

**Extensions & Alterations, Crabbles Cottage
Peartree Lane, Shorne, Gravesend, Kent**

Design & Access Statement

Design

This application is for the demolition and replacement of an existing semi-derelict detached garage, extensions and alteration works incorporating a new garage linked to the main single detached family dwelling. The original dwelling was refurbished and existing rear extensions replaced some years ago under permitted development rights. The existing dwelling is of a traditional format and occupies its' own site set away from immediate neighbours. The building is 2 storey with single storey upgraded rear & side extension. It is proposed that the existing detached semi-derelict double garage be demolished and a new garage with accommodation over be constructed joined to the main dwelling with a link extension. The upper floor of the dwelling, currently very restricted will be extended over part of the existing side extension to form updated expanded sleeping accommodation to the upper floor. The dwelling currently is bottom heavy with severely limited sleeping accommodation on the first floor

The site is in an elevated position to the south side of Pear Tree Lane, a local feeder road and is located within the designated green belt. The application site is bounded to the south west by an area SSSI. The properties across the highway on the northern side are bounded areas designated as local wildlife sites. The site is not within a conservation area.

Pear Tree Lane is located running along the head of a ridge with ground sloping away both to the North and South. The lane is bounded by large detached impressive dwellings along its' length, most of which have been extended and enlarged as fitting with this important local area. The dwelling immediately opposite the application site, Springhill has been completely refurbished, re-modelled and extended, as fitting with its' setting in its' secluded gardens. Many of the similar dwellings along the lane have similarly been completely re-modelled and heavily extended.

The dwelling sits back from the highway and is served by 3 entrances between mature hedges accessing off the highway, currently the eastern entrances are utilised for the access to the dwelling, the western entrance accessing the current detached garage. The dwelling is located closer to the highway than the neighbouring dwellings but the retention of the existing mature hedges and tree to the boundary to the highway will maintain the streetscape when travelling along the lane.

The proposals entail the refurbishment and extension of the existing dwelling by the removal of the detached garage, constructing a new double garage linked to the main dwelling allowing direct access from the garage parking into the dwelling through the new

link extension. A gym/office accommodation space is formed above the new garage, allowing the applicants the ability to work from home as necessary. Toilet and shower facilities are provided avoiding the need to return to the main dwelling on completion of exercise regimes. The replacement garage is set at the level of the main dwelling to ensure level access.

The garage is moved away from the western boundary allowing a side access track to be formed giving access to the rear garden and the adjoining woodland in the applicants' ownership for maintenance purposes. The site is bounded to the west by a local waterboard enclosed reservoir facility which is currently heavily overgrown.

The upper floor construction is now to be extended to provide the urgently needed sleeping accommodation, bringing the cottage format more in line with the surrounding major dwelling units. In order to facilitate this and not lose the impact of the original the upper floor is formed under a 'mansard roof' complete with flat top portions ensuring that the ridge height is retained no higher than existing. Dormer and gable constructions are formed to integrate and follow the format of the original. The existing original rear dormer is to be fitted with a new pitched roof to ensure the same format throughout. A new balcony is to be formed to the new master bedroom to make the most of the views from the site's elevated position.

The existing raised patio area to the rear of the property will be extended to serve the whole width of the site less the side areas of the site. The existing mature woodland to the rear is maintained unaltered. The existing tree planting and mature hedges forming the eastern boundary will be retained unaltered.

The proposals include the replacement of existing white upvc all bar windows to provide greater insulation qualities and form a common, consistent elevational treatment.

All in all, the dwelling will be brought up to date with sympathetic extensions making the dwelling worthy of the excellent site and very much in keeping with the surrounding heavily extended dwellings in the immediate locality.

As indicated above the actual footprint increase of the proposals is only 19%. The major increase is to the first floor and the result is that the overall increase of the proposed works equates to 51.7% of the original.

The existing mature gardens and trees are retained retaining their enhancement of the Area of Outstanding Natural Beauty designation. The existing entrances to the site are retained unaltered.

Use - The building remains as a single detached family dwelling set in its own mature gardens complete with associated mature woodland.

Amount - The application is for an extended single detached family dwelling.

Layout - The existing building footprint and volume are extended with the removal of the existing semi-derelict garage. The extensions forming basic infill constructions to the side of the dwelling

Scale - The existing building is retained with sympathetically scaled extensions linked and integrated with the original dwelling

Landscaping - The existing mature gardens and hedging to boundaries are retained unaltered. The existing entrance drive and parking is retained and extended to ensure on site turning. A new side access roadway is formed to give access to the rear of the property for maintenance of the adjoining woodland

Appearance - The building is retained as an enhanced dwelling being brought to current construction standards resulting in a dwelling now sized common with the neighbouring similarly extended dwellings

Access

The existing 3no. access is retained unaltered between the existing mature boundary hedges to the side of the highway. The existing hardcore and shingle parking and turning hardstandings are retained and enhance providing off street parking for minimum 4no. cars and the required on-site turning etc.

A new side access roadway of self-draining construction is formed following the existing slope to provide service access to the sloping rear garden and the mature woodland that encloses the site to the south and west

HERITAGE STATEMENT

The site is not located in a conservation area and is not a listed building. The local area is designated as an area of Outstanding Natural Beauty. The building is an existing standalone detached dwelling located in mature gardens which is to be extended in a sympathetic format and has no adverse impact on the AONB. The dwellings clear separation from the neighbouring dwellings results in no impact on the neighbouring dwellings. Immediately to the west of the site is a water board enclosed water storage reservoir installation and the new works have no impact on this facility

FLOOD RISK ASSESSMENT

The site and the highway are located on an effective ridgeline with the land to the north of the highway and the site located on the south side of the highway sloping away to the

distant river valleys below. The result is that the site is not located in a flood risk zone and there is accordingly no flood risk resulting from this application

FLOOR AREA CALCULATIONS

EXISTING

FOOTPRINT

Dwelling	185.26m ²
Garage	39.68m ²
Total	224.94m ²

PLANNING FLOOR AREA

Ground Floor	
Original	166.06m ²
Garage	39.68m ²
First Floor	
Original	66.78m ²
Total	266.52m ²

PROPOSED

FOOTPRINT

Dwelling	185.26m ²
Infill extension	38.5m ²
Garage	44.4m ²
Total	268.16m ²

PLANNING FLOOR AREA

Ground Floor

Original	166.06m ²
Infill extension	35.2m ²
Garage	37.26m ²

First Floor

Original	60.78m ²
Infill extension	67.84m ²
Garage	397.26m ²

Total	404.4m ²
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COMPARISON

FOOTPRINT

Footprint increase	43.22m ²	Equals 19%
Planning Floor Area increase	137.88m ²	Equals 52%