

Design & Access Statement - Including Heritage Statement
- The Hendleys. The Ridgeway, Shorne. Kent.
DA12 3LN

1. Introduction.

TSJ Drawings hereby submit, on behalf of our client, the owner Of The Hendleys. The Ridgeway, Shorne. Kent. DA12 3LN., a Planning Application for the demolition of an existing conservatory and the erection of a single storey rear extension with a pitched roof and roof lights, to an unlisted building in a Conservation Area.

2. Site Description and Context

This property forms part of a pair of late 19th Century semi-detached dwellings with ground floor in red brick to the front, painted stone bay windows, under a continuous pitched, hipped roof, with rough cast rendering to the first floor front elevation and 3 sash windows to each dwelling.

It lays within the Chestnut Green Conservation Area.

As such, the proposed works will maintain the character of the existing property and enhance its features, by updating the property.

A previous planning application in 2018, was approved for replacement of all existing windows to the front elevation, garage door and retention of the front door.

In January 2022, a Planning Application was approved 20211394, for a single storey rear extension with a glass roof and a replacement garage side door and a replacement driveway.

This application only deals with the change in the rear single storey rear extension as per the proposed drawings provided.

3. Proposed Works

General proposed works:

Demolish the existing conservatory at the rear. Build a new extension with a slightly larger footprint, with a pitched roof and roof lights, with a view to maintain the existing theme of the property.

The floorplans of the existing layout and the proposed layouts are attached with this Application.

Pre-Application was sought by the Client - PRE20210324. The conclusions are that in principle, these items would have no detrimental impact on the neighbouring properties. They align with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para.130f of the NPPF 2021.

photographs of the existing property are attached:

Front Of Existing Dwelling



Existing Rear of Dwelling



4. Conclusion

From the Pre-application advice received, it appears that the principle of the proposed scheme, are acceptable - subject to design.

The owners are taking all the steps necessary, to ensure compliance with Planning and Building consent, in a Conservation Area and in these circumstances, we can see that the theme of the exterior of the building viewed from the front, is maintained, whilst enhancing the property.

