarding the tree planting strategy refer to the planting plan in the Supplementary Information section of this report.

Key

-  Communal Access
-  Private Access



Landscape Elements



Communal lawn



Marker specimen trees - scots pine



Swale



Climbing plants to Cottage pergola



Above: Residents' garden west

Private Patio Gardens

Residents will have their own outdoor spaces to enjoy the quiet and the fresh air, feed the birds, maybe grow their own herbs and pot plants etc. On the upper floors, this is provided through a range of loggias, projecting balconies above the portico structures and terraces on the top floor. The ground floor patios are arranged to provide access from the front door, directly to the apartments and also via the living rooms, in places. Similar to the interior space, the outdoor area would be a place they can make their own and personalise.

- Providing privacy and with it, a sense of security is an important consideration in what are essentially communal living developments and potentially highly sociable developments.
- The quality of the space provided is as important as the minimum size. They will receive direct sunlight for some part of the day. There should be space to personalise and green the patio or balcony, and this will be encouraged for those interested in doing so.
- Views from private space over adjacent communal grounds are carefully considered and optimised.
- Flush thresholds between interior and exterior amenity spaces are provided, and the appropriate drainage channel at the threshold allows for this.

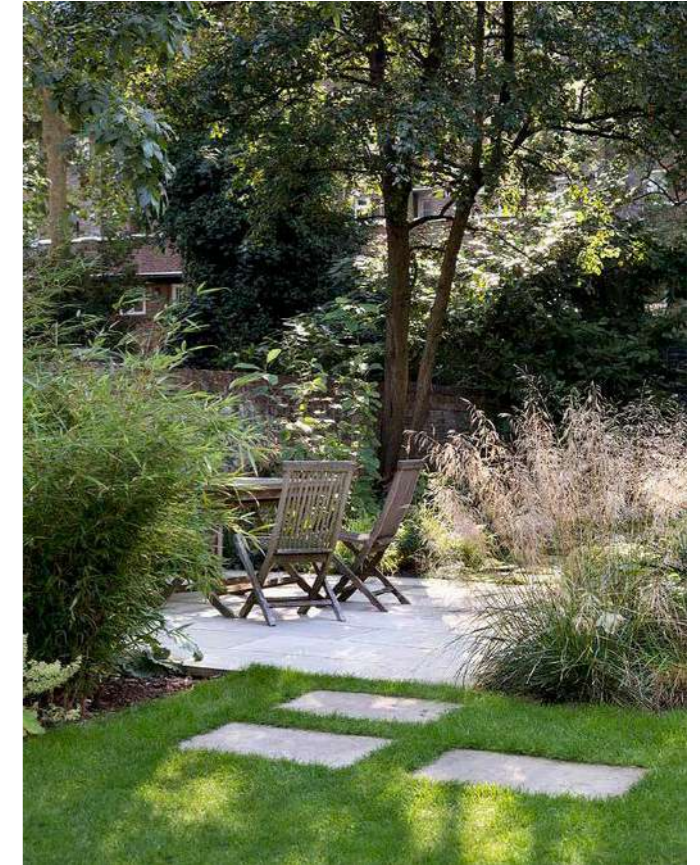
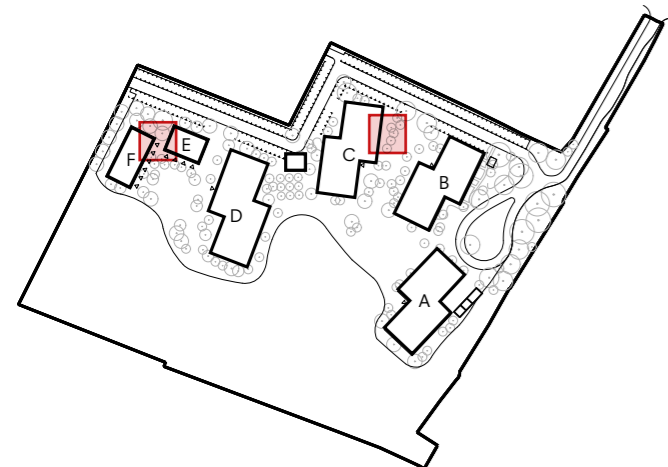
Communal - Private separation

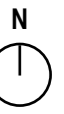
The definition of the boundary to private spaces greatly affects the character and visual amenity of the wider space.

The degree of separation and enclosure required to ground level private amenity space is determined by the degree of security required, and their particular proximity to public or communal space and routes.

The separation between private front door spaces, i.e. entrance thresholds in a row of apartments, is to be more discretely defined, where privacy is not such a concern. Instead, opportunities for social interaction between neighbours could be encouraged, using front door step benches, or seating areas.

- The separation between private terraces, if not defined by the architecture, will ensure privacy is maintained. Structures include trellis and planter combinations to allow the greening of the separating boundary.
- Balcony space will not be provided next to bedroom windows of adjacent homes.





Typical Cottage Arrangement

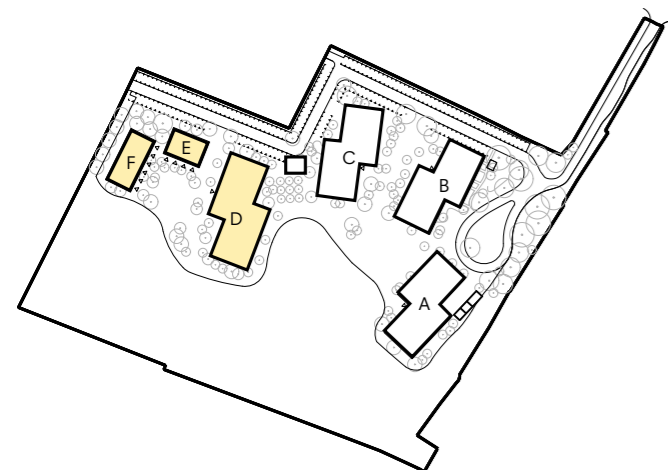
Building on the typical villa block arrangement, identified in the pages above, a new typology is introduced to the western boundary of the site, offering wider choice and price points to the market

Scale and massing has been carefully considered to sensitively respond to neighbouring properties to the west and reduce the visual impact to surrounding residents.

As such, blocks E and F are designed to be smaller scale, individually accessed cottages that provide flexibility and choice for potential residents. RVG is aware that downsizing can be intimidating, and residents who are moving from larger properties can sometimes prefer a home that is more familiar.

The cottages have been designed to be accessible, adaptable and to include:

- Spacious, bright and airy with an abundance of daylight and views to the outside on entering;
- ground floor level access;
- the possibility to incorporate a stair lift (if required);
- generous storage throughout;
- flexible ground floor bedroom / study that can be transformed as needs change;
- access to generous private outside space;
- designed to exceed the standards set out in Approved Document, Part M.



Key			
	Residents		Fire Tender / Waste Collection
	Residents / Visitors	 ▶ 	Resident Access
	Back Of House	 → 	Primary Site Circulation
	Plant		
	Residents Cycle Parking		
	Refuse Store		



Typical Cottage Layout

Living and Personalisation

- Market specific housing typology with accessible accommodation across the ground floor and a secondary bedrooms upstairs;
- sizes exceed NdSS standards. Lobby spaces, when provided, are generous enough to accommodate furniture and afford the resident the means of self-expression;
- dedicated front doors and generous living and dining windows open onto a private terrace and the shared gardens - reinforcing strong connections with nature and neighbours;
- habitable rooms are arranged for residents to be able to adapt cottage layouts to suit their needs and have the potential to be interchangeable;
- cottages are dual aspect to maximise the connection with the landscape and circadian rhythms;
- generous windows are used to maximise natural light and natural ventilation to achieve a comfortable and well-lit environment;
- private external amenity spaces are proportioned to allow for meaningful use;
- floor to ceiling heights of 2.5m are provided in all habitable rooms.

Thermal Control & Comfort

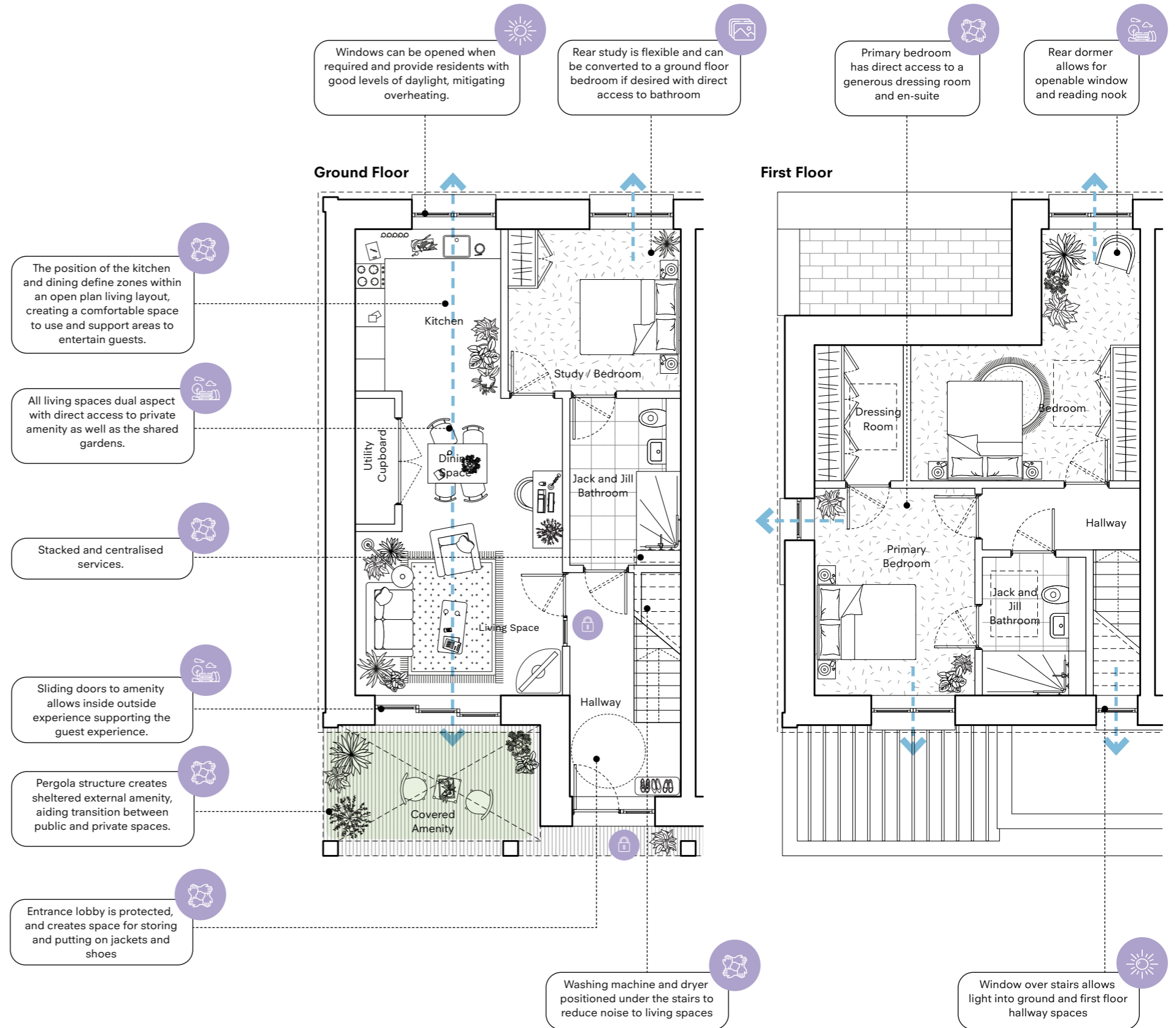
- All homes have air source heat pump systems located in a centralised utility cupboard which has simple controls and is easy to maintain;
- every window is openable to allow for purge ventilation which gives residents additional control over their environment

Nature

- Indoor/outdoor living can be transformation for wellbeing - maintaining a connection with the outdoors through all seasons and even during periods of ill health;
- every cottage has been designed to ensure that upon arrival into your primary living space, you are greeted with a view over the landscape, with abundant natural light;
- terrace spaces are accessed directly off the dining / kitchen / living rooms with sliding doors to provide a continuation of the space and a stronger connection with the external environment.


























Privacy

- each cottage allows you to live independently with your own front door;
- the cottages have generous terraces which offer privacy;
- landscape spaces have been designed to ensure that they are welcoming yet have smaller pockets for individuals to dwell by themselves.



From Left: Ground floor cottage layout; first floor cottage layout

6.4. The Vision

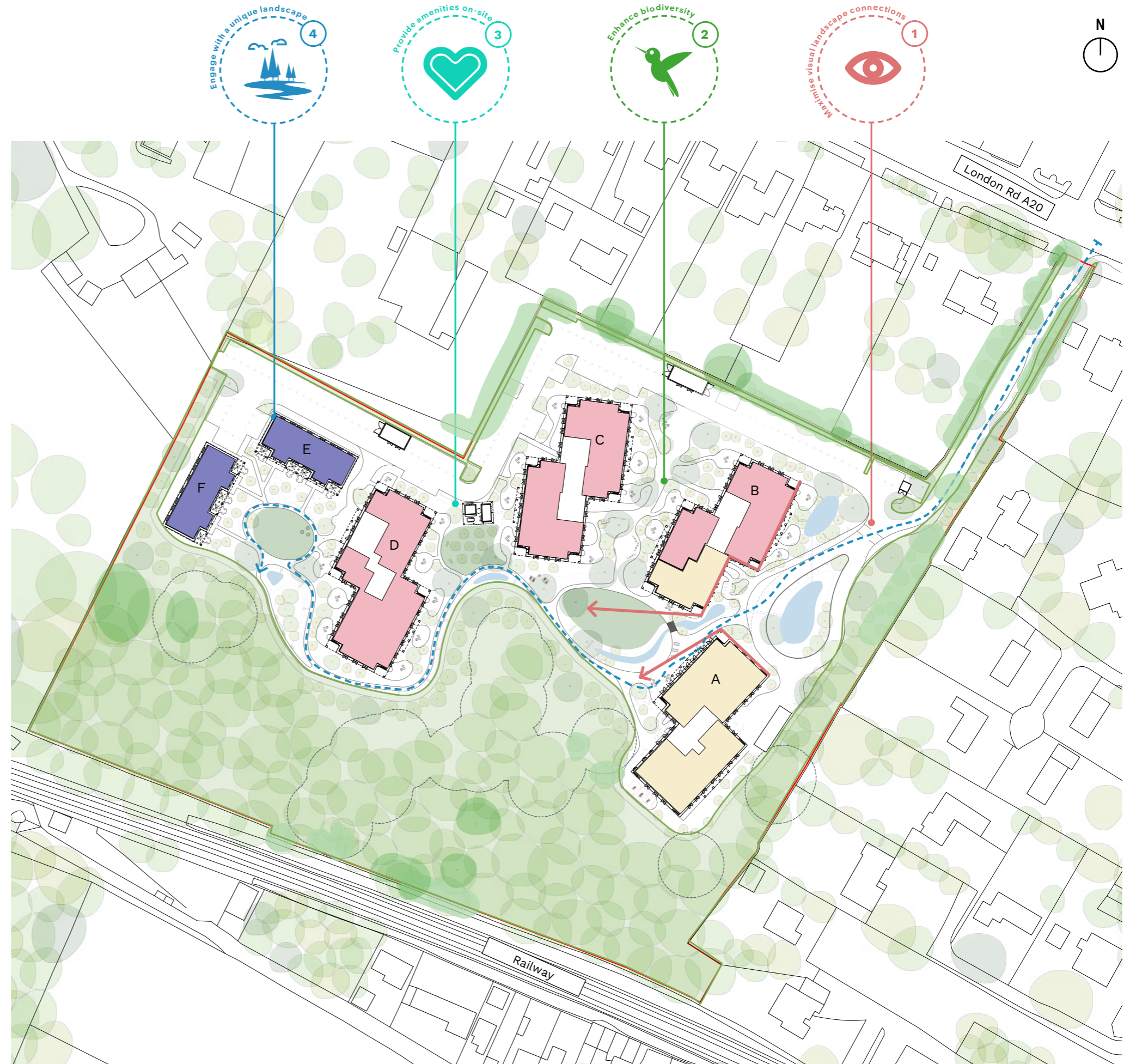
-  Ecological Buffer Zone Boundary Line
-  Area To Public Highway To Be Subject To S276 Agreement
-  Existing Ecological Protection Zone - retained and protected lowland mixed deciduous woodland and scrub habitat area - refer to Lloydbore surveys.
-  Railing and brick pillar entrance
-  Existing trees to be retained & protected. (Refer to arboricultural survey by Lloydbore)
-  Existing tree to be felled (Refer to arboricultural impact assessment by Lloydbore)
-  Proposed specimen tree
-  Entrance driveway approach Permeable, coloured, bituminous macadam
-  Parking area (112 no. spaces inc. minibus parking) for residents, staff, visitors. Permeable, buff coloured, bituminous macadam
-  Cycle stands (14 no.)
-  Permeable resin bound gravel footpaths and patios
-  Orchard with species diverse meadow understory
-  Raised planter beds in Productive Garden
-  Outdoor gym equipment
-  Natural play equipment and seating to Residents' garden
-  Biodiverse lawn - mown weekly during growing season
-  Woodland with shrub understory or mixed shrub and perennial plant mix gravel garden planting mix, with minimum 60% native species.
-  Seasonally wet swale for surface water drainage.
-  Drainage attenuation pool/pond, with drainage connection to swale network
-  Existing native mix hedge
-  Proposed native mix hedge - including hawthorn, blackthorn, hazel species.
-  Proposed holly hedge to entrance approach boundary
-  Climbing plants to building communal entrances and cottages pergola
-  Biodiverse extensive green roof To be seeded with wildflower species rich roof mix. Log piles and variable substrate depths to maximise habitat provision and diversity.
-  Badger proof fence



Re-imagining Place, a Summary

The proposed layout:

1. Frames the arrival sequence;
2. villa blocks A and B hold an arrival space, similar to that observed in the classical, manor house estates in West Malling - formal on arrival with glimpses of the landscape beyond;
3. improves wayfinding and visibility;
4. combats loneliness by providing the opportunity for visitors and residents to meet;
5. create a distinct place that brings everyone together through the hierarchy of landscape spaces and prioritises pedestrian activity;
6. respects the ecological setting and makes it experiential and a key visual amenity.



7. Conclusion

7.1. Accommodation Schedule

7.2. Delivering For the Future
A New Place in West Malling



7.1. Accommodation Schedule

The proposals illustrated in this document accommodate 140 homes and communal facilities broken down as follows:

14% one bedroom apartments. All of these are circa 20% larger than Nationally Described Space Standards.

80% two bedroom apartments. These are 28% larger than Nationally Described Space Standards and 79% of the units are dual aspect.

6% two bedroom cottages. These are 30% larger than Nationally Described Space Standards and all dual aspect.

The proposal includes communal facilities including a wellness area, restaurant, lounge and care facilities.

Key Metrics

The below table compares the key metrics of the extant consented scheme to the emerging new scheme:

Reserved Matters Extant Scheme 19/02431/RM	Emerging Proposed Scheme
Number of Cottages 79 cottages	140 Cottages
Accommodation Type and Size 1 Bed Apartment Number: 0 2 Bed Apartment Number: 52 3 Bed Apartment Number: 13 2 Bed House / Cottage Number: 14	1 Bed Apartment Number: 20 2 Bed Apartment Number: 112 / / 2 Bed House / Cottage Number: 8
Parking Provision 116 spaces	112 spaces

7.2. Delivering For The Future

A New Place in West Malling

The site already has planning permission for an extra-care development however, in the time since the plans were first submitted, a number of improvements were identified that focused on enabling people of retirement age to enjoy independent, active and fulfilling lifestyles for as long as possible. RVG communities have been standard-bearers for their time and the new vision for the site ensures that this continues – with better designed, more sustainable homes, communal facilities, outside space and amenities.

The proposals are a significant improvement over the extant scheme in every respect and demonstrate what is possible with good design and meaningful stakeholder engagement. By listening to local people and other stakeholders we are confident that the proposals are beneficial for the widest range of people from all generations.

With new amenities in an attractive setting we can create a memorable place and support a cohesive community. A sensitive and landscape-led approach to the site layout and character has resulted in an attractive composition of buildings on the periphery of West Malling.

RVG has 40 years of experience in providing and operating successful retirement communities. This project will be one of the first of a new generation of retirement developments that brings together an enhanced wellbeing strategy, the highest standards of environmental sustainability and the desire to integrate residents with their wider community. If approved it will provide a benchmark for design quality, sustainability and wellbeing in the region and in the retirement sector.



8. Supporting Information

8.1. Sustainability

Sustainability Design Integration

8.2. Compliance

8.3. Landscape

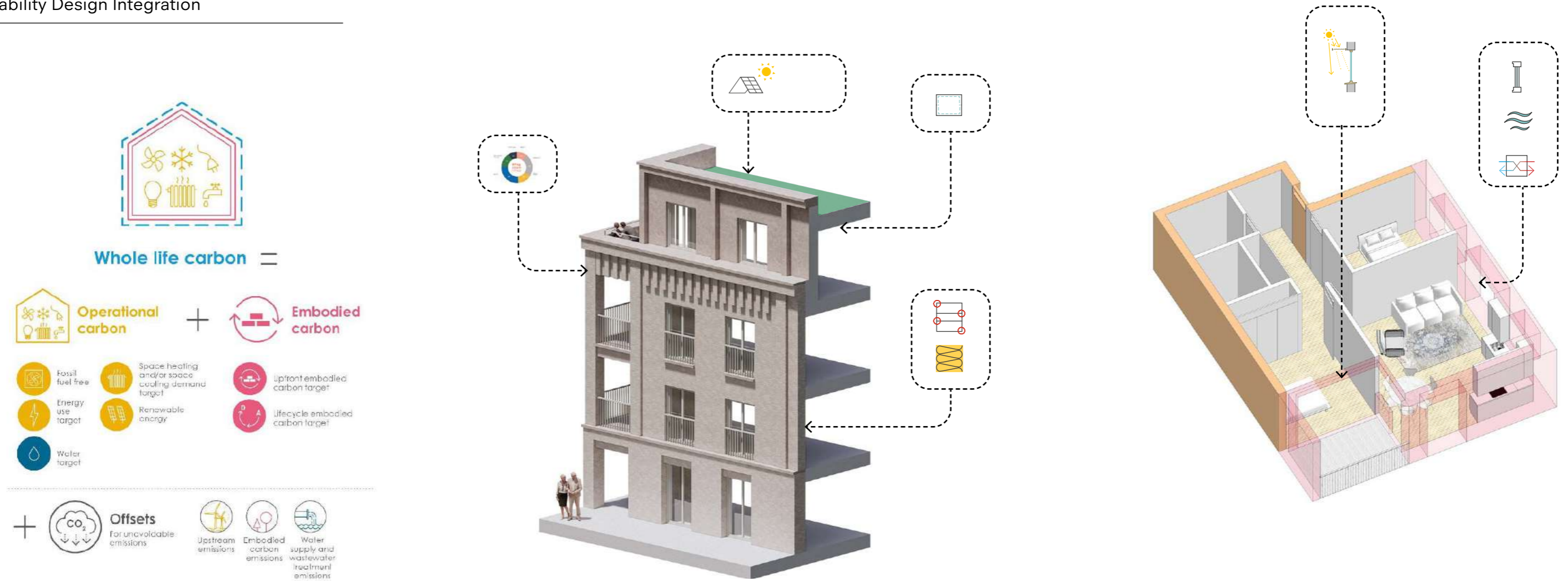
Tree Planting Design Strategy Plan

Biodiversity Net Gain Calculation Plan



8.1. Sustainability

Sustainability Design Integration



Energy Strategy and Structure

- The scheme will be fully electric and achieve whole life net zero carbon;
- air source heat pumps provide hot water and heating;
- the structure deploys traditional masonry and pre-cast planks - the simple nature of this construction method offers greater market choice and low carbon options;
- the use of local suppliers of brick and timber trusses is proposed to support the local economy and reduce the carbon / cost of materials to transport to site;
- provision has been made at planning stage for the use of modular technologies such as utility and bathroom pods.

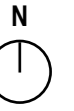
Envelope

- To ensure longevity, the scheme will be tested and developed against several climate scenarios based on climate change forecasts for the next 60 years;
- high levels of insulation are proposed and U-values are far in excess of building regulations;
- the thermal line is kept simple. Bike stores and plant rooms are kept within the thermal envelope and mechanically ventilated, and the roofs of the villas are flat to improve efficiency and reduce heat loss;
- we are designing the scheme to achieve an air tightness rating under 3 m³/h/m²;
- windows are sized appropriately to ensure optimum daylight levels whilst avoiding overheating.

Apartments

- Communal corridors are designed to support social interaction between small groups of neighbours;
- apartments are generous, all being larger than NdSS. They are generally dual aspect to achieve high levels of daylighting and natural ventilation;
- where possible kitchens are moved to the external walls to maximise daylight for these areas, define dining and living spaces and allow more adaptability in the configuration of rooms;
- MVHR systems are provided in all apartments for background ventilation. and openable windows /doors to aid with purge ventilation;
- openable windows are provided throughout to assist with purge ventilation;
- air source heat pumps will provide low carbon heating and hot water services to residential spaces;
- glazing proportions have been developed to maximise engagement with the landscape.

8.2. Compliance



Emergency Access / Fire

The access road along the north / eastern perimeter of the site ensures all accommodation is within an appropriate distance of vehicular access. Turning heads are provided in line with Part B whereby a fire tender is not expected to reverse more than 20m. All areas of the development are sprinklered, with villa blocks also being served by dry risers to allow hose access to all areas.

Vertical Access

All villa blocks are served by a single evacuation lift. A secondary supply likely in the form of a backup generator ensures lifts are functional in the event of a power outage.

Refuse Strategy

Refuse stores are located along the proposed road infrastructure. These are independent structures that are accessed externally. Typically waste collection is a managed process across the site, with staff dedicated to collecting and storing in the identified stores. The location of structures allows for flexibility if residents would like to dispose of waste themselves. All waste is to be managed by private collection.

We have determined the capacity of the refuse stores for each building based on occupancy levels for a retirement scheme which is lower than that of general housing SPD requirements. This equates to a 50% reduction for 2B4P flats as the maximum occupancy would be two people rather than four.

Transport Strategy

An access road is provided on the northern edge of the site with clusters of parking spaces for residents which is intended to protect pedestrian movement at the heart of the site.

In total 112 parking spaces will be provided which has been established through comprehensive analysis which can be found in the supporting transport assessment. A minimum of 7 spaces will be allocated as disabled parking. 23 spaces will be allocated as electric vehicle parking. Further information can be found in the supporting transport assessment.

Cycle Provision

Cycle stores are located within each block at ground level and are accessed externally. Provision has been provided as follows:

- 1 cycle space per 2.2 residential units
- 50% peak staff = 10 spaces
- 28 Visitor spaces
- buggy parking / charging for 15% of units

Habitable Room Distances

Separation distances as defined by planning policy are better suited to general housing, separated by private gardens. Extra care developments are focused on communal and interdependent living and the value of this is well understood by residents. Apartments located in close proximity to one another provide intimacy, encourage walking, active landscapes and social interaction. Separation distances at the closest points between buildings is 9m, this however is between Blocks D and E, where there is minimal outlook. Landscaped areas between the blocks have been developed to encourage use with additional planting to provide depth in the view / screening.

Nationally Described Space Standards (NDSS)

All accommodation will be approx 20%-30% larger than the minimum nationally described space standards.

Private Amenity

79% of residential homes are provided with private external amenity in the form of either a ground floor terrace, loggia balcony, or external balcony. This enables a range of price points to suit a wider market.

Accessibility

All apartments are designed to exceed planning policy and meet the requirements of Building Regulations M4(2) with additional turning circles in key areas.

Security

The communal facilities act as a secure line to the villa blocks. This ensures that the entry to the site benefits and offers passive surveillance. All relevant external windows / doors, and communal internal doors are secured by design / PAS 24 accredited in order to reduce any potential burglary or crime.






Noise

InAcoustics Noise Assessment prepared in October 2022 demonstrates that the site is predicted to meet the requirements of the relevant British Standard and planning guidance, it is considered that noise does not present a constraint to the development in its proposed form.

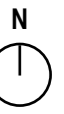
Maintenance and Cleaning Strategy Requirements

All roofs can be accessed from within the common areas of each block. A fall restraint system provides safe access to all areas. All windows can be cleaned from the inside. There is sufficient space to access the building façades on all sides and the provision of permanent infrastructure for this is to be determined depending on the frequency of access.

Key

	Fire
	Bike and Buggy Storage
	Bin Storage
	Substation
	Ancillary landscape spaces





Lighting Design

Lighting has been carefully designed across the site to consider:

- the sensitivities of the ecological setting and boundaries, ensuring there is no adverse impact on the existing protected wildlife;
- energy efficiency;
- safe resident access and movement across the site and to dedicated building entrances.

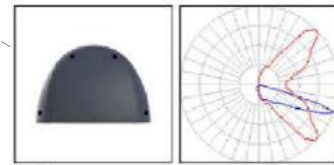
The site is not located in dark skies environment, however proposals seek to minimise light pollution where possible.



REF A:
Kirium Pro Mini, Direct Post, 4 x 350mA 2.7K CLO LED Array, A2 Optic, RAL7046 Grey Finish, 35lux Photocell.
4m TLS Tubular Steel Column, RAL7046 Grey Finish



REF B:
Kirium Pro Mini, Direct Post, 4 x 450mA 2.7K CLO LED Array, C2 Optic, RAL7046 Grey Finish, 35lux Photocell.
4m TLS Tubular Steel Column, RAL7046 Grey Finish



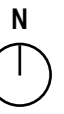
REF C:
Kirium Wall 8 x 300mA 2.7K CLO LED Array, Clear Wide Optic, [Dimmed 50%] DB703 Grey Finish, No Photocell.
REF E:
Kirium Wall 8 x 300mA 2.7K CLO LED Array, Clear Narrow Optic, [Dimmed 50%] DB703 Grey Finish, No Photocell.



REF D:
Pharola DS, 1000MM, Rooted, 2.7K LED Array, 180° Optic, DB703 Grey Finish.





Luminaire Schedule										
Symbol	Ref	Qty	Config	Description	Lumens	Cutoff Class	Total MF	Unit Watts	Cd	
	A	11	Single	Kirium Pro Mini, Direct Post, 4 x 350mA 2.7K CLO LED Array, A2 Optic, 4m TLS	565	Full Cutoff	0.840	5	355	
	B	28	Single	Kirium Pro Mini, Direct Post, 4 x 450mA 2.7K CLO LED Array, C2 Optic, 4m TLS	696	Full Cutoff	0.840	6	561	
	C	44	Single	Kirium Wall 8 x 300mA 2.7K CLO LED Array, [50% Dimmed] Clear-Wide Optic, 2m TLS	410	Full Cutoff	0.840	6	432	
	D	41	Single	Pharola DS, 2.7K LED Array, 180° Optic, 1m TLS	321	Non-Cutoff	0.750	22	185	
	E	8	Single	Kirium Wall 8 x 300mA 2.7K CLO LED Array, [50% Dimmed] Clear-Narrow Optic, 2m TLS	414	Non-Cutoff	0.840	6	388	

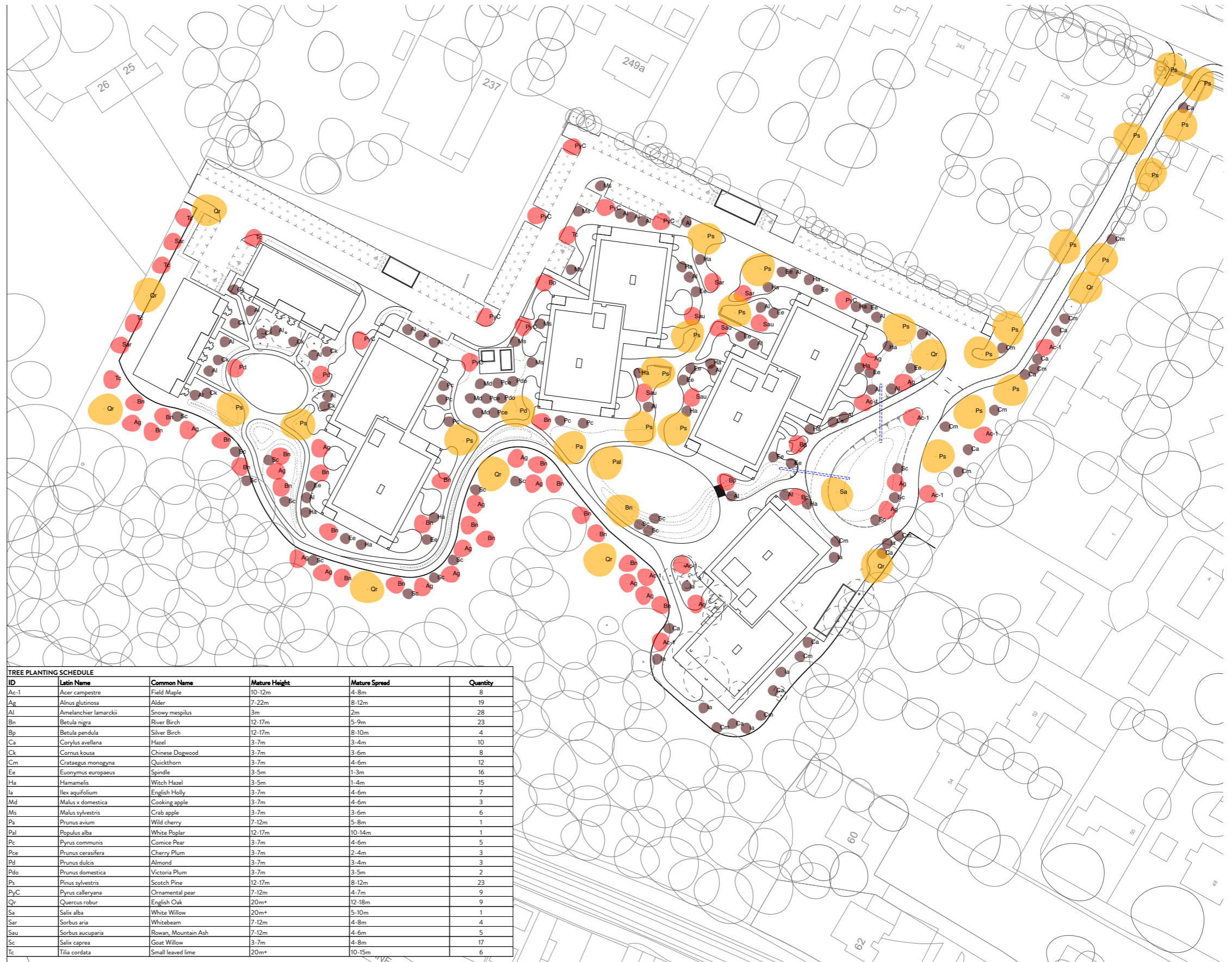
8.3. Landscape



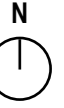
Tree Planting Design Strategy Plan

KEY

-  Planning Application Boundary
-  Proposed Trees - Large/ Landmark Trees
Canopy spread 8-10m, height 12m+
-  Proposed Trees - Medium
Canopy spread 4.5-7m, height 10-12m
-  Proposed Trees - Small
Canopy spread 2-4m, height 2-4m max.



ID	Latin Name	Common Name	Mature Height	Mature Spread	Quantity
Ac-1	Acer campestre	Field Maple	10-12m	4-8m	8
Ag	Alnus glutinosa	Alder	7-22m	8-12m	19
Al	Amelanchier lamarckii	Snowy mespilus	3m	2m	28
Bn	Betula nigra	River Birch	12-17m	5-9m	23
Bp	Betula pendula	Silver Birch	12-17m	8-10m	4
Ca	Corylus avellana	Hazel	3-7m	3-4m	10
Ck	Cornus kousa	Chinese Dogwood	3-7m	3-6m	8
Cm	Crataegus monogyna	Quickthorn	3-7m	4-6m	12
Ea	Euonymus europaeus	Spindle	3-5m	1-3m	16
Ha	Hamamelis	Witch Hazel	3-5m	1-4m	15
Ia	Ilex aquifolium	English Holly	3-7m	4-6m	7
Md	Malus x domestica	Cooking apple	3-7m	4-6m	3
Ms	Malus sylvestris	Crab apple	3-7m	3-6m	6
Pa	Prunus avium	Wild cherry	7-12m	5-8m	1
Pal	Populus alba	White Poplar	12-17m	10-14m	1
Pc	Pyrus communis	Comice Pear	3-7m	4-6m	5
Pce	Prunus cerasifera	Cherry Plum	3-7m	2-4m	3
Pd	Prunus dulcis	Almond	3-7m	3-4m	3
Pdo	Prunus domestica	Victoria Plum	3-7m	3-5m	2
Ps	Pinus sylvestris	Scotch Pine	12-17m	8-12m	23
Pyc	Pyrus calleryana	Ornamental pear	7-12m	4-7m	9
Qr	Quercus robur	English Oak	20m+	12-18m	9
Sa	Salix alba	White Willow	20m+	5-10m	1
Sar	Sorbus aria	Whitebeam	7-12m	4-8m	4
Sau	Sorbus aucuparia	Rowan, Mountain Ash	7-12m	4-6m	5
Sc	Salix caprea	Goat Willow	3-7m	4-8m	17
Tc	Tilia cordata	Small leaved lime	20m+	10-15m	6


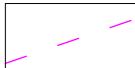



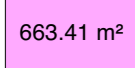
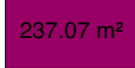

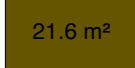
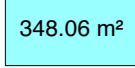
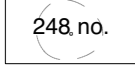
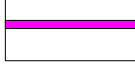


Biodiversity Net Gain Calculation Plan

The landscape design, particularly the planting strategy, has been closely integrated with ecologist team at Lloyd Bore, with a view to enhancing biodiversity net gain throughout the development. RVG are committed to achieving a 20% net gain in biodiversity in all their new villages. The site is already ecologically rich which makes this a challenge. We are doing our utmost with swales, biodiverse extensive green roofs and a diverse range of planting however a contribution is required to achieve 20%.

Refer to their report for further detail. Following is the habitat categorisation diagram used in their assessment.

KEY

	Planning Application Boundary
	Ecological Buffer Zone Boundary Line
	Existing Ecological Protection Zone - retained and protected lowland mixed deciduous woodland and scrub habitat area - refer to Ecologists surveys.
	Woodland with shrub understory Or Mixed shrub and perennial plant mix gravel garden planting mix, with minimum 60% native species. BNG notes: Introduced shrub: Non-native tall phanerophytes, mid phanerophytes or low phanerophytes planted in a garden or park setting / native species dominant.
	Mown lawn - grassland mix mown weekly during summer months. BNG notes: Other neutral grassland - Perennial rye-grass likely to be present <30% with between 9 and 15 further species (m2) also present
	Seasonally wet swale, permeable into ground (SUDS). BNG note : Edged by marginal planting providing habitat for reptiles and amphibis.
	Orchard with species diverse flowering meadow understory
	Biodiverse green roof - 150mm depth growing medium, plug planted and seeded BNG notes: Biodiverse Green Roofs are extensive green roofs designed specifically for biodiversity and should: • Have a depth of substrate (not including a blanket or turf) that varies between 80 and 150mm with at least 50% of the roof at 150mm deep. • The green roof should be planted and seeded with a wide range of dry grassland wildflowers and sedum species (40+ ideally). • Other features like habitat for solitary nesting bees, logs etc should ideally be included in the design.
	Planter allotment /growing beds for residents use.
	Pond - permanently wet, sealed area area along the swale. Priority habitat for BNG.
	Proposed tree specimen - both deciduous and evergreen native species predominantly, with understory planting. Tree strategy to denote entrances.
	Climbing plants to building communal entrance elevations (planted in ground)



RETIREMENT
VILLAGES
