

Planning, design and access statement.

The Stables, Wrotham Road, Meopham, Gravesend, Kent, DA13 0HP.

Front extension to provide a second bedroom.



Existing front elevation.

Proposal

To extend the building to the front to provide a second bedroom enabling the applicant's family to continue to reside within the dwelling following the birth of their children.

The existing building is set back from Wrotham Road by about 28 metres and is virtually on the boundary to the southern side with a walkway to the front door on the northern side. There is a small sitting out area at the rear but this would not enable the building to be extended so the only option is to extend to the front or upwards. In view of the buildings position and perhaps vague connection to an original stable block, we considered that extending upwards is unlikely and that the only option is to extend to the front.

Design

We consulted by way of pre-application enquiry reference PRE20210268 with the pre-application drawings showing a front extension with a pitched roof continuing the alignment of the ridge and maintaining the pitched roof and with a flat roofed area at just above eaves height on the north side to form an entrance and hall so that the existing bedroom would be retained. However, the flat roof wasn't felt to be acceptable so we have looked at how this can be amended and show a roof to the north side a different pitch to the main roof.

The proposed extension is to be in black stained horizontal boarding with a slate roof. Timber framed windows and front entrance door stained black.

In essence the side extension only adds a walkway however there are few other options that retain the level of accommodation provided by the property other than to extend to the side because creating a corridor through the existing house to add a front extension would reduce the bedroom significantly and require a change to the pitch of the main roof to the northern side as head height would be affected within the bedroom on the north side where a landing would have to be created. Having established that a side extension is required to enable access to a new room or rooms to the front, it is then a case of how to design the external look. Pitched roofs at different pitches starting part way down a sloping roof is commonly seen where old barns are added to and with the existing building having some resemblance of an old barn we have used this approach.

The extension is arranged to have a front window to the existing bedroom which will provide a view towards the garden and that room also benefits from having a skylight window. The new bedroom will have a front window and skylights.

The en-suite bathroom will have a conservation velux finished in black as will the other rooms where the elevations show new velux windows being installed.

With the addition of the extension there remains a good amenity area with the garden depth of 12.29 metres and width of 6 metres so providing some 73 sq metres of garden with parking in addition.

A bin store and garden shed for cycle storage will be provided within the garden. The garden shed will be finished in timber boarding which will be black stained.

As can be seen from the location plan the extension will not project forwards of the building line taken from the southern end of Waterditch Cottage and the house to the right side of the application property called Taralee. With the house being set some distance back from the road and also being screened by the hedging planted to the garden side of the parking area and by the existing hedges along the rear of the footpath.

There are two parking spaces as existing so there is adequate parking provision.

The family are very keen to remain living here having put a great deal of time and money into the conversion and also because other family live close by in Meopham and the building has a family connection having been the applicant's father's office for many years before being converted.

External materials are to match the existing building with the elevations finished in black stained timber weatherboard, fascias, gables, doors and windows to be in timber and black stained and roof in natural slate to match the existing previously approved slate roof covering. Conservation velux windows with black frames to match the existing.

Boundary walls, hedging and fences will remain.

Internally, the bedroom is lined completely with plasterboard and has white painted skirting. Similar finishes will be used to the extension.



Planning

The building is listed by way of being within the original curtilage of Waterditch House although in fact a hedge was grown to separate this property from the garden to Waterditch House a long time ago, some 15 to 20 years ago at least.

Details replacing the building and garden are covered in the design element above.

The building was previously in office use, Class A2, and approval was granted under full planning application 20181172 and listed building application 20181173 for conversion to a dwelling. Subsequently planning and listed building conditions were cleared and the building is fully converted and has been lived in for over a year.

The location is sustainable being within the settlement of Meopham and close to Meopham Railway Station and with bus stops virtually on the road outside. There is a small range of shops immediately close by and a larger range of shops at Camer Park Parade which is within walking distance.

Adequate parking and amenity is provided.

In terms of the design we suggest the options to create an extension and to maintain the extension in keeping with the building are quite limited without affecting the internal layout and room sizes considerably. The proposed design retains the rooms and layout.

The building very well screened by existing hedges and benefits from being set back in the plot.

Alterations to the proposal have been made since receipt of the pre-application response. We appreciate there is an element of individual judgement and assessment with a change like this as to what is acceptable and in-keeping with the building and therefore advise that the applicant is willing to take onboard suggestions about how the proposal can be adjusted, if necessary, so that it can be supported.

Access

The property is very well located for public transport being within a short walk of Meopham Mainline Railway Station with trains to London Victoria and other London Stations and also to the Kent Coast.

There are bus stops immediately outside the property with services to Gravesend, Swanley, Sevenoaks and Longfield with access to further destinations from Longfield, Gravesend and Sevenoaks railway stations.

A range of local shops including convenience stores, public houses and restaurants are available by foot from the property.

Due to the topography there are a few steps down outside the house as the parking area is at a higher level. The house is on one floor level with a step up to the side door entrance and level threshold to the rear door.

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