

# Design and Access Statement

Site Address: The Chestnuts Care Home, Meopham

Project No: BDS-CH

Date: April 2023



## INTRODUCTION

This document has been prepared by BD Studio in support of full planning permission for works at The Chestnuts Care home, Meopham. Works include converting a terrace into a room and constructing a small staff accommodation garden room.

The purpose of this document is to provide information on the site, explain the design rationale behind the scheme and provide details of the proposal. It should always be read in conjunction with the accompanying drawings and documents that have been submitted as part of this planning application.

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LOCATION

## LOCATION - SITE LOCATION

The site location is on the edge of the village of Meopham. North of the site are open fields and south is housing,

The site is a very short walk to the station and a 5 minute walk to local amenities.



## LOCATION - EXISTING SITE

The site is predominantly flat with mature trees and vegetation surrounding the south and west of site, which runs adjacent to the train line.

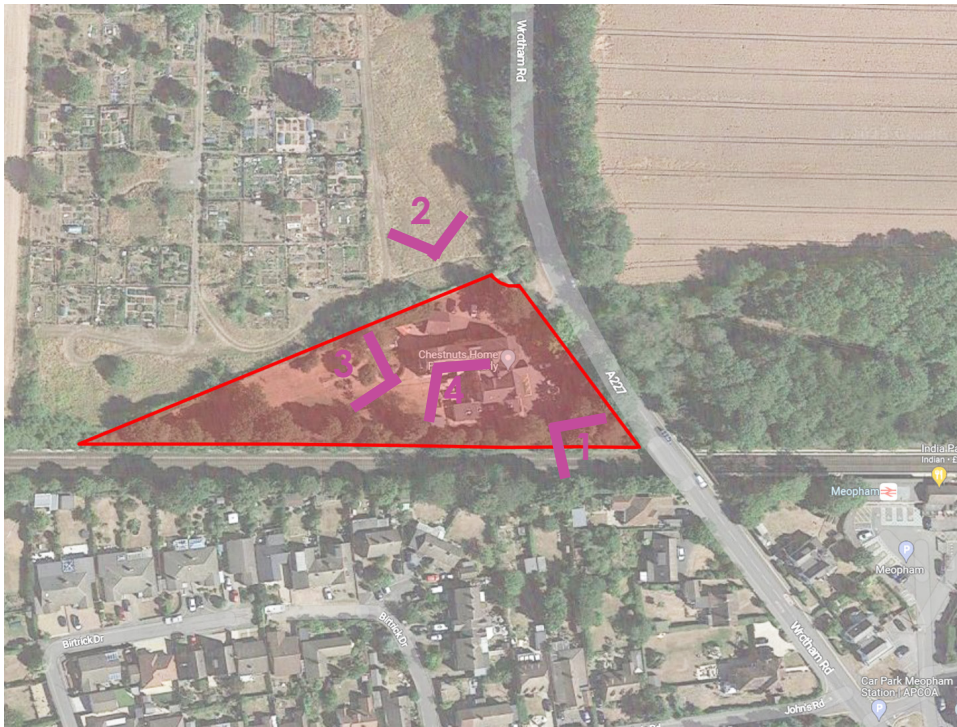
There is a large garden for the care home residents to enjoy to the rear of the house and parking area to the north and east of the building, which has direct access to the A229.



## LOCATION - SITE PHOTOGRAPHS

The existing building is of red brick construction with brown plain tiled roof. The windows are white casement style.

Chestnuts Care home has 29 accommodation rooms across 3 storeys. The original Victorian building has been extended multiple times, the most recent being in 2011 when a single storey wing was added to the ground floor.



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## SITE ANALYSIS

## SITE ANALYSIS - SITE CONTEXTUAL STUDY



The immediate architectural context of the site is mixed in architectural style and range from large detached houses to semi detached houses and bungalows. Render and brick facade material with brown tiled roofs are dominant within the local vernacular.

Massing, material palette and density of the scheme will take precedent from the surrounding area.

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DESIGN

## DESIGN - PROPOSAL

The proposal is to enclose a terrace to form an additional bedroom at first floor level. Additionally, a staff accommodation garden room is proposed for the garden.

## DESIGN - LAYOUT

The additional bedroom will be accessed from the hallway which links the north wing of the building with staircase 1.

## DESIGN - MASSING

The massing of the scheme is modest, it simply infills the middle section of the back elevation.

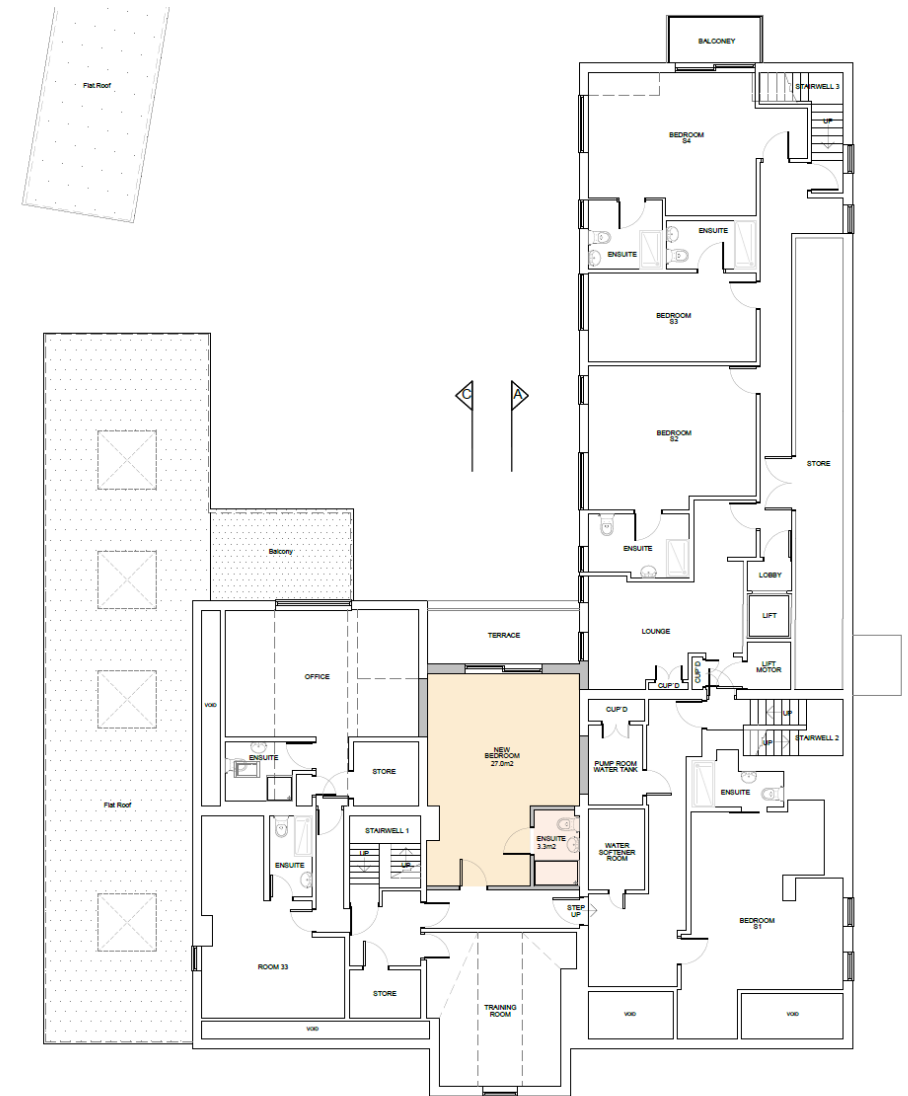
The garden room will match the existing room which is located to the north of the building (pictured below).



EXISTING GARDEN HOUSE  
PHOTO 1



EXISTING GARDEN HOUSE  
PHOTO 2



PROPOSED SECOND FLOOR PLAN  
1:100  
GIFA = 370m<sup>2</sup>

## DESIGN - ACCESS

Access to the site will remain as existing.

## DESIGN - BINS AND REFUSE

All bins strategy will remain as existing.

## DESIGN - PARKING

Parking strategy will be the same as existing.



## DESIGN - MATERIALS

A range of high quality materials have been proposed in this design. These have been carefully selected to respond to the existing building and will be finished to a high standard.

Materials selected include:

The walls will be clad with tile hanging which match the existing.

The flat roof will be a black single ply membrane with fascias to match the existing.

The patio doors will match the existing,

Garden room will be clad in cedar with grey framed windows and grey fascias to the flat roof.



EXISTING ELEVATION A  
1:100



PROPOSED ELEVATION A  
1:100

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## CONCLUSION

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# CONCLUSION

To conclude, the design has been carefully considered to respond to the context of the site. The scheme is thought to be modest. The style of the extension and material palette used is in keeping with the existing building.



EXISTING ELEVATION A  
1:100



PROPOSED ELEVATION A  
1:100