

P011

Design & Access Statement

December 2022

Haydown

Great Buckland, DA13 0XF



MONGILLO CONSTRUCTION WORKSHOP

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1.0

Introduction

1.1 Purpose of this Document

This Design & Access Statement has been prepared by MCW in support of the planning application submission to Gravesham Council, regarding the refurbishment of a detached house at Haydown, Buckland Road, Luddesdown, Gravesend, Kent, DA13 0XF.

The existing property is not listed and does not sit next to, or opposite, any other listed building. The site is not part of a conservation area, however the site is located within the Green Belt and an Area of Outstanding Natural Beauty (AONB).

The details associated with the proposed development can be broadly summarised as follows:

- Demolition of the existing conservatory and part of the existing building on the south elevation in order to create a single volume
- New wood cladding in order to create a single unified volume
- Refurbishment of the existing stair enclosure to create a new void in order to improve natural lighting and improve insulation
- Replacement of existing windows
- Upgrade of the interior layout
- Removal of the existing back roof on the east elevation to create a new green roof to enhance the surrounding natural environment
- Enhancement of front garden with a new decking area

The project proposal aims to refurbish the original house while maintaining the original footprint. The proposal seeks to renovate the interior layout and change the house's envelope to create a single volume that aims to harmonize with the surrounding nature. The whole refurbishment will be built to achieve the standards for construction and energy performance set up by the building regulations.

The purpose of this document is to demonstrate that the application represents a carefully considered proposal that provides a sensitive, appropriate and high quality design approach and forming a positive relationship with the surrounding context.

1.2 Supporting Information

In addition to this Design & Access Statement, this Planning Application also includes the following documents, which are referenced throughout this document;

Planning Application Forms & Certificates - MCW
Design & Access Statement (this document) - MCW
Existing & Proposed Drawings - MCW

1.3 Architecture and Design - MCW Mongillo Construction Workshop

MCW Mongillo Construction Workshop is an emerging Architecture and Design studio based in London. Our design approach is thorough bespoke design solutions, and we aim to create innovative and sustainable architecture creating unique spaces that suit the needs of the user. Our buildings are designed to enrich and improve daily life and meet the diverse needs of the people using them by responding and embracing their cultural & landscape context. Design quality and the functionality of spaces are primary attributes of our work



2.0

Site Analysis

2.1 Site Description & Physical Context

This section considers the general location of the house, its site, its uses and condition, and focuses in more detail on its immediate context.

The site is located on the eastern side of Buckland Road. It comprises a large, detached dwelling set within substantial grounds located Buckland Road, Luddesdown, Gravesend, Kent, DA13 0XF

It is not in a Conservation Area. However, the site is located within the Green Belt and an Area of Outstanding Natural Beauty (AONB).

The existing house belonged to the same family for over 50 years. The main house had been extended several times over time, and the property now faces decay due to poor construction and old age.

Haydown is a 5 acres property in an area of outstanding natural beauty. The house presents two large reception rooms, a study, and the kitchen/breakfast room and conservatory open onto an expansive patio boarded by mature flower banks.

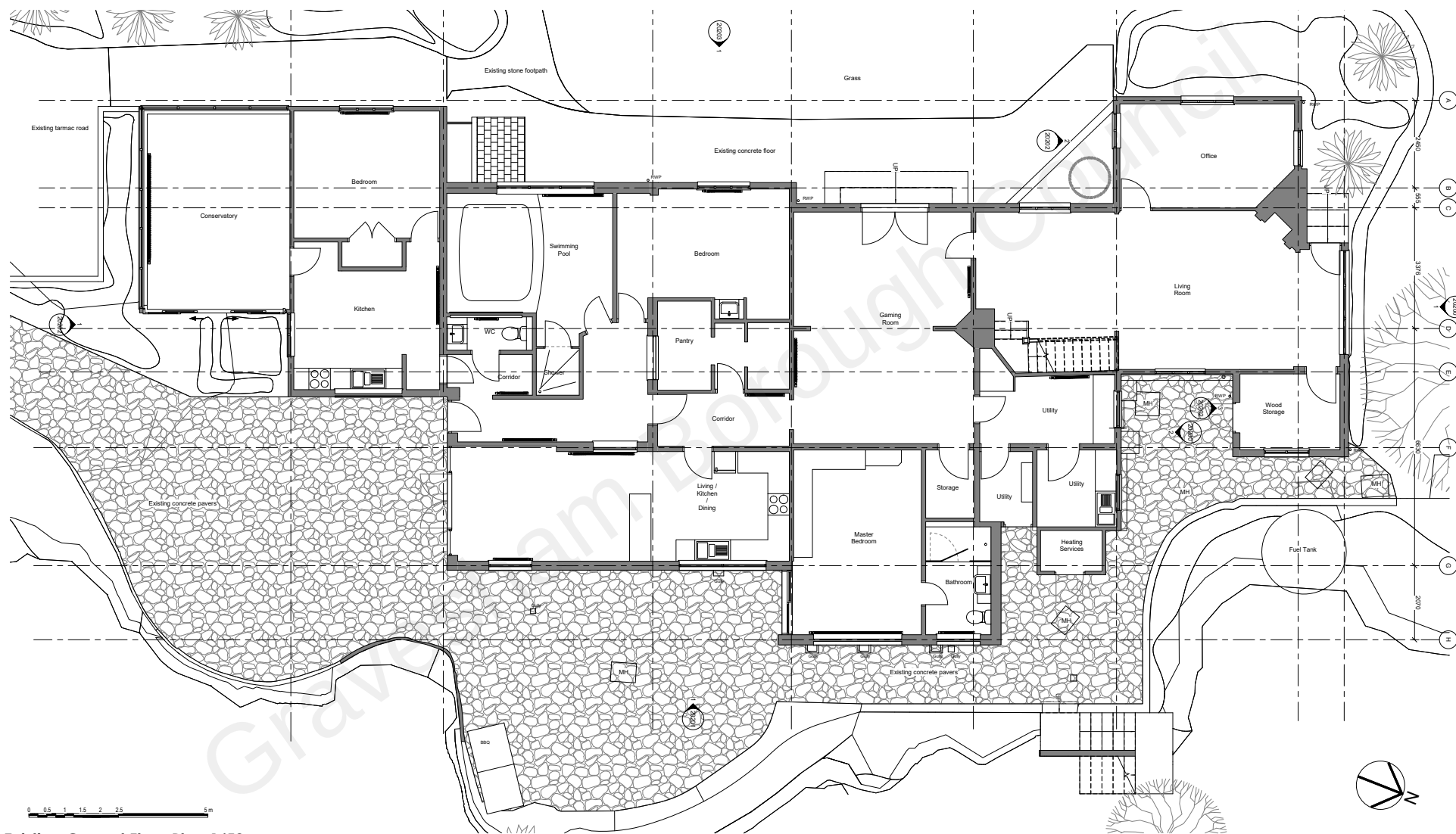
The house also offers walk-in pantry, separate utility/boot room and indoor leisure pool. The main bedroom has an en-suite shower room/WC, and four double bedrooms over two stories, and the property also contains outbuildings and a double garage.

The existing dwelling has been extended in a piecemeal fashion over a number of years. This is reflected in the poor appearance of the main house. Unfortunately, the existing home has very poor insulation and structural and asbestos issues.

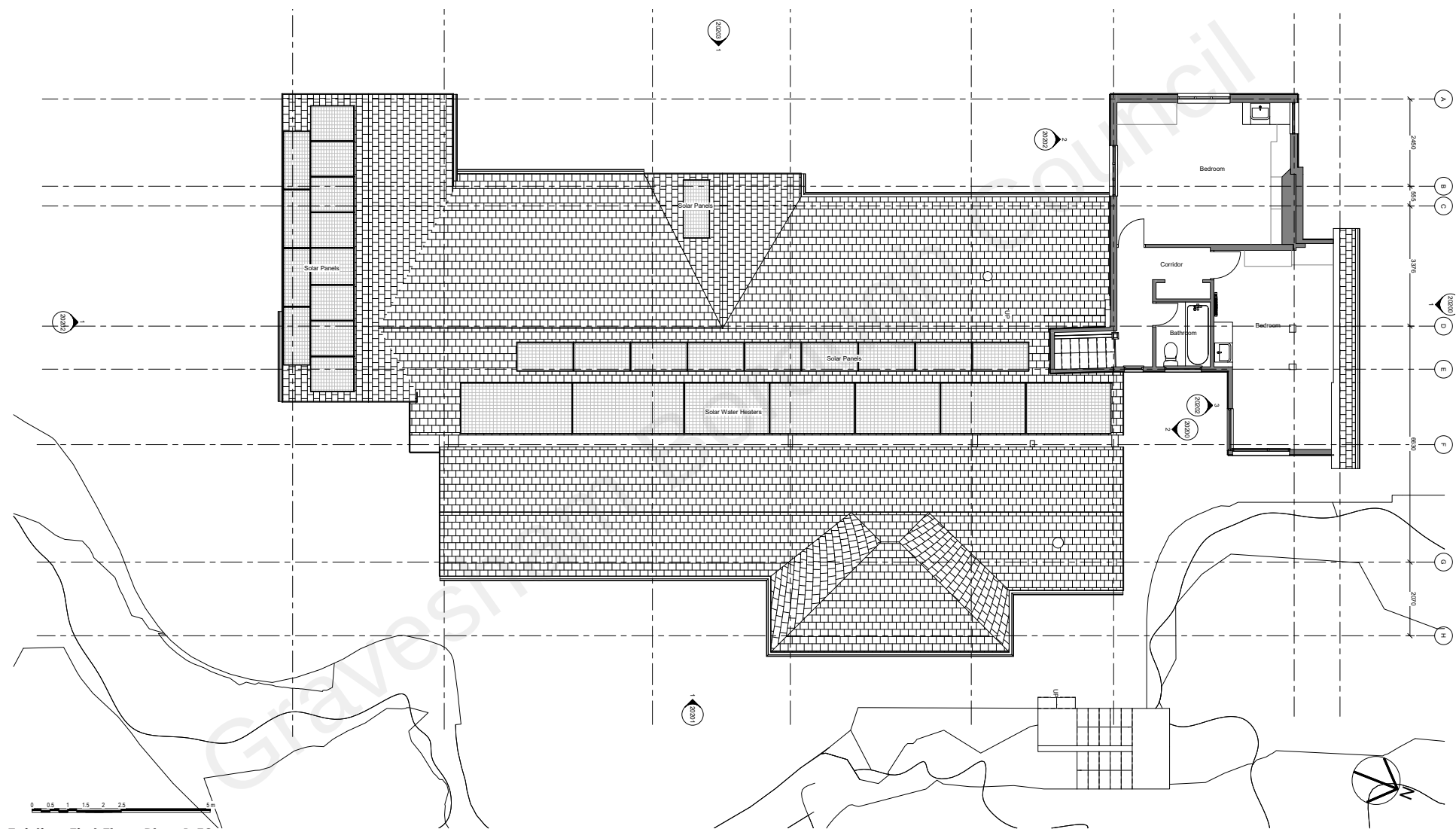




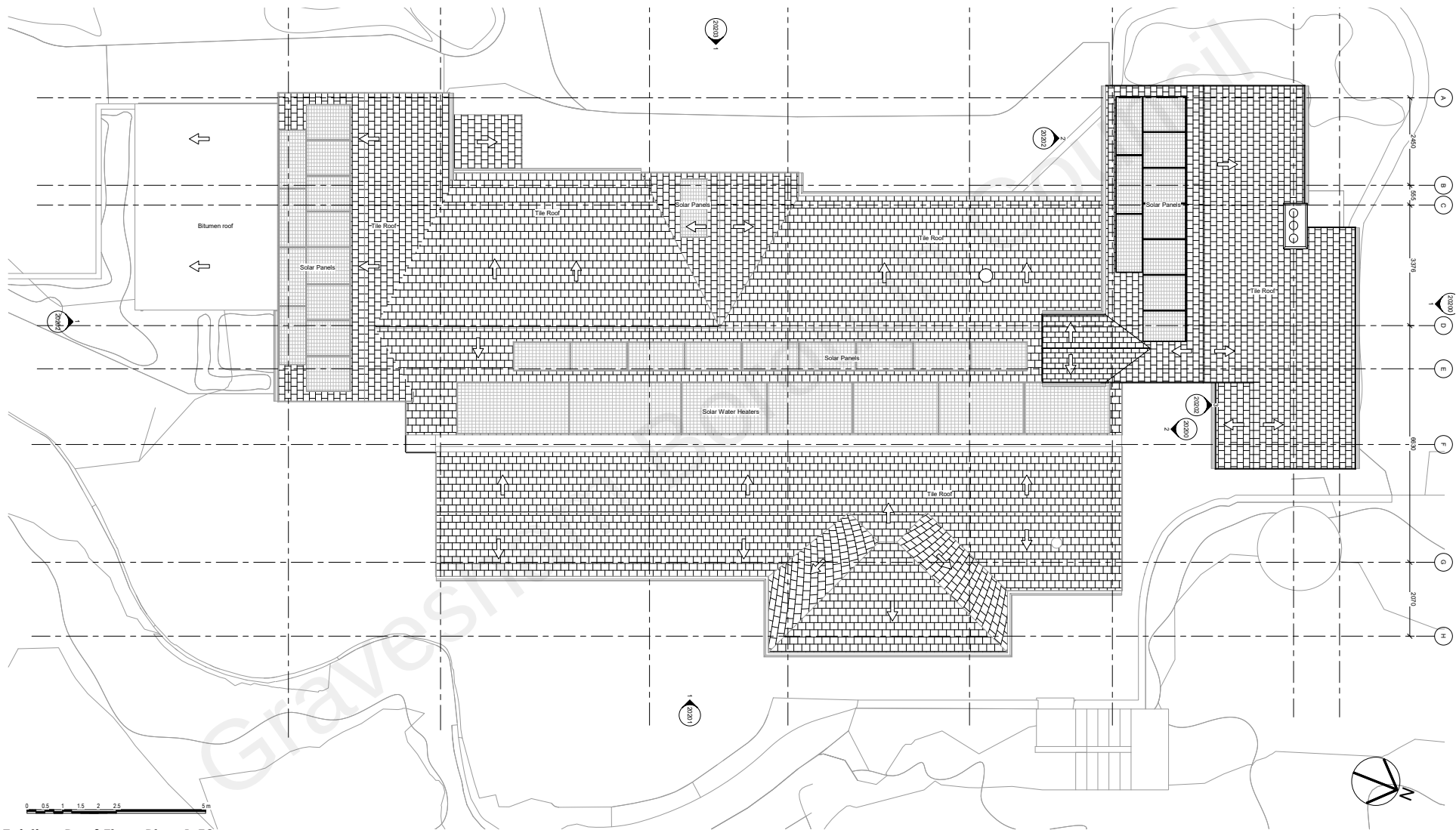
Location plan with site and existing building highlighted in red



Existing Ground Floor Plan 1/50



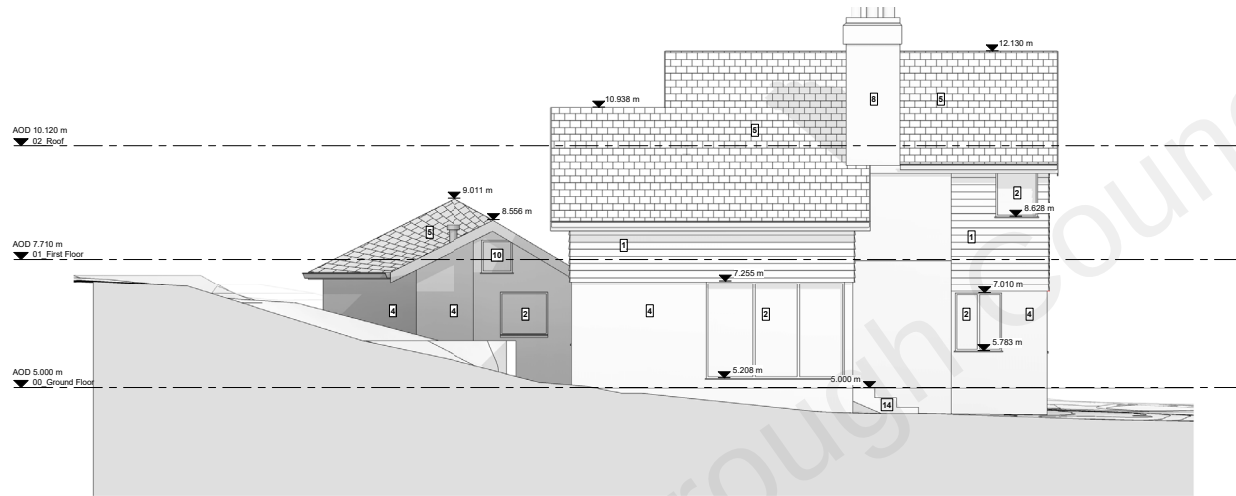
Existing First Floor Plan 1:50



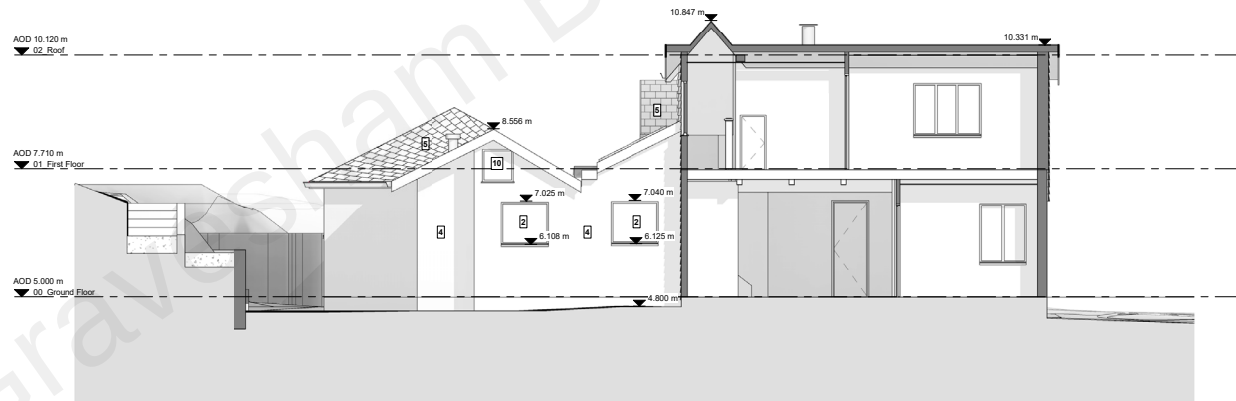
Existing Roof Floor Plan 1:50

Key

1. Existing wood cladding
2. Existing PVC windows
3. Existing PVC window door
4. Beige painted render finish to exterior wall
5. Existing tile roof
6. Solar panels
7. Solar water heating panel
8. Existing chimney
9. Existing conservatory
10. Wood access panel
11. Entrance timber door
12. Timber door
13. Entrance canopy
14. Existing concrete stair



1 Existing North Elevation A
1:50



2 Existing North Elevation B
1:50

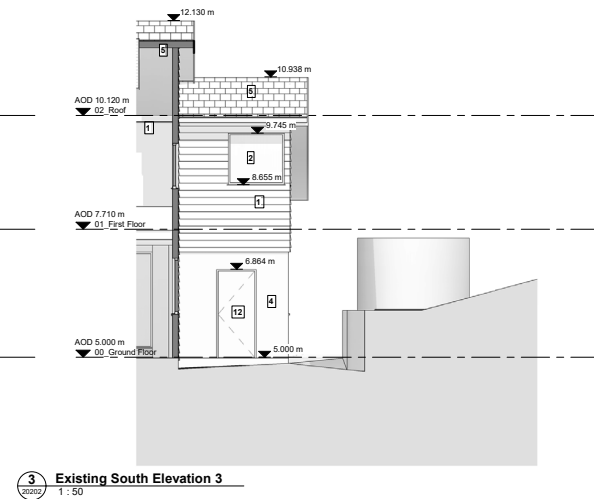
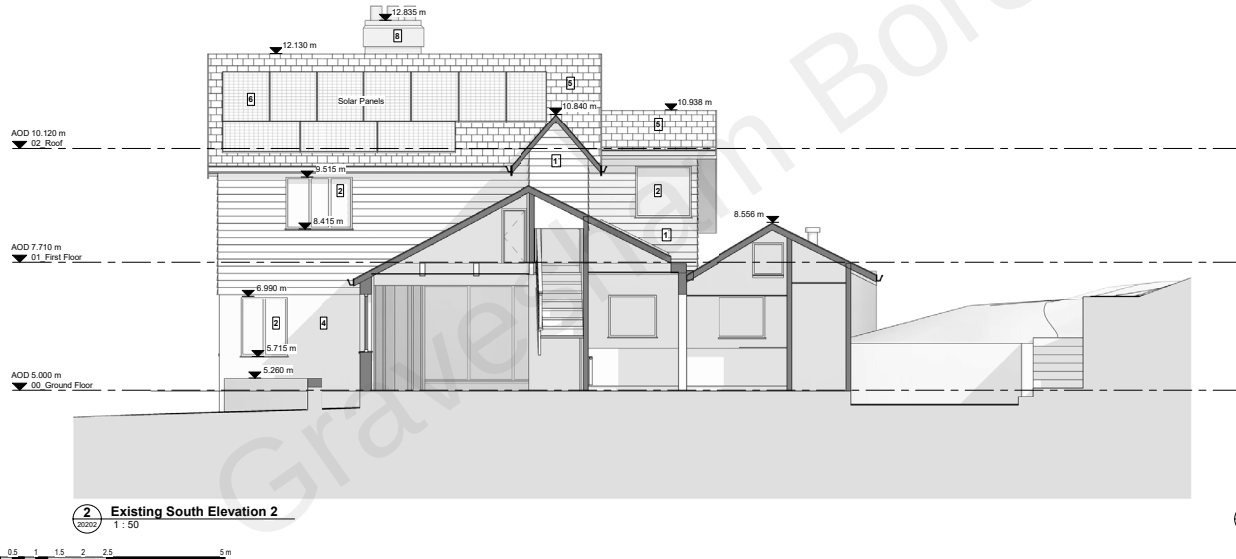
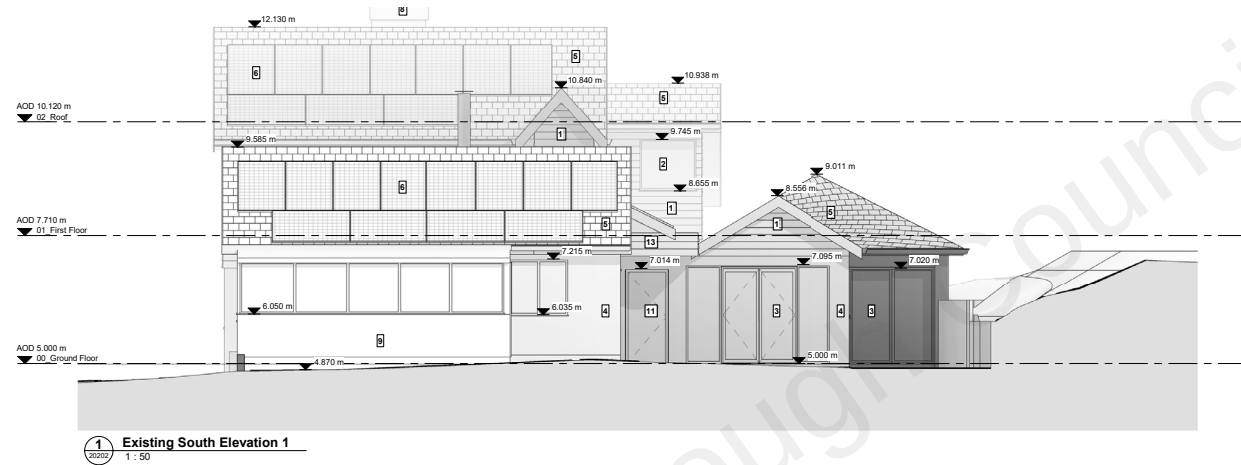
0 0.5 1 1.5 2 2.5 3 m

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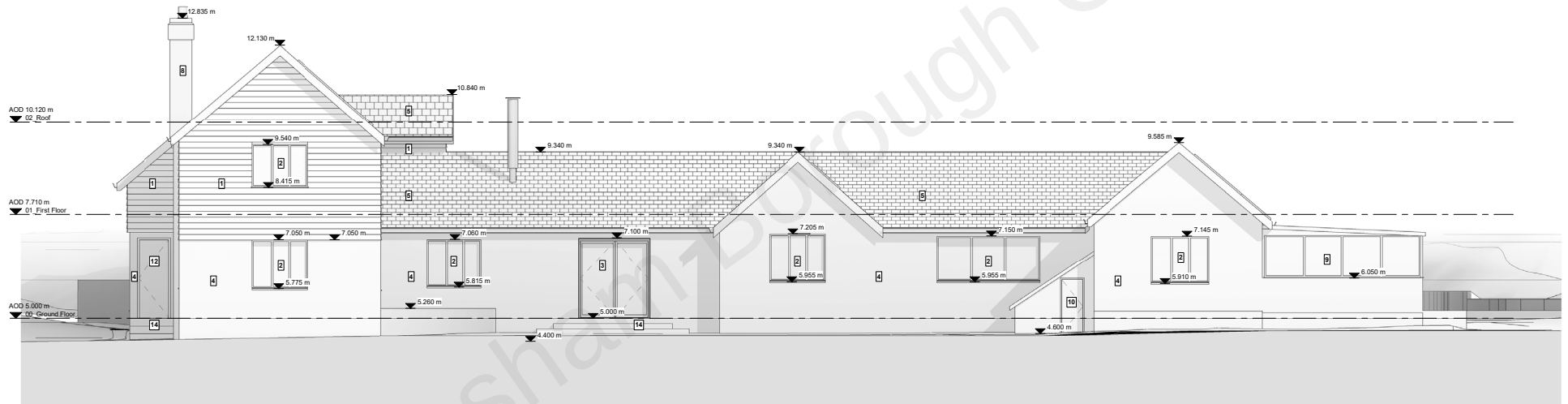
Key

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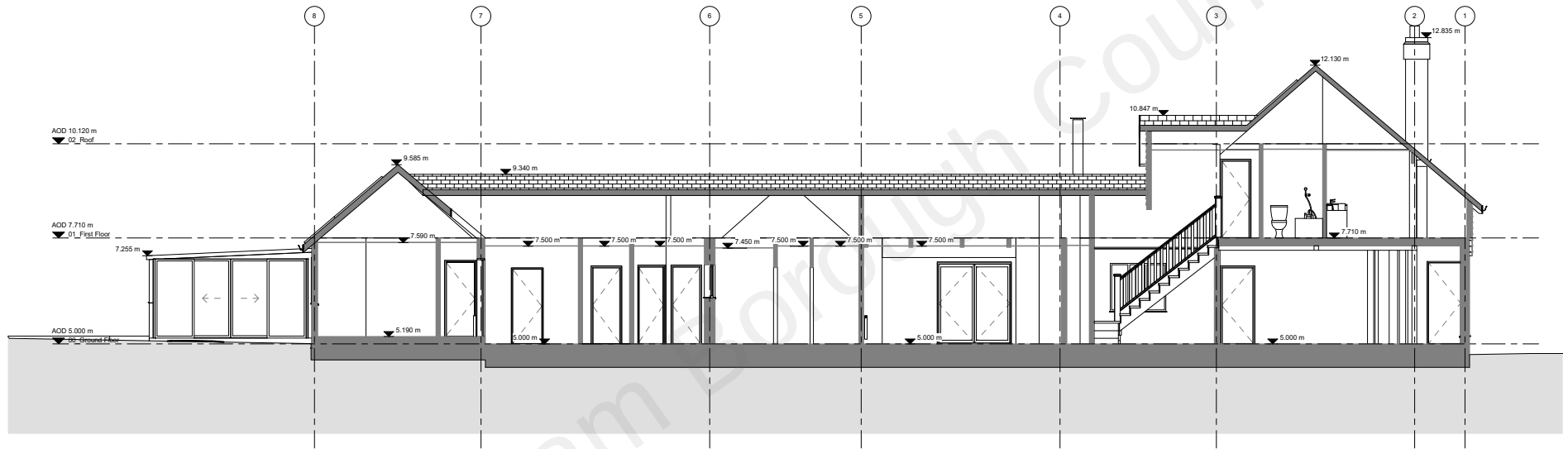
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12. Timber door
13. Entrance canopy
14. Existing concrete stair



1 Existing West Elevation
1 : 50

0 0.5 1 1.5 2 2.5 3 m



1 Existing Section A - A
1:50

0 0.5 1 1.5 2 2.5 3 m

2.2 Planning Guidance

Planning Considerations

The proposal has carefully considered and addressed, where necessary, Gravesham Council residential design guidance and general planning guidance.

Through a thorough design development and a considered pre-planning response from Gravesham Council, we believe the submitted proposal meets the conditions to be granted planning permission.

Concerning the amenities of occupants and neighbours, in terms of privacy, outlook, sunlight/daylight, noise and disturbance. The proposed development would not cause any adverse impact on any neighbouring properties.

Regarding the impact on the landscape, no trees will be affected by the proposal. The proposal aims to conserve and enhance the natural beauty of the Kent Downs AONB

The design is in keeping with the surrounding area, and it has carefully considered a selection of materials and tones to be sympathetic to the surrounding context. The project proposal aims to refurbish the original house while maintaining its original footprint.

The front and back gardens will be improved. There will be a large area of private amenity space, predominantly by the rear garden and a new decking area in the front garden. An enhanced new entrance will harmonize with the external landscape layout and the surrounding areas. The proposed development is in an area with a low probability of flooding.

2.3 Green Belt

As this is the most restrictive policy issue and designation for the site, we refer to the National Planning Policy Framework paragraph 148 - 149 article C

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The proposed design and alteration to the dwelling will not result in "disproportionate additions" over the existing lawful dwelling, and also that the resultant dwelling will not be materially larger than the existing (Refer to section 5.0 areas and volume comparisons), we considered that our proposal would not be inappropriate for the green belt area. However, without prejudice to the above, if the Council do not agree and consider this proposal to be inappropriate then the following very Special Circumstances should be considered such as sustainability, appearance, improvement to living conditions, contribution to the natural environment etc. as is described on section 3.0

2.4 Opportunities

A thorough investigation of the existing property has identified those factors that provide or limit the possibilities of achieving an appropriate design solution. The study of the existing site, as well as its context, has identified several constraints and opportunities:

- The chance to improve the quality of the existing house, by introducing a good example of design and sustainable architecture in the green belt
- Appropriate massing design not overbearing on the site and surroundings.
- The design will be quiet and neutral, adapting to the landscape
- The creation of a sustainable design
- To reuse and recycle the existing structure
- Contributing high quality accommodation to the residential market in the area.
- Improving building's energy efficiency and environmental performance.

2.5 Property History - Planning applications

Erection of two storey rear extension to form enlarged sitting room with enlarged bathroom over. Ref. No: 19990532 | Status: Application Refused

Erection of two storey rear extension to form enlarged sitting room with bathroom over. Ref. No: 19990014 | Status: Application Refused

Construction of a new pitched roof over existing single storey rear extension. Ref. No: 19880803 | Status: Application Permitted

Use of garage for storage and repair of plant hire equipment for a temporary period of one year Ref. No: 19780972 | Status: Application Refused

2.6 Relevant policies to the proposal

Gravesham Local Plan Core Strategy (September 2014)

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS11 - Transport
- CS12 - Green Infrastructure
- CS14 - Housing Type and Size
- CS15 - Housing Density
- CS18 - Climate Change
- CS19 - Design & Development Principles

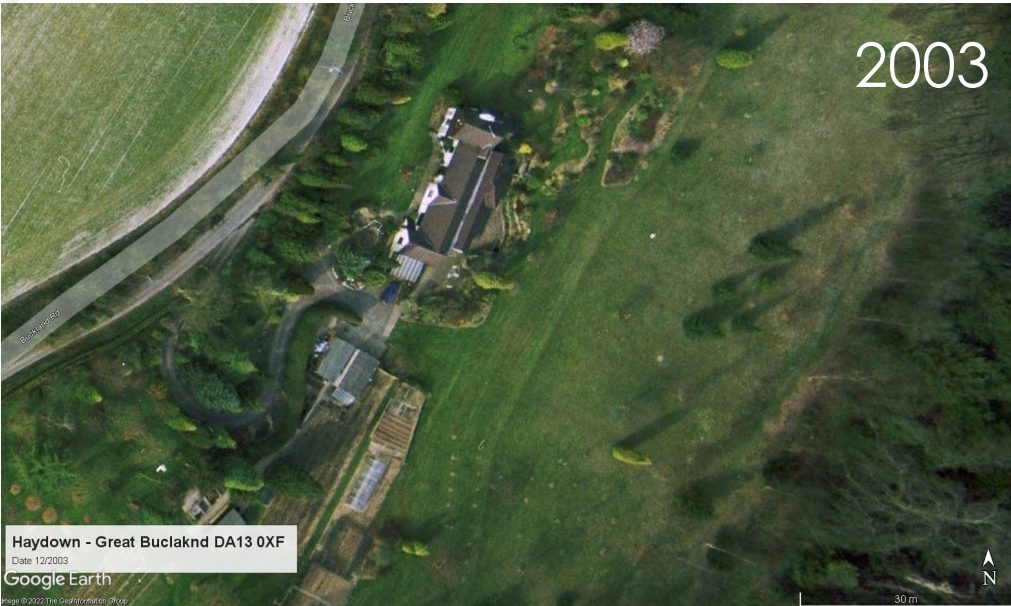
Gravesham Local Plan: First Review (1994):

- P3 - Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network

Supplementary Planning Guidance

- SPG 2 - Residential Layout Guidelines (1996)
- Householder Extension / Alterations Design Guide (2021)
- Kent Downs Area of Outstanding Natural Beauty Management Plan
- National Planning Policy Framework

2.7 Haydown - Timeline



2.7 Haydown - Timeline



3.0

Design

3.1 Building Design

This un-modernised two-storey detached house in Buckland Road, Luddesdown, is intended to be reconfigured and refurbished to provide much-needed new functional spaces to this family home. The idea is to rescue a poor-appearance dwelling that has been extended in a piecemeal fashion over a number of years in an area of outstanding natural beauty.

The proposal aims to refurbish the existing envelope of the house by creating a single uniform volume with a single rainscreen wood cladding to create an aesthetic volume. The rainscreen cladding aims to increase the thickness of the walls and roof by adding much-needed external insulation, avoiding loss on the internal gross area, and removing an asbestos tile roof.

The creation of a new sedum roof on the east elevation aims to enhance the surrounding landscape by adding 65 sqm of new green areas. The strategic position of the green roof between the house and the hills area camouflages the house and creates a continued green landscape.

All the existing solar panels are relocated to the south side and back elevation to create a clean and prominent west elevation. The strategic relocation also aims to enhance power collection.

The design reconfigures the ground floor layout by demolishing and a dilapidated conservatory structure and part of an additional kitchen and bedroom that doesn't integrate with the rest of the property on the south elevation in order to create a single volume that uniform the appearance of the building and to create a single open kitchen-living room area with vaulted ceiling and exposed beams that aims to harmonise with the internal old internal house appearance in the north elevation. The internal pool area is removed, and the kitchen is relocated in order to create the new open-plan area, office and pantry. The existing bedroom on the west elevation is reconfigured as an on-suite bedroom. The main entrance is relocated to the west elevation, and a new decking area is added to enhance the west elevation as the prominent elevation.

In the north area of the house, the stair enclosure is enlarged to create a void and bring natural light to the ground floor, add extra insulation and enhance the existing wood stair. The existing old miss-match windows are replaced and reconfigured to enhance living conditions.

We believe that the proposal will not result in "disproportionate additions" since the is no increase from the original footprint of the house's gross area (please refer to area calculations). However, without prejudice to the above, there is an increase in the overall mass of the building to add external insulation, improve natural light and remove a dilapidated conservatory to create a single volume. The design decisions were carefully evaluated to improve Sustainability, appearance, living conditions and contribution to the natural environment.

3.2 Materiality

The proposed building wood cladding envelope forms part of and overall strategy to unify an create a single aesthetic building composition . The proposed materials and colour have been selected to provide a robust but sympathetic addition to the overall visual composition.

The proposed elevations are in principle a dual colour tone and constructed from a limited palette of material suitable for its setting. The new black windows creates a contrast between the dual colour tone wood cladding. These proposed primary materials approach will be complemented by a limited number of secondary materials facilitating a finer articulation of the façade.

The new green sedum roof was carefully chosen with a strong emphasis on enhancing the natural environment. This project is essentially a contemporary proposal, relying on the careful detailing and fundamental integrity of the proposed materials. The entrance to the house will be enhanced, providing a modern adding to visual overall composition of the building.

3.3 Sustainability

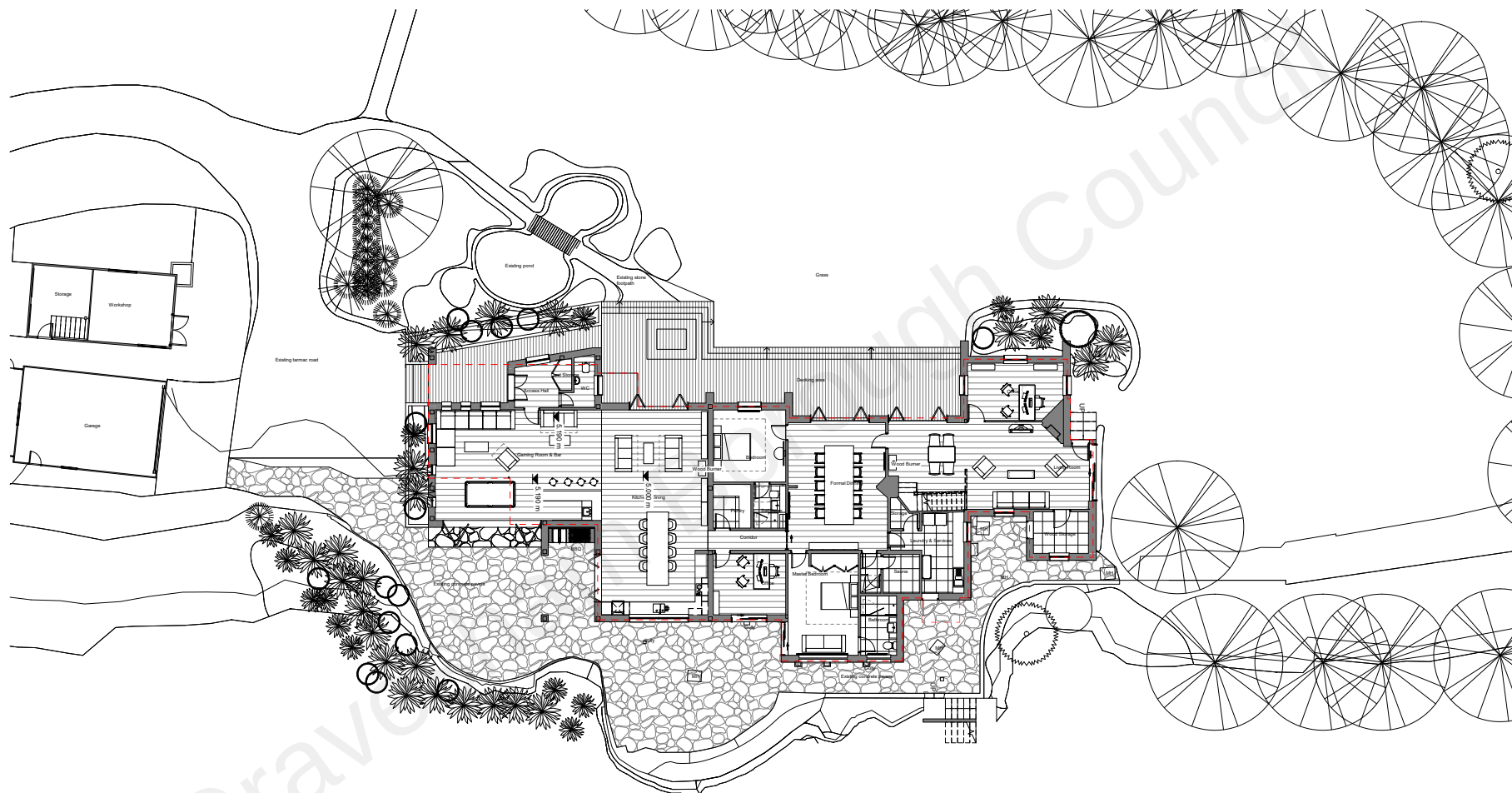
The proposal has been designed to meet Building Regulations, which set the minimum standards in relation to a number of sustainability issues, such as energy efficiency and water consumption, as well as matters such as structural soundness.

The design of the proposal and its sustainability aspects were carefully considered to be in line with the environmental challenges affecting us now. Where possible, the design will tackle issues as:

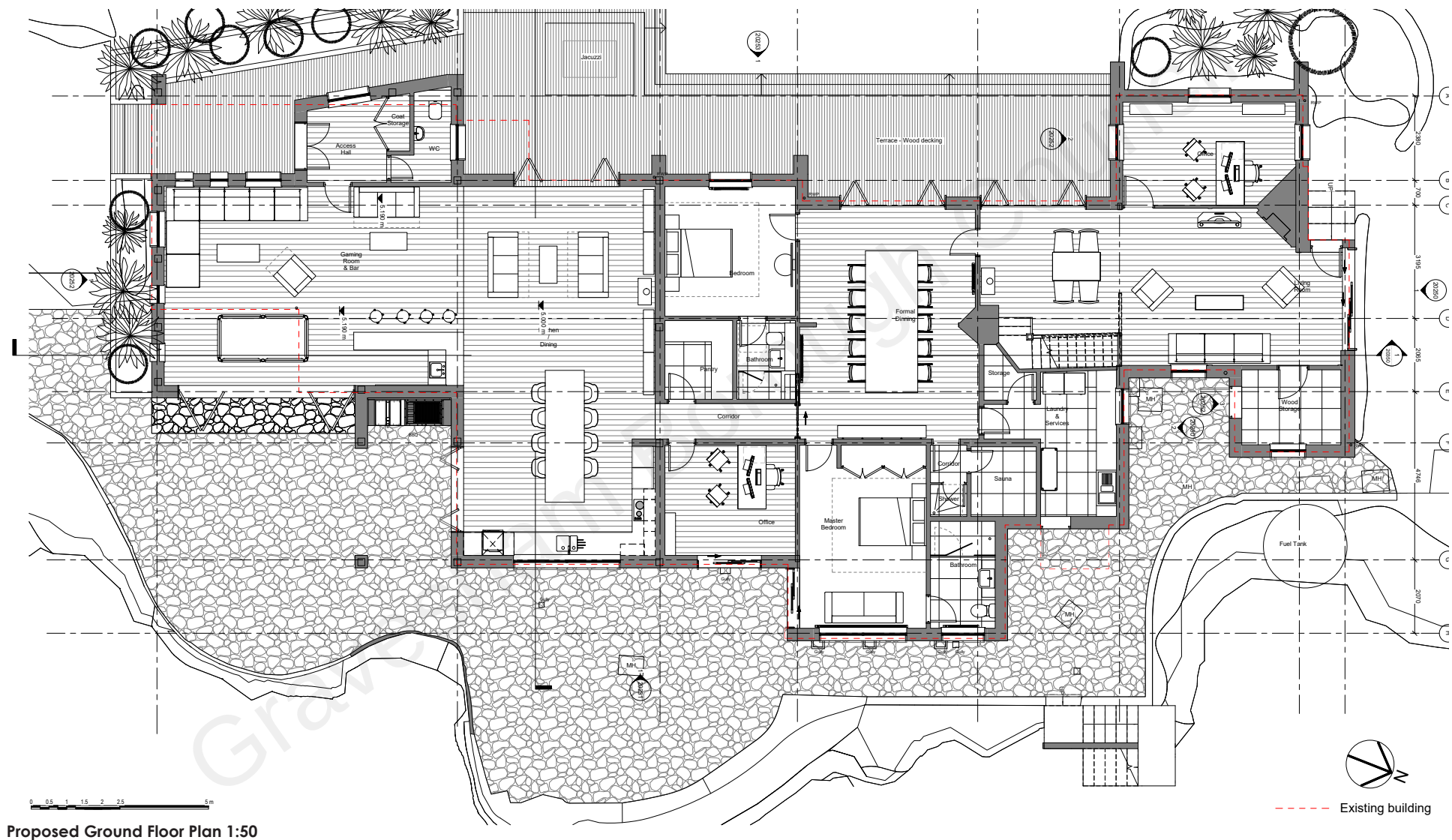
- Better natural light throughout
- Reuse of the existing structure wherever is possible
- Sustainable materials
- Increased green areas
- Reduce water consumption
- Energy-efficient design with a well designed insulation and ventilation strategy
- Energy-efficient fixtures and fittings to reduce energy consumption
- Energy-efficient white goods and low-energy lighting

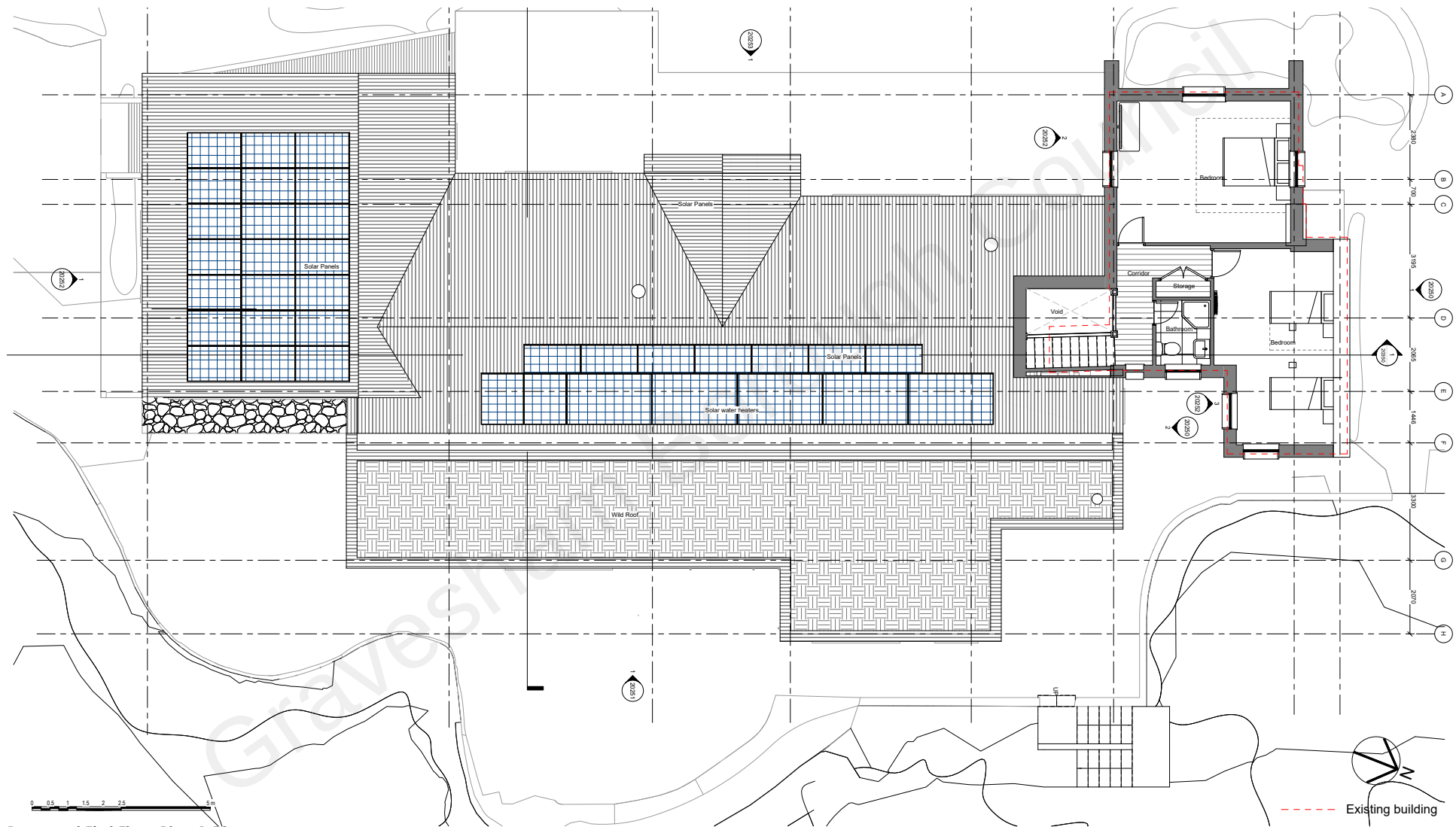
3.4 Refuse & Recycling

The proposal will adopt the existing refuse and servicing arrangements for Buckland Road. It is proposed that the dwelling will utilise the local system as used by the residents from Gravesham Council. The arrangements for recycling collection will follow the same arrangements. It will be the responsibility of the resident to put their refuse and recycling out on collection day.



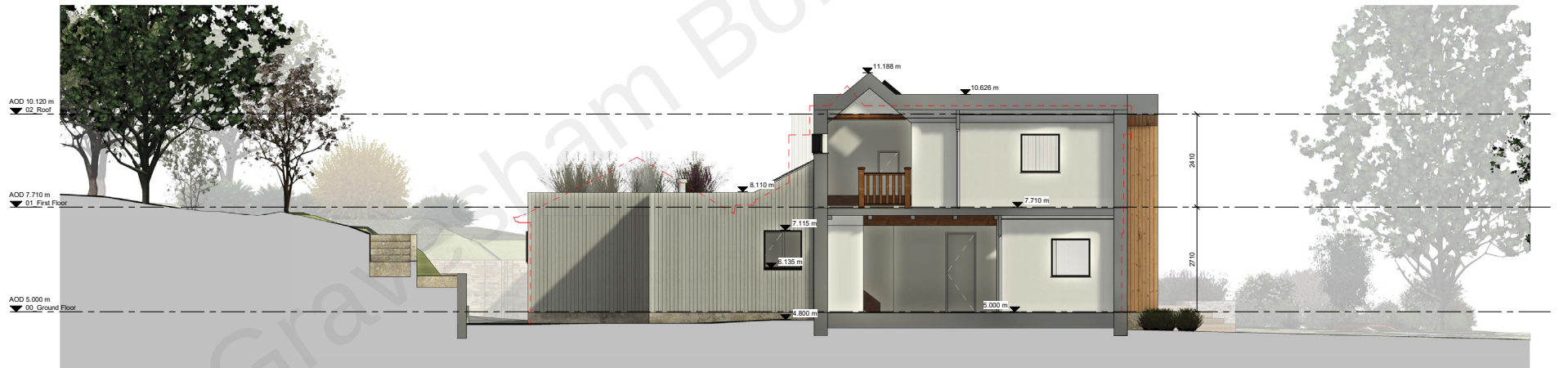
Proposed Block Floor Plan 1:100







1 Proposed North Elevation A
1:50



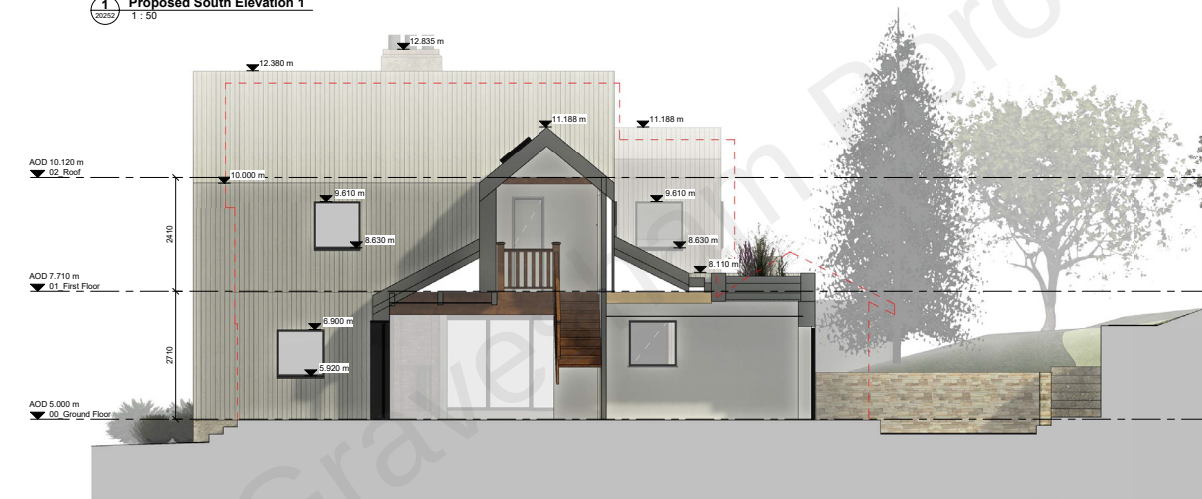
2 Proposed North Elevation B
1:50

0 0.5 1 1.5 2 2.5 5m

--- Existing building



1 Proposed South Elevation 1
1 : 50



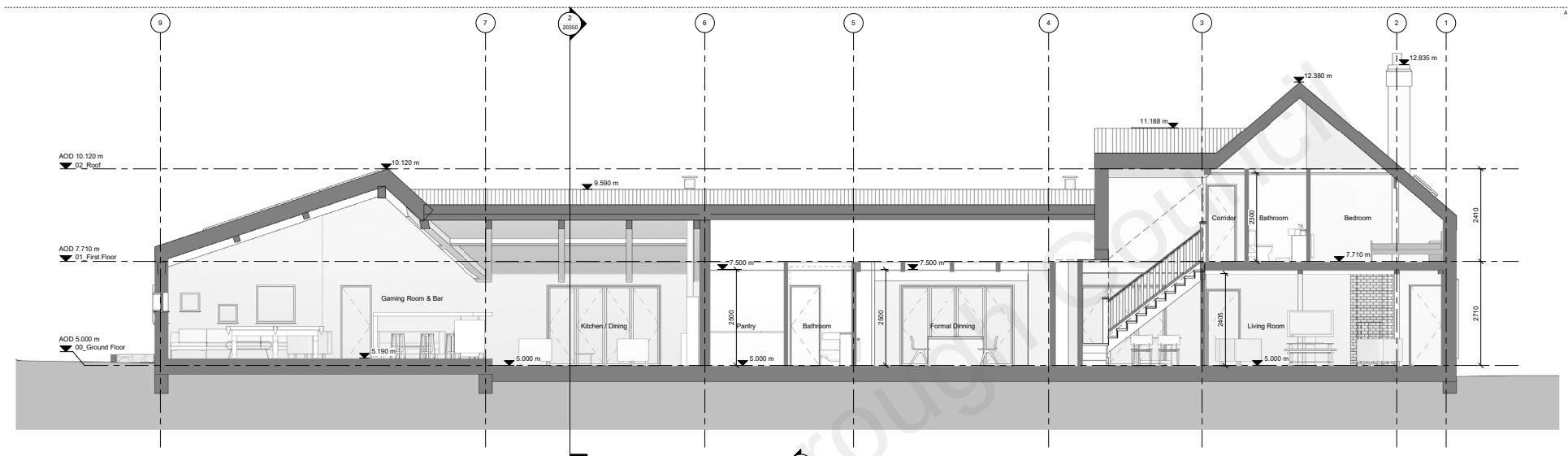
2 Proposed South Elevation 2
1 : 50

0 0.5 1 1.5 2 2.5 3 m

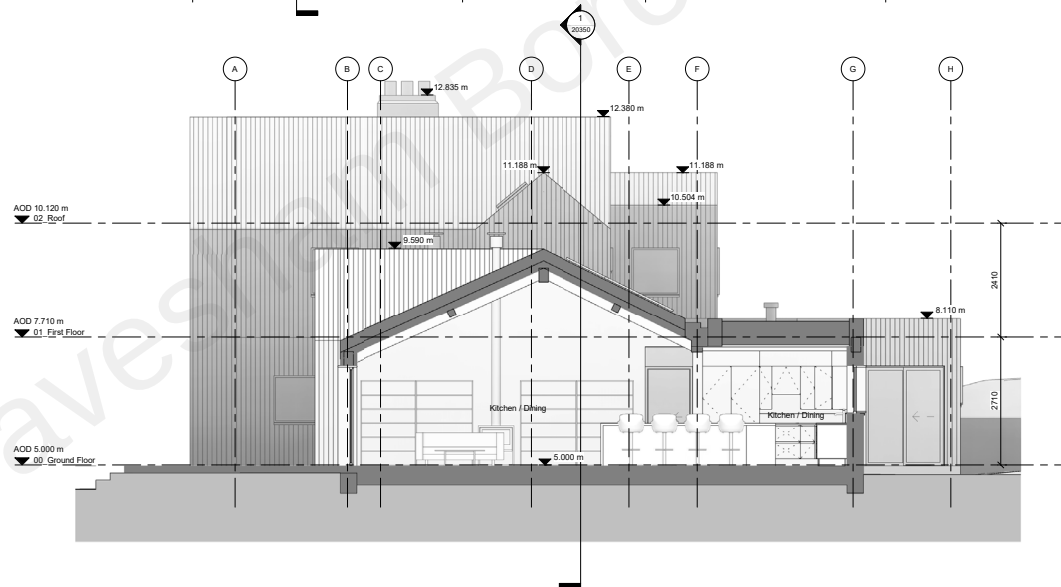


3 Proposed South Elevation 3
1 : 50

--- Existing building



1 Proposed Section A - A
1:50

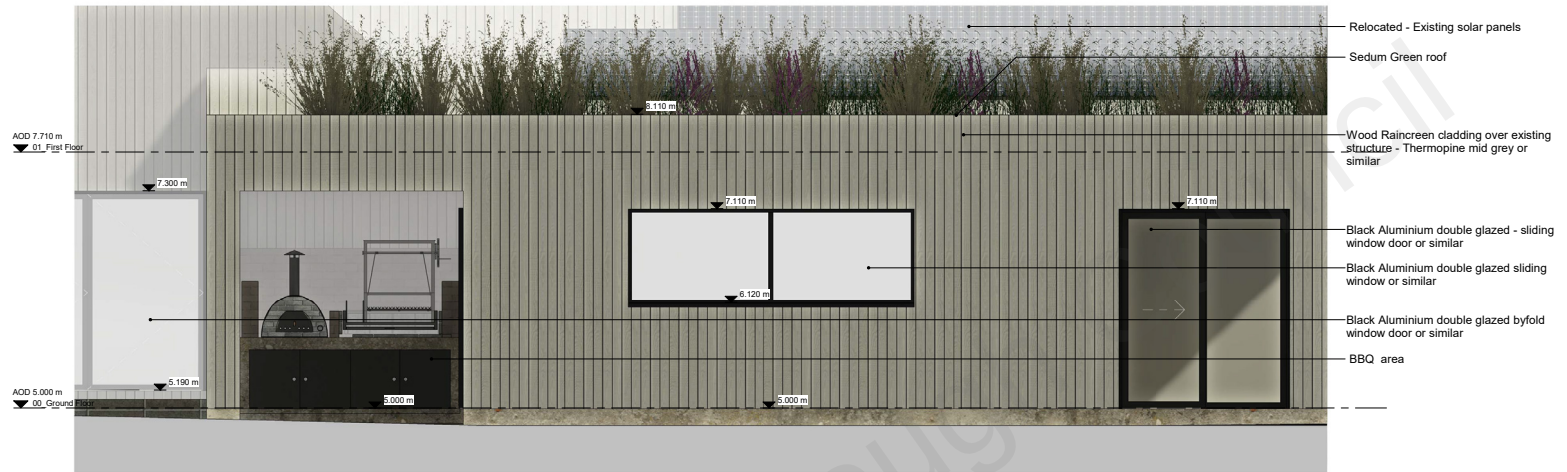


2 Section B-B
1:50

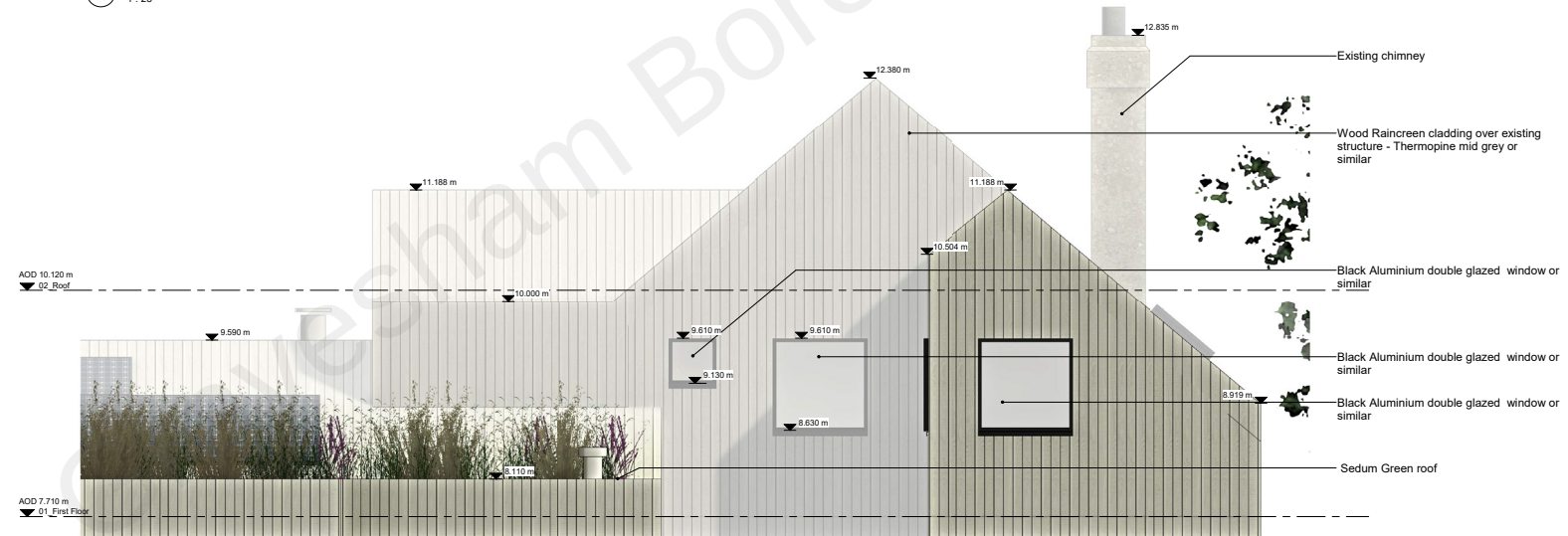




1 Bay Study 1 - North Elevation
1:25

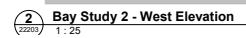
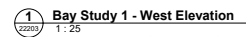


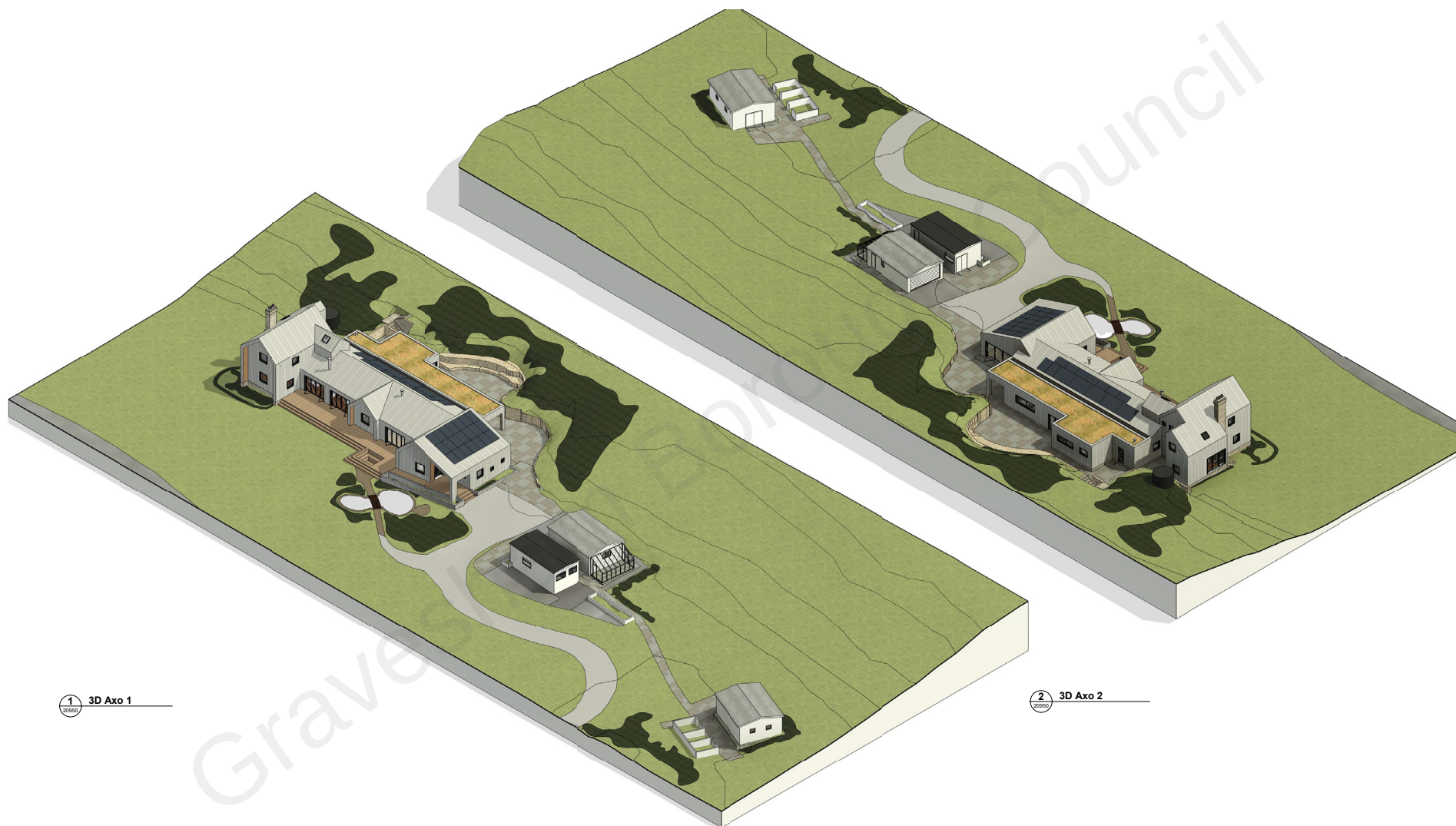
1 Bay Study 1 - East Elevation
1 : 25



2 Bay Study 2 East Elevation
1 : 25

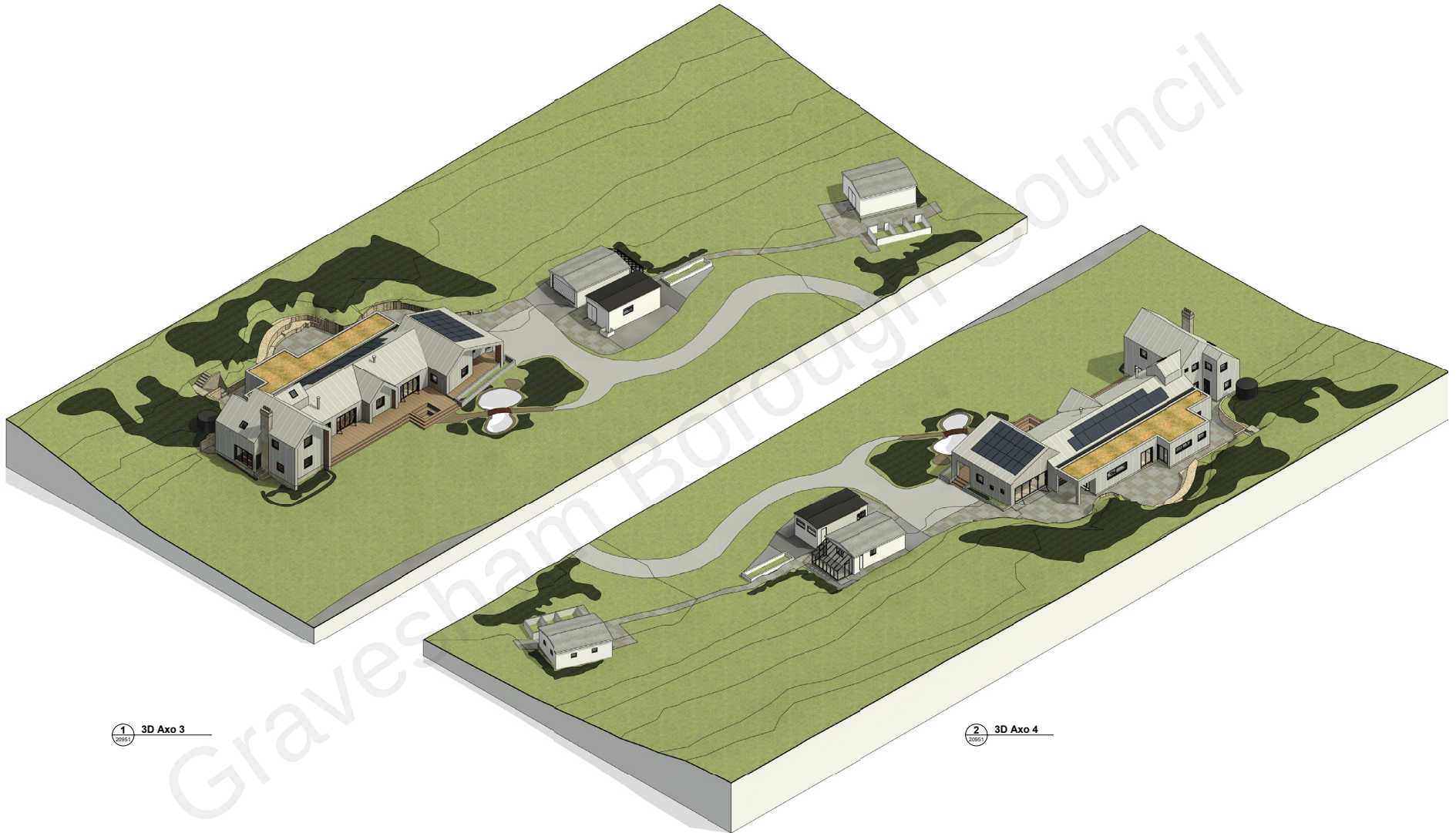






1 3D Axo 1

2 3D Axo 2



1 3D Axo 3

2 3D Axo 4

4.0

Access

4.0 Access

This section explains the movement pattern around and through the site.

The proposal does not modify the existing vehicular or pedestrian access from the main road to the main house. Parking are not effected an remains unchanged.

Transport links

Halling Railway Station: 2.1 miles

Sole Street Railway Station: 2.3 miles

Rochester Railway Station: 5.4 miles (high speed service)

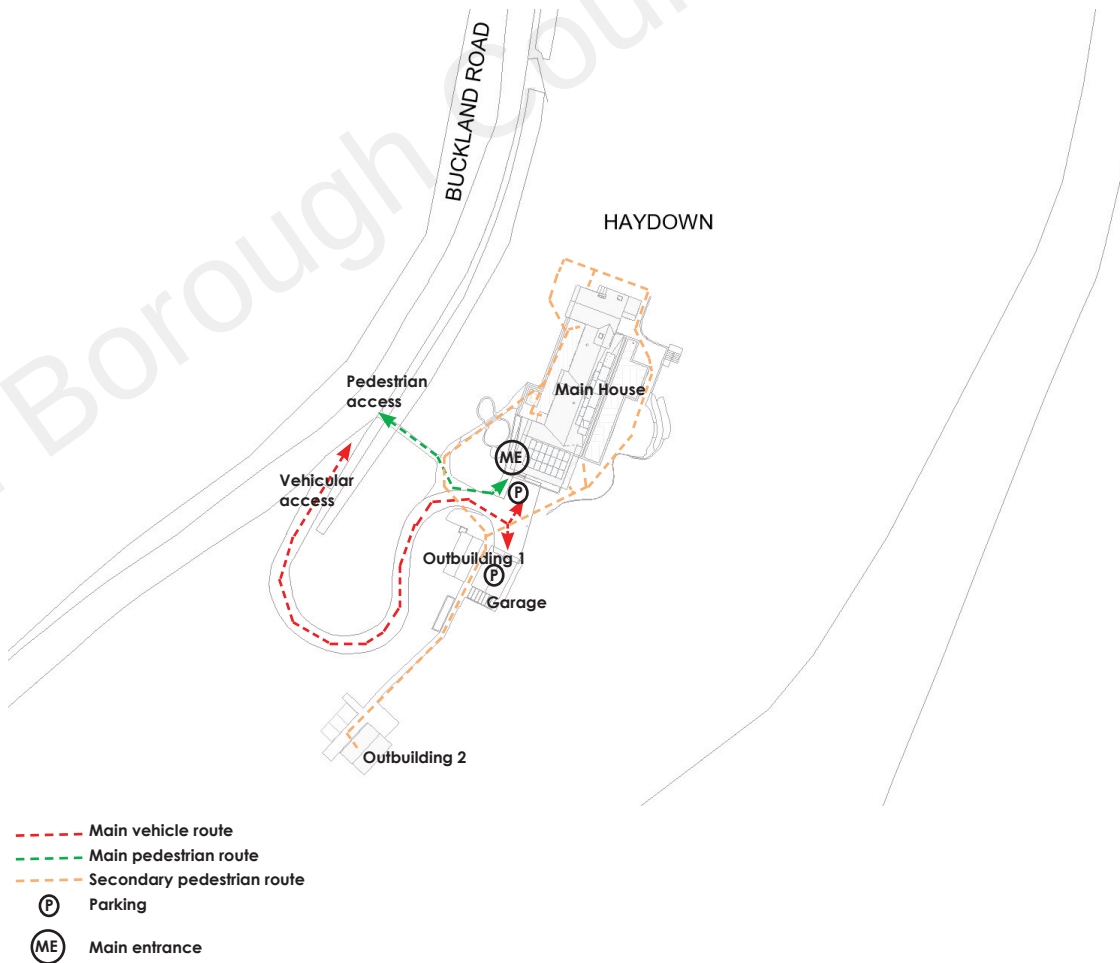
Ebbfleet International Station: 7.1 miles (high speed service)



Haydown - Main access from Buckland Road,



Haydown - Secondary pedestrian access from Buckland Road,

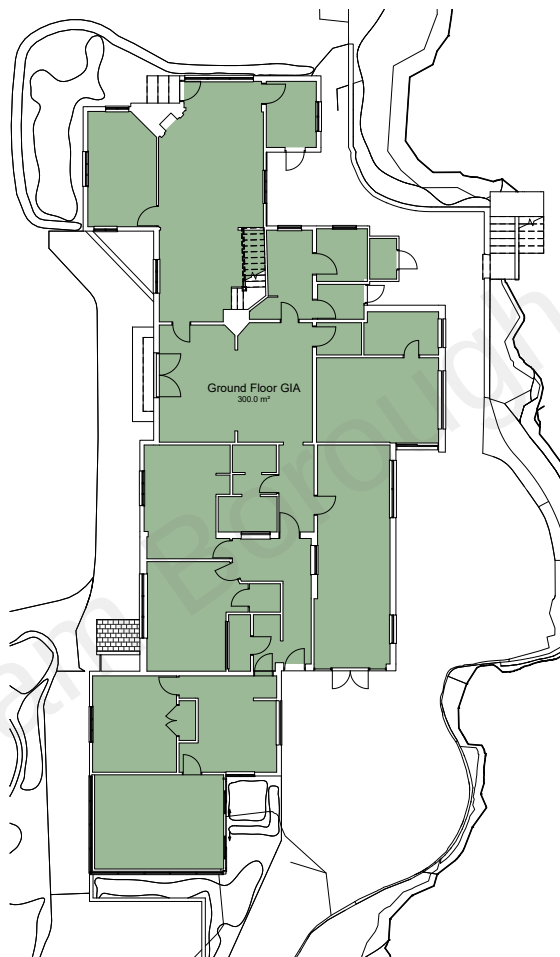


5.0

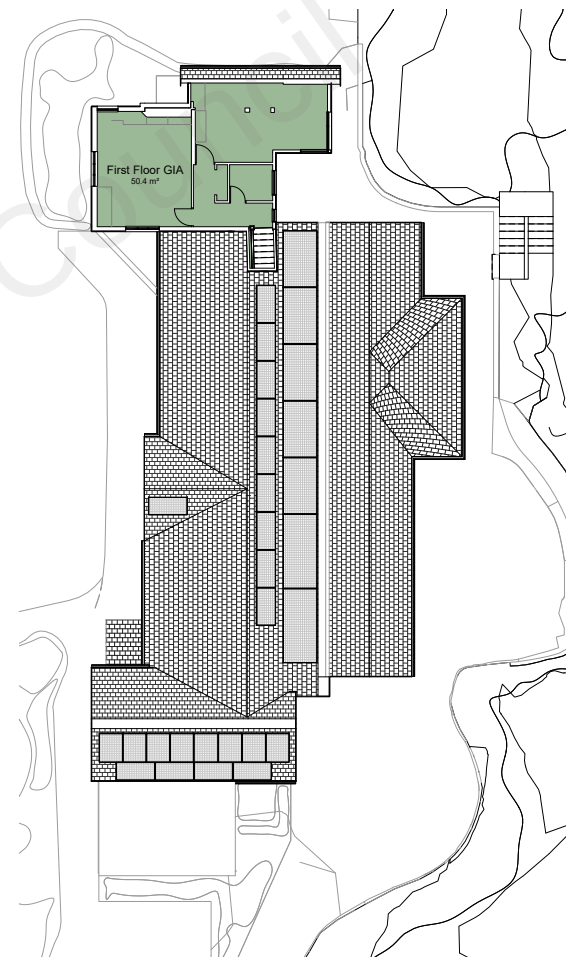
Areas and volume comparison

Existing GIA by Area Schedule

Level	Area (m²)	Area (ft²)
00_Ground Floor	300	3,229
01_First Floor	50	543
Grand total	350	3,772



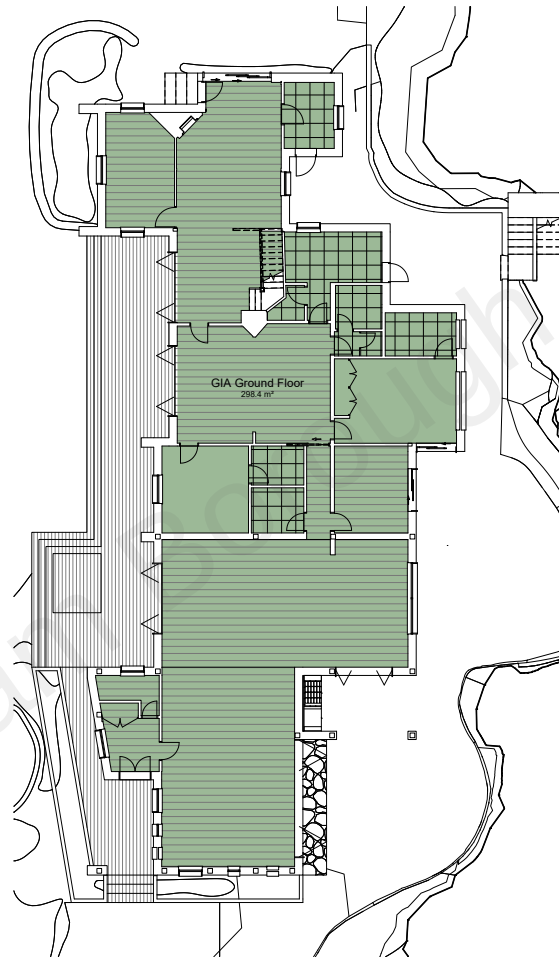
1 Existing GIA Ground Floor
08/01/1 1 : 100



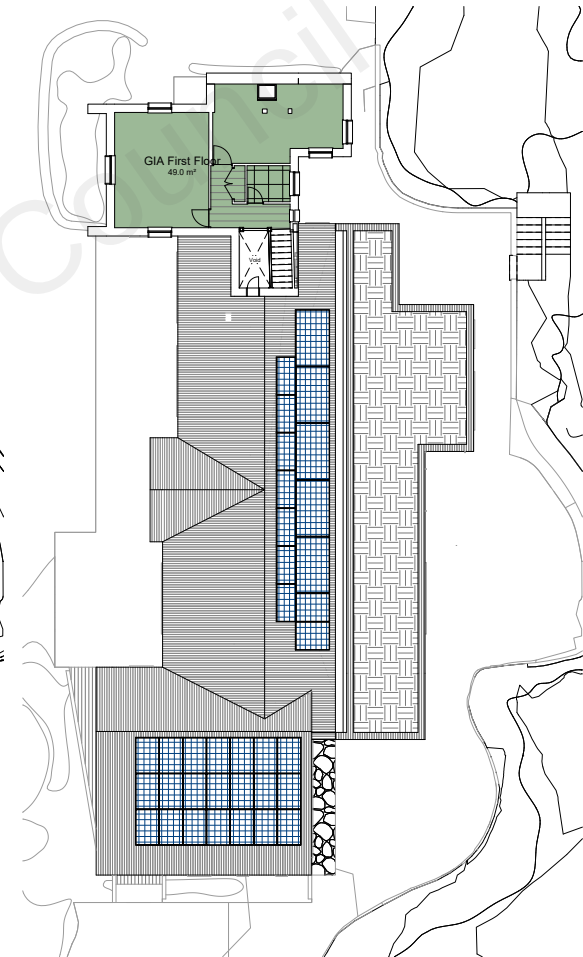
2 Existing GIA First Floor
08/01/1 1 : 100

Proposed GIA by Area Schedule

Level	Area (m²)	Area (ft²)
00_Ground Floor	298	3,211
01_First Floor	49	528
Grand total	347	3,739



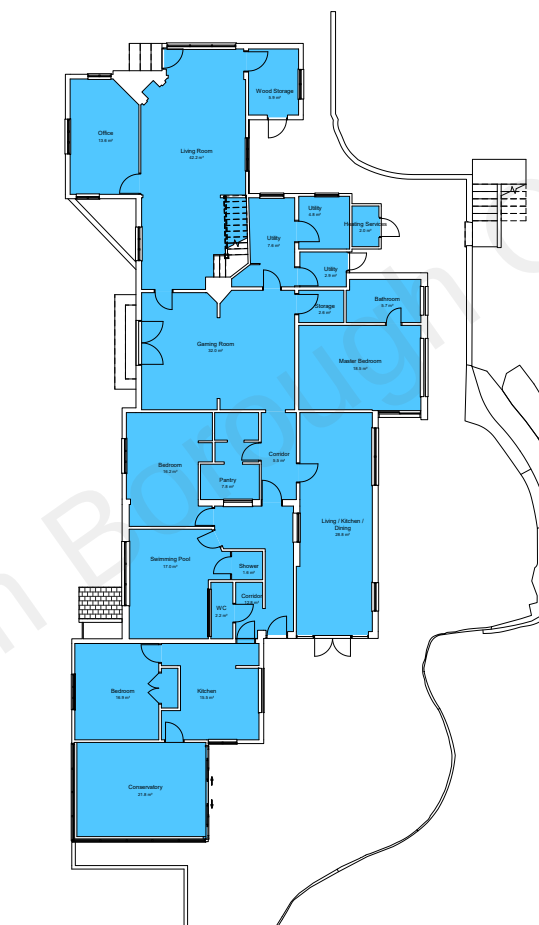
1 00_Ground Floor
1:100



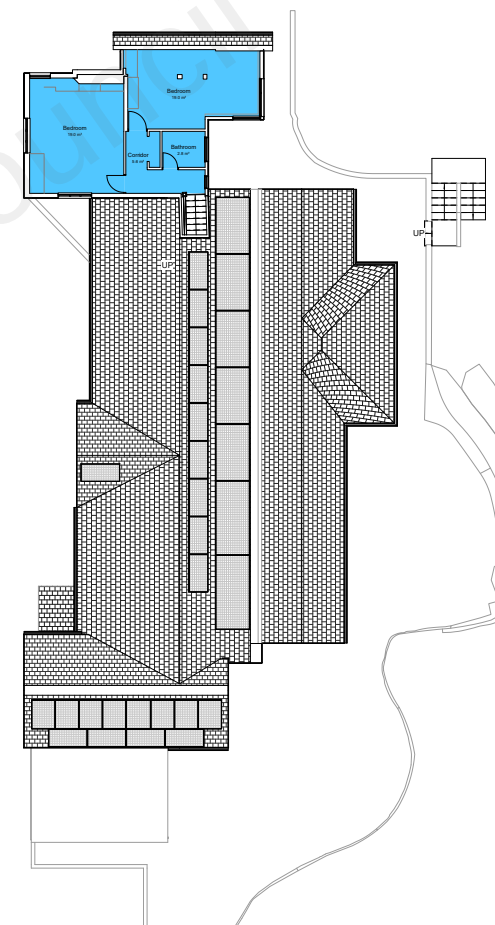
2 01_First Floor
1:100

Existing NIA Area Schedule

Name	Level	Zone	Area (m²)	Area (ft²)
Conservatory	00_Ground Floor	Main House	21.8	234
Bedroom	00_Ground Floor	Main House	16.9	181
Kitchen	00_Ground Floor	Main House	15.5	167
Living / Kitchen / Dining	00_Ground Floor	Main House	28.8	310
Master Bedroom	00_Ground Floor	Main House	18.5	199
Swimming Pool	00_Ground Floor	Main House	17.0	183
WC	00_Ground Floor	Main House	2.2	24
Corridor	00_Ground Floor	Main House	12.8	138
Shower	00_Ground Floor	Main House	1.6	17
Bedroom	00_Ground Floor	Main House	16.2	174
Pantry	00_Ground Floor	Main House	7.8	84
Gaming Room	00_Ground Floor	Main House	32.0	344
Corridor	00_Ground Floor	Main House	5.5	59
Storage	00_Ground Floor	Main House	2.6	28
Bathroom	00_Ground Floor	Main House	5.7	61
Heating Services	00_Ground Floor	Main House	2.0	21
Utility	00_Ground Floor	Main House	4.8	52
Utility	00_Ground Floor	Main House	7.6	82
Utility	00_Ground Floor	Main House	2.9	31
Office	00_Ground Floor	Main House	13.6	146
Wood Storage	00_Ground Floor	Main House	5.9	64
Living Room	00_Ground Floor	Main House	42.2	455
			283.8	3,055
Bedroom	01_First Floor	Main House	19.0	204
Bedroom	01_First Floor	Main House	19.0	205
Corridor	01_First Floor	Main House	5.6	60
Bathroom	01_First Floor	Main House	2.8	30
			46.4	499
Grand total			330.2	3,554



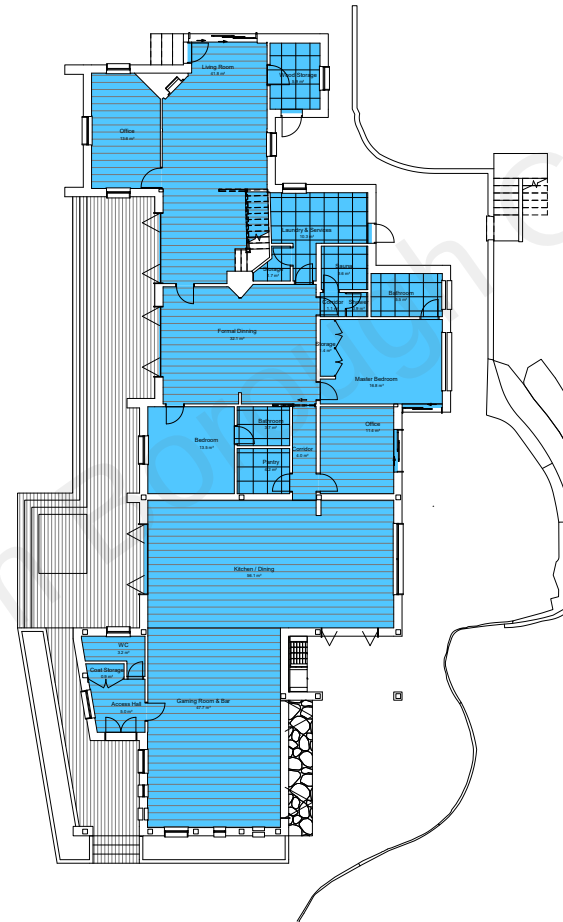
1 Existing NIA Ground Floor
1:100



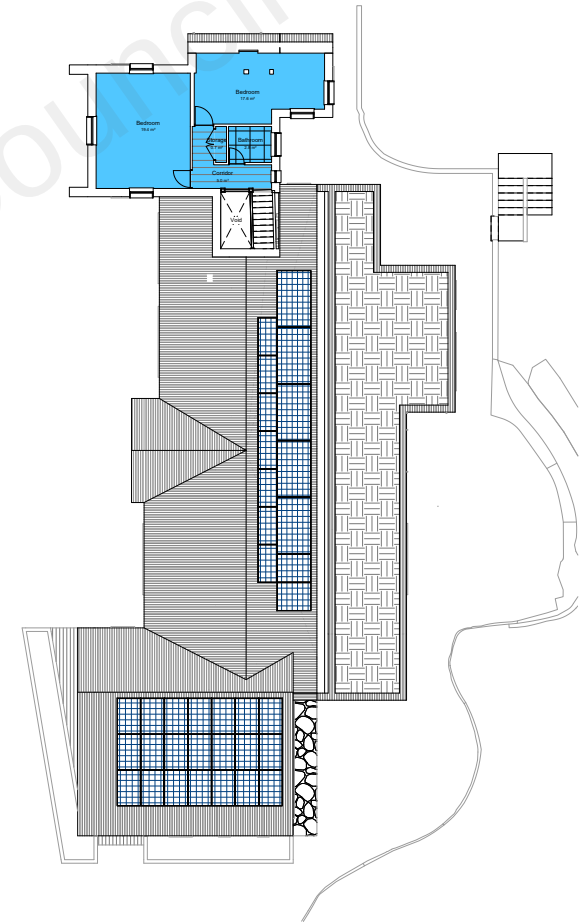
2 Existing NIA First Floor
1:100

Proposed NIA Schedule

Name	Level	Zone	Area (m²)	Area (ft²)
Master Bedroom	00_Ground Floor	Main House	16.8	181
Formal Dinning	00_Ground Floor	Main House	32.1	345
Bathroom	00_Ground Floor	Main House	5.5	59
Office	00_Ground Floor	Main House	13.6	146
Wood Storage	00_Ground Floor	Main House	5.9	64
Living Room	00_Ground Floor	Main House	41.8	450
Bedroom	00_Ground Floor	Main House	13.5	145
Corridor	00_Ground Floor	Main House	4.0	43
Bathroom	00_Ground Floor	Main House	3.7	39
Pantry	00_Ground Floor	Main House	4.2	46
Office	00_Ground Floor	Main House	11.4	123
Kitchen / Dining	00_Ground Floor	Main House	56.1	604
Access Hall	00_Ground Floor	Main House	5.0	53
Coat Storage	00_Ground Floor	Main House	0.9	10
WC	00_Ground Floor	Main House	3.2	35
Gaming Room & Bar	00_Ground Floor	Main House	47.7	513
Laundry & Services	00_Ground Floor	Main House	10.3	111
Sauna	00_Ground Floor	Main House	3.6	39
Storage	00_Ground Floor	Main House	1.7	18
Corridor	00_Ground Floor	Main House	1.1	12
Storage	00_Ground Floor	Main House	1.4	16
Shower	00_Ground Floor	Main House	0.9	10
			284.4	3,062
Bedroom	01_First Floor	Main House	19.4	209
Bedroom	01_First Floor	Main House	17.6	189
Bathroom	01_First Floor	Main House	2.8	30
Corridor	01_First Floor	Main House	5.0	54
Storage	01_First Floor	Main House	0.7	8
			45.5	489
Grand total			329.9	3,551

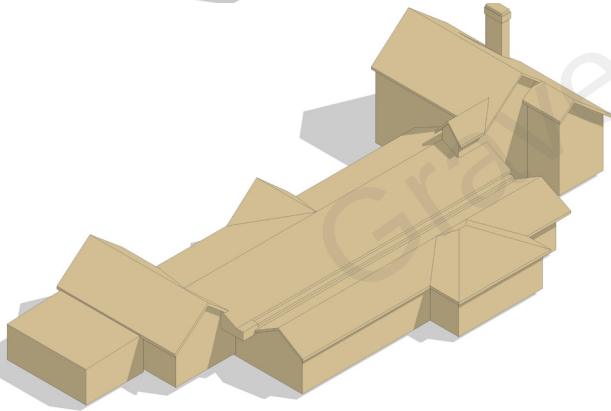
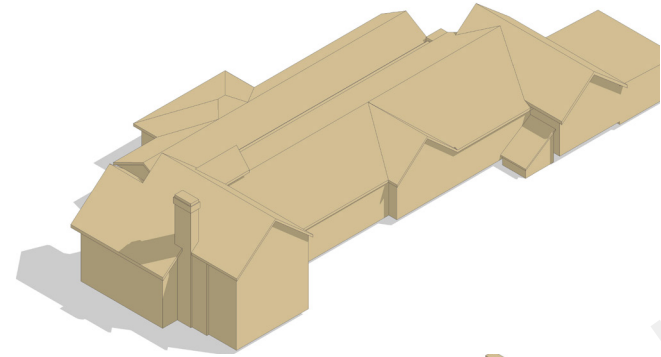
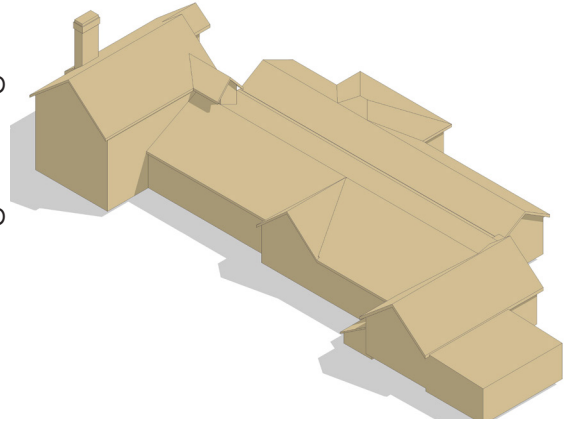


1 Proposed NIA Ground Floor
1 : 100

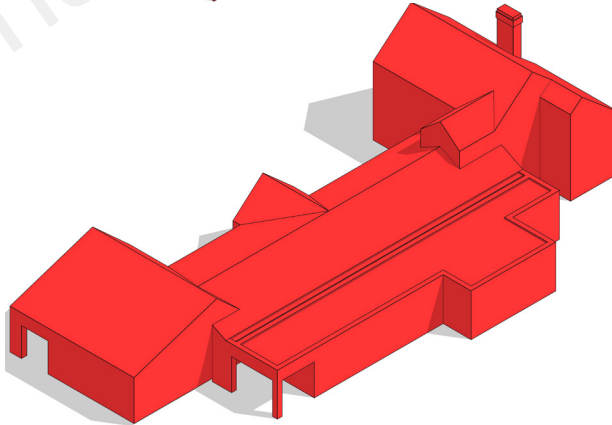
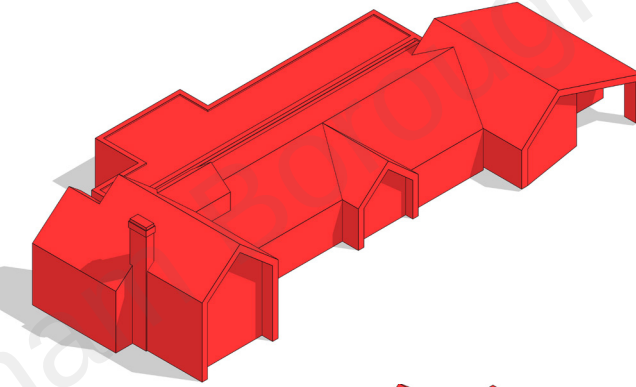
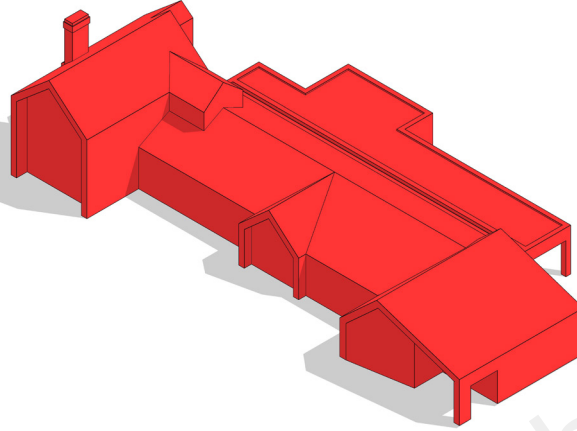


2 Existing NIA First Floor
1 : 100

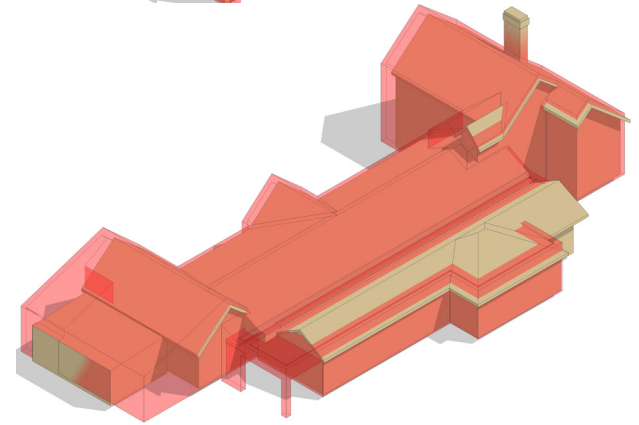
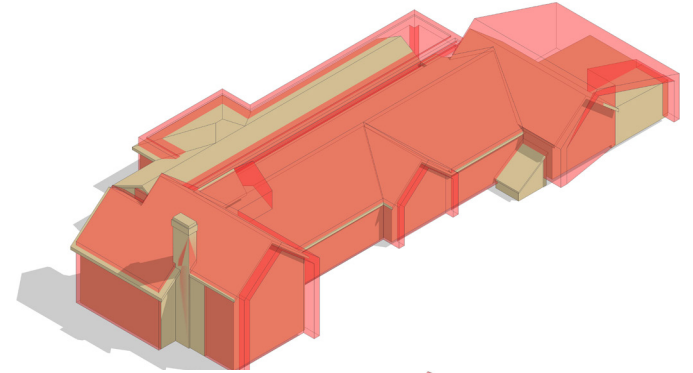
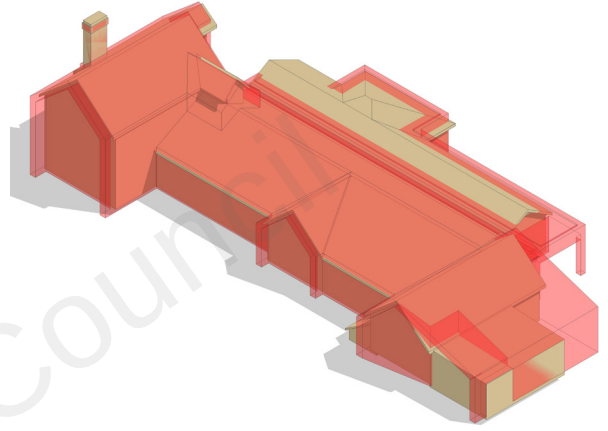
Existing Massing 1207 m3



Proposed Massing 1390 m3



Comparison existing vs proposed



6.0

Drawing list

Drawing List

Site Information Drawings

Location Plan	Location Plan 1/2500
P011-MCW-XX-XX-DR-A-00100	Existing Block Plan 1/500
P011-MCW-MH-00-DR-A-00200	Block Plan - Site 1/100"

Area Plans

P011-MCW-MH-XX-DR-A-00800	Existing NIA Area Plans
P011-MCW-MH-XX-DR-A-08001	Existing GIA Area Plans
P011-MCW-MH-XX-DR-A-00804	Proposed NIA Area Plans
P011-MCW-MH-XX-DR-A-00805	Proposed GIA Area Plans

Existing & Proposed Plans

P011-MCW-MH-00-DR-A-20100	Existing Ground Floor Plan
P011-MCW-MH-01-DR-A-20101	Existing First Floor Plan
P011-MCW-MH-RF-DR-A-20102	Existing Roof Floor Plan
P011-MCW-MH-00-DR-A-20150	Proposed Ground Floor Plan
P011-MCW-MH-01-DR-A-20151	Proposed First Floor Plan
P011-MCW-MH-RF-DR-A-20152	Proposed Roof Floor Plan

Existing & Proposed Elevations/Sections

P011-MCW-MH-XX-DR-A-20200	Existing North Elevations
P011-MCW-MH-XX-DR-A-20201	Existing East Elevation
P011-MCW-MH-XX-DR-A-20202	Existing South Elevation
P011-MCW-MH-XX-DR-A-20203	Existing West Elevation
P011-MCW-MH-XX-DR-A-20250	Proposed North Elevations
P011-MCW-MH-XX-DR-A-20251	Proposed East Elevation
P011-MCW-MH-XX-DR-A-20252	Proposed South Elevations
P011-MCW-MH-XX-DR-A-20253	Proposed West Elevation
P011-MCW-MH-XX-DR-A-20300	Existing Sections
P011-MCW-MH-XX-DR-A-20350	Proposed Sections

3D Axonometric

P011-MCW-XX-XX-DR-A-20950	Proposed 3D Views A
P011-MCW-XX-XX-DR-A-20951	Proposed 3D Views B

Bay Studies

P011-MCW-MH-XX-DR-A-22200	North Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22201	East Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22202	South Elevation - Bay Study
P011-MCW-MH-XX-DR-A-22203	West Elevation - Bay Study



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