

LAND ADJACENT TO DEAL ROAD, STONECROSS

SANDWICH, KENT
DESIGN AND ACCESS STATEMENT
JUNE 2025

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Land adjacent to Deal Road, Stonecross : Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Hume Planning .

This document has been designed to be printed double sided at A3 (landscape).



Logan House,
St Andrews Close,
Canterbury,
CT1 2RP

T:01227 634 334
E:info@onarchitecture.co.uk
W:onarchitecture.co.uk

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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Prepared by	KY
Checked by	DK
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Revision	

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01

Land adjacent to Deal Road, Stonecross

Introduction

INTRODUCTION

On Architecture has been appointed by Hume Planning to consider the development for a housing scheme of 45 dwellings required for the site at Stone Cross, Sandwich. The site is located on Deal Road, Sandwich and has been earmarked for residential development in the emerging Dover District Local Plan. The total site area is 3.4ha, with 0.8ha being transferred to Sandwich Technology School to provide for school expansion and 0.8ha of the site being used for a care home development. The remaining 1.8ha is planned for development with an indicative capacity of 45 dwellings, at 25 per hectare.

This document includes studies of the surrounding area, the site and the proposed development. The purpose of this document is to explain how the proposed development is a suitable response to the site and local environment, whilst demonstrating the commitment of the applicant and designers to achieving good design and meeting the requirements of planning policy, legislation and good practice guidance.

The statement describes the design ethos and architectural principles underpinning the use, amount, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the outline planning application.



Aerial view showing site location

(Image courtesy of Google)

02 Land adjacent to Deal Road, Stonecross Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The site located adjacent to Deal Road in Stone Cross, Sandwich, Kent is characterised by diverse and unique physical nature. The area is situated in the southeast part of England and features predominantly flat topography with agricultural land that has been historically used for farming, reflecting the rich agricultural heritage of Kent.

The site is located to the south of Sandwich with the current settlement confines adjacent to the western and southern boundary adjoining Sandwich Technology School and Leisure Centre which lies immediately to the south of the site. The land is currently arable land that is well screened along all sides by dense hedgerows.

To the north is linear residential development along Dover Road and Deal Road which is predominately large, detached dwellings, some of which are listed. Arable fields lie to the east and south forming part of the transition to open countryside on this edge of the settlement.

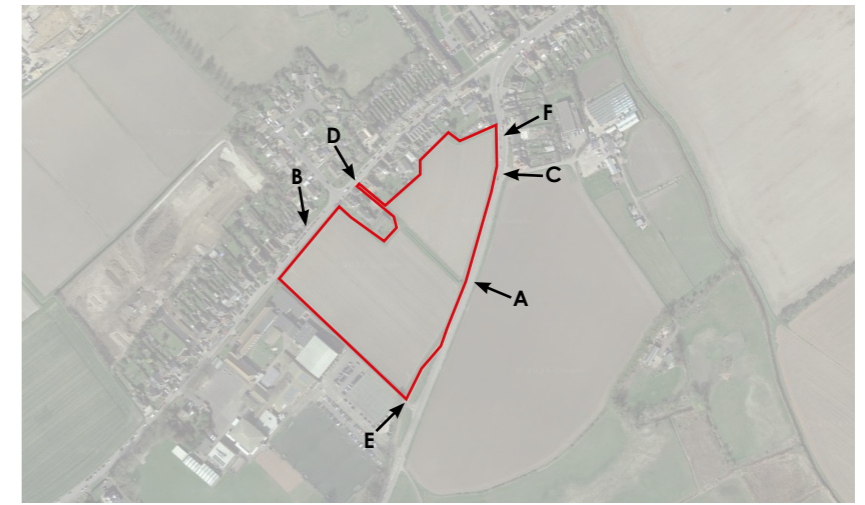
The site covers an area of greater than 1 ha and is shown to be at risk of flooding from surface water. There is a drain which crosses the centre of the site east to west. To the west of the site is the Lower Stour Wetlands Biodiversity Opportunity Area (BOA) which wraps around the settlement.



 Red boundary line indicates application site

Image courtesy of Google

PHOTOGRAPHS OF THE SITE



(Images courtesy of Google)



CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below):



95 & 97 St. Barts Road



31 Deal Road



73 Dover Road



Image courtesy of Google



83 Dover Road



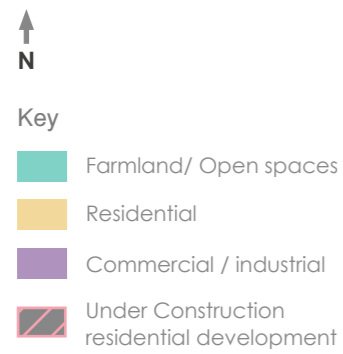
22 Johns Green Road



118 Dover Road

CONTEXT ANALYSIS

The adjacent diagram shows the wider context and land use surrounding the application site. The majority of the surrounding area is used for agricultural activities, there are also two residential developments under construction in a close proximity to the application site.



LOCAL AMENITIES

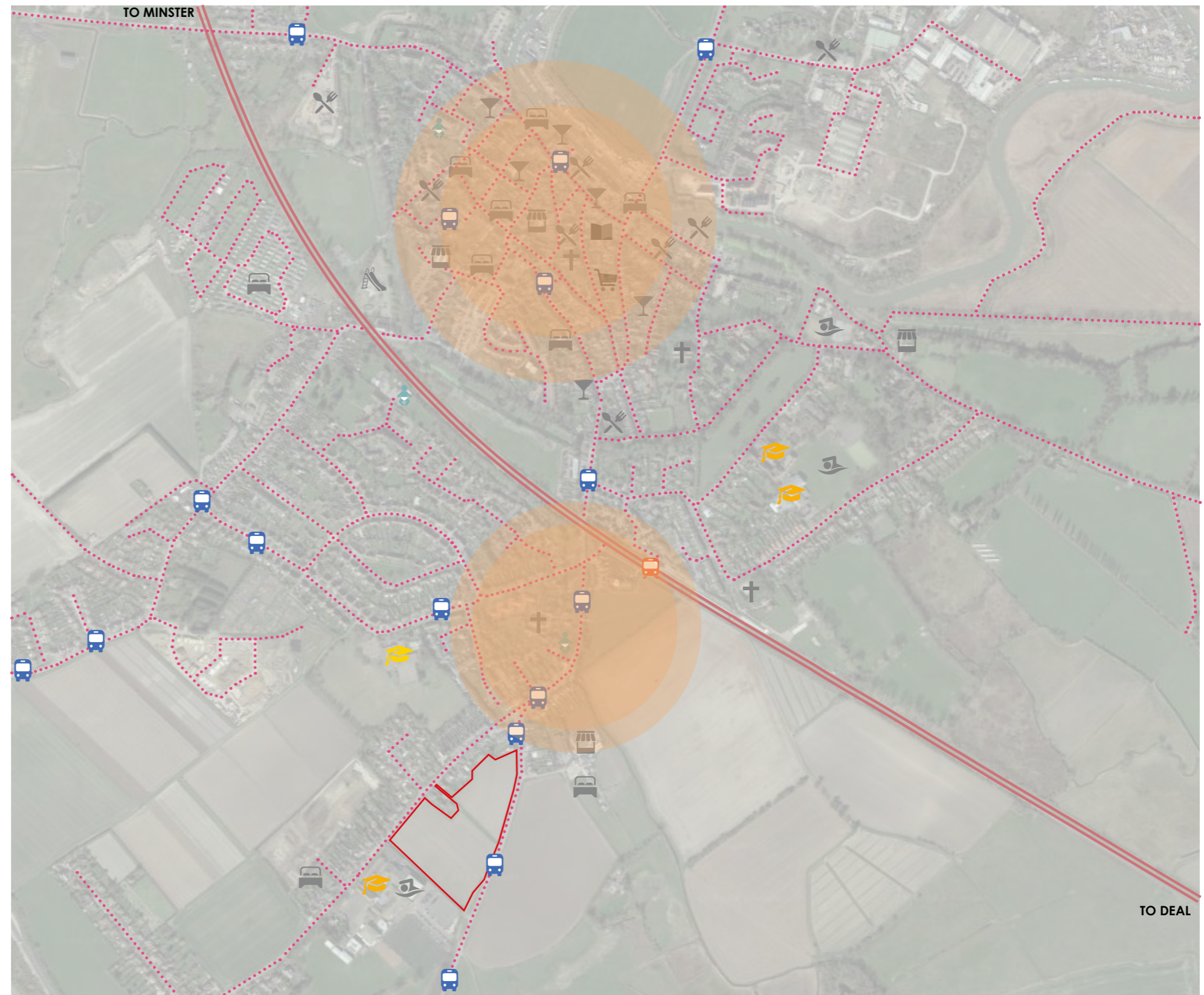
The site is situated within a sustainable location and has access to a large number of local facilities and amenities. The diagram on the right shows the local facilities and transport infrastructure surrounding the application site.

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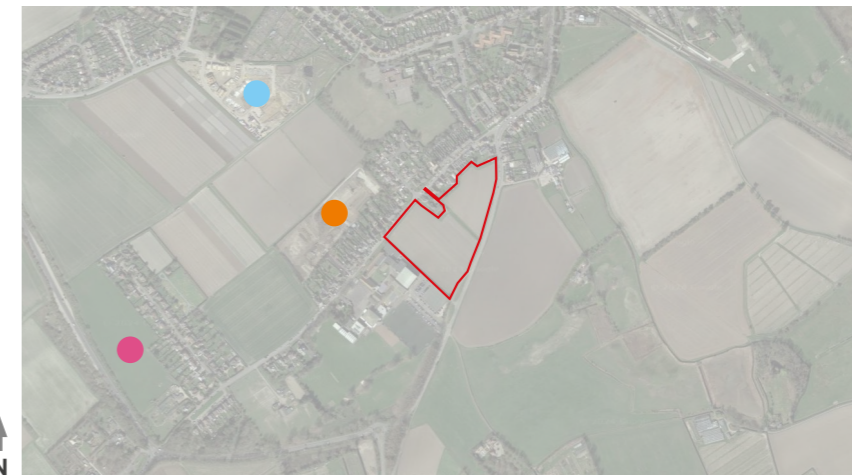
Key

- ⋯ Secondary Roads
- = Train Lines
- Busy Areas
- Train Station
- Bus Stop
- Nursery
- Supermarket
- Shops
- Library
- Church and Cathedral
- Sport and Leisure Centre
- Play Area
- Secondary School
- Primary School
- Hotel
- Pub
- Restaurant

Distances from Site:
 Sandwich Town Centre – 15 min (walking)
 Train Station – 10 min (walking)
 London – 1hr 55 min (train)



APPROVED SITES



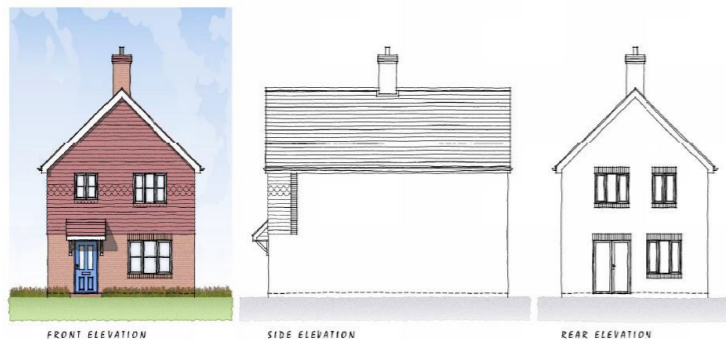
● Woodnesborough Road - Proposed Site Plan



● Rose Nursery, Dover - Proposed Block Plan



● Dover Road, Sandwich - Proposed Site Plan



Proposed Elevations



Illustrative site layout



GROUND FLOOR
PLOT 41



FIRST FLOOR

Example of proposed floor plans

Land east of Woodnesborough Road, 19/00243

» Erection of 120 dwellings, including 36 affordable homes, together with new vehicular and pedestrian access, internal access roads, car parking, landscaping and open space.

Rose Nursery, Dover Road, 21/01309

» Outline application for the erection of 7no. self build plots (all matters reserved)

Dover Road, Sandwich, 18/00681/A

» Erection of 56 dwellings, including 17 affordable homes, single and double garages, new vehicular access, associated parking and landscaping.

Information and architect's drawings obtained from Dover District Council website

LISTED BUILDINGS

Information courtesy of Historic England



Stone Cross House

Grade II (Dated first Listed 22nd April 1976) Entry Number: 1069678

Listing Details : 5275 DOVER ROAD (South-East Side) - Stone Cross House TR 3257 4/257

Exterior : Early C19 building of 2 storeys. Yellow brick, 3 windows 1st floor and 2 ground floor. Flat brick arches to windows, semi-circular arch to doorway. 6 panel fielded door. Shutters on ground floor missing. Slate roof.

Katescott, No. 66, Dover Road

Grade II Listed (Dated first Listed 22nd April 1976) Entry Number: 1343746

Listing Details : 5275 DOVER ROAD (South-East Side) - No 66 (Katescott) TR 3257 4/256

Exterior : Early C19 building of yellow brick, flat arches, glazing bars intact in windows 1st and ground floor. Door 6-panel fielded. Pilasters and overhanging cornice, shutters missing. Slate roof.

No. 62, Dover Road

Grade II Listed (Dated first Listed 22nd April 1976) Entry Number: 1069677

Listing Details : 5275 DOVER ROAD (South-East Side) No 62 TR 3257 4/255

Exterior : Early C19 building with painted brick, 2 sash windows ground and 1st floor 9 inch brick segmental arches. Parapet and tiled roof.

PLANNING CONSTRAINTS

The below information has been gathered from the Dover Council Website and illustrates the most notable Planning Constraints relating to the application site.



Surface Water Flooding Area Map



 Surface water flooding

Information obtained from Dover Council's website shows that the application site falls within the surface water flooding area of Sandwich, as indicated above.



Protected from Flooding Area Map



 Protected from flooding

Information obtained from Dover Council's website shows the protected areas from flooding around the site, as indicated above.



Flood Zones 2 & 3



 Flood Zone 2

 Flood Zone 3

Information obtained from Dover Council's website shows that the site does not fall within a flood zone, however it does lie in close proximity, as indicated above.

(Information obtained from the Dover Council website)

03

Land adjacent to Deal Road, Stonecross

Evaluation

OPPORTUNITIES AND CONSTRAINTS



Opportunities and Constraints Diagram

Not to scale

Opportunities

- » Opportunity to enhance existing landscape buffer and incorporate new trees on site
- » Potential for gardens and green spaces to be orientated towards the south
- » Located in a close proximity to a land that is currently being developed
- » Potential for views of surrounding landscape
- » Close proximity to Sandwich and Deal ensuring easy access to essential amenities

Constraints

- » Application site does not benefit from an existing pedestrian access
- » Views from neighbouring building to be considered
- » Close proximity to listed buildings
- » Part of the site is at risk of surface water flooding

LOCAL HISTORY



The OS map from 1877 shows that site adjacent to Deal Road in Stone Cross was predominantly agricultural, reflecting the rural character of the area.

The application site was used for farming, which was the primary activity in the area.



The OS map published in 1954 does not see a great deal of change for the application site and its locality and residential development has not yet begun along Deal road.



The 1982 OS map shows a large amount of residential development taking place, particularly along Dover road.

Development has also begun along the broader regions of Sandwich.



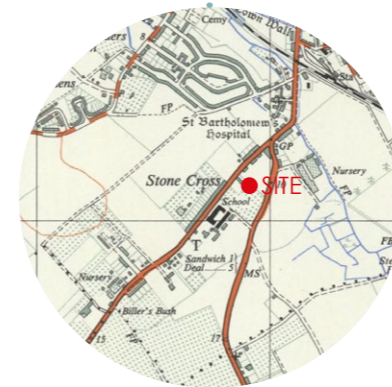
The ordinance survey map from 1938 shows that the site remained a part of Kent's countryside. During that time, the local economy was still heavily reliant on farming, with the surrounding landscape consisting of fields and pastures.

Despite the broader industrial developments across England, Stone Cross retained its agricultural productivity.



The ordinance survey map from 1961 shows that with the arrival of the railway in Sandwich, the site has changed significantly. The new transport infrastructure enhanced connectivity and economic opportunities.

During this time the site was still predominantly used for agricultural activities.



The latest OS map shows that substantial development has taken place over the years and the area to the north of the site is largely residential, with areas of industrial and agricultural use lying mainly to the south.



TREE CONSTRAINTS PLAN

The tree constraints plan has been produced by Invicta Arboriculture and conducted through a series of investigations into the location, quality and category of the trees on site. Key specimens and root protection areas were identified and boundaries concluded outside which construction could not occur in order to best preserve the highest quality trees on site. These areas are highlighted on the following plan.

Refer to Pre-development Tree Survey and Report by Invicta Arboriculture for further details.

Key:

- Cat A Tree
- Cat B Tree
- Cat C Tree
- Cat U Tree
- Canopy Spread
- Root Protection Area



THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place

[National Design Guide]

- Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to pages 8-9 of this document for further details.
- Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.
- Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to pages 26 - 28 of this document for further details.
- Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection. Visibility splays are built into the design ensuring the safe movement of vehicles around the site as well as to and from Deal Road.
- Nature** – Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site and preservation and maintenance of boundary foliage will ensure this.
- Public spaces** – The proposal provides safe, social and inclusive spaces for future residents.
- Uses** – The proposal will provide 45 no. dwellings of a range of sizes. This will be designed in a way that it will be well integrated into the local community of Stonecross.
- Homes and buildings** – The homes and their construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
- Resources** – The development will, where possible, utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as a passive design strategies to effectively drain, insulate and ventilate the homes.
- Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance from the very start. This will sustain the visual attraction of the site, encouraging maintenance by those who dwell in the development. Good, considerate design encourages a sense of ownership both for the community and the scheme and an active use and maintenance of the site.

04

Land adjacent to Deal Road, Stonecross

Design

LAND USE PARAMETER PLAN

The Land Use Parameter Plan is shown adjacent, the site consists of a sport pitch development to South-western boundary of the site, adjacent to this is a Care Home development located along the south east boundary. The rest of the site is made of open space/landscaping as well as the proposed residential development.

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Key

- Proposed Residential Development
- Care Home Development
- Sport pitch
- Open Space/Landscaping
- Ditch



Land Use Parameter Plan

Not to scale

OPEN SPACE PARAMETER PLAN

The Open Space Parameter Plan is shown adjacent.

Boundary planting is shown around the development with retained trees and hedgerows along the western boundary of the site.

↑
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Key

- Open Space
- Sports Pitch
- Proposed Trees
- Ditch



Open Space Parameter Plan

Not to scale

BUILDING HEIGHTS AND DENSITY PARAMETER PLAN

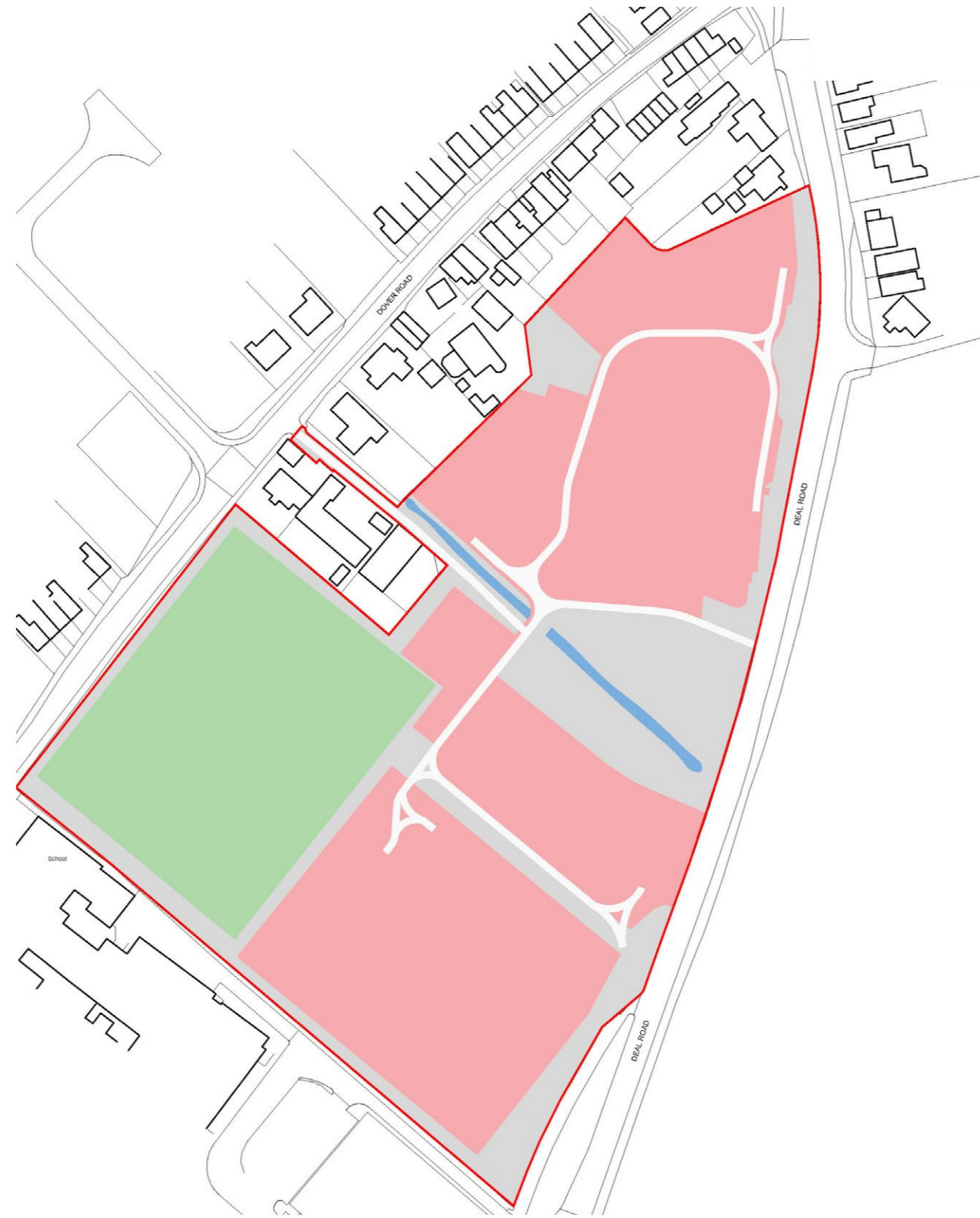
The Building Heights Parameter Plan is shown adjacent, the site has an area of approx. 34,054sqm, with a developable area of approx. 17,957sqm - the proposal is for up to 2-storey dwellings within the developable area.

The proposed density is approx. 25no.dwellings per hectare. in accordance with Dover District Local Plan, the site allocated for an indicative capacity of 60 dwellings in which the proposed development of 45 dwellings falls within this criteria.

↑
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Key

- Up to 2 Storeys & Developable Area (25 Dwellings per hectare)
- Sports Pitch
- Ditch



Building Heights and Density Parameter Plan

Not to scale

ROAD HIERARCHY PARAMETER PLAN

A new access point is proposed from Deal Road, this provides access to the primary vehicle route, subsequently the secondary vehicular routes and the private driveway/ parking. A pedestrian access is also proposed along Deal Road and into the application site, which follows alongside the primary vehicle route.

A secondary access is also indicated on the western boundary of the site, this is used to provide access from Dover Road for pedestrian, cyclists and Emergency vehicle access.



Road Hierarchy Parameter Plan

Not to scale

SITE LAYOUT PLAN

The development is accessed from Deal Road as a single access point, with the access road through an existing field through to a small residential development. The dwellings contribute positively to the architectural landscape and maximise the opportunities presented by their location and surroundings.

The proposed development is for 45 homes in a mix of houses, with designs that reference the surrounding character of the area, incorporating locally found materials and details.

Boundary trees are maintained to ensure the visual impact of the scheme on its surroundings is minimised.

All constraints and opportunities of the site have been considered, highlighting key views, natural features and thoroughfares. The scheme is designed to compliment and best use the features of the site to ensure a well suited and well designed development.

These considerations result in a carefully considered and detailed layout drawing from the opportunities present on the site and mitigating all constraints. This good design ensures an attractive and functional proposition for the site at Deal road.

- ↑
N
- Key
- 1 Relocated vehicular access
 - 2 Green space areas
 - 3 Landscaped buffers
 - 4 Proposed sports pitch
 - 5 Proposed access to care home
 - 6 Proposed site for care home
 - 7 Proposed bridge



Site Layout Plan

Not to scale

ILLUSTRATIVE STREET SCENE A-A



Illustrative Street Scene A-A



Illustrative Street Scene A-A (Continued)

ILLUSTRATIVE STREET SCENES B-B & C-C



Illustrative Street Scene B-B



Illustrative Street Scene C-C

MATERIALS

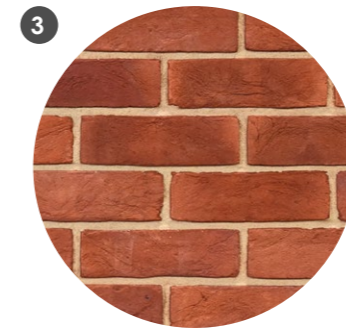
A palette of contemporary materials are proposed, including:



Roof Tile Grey



Roof Tile Red



Red Brick Stock



White Render



White Weatherboarding



White Window Frames



SUSTAINABLE DESIGN AND CONSTRUCTION ASSESSMENT

As an integral part of creating a well designed and attractive development, care must be taken to ensure a sustainable construction and community. This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced and where possible local materials. In addition, focus on issues such as water and energy conservation are integral in the design. The location of the development and its connections to local amenities and transport links contributes further to the sustainability of the proposal.

Materials and Construction

Sustainability must be considered in both building materials and construction process. In order to minimise waste and disruption, steps will be taken to reduce waste and mitigate negative impact on the site and its surroundings. A palette of materials will be derived from the surroundings not only in order to blend the development into the heritage of the area, but also to maximise the use of local materials.

Location and Connection

The site has been assessed to ensure development can promote social incorporation and mobility, strengthening the character of the area. Having public transport links, amenities and services, such as local shops, schools and restaurants a short distance away, ensures that the development will be well equipped to maintain a thriving community as well as offer connection to the nearby shops, schools and services of the surrounding areas.

Water and energy

Minimising energy and water waste will be ensured by the inclusion of preservation features into the design. These will include light and movement sensors for external lights as well as low energy internal lights, good thermal insulation and low water use taps and appliances. Natural light entering the properties will be maximised to reduce reliance on internal lights - reducing energy consumption. As an addition to these proposed methods and built features, infrastructure can be considered to facilitate water butts to collect rainwater for uses such as irrigation of gardens.

Through the good design of the site, it is considered that opportunities will arise to link to green infrastructure and enhance biodiversity. In addition to this, the employment of large green spaces will allow the scheme to endeavour to mitigate against the effects of climate change.



Enhancing Biodiversity

- Creation of a green corridor between green amenity space.
- Increasing no of species planted on site, creating net gain for biodiversity
- Creation of outdoor amenity space for enjoyment and appreciation of natural environment using tools such as nest-boxes and plants that attract butterflies



Energy Efficient Buildings

- Maximising natural light
- Use of mechanical and electrical equipment such as condensing boilers, low energy lighting lamps
- External light fittings will be operated by a daylight sensor and passive infra-red movement detectors to limit light pollution and minimise energy use
- Use of high thermal performance insulation



Photovoltaic Panels

- Utilising roof space with solar PV panels
- Using renewable energy within dwellings, reducing energy bills
- Reduce carbon footprint of development



Embodied Energy

- Use of materials of low embodied energy
- Use of materials from sustainable sources including recycled materials
- Use of non-oil based products
- Ability to re-use and recycle materials at the end of the building life



Reducing Water Consumption

- Dual flush toilets
- Low water use spray or aerated taps
- Water saving white goods
- Installation of water butts



05 Land adjacent to Deal Road, Stonecross

Conclusion

CONCLUSION

This Design and Access Statement accompanies a outline planning application for a residential development comprising of 45no. dwellings, access, parking facilities and suitable landscaping on land adjacent to Deal Road, Stone Cross, Sandwich, Kent.

The provision of 45no. homes split between 1 - 4 bedrooms in size is in accordance with local policy and will aim to deliver a diverse addition to the local community at Stone Cross, Sandwich.

The outline planning application has been informed by a thorough assessment of the existing site context, it is also supported by a series of technical reports.

The intention of the development is to create an integrated and well-designed community which contributes positively to the housing and land supply mix in the local area whilst contributing a suitable and above all sympathetic addition to Stone Cross, Sandwich.

The principle of good design underpins the proposal, as does the aim to enhance the visual character of the site. Particular care and attention have been given from the outset to the setting of the nearby buildings.

The proposals are suitable for the site in terms of land use, amount of development, access, layout and appearance. They represent an exciting opportunity to deliver a new and well-designed addition to Stone Cross, Sandwich, benefit the wider neighbourhood, and sustain a key local amenity asset, continuing to serve the local and wider community.

It is therefore concluded that the proposals are fully supported and acceptable in design and access terms.



ON
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Logan House,
St Andrews Close,
Canterbury,
CT1 2RP

T: 01227 634 334
E: info@onarchitecture.co.uk
W: onarchitecture.co.uk