SOUTH EAST FAVERSHAM HOUSING MANUAL

Swale Borough, Kent

March, 2019

DRAFT
07.03.2019

THE PRINCE'S FOUNDATION

bimby.org.uk

CONTENTS

Aerial photograph of Faversham with the potential development site outlined in red.

INTRODUCTION

The National Planning Policy Framework in England clearly sets out how important it is that local people have a say in the way their communities are physically shaped. It also puts an emphasis on developers having to consult with local communities thoroughly when considering the building of new homes in their area.

Many communities are not against new housing per se, but they are against poor quality house designs that detract from, rather than improve, the beauty of the local area. This is one of the main reasons communities become "NIMBYs".*

The BIMBY (beauty-in-my-back-yard) Housing Manual, created by The Prince's Foundation, is designed to:

- Welcome developers into a community
- Clarify placemaking principles, elevational proportions, materials and standards that the local community expect; and in turn
- Smooth out the planning process so that there is more planning certainty and political support up front for the right kind of development.

Applying elements of the BIMBY toolkit allows the community, the developer and the local authority to collectively envisage appropriate character and place specific principles for the identified site.

Building on the success of construction manuals and pattern books that have helped create some of the most enduring and harmonious places in the UK, this document sets out simple, but specific, drawn and written instructions that:

- Improve design quality in placemaking and architecture
- Give local communities more certainty about the design of local development
- Ensure new designs respond to a local context
- Allow flexibility for style preferences to be taken on board
- Make house types simple and practical for house builders
- Concentrate on placemaking principles and building elevations rather than internal layouts

It achieves this by setting out principles of good placemaking as well as a set of housing, public thoroughfare, and block types that reflect Faversham's individual character and the particular preferences of the community towards each of these.

This manual, more specifically, records the workshop sessions The Prince's Foundation facilitated on behalf of the Duchy of Cornwall using the BIMBY toolkit activities. These sessions included community stakeholder engagement exercises, as well as public drop-in sessions, which allowed members of the community to contribute to the design that would be applied to the local Duchy land should it be developed. The community workshops and public consultations that took place where as follows:

Planning officer scoping mtg	27 April 2018
Open public meeting	09 May 2018
Stakeholder Workshop 1	10 May 2018
Public drop-in workshop	04 June 2018
Stakeholder Workshop 2	18 June 2018

This manual sets out the following information:

Section 1: An analysis of Faversham by the community

Section 2: The essential qualities of the local community and its various assets.

Section 3: A sketch masterplanning exercise undertaken with key stakeholders.

Section 4: Design principles for new development.

Sections 1 and 2 cover the initial community input; Section 3 presents the community study of the site, its possibilities, and its relationship to the existing town; and Section 4 gives recommendations on building types and urban conditions.

Building types preferred by the community form the basis of the architectural recommendations here which are to form the precedent and baseline standard for the Duchy land south of Faversham. Overall, this document's intention is not that of a strict housing code but one that seeks to channel the community's intentions in order to achieve the best outcome.

*Term widely used in the UK for those with a "Not in my backyard" stance on development.

Community members gathered at the Assembly Rooms on 09 May 2018 for the BIMBY workshop

SECTION 1

GETTING TO KNOW THE COMMUNITY

1.1 COMMUNITY SUSTAINABILITY APPRAISAL

BIMBY uses as a starting point a sustainability appraisal which assesses the areas of social, economic, environmental, and built capital through responses from the community. This analysis recognises that true sustainability is not just about quantifying assets in any community but rather, finding out what values really matter to the people in a particular place, and what it is that makes the community coherent and unique.

The Community Sustainability Appraisal presents two elements: the positive assets of the community, and the negative features the community wishes to improve. It is important that any new development actively seeks to build upon and enhance the positives and transform the negatives.

Group discussions were held and the results were consolidated into the table on the following pages.

Any subsequent sustainability appraisal or design and access statement submitted by the developer for planning submission, should reference the material set out here. Moreover, it must show how it specifically proposes to address the points raised. The text found in this appraisal should also be read in conjunction with the maps found in Section 1.2, so that issues raised can be identified in relation to specific places within the community.

Community Sustainability Appraisal, with handwritten notes by community members

NATURAL

POSITIVES

- Situated in the 'Garden of England', surrounded by countryside, farmland, meadows, trees, and shrubs
- Beautiful views from town
- Agricultural land to grow local produce
- Good connections into countryside

NEGATIVES

- Some areas in and around Faversham are overdeveloped
- Threat to Greenbelt and farmland
- Faversham Creek and need to open the bridge
- Poor air quality, especially around busy roads
- Threat of flooding
- Could have better dog walking routes and links to wildlife

SOCIAL

POSITIVES

- Creative arts, music, and local traditions
- Good links to services and green spaces - the countryside is easy to access and safe for walking and cycling
- Selling and other villages on the perimeter of Faversham have a strong sense of community
- Sports clubs, particularly the football club which has the opportunity to grow
- Lots of social clubs for all ages

NEGATIVES

- Education, especially at primary level, is underfunded
- Not enough class integration
- Need more information on demographic surveys and needs assessments
- Bus service finishes early, so prevents evening socialising
- Selling's vibrancy threatened through lack of growth
- Rural crime and anti-social behaviour, often unrecognised
- A2 needs to be made safer for children to cross

FINANCIAL

POSITIVES

- Lots of good local produce and a market with artisans reflecting Kent's food culture
- Strong farming economy
- Shops and businesses in the town centre which are family-oriented and foster community
- Accessible town centre
- Potential for light industrial employment space to the east near Brenley Corner

NEGATIVES

- Farming industry threatened through loss of farmland
- Not enough employment, especially for young people
- Need more investment for local businesses
- Local services have declined over last 30 years

BUILT

POSITIVES

- Interconnected relationship between buildings
- The mixture of historical architecture from different eras
- Opportunity to grow responsibly, sustainably and aesthetically
- Faversham town centre is the right size and walkable
- The Alms Houses cited as being a favourable example of architecture

NEGATIVES

- Town centre starting to suffer with empty shops
- Lack of affordable housing
- Not enough space for start-up businesses
- Not enough provision of homes for elderly people
- Too much on-street parking
- Traffic congestion and air pollution, especially via A2
- Schools oversubscribed

1.2 MAPPING QUALITY OF PLACE

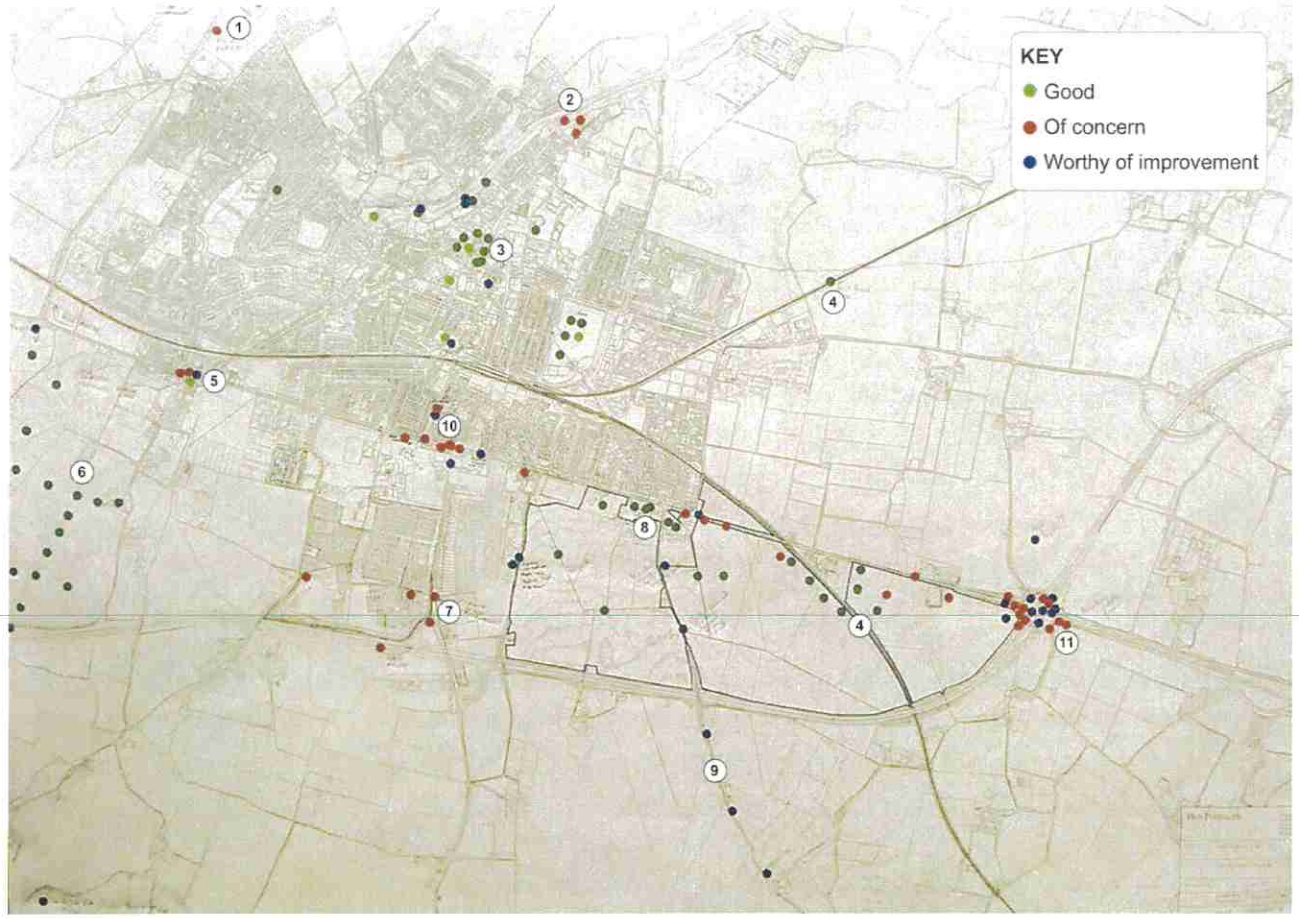
This section reflects the second activity. It shows a simple analysis of where in the town local people feel are the best places (green dots), worst places (red dots), and places which have the potential for improvement (blue dots).

This map should be read in conjunction with the Community Sustainability Appraisal results (preceding pages) to gain a deeper understanding of why the community feels these areas are either lacking or are beloved assets.

Whilst new development may not be appropriate in the areas identified with dots, it is often the case that new development and investment can have a significant, positive impact on the wider area. This can in turn improve the community's perception of new development. For this reason, particular attention should be paid to the blue and red dotted areas, as it is in those places where improvements, if possible, should be made.

SUMMARY OF KEY ELEMENTS

1. HGV depot
2. Faversham Creek
3. Town centre, high street and heritage buildings
4. Railway line
5. A2 congestion and air quality around Ospringe
6. Green corridor to the west
7. M2 Junction 6, routes for HGVs and potential access for new developments
8. Footpath and cycle connections to countryside and town centre
9. Road to Selling
10. A2 congestion and highway improvements
11. Traffic congestion and highway infrastructure around Brenley Corner - M2 Junction 7



Map of Faversham and Duchy land with red dots placed by residents on the 'worst' places and green dots on those they feel are 'best' places.

1.3 EMERGING KEY MESSAGES

The results of the previous two exercises were summarised in the points shown opposite. Any extension to Faversham should address the negatives and respect - and seek to preserve - the positives.

POSITIVES +

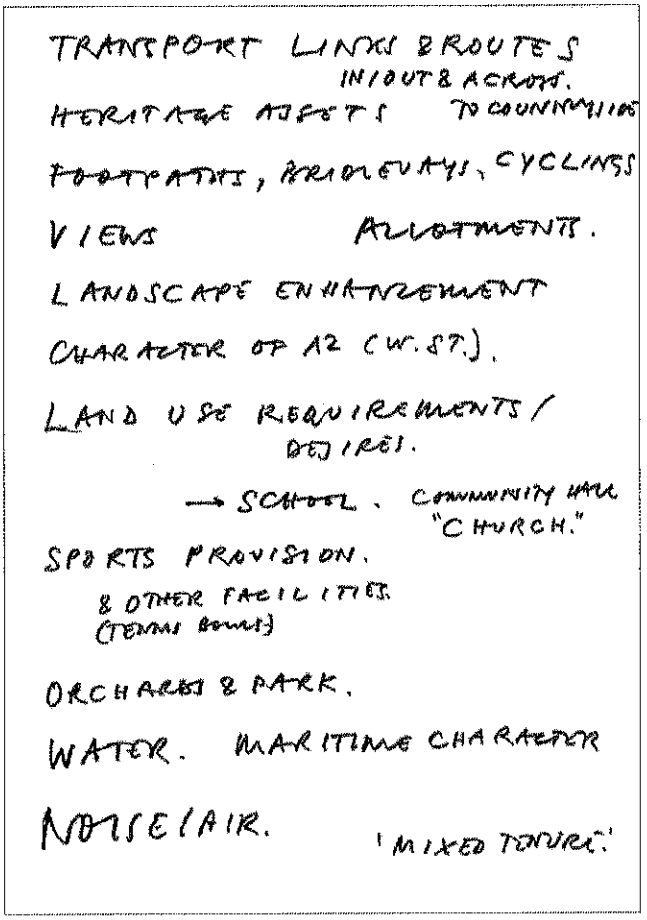
- Heritage assets - both tangible and intangible
- Footpaths, bridleways, and cycling routes
- Views of and access to the countryside
- The activity and produce provided by the allotments
- Character of West Street
- Orchards and parks
- The creek - access to it for recreation and the atmosphere it provides
- Wartime character

NEGATIVES -

- Noise from traffic
- Air pollution from vehicles
- A2 is difficult to cross

OPPORTUNITIES

- Creating further links and routes to the countryside
- Careful consideration of land use
- A new school
- A new community hall or church
- Improvements to and additional sports facilities
- Providing mixed tenure housing
- Improvement and crossings to A2



SECTION 2

PRINCIPLES FOR GOOD DEVELOPMENT

A BIMBY development should integrate seamlessly into the existing settlement, being accessible and connected, so as to enhance the community and reduce unnecessary car use. First, to get an understanding of Faversham's 'walkability', a Walkable Catchment Analysis was done. Then, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis was made to enhance understanding of the site and its contextual relationships.

2.1 WALKABLE CATCHMENT ANALYSIS

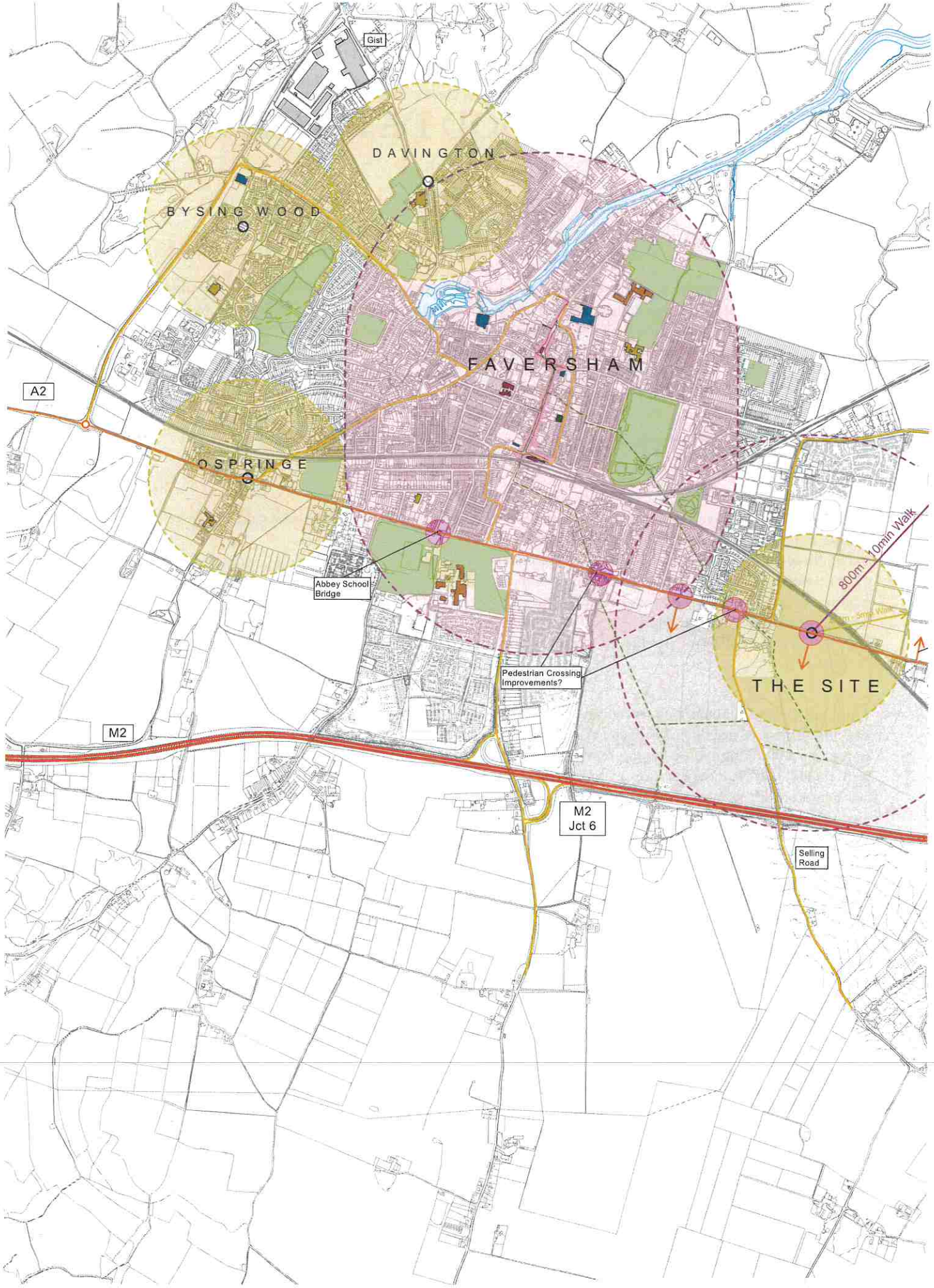
This analysis shows distances from the key community facilities in the area such as local shops, schools, bus stops, and health centres. It also shows the primary and secondary street network and how they relate to the various community facilities. The purpose of this is to ensure that any new development properly takes account of how it can relate and link - by footpaths, cycleways, and streets - to the existing facilities.

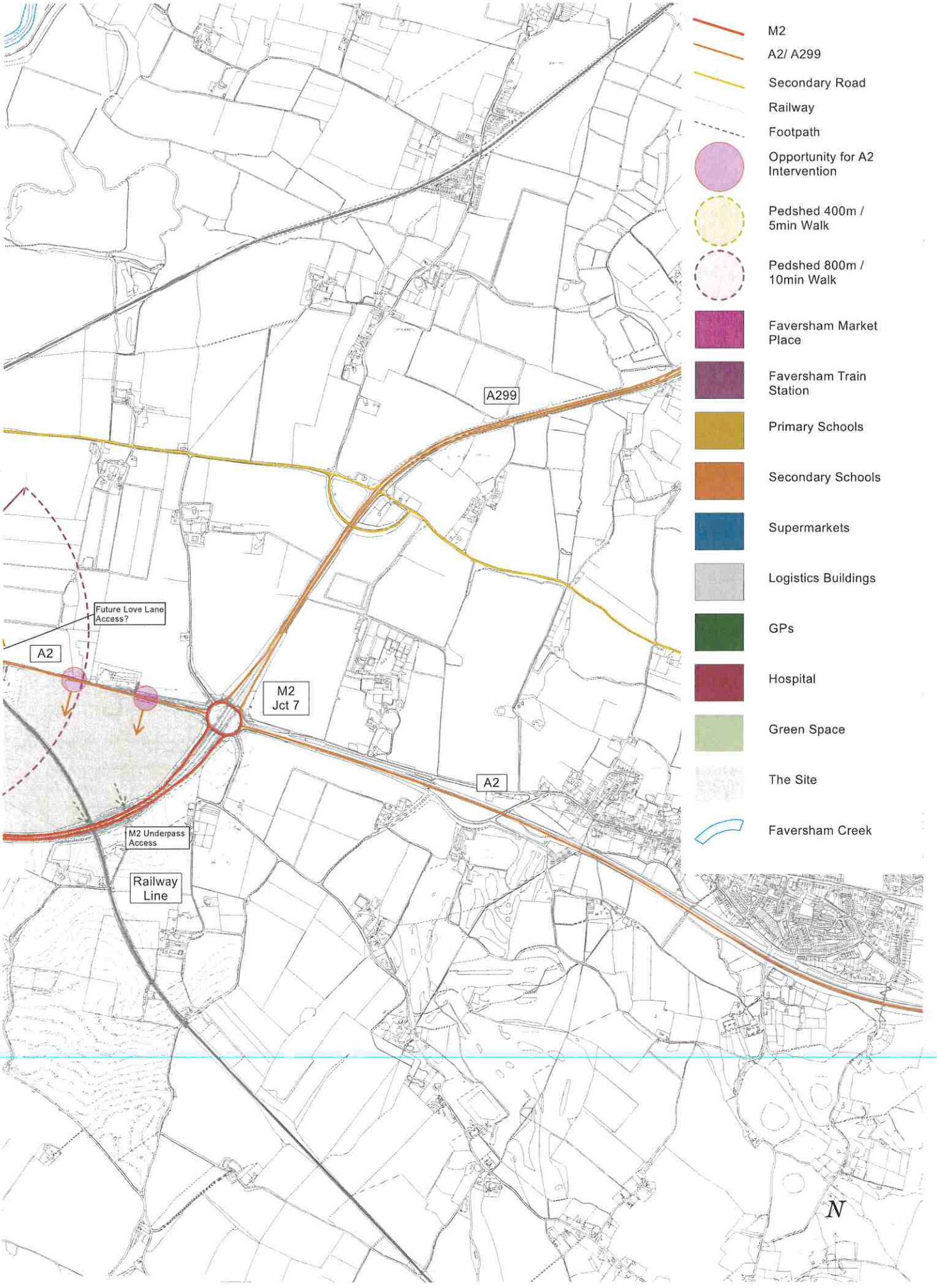
Truly sustainable neighbourhoods encourage walking and cycling between neighbourhoods and discourage the segregation and zoning of uses. For this reason, development plans should show what the distances are from prospective new homes to existing facilities, as well as any new facilities proposed in the development.

The Walkable Catchment Analysis of Faversham (next page) reveals that:

- The majority of amenities exist within a 10-minute walk of the historic centre.
- Three neighbourhoods exist to the north and west of the town centre, each with a primary school and green space, but no other amenities
- The centre of the site under analysis is about a 20min walk from the centre of town
  - The north-west point is about 10 min from the historic centre
  - The eastern point is about 30 min away
- The site is separated from the core of the existing town by the A2/A299
- The site is linked to the town centre by two existing footpaths
- There is an underpass under the M2 to the south of the site

Following page: Consolidated site context plan showing walkable catchments, major access routes, local amenities and green spaces


Gist
DAVINGTON
BYSING WOOD
FAVERSHAM
A2
OSPRINGE
Abbey School Bridge
800m - 10min Walk
Pedestrian Crossing Improvements?
THE SITE
M2
M2 Jct 6
Selling Road

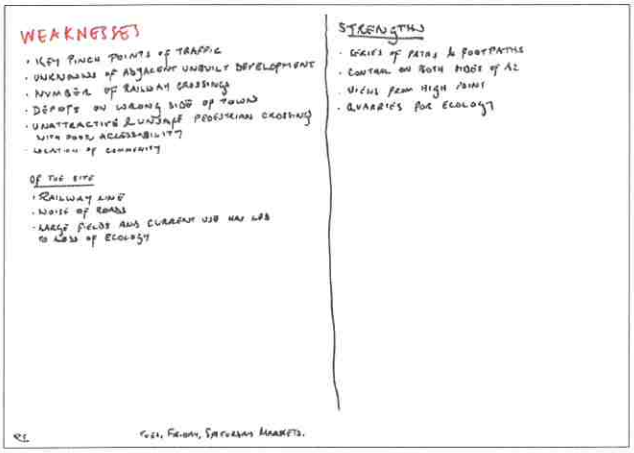

M2
A2/ A299
Secondary Road
Railway
Footpath
Opportunity for A2 Intervention
Pedshed 400m / 5min Walk
Pedshed 800m / 10min Walk
Faversham Market Place
Faversham Train Station
Primary Schools
Secondary Schools
Supermarkets
Logistics Buildings
GPs
Hospital
Green Space
The Site
Faversham Creek
A299
Future Love Lane Access?
A2
M2 Jct 7
A2
M2 Underpass Access
Railway Line
N

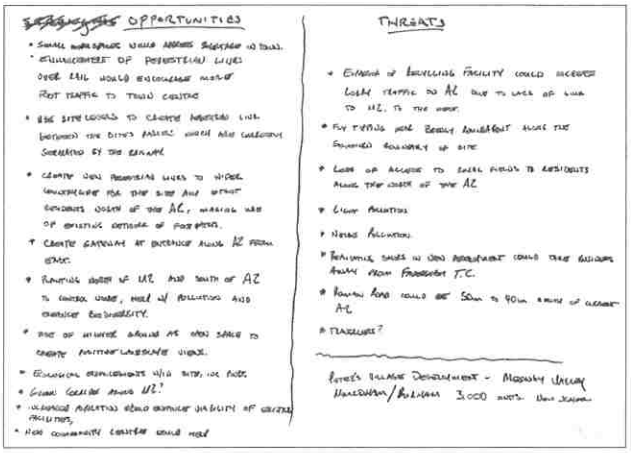
2.2 SWOT ANALYSIS - STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS

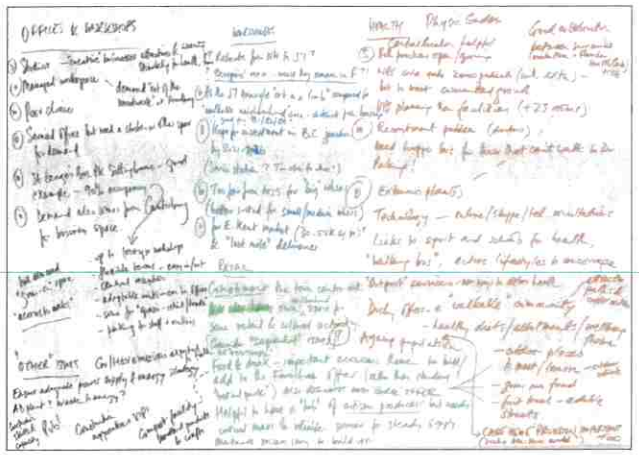
This activity is designed to cover various aspects of the potential development site in relation to its broader context. It also provides a framework through which the community begins to understand what opportunities the site contains and how best to capitalise on them. It begins to look at how a new development might contribute to overcoming issues within neighbouring areas and support Faversham as a whole.

In this SWOT analysis, participants were encouraged to consider, in addition to anything that occurred to them spontaneously:

- Views to and from the site;
- Sensitive natural areas such as hedgerows, existing trees, and natural water features; and
- Existing connections such as roads, cycle routes, and walking paths.







Images: Community members' SWOT Analysis notes and drawings from the workshop

STRENGTHS

- Transport links and routes into and across countryside
- Heritage assets
- Views across landscape
- Ecology mix
- Sports facilities – cricket club and football club
- St George's Business Park in Sittingbourne, a good example of adaptable office space

WEAKNESSES

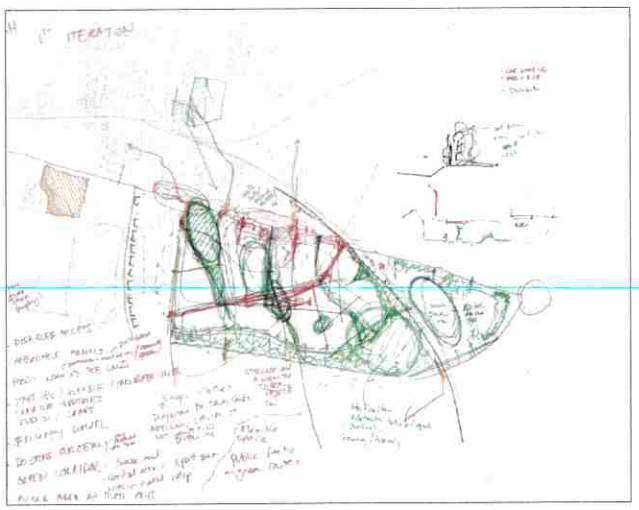
- Proximity to key pinch points of traffic (A2)
- Noise from the busy main roads
- Unattractive and unsafe pedestrian crossings (A2)
- Slightly too far away from town centre at furthest part of site
- Not enough choice for office and employment space

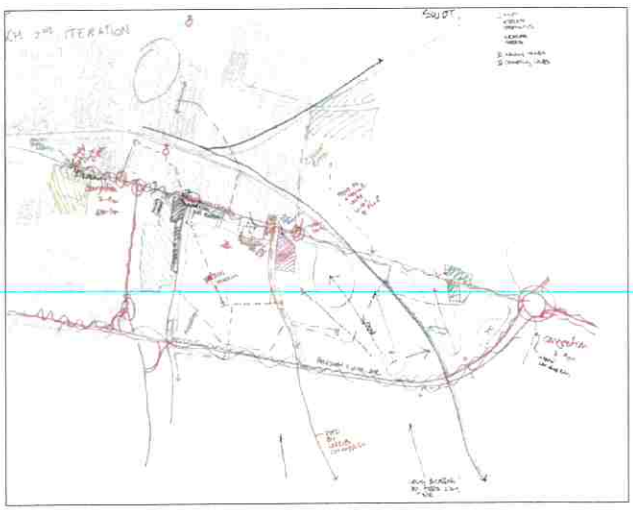
OPPORTUNITIES

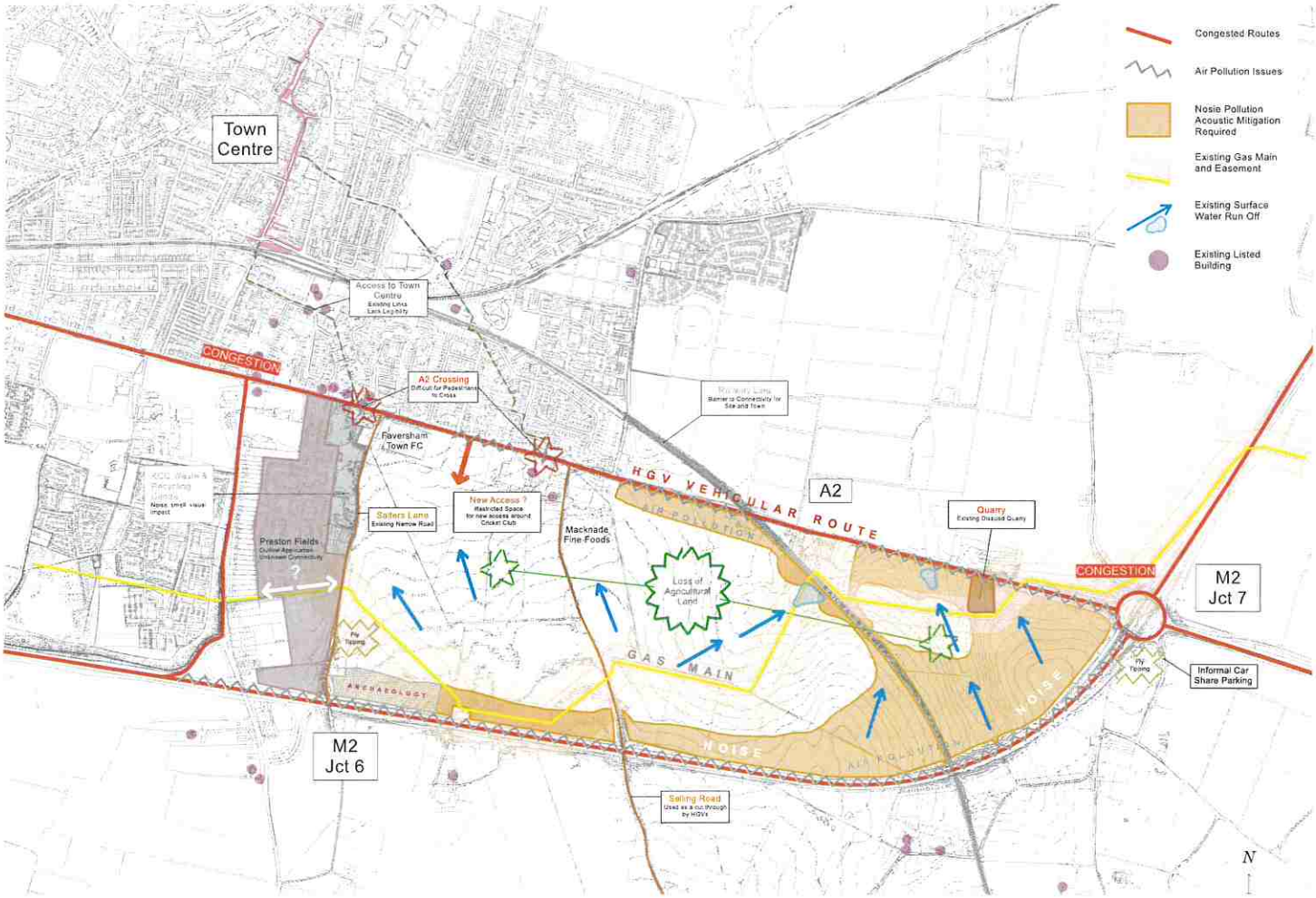
- Work spaces to boost employment and investment
- New and enhanced connections between communities and the town, including over the railway and across the A2, to encourage footfall into town and enjoyment of wider countryside and AONB
- Increase tree planting to act as noise and pollution buffer
- Ecological enhancement across the site to protect and improve biodiversity
- Use of high ground, open space to create landscape views
- Expand and improve cricket and football club
- New services and facilities, medical, educational and social
- Increased population to support existing businesses

THREATS

- Loss of high quality farmland and countryside
- Light and noise pollution to countryside and existing residents
- Traffic congestion/threat to road safety without road improvements on A2
- Expansion of recycling centre could increase large vehicle traffic
- New shops could take business away from the town centre
- Lack of provision of facilities could put further pressure on stretched services in town
- Cumulative impact of several new developments south of A2
- Ageing population, with not enough younger generations staying to work and raise families

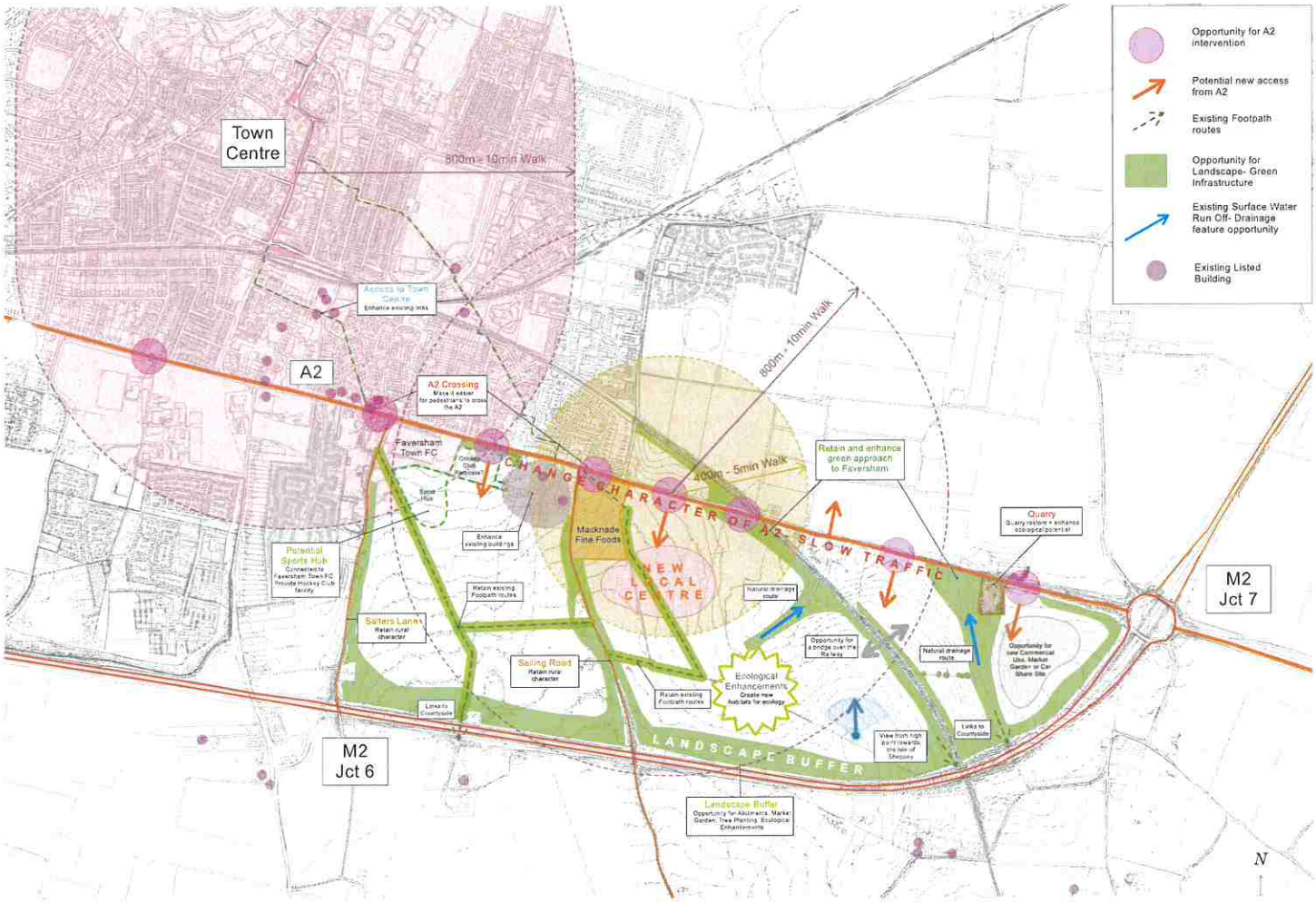






CONSTRAINTS PLAN

The maps above consolidate and illustrate the community SWOT analysis exercise outputs.



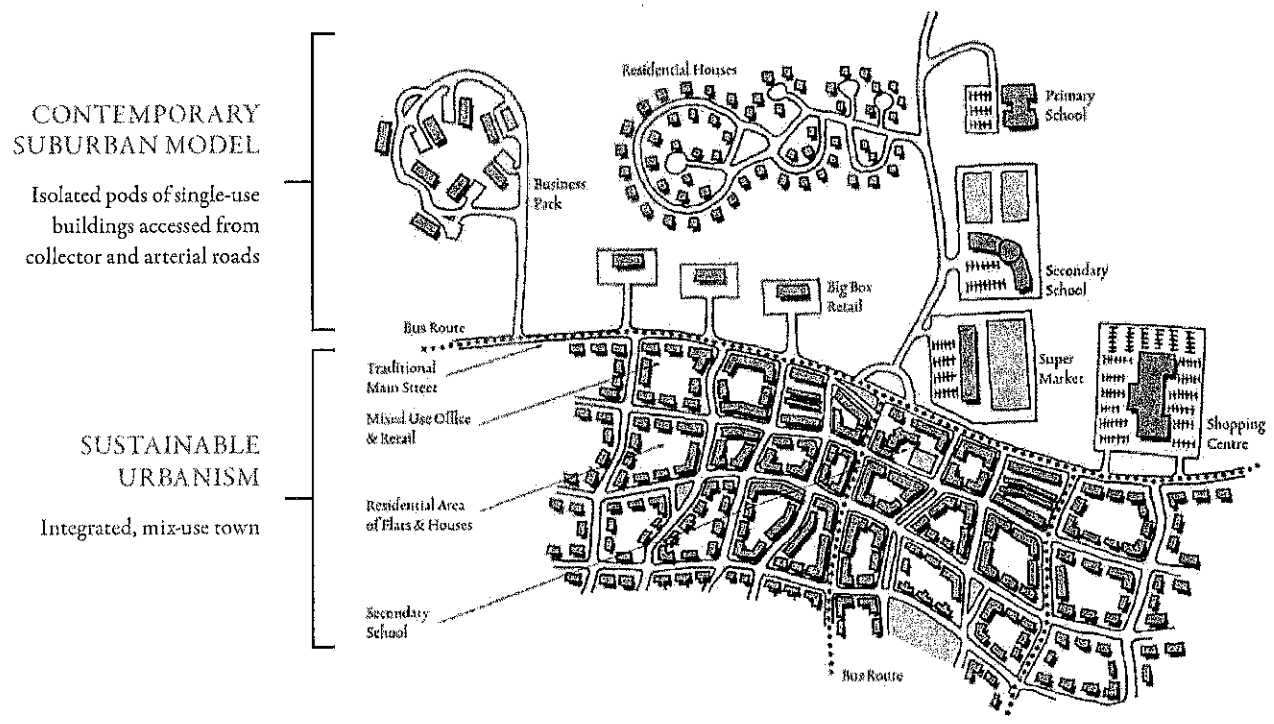
OPPORTUNITIES PLAN

2.3 PRINCIPLES OF GOOD PLACEMAKING

It is important that any new extension to Faversham contributes to the existing sense of place, and is designed to enhance the sense of community and wellbeing.

The 13 design principles on the following pages are intended to guide the design of any new development. It is suggested that any design and access statement submitted as part of a planning application responds to these specific headings to show how the design has applied these principles in practice.

Applying the principles of 'good placemaking' ensures a sustainable design, routed in the context of the locality and responding to its character. Sustainably planned, built, and maintained communities improve quality of life for everyone who is part of them.



Replacing the outdated 'contemporary suburban model' with well integrated mixed-use 'sustainable urbanism' is key to good placemaking.

PRINCIPLES OF GOOD PLACEMAKING

1. PLACE

Design that respects the complex character of a place and takes into consideration its history, geology, transportation links, and its natural landscape.

ENCOURAGES: Individual character and a sense of belonging to a place

DISCOURAGES: Soulless, anonymous development

2. PUBLIC SPACE

A recognition that the design of public areas including 'street furniture', signage, and lighting, is as important as the design of private spaces, and should be designed as part of a harmonious whole.

ENCOURAGES: Harmonious and legible public areas

DISCOURAGES: Visual intrusion and clutter

3. PERMEABILITY

Urban design in which blocks of buildings are fully permeated by an interconnected network.

ENCOURAGES: Ease of access and a greater spread of traffic movement

DISCOURAGES: Inefficient movement and an oppressive sense of impenetrability

4. HIERARCHY

A clear and legible ordering system, which recognises a hierarchy between types of buildings or roads and their individual parts in relation to a whole.

ENCOURAGES: An understanding of the relative significance of parts of a building or town, and easy navigation within each

DISCOURAGES: Confusion and over-reliance of signage

5. LONGEVITY

Design that creates streets and buildings that will cope with a variety of uses during their lifetime.

ENCOURAGES: Design solutions based on examples that have adapted well to change

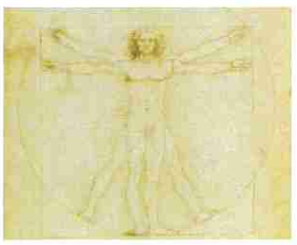
DISCOURAGES: Complex buildings that are specific to current needs

6. VALUE

Design that creates a valuable asset in economic, social, and environmental terms and is built to last.

ENCOURAGES: Long term investment in buildings, towns, and cities

DISCOURAGES: Buildings and places that are likely to drain the resources of future generations to no advantage



7. SCALE

Settlements and buildings which, whatever their size, relate to human proportions.

ENCOURAGES: A relationship between the people and their environment

DISCOURAGES: A feeling of being overwhelmed and alienated

8. HARMONY

Design that sounds its own 'note' and yet blends with the local and natural environment.

ENCOURAGES: Buildings and settlements whose various parts work together and respect the value of the whole

DISCOURAGES: A confused and disparate built environment

9. ENCLOSURE

Design which establishes clear distinctions between town and country, public and private space, thus encouraging appropriate activities within each.

ENCOURAGES: Safe environments and the full and appropriate use of available space

DISCOURAGES: Wasteland and degraded 'no-go' areas

10. MATERIALS

Design that uses materials that are, wherever possible, indigenous, have a natural harmony with the landscape, and which are selected with care to ensure they improve with age and weathering.

ENCOURAGES: Buildings that have a natural resonance with their environment and that can be easily repaired

DISCOURAGES: Long distance travel of material, and buildings with short life spans that look worse with age

11. DECORATION

Design whose decoration not only enhances the quality and beauty of a building, but also helps engender emotional value and personal and cultural relevance.

ENCOURAGES: Local visual identity and interest for pedestrians, as well as potential use of local skills

DISCOURAGES: Functional anonymity

12. CRAFTSMANSHIP

Design whose decoration not only enhances the quality and beauty of a building, but also helps engender emotional value and personal and cultural relevance.

ENCOURAGES: Longevity and the inspiration of generations of potential practitioners of building crafts as an art form

DISCOURAGES: Quick-fix solutions and buildings that rely on assembly only

13. COMMUNITY

The carefully facilitated, early involvement of the local community in order to create places which have a civilizing influence, which meet people's needs, desires, and aspirations, and engender civic pride.

ENCOURAGES: A proactive, holistic approach to planning, with community buy-in

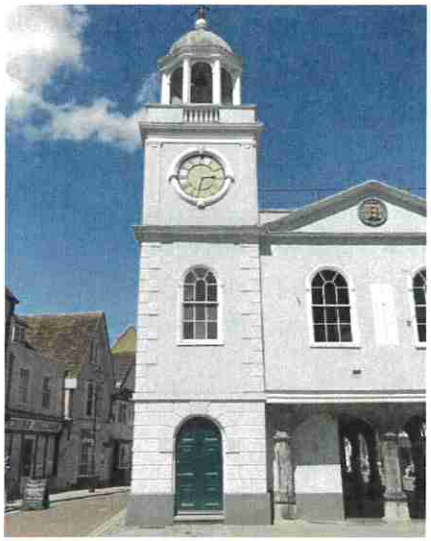
DISCOURAGES: A reactive, piecemeal approach to planning, and a reactionary local community

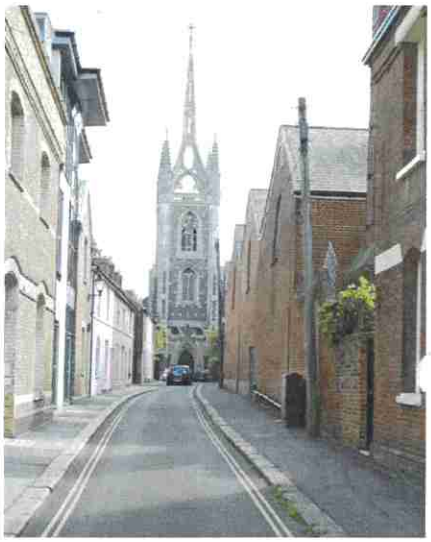
2.4 ESSENTIAL QUALITIES OF PLACE

A key part of the BIMBY Housing Manual is to ensure that new development responds to the specific character of the place in which it is built.

These five essential qualities, prepared using the input of local residents, distil what is special and unique about Faversham and what the community feels should be appreciated when building in the area.

Any new development must demonstrate a tangible response to these qualities and show how they have been incorporated in to the design.



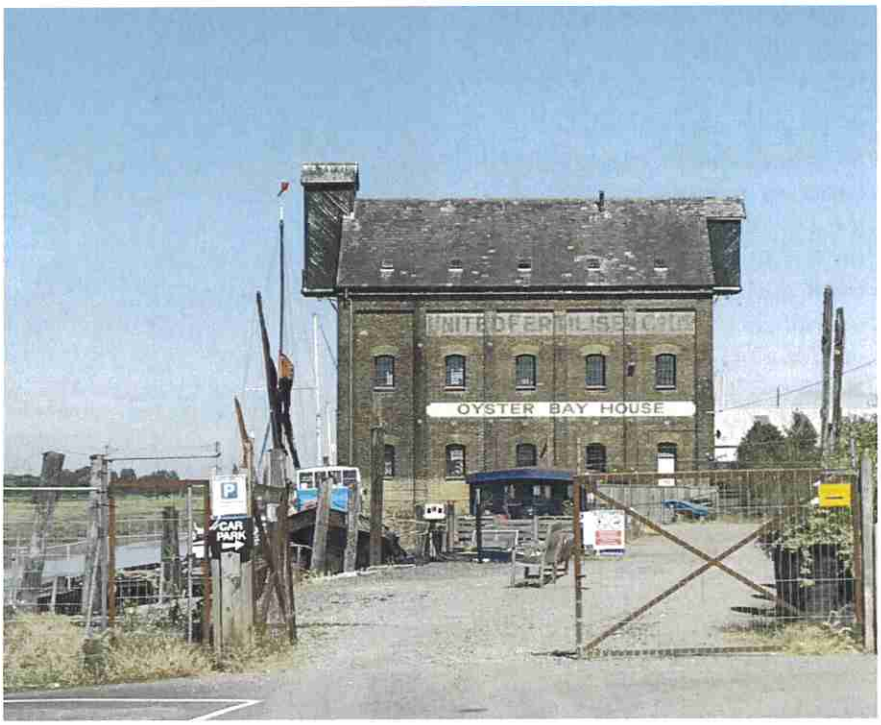


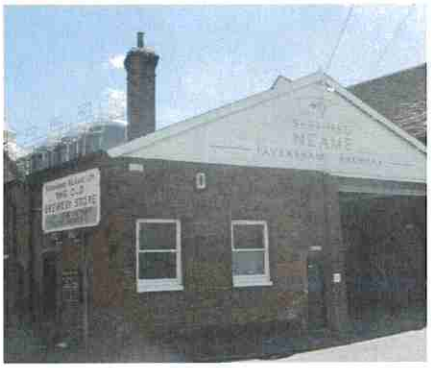
1. HERITAGE & HISTORY

Faversham has a built environment rich in history. The town originated around the 'creek' and has grown organically since Roman times, reflected in its built heritage. The streets, materials and architectural styles demonstrate the various periods of expansion from the historic timber framed buildings along Abbey Street, to fine Georgian buildings and rows of Victorian terraces built from locally made stock bricks. Notable buildings include the Masonic Hall and Guildhall, both Grade II* listed and the Alms-houses.

2. INDUSTRY & RURAL BUSINESS

Faversham has been and continues to be home to a diverse variety of industries and rural businesses. Its 'creek' was once one of the busiest ports in England, the town was also a major centre for brick making, at one point being surrounded by many brick fields. The gunpowder industry is said to have been pioneered in the town and Shepherd Neame have been brewing beer in Faversham since the 17th century. Agriculture and food production have constantly remained important industries in the surrounding landscape. Today the town is home to many smaller independent shops and businesses and has also become popular with commuters heading to London, Canterbury and Ashford.



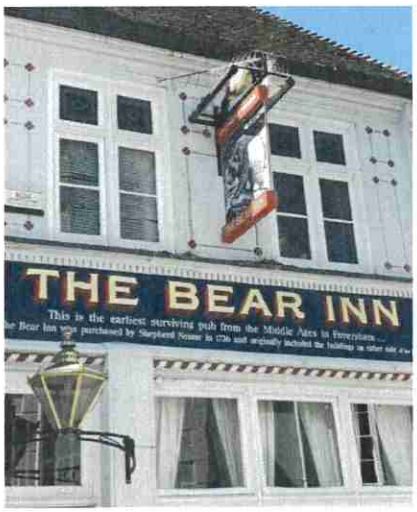


3. LANDSCAPE & ACCESS TO COUNTRYSIDE

Sited between the North Kent Marshes and productive agricultural landscape to the south, Faversham is loved by locals for its accessibility to the surrounding countryside. To the south, the landscape is known for its orchards, hop fields, and recreational opportunities. It is important that any new development retains good physical and visual connections to the surrounding landscape.

4. COMMUNITY & SOCIAL ACTIVITY

Faversham is a market town, with a strong sense of community and an upbeat social scene. There are multiple community organisations within the town which regularly organise events and festivals including the Nautical Festival and the Hop Festival. The town is home to successful sports clubs and has vibrant music and arts scenes. Faversham's thriving market runs three times a week. The town is also a hub for all the surrounding villages.



5. WALKABILITY

The town is pedestrian-friendly due to its compact nature and concentration of services and facilities. This promotes a healthy lifestyle and fosters community spirit. The unique alleys and passageways of Faversham run right across the town in all directions providing shortcuts and peaceful walking routes.

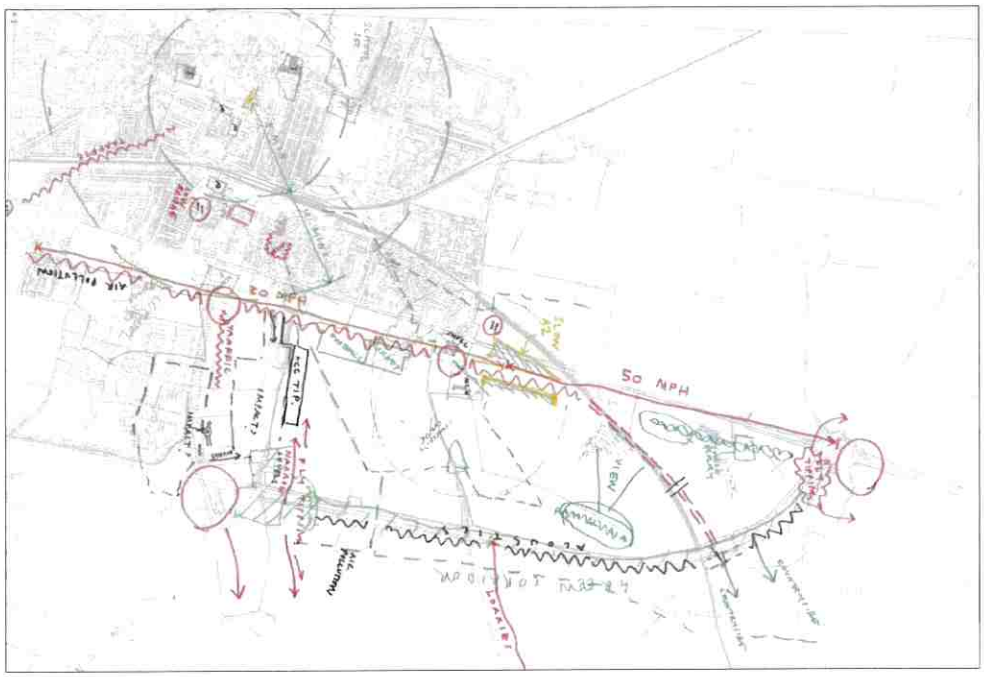
SECTION 3

CONCEPT MASTERPLANNING

This section presents the outcomes of Workshop II, in which the community explored different approaches to the Duchy site. The participants divided up into five groups. Each group looked at the potential development site in plan and, with site constraints in mind, explored how a positive new development may be formed. The results are shown below.

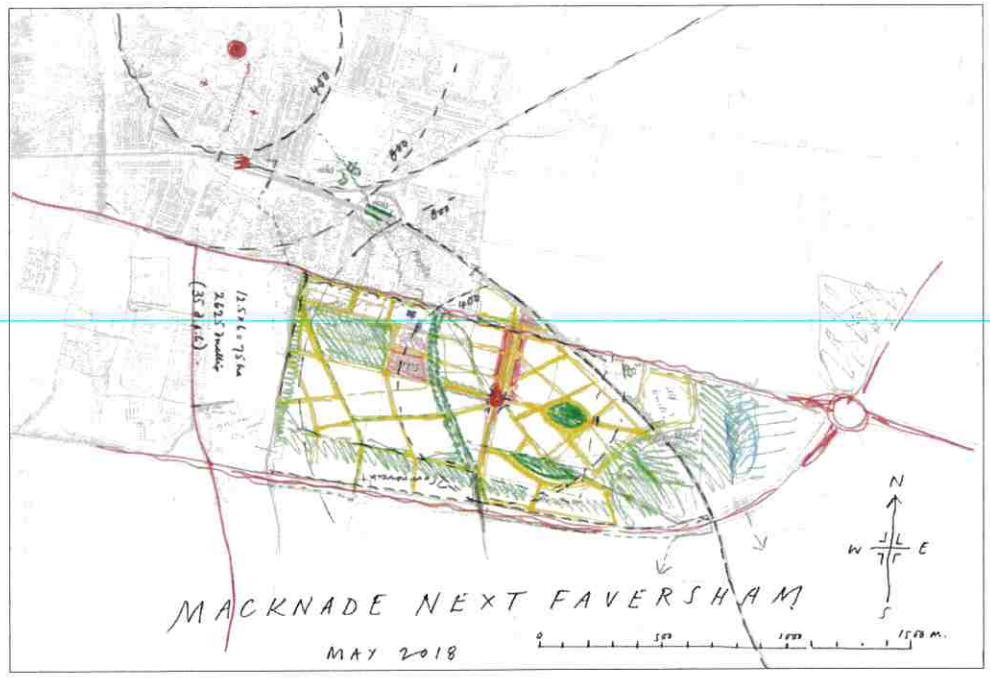
GROUP 1

- Taming the A2 - proposed interventions along its length
- Walkable neighbourhoods and connections to Faversham town centre
- Alternate locations for logistics/light industrial use



GROUP 2

- Retain Salters Lane and Selling Road as rural 'green' lanes
- Locate a new local centre on the A2, connecting to the centre of the site
- Consider a 'planned' network of streets and development



GROUP 3

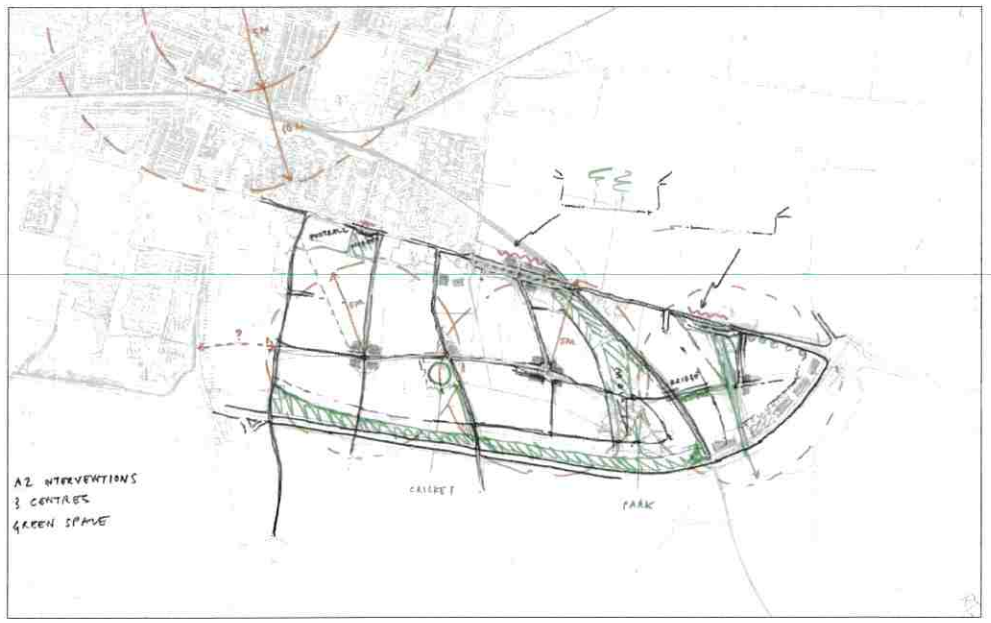
- Landscape-led: create 'green' south-easterly routes connecting the town and countryside
- New public park around view opportunity to the Isle of Sheppey, connected to linear park along M2 boundary
- Landscape opportunities for the eastern-most parcel

GROUP 4

- Activity to the A2, including relocation of Faversham Cricket Club to allow for a western access point
- Consider link from A2 to Salters Lane and potential connection to A251
- Proposed earth form to take advantage of views towards the Isle of Sheppey

GROUP 5

- 3 local centres across the development
- Commercial buildings to the eastern parcel to act as an acoustic buffer
- Potential bridge connection over the railway line.



3.1 EMERGING KEY PRINCIPLES

The principles and design ideas which emerged from the community masterplanning exercise were integrated into the above concept masterplan. The plans on the following pages highlight the landscape and movement features of this scheme.

These plans specifically reflect the information and discussions held at the time of the workshop. It is important to note that understanding of the site and local requirements will grow and evolve over time. These plan, therefore, should not be read as a concrete development proposal, but rather the result of the brainstorming exercise. There are no plans at this point, for example, to move the cricket club and pitch.

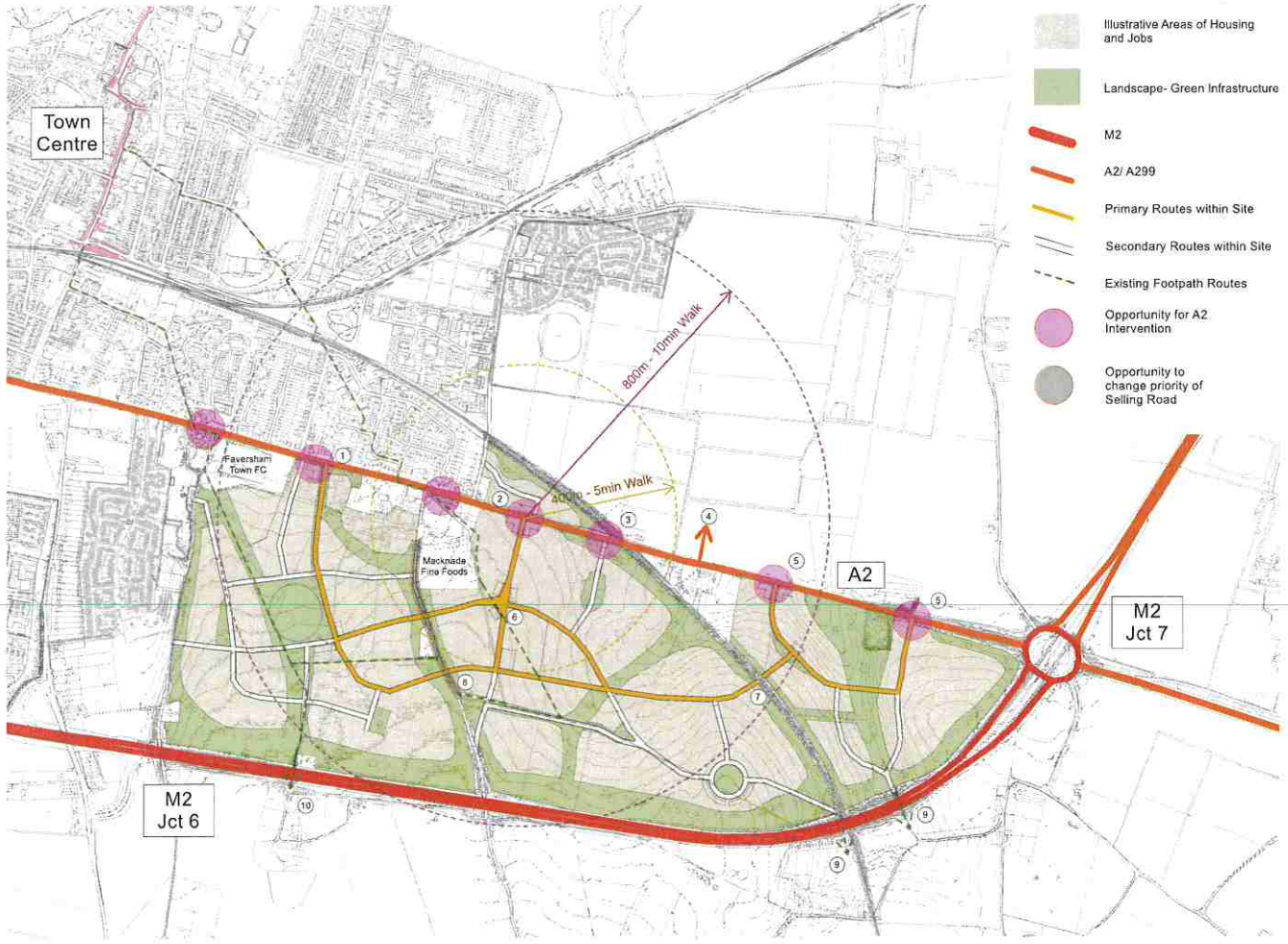
KEY CONCEPT DESIGN ELEMENTS:

1. Potential new access at Cricket Club
2. Potential new central access and development to both sides of A2 to slow traffic
3. A mixed-use local centre
4. Potential primary school site located centrally to encourage walking to school
5. New public viewpoint beacon at most elevated portion of site looking towards the Isle of Sheppey
6. Potential new location for Cricket Club *(subsequent correspondence with Club members has now confirmed this location is unlikely)*
7. Potential 'sports hub' site with training and hockey facilities
8. Potential railway crossing point
9. Eastern village local centre
10. Use to be explored for eastern-most point - potential commercial or market garden use
11. Strategic landscape acoustic buffer along M2 including, opportunities for new ecological habitats
12. Network of linked green spaces for people and wildlife: green infrastructure providing new habitats, sustainable drainage, public open spaces, orchards and opportunities for growing food
13. New footpath links to countryside south of the M2
14. Maintain existing footpath link to countryside south of the M2

3.2 TRANSPORT, ACCESS, & MOVEMENT PRINCIPLES

The primary aims of the scheme regarding transport and movement are to change character of A2 through new interventions so that it becomes a connection rather than a division; create walkable neighbourhoods where services and facilities can be accessed without requiring a car; and provide a legible network of streets and paths making it easy to move around and access the town and surrounding countryside. This movement plan shows:

1. Potential new access at Cricket Club
2. Potential new central access, development to both sides of A2 to slow traffic
3. Potential new access by Railway bridge
4. Potential future link to Love Lane
5. Potential new access points into the eastern end of the site
6. Local centre, accessible within a 10-min walk for the majority of the site
7. Potential railway crossing point
8. Potential to change priority of Selling Road
9. New footpath links to countryside south of the M2
10. Existing footpath link to countryside south of the M2



3.3 LANDSCAPE & AMENITY SPACE PRINCIPLES

The landscaping aims comprise integrating and enhancing the existing landscape with new features that accommodate key views, sustainable drainage, ecological habitat, and food growing and provide routes for walking and cycling from Faversham to the wider countryside. The plan shows:

1. Potential to create a 'green approach' to Faversham from the east
2. Potential new access at Cricket Club could retain existing green character
3. Selling Road - retain character as a green rural lane
4. Salter's Lane - retain character as a green rural lane
5. Existing green edge to railway retained and enhanced
6. Retain and enhance existing ecological habitat within former quarry
7. Potential location for Cricket Club *(subsequent correspondence with Club members has now confirmed this location is unlikely)*
8. Potential sports hub site, training and hockey facilities
9. Network of linked green spaces for people and wildlife; green infrastructure providing new habitats, sustainable drainage, public open spaces, orchards and opportunities for growing food
10. Provision of 'pocket parks', greens and squares throughout the areas of housing
11. Opportunities for street tree and avenue planting throughout
12. Strategic landscape buffer along M2 including opportunities for creating new ecological habitats
13. New public viewpoint on most elevated portion of site looking towards the Isle of Sheppey
14. New footpath links to countryside south of the M2
15. Existing footpath link to countryside south of the M2

SECTION 4

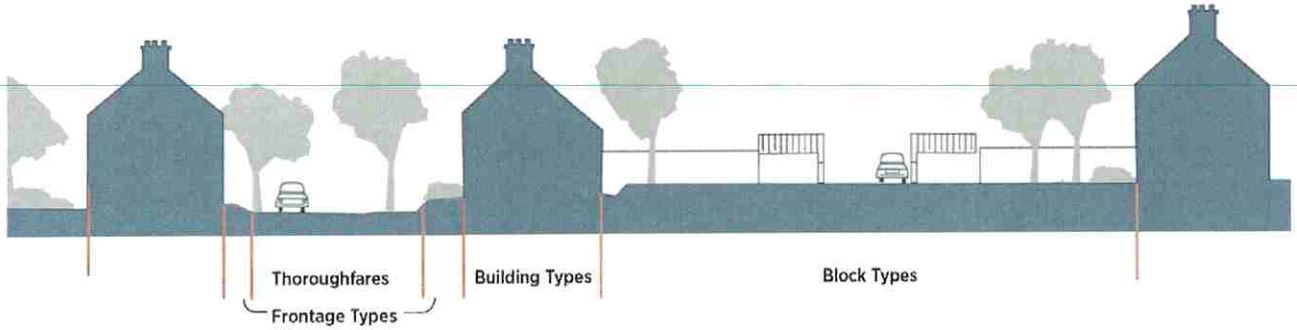
DESIGNING FOR FAVERSHAM

In this section of the BIMBY manual basic urban design elements are presented which have a great effect on the public realm: blocks, street types, and frontages. Local building types as preferred by the community are then discussed. Finally, general guidance is given on proportion, hierarchy, embellishment and materials for different building types in order to establish standards and precedents for development.

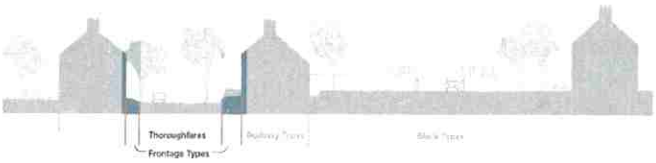
Several of these elements were not covered during the community consultation, and therefore the sections have been moved to the appendix until they can be sufficiently addressed. The following pages include the outcomes of Workshop II, in which the community explored building types, urban conditions, and character areas they preferred and felt were most appropriate for the locale.

The index coordinator (below) is used at each section to show the specific part of the urban block under analysis. Generally, each section begins with basic design guidance for the element under discussion. The principles are then applied specifically, in relation to Faversham and the site considered for development.

The sections are as follows:



Index Coordinator - generic street cross-section illustrating the urban elements discussed



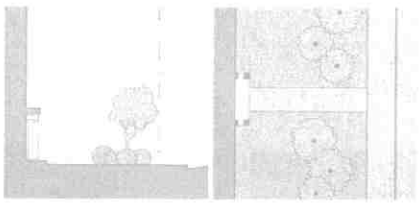
4.1 PRIVATE FRONTAGES BOUNDARY TREATMENTS AND SETBACKS

Private frontage is the area between the building and the front plot boundary line. The way this area is designed is important because it dictates how the building is perceived from the street and therefore what effect it has on the pedestrian.

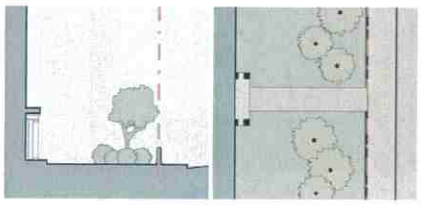
The variables of private frontage are: the depth of the setback; landscaping; and the combination of architectural elements, such as arcades, railings, bay windows, balconies and walls. These elements must be held to specific standards because of their influence on the public realm.

The types suitable for Faversham are highlighted below and defined on the following page.

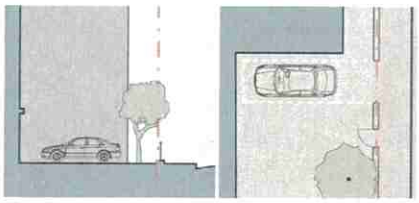
Front garden



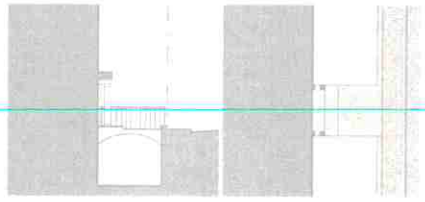
Front garden with boundary



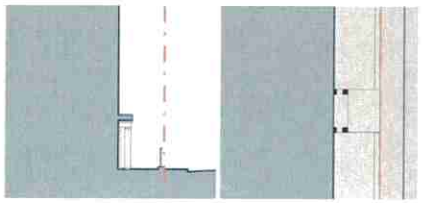
Front courtyard



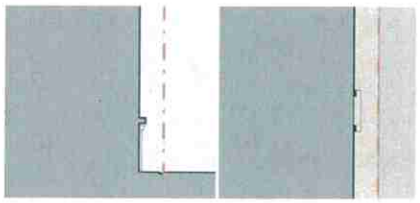
Basement lightwell



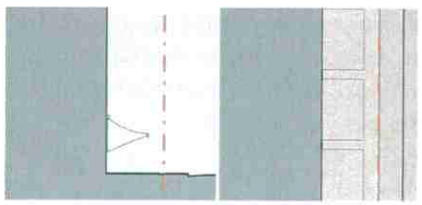
Front strip with boundary



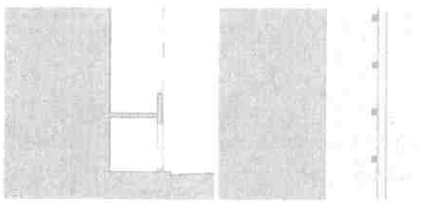
Front strip



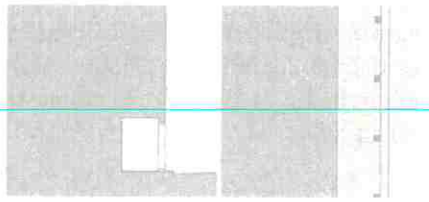
Shop front and awning



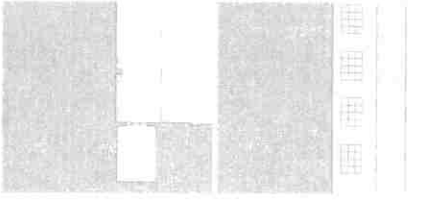
Colonnade



Arcade

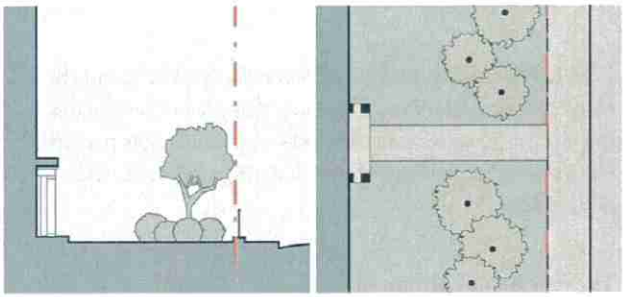


Paved basement lightwell



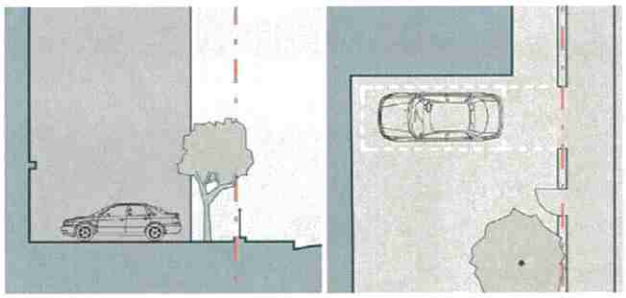
1. Front Garden with Boundary

To reflect Madley's rural nature, front gardens may be relatively deep. They should have a low wall, low wall with railing, or hedge situated on or near the front plot line, creating a boundary between the footpath and the garden. The front garden should have a depth of 4-10m.



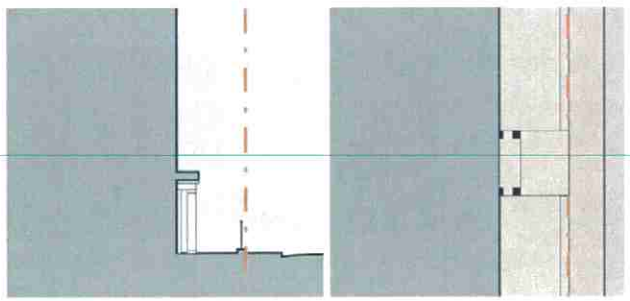
2. Front Courtyard

A courtyard can be created at a building frontage, and partially planted, partially used for parking. A railing, hedge, or wall may delineate or partially delineate the plot. Large trees within the courtyard may overhang the pavement. The front courtyard should have a depth of 6-8m.



3. Front Strip with Boundary

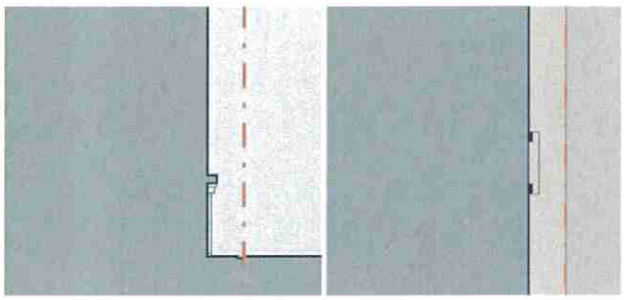
A narrow strip of landscaping shall separate the building edge and the plot line. The plot line shall be delineated by a railing, hedge, or low wall. The front strip should have a depth of 2-4m.



Local examples of the frontage conditions described left:

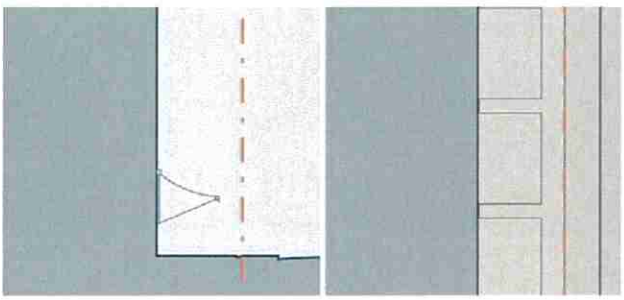
4. Front Strip

A narrow strip of land shall separate the building edge from the plot line. This may be planted, or paved in a material differing from the footpath (such as rounded cobblestones). The finished ground level floor shall be accessible from pavement level. The front strip should have a depth of 0.6-1.5m.



5. Shopfront (& Awning)

The building line shall be situated close to the plot line with the building entrance at the pavement level, and shall be used primarily for retail. There shall be substantial glazing at ground level and there may be an awning which partially covers the pavement. The shopfront and awning should have a depth of 2-3m.

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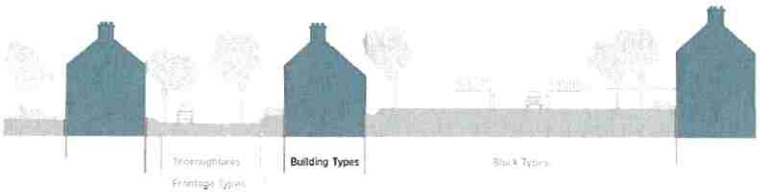


4.2 BUILDING TYPES

This section sets out guidance for what building types are appropriate for an extension to Faversham, as decided during the BIMBY workshops. As an introduction, it provides a building types matrix (following page) which lists the most common building types and gives examples of each in varying stages of formality.

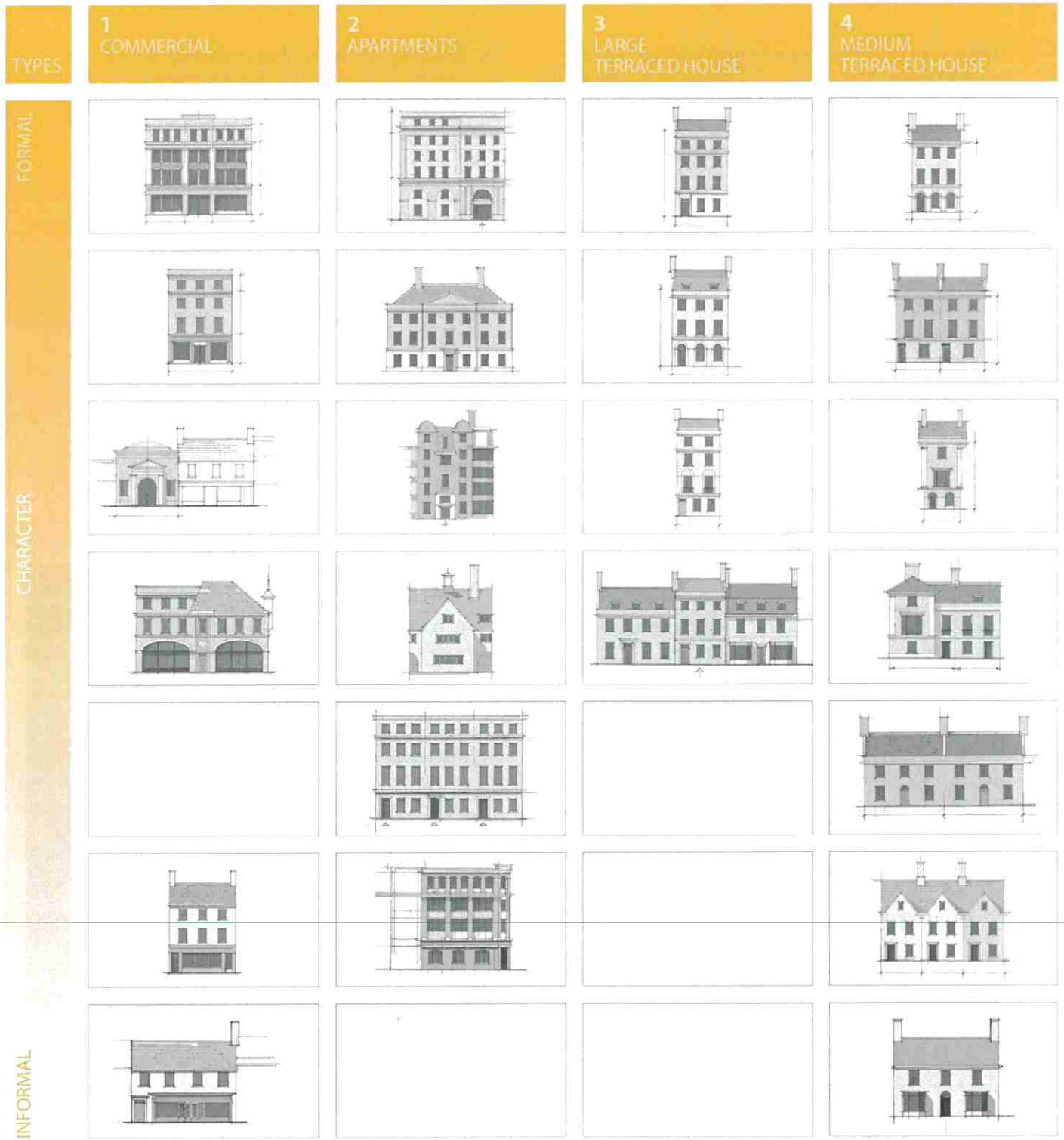
The subsequent pages present the building types identified in the workshop as particularly well-liked and describes the ways in which they are locally distinct and suited to Faversham. These include:

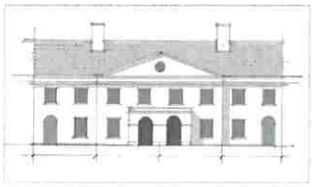
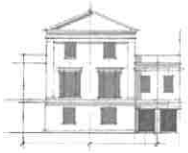
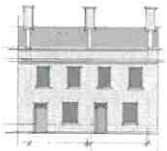
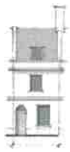
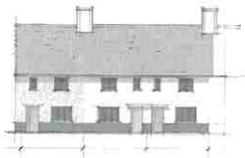
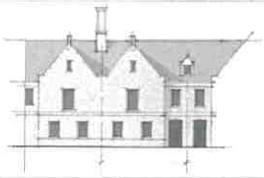
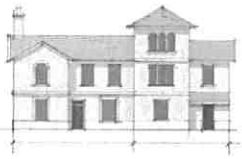
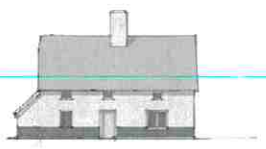
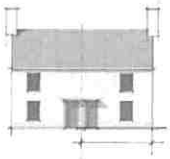
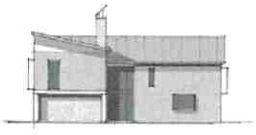
- Civic
- Commercial
- 'Industrial warehouse'
- 'Industrial creek'
- Villas
- Narrow and wide-fronted residences

The designs for specific buildings within a proposed development should take guidance from the precedents included here in order to maintain the special character of Faversham's built environment.

BUILDING TYPES MATRIX

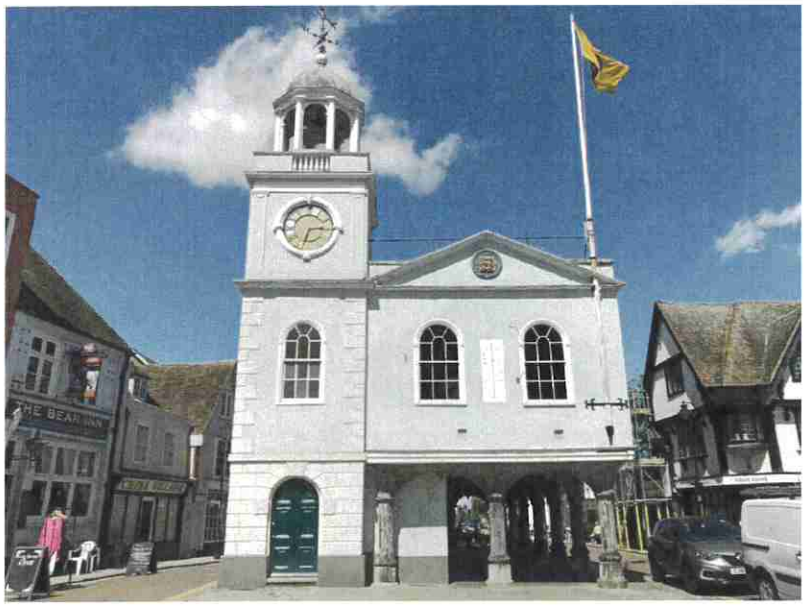
Generic building matrix illustrating typical spectrum of building types in varying levels of formality. Design and detailing will vary according to location - the following pages provide Faversham-based examples of the various types.

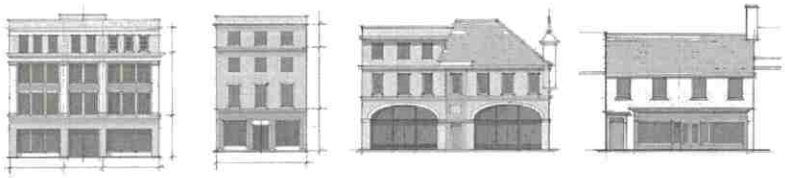


5 SMALL TERRACED HOUSE	6 PAIRED VILLAS	7 DETACHED HOUSE	8 MEWS
			
			
			
			
			
			
			

CIVIC

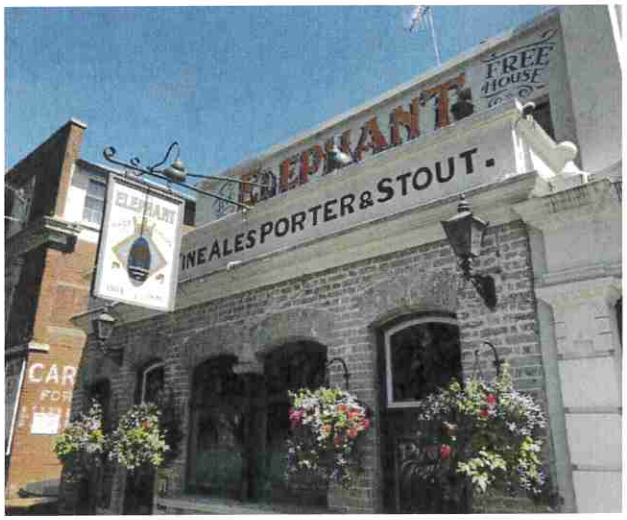
Civic buildings, including town halls, schools, and churches are usually more prominent and individual than other building types, reflecting their public use and rarer instances throughout a settlement. In Faversham, they do not exceed three storeys, but usually have a larger footprint than other types.

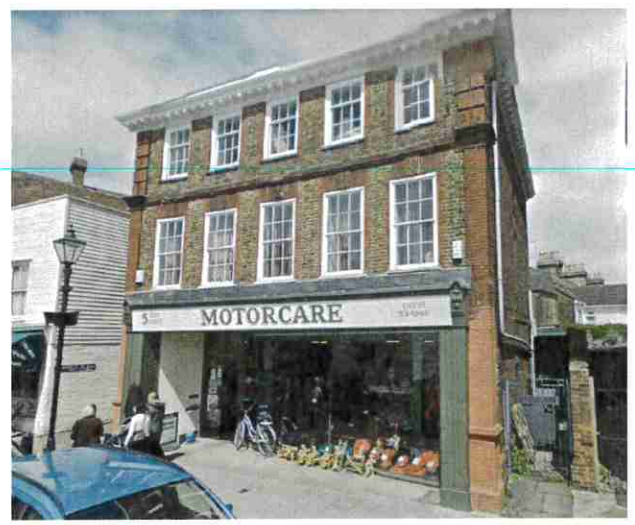




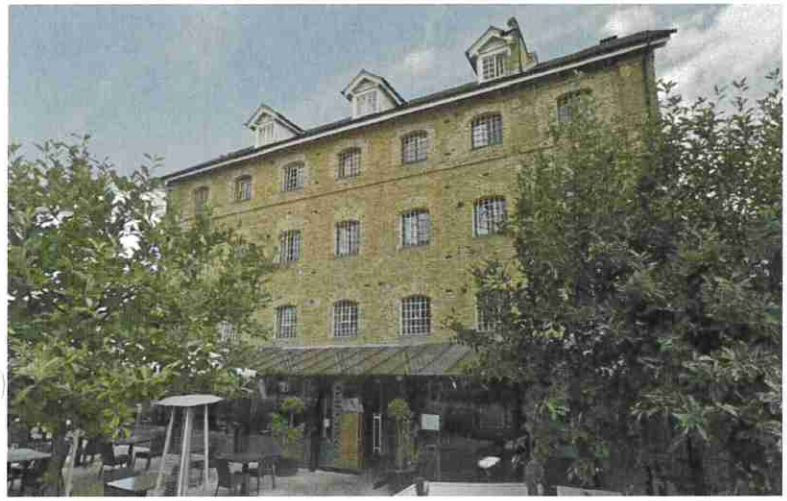
COMMERCIAL

Many of the commercial units in Faversham are domestic in scale and have simple pilasters with a large frieze allowing for signage. Materials, colours, and style of the buildings vary substantially. Some are mixed use, with accommodation above. Hand-painted signage creates an independent and characterful quality.





COMMERCIAL cont.

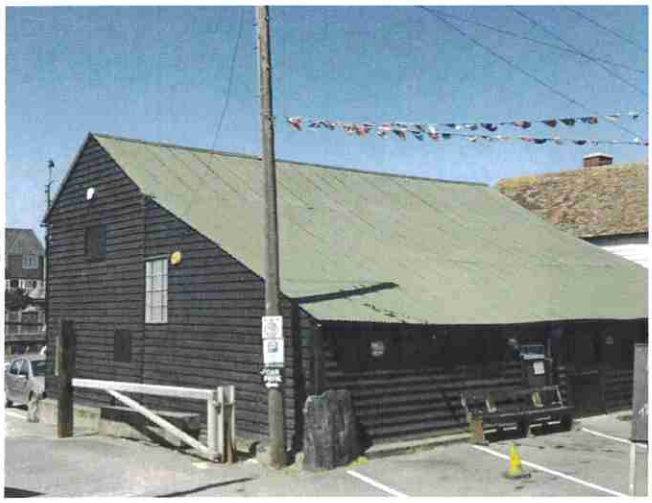


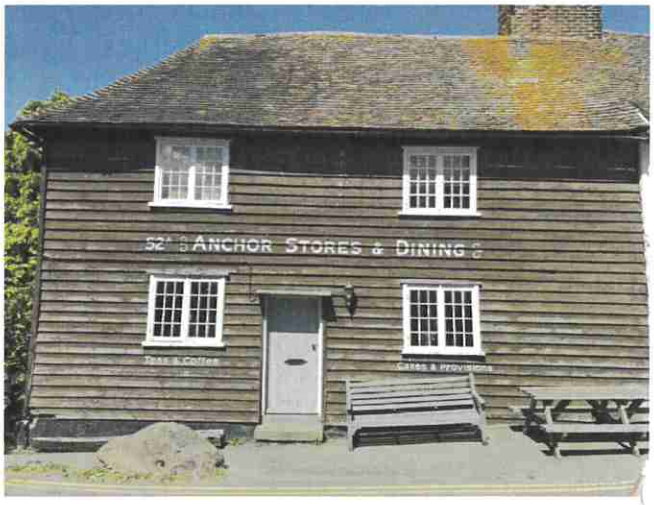
INDUSTRIAL WAREHOUSE

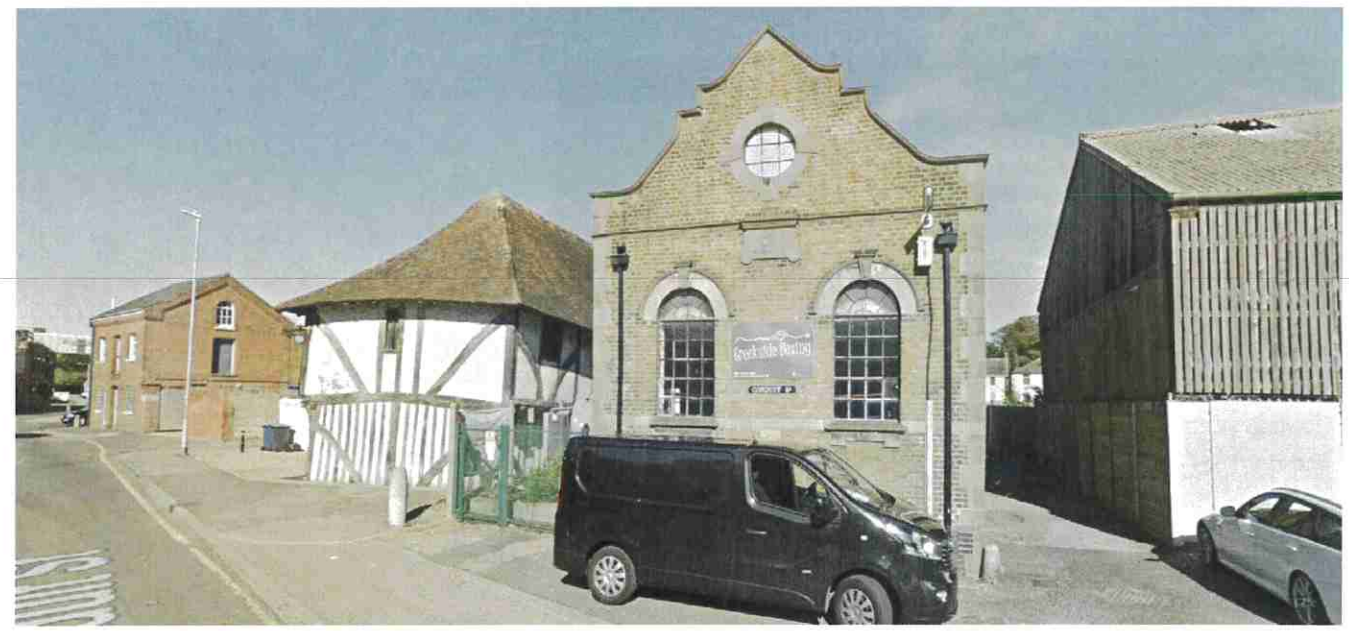
There are a number of large warehouse buildings in Faversham, typically associated with the brewery. This building type is well-suited to a contemporary use as a flat block development. Storey heights range from one and a half to four and a half.

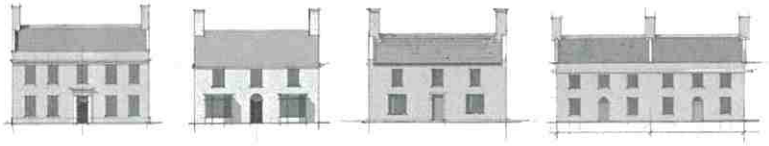
INDUSTRIAL CREEK

The creek has a range of small scale industrial buildings suitable for commercial and mixed commercial-residential uses. All are two storeys. These buildings and their materials may serve as characterful precedents for more utilitarian buildings.





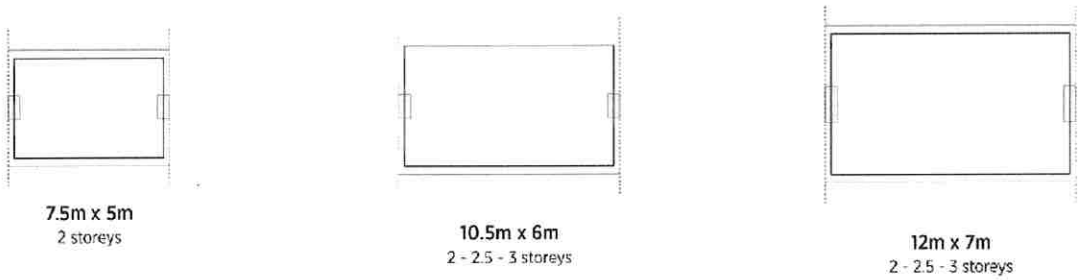




WIDE FRONT

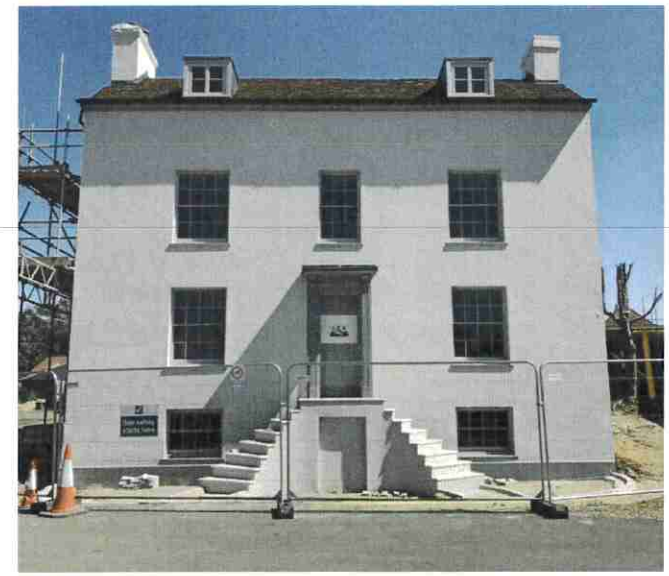
Faversham also has many 'wide-fronted' properties. These are generally larger houses than the narrow fronts and have their main entrance on the centre of the wide facade. They exist both in terrace arrangements and as detached dwellings. Storey heights are usually two, two and a half, and three storeys. They generally have excellent day lighting ratios and the relationship between house and garden is typically more generous.

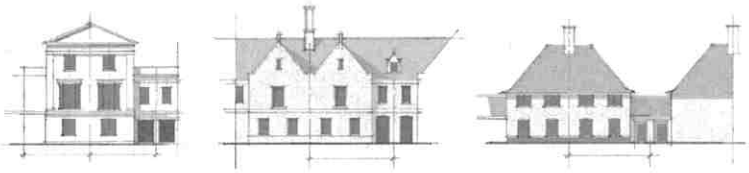
As single occupancy dwellings they generate lower densities and are therefore more commonly found in smaller towns or suburban fringes, villages, and rural locations. The larger examples, however, can be designed as or converted to multiple occupancy dwellings. These are especially suitable for environments such as Faversham, that may benefit from multiple occupancy dwellings, but not be dense and urban enough for large apartment buildings.



Typical footprints of wide front houses

Below and opposite: Popular wide front houses in Faversham





VILLAS

A varied mix of large and medium-sized villas exist in Faversham. These are typically detached or paired, have a moderate setback and rear garden. Storey heights include two, two and a half, and three storeys. Paired villas are a late 18th/early 19th century modification of the typical terrace plan. Side doors and stairs allow for more generous accommodation within the building and create a greater sense of privacy for owners. Villas create a more irregular street scene than uniform terrace housing and are suitable for more suburban, medium-low density areas.

Typical footprints of paired villas

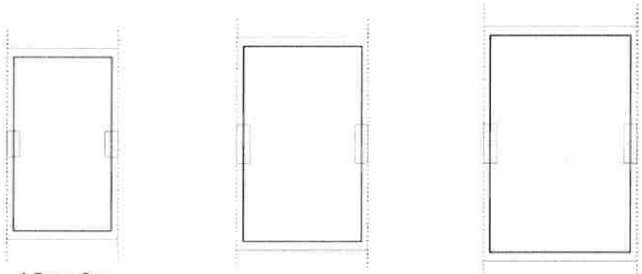
Above and opposite: popular villa-type houses in Faversham.

NARROW FRONT

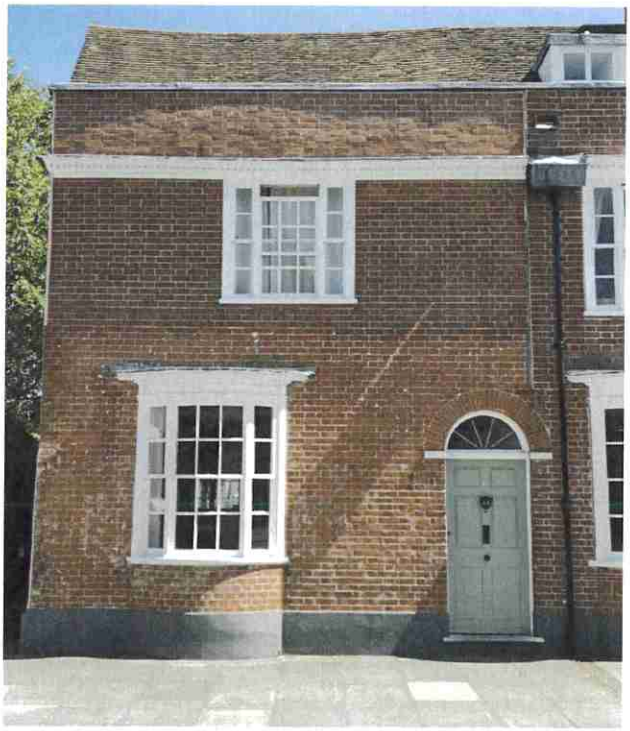
Faversham, like most historic British towns, has many smaller houses, narrower than they are wide and laid out in terraces or paired, with narrow passages between. The end-of-terrace houses commonly have an entrance door on the long side. Storey heights are most often two, two and a half (with dormer windows) and three. Narrow-fronted plots usually have a minimal setback from the street or footpath and a small back garden.

This type generates relatively high densities and is therefore historically found in areas of higher land value. The compact urban fabric created by this type contributes significantly to creating walkable neighbourhoods.

A weakness of this house type is that rooms in the centre of the building can tend to be dark. This should be counteracted with tall windows, high ceilings to allow for deep light penetration, and intelligent planning to make sure that the core of the building is occupied by services or non-habitable rooms, e.g. bathrooms, stores etc.



Typical footprints of narrow front houses



This page and right: popular narrow front houses in Faversham.

4.3 MATERIALS AND DETAILS

This section is written as a suggested baseline specification for materials and elements for new buildings and is accompanied by images of precedents found in Faversham.

Well-designed places have a natural hierarchy in which important buildings use more distinguished materials and details and more humble buildings are generally less embellished, with expensive materials and details. It is recommended that new developments have a clearly set out palette of materials with a logical hierarchy of details for small, medium and larger homes.

The United Kingdom has some of the most interesting and varied geology in the world, and for this reason many towns and villages are very visually distinctive. Therefore, developers should utilise materials that are in keeping with the character of the immediate region in order to emphasise Favershams's architectural character.

ADAPTABILITY

Buildings should be robust and adaptable, and the basic structure should ideally be built for a target life span that allows for reuse of the building fabric over generations.

Each house should allow adequate flexibility for other residential uses, and where buildings have other uses indicated by a land use plan, they must consider how they can be converted to the other plan type(s) specified. Mixed-use and apartment buildings should also allow for internal conversion, if required, through to adjacent buildings.

Developers should be aware of, and utilise plan types that have proven to adapt well over time. These types should be carefully refined in both plan and elevation to incorporate new requirements for minimising energy consumption.

LOCAL MATERIALS

Developers should look to source materials locally (usually defined as within 100 miles) where possible. This will help to reduce the carbon footprint of development and contribute significantly to the local economy.

Materials used in the construction of roads and external hard surfaces should utilise recycled content where possible. This can come from local reclaimed or recycled sources.

All of these requirements may be modified with regard to:

- Availability
- Ethical production
- Life span
- Renewability of source materials
- Energy performance
- Practical or viable feasibility

Local materials are defined as either:

a) Found in the area as raw material

b) Produced in the area from materials that are either from, or outside of the area.

c) Processed in the area but the source material is found either within, or outside of the area.

WALLS

The predominant wall materials should be as follows:

- BRICK: Faversham contains a variety of brick types and was once renowned for its brickworks. It is recommended that the bricks used have a handmade sand cast appearance for domestic buildings, and be quality wire cut, with engineering brick allowed for key details on commercial buildings or mews. Typically, bricks should be laid in English or Flemish bond.

  Red brick should be used for the most prominent, formal, and high-end buildings.

  Yellow 'speckled' stock are prevalent and a remnant of the self-firing process bricks went through where they were mixed with flammable coal-ash. Yellow bricks suitable for second-tier buildings.

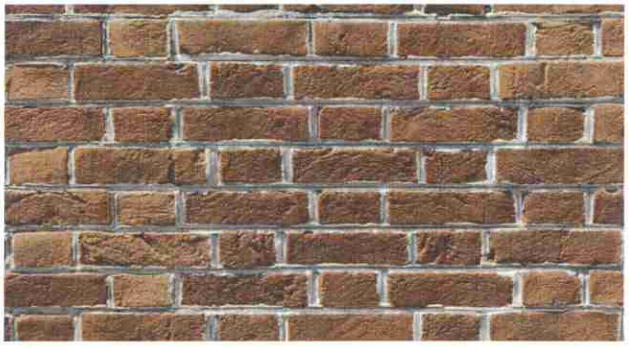
  Faversham contains successful examples of painted brick facades. This is appropriate for smaller simpler residences.

- STUCCO/RENDERS and mortar joints to be coloured using natural colour pigments. A wood float or roughcast finish should be employed for vernacular-style buildings.

- PEG TILES are used in pre-Victorian building for both roofing and cladding across Faversham. When used for cladding, they are most often at the upper level. Handmade clay tiles could be used in key locations to add significant character to a development. They suited to informal building types.

- WEATHERBOARDING: Faversham contains many examples of weatherboarding, particularly in and around the creek area. Boarding can clad an entire building, an upper level, or certain sides of a building.

- FUSED BRICKS are a by-product of the brick manufacturing process and were used on back streets, garden walls, and hidden elevations. Any use of them in a new development should follow this pattern, as they offer the most rustic informal wall character.



Right (from top): Roughly hewn stone; local Flemish bond red and yellow speckled brick; local yellow brick with details in alternate colours; painted brick, Abbey St.

Rusticated painted render

Rendered facades painted pale green and yellow

Peg tiles as wall cladding

Thinner weatherboarding painted white

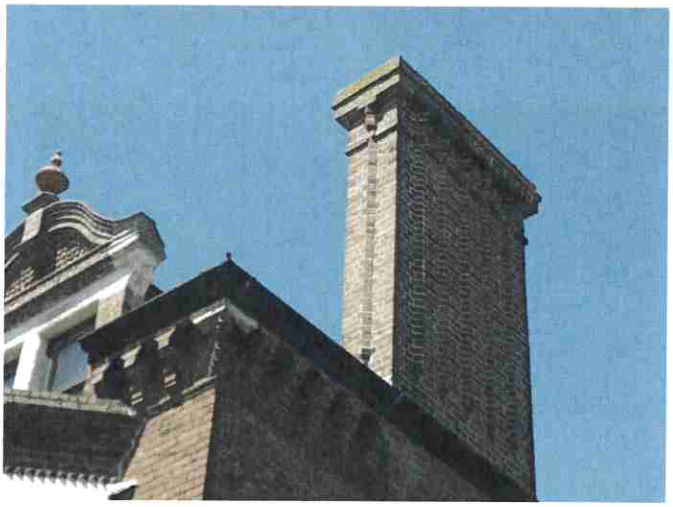
Wide blackened weatherboarding

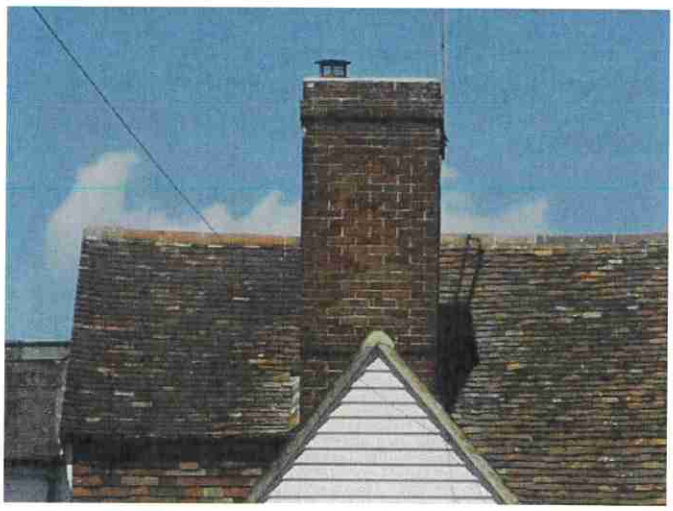
Fused brick garden wall

CHIMNEYS

It is recommended that developers follow local precedent in regards to chimneys and in general provide:

- Chimney detail and embellishment according to the specific building typology.
- Location of the chimney above the party wall, or structural wall for semi or detached dwellings.
- Chimney materials that are appropriate for the style of the dwelling and matching wall materials used on the main facade i.e. brick or stone.
- Vent stacks and passive ventilation flues where practical. Where this is not possible, vent stacks (and other penetrations) can be located on the rear roof slope and be clad in an alternative to lead where possible.





Local examples of chimneys

ROOFS & EAVES

It is recommended that developers follow local precedent in regards to roof cladding and detailing in general:

- Constructing slate roofs at a minimum of 22.5°. Clay tile roofs at a minimum of 35°. Residential roof pitches typically between 42.5° or 47.5°and steeper pitched mansard roofs at 54° to 70° degrees.
- Utilise black or red clay, lead, or stone on roof ridges.
- Design eaves to follow the local precedent of simple and relatively small eaves and more generally the established local roof type. Avoid boxed eaves.
- Allow formal buildings deeper eaves or prominent cornices, however correct proportioning is essential. Classically styled houses may have parapet walls, classical cornice and hidden gutter.
- Restrict the use of flat roofs (or portions of roof) to terraces, balconies, or roof gardens, specifically for grey water collection or concealing solar thermal/photo voltaic.
- Employ parapet walls when flat roofs are on the tops of buildings designed with proper cornice and coping stone details, or be flat patches of mansard roofs.

Formal brick parapet

Slate roof with minimal eave

Adjacent steep slate and clay tile roofs; one with bell cast end

Clay tile roof with parapet

Sinusoidal metal roof in industrial creek area

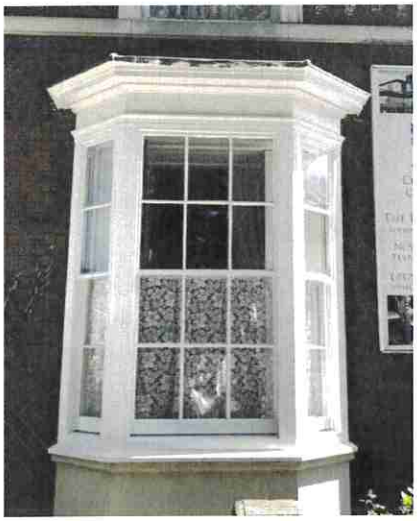
WINDOWS

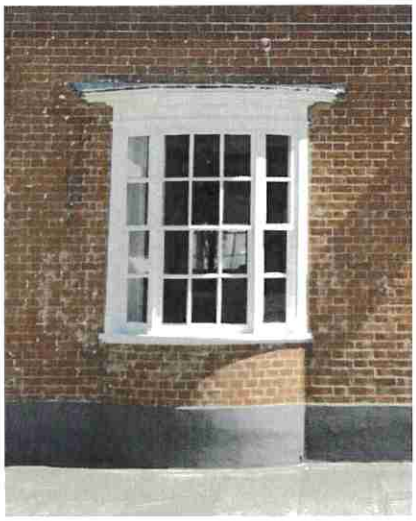
It is recommended that developers follow local precedent in regards to windows as seen below. In general windows should:

- Be should drawn from local regional precedents with openings typically square to double square proportion.
- Have panes that are taller than they are wide or at least square (unless employing specific Regency models, which include small horizontal panes.)
- Include double hung sash windows, which offer good ventilation through convection.
- Include glazing bars with corresponding packers within double glazed units. 'Clip-on' glazing bars should not be permitted unless there is a thermal performance gain and no discernible visible detriment. Glazing bars should not sit between or behind the glass.
- Plain frosted glass may only be used in obscured windows - patterned or textured glass should be avoided. Obscured glass windows should be avoided at the front elevation of any building, even if a bathroom is situated at this location.
- Coloured glass should not be permitted except as small segments in corners of windows or borders.
- All windows frames should be constructed of wood and painted or stained. The majority of joinery should be painted white or off-white, but developers may use black or coloured windows where this is an essential part of the architectural composition.
- Bay windows are popular throughout Faversham and provide character and variation of depth to a facade. Types include canted or 'pagoda' and curved.







LINTELS

- Typically finished flush (not express scored) and profiled render mouldings which are found on more formal buildings. Stone walls should utilise stone lintels and brick walls use gauged brick lintels or rough brick arches.

EXTERIOR DOORS & DOOR SURROUNDS

In regard to external doors, local precedent should be followed, which includes:

- Simple 4 or 6 panelled doors for the majority of residential dwellings, painted in heritage colours. The top two panels may be glazed where no fan-light can be accommodated.
- Varnished hardwood doors, with pressed mouldings. UPVC & metal doors are to be avoided.
- Tongue & groove vertical boarded doors for cottages and more vernacular building types including 'stable doors', which may be used where appropriate to the architectural style.
- The recessing of front doors from the front face of the house by 100 mm and in houses without porticos, by a full wall thickness.
- Door hoods being closely integrated with the vocabulary of the building with the materials relating to the main body of the house.
- Door surround styles such as simple bracketed painted timber canopies with a flat lead or equivalent roof.
- Engaged (connected to the wall) stone or timber surrounds with architrave and simple pediment.
- Free-standing columned porches. Suggested to be used on a limited number of more formal residential and civic buildings.

N.B.: Care must be taken to ensure that classical elements are correctly detailed and installed.

RAILINGS, FENCES, AND BOUNDARY WALLS

- Low brick walls, often topped with iron railings and/or backed by a hedge are used most often in Faversham to bound small front gardens and setbacks. These are extremely important in creating privacy and defining the street.
- Railings be in cast iron, wrought iron, mild steel, or cast aluminium generally finished off in black or a heritage colour.
- A number of rustic stone or fused brick garden walls can also be seen throughout Faversham, and so could be considered for limited use.
- Rear boundary walls are also most often of brick, but are taller to provide a greater degree of privacy.
- Estate fencing with hedge planting may be used in less urban areas.
- Timber fences exist only in the more industrial areas and are likewise are only suitable for the most hidden and informal areas.
- Timber railings be either natural hardwood or painted to match joinery colour.

HARDWARE AND SIGNAGE

- Faversham features many examples of rich typography and hand painted signs, advertising public buildings (typically breweries and shops) and providing directions. This should be encouraged.
- Signage and light fixtures on private buildings should be cohesive to the overall design of the buildings. House numbering should occur on the fanlight above the door, or where no fanlight is present, on the door itself.
- Faversham also contains many instances of decorative panels made of cast clay or plaster. This should be welcomed if artistry of the quality of the historic examples can be achieved.
- Simple, black painted, architectural brass or stainless steel hardware should be employed where possible.

RAINWATER GOODS

Rainwater goods for all properties facing the street should be cast iron or cast aluminium, painted black, or coloured to match the house joinery. Plastic rainwater goods should be avoided, but if necessary, may be used on non-street facing elevations.

CONSERVATORIES

Private conservatories should not be visible from the public realm. UPVC conservatories should not be permitted at all if visible from the public realm.

VEGETATED ROOFS

In order to enhance the ecological value of the development, vegetated roofs ("green" or "brown" roofs) may be installed on certain flat or shallow pitched roofs. Green roofs have a significant depth of growing medium and support grass, small plants, and herbs. A roof garden is the furthest extreme and may contain shrubs or small trees. Green roofs may also, more simply, incorporate sedum mats. Maintenance is minimal and they are usually not suitable for walking on. In any case, the weight of soil and water logging must be addressed.

They may be most appropriate on community buildings such as schools and health centres, and should only be visible from the public realm if they are certain to be well-maintained and are approved by the relevant authorities.

Vegetated roofs are not proposed for residential buildings unless incorporated as part of flat roofs to apartment buildings and set behind appropriate balustrades or they may be considered appropriate on roofs orientated towards the centre of the block.

Management will depend on the initial design and the purpose of the vegetated roof. However, as much as possible, the roofs should be well-planned allowing for minimal human intervention once they have been created. Wherever possible, these roofs should be left to vegetate naturally.

The vegetative succession will need to be maintained at an early stage. This will require, at a minimum, an annual visit to disturb vegetation on selected parts of the roof (never totalling more than 20% of the area on any given visit). There may also be a need to remove undesirable weed species.

Bay window details showing dog-toothed brickwork cornice, lintel and capital. Capital motif and owners' paint choices create individualism within the repeated element.

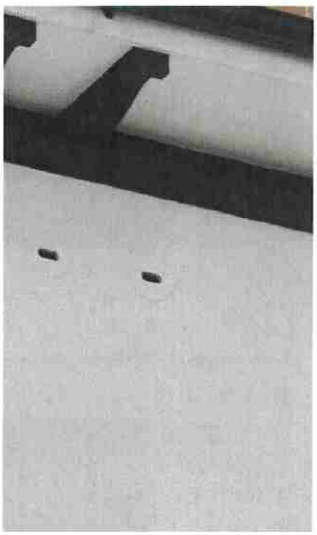
WILDLIFE NESTING BOXES

A sufficient provision of a variety of nest boxes for wild birds, bats, and owls should be offered within any proposed development. Appropriate locations, accessible to food sources, should be identified and two types of boxes may be used.

- Flat-backed, to site on buildings or trees
- Purpose-made boxes incorporated into buildings during construction, if compatible with the method and materials.

They should be sited no lower than 4 metres and preferably be 5-6 metres above the ground. It is recommended that strategies for opportunities for nesting boxes be explored in conjunction with the RSPB with the goal of one wildlife nesting box per dwelling.

Sedum roof (source: enviromat.co.uk)



Integrated swift box, Nansleden (source: Duchy of Cornwall)

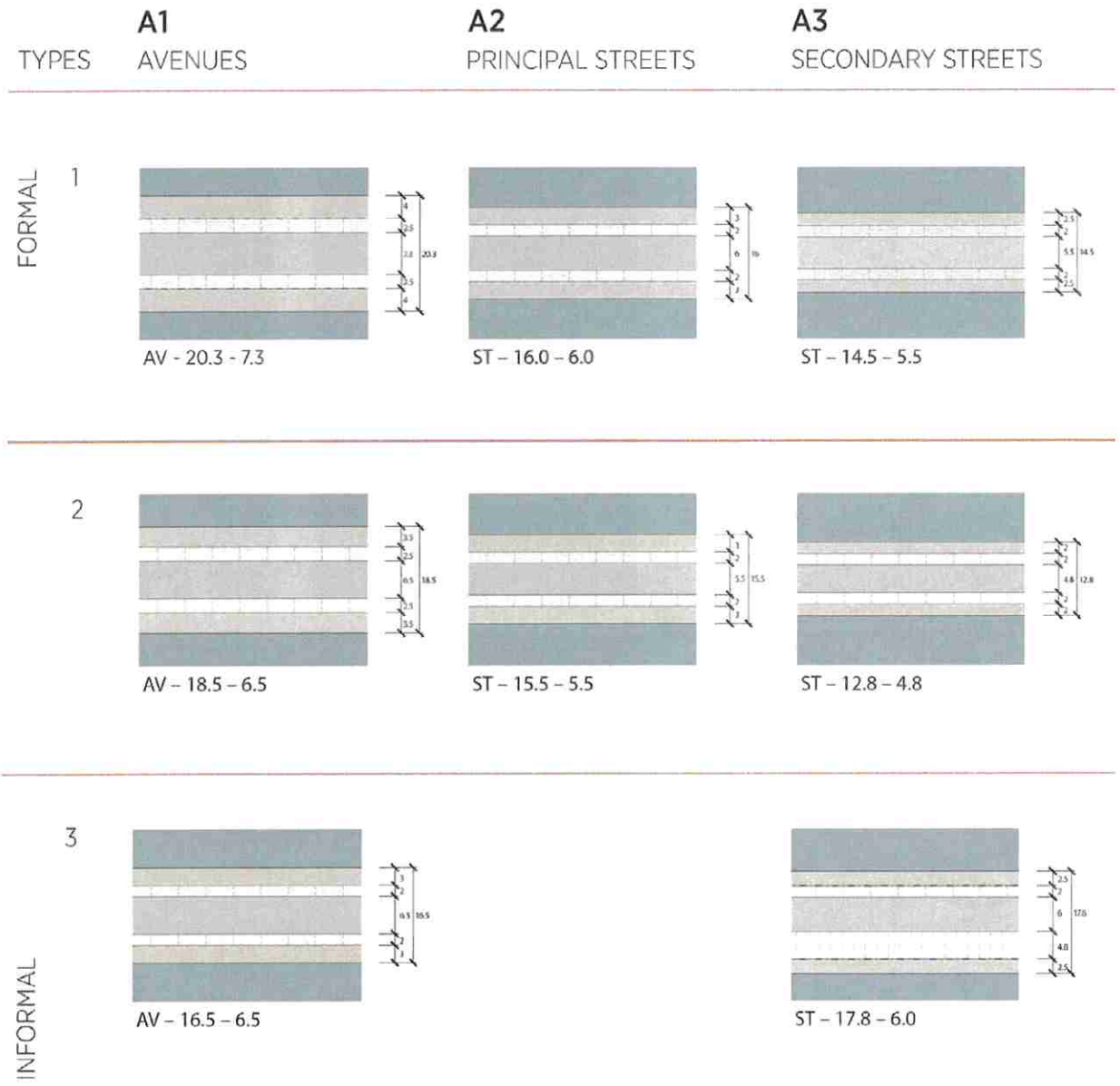
PUBLIC THOROUGHFARES ROADS, PARKING, & PAVEMENTS

The following are recommended street arrangements and widths. The diagram runs from the most heavily trafficked (avenues) to semi-private passages (mews). Each shows an allowance for vehicles, parking, and pedestrians.

Faversham's size and existing streets suggest relatively small secondary and tertiary streets. These should provide adequate room for pedestrian, bicycle and vehicular movement, without the excess that contributes to high speeds and wasted land.

All forms of movement must be considered in the design of streets and spaces. To create a sustainable neighbourhood, the order in which these modes should be considered in the design process is:

- People on foot and those with disabilities
- People on bicycles
- Public transport vehicles and stops
- Cars and other motorised vehicles



Note: Dedicated cycle lanes to be provided along the principal streets, linking with cycle ways elsewhere in the town.

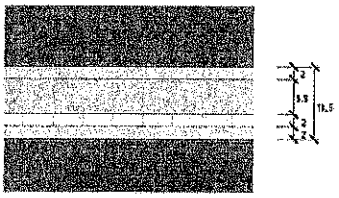
The basic street types suitable for Faversham are indicated below with parameters for each type given in the following pages. In section 4.4, we offer examples of comparative streets which demonstrate materials, dimension, and the character sought.

All street layouts will need to be discussed and agreed with the appropriate highway authority for planning and adoption approvals.

AV - 16.5 - 6.5

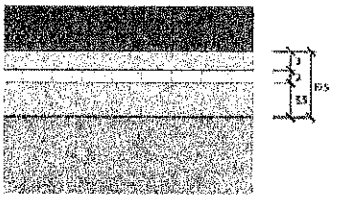
STREET TYPE | OVERALL WIDTH | ROAD WIDTH (m)

A4
TERTIARY STREETS



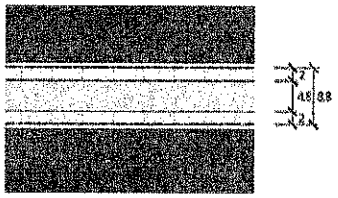
ST – 11.5 – 5.5

A5
STREETS INTO SPACE



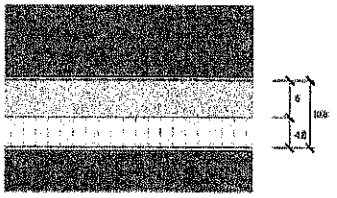
ST – 10.5 – 5.5

A6
MEWS 1

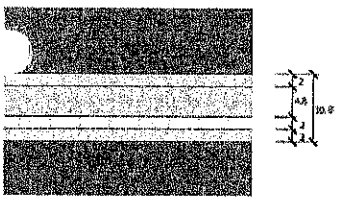


MW – 8.8 – 4.8
(parallel parking both sides)

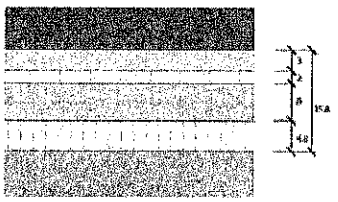
A7
MEWS 2



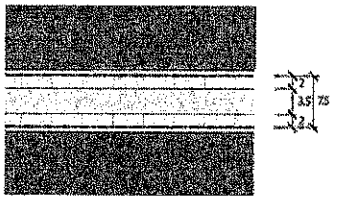
MW – 10.8 – 6.0
(perpendicular parking one side)



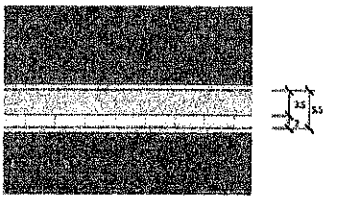
ST – 10.8 – 4.8



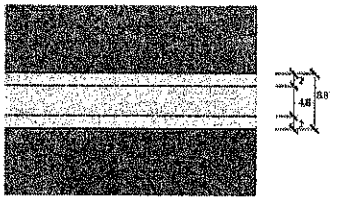
ST – 15.8 – 6.0



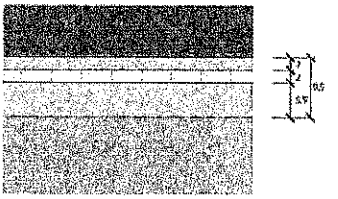
MW – 7.5 – 3.5
(parallel parking both sides)



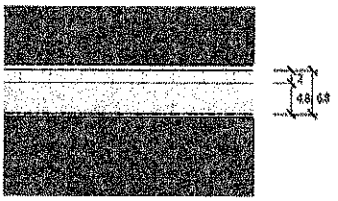
MW – 5.5 – 3.5
(parallel parking one side)



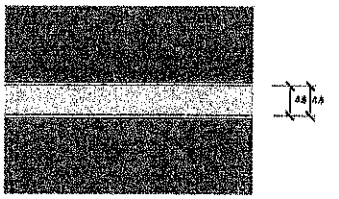
LA – 8.8 – 4.8



ST – 9.5 – 5.5



MW – 6.4 – 4.8
(parallel parking one side)

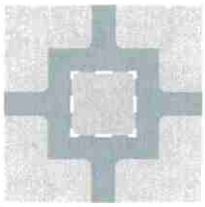
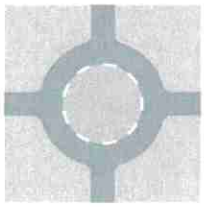


MW – 4.8 – 4.8
(no parking)
(mews entrance condition also 3.5)

Note: The 'streets into open space' type applies to parks, greens, etc - and can also be applied around squares, circuses, and crescents.

Nodal Forms

	TYPES	A9 T	A10 Y	A11 CROSS	A12 FIVE
REGULAR	1				
	2				
	3				
	4				
IRREGULAR	5				

A13 SQUARE	A14 CIRCUS	A15 CRESCENT
		
		
		
		
		

PARAMETER	STREET TYPE
Speed	
Speed Limit = 30mph	A1-A7
Design Speed = 30 mph	A1.1, A1.2
Design Speed = 20 mph	A1.3, A2-A3, A4, A5,
Design Speed = 10 mph	A4, A6-A7
Spacing of Junctions	
The spacing or frequency of junctions should be determined by the type and size of urban blocks and other constraints, In general the spacing of junctions should be as close as possible	
Minimum junction spacing (vehicular) = 50 m	A1 (by exception), A2-7
Street Width	
A minimum of 2.75 m may be used by agreement	A3-A7
Gradients (footpaths and by implication, streets)	
Generally 5% (1 in 20) but greater gradients permitted by agreement where topography and other constraints dictate	A1-A7
Cross Fall	
Cross fall maximum gradient of 2.5% (1 in 40)	A1-A7
Vertical Curves	
Vertical curves shall be provided at all changes of longitudinal gradient	A1-A7
Street Trees Permitted	
Note. Footpath dimensions for street tree planting are greater than the minimum permitted	A1-A5
Footpaths	
Minimum of 2.5 m (by agreement)	A1
Minimum of 2.0 m (by agreement)	A2-A5
Shared surface streets – footpath width is not applicable	A6, A7

Kerbs	
125mm high	A1-A5
No kerb	A6, A7
Corner Radii	
The alignment of the kerb at junctions should have the primary function of serving the needs of pedestrians, and the secondary function of enabling vehicle turning movements. Where any two streets intersect, the corner radius of the smaller street must be used. In general the radii should be: 6.0 m	A1
4.0 m	A2, A3, A5
2.0 m	A4
None, or 'quarter' kerb	A6, A7
(Exceptions are permitted by agreement)	
Dropped Kerbs	
Dropped kerbs or raised carriageways are to be provided on the desired lines for pedestrians	AV and ST
Tactile paving (or studs) is not generally required in residential areas. Early consultation with access groups in developing designs is required	MW
Headroom	
Headroom over footways should normally be at least 2.6 m – with a minimum of 2.3 m for distances of no more than 10 metres Restricted headroom may extend up to a line 0.5 m away from the carriageway edge	A1-A7
Turning	
'Hammerhead' kerbing or marking is not permitted	A1-A7
Routing for refuse vehicles must be configured so that the refuse collection can be made without the need for the vehicle to have to reverse	
Visibility	
Reference should be made to Manual for Streets, 2007	A1-A7
An X distance of 2.4 m should generally be	

used An X distance of 4.5 m is not permitted The Y sight lane may be measured to a distance of 1.0 m from the kerb Street trees (with maximum 200 mm trunk diameter and lighting columns are permitted within visibility splays A minimum of X distance of 2.0 m can be used by agreement	A6, A7
Along the Street Edge	
Vehicle exits at the back edge of the footway are permitted. Visibility splays for driveways are not required	A1-A7

SPECIAL FEATURES

Certain special features can be provided within particular streets and nodal spaces. These features could include:

- A humpback bridge
- Five-arm junctions
- Small mini roundabouts (shared surface, without signage)
- Semi-mature trees within the highway at Y junctions
- Square-abouts
- Circuses
- Signalised junctions
- Vehicle crossovers

PAVING MATERIALS

The following schedule provides the baseline for materials on the public realm street hierarchy. This is based on the document entitled "Streets for All" published by English Heritage. This schedule can be added to with other suitable, high quality materials.

Raised Pavements

Raised pavements are a key characteristic of most regions, and are very useful in resolving level differences across the street cross section. In these cases, retaining walls must have natural stone copings and either natural stone or re-constituted stone mouldings.

Street furniture and lighting details will be subject to detail design and agreement with the regulating authorities.

TYPE	PRIVATE/ PUBLIC INTERFACE	FOOTPATHS	KERBS/ CHANNELS	ROADS	JUNCTIONS
Main Street & Avenues	Riverstone cobbles or reconstituted granite setts (or similar approved)	York stone, reconstituted granite flags, Macadam with gravel aggregate dressing (or similar approved)	Reconstituted granite kerbs, 300 mm wide tops and channels (or similar approved)	Macadam	Reconstituted granite setts for pedestrian crossings (or similar approved)
Street & Lanes	Riverstone cobbles or reconstituted granite setts (or similar approved)	York stone, reconstituted granite flags, Macadam with gravel aggregate dressing (or similar approved)	Reconstituted granite kerbs, 300 mm wide tops with reconstituted granite sett channels (or similar approved)	Macadam	Reconstituted granite setts for pedestrian crossings(or similar approved)
Mews & Courtyards	Riverstone cobbles or reconstituted granite setts (or similar approved)	Shared surface; reconstituted granite or York stone setts (or similar approved)	Reconstituted granite, 300 mm wide channels or setts (or similar approved)	Shared surface; York stone or reconstituted granite setts with Macadam (or similar approved)	Shared surface; York stone or reconstituted granite setts (or similar approved)
Open ways (pedestrian only route)	Riverstone cobbles or reconstituted granite setts (or similar approved)	Riverstone cobbles or reconstituted granite setts (or similar approved)	Reconstituted granite, 300 mm wide channels or setts (or similar approved)	N/A	N/A

APPENDIX II

PUBLIC REALM TREES

Street trees should be planted on most primary and secondary streets in the network.

They should also be planted on selective tertiary streets and mews streets where space permits. This will depend upon:

- The width of the street and/or footpath
- Set back of the adjacent buildings
- Selection of tree species

Street trees may be located:

- With the trunk no closer than 0.9 metres from back of road kerb and:
  - At spacings between 10-15 metres for 'Tall' trees
  - At spacings between 8-10 metres for 'Medium' trees
  - At spacings between 6-8 metres for 'Small' trees
- On medians and central reservations subject to approval from the adopting authority.
- Street trees may be planted in the parking lane.
- With parallel parking, taller trees (20-25cm girth) should be spaced at 20m centres, between every three parking bays.
- At 14m centres for medium tree species (20-25cm girth), every two parking bays.
- Planted streets with perpendicular parking shall have taller trees (20-25cm girth) spaced at 9.2m centres and 6m centres for medium tree species (20-25cm girth).

TREES AND BUILDINGS

- 'Tall' trees should be located no closer than 6 metres from the front face of any adjacent property.
- 'Medium' trees no closer than 5 metres from the front face of any adjacent building.
- 'Small' trees no closer than 4 metres from the front face of any adjacent building.
- Building zones will not infringe into the Tree Protection Zones (TPZs) as identified by an arboriculturalist.

Note: These distances required for successful street planting are greater than the minimum acceptable requirement for footpaths. This may result in either wider footpaths or building setbacks from the property line, or a combination thereof.

Choice of species will depend on the width of the street, proximity of adjacent dwellings, location within the street, etc. Street tree species shall be chosen from the following species or similar local varieties:

TALL:

- Fraxinus var. (ash)
- Quercus var. (oak)
- Platanus var. (plane)
- Tilia var. (lime)
- Aesculus var. (horse chestnut)
- Acer var. (maple)

MEDIUM:

- Betula var. (birch)
- Carpinus var. (hornbeam)
- Sorbus var. (rowan, mountain ash, whitebeam)
- Prunus var. (cherry blossom and stone fruit trees)

SMALL:

- Malus var. (apple, crabapple)
- Prunus var.
- Pryrus var (pear)
- Crataegus var. (hawthorn)

Native species should be given preference for street planting but are not essential. Pollarded trees are an acceptable form of management regime. Pollarded trees can be used throughout the development area, particularly when tall specimen trees are used in light spaces. They are particularly appropriate for the most formal and intensive town centre locations, but can be considered for tertiary streets conditional upon an appropriate management regime in place. Species suitable for pollarding are as follows:

- Platanus
- Tilia
- Aesculus
- Acer

Species selection should ensure that the same tree is planted on both sides of a street for at least the length of an urban block. On the primary and secondary network, continuity of species should extend along those streets unless or until a

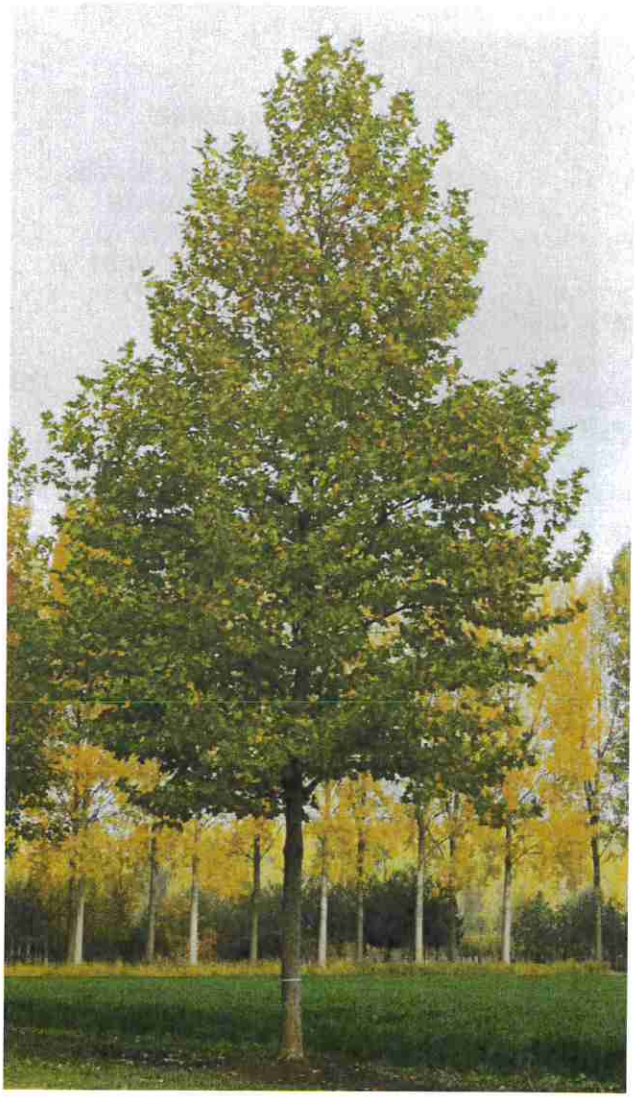
CRITERIA	MAIN STREET	STREET	MEWS	COURTYARDS
• Street trees • Typical suitable species of narrow, columnar or fastigiated form • Smaller trees to include broader head varieties	• Quercus var • Platanus var • Tilia var • Acer var • Planted at 20- 25cm girth min.	• Fraxinus var • Quercus var • Platanus var • Tilia var • Acer var • Aesculus var • Planted at 20- 25cm girth min.	• Malus var • Pyrus var • Crataegus var • Sorbus var • Prunus var • Aesculus var • Planted at 20- 25cm girth min. *Note: Larger varieties permitted where space allows*	• Fraxinus var • Quercus var • Platanus var • Tilia var • Acer var • Betula var • Carpinus var • Sorbus var • Malus var • Prunus var • Pyrus var • Crataegus var • Planted at 20-25cm girth min.

special feature, open space, or landmark suggests otherwise. Avenue planting shall be achieved with one species per street, planted preferably on both sides of the street.

Avenue street trees shall be a minimum girth size of 20-25cm (semi-mature) with a clear stem of 2m from ground level, unless otherwise agreed with the local planning authority. Individual specimen trees shall be a minimum tree girth of 35 cm.

Planting should respond to the character of a particular street so more formal streets should have regular spacing and sculptural varieties whereas informal streets should have less formal spacing and more picturesque varieties which will need to be part of a coherent strategy justified at a review stage.

Prunus serrulata



Platantus hispanica *(source: www.edberk.co.uk)*

Tree pits shall include a drainage layer, watering tube (accessed at ground level) and backfilled with 'Urban Tree Soil' or other suitable (approved by the Local Planning Authority) soil-making material and will be secured by underground anchors. Above ground tree protection will be permitted at specific locations (e.g. parking areas).

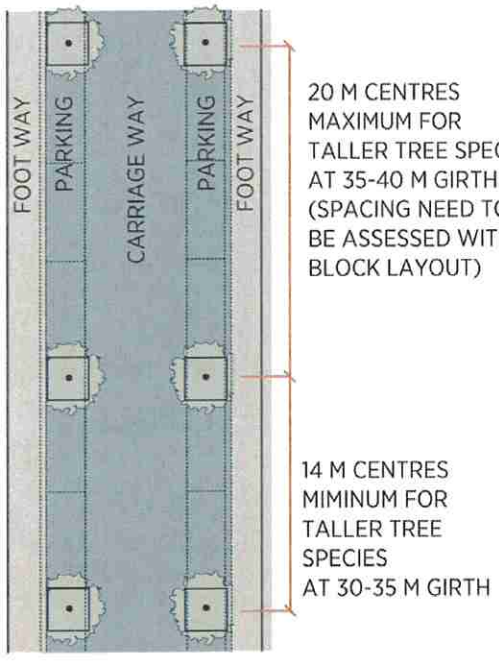
All tree planting shall be carried out in accordance with best practise guidance. Appropriate surface treatments around streets are:

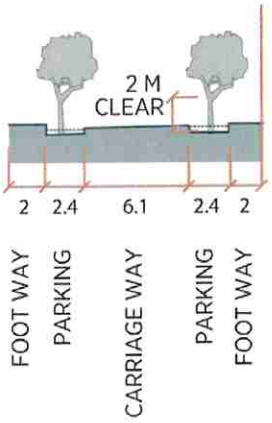
- Tree grilles (stone or metal, only in urban areas)
- Grass verges (outside urban areas)
- Resin bonded/gravel (outside urban areas)
- Stone paving (associated with surrounding surface treatment)

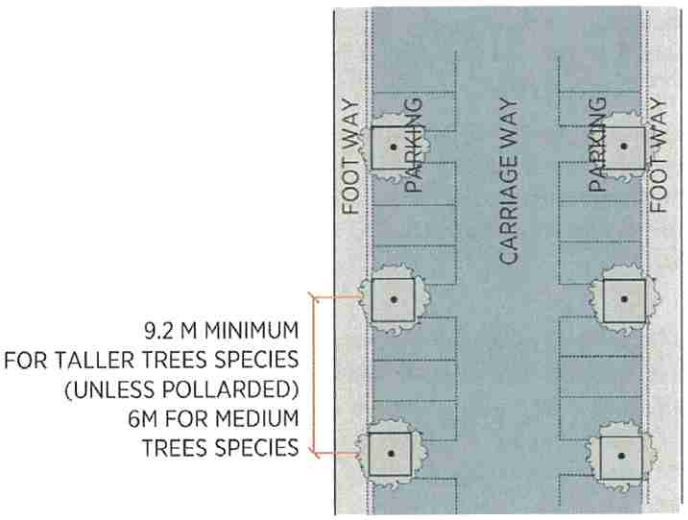
Tree pits shall have rooting zones with no less than 4 cubic metres (2.0 x 2.0 x 1m or equivalent) unless agreed with the LPA. Tree pits within 5m of a utility corridor will include a root barrier to prevent conflict with the service corridor.

TREES AND PARKING

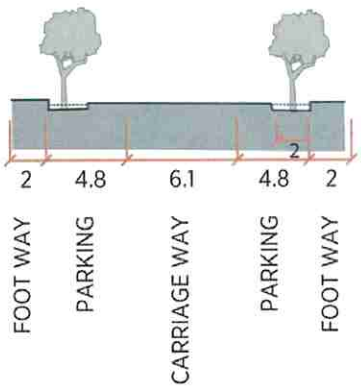
The diagrams below show the recommended positioning of trees amongst parking.







TREES PLANTED IN DOUBLE ROWS, OPPOSITE IF POSSIBLE



APPENDIX III

BUILDING PROPORTIONS AND DESIGN

The following sets out a series of best principles when it comes to facade design. Every place has its own set of unique residential and civic buildings, formal and informal, classical and vernacular which combine to form its identity. In consequence of this, it is recommended that the following principals be considered in relation to the existing architecture of Faversham with an emphasis on regional characteristics.

These principles are to be used as a guide for designing new residential, civic, and even commercial buildings. They are important because beauty in the public realm is beneficial to everyone who resides in the area, not just those who own or inhabit a particular building.

These 'rules' are quite simple when it comes to formal or classical design, but vernacular buildings - a significant part of the UK's building heritage - are more complicated. Vernacular buildings were built with traditional, unindustrialised techniques and materials, and lack intentional academic facade considerations. Therefore, their appearance is more reliant on function than measured reason and order. A truly vernacular building is difficult to create in this day and age, as our building techniques - and the space and performance standards of a home - have changed so significantly. If a vernacular style is desired, notes have been included in the guidance below to accommodate it.

Certain architectural styles such as the Arts and Crafts and Art Nouveau encompass both the formal and the informal. The combination of the two approaches helps create a design dictated by proportion and harmony, yet relaxed and inventive.

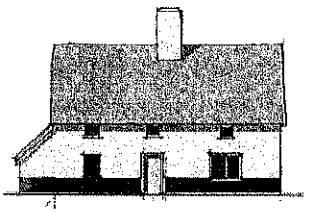
In designing for Faversham, the following principles will be useful in the design of any building, from a small terrace house to a formal civic building.

1. PROPORTION

Systems of geometric proportion underlie much of formal design. Proportion is simply a system of relating each part to its neighbour and to the whole, with a shared series of common shapes and relationships. Most elegant proportions are based on squares and parts of squares (double square, routes 2, 3 & 5 or golden mean are good rules of thumb for openings and pane ratios).

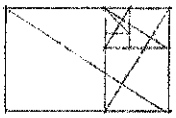
DESIGNERS MUST BE ABLE TO DEMONSTRATE THE UNDERLYING PROPORTIONING SYSTEM OF THE COMPOSITION BASED ON SQUARES AND PARTS OF SQUARES.

Vernacular buildings tend to be composed of distinct elements added over time. Often, the 'original' building is composed of a formal facade which then has secondary additions. Such buildings are rarely symmetrical, but nevertheless, balanced.



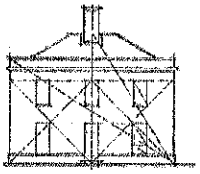
I. PROPORTIONAL SERIES

Above is a series of proportioned rectangles relating to one another in a geometric series. The rectangles at either end are 'golden sections' and in the middle is a square.



II. GOLDEN SECTION RECTANGLE

The golden section rectangle is that which, when a square is taken out, makes another rectangle the same shape. It has a ratio of 1 : 1.618 and is largely considered the most magical of proportions.



III. PROPORTIONAL SYSTEM APPLIED TO A FACADE

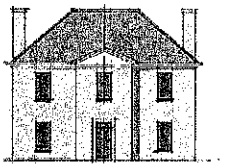
This simple three bay house facade has an underlying proportion system. The regulating lines control the position, height, and size of the openings. The proportion of the openings is related to the facade as a whole.

2. HIERARCHY

Hierarchy describes the importance of each part of a building relative to the other parts. It is imparted both by composition (i.e. placing a door in the centre of a symmetrical building) and by use of enrichment (i.e. door surround).

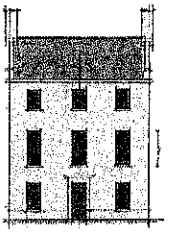
DESIGNS MUST DEMONSTRATE A SENSE OF LOGICAL 'HIERARCHY' WITHIN BUILDINGS.
CEILING HEIGHTS INCREASE:

- IN THE MOST PROMINENT FLOOR
- IN MORE IMPORTANT/LARGER BUILDING TYPES



I. HORIZONTAL HIERARCHY

The front door is emphasised by its central location and by the articulation above eaves level.



II. VERTICAL HIERARCHY

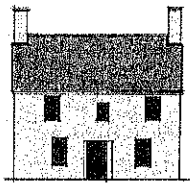
The first floor, which contains the living room and principal accommodation, traditionally called the 'piano-nobile', is emphasised with the tall ceiling height and windows.

3. ALIGNING OPENINGS

Uniformly aligned openings are characteristic of formal design. This gives order and a pleasing sense of rhythm across the facade.

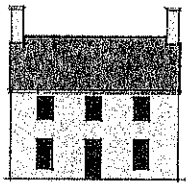
OPENINGS SHOULD ALIGN BOTH VERTICALLY AND HORIZONTALLY IN A FORMALLY COMPOSED FAÇADE.

VARIATION: Smaller townhouses often show misalignments between ground and first floor windows, reflecting internal staircase/hall layouts, showing *mindful* misalignment can be acceptable..



I. INFORMAL

The windows are misaligned.
TO BE AVOIDED.



II. FORMAL

The windows align vertically and horizontally.

III. FORMAL VARIATION

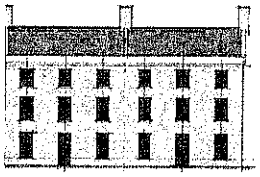
The door and ground floor window in this townhouse are misaligned from the windows above, due to the interior floor layout.

4. REGULAR SPACING OF OPENINGS

Regular spacing of openings is a characteristic of formal design, particularly in terraced architecture.

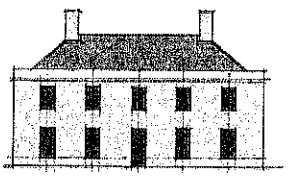
OPENINGS MUST BE REGULARLY SPACED.

Variation: For more complex façades (5 bay, 7 bay, or more) the device of inflection or deflection can be adopted to emphasise the centre or the wings (refer to illustration).



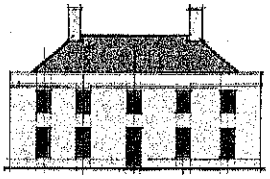
I. REGULAR OPENINGS

Regular openings on 3-bay terraced houses.



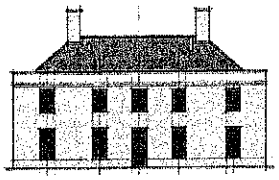
II. REGULAR OPENINGS

The openings on this 5-bay façade are equally spaced.



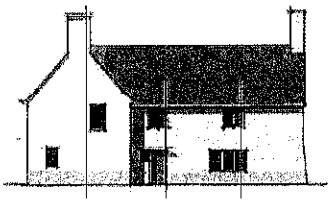
III. VARIATION: DEFLECTION

The wings are emphasised.



IV. VARIATION: INFLECTION

The centre is emphasised.

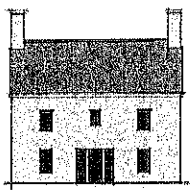


V. VARIATION: VERNACULAR

Windows less regular, but composed to suit each building element, as well as balance the whole.

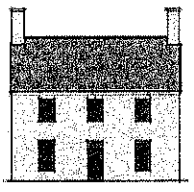
5. RELATIONSHIP OF WINDOW TO WALL

On a regional and national scale, most formal architecture has a fairly consistent relationship between wall and windows/ openings. Orientation, design of interior layouts, and specific architectural style may dictate variations from the norm, but in all cases, the size of the openings must relate coherently to the wall to create a harmonious balance between solid and void.



I. INCORRECT RELATIONSHIP OF WINDOW TO WALL

Windows are too small in relation to the wall.



II. CORRECT RELATIONSHIP OF WINDOW TO WALL

The diagram shows a ratio of approximately 30%

WINDOWS SHOULD OCCUPY NO LESS THAN 15% AND NO MORE THAN 35% OF MAIN ELEVATIONS.

Variation: Where designers want to vary these rules, either use a space such as a sunroom or solar lobby or a suitable architectural precedent, such as a large bay window, in order to justify a meaningful variance.

---

6. PROPORTION OF OPENINGS

Windows in formal buildings should have a vertical 'portrait' emphasis. The principal floor, ground or first, typically has the largest windows, which diminish in size in upper storeys.

WINDOWS IN FORMAL BUILDINGS SHOULD BE VERTICALLY PROPORTIONED, AND NEVER LESS THAN SQUARE.

VARIATION: If wide windows are desired in formal buildings then tripartite windows with sidelights which match the proportion of the central panes must be used (refer to iii below).

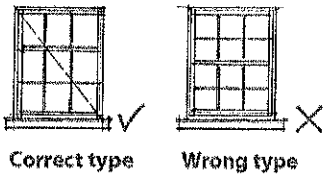
VARIATION: Some vernacular buildings have a horizontal string of windows, often at first floor below the eaves. However, they are commonly divided into vertical elements by mullions.

WINDOW SIZE SHOULD REFLECT A LOGICAL HIERARCHY WITHIN THE FAÇADE AS A WHOLE.

WITHIN EACH WINDOW, GLAZING BARS MUST BE DESIGNED TO ENSURE THAT THE LARGER PANES ARE ALWAYS TALLER THAN SQUARE.

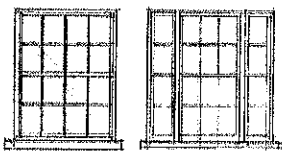
I. PROPORTION OF OPENINGS FROM SQUARE TO DOUBLE SQUARE

The windows also reflect a hierarchy of ceiling height and importance within the facade.



II. PANE PROPORTION

The window should be subdivided so that the individual panes are no squatter than a square and no taller than a double-square.



III. VARIATION: WIDER OPENINGS

Wider openings can either have an extra pane width or, for very wide openings, must be a tripartite arrangement with central window and sidelights. Sidelights and central panes must match in size.

7. DEGREE OF ENRICHMENT

Buildings are given more or less prominence according to the degree of architectural enrichment used in their design.

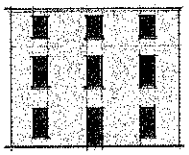
The illustrations below demonstrate increasing enrichment, from none at all, to a full application of classical architraves, string course, and cornice. The building size and proportion has not changed at all, but the prominence has increased dramatically.

Typically, most buildings should reflect regional characteristics in terms of degree of enrichment.

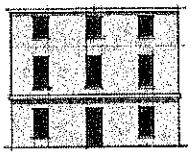
DEGREE OF ENRICHMENT MUST REFLECT LOCAL AND REGIONAL PRECEDENT, WITH ENRICHMENT TYPICALLY LIMITED TO A STRING COURSE, EAVES CORNICE, DOOR SURROUND, AND PARAPET WALL AT EAVES. APPLICATION OF FORMAL CLASSICAL ORDERS SHOULD BE LIMITED TO LARGE TERRACED COMPOSITIONS OR TO PUBLIC BUILDINGS.

VARIATION: Some more formal classical details such as a portico or window surrounds may be applied to small buildings if designers can demonstrate suitability, according to location or use.

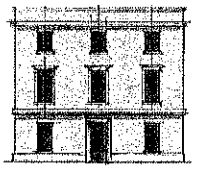
CLASSICAL ORDERS OR DETAILS, WHERE APPLIED, MUST BE BASED ON LOCAL OR HISTORIC PRECEDENT. DESIGNERS OF LARGE FORMAL BUILDINGS WITH A DEGREE OF CLASSICAL DETAIL MUST DEMONSTRATE THEIR DETAILED FAMILIARITY WITH CLASSICAL DESIGN.



I. NO ENRICHMENT



II. STRING COURSE, EAVES



III. DOOR / WINDOW SURROUNDS, PARAPET

8. MATERIALS

Materials themselves have a hierarchy. Traditionally, stone has been considered the most important material, due to its inherent qualities of beauty and durability. Wood is perhaps the most humble. These hierarchies, of course, vary by region, country, and culture but remain somewhat universal geographically and through time.

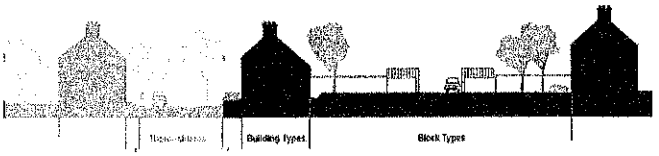
Within Faversham, the following hierarchy of walling material can be identified:

- Red brick
- Yellow brick
- Painted brick
- Stucco
- Peg tiles
- Timber (incl. weatherboarding)
- Fused brick
- Sinusoidal metal (industrial roofing only)

DESIGNS MUST REFLECT HIERARCHY OF MATERIAL APPROPRIATE TO:

- BUILDING TYPE/SIZE: LARGER BUILDINGS TYPICALLY REQUIRE MORE FORMAL MATERIALS.
- BUILDING FUNCTION: CIVIC/COMMERCIAL BUILDINGS TYPICALLY REQUIRE MORE FORMAL MATERIALS.
- BUILDING FORMALITY: FORMAL BUILDINGS TYPICALLY TO BE DRESSED STONE, STUCCO, OR BRICK. INFORMAL BUILDINGS TYPICALLY TO BE BRICK, RUBBLE STONE, RENDER, ROUGH HARLING, OR TIMBER.

APPENDIX IV

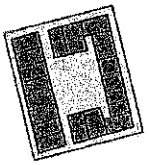


BLOCK TYPES ARRANGEMENT OF PARKING AND SERVICING

The form of urban blocks can be categorised into the following six main arrangements. These typologies represent a simple basis for structuring the urban environment. Through them, an infinite amount of different building combinations and configurations are possible. It is also highly desirable to have a mix of block types in any development to maximise the variety of buildings and corresponding public spaces.

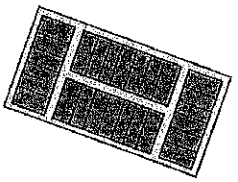
1 Communal Courtyard

A courtyard block is one that has a central paved space(s) to accommodate parking for the buildings situated at the block's perimeter.



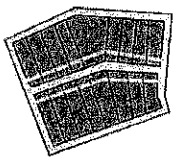
2 Alley

An alley block is served by a narrow, semi-private internal street, without separate footpaths, that provides access to parking spaces, garages, and back gardens of the individual plots within the block.



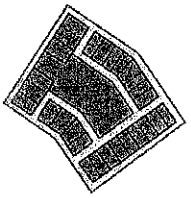
3 Mews

A mews block, like an alley block, has a relatively narrow internal street, without separate footpaths. In this case, the internal street is fronted by individual units with integral parking. Access to the mews units is mainly from the internal street, with possible access from the perimeter units.



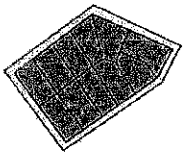
4 Wrap-Around

Wrap-around blocks are often required for civic, commercial, industrial buildings, or sometimes large surface parking areas. Wrapping these units with smaller plots ensures that rear elevations and servicing of the large building are not exposed to the street, but rather an active frontage. Access to the plots around the perimeter can be via an alley or exclusively from the front.



5 Back-to-Back

A back-to-back block is formed by an assemblage of plots, the back edges of which meet each other in the middle of the block. On plot access is exclusively from the street.



6 Greenway and Communal Garden

Greenway blocks are most likely to appear in a sequence, acting as a quieter vegetated wildlife corridor in a town. They contain a single, heavily treed central space running the full length of the block, which is for communal use. The detailed design of such a block needs to respond to the particular wildlife movement and habitats of area. The continuity of the greenway from block to block may benefit from a single storey building framing the shorter edge of the block, depending on the movement habits of the local wildlife.