

Welcome

Welcome to our exhibition on the development of the TENT1 allocation, to the south of the High Street and Leisure Centre. This exhibition displays our proposals for the scheme ahead of submission of a planning application in the New Year.

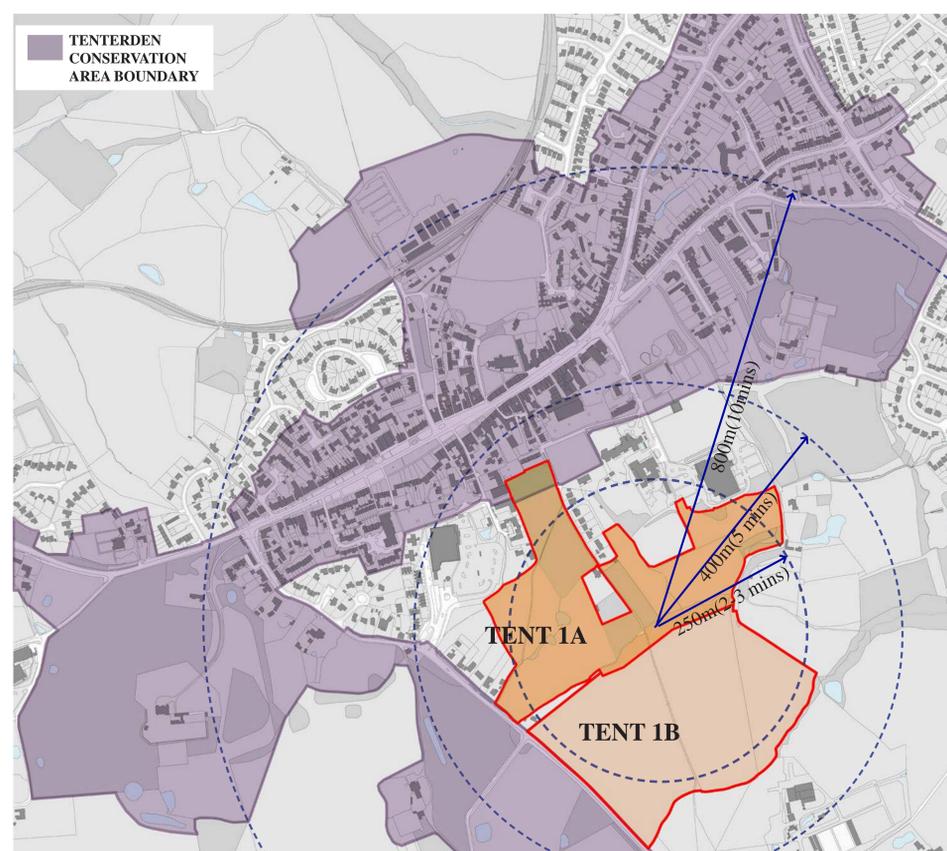
Following the public workshop and consultation events in December 2012 and June 2013, the design team has developed a scheme which truly can be regarded as being part of Tenterden.

The team has taken on board and responded to the sensitive design issues relating to character and materials, open space, highways and ecology. The approach being taken reflects the comments made by the community and responds to them in bringing forward our latest proposals.

The Site

The application site has been allocated for development by Ashford Borough Council to help deliver the homes required for the area. The TENT1 allocation lies to the south of Tenterden, between the Leisure Centre and Smallhythe Road. The first phase of development extends to 9.31 ha, and is currently undeveloped land, crossed by several formal and informal footpaths. Whilst the site is predominantly open fields, it does include some small pockets of ecological value which include a wooded area, a small pond and a brook which forms the southern boundary of the site.

Location Plan



View of St Mildred's Church tower from Bells Lane



Tenterden vernacular architecture in the High Street



View of the church tower from within the TENT 1A site



View southwards to the land allocated for TENT 1B

A Community Approach

This is a community-led masterplan. The scheme presented here has evolved as a result of the input received from all members of the community; from the public exhibition and workshops held in December 2012 and June 2013, through to the regular meetings held with the TENT1 Joint Steering Group Committee.

The starting point for the scheme was the 2 day workshop and public consultation event held in December 2012. Out of the analysis of the opportunities and constraints came the framework for the masterplan and the TENT1 Vision Statement:

“Our vision for TENT1 is of a natural and seamless growth of the town community, and one that promotes a sense of pride, well-being and belonging, achieved through the following core principles:

- *People first, cars second;*
- *High quality design and materials, using local vernacular;*
- *Dovetailing with existing High Street;*
- *Mix of housing types and tenures for all ages and social groups;*
- *Visual integration with High Street, Church and countryside, making best use of the topography;*
- *Green corridors / links – make them practical and usable;*
- *Encourage people to come from the High Street as well as going to it;*
- *Avoid estates – integrate with community;*
- *Cater for all ages, young and old;*
- *Management through design for youth facilities;*
- *Gradation of density, moving from north to south; and*
- *Bend the rules [i.e. relax standards where justified to ensure good design]”*

It is regrettable that the independent facilitator of the December 2012 event has failed to provide a summary report on the completed feedback forms. However, all of the comments made during the 2012 event were considered in the formation of the masterplan and taken through into the June 2013 workshops. Further comments from the public were invited then, which helped form the plan presented today.

The June 2013 workshop built upon the identified vision and the accompanying analysis, and began to look at character areas, quality of materials, public realm and open spaces.

You told us that:

- the project needed to reflect the architectural character and materials of Tenterden
- you supported the use of character areas
- views of the Church were important to support the sense of place
- integration of the scheme into the existing town and landscape is key to its success
- ecological habitats and open spaces are important aspects of the scheme

As we embark upon this third consultation event, we again seek your feedback and a form is available at the end of the exhibition.

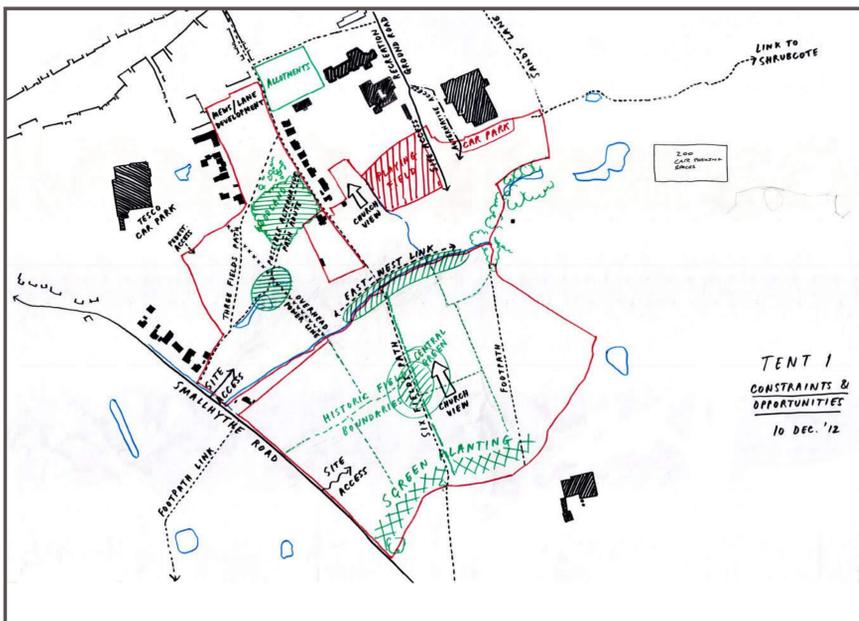
We would also point out that you will be able to provide your comments to the Council during the formal consultation period following submission of the application.



Dec 12



Dec 12



June 13

Record photos and Vision sketch from the two workshops



June 13

Site Analysis and Key Findings

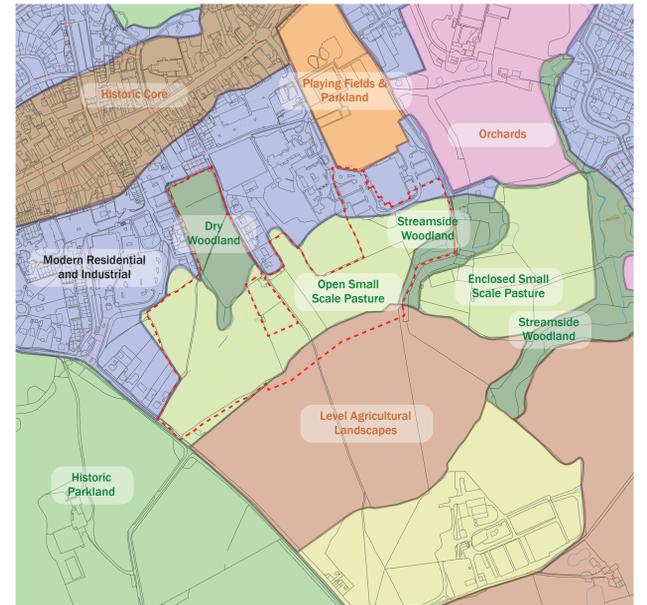
The Site

The TENT 1 site can be seen from the Smallhythe Road approach into Tenterden and is nestled against the backdrop of Tenterden town. A number of existing footpaths cross the site, providing opportunities for good connectivity to the town centre and the surrounding landscape.

The site gently slopes north-west to south-east, providing natural drainage and views of St Mildred's Church tower as the dominant feature on the skyline.

The site is unconstrained in itself, although there is a conservation area to the north and designated landscape areas of mixed character to the west and south-east.

The site benefits from a number of existing landscape features that contribute to the site's sense of place and add to its unique character, including the woodland, the meadow and excellent views.



Indicative Landscape Character



- KEY**
- Site Boundary
 - Major Roads
 - Public Footpaths
 - Existing Cycle Route
 - Proposed Cycle Routes
 - Existing Woodland/Vegetation
 - Existing Waterbodies
 - Private Dwelling
 - Existing Wildflower Meadow
 - Existing Orchard
 - Landmarks
 - Existing Recreation Ground
 - Allotments
 - Existing Trees
 - Existing Trees with Preservation Orders (TPOs)
 - Key Views of Church Tower
 - Key Views of Church Tower spires only
 - Proposed Greenlinks
- Opportunities**
- 1 Connection of existing footpaths
 - 2 Future expansion of green link through Tent 1B
 - 3 Green link along existing ditch
 - 4 Existing woodland character
 - 5 Six Field path connection to Tenterden
 - 6 Important views to St. Mildred's Church
 - 7 Incorporate SUDS initiatives to improve wetland habitat along existing ditch
 - 8 Possible future outdoor sports space
 - 9 Integrate wildflower meadow with new green spine
 - 10 Proposed Cycle Route
- Constraints**
- A Land unavailable for development
 - B Trees with TPO's

Landscape Opportunities and Constraints



SENSE OF PLACE

Our Proposals

Over the past 12 months the Design Team has developed proposals which we believe will integrate well into the built and natural context of Tenterden and reflect the historic qualities and character of this unique place.

The application will be for:

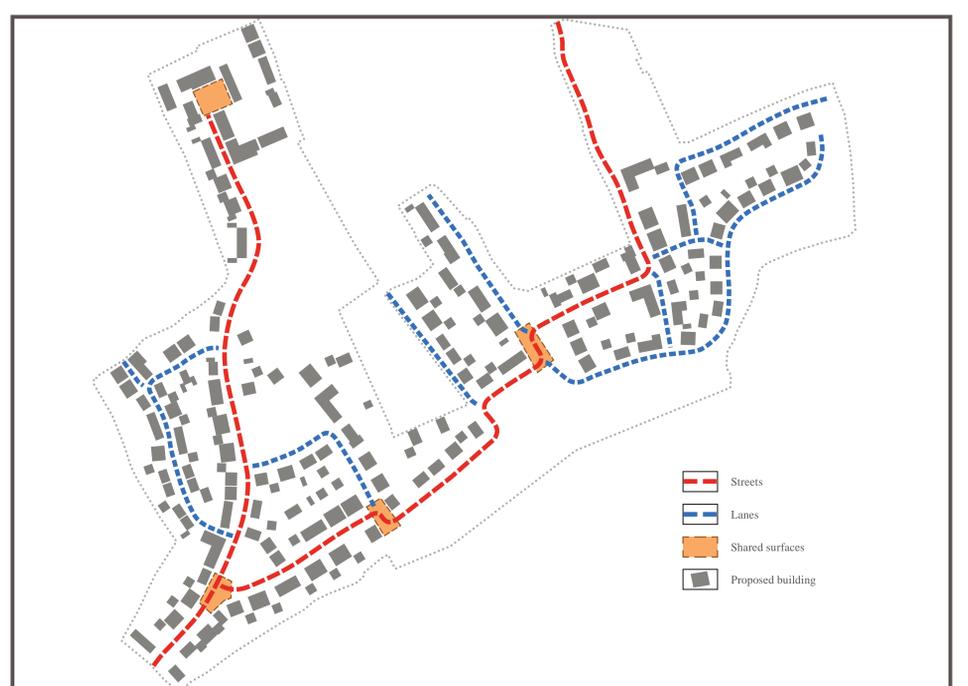
- Approximately 250 new homes, including a mix of dwelling types: 2-, 3-, 4- and 5-bedroom houses (2 and 2 1/2 storeys in height); 1- and 2-bedroom apartments in blocks up to 3 storeys in height;

- 2.4 hectares of open space;
- A play space located in the woodland;
- Improvements to the Leisure Centre car park at the eastern site entrance
- On site stormwater drainage provisions and improvements to the foul water system

The scheme has been designed so that it is “tenure blind”, meaning that both private and affordable occupiers will benefit from the same high quality design. This allows us to enter into discussions with Registered Providers to locate the affordable units in the most appropriate locations without affecting design.



Green Spaces Structure and views of the Church Tower



Movement Framework

MASTERPLAN PRINCIPLES

Character Areas

At the June workshop it was agreed that the development should not have the same architectural design throughout, as this does not reflect Tenterden. Five “Character Areas” were agreed at the workshop to reflect the different parts of the site and to reflect the architectural variety in and around Tenterden. The qualities of each of the 5 Character Areas are illustrated below.



Green Edge

At the heart of the development there is a generous green space and wildflower meadow running east-west along the course of the existing ditch and north along the existing stream. The houses facing onto these green areas are designed like the houses facing onto village greens in nearby Kent villages, with traditional proportions and larger front gardens. The treatment of the green areas will incorporate Sustainable Urban Drainage Systems - please refer to the landscape boards.



Bells Lane / Six Fields Path

The northern part of the site near Bells Lane has a more compact urban grain, reflecting its proximity to the town centre. A row of cottages fronts onto Bells Lane (although there will be no vehicular access from it) and an apartment building encloses a small courtyard garden and fronts onto the woodland.

Recreation Ground Road entrance

This area forms the main entrance from the town centre into the scheme from the eastern side. Treatment of the frontages and streetscape will resemble some of the traditional residential streets which lie to the east of the High Street (e.g. Golden Square, Beacon Oak Road), with pairs of semi-detached houses lining the streets and more detached houses facing out over the wildflower meadow.



Three Fields Path

This area forms the western entrance to the site from Smallhythe Road. A sinuous curved street leads up towards the town centre, framing the view of the church tower, passing a Y-shaped junction (‘wishbone junction’) enclosing a triangular green space and a larger green square which leads into the existing woodland. The houses fronting the streets in this area are mostly wide-fronted detached and semi-detached houses.



West Lane

This little lane connects to Tesco car park at the north end and is designed to evoke the traditional lanes which run north and south from the High Street. The road is a shared surface and the houses are more ‘cottagery’ in character, grouped in pairs and small terraces.

