

DESIGN & ACCESS STATEMENT
&
CONSERVATION HERITAGE STATEMENT

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PROPOSED: FIRST FLOOR SIDE EXTENSION & ALTEERATIONS

SITE: THE SILVER BIRCHES
BOWESDEN LANE
SHORNE
KENT
DA12 3LA

20211509

FOR: MRS ELLIOTT

DATE: 26/11/2021

INTRODUCTION

The property is one property is a select development of one off houses which was constructed in the late 1960s. The property fronts a private drive that leads onto Bowesden Lane. Due to the property being in an attractive wooded area the site is in a conservation area.

DESCRIPTION

The property was a one off, Architect design property that detailed cutting edge design for a property of its time.

The house however has a shallow pitched roof that is covered in Cedar timber shingles. Facia and soffits are of white painted timber with alloy and plastic rainwater goods.

The windows and doors are of a large scale providing extensive views of the surrounding wooded area.

The property is constructed with mainly cavity face brick work and large areas of clay hanging tiles between the first floor and ground floor windows.

The walls to the two main frontage elevations have feature stone cladding.

The property has a traditional flat roofed double garage attached to the side that has matching face brick work.

The double garage has a large drive in front suitable for the parking of many cars.

The property has a large plot that is formed of sloping ground which creates a rear garden that falls away from the property. The plot has an open plan feel with established flower beds and borders with established shrubs and many trees to the end of the garden.

PROPOSAL

The proposal is to construct a new first floor side extension over the existing garage with a matching pitched roof covered with manmade grey slates. It is proposed to replace the existing roof cover to the main house with matching grey manmade slates.

Facia s are to be of grey plastic construction to the proposed extension. The existing facias are to be changed to match the new facias.

The external surface are to have hanging tiles to match the existing tiles of the main property.

The proposed windows are to match the style of the existing windows in grey UPVC double glazed construction. The existing windows are to be changed to match the proposed windows of the extension. The proposed first floor rear facing bathroom window is to have obscured glass and only a top hung fan light for privacy of the neighbouring properties.

Additional and altered foul drainage is to connect to the existing private drainage system.

ACCESS

The property is accessed via the existing Bowesden Lane, which is tarmacked. The road leads to a formal brick drive entrance that leads to a small enclosed developments in the close vicinity to The Silver Birch property.

The village of Shorne, is located a few miles from the main town of Gravesend that has a main line railway to London and the Coast.

Shorne is close to the M2 which has fast access to London and the Coast.

The village is also served with a peak time bus service to the nearby, local towns of Gravesend and Rochester.

SITING AND APPEARANCE

The property is situated in a rural wooded environment with other similar sized residential properties. The property can only be seen by a few adjacent properties in the same development of select properties.

As the property is located on lower land to that of the adjacent properties it's secluded and sheltered by the ground, and the adjacent properties look over the house.

As the proposed roof is to be of the same pitch and covered with the same Cedar roof tiles the proposed extension will match the existing property. The change of some of the existing external surfaces will change the appearance of the property. However, in these times of environmental issues it is proposed to upgrade the very dated construction with new modern materials and take the opportunity to bring the property back into line with current thermal values.

DESIGN AND IMPACT ON THE STREET SCENE

The existing properties nearby, are all different and showcase differed styles of construction. The impact of the proposed changes to this property will not effect any of the neighbouring properties. The completer refurbishment of the property will improve the general character of the area.

As the extension has been designed to match the style of the existing property the proposed extension will have little impact on the street scene.

POTENTIAL LOSS OF PRIVACY

The proposed extension will have no windows to the first floor, level with clear glass that look over neighbouring properties and therefore should not create any loss of privacy to the neighbour's house.

LOSS OF SUNLIGHT

Due to the distance of the property from neighbours no loss of sunlight will occur.

PLANNING POLICY

The National Planning Policy Framework is a key part of the reforms to make the planning system less complex and more accessible to protect the environment and to promote sustainable growth.

THE NATIONAL PLANNING POLICY FRAME WORK

This became a material consideration for planning applications some years ago and encourages that development which is sustainable should go ahead and endorses the document as the basis for every plan and every decision.

Planning it suggests must be a creative exercise in finding ways to enhance and improve the places in which we live our lives. This can be delivered through the choices in good quality homes and in this context an extension to a property to maximise the plot and the usage within the residential environment.

Plans should take into account the needs of the residential and business communities and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings and take account of different roles and character of different areas promoting the vitality of our main urban and rural areas.

The proposed development is within these boundaries and in turn seeks to promote the character of the original property and the surrounding area and enhancing the site for family needs recognising the effective use of land.

The Government attaches great importance to the design of the built environment.

Good design is the key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The proposed scheme has been designed to reflect local established character details that will function well and add to the overall quality of the property, not just for the short term but over the lifetime of the development establishing a strong sense of place and an attractive and comfortable place to live. The proposed extension responds well to the local character and history, reflecting the identity of local surrounding materials.

PLANNING POLICY

Very careful consideration has been given to the visual impact of the proposed development as it is in a conservation area. The character of the environment in the local plan area varies considerably and good design to complement the existing building has been adopted. Consideration has been given to the appearance of the property and the use of the materials which are typical of this type of property. The alterations will enhance the property.

The situation of allowing new development in the rural village environment needs to be judged in terms of the local character; design; scale; detailing and the impact on the amenity of the local residence.

CONCLUSION

The property is situated in a desirable residential area close to the town Gravesend and the village of Shorne. The proposal will have little impact on any of the other nearby residential properties.

It would be sad if the owners were forced to move from an area that they love and respect as they are active members of the community because of the need to adequate expand accommodation to suit changing family need.

All attempts have been made to conform to the Councils Planning Policy and Conservation status and Heritage requirements