



# BETTESHANGER

## GROVE

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SELF BUILD :: DESIGN CODE

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Quinn  
Homes

# 20-103-01.4: DC

## BETTESHANGER GROVE SELF BUILD DESIGN CODE

This Design Code has been prepared by Milton Studio, on behalf of Quinn Homes to guide the Self Build Reserved Matters applications for development at Betteshanger Grove, Deal.

### THE PROJECT TEAM

- » Icení Projects (Planning, Heritage & Archaeological Assessment & Economic Benefits Assessment)
- » Milton Studio (Masterplanning and Architectural Design)
- » Charles & Associates (Highway Engineers)
- » ETLA (Landscape)
- » Aspect (Ecology & Arboriculture)
- » Entran Ltd (Environmental Assessments)
- » Ecologia (Ground Investigation)
- » Herringtons (Flood Risk and Drainage)
- » SOL Environmental (Sustainability)



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## INDICATIVE ELEVATIONS FOR BETTESHANGER GROVE



# THE MASTER DEVELOPER

## QUINN ESTATES

Quinn Estates have established themselves as the most proactive mixed-use developer in the South East, focussed on delivering jobs, homes and exceptional community gains.

By creating a track record of doing what we say we will, the group has become a trusted partner with local councils by consistently delivering schemes of the utmost quality. The approach of going above and beyond has resulted in some of Kent's most exciting community projects.

These include Herne Bay Sports Hub, a £5m, 15-acre state-of-the-art facility for four local sports clubs and the community, a construction and engineering apprenticeship centre with Canterbury College and a brand-new home for the Pilgrim's Hospices, bringing modern, groundbreaking end-of-life care to Kent.

With an exceptionally strong record in gaining consent on brownfield and strategic sites, the group's dedicated, experienced and accomplished team have delivered residential, retail, leisure, sporting, educational, medical, office, industrial and distribution facilities across the South East.

### Company Highlights

- » A portfolio of sites capable of the delivery of circa 24,500 new homes;
- » Ashford Borough Council sought out Quinn Estates as joint venture partners to deliver 88,000 sq.ft. of grade 'A' office space representing Kent's largest speculative office scheme in more than a decade;
- » The company has partnered with Swale Borough Council in the regeneration of Sittingbourne Town Centre with a new cinema, leisure and retail scheme;
- » Track record in the delivery of commercial space having built over 2m sq.ft in which over 6,000 people now work;
- » Potential for an additional 4m sq.ft of commercial space and over 20,000 jobs across the group's portfolio;
- » A project pipeline that will create over 18,000 construction jobs;
- » Developments that will generate over £200m of annual economic output across the South East and that will create hugely significant business rates and council tax receipts.



### HAMMILL PARK

Located in Woodnesborough, near Sandwich, Kent, Hammill Park is a unique residential development that forms part of a wider narrative of regeneration in the district of Dover. Following the successful launch of the first phase of 19 self-build homes, focus has been shifted to the conversion of two engine sheds which form part of the former Hammill Brickworks site. Designed by renowned architects and developed by the South East's foremost mixed-use developer, the first engine shed provides five spacious homes well-suited to family living. The development cleverly combines contemporary interiors with the heritage of the site. The first engine shed was completed in Summer 2019. As an extension to the highly successful Phase 1, Quinn Estates have brought to the market an additional 18 self-build plots.



### EVERSLEY PARK

As part of this exemplar development, Quinn Estates secured the conversion of a period redundant boarding school into a stunning development of 23 apartments and 2 cottages set within a gated and landscaped setting close to the award winning beach at Sandgate and the Lower Leas Coastal Park of Folkestone. As part of the development, Quinn Estates also engaged with the neighbouring primary school and gifted a 3-acre parcel of land for a new sports field, effectively doubling their outdoor space. In addition to this, Quinn Estates built a new car park for Sandgate Primary School for their staff, which reduced the incidences of school staff parking on nearby residential roads.



### PRESTON BARNES

As Kent's foremost developer of niche contemporary dwellings, Quinn Estates has worked to deliver a scheme of four exceptional residential dwellings creating an unrivalled sense of space. Located on spacious plots, the four houses overlook the glorious Stodmarsh Valley. Based upon a traditional barn, Preston Barns is a contemporary reworking that maximises light and the feeling of space in a secluded yet well connected location.

Quinn Estates also achieved planning for a development of 74 houses on the Preston site. The permission for residential development enabled the purchase of a new building and land and the relocation of haulage group Salvatori to a more appropriate location at Aylesham Industrial Estate.



### MANOR BARN

As a winner of the WhatHouse? Best Luxury House, Manor Barn is an absolutely stunning one-off home that has set the benchmark for design. Combining forward thinking green technology, this multi-generational home stands as a flagship for how Quinn Estates design and build.

# THE DESIGN TEAM

## CONSULTANT TEAM

Quinn Estates have engaged a specialist planning and technical consultant team for this application consisting of:

### Milton Studio: Masterplanning Architects

Milton Studio comprises a group of dedicated professionals with many years' experience collaborating on a variety of dynamic and innovative projects throughout the country. The partners originally formed the practice in 2018, leaving roles as partners and directors of varying development and consultancy businesses.

Milton Studio brings together the disciplines of Architecture and Property working as part of the development team. We understand the importance of designing quality environments for people to live in and making those places real. Our collaboration delivers industry leading skills in Masterplanning, Urban Design, Architecture, Village Planning, Project Management and Property Consultancy.

### C & A Consulting

C & A Consulting have a proven track record specialising in transport, highways, flood risk assessments and infrastructure planning advice, together with detailed highways & infrastructure design advice to the development industry. The company specialises in providing this advice to optimise the development potential of land for residential & commercial Developers. From early feasibility/viability stages to promotion through the Local Plan process and outline/detailed planning negotiations and approvals to detailed design and implementation on site.

### ETLA

ETLA is a landscape architecture consultancy based in London and Canterbury, specialising in Strategic Landscape Planning and Strategic Landscape Design, and work with clients across the UK. Their thorough, evidence-based approach is one of integrity and respect for context and place. They are creative and thoughtful in addressing and responding to the landscape and its sensitivities. They apply forensic analytical skills with an aptitude for creative visual thinking and design.

### Aspect

Aspect is a multi-disciplinary practice which provides a range of environmental services to the public and private sector. Their specialist services include Ecology & Arboriculture, providing essential planning advice on a broad range of developments. The extensive knowledge shared by the team enables them to provide detailed and practical solutions to ecological and arboricultural issues within development sites.



Betteshanger Park



Land at Chelsfield



North Weald Park,



Land at Sturry

A selection of Milton Studio Masterplanning Projects



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# SECTION 01

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INTRODUCTION AND OVERVIEW  
OF THE SELF-BUILD MODEL

# INTRODUCTION

## Introduction

This Design Guide has been produced as a collaboration between Milton Studio and Quinn Estates, specialists in the delivery of serviced self-build sites.

This collaboration brings together the established professional experience of Architects, Surveyors, Contractors and Builders. The Development Team not only bring their professional experience to the table but also personal experience of creating and building their own homes.

The aim of this document is to establish a suite of controlling design rules and principles to be carried through into future Reserved Matters planning applications to ensure a unifying, consistent and high quality design across the development as a whole so that a set of bespoke-designed residential properties have the appearance of a holistic and consistent residential street.

## Why is there a Design Code?

Some of the most creative and innovative architecture and building design can be found in the most restrictive of environments.

This document sets some basic building design principles to enable self builders to build their home in a way that complements & respects the homes of their neighbours.

The application sites comprise up to 24 potential building plots of varying sizes and proportions. Without a design code, there is a risk of a dysfunctional development comprising a mishmash of design styles which could harm the character of the village. However, with the Design Code, the design quality of the scheme is guaranteed to respect and complement the urban form of the village and its general character, appearance & quality.

This design code takes on board other guidance and legislation that should also be referred to in addition to this document such as:

- » The Kent Design Guide
- » Technical housing standards – nationally described space standard as set out by the Department for Communities and Local Government,
- » Local and National Planning Policy,

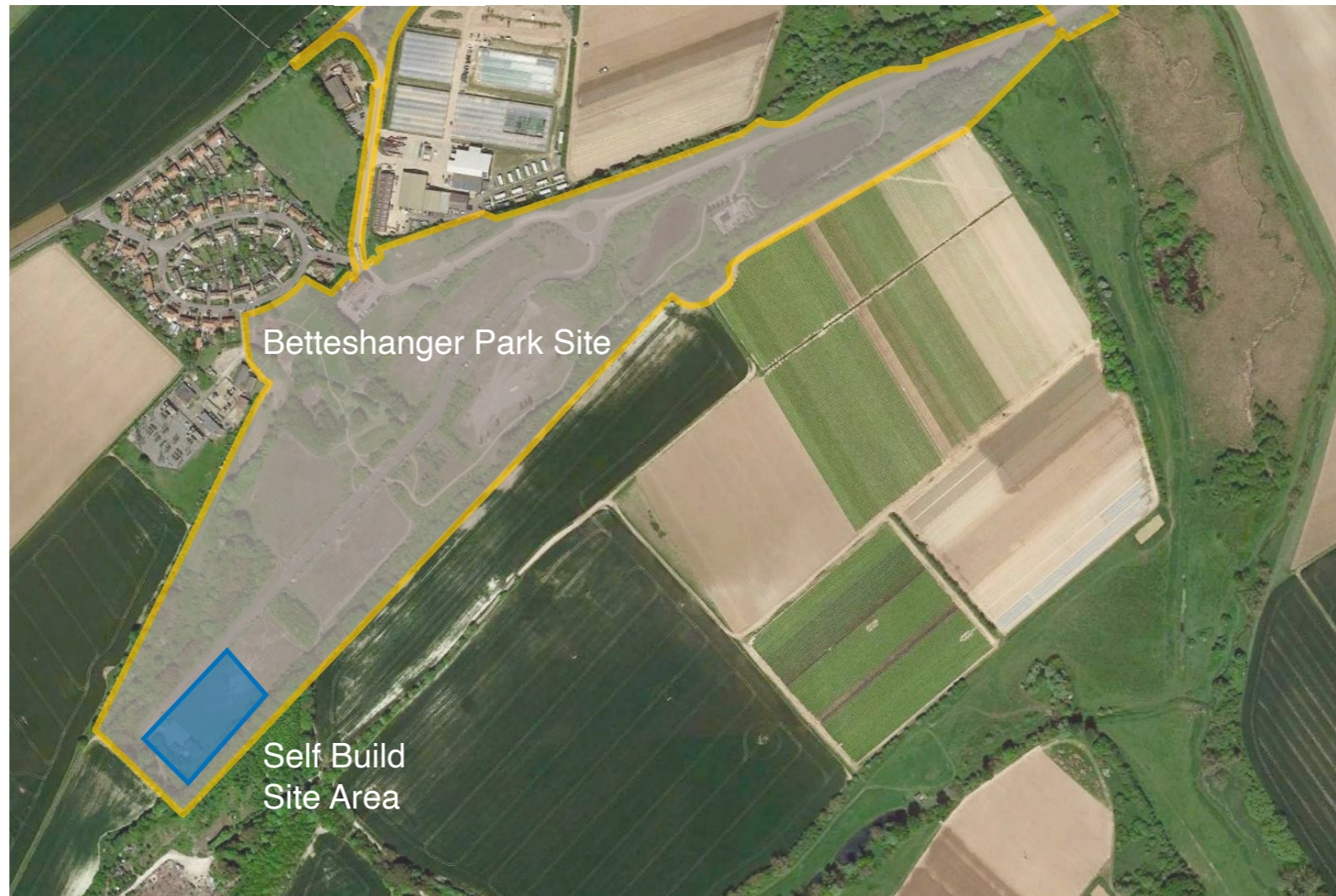




Examples of Self Build Dwellings on Quinn Estates Developments

## SECTION

# 01

# CONTEXTUAL PHOTOS



Site Location Plan  
 OPP Site Area   
 Self Build Area 



## SECTION

# 01



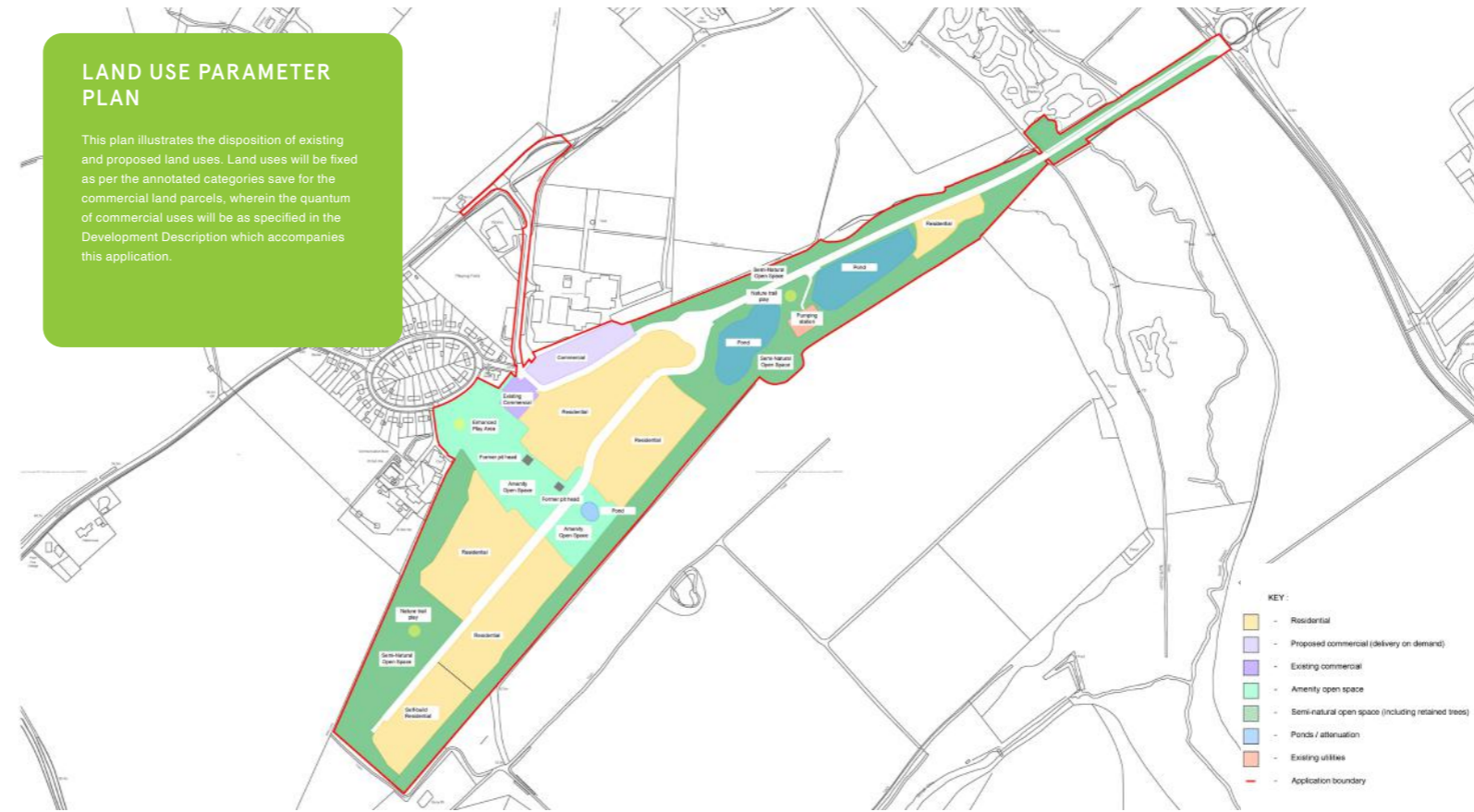
# OPP PARAMETER PLANS

## PARAMETER PLANS

A series of parameter plans setting out the principle objectives for the development area were established at Outline Application stage and approved under the Outline Planning Permission (OPP).

### LAND USE PARAMETER PLAN

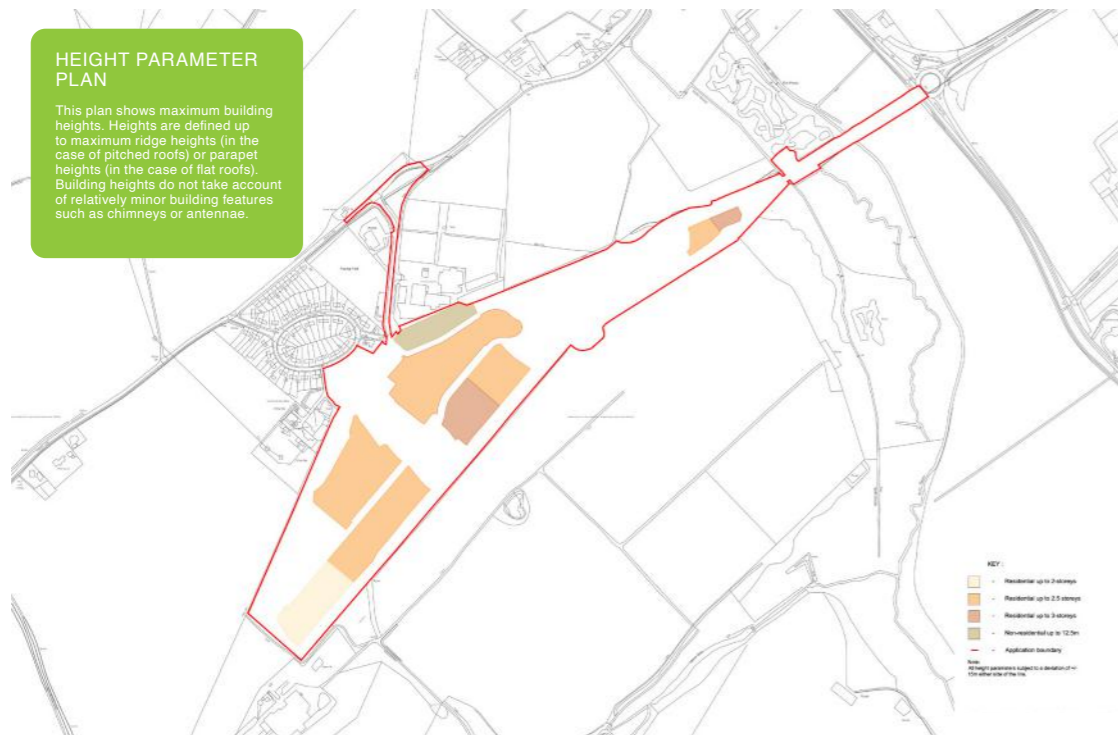
This plan illustrates the disposition of existing and proposed land uses. Land uses will be fixed as per the annotated categories save for the commercial land parcels, wherein the quantum of commercial uses will be as specified in the Development Description which accompanies this application.



Land Use Parameter Plan

### HEIGHT PARAMETER PLAN

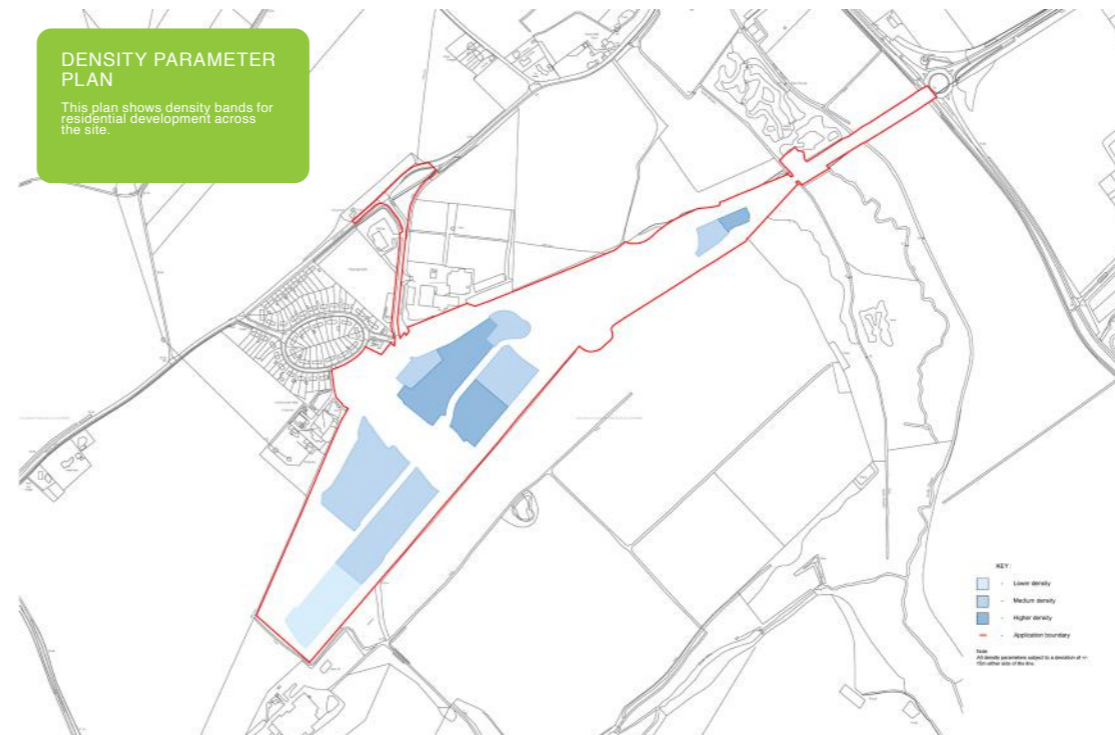
This plan shows maximum building heights. Heights are defined up to maximum ridge heights (in the case of pitched roofs) or parapet heights (in the case of flat roofs). Building heights do not take account of relatively minor building features such as chimneys or antennae.



Height Parameter Plan

### DENSITY PARAMETER PLAN

This plan shows density bands for residential development across the site.



Density Parameter Plan

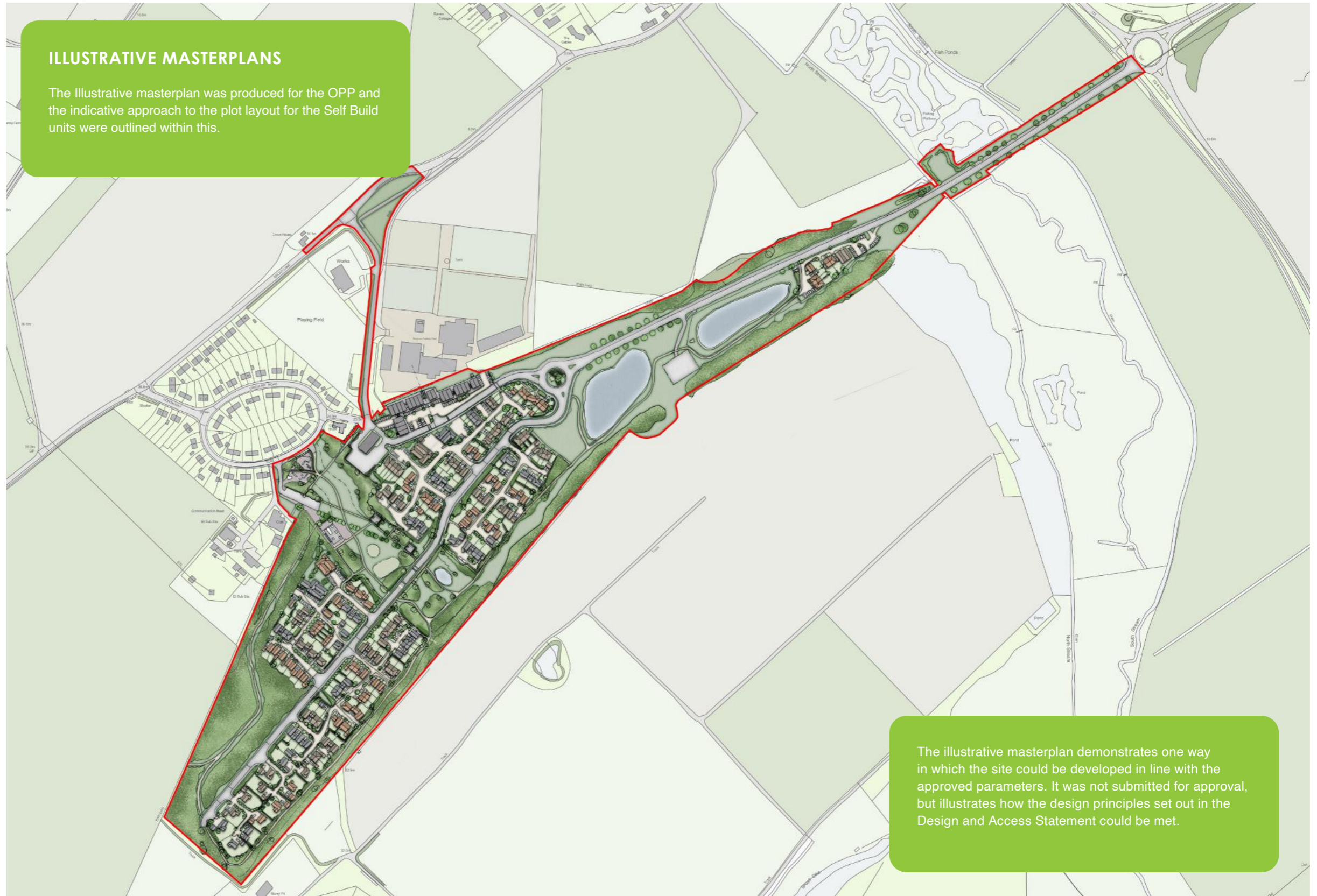
## SECTION

# 01

# ILLUSTRATIVE MASTERPLAN

## ILLUSTRATIVE MASTERPLANS

The Illustrative masterplan was produced for the OPP and the indicative approach to the plot layout for the Self Build units were outlined within this.



The illustrative masterplan demonstrates one way in which the site could be developed in line with the approved parameters. It was not submitted for approval, but illustrates how the design principles set out in the Design and Access Statement could be met.

Overall Development Illustrative Masterplan

SECTION

01



Overall Development Landscape Framework Masterplan

# UNIT MIX

## SELF BUILD MIX

The Self Build area will comprise 12 Self Build plots. The parcel of land has an area of 1.01 ha giving an overall density of 12 dwellings per hectare.

This density is consistent with the requirement of the OPP, which shows a distinct density area for the Self Build units within the residential parcels to the northern area of the development site.

The Self Build area makes effective and efficient use of land reflecting the larger plot areas required for Self Building, and comprises 4 and 5 bedroomed houses.

This phase will not include affordable housing, which will be distributed across the balance of the development.



Indicative Unit Mix Plan

Not to scale

SECTION

01

# MASTERPLAN STRUCTURE

## MASTERPLAN STRUCTURE

Contextual analysis of the development site, as well as the local village and community has helped inform a detailed understanding of this site. Many of the guidance notes set out in the CABE's (Commission for Architecture and the Built Environment) guide to Design and Access Statement, as well as 'Building to a Healthy Life', have been adopted to help inform the indicative layout.

### Delivered Infrastructure

As part of this application, Quinn Estates will build out the communal areas of the site, (road, open space and landscaping within these areas.) In addition to this, all the required infrastructure and services will be supplied and installed into the individual building plots.

The proposed self-builders then only need to agree their final design, through submitting details further to the Plot Passport guidance to Dover DC to establish the building design and boundary treatments to the plot.

The normal building process that follows and statutory legal legislation would apply, such as Building regulations and CDM 2015.

### Public Realm

The main access roads to the development areas are existing on site. These are bounded in places by existing landscape buffers which will be maintained. Area of existing woodland will also be maintained. New areas of strategic landscape buffers and leisure paths will be introduced into the development. These will be provided by the master developer.

### Materials

The proposed hard landscaping materials as part of the initial phase of the works are:

- » Block paving
- » Natural stone kerbs granite setts
- » Granite setts
- » Tarmac
- » Bonded gravel private driveways



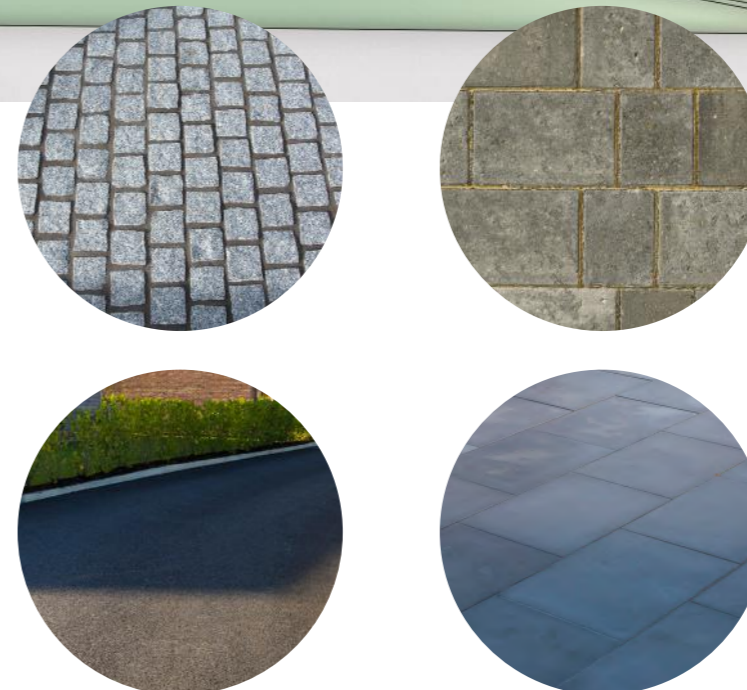
Indicative Materials Plan

Indicative Roof Material:

-  Slate
-  Tile - Red
-  Tile - Red Blend

Predominant Wall Material:

- Weatherboarding
- Brickwork



## SECTION

# 01



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# SECTION 02

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INDIVIDUAL SELF-BUILD PLOTS

## PLOT PASSPORTS

The key parameters for each Self Build Plot are set out in the Plot Passport guidance for each plot. These establish the objectives for build zones, frontage set backs and points of access.

Access on and into the building plot may only be permitted through and over the defined vehicular access point; as highlighted on the movement and access plan.

## ACCESS

It is not permitted under any circumstances to allow additional access, vehicular or otherwise, in or through the front or rear fences erected other than the section defined on the movement and access plan, No development or structure may be built within 1m from the side boundaries, other than a small garden shed in the confines of the rear garden.

## FRONT GARDEN BOUNDARIES

A clear distinction should be drawn between private and public space, but it is important that barriers are not formed that could reduce natural surveillance and connectivity with the public realm. Quinn Estates will erect timber posts and rail fencing to the perimeter of the front garden, which can also be reinforced with hedgerow planting and allowed to grow to the high of 1.5m only.

## REFUSE AND RECYCLING STORAGE

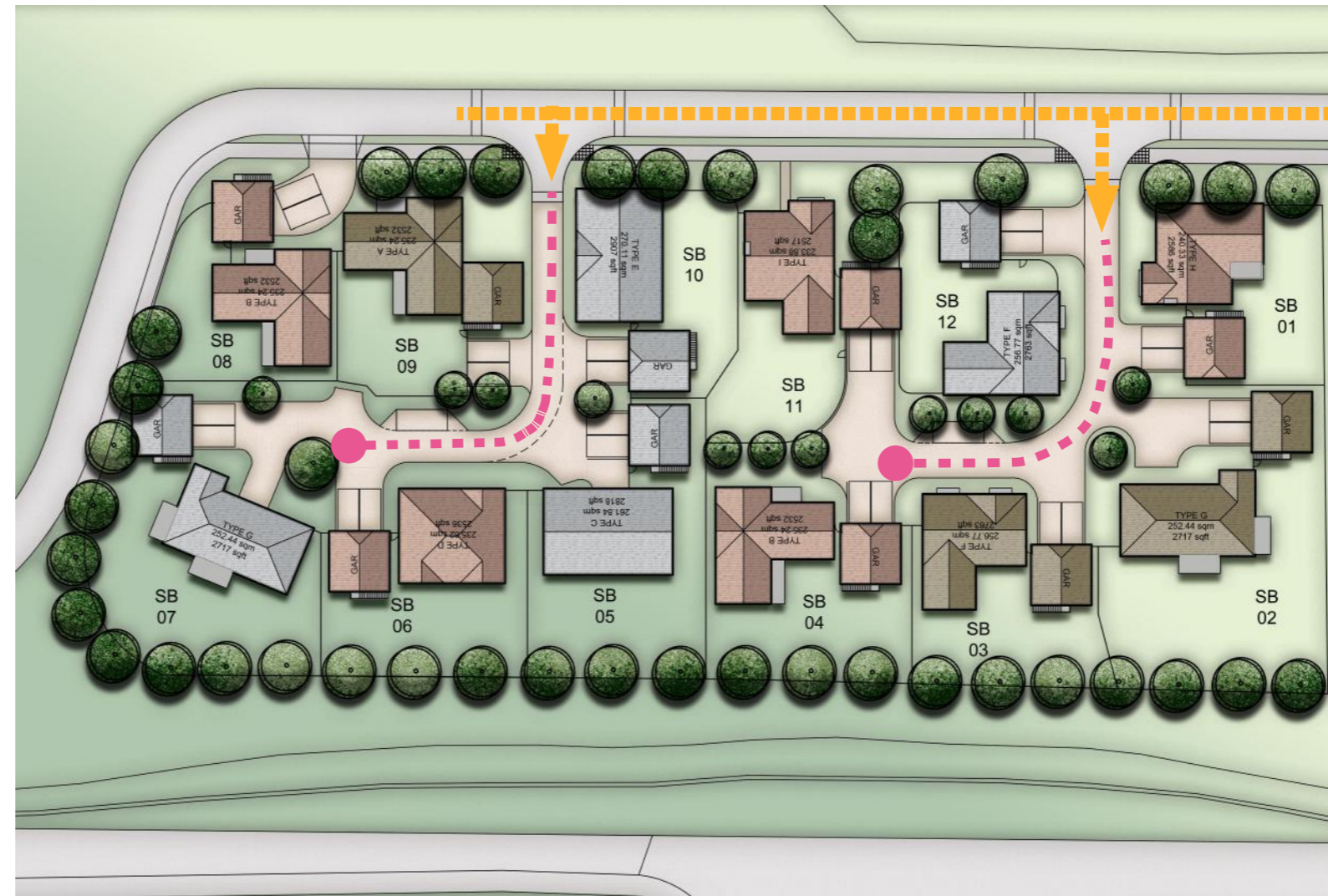
The houses should have well-designed stores, either integrated or independent for each house, or suitable outdoor space where refuse bins can be kept inconspicuously.

## PARKING

A car parking provision has been suggested of a minimum of two car parking spaces per dwelling. The illustrative masterplan currently proposes the parking on each site, as well as allowing room for informal visitor parking.

This higher ratio will help to ensure that parking is satisfactorily accommodated on plots and does not encroach into neighbouring roads.

With the exception of visitor parking, all private parking should be provided on-plot within drives and garages. All garages should be a minimum of 3m x 7m internally.



Indicative Access Plan

- - - Primary Access Route
- - - Secondary Access Route

## SECTION

# 02

# HOUSE DESIGN

## GENERAL BUILDING PRINCIPLES

The best examples of design quality in the area incorporate a traditional Kentish vernacular and Quinn Estates therefore seek to reflect this in the building design and materials palette.

In this section, some basic design principles are set out as the design parameters that a self builder will need to adopt in developing the detailed design as set out below:

- » Buildings should be arranged to address and delineate streets and open spaces.
- » Primary entrances, window openings and garages should address the street.
- » Primary entrances should be clear and articulated with projecting canopies, where applicable.
- » Buildings located on the corners of streets should generally be designed with entrances and or glazing that address the turning of the corner.
- » Buildings should have generous window openings with full height glazing to dwellings that overlook the open spaces, where applicable.
- » Have an adjacent or integrated garage. Accommodation can be created over adjoining integrated garages.
- » Where applicable, have garage doors on the elevation that directly address the street.
- » All roofs to dwellings are to be pitched.

The building plots have been set and indicative dwelling locations within these have been shown on the approved layout plans. This is to demonstrate that plot owners can propose and build homes that would not be detrimental to the amenity of neighbouring plots.

The final disposition of the building within the plot will be agreed with the Local Planning Authority through the detailed application process for each self-build plot.

## BUILDING HEIGHTS

Height should be two stories maximum in-line with parameter plan.

## BUILDING PARAMETERS

### Indicative Constraints

- » Floor to ceiling 2.5 - 2.7 m
- » Eaves height 5.25 - 5.75 m
- » Ridge height 7.5 - 9 m
- » Roof pitch 35 - 52 degrees

### Note;

Maximum heights based from existing site levels, as documented on the existing site plan.

## KEY CONSIDERATIONS

- i. No building or structure shall be erected within 1m of any plot boundary
- ii. No permanent building or structure shall exceed the building height parameter for that area, as specified in the approved Parameter Plan
- iii. Any parking barns or garages erected on the site shall be of single storey construction only
- iv. All roof pitches of all buildings on the site shall be within an angle between 35 and 52 degrees

## SECTION

# 02



# ILLUSTRATIVE DWELLING DESIGN

## ILLUSTRATIVE DWELLING DESIGN

The illustrative elevation studies presented here outline how the building form and materials could be imagined, reflecting the character prescribed for the Self Build area. This could be either a traditional vernacular or a more contemporary vernacular.



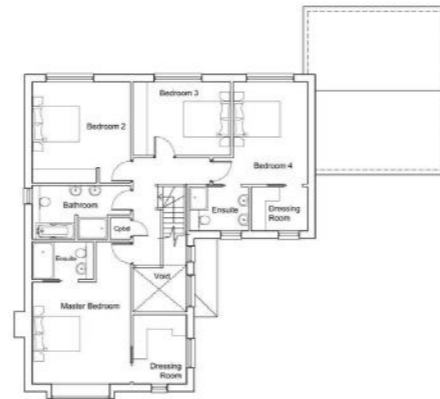
SECTION

02

# INDICATIVE HOUSE DESIGNS: EXAMPLES FROM PREVIOUS SELF BUILD SCHEMES



1 GROUND FLOOR PLAN  
SCALE 1:100



2 FIRST FLOOR PLAN  
SCALE 1:100



4 FRONT ELEVATION  
SCALE 1:100



5 SIDE ELEVATION  
SCALE 1:100



6 REAR ELEVATION  
SCALE 1:100



7 SIDE ELEVATION  
SCALE 1:100

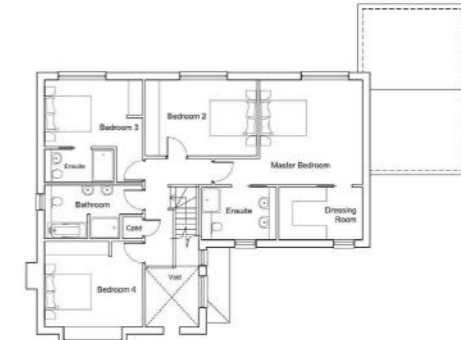
## HOUSE TYPE: 08

### ILLUSTRATIVE DWELLING DESIGN

The dwelling designs here are precedent examples of self build houses constructed on recent Quinn Estates developments. They are presented as potential layout forms and materials which could be applied at Betteshanger Sustainable Park.



1 GROUND FLOOR PLAN  
SCALE 1:100



2 FIRST FLOOR PLAN  
SCALE 1:100



4 FRONT ELEVATION  
SCALE 1:100



5 SIDE ELEVATION  
SCALE 1:100



6 REAR ELEVATION  
SCALE 1:100



7 SIDE ELEVATION  
SCALE 1:100

## HOUSE TYPE: 11

## SECTION

# 02

# INDICATIVE HOUSE DESIGNS: EXAMPLES FROM PREVIOUS SELF BUILD SCHEMES



1 GROUND FLOOR PLAN  
SCALE 1:100



2 FIRST FLOOR PLAN  
SCALE 1:100



4 FRONT ELEVATION  
SCALE 1:100



5 SIDE ELEVATION  
SCALE 1:100



6 REAR ELEVATION  
SCALE 1:100



7 SIDE ELEVATION  
SCALE 1:100

HOUSE TYPE: 16



1 GROUND FLOOR PLAN  
SCALE 1:100



2 FIRST FLOOR PLAN  
SCALE 1:100



4 FRONT ELEVATION  
SCALE 1:100



5 SIDE ELEVATION  
SCALE 1:100



6 REAR ELEVATION  
SCALE 1:100



7 SIDE ELEVATION  
SCALE 1:100

HOUSE TYPE: 17

## SECTION

# 02

# MATERIAL PALETTE

## APPROACH TO MATERIALS

A specific materials palette ensures consistent design approach and high design quality.

External materials and facing finishes for roofing and walls to all building shall be selected from the design palette identified in the approved Design Code.



### EXTERIOR WALL

**Bricks:** to be new or reclaimed handmade stocks in Red or Multi-Red

**Vertical tile hanging:** to be Handmade Clay, New or Re-claimed, Red/Brown or Multi-Red's or Multi-Brown's.

**Timber cladding:** to be a feather edge weatherboarding for traditional character, or square edged boarding, (typically vertical), for contemporary character, and can be painted, natural or stained in finish.

Each new dwelling should incorporate a range of biodiversity enhancement measures in the fabric of the building. Suitable examples include swift bricks, bat tiles and bee bricks.



### WINDOWS AND GLAZING

It is encouraged that windows should be formed in natural hardwood, painted softwood or be timber composite for traditional character designs. Coloured aluminium windows will be encouraged for design which are more contemporary in character. If window and doors frames are to be formed in uPVC, they should accord with traditional detailing and proportions.

### FRONT DOOR

The front doors to the dwellings should be a timber joinery door appropriate to either the traditional or contemporary character of the house design. Hard wood, such as oak is encouraged. Front door colours can, however, vary to give variation to the properties.



### RAINWATER GOODS

All gutters and rainwater down pipes should be formed in an appropriate style product, appropriate to either the traditional or contemporary character of the house design. Galvanised steel, aluminium or cast iron is encouraged. Plastic replicas are also deemed acceptable.

## SECTION

# 02

# MATERIAL PALETTE

A specific materials palette ensures consistent design approach and high design quality.



## ROOF

**Slate:** Natural Grey

**Tiles:** Handmade Clay, New or Re-claimed, Red/Brown or Multi-Red's or Multi-Brown's.

**Roof Profile:** Mix of asymmetrical and symmetrical roof profiles. Mix of gables and hips. Simple pitched roofs to garages

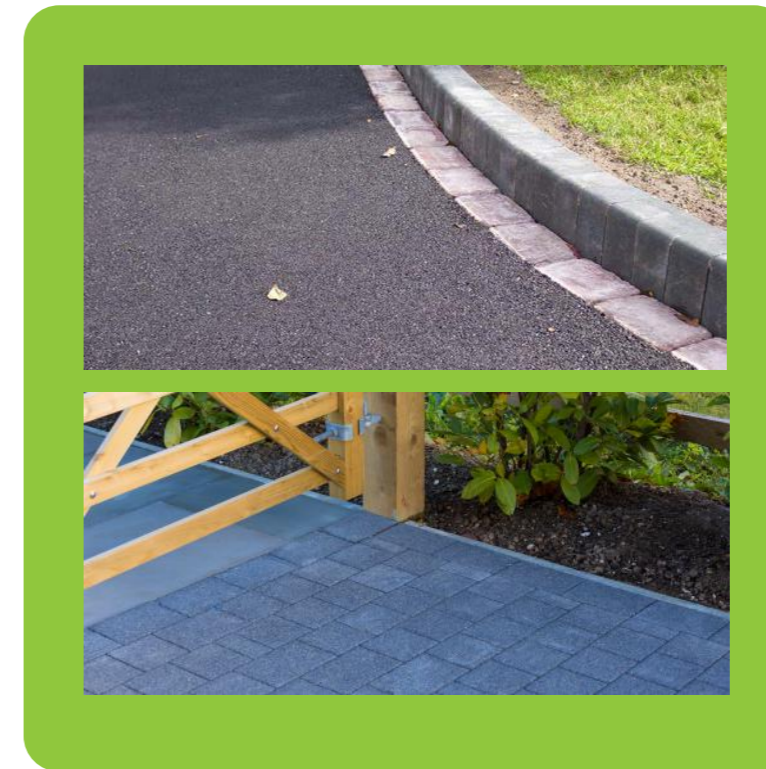


## DORMERS

If dormers are proposed they should reflect the traditional or contemporary character of the house design.

The traditional character dormer roofs should be pitched tiles to match the main roof. These can be vertical tile hung or clad in lead.

Flat roof dormers would be accepted if they were finished in traditional lead work to the lead association guidance.



## EXTERIOR SURFACE TREATMENT

Drives and paths should be finished in permeable block paving, bonded gravel or tarmac.

The plots accessed from private drive areas should be block paving to match the initial private drive.

The plots accessed from the tarmacked road can choose their block paving or bonded gravel colour.

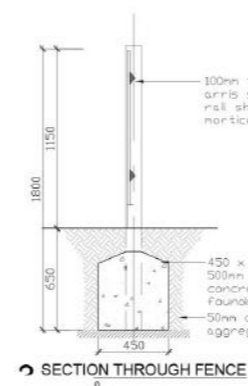
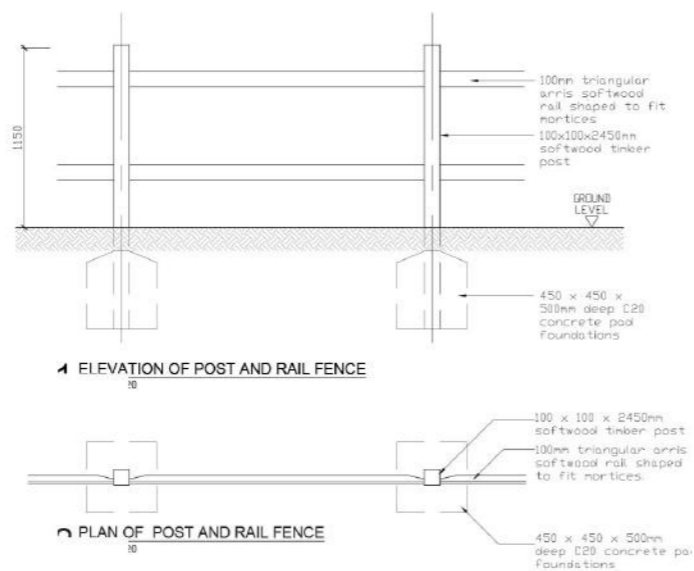
# BOUNDARY TREATMENTS

## SUGGESTED BOUNDARY TREATMENTS

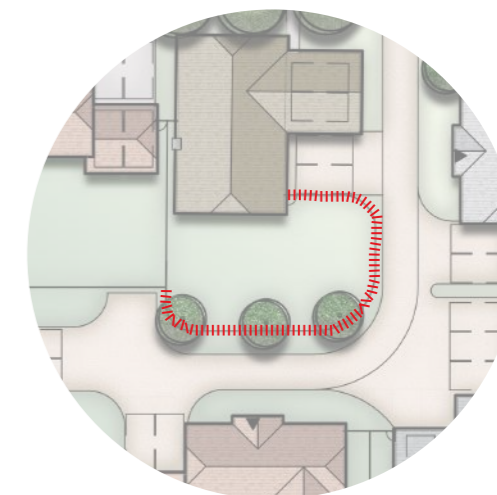
There are two suggested fence options. To the front of the plots Fence Type 1 is expected. Planting in the form of shrubs and hedging could enhance the boundary treatment. To the rear and sides of the plots, Fence Type 2 is proposed to provide privacy to garden and amenity areas.

Brick boundary walls are also to be considered as an enclosing structure to garden and amenity areas, where the boundary fronts an area of public realm.

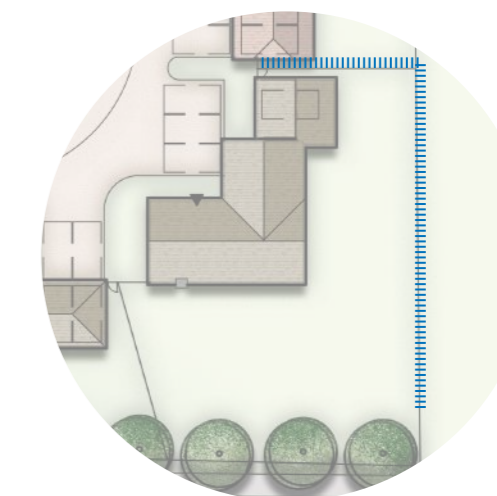
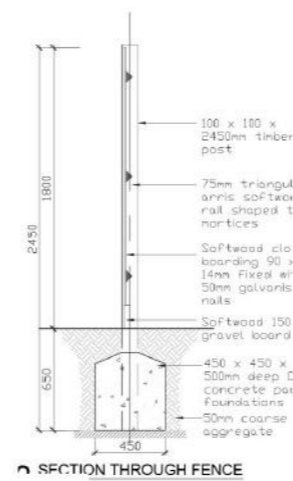
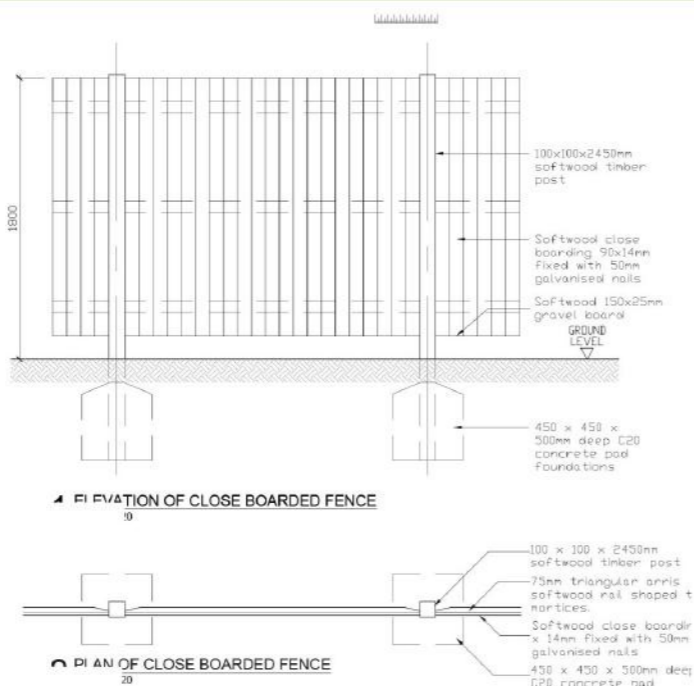
### Fence Type 1



Each plot should incorporate a suitable number of hedgehog holes in fences to enable the unimpeded movement of native fauna.



### Fence Type 2



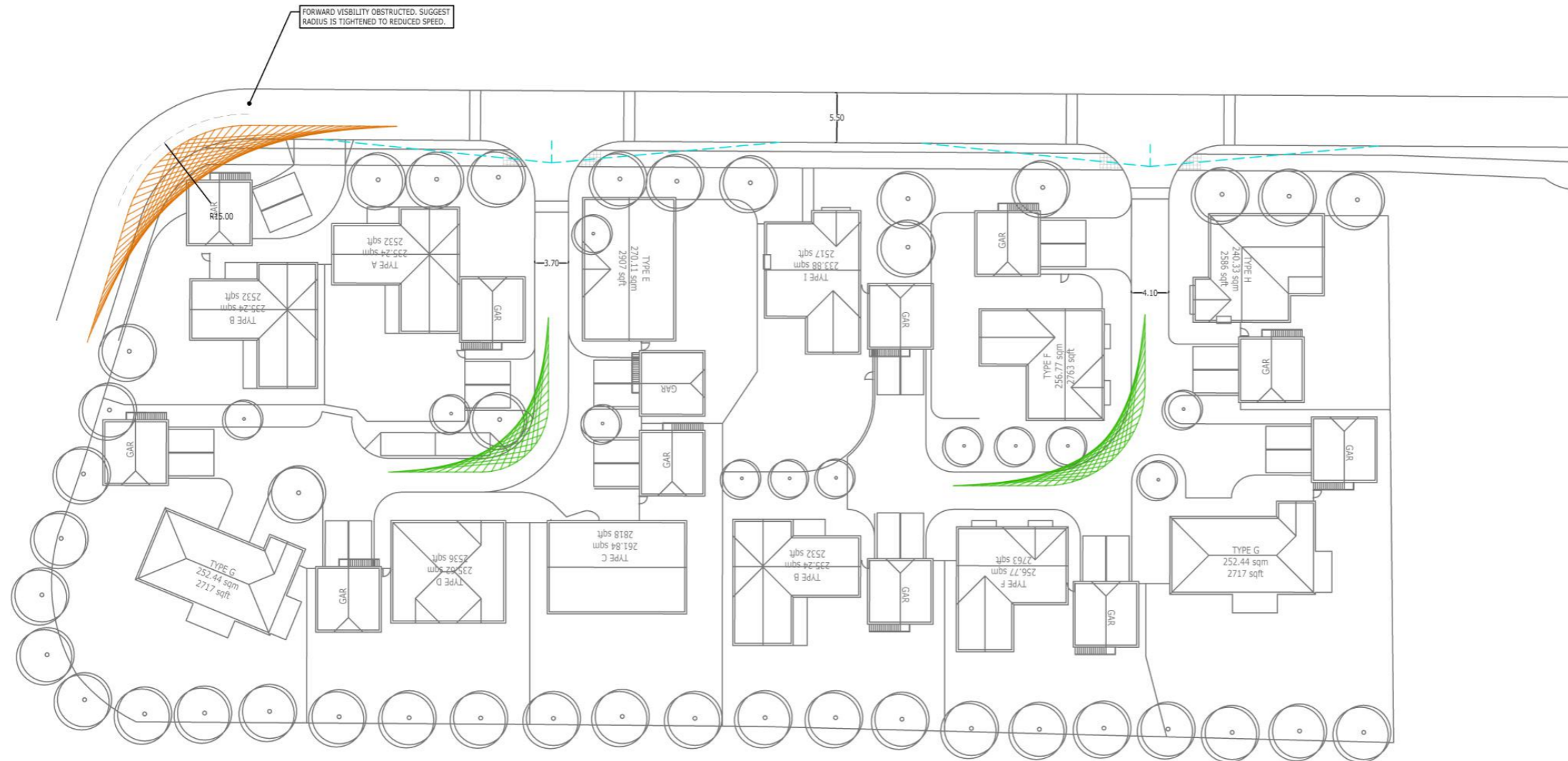
SECTION

02

# VISIBILITY SPLAYS AND VISITOR PARKING

## VISIBILITY SPLAYS

-  2.4m x 23m (or tangent) Visibility Splay (Residential Road - 20mph)
-  1.5 x 23m Forward Visibility Splay (Residential Road - 15mph)
-  1.5 x 14m Forward Visibility Splay (Residential Road - 10mph)



The masterplan has been amended to reflect the visibility splay required and also amended to show 1 x visitor bay on the northern portion and 1 x visitor bay on the southern portion

## SECTION

# 02

# BIODIVERSITY ENHANCEMENT

## SWIFT BRICKS



Each self-build plot will incorporate biodiversity enhancement measures both within the built fabric with swift bricks and bat tiles, alongside measures around the plot to include hedgehog fences and native tree planting.

The delivery of the self-builds at Betteshanger Grove will serve as a pioneering development in terms of nature betterment.

## BEE BRICKS

## NATIVE SPECIES PLANTING



## HEDGEHOG GAPS

SECTION

03



## SUSTAINABLE HOMES

Ensuring the development achieves a high level of energy efficiency and a significant improvement on the Building Regulation 2013 Part L requirements has underpinned the evolution of the proposal, ensuring that the Future Homes Standard is exceeded and the development can help contribute to the Council's aspirations of net carbon neutrality by 2030.

By working closely with the project Energy Consultant, Energist the following measures have been embedded in to the design of the proposed development:

### Fabric First: Demand - Reduction Measures

- » Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs;
- » High-efficiency double-glazed windows throughout;
- » Quality of build will be confirmed by achieving good air-tightness results throughout;
- » Low-energy lighting throughout the building.

### Renewable And Low-Carbon Energy Technologies

- » All plots will have an ASHP to serve the heating and hot water for the property.

Element	Fabric-First Design Specification
Ground Floor U-Value (W/m <sup>2</sup> .K)	0.11 – 0.12
External Wall U-Value (W/m <sup>2</sup> .K)	0.206
Party Wall U-Value (W/m <sup>2</sup> .K)	0 (fully filled and sealed)
Roof – insulated at ceiling U-Value (W/m <sup>2</sup> .K)	0.11
Roof – insulated at slope U-Value (W/m <sup>2</sup> .K)	N/A
Roof – Flat U-Value (W/m <sup>2</sup> .K)	0.18
Glazing U-Value – including Frame (W/m <sup>2</sup> .K)	1.4
Door U-Value (W/m <sup>2</sup> .K)	1.4
Design Air Permeability	5.0
Space Heating	ASHP – Daikin Altherma
Heating Controls	Zone Controls
Domestic Hot Water	From ASHP
Ventilation	System One to all but plots 1,8,9,13,14,16 – 18 which will have System Four.
Low Energy Lighting	100%
Thermal Bridging	Accredited Construction Details

By reducing energy demand, together with providing low and zero carbon technologies the following reduction is achieved (table below). This reduction will further improve over time, allowing the development to move towards zero net carbon as the electricity supply decarbonises further in the coming years.

	Energy in kWh	
	kWh per annum	% reduction
Target Energy in kWh: Compliant with ADL 2013	227,448	-
Fabric first: Demand-reduction measures & Low-carbon and renewable energy	112,873	50.37%
<b>Total savings</b>	<b>114,575</b>	<b>50.37%</b>

In addition to the above measures, all properties will be provided with EV charging infrastructure and will meet the 110l/p/day water efficiency requirements in place. Integrated solar panels are permitted on the roof.

### Lighting

The lighting strategy for the development needs a considered and sensitive approach to include:

- » Minimising light pollution and light spill;
- » Installing lighting only where it is required and directed to where it is needed;
- » The quality of the environment outside daylight hours, including use of appropriate fittings and minimising the height of lighting columns as far as practicable;
- » The safety of routes, spaces and entrances;
- » The impact of the development on surrounding areas, wildlife and ecology including sensitive residential properties, habitats and protected species.



### Water

A water cycle strategy for the proposed development needs a considered and sensitive approach to include:

- » Integration of the sustainable urban drainage (SUDS) strategy into the masterplan to inform the landscape, ecology and open space areas to ensure efficient use of space and maximise opportunities to increase the site's biodiversity;
- » No built development to be located within areas identified as being at a high risk of flooding;
- » The use of water-saving fixtures and fittings;
- » Use of alternative water supplies such as rainwater harvesting;
- » Water metering.

### Waste and Recycling Strategy

The waste management strategy for the proposed development is based on sustainable management of waste throughout the stages of site preparation, construction and occupation by the end users.

The strategy for the storage and collection of general waste and recycling will be based on the Folkestone and Hythe District Council's recycling collection system. A number of other waste recycling facilities will also be included within the design of the scheme to meet the requirements for the various uses within the development.

Refuse storage for dwellings will be designed into the property to be accessible yet inconspicuous.

Collection points for wheeled bins, will be convenient for easy collection within 30m of the dwelling and with easy access by vehicles within 25m of point for collection. Storage areas will be designed to accommodate the Council's preferred types of receptacles.



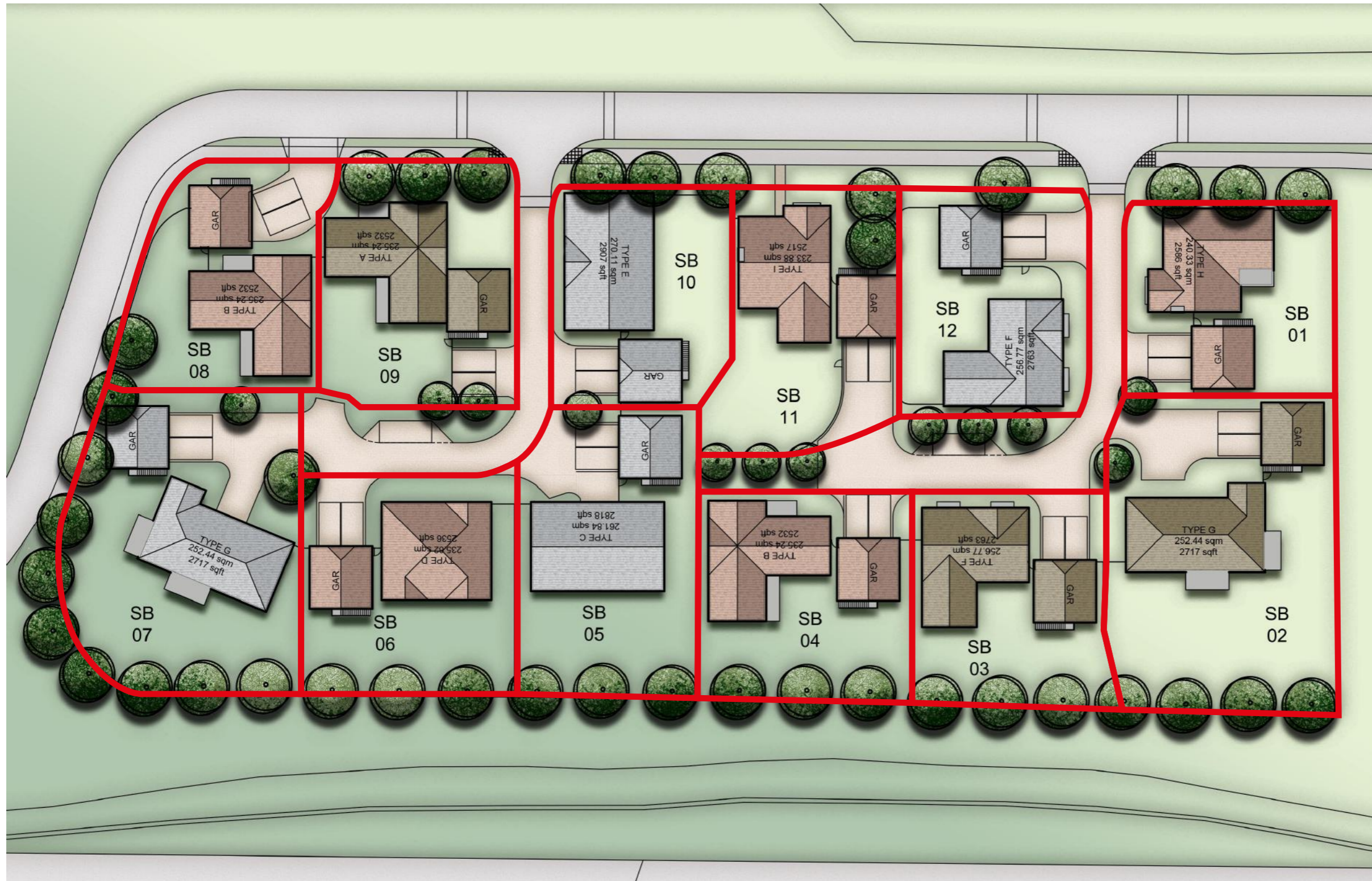
**BETTESHANGER**  
GROVE

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# SECTION 03

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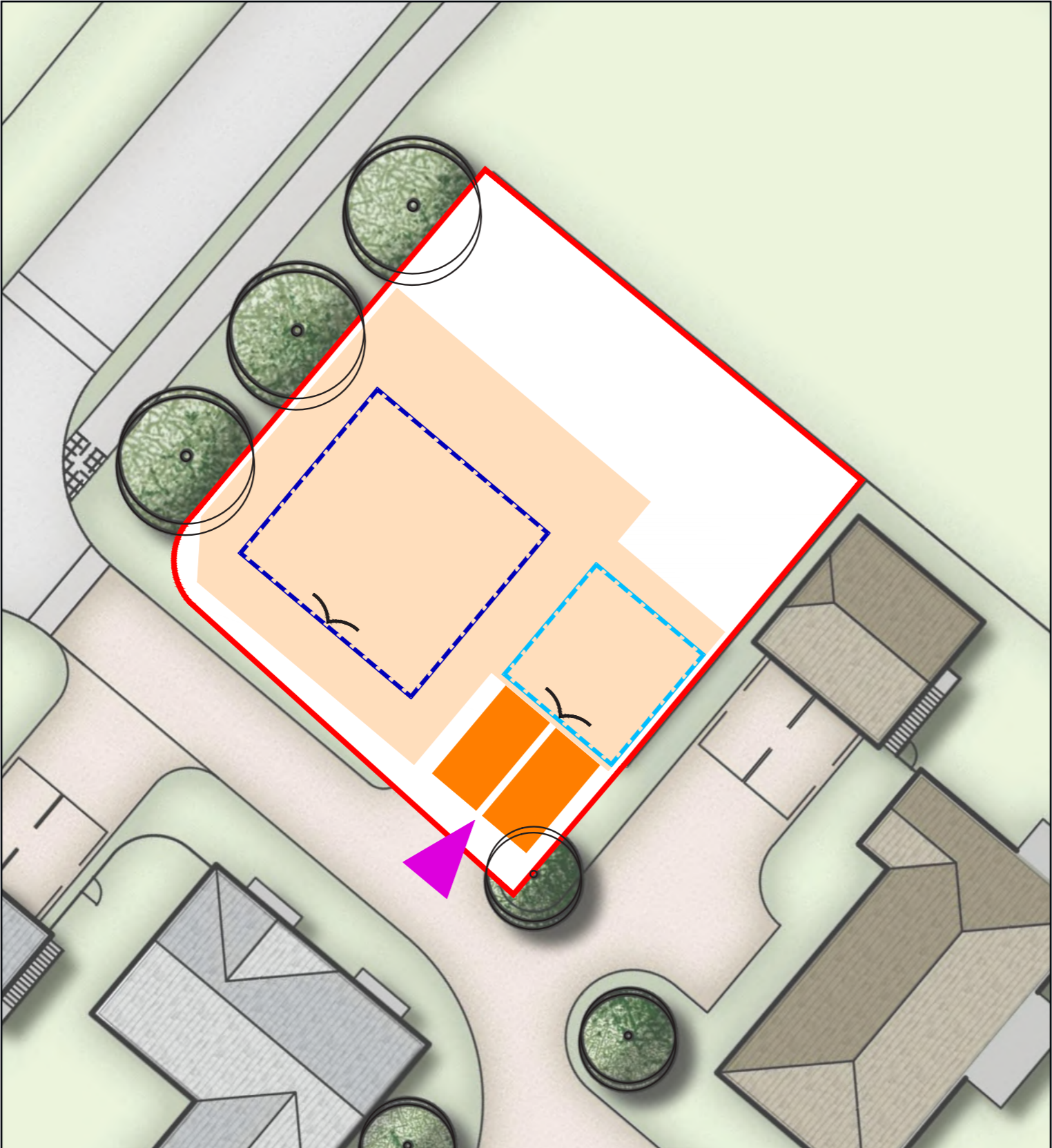
PLOT PASSPORTS



## SECTION






# 03

# PLOT PASSPORT: PLOT 1



**Plot size:**  
510.4 sqm (0.13 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



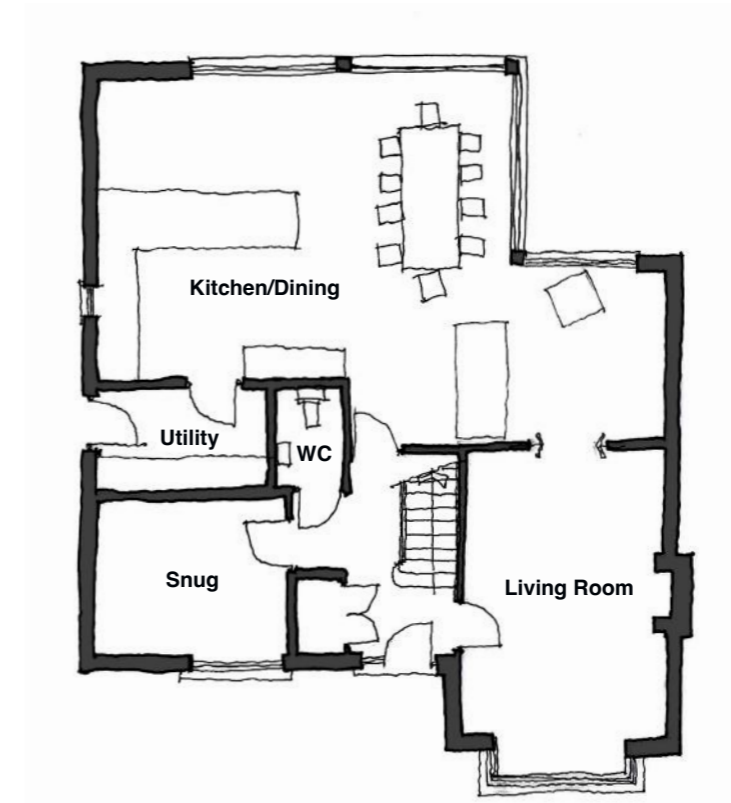
SECTION

03

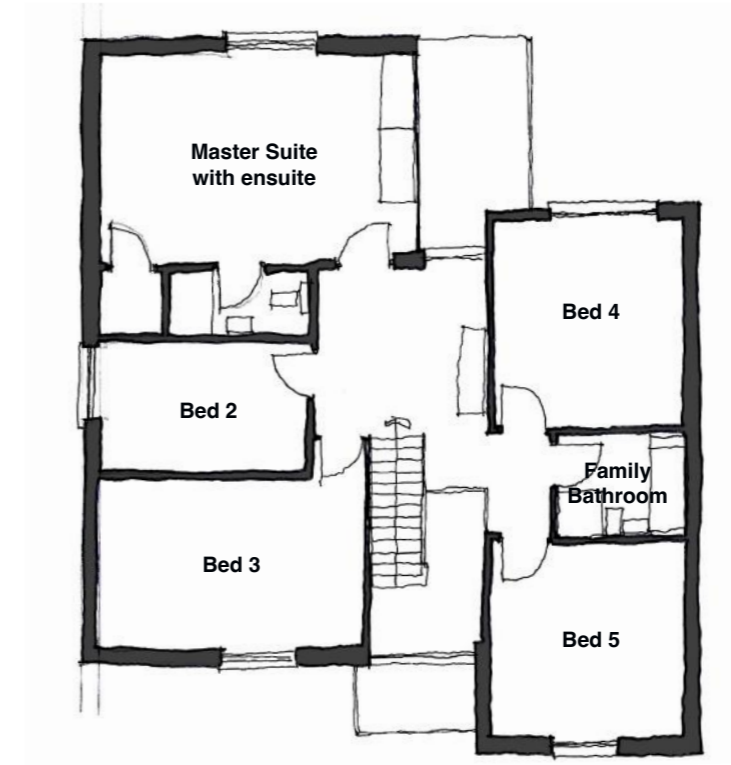
# PLOT PASSPORT: PLOT 1



Indicative Design That Accords With The Design Code



Ground Floor

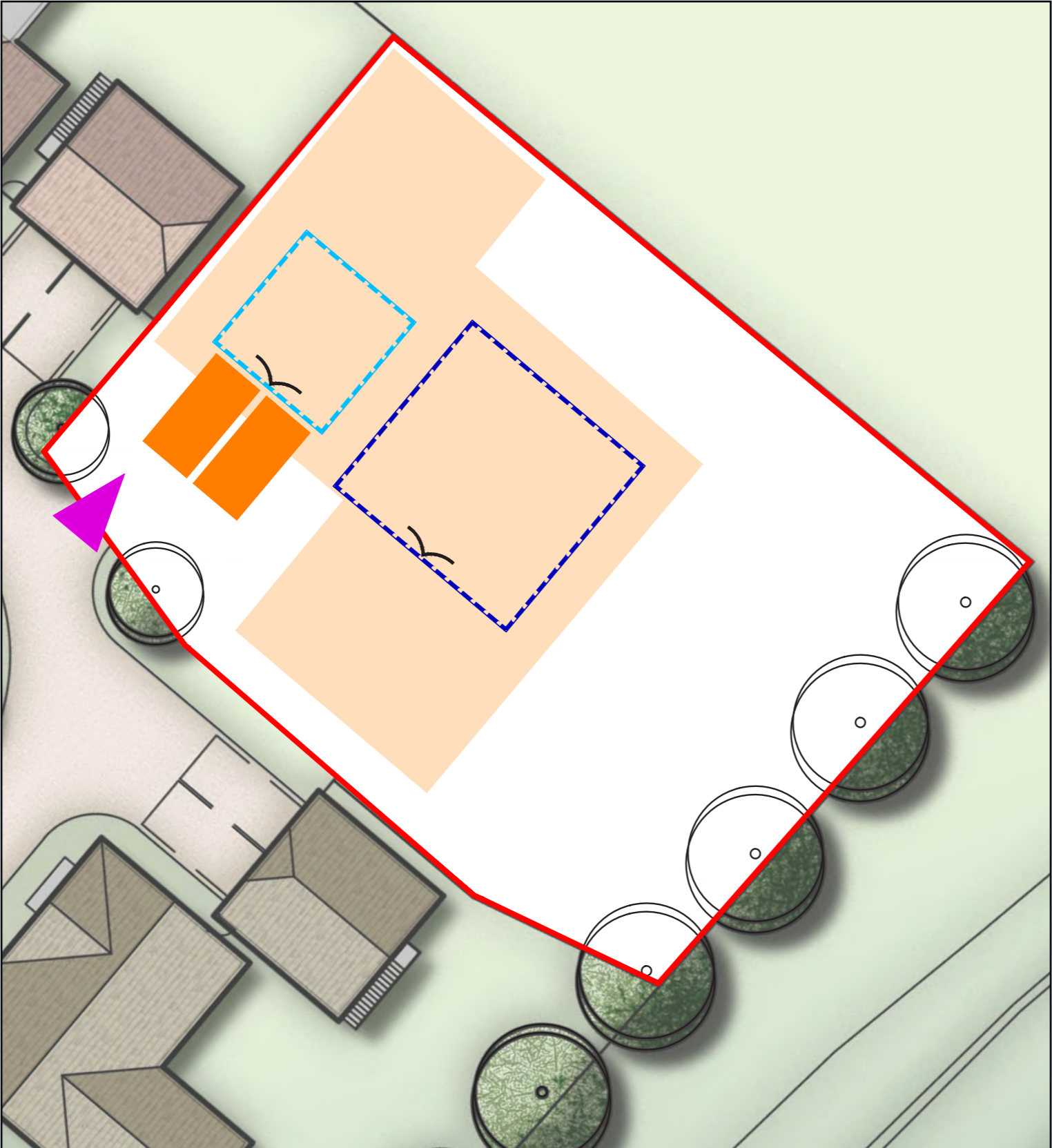


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 2



**Plot size:**  
949.7 sqm (0.23 Acres)

### KEY

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



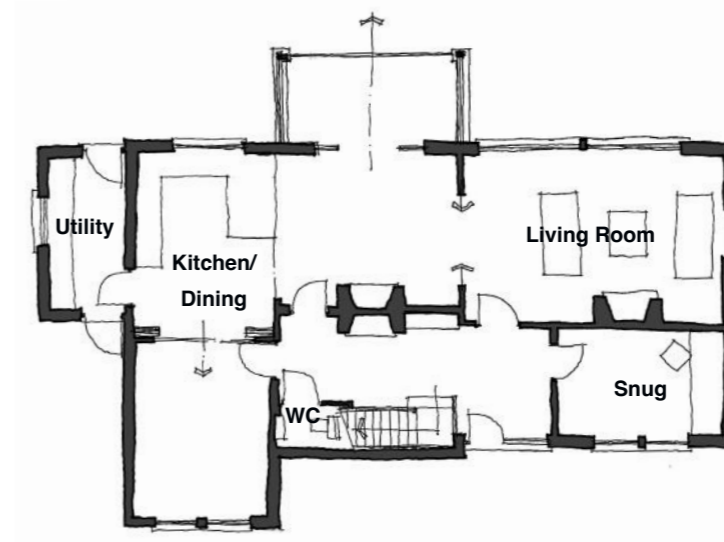
SECTION

03

# PLOT PASSPORT: PLOT 2



Indicative Design That Accords With The Design Code



Ground Floor

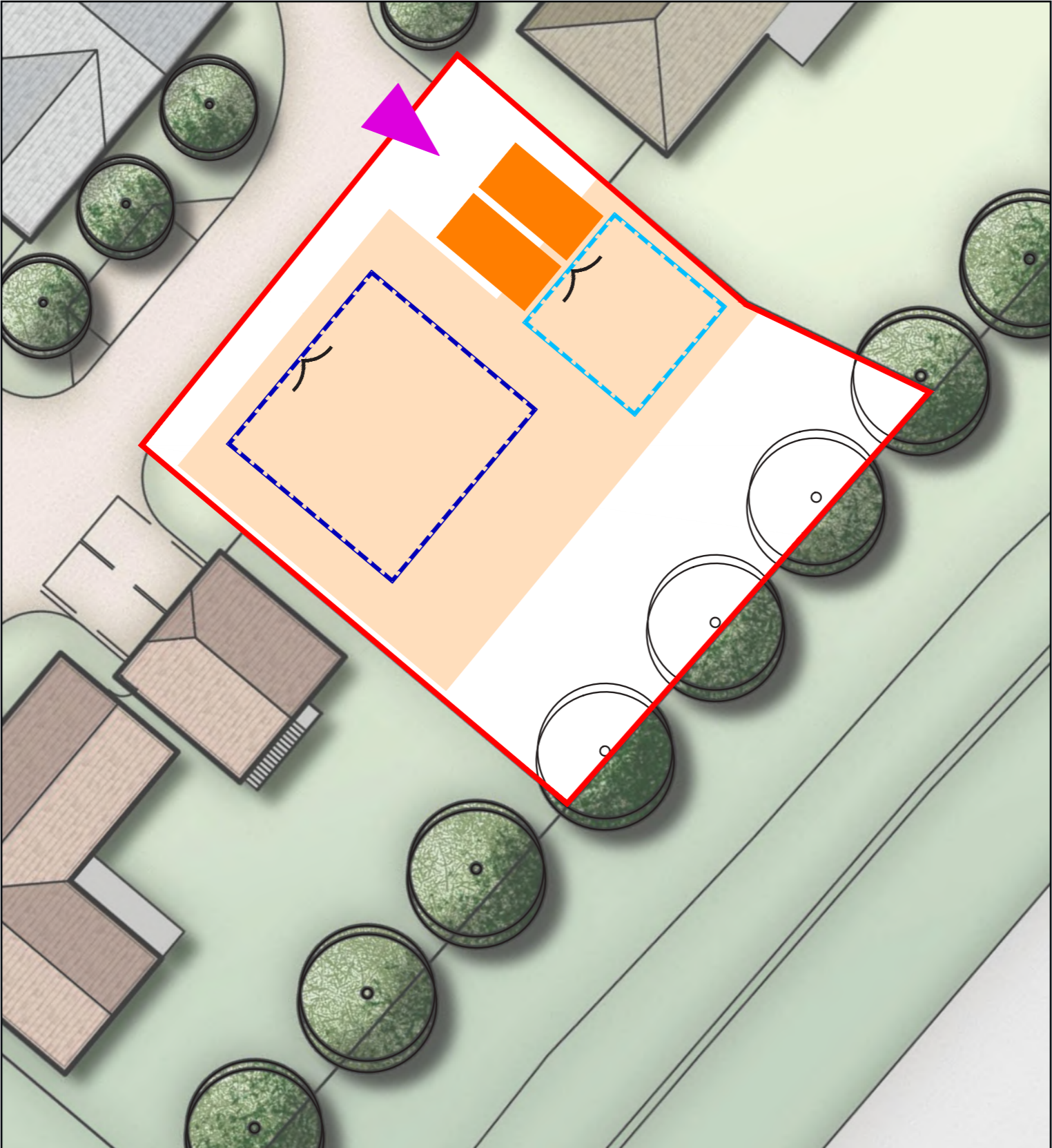


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 3



**Plot size:**  
566.9 sqm (0.14 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

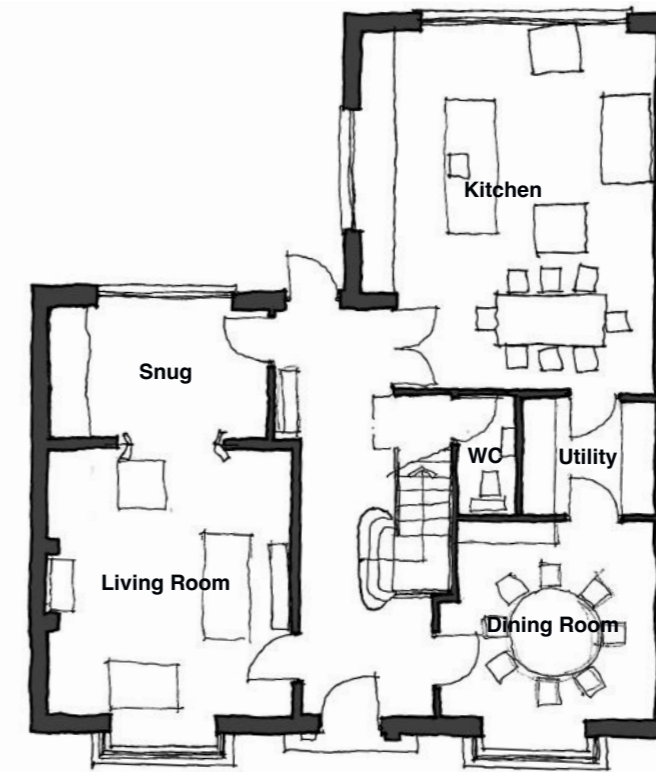
03



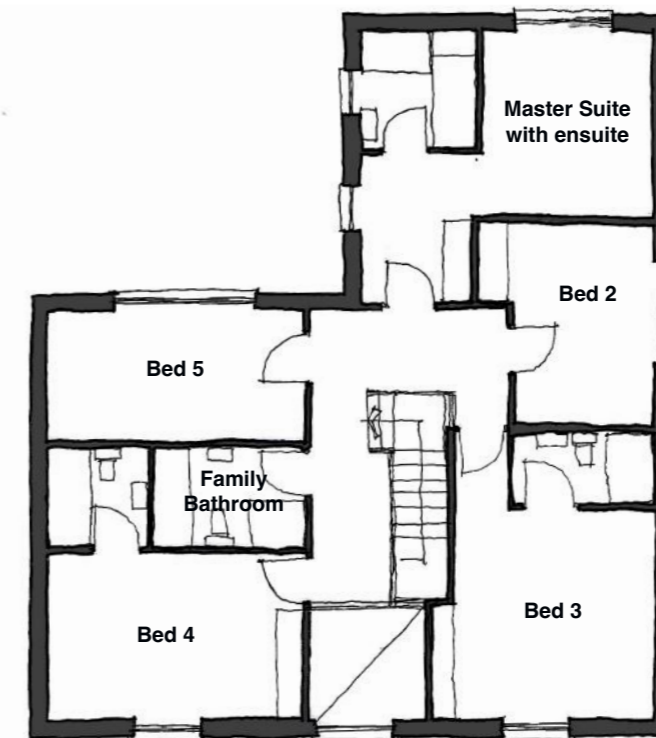
# PLOT PASSPORT: PLOT 3



Indicative Design That Accords With The Design Code



Ground Floor

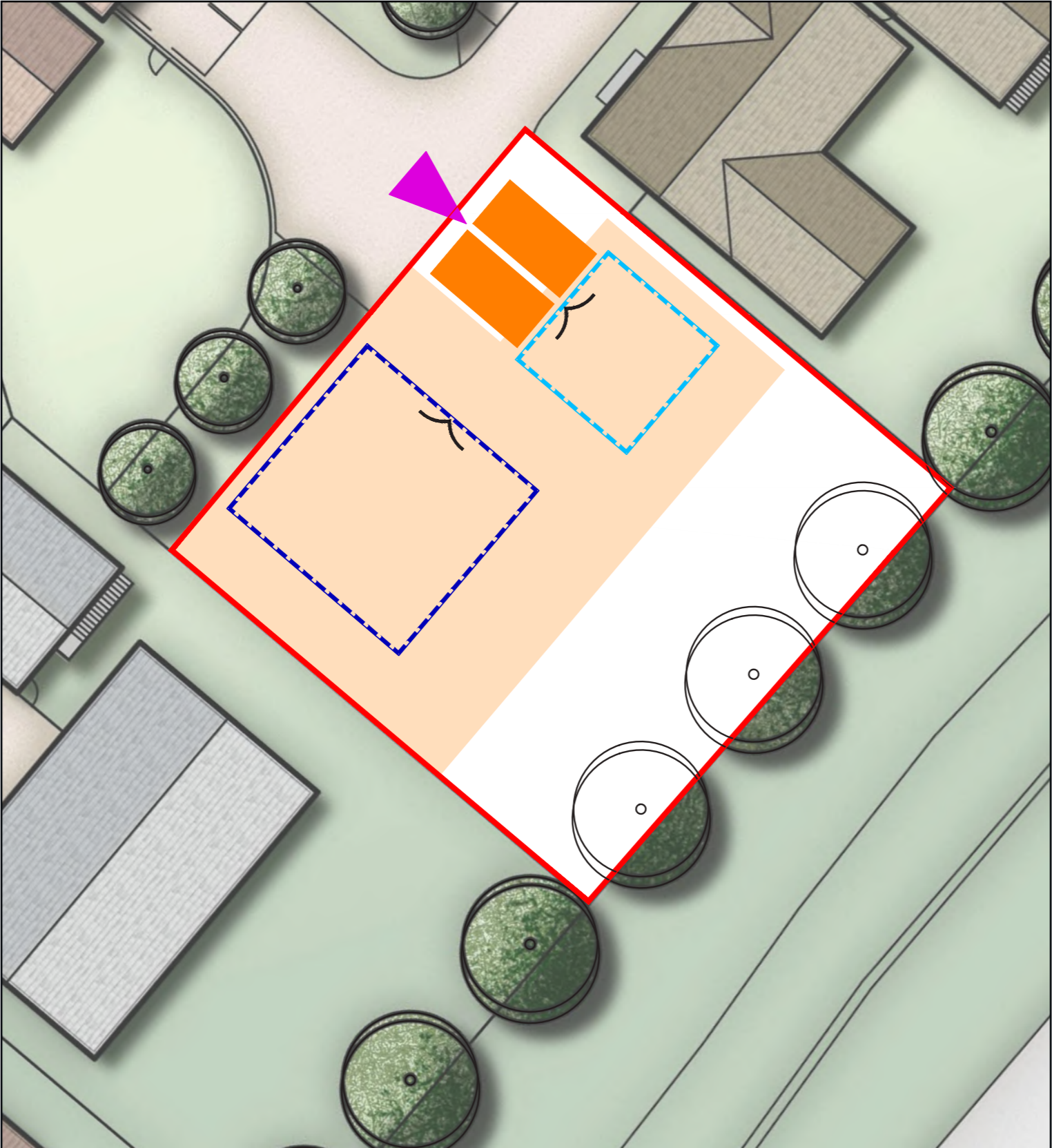


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 4



**Plot size:**  
596.2 sqm (0.15 Acres)

### KEY

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

03

# PLOT PASSPORT: PLOT 4



Indicative Design That Accords With The Design Code



Ground Floor

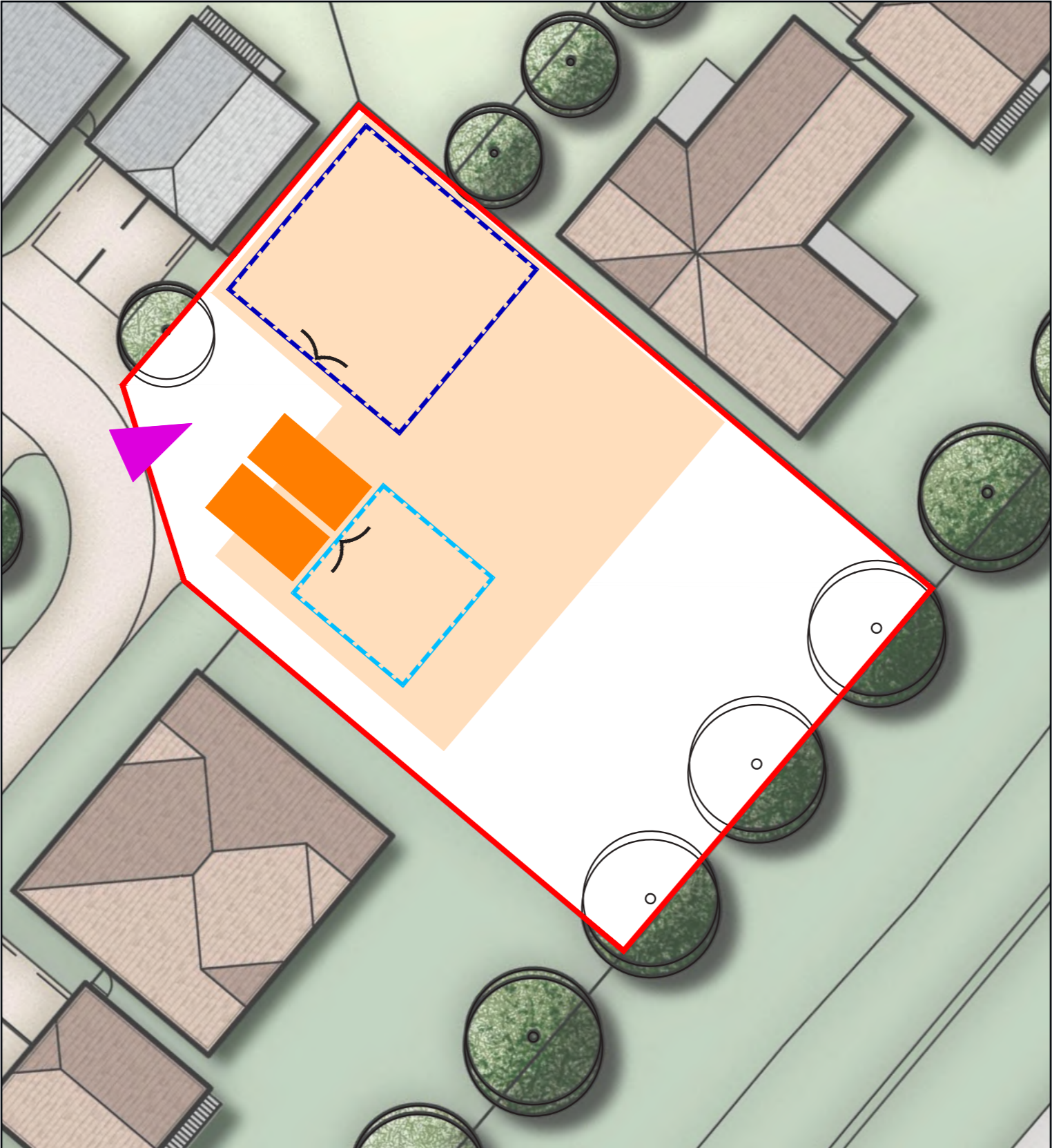


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 5



**Plot size:**  
682.1 sqm (0.17 Acres)

### KEY

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



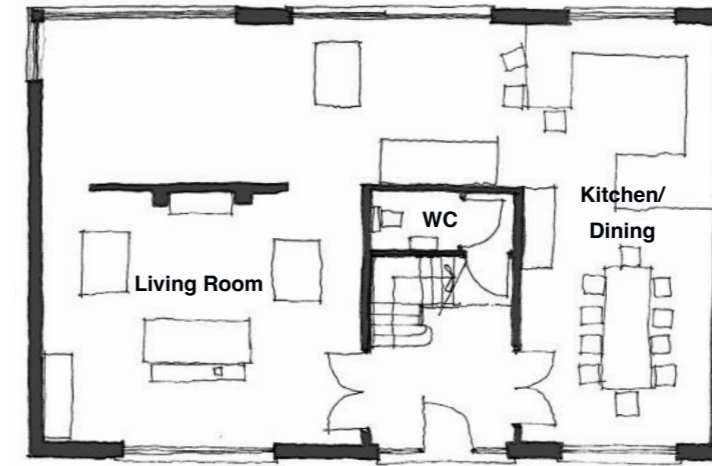
SECTION

03

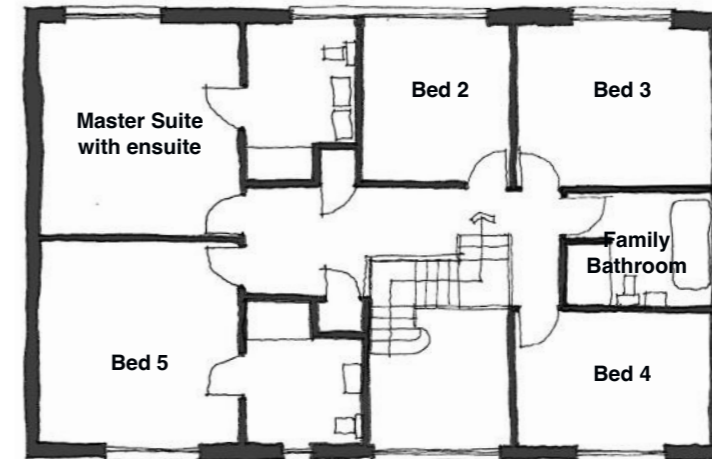
# PLOT PASSPORT: PLOT 5



Indicative Design That Accords With The Design Code



Ground Floor

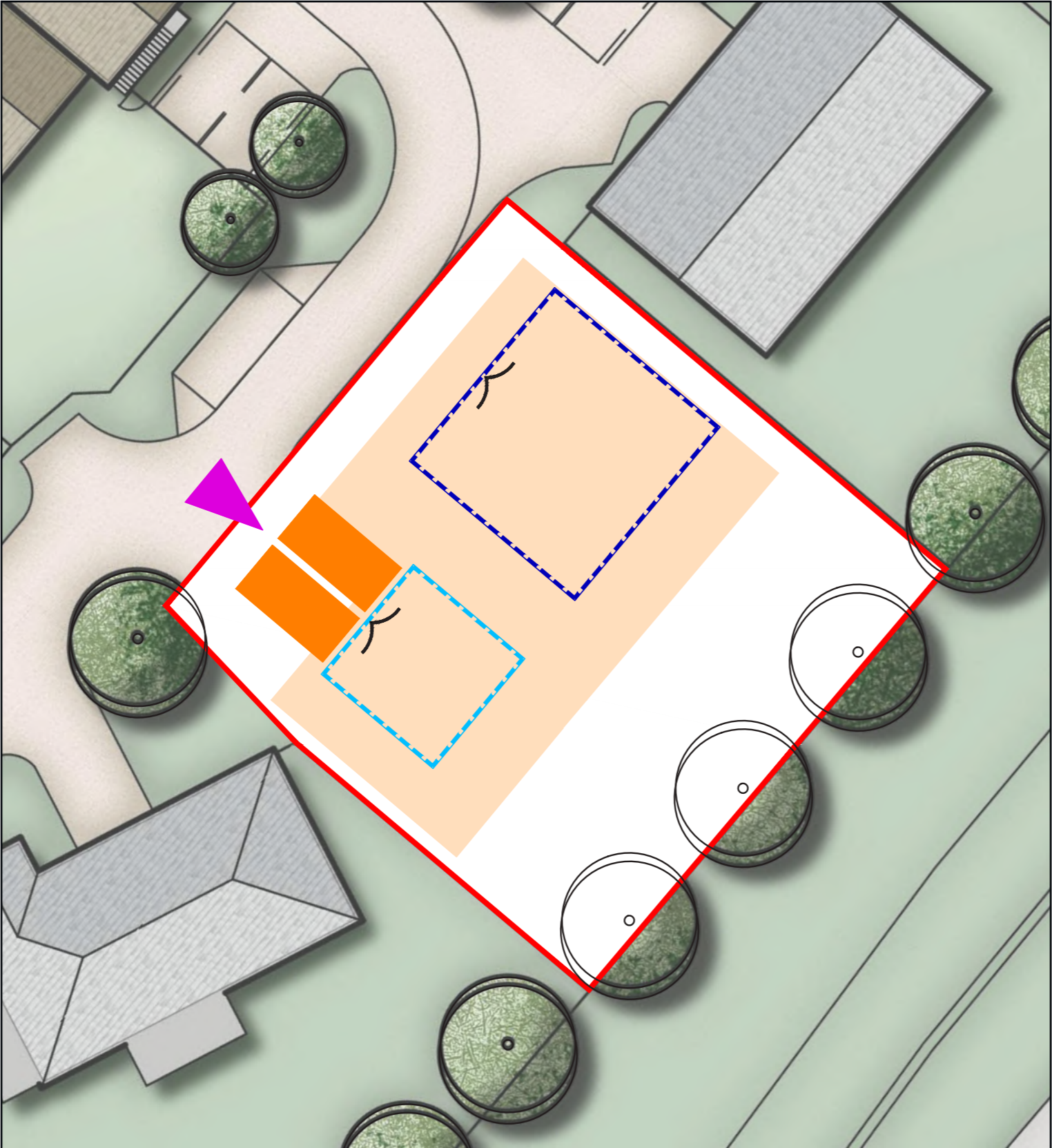


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 6



**Plot size:**  
617.3 sqm (0.15 Acres)

### KEY

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



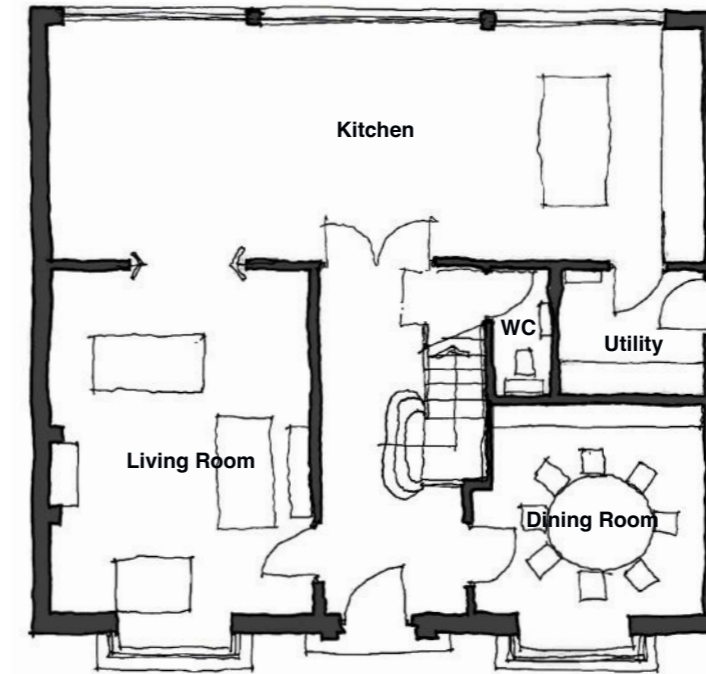
SECTION

03

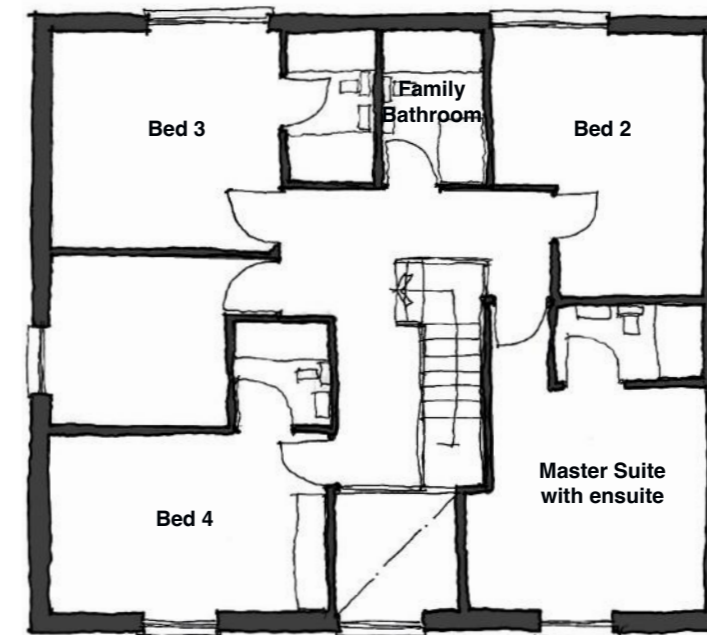
# PLOT PASSPORT: PLOT 6



Indicative Design That Accords With The Design Code



Ground Floor

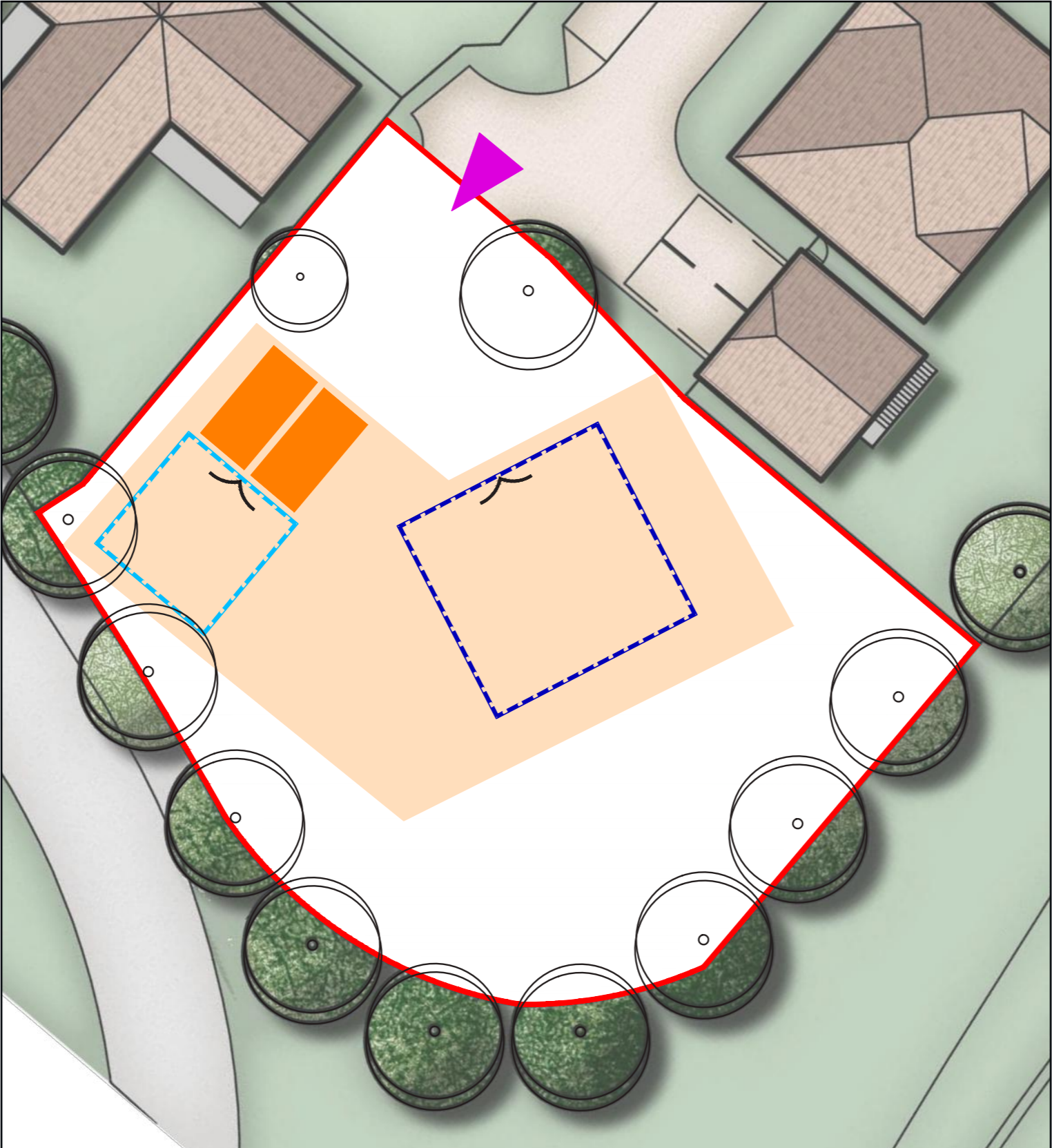


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 7



**Plot size:**  
904.6 sqm (0.22 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

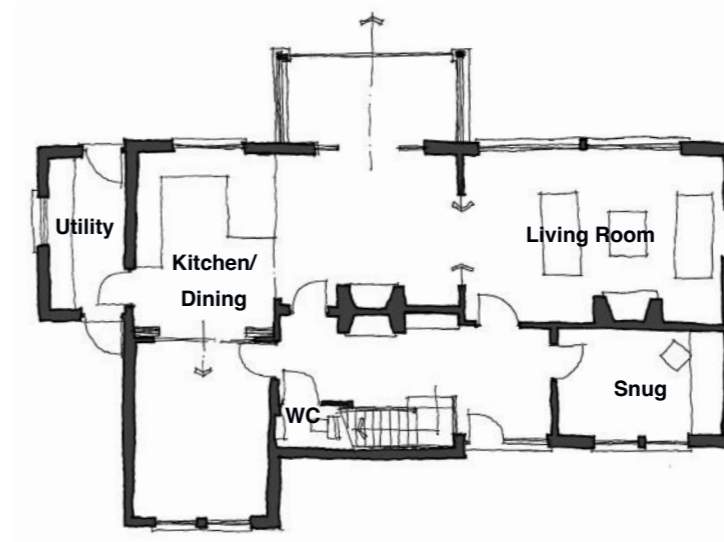
03



# PLOT PASSPORT: PLOT 7



Indicative Design That Accords With The Design Code



Ground Floor

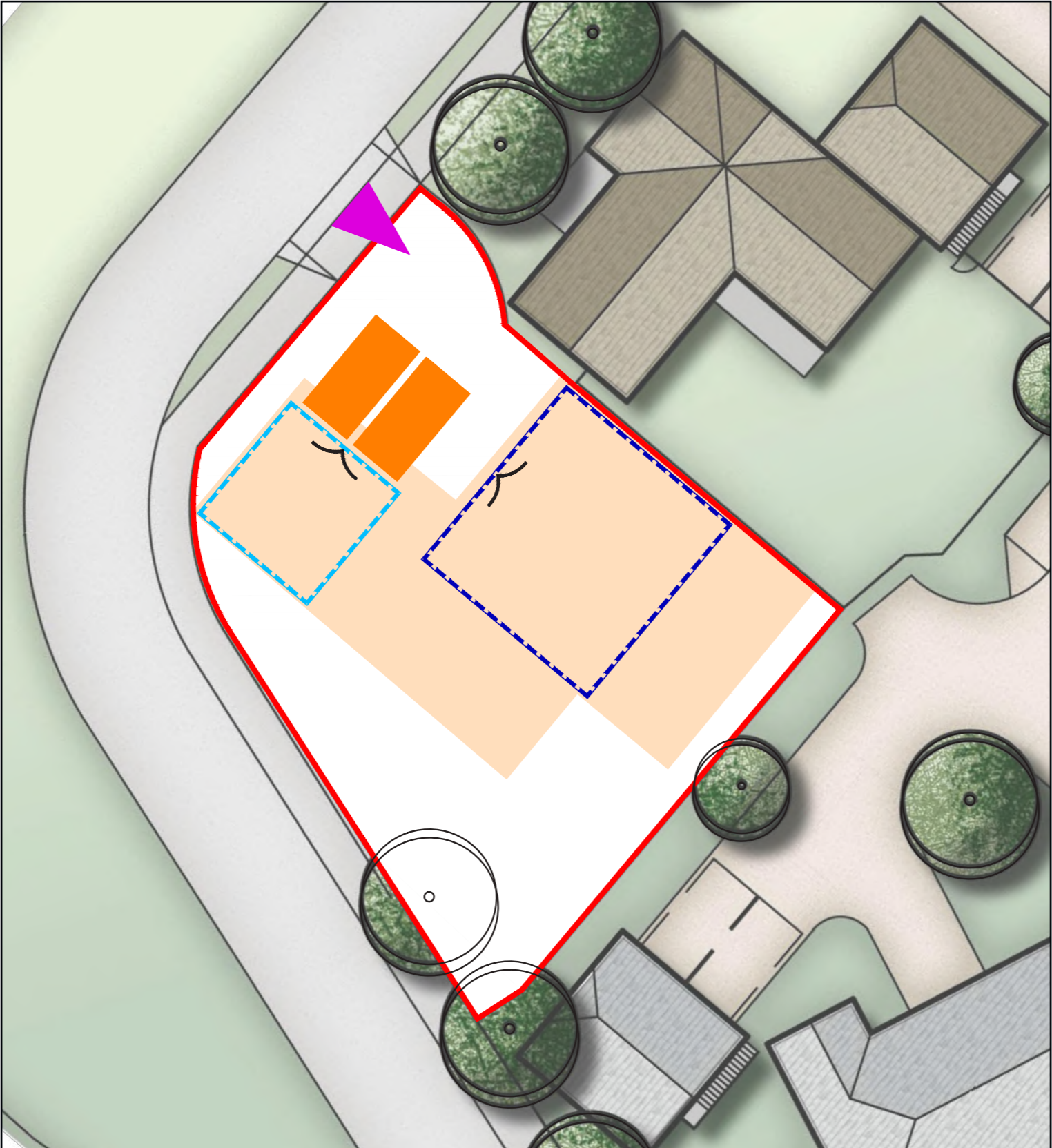


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 8



**Plot size:**  
542.4 sqm (0.13 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

03

# PLOT PASSPORT: PLOT 8



Indicative Design That Accords With The Design Code



Ground Floor

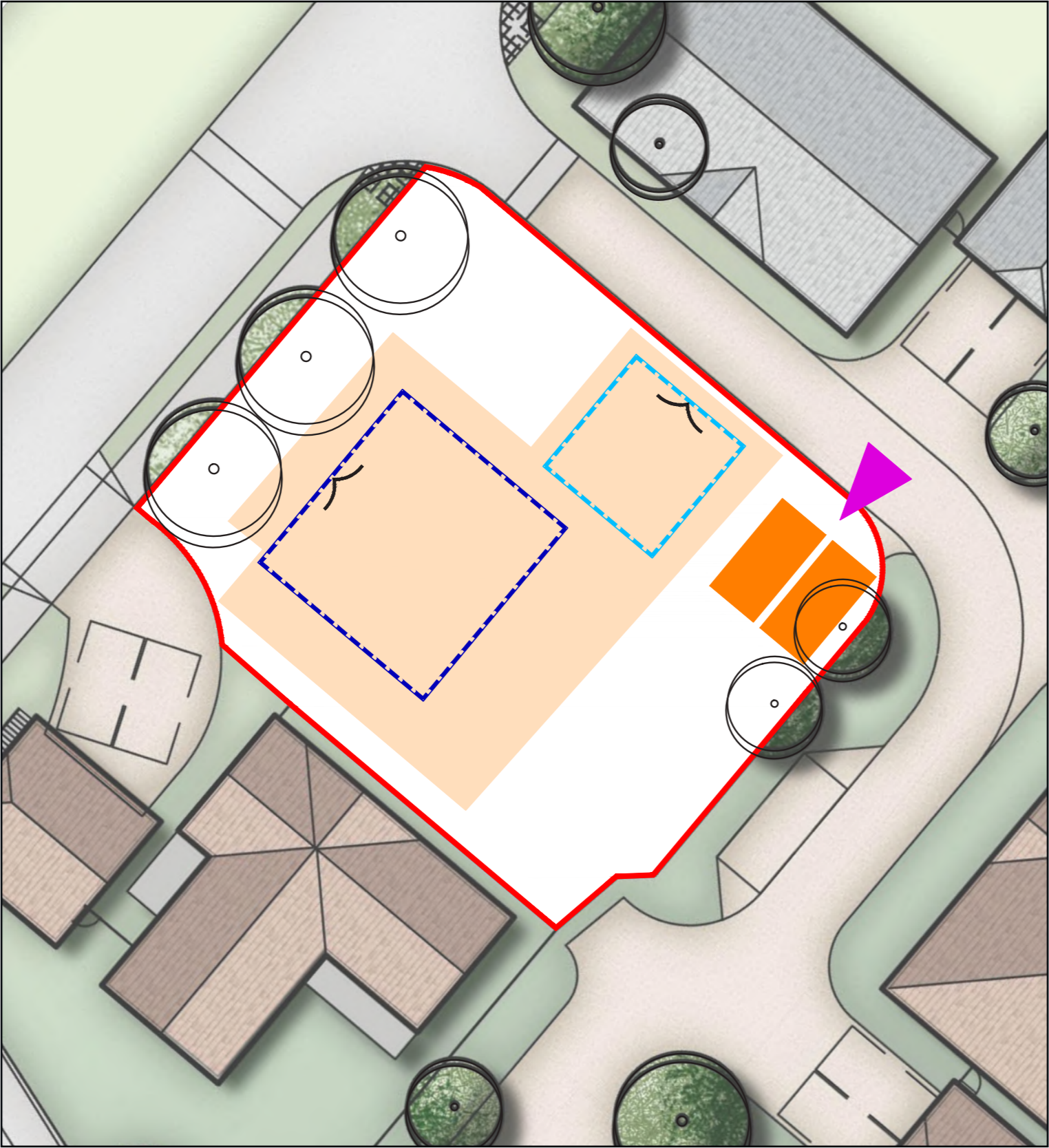


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 9



**Plot size:**  
623.7 sqm (0.15 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

03

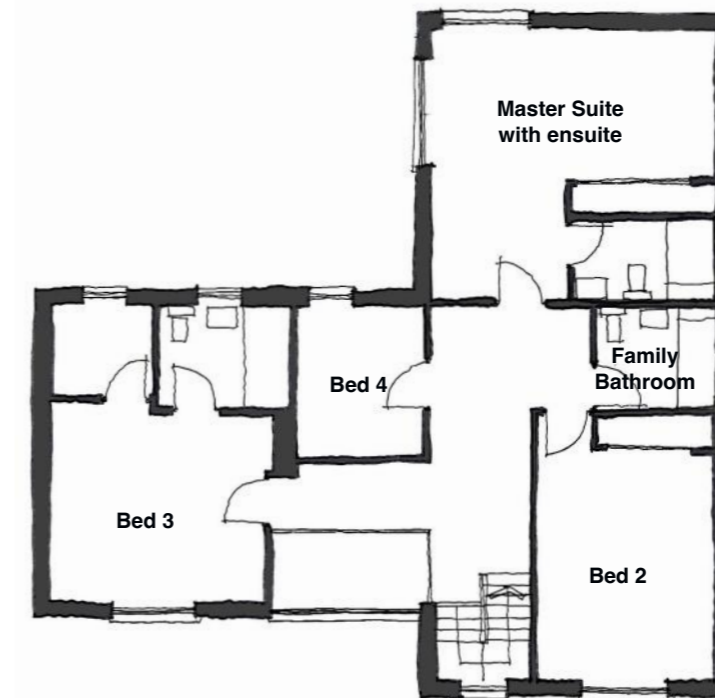
# PLOT PASSPORT: PLOT 9



Indicative Design That Accords With The Design Code



Ground Floor

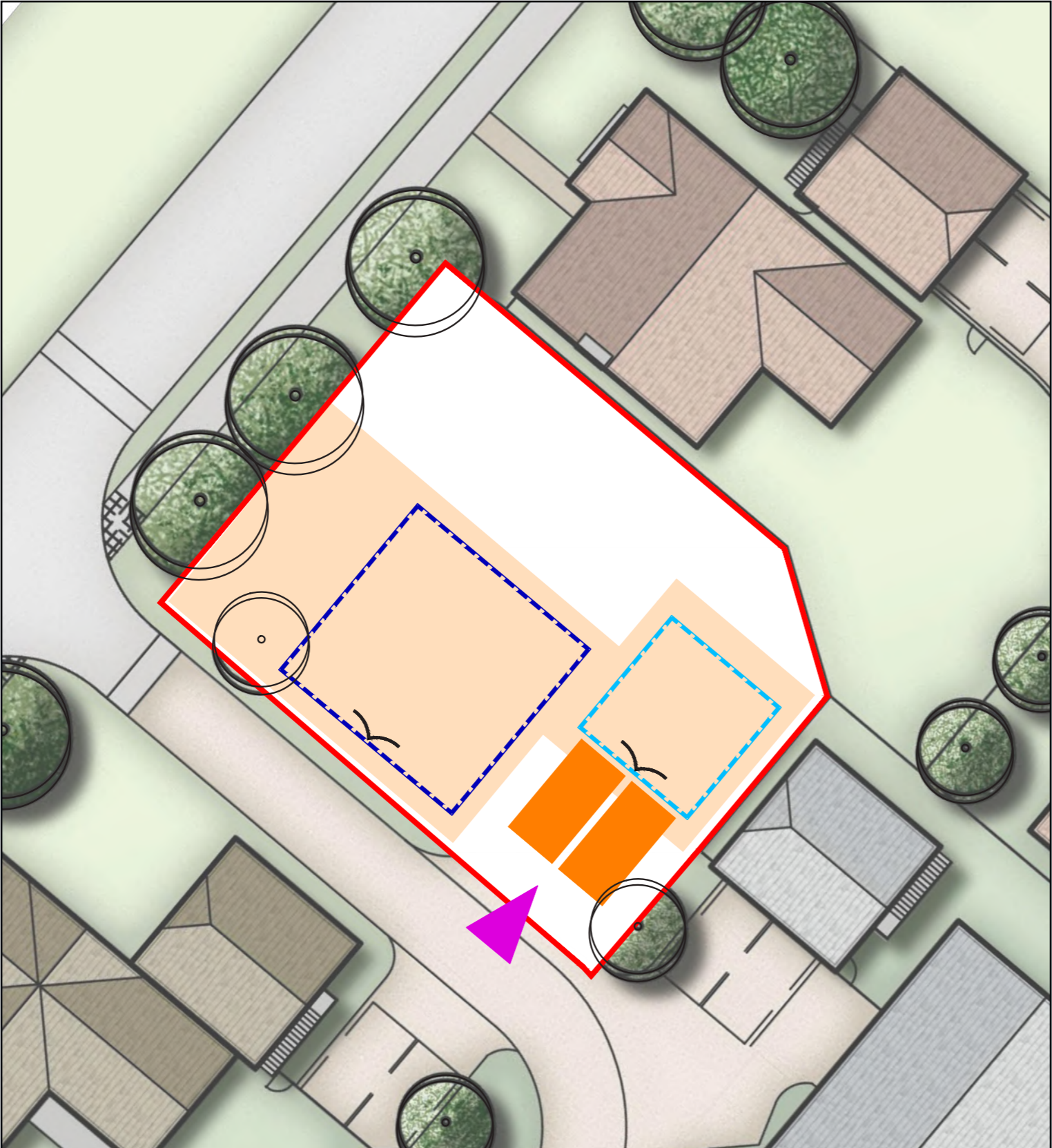


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 10



**Plot size:**  
491.8 sqm (0.12 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



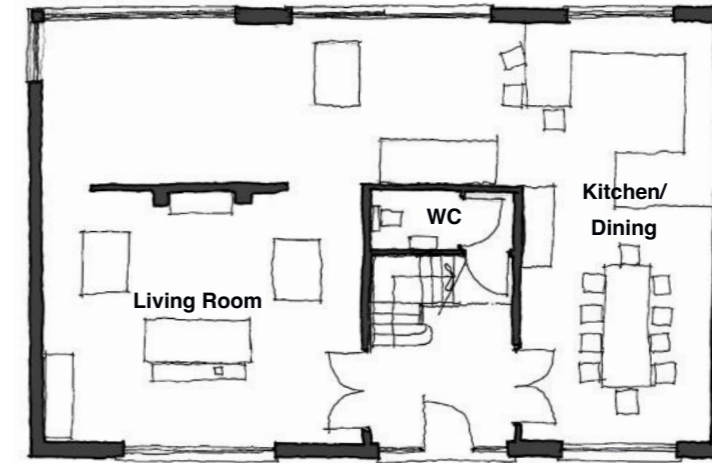
SECTION

03

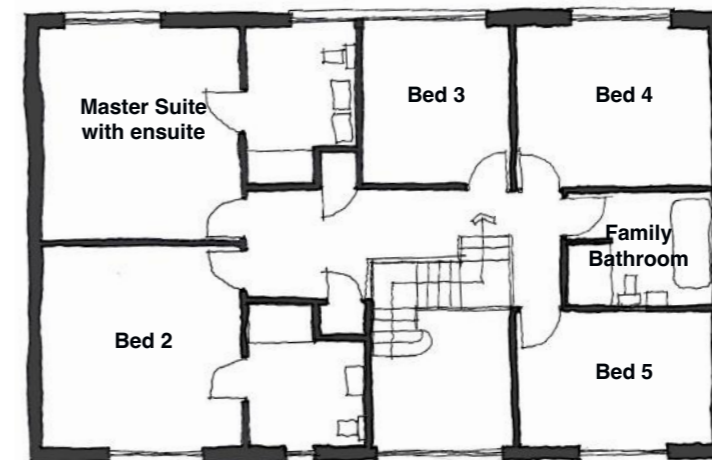
# PLOT PASSPORT: PLOT 10



Indicative Design That Accords With The Design Code



Ground Floor

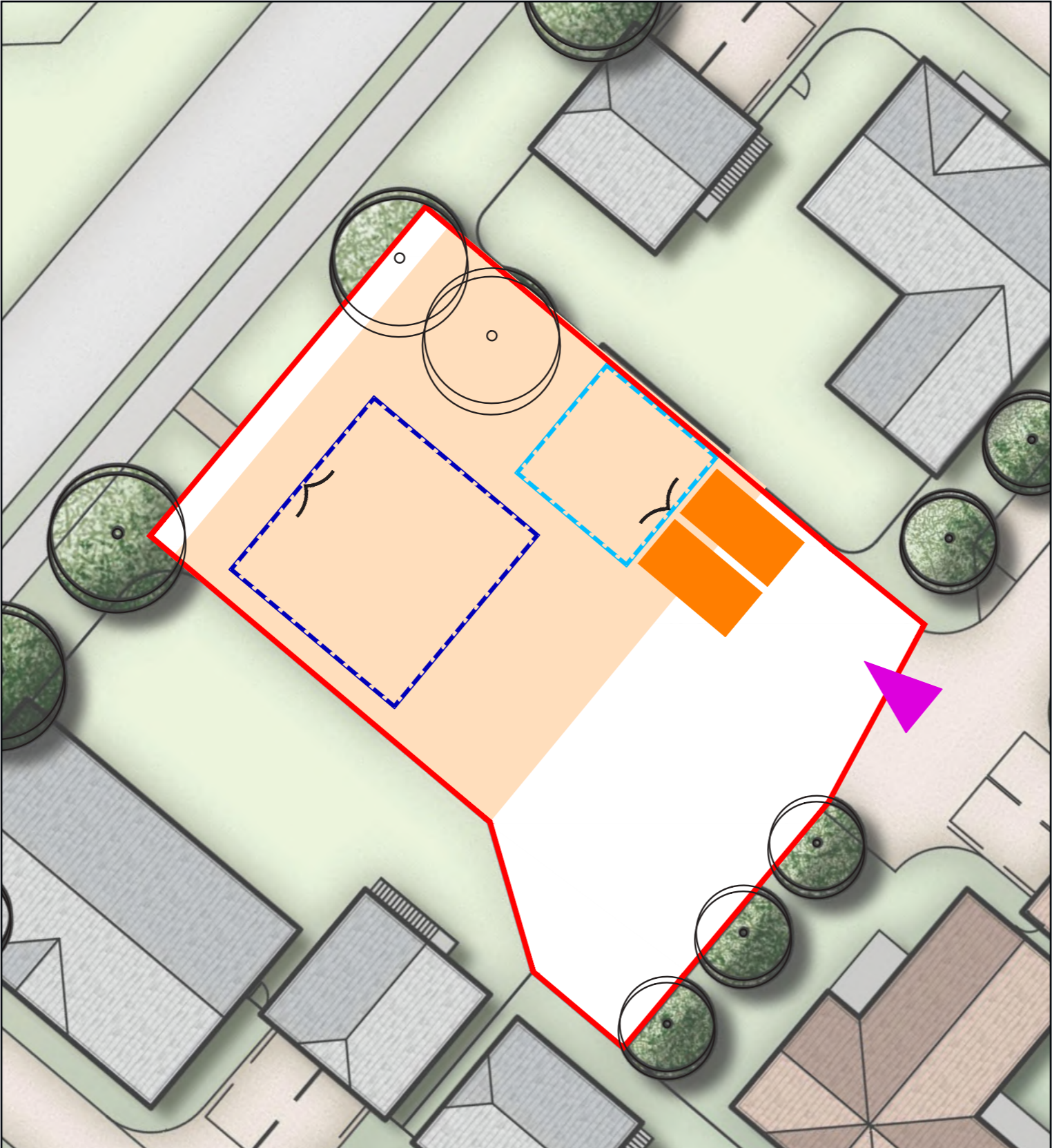


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 11



**Plot size:**  
607.9 sqm (0.15 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

03



# PLOT PASSPORT: PLOT 11



Indicative Design That Accords With The Design Code



Ground Floor

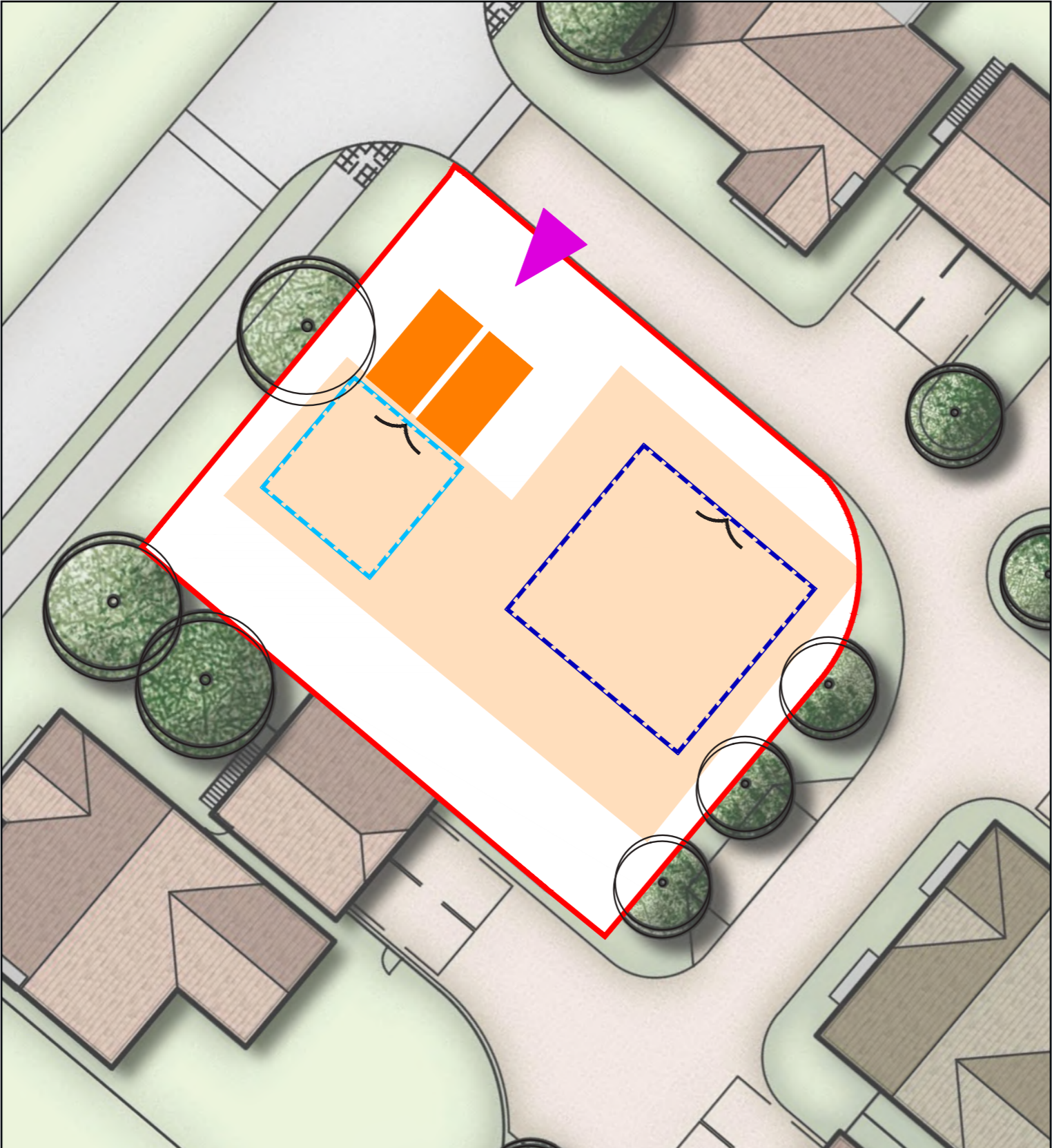


First Floor

SECTION






03

# PLOT PASSPORT: PLOT 12



**Plot size:**  
580.9 sqm (0.14 Acres)

**KEY**

-  Plot boundary
-  Build zone
-  Indicative on-plot parking
-  Access point
-  Principal elevation



SECTION

03

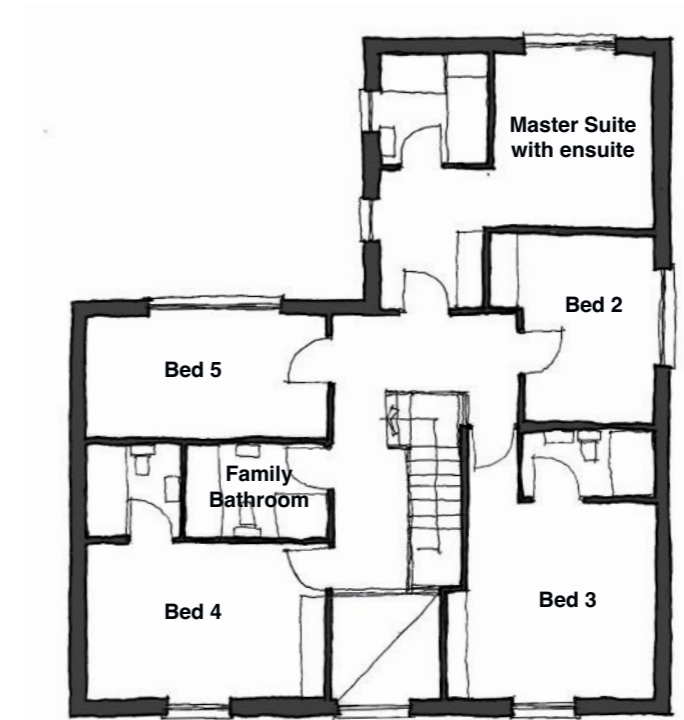
# PLOT PASSPORT: PLOT 12



Indicative Design That Accords With The Design Code



Ground Floor



First Floor

SECTION

03



# BETTESHANGER

## GROVE

Quinn  
Homes

MILTON  
STUDIO



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Best Small  
Housebuilder



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Best Small  
Housebuilder



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Best Family  
Home