

DESIGN AND ACCESS STATEMENT

in support of

a

HOUSEHOLDER PLANNING APPLICATION

for a

PROPOSED PART FIRST FLOOR REAR EXTENSION AND CONSERVATORY

at

IVY COTTAGE, CHESTNUT CORNER, THE RIDGEWAY

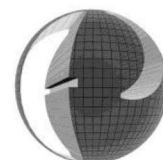
SHORNE, KENT



Applicant : Mr W Millington

Architect : HP Architects Ltd

Date : September 2021



HP ARCHITECTS Ltd

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1.0 INTRODUCTION

1.1 The Design and Access Statement

- 1.1.1 This Design and Access Statement document has been prepared on behalf of the applicant, Mr W Millington to support the householder planning application for the proposed extension of Ivy Cottage site bounded by The Ridgeway, Ridgeway House and Old Pump Cottage, within Chestnut Corner.
- 1.1.2 This statement has been produced to assist the Gravesham Borough Council in their determination of the application and to provide others who are interested in the application with background information regarding the site and this proposal, and illustrates the process that has led to the development proposal and to explain and justify the proposal in a structured way.
- 1.1.3 This Design and Access Statement should also be read in conjunction with HP Architects Ltd. drawings.

1.2 The Application

- 1.2.1 The application covers the proposed part first floor rear extension and part single storey rear extension/ conservatory and landscaping.

1.3 Pre-Application Consultation

- 1.3.1 The proposals have evolved through several discussions and site visits with the local Council's planning and conservation officers of 29th May 2014, 16th June and 16th September, with follow up conversations and correspondence.
- 1.3.2 These discussions and the guidance given, have had a significant influence on design development, and the final form of the proposals.
- 1.3.3 Discussions, in the form of a site meeting, have also taken place with Alan Cox Conservation Officer on 21st July 2014.
- 1.3.4 To summarise the main comments post pre-application from Mr Cox:
- The abandonment of the two-level south facing development following pre-application comments.
 - The roof ridge of the new development be "subservient" to the north (front) roof of the cottage
 - The preservation of as much as possible of the existing rear external wall.
 - Acknowledgement that the 1960's rear extension of OPC overlooking Ivy Cottage is of low architectural quality to the extent that the proposed first floor extension of Ivy Cottage would obscure the extension would improve the context.
 - Further details would be required on the relationship with the glazed conservatory and the abutment with the house, the amount of first floor cantilever to achieve access into the new bedroom.
 - Written acknowledgment both neighbours are satisfied with the proposals.

1.4 Planning Policy

- 1.4.1 The development plan includes the Council's local policies which have been taken into account for the design of the new extension:
- Policy TC0: General Townscape, Conservation and Design Policy
Policy TC1: Design of New Developments
Policy TC3: Development Affecting Conservation Areas

Policy H2: Residential Layout Guidelines

Policy H3: Character of Housing areas

(Chapter 6, Townscape, Conservation and Design of the Gravesham Borough Council Local Plan First Review)

2.0 THE CONTEXT

2.1 Site Location and Surroundings

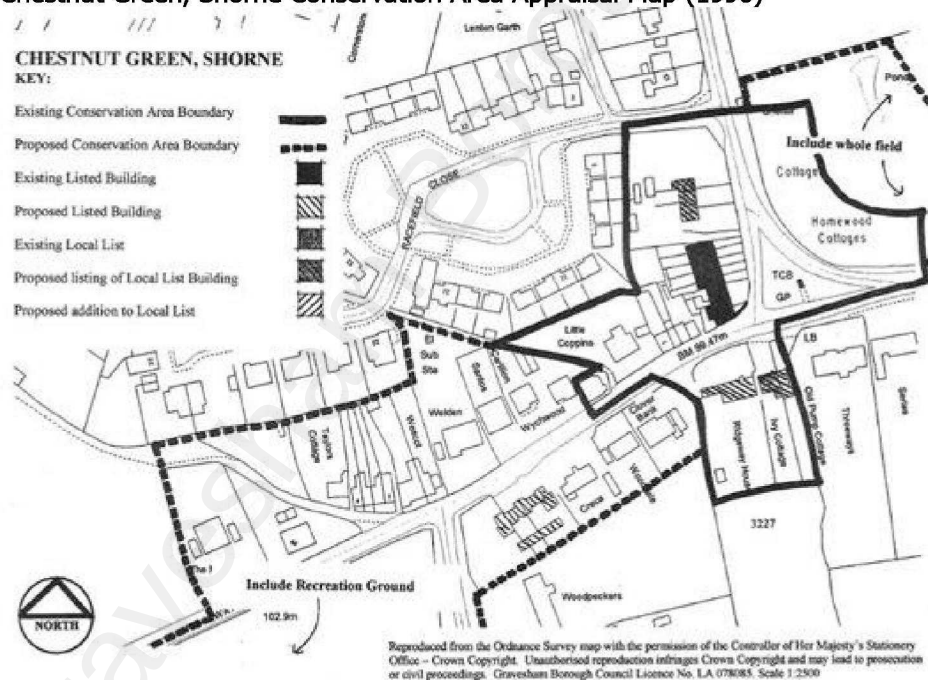
2.1.1 The site in question is located in the Chestnut Green Conservation Area, which is also known locally as Chestnut Corner, and within the village envelope of Shorne Ridgeway. The area has been noted of its exceptional conservation importance by the Borough Council and will apply a higher test in comparison to other villages, to ensure that it respects and enhances local character.

2.1.2 Although on the edge of the Chestnut Green conservation area, the site lies within the context of a mixed development of 17th–20th century houses including 'modern' buildings in close proximity, for example Threeways and Serles.

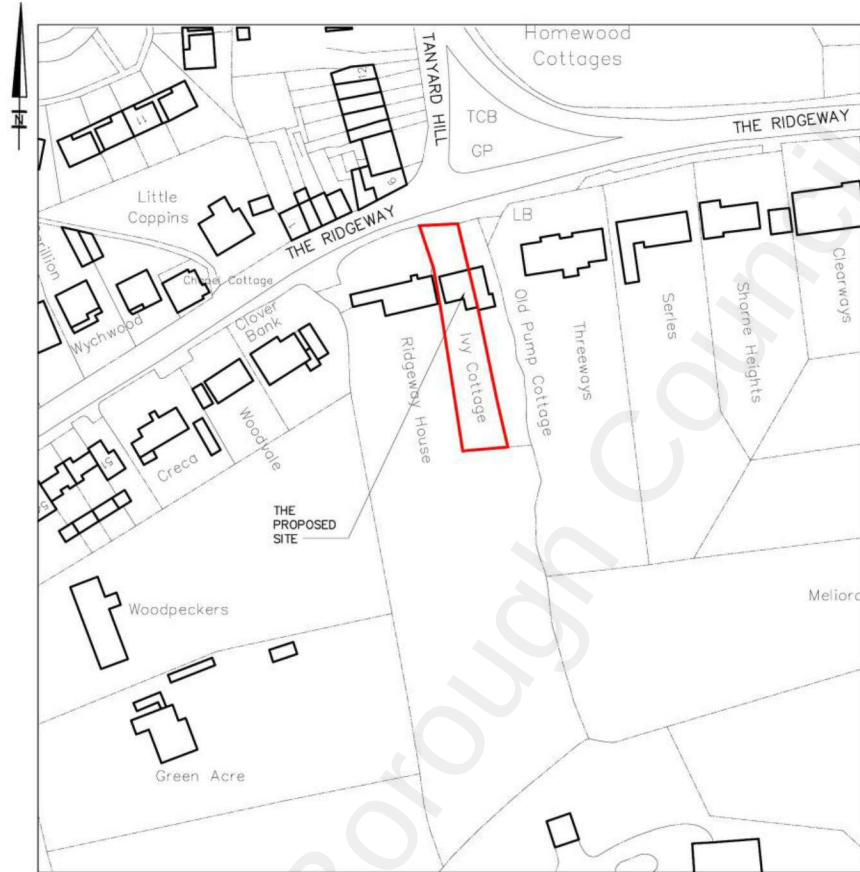
2.1.3 Ivy Cottage is an unlisted building

2.1.4 The site is not in a flood risk plain as defined by the Environmental Agency

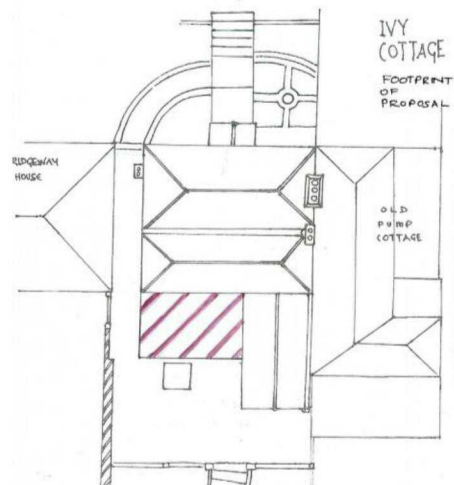
2.1.5 Chestnut Green, Shorne Conservation Area Appraisal Map (1990)



2.2 Site Location Plan



- 2.2.1 The site falls from the front of the property down to The Ridgeway road, the property is accessed by steps up to the entrance with side access at this level between Ridgeway House. The rear garden area is a higher level and again is accessed via landscaped steps down to the rear patio area the same level as the ground floor.
- 2.2.2 The site area which extends approximately 490m² / 5,274 sqft. (0.049 hectares / 0.121 acres) is a semi-detached property.
The existing building is 128m² / 1,377sqft.
The new extensions totals 32m² / 344sqft. (13m² / 140sqft. Ground floor and 19m² / 204sqft.)
A small additional area of 25% which is not deemed an over development of the site and respects the original building.
- 2.2.3 Sketch shows footprint of the proposed rear extension



2.3 Aerial View of Site and Context



2.4 Site Photos



View 1 - Property in context looking at the adjoining building, Ridgeway House



View 2 – Series looking from The Ridgeway



View 3 – Threeways looking from The Ridgeway



View 4 – Old Pump Cottage in context with Ivy Cottage



View 5 – Old Pump Cottage rear view in context with Ivy Cottage.



View 6 – Rear view of Ivy Cottage looking at proposed first floor extension area

3.0 DESIGN

3.1 Considerations and Influences

3.1.1 The design proposals have been developed in direct response to the immediate surroundings and in close consultation with the planning and conservation officers of the Council.

3.1.2 Officers consider that the principle of the first floor extension would be acceptable in this location but further development of the design would be necessary to maintain the existing rear external wall, details of the glazed conservatory structure and the abutment with the house, how the cantilever section would impact on the character of the property and the neighbouring dwellings which are acknowledged as heritage assets.

3.1.3 Ivy Cottage is an attractive property, as 2.1.3 and to reiterate this is NOT a listed building. The property currently makes a very positive contribution to the conservation area and with the proposals focused to the rear it could be considered that there would be limited impact on the setting of the conservation area.

3.1.4 The site is bounded on the east side by a physical boundary – the Old Pump Cottage is an early Edwardian cottage, modified on its front elevation and substantially and unsympathetically extended to its rear, with an unattractive, imposing, unpainted rendered finish, which provides very little contribution to the conservation area, and acknowledges the fact that further development of this area would be a natural progression.

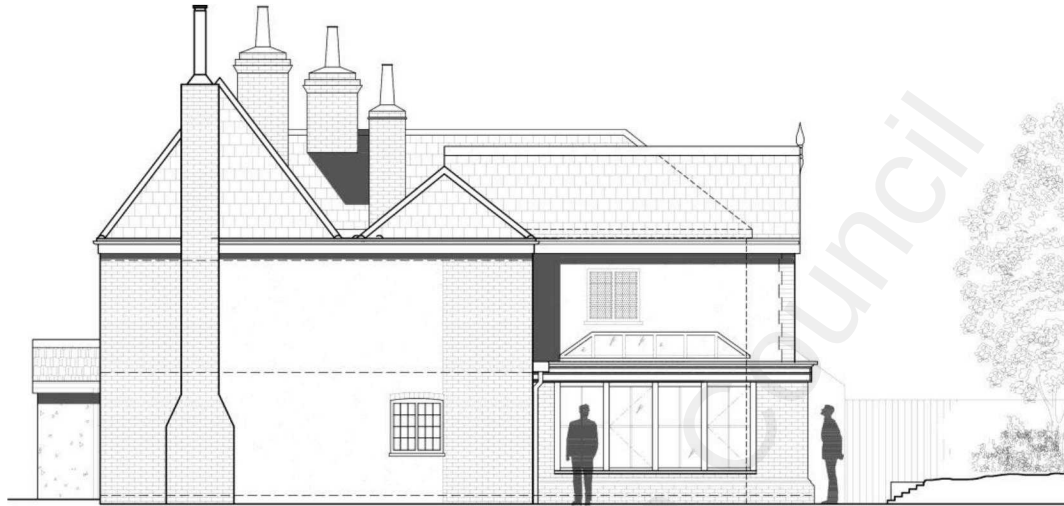


3.1.5 The first floor extension over the kitchen continues the language of the 'out rigger' projection to the rear elevation along the Old Pump Cottage, and provides strong three dimensional interest in turning the corner from the side elevation to the rear, as well as viewing from the rear garden.

3.1.6 Proposed Rear Elevation



3.1.7 Proposed Side Elevation



3.1.8 Function and honesty of form have taken precedent over fussy and meaningless articulation.

3.1.9 Considerable care has been taken in the design of the additional accommodation proposed to meet modern living and home-working requirements of this modest property, whilst respecting the overall scale and style of the existing property, and the context of its setting.

3.1.10 The positioning of the windows at first floor are a direct response to overcome potential overlooking and privacy from opposing external areas and full written consent has been provided by the neighbour at Old Pump Cottage who is closest and most affected by the application, see Appendix B.

3.1.11 The ridge height of the new roof is set below the level of Old Pump Cottage but slightly above the existing rear roof to allow the necessary minimal angle required for clay plain tiles (35°).

3.1.12 The new roof is still very much subservient to the main front roof of the property and with the inclusion of conservation rooflights on elevations which cannot be seen from the rear elevations provides a continuation of the material.

3.1.3 The eaves level ties-in with the existing level, rather than the Old Pump Cottage eaves level, which would result in an uncomfortable junction with the existing.

3.2 Internal Layout

3.2.1 The design development process has taken place over a period of time, and has involved the applicant, their design team, along with planning and conservation officers of the Gravesham Borough Council.

3.2.2 The scheme has been reappraised and developed throughout the consultative process to incorporate changes, including the retention of the majority of existing external brick wall, elevational treatment and choice of materials.

3.2.3 The internal layout has been designed to create an inclusive well designed scheme, with appropriate definition of old and new.

3.2.4 The proposed layout now accommodates a well laid out 4 bedroom dwelling on two

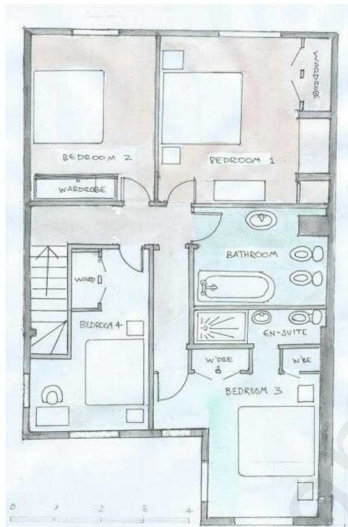
storeys.

3.2.5 Initial Options

3.2.6 A number of options were considered in relation to the positioning of the existing staircase, which step/riser ratio currently does not comply with Building Regulations. After numerous sketches it was decided the most economical use of space would be either for the stairs to remain in the current position or re-positioned to the rear of the kitchen along the main spine wall.

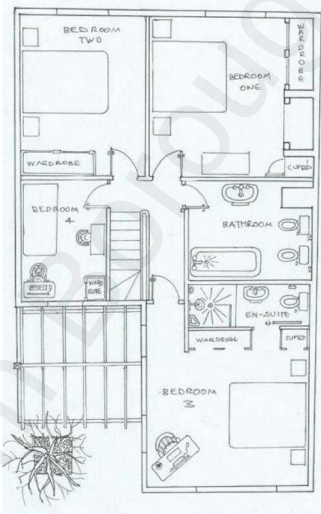
3.2.7 A great amount of time, effort and sensitivity has been taken in considering all options and in justifying the current design. In particular, the proposed access into the first floor extension from the first floor landing and the depth of cantilever to achieve this route. Without this direct access would mean the majority of the existing rear wall would need to be removed, awkward access, or a "Jack and Jill" arrangement. These options had been discussed with Mr Cox and the cantilevered option was agreed in principle.

3.2.8 First Floor Options (September)



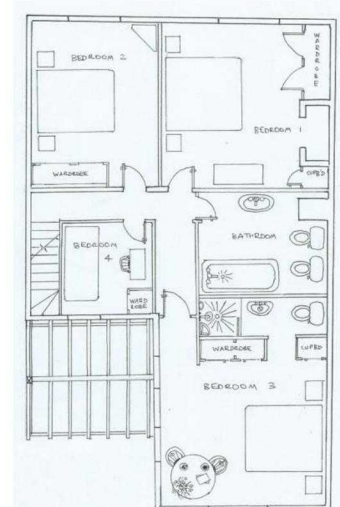
First Floor Option A

This option looks at the possibility of extending the full width of the building at first floor with the stairs relocated to the side.



First Floor Option B

This option maintains the existing stairs but the majority of the existing brick wall is removed to provide an adequate sized family bathroom & en-suite.

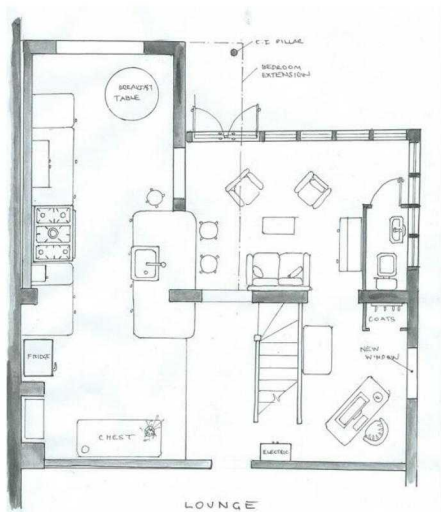


First Floor Option C

This option relocates the stairs but again the majority of the existing brick wall is removed to provide an adequate sized family bathroom & en-suite.

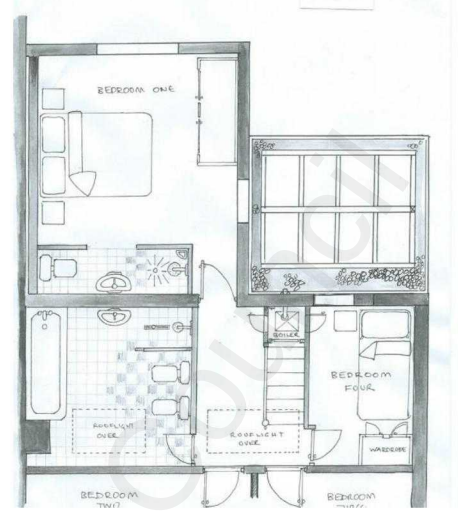
These proposals were discarded/ dropped following pre-application consultation and comments received.

3.2.9 Option 1 (November) – Existing Staircase Position



Ground Floor

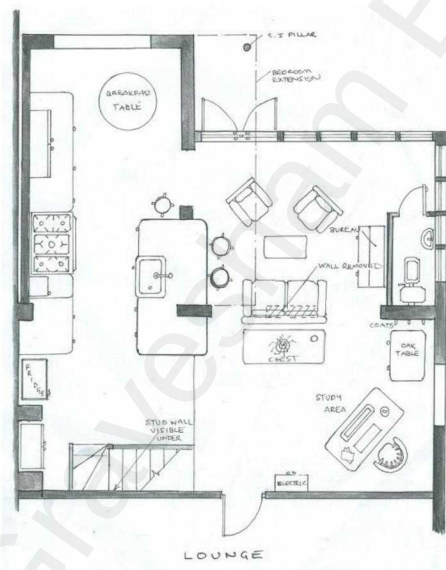
The conservatory extends 3m and proposes to incorporate a wc within the space. This options maintains maximum extent of the existing rear wall internally but does make for a restricted use and confusing hierarchy of space at ground floor.



First Floor

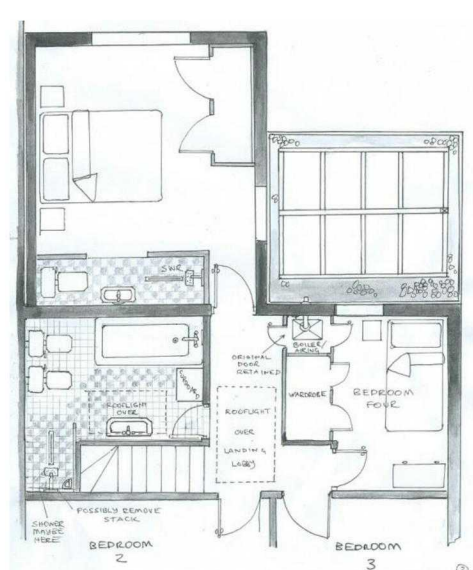
At first floor the space is utilised well with the stairs remaining, the bathroom has been relocated to the east to allow an additional bedroom/ study. A adequate sized landing is provided to give access into the cantilevered section of the first floor extension housing the new rear bedroom and en-suite.

3.2.10 Option 2 (November) – Relocated Staircase Position



Ground Floor

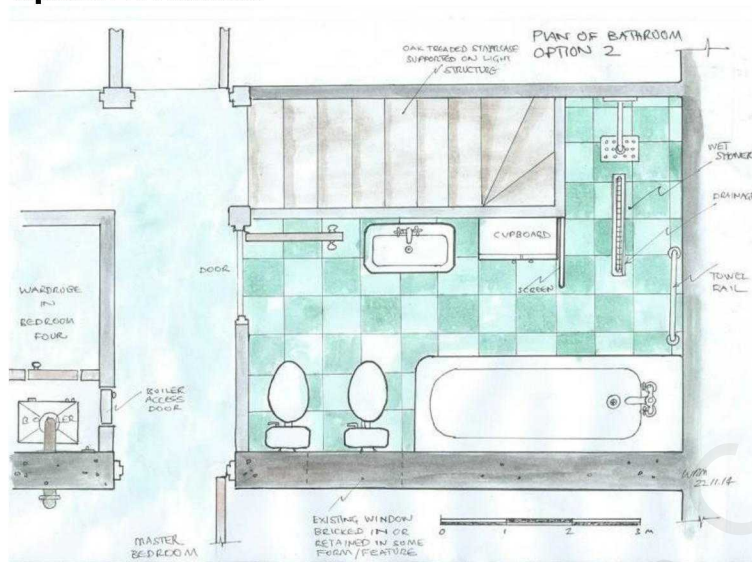
The stairs are relocated along the spine wall, this allows for a very much improved use of open space bringing in a large amount of natural light from the new conservatory into the middle of the property.



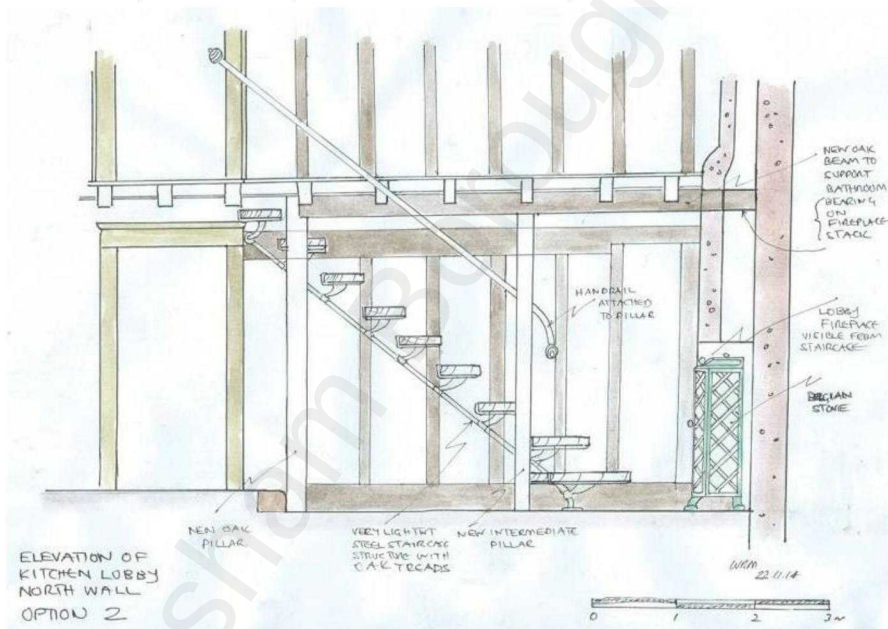
First Floor

At first floor, the space is divided up similar to option 1 but with the advantage majority of the existing external brick wall remains intact with the intention to be left exposed within the bathroom and en-suite.

3.2.11 Option 2 Preferred

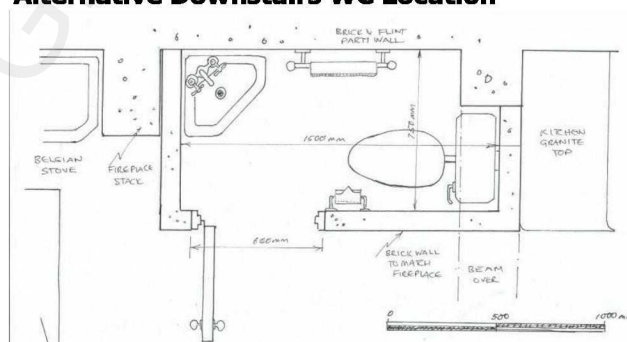


Alternative option showing first floor bathroom layout.



Sketch elevation of new staircase against existing spine wall, with the intention to make the construction/ structure of the steps as minimal as possible to allow the continued views of the existing spine wall to be unaffected. An important feature of this option is that it now exposes the full height of the original rear stud wall façade of the original cottage structure.

3.2.12 Alternative Downstairs WC Location



Considering the proposed location of the wc within the conservatory it was felt it would be better located near the new stairs encompassing the existing redundant chimney stack making use of the hearth and this in turn becoming a feature within the WC.

3.3 Appearance

- 3.3.1 The appearance of the extensions has been heavily influenced by the existing character of the local area, constraints, local environment and extensive discussions with the planning and conservation officers.
- 3.3.2 These proposals have no implications on the streetscene, nor does it affect the front elevation of the property.
- 3.3.3 The immediate area is predominately residential, with a variety of building styles and architecture, from the mature grandeur of the predominantly Georgian house and Cottages within in The Chestnut Green conservation area, to the more recent modern style large scale residential properties along the The Ridgeway road, Threeways House and Serles.
- 3.3.4 The proposed development is of part first floor extension and conservatory, which continues the line set by the building adjacent, Old Pump Cottage.
- 3.3.5 The use of traditional materials in a modern context i.e. facing brickwork, pitched roofs and lime render, acknowledge the general built form of the locality.
- 3.3.6 The selected palette of materials, the rhythm of openings and projections, the interplay of materials and texture, and of light and dark, will make for an attractive addition to the building and contribute in a positive way to the conservation area.
- 3.3.7 The appearance will be maintained by the choice of robust materials, good detailing and construction methods.
- 3.3.8 Create a clear and legible design that has relevance to locality.
- 3.3.9 No demonstrable impact on neighbouring properties.
- 3.3.10 The appropriateness of materials texture and colours has been developed in close consultation with planning and conservation officers of the Council. The final selection of materials considered to be appropriate over other alternatives that had been considered.



Buff/ Reds facing stock brickwork



Handcrafted Clay Plain Tiles



Timber frame windows



Lime render with brick quoins and flintwork



Timber frame orangery

3.4 Accessibility

3.4.1 Vehicular Access & Parking

Vehicular access is directly available from The Ridgeway within the 30mph zone. The front drive allows for two car parking spaces which meets the council's standards. The Council's parking standards are maxima and suggest that no more than two parking spaces should be provided for a family unit with three or more bedrooms.

3.4.2 Alternatively, there is unofficial street parking to the side road off Tanyard Hill.

4.0 RESPONSE TO PRE-APPLICATION COMMENTS

4.0.1 *Council objection to first floor extension to south rear façade.*
Accepted and dropped.

4.0.2 *Council request to retain as much of the original rear wall as possible.*
At ground floor part of this wall, which is mainly already rendered, will be removed in order to provide a meaningful space and purpose to the conservatory proposal. At upper level, all of the rear wall is preserved except for the construction of a doorway access to the proposed first floor bedroom. In the pre-consultation proposals, the whole of the rear wall upper level behind the proposed bedroom would have been removed.

4.0.3 *Council prepared to consider need for overhang to first floor extension*
The cantilevered overhang is necessary in order to provide direct access to the proposed new bedroom without a dog-leg corridor which would significantly reduce space in the relocated bathroom. The overhang has been reduced to the extent possible.

4.0.4 *Council acknowledgment that the fact that the first floor extension would obscure the OPC extension is a positive factor*
Proposal is maintained

4.0.5 *Council requested use of alternative materials to distinguish original from new.*
Much of the new proposal is adjacent to the 2002 ground floor extension and so this requirement is not altogether relevant but the point is still valid in respect of the difficulty of attempting an exact match. However, where the new development does sit adjacent to the rear façade, we have specified a different façade finish, i.e., departed from a brick construction in favour of lime render or vertical tiles. The conservatory would be a mainly glazed structure with a flat lantern roof and painted timber frame.

5.0 SUSTAINABILITY & ENVIRONMENTAL CONSIDERATIONS

5.0.1 Use of Materials

The proposed development will seek to avoid the use of those building materials which come from particularly diminishing or unsustainable sources. Preference will be made to sourcing materials and products locally or from within the UK. Where this is not possible, appropriate alternative materials and products will be sourced elsewhere in Europe. This commitment will assist in reducing the energy required for transporting materials and products and the associated carbon emissions.

The extension will be of durable construction to encourage longevity of use.

5.0.2 The new extensions will not cause overshadowing or consequent energy loss to the other buildings.

6.0 CONSULTATION WITH NEIGHBOURS

6.01 The proposals, in their evolving forms, have been discussed in detail with both near neighbours and also the owners of Threeways and others.

6.0.2 Old Pump Cottage.

[REDACTED] has been consulted fully and has no objection to the proposals, particularly the first floor extension and the window overlooking his garden. He has provided written consent (Appendix B).

6.0.3 Ridgeway House

[REDACTED] has been consulted continuously. Initially he raised concerns about the two level rear extension to the south facing façade, together with the window on the west facing flank of that extension. Following the pre application process with Council, that proposal has been dropped and Mr Marshall has now provided written consent with the sole exception of the small west facing window at first floor level on the proposed extension because it overlooks his patio (Appendix B).

6.0.4 Threeways

[REDACTED] has provided written consent (Appendix B)

6.0.5 Pondfield Lane

[REDACTED] has been consulted as their property views Ivy cottage from the rear of his house in Pondfield Lane. He has provided full written consent (Appendix B).

7.0 SUMMARY AND BENEFITS

5.0.1 The principle of residential development in the form proposed has been discussed at length with officers at pre-application meetings, and is acceptable in terms of local and national planning policies.

5.0.2 The proposed design is in keeping with the area and will provide well designed, attractive modern extensions to sustainable standards. The completed scheme will enhance its setting and those of the adjoining properties.

5.0.3 This scheme and conditions have been previously approved:

Approval of Planning Permission - Application No. 20150273, Dated 5th June 2015.

Approval of Non-Material Amendment – Application No. 20160087, Dated 16th February 2016.

Approval of Detailed Plans & Particulars – Application No. 20160113, Dated 30th March 2016.

Approval of Planning Permission – Application No. 20180687, Dated 8th October 2018.

5.0.4 We therefore commend the proposals to the Council for approval once again.

APPENDIX A

Drawing List

DRAWING LIST

HPA/PL/1125/001	Existing Location Plan & Floor Plans
HPA/PL/1125/002	Existing Site Plan and Elevations
HPA/PL/1125/003 B	Proposed Site Plan, Floor plans and Elevations

APPENDIX B

Written Agreements with Neighbours

Old Pump Cottage
The Ridgeway
Shorne
Gravesend
Kent

DA12 3LW
4 August 2014

Mr William Millington
Ivy Cottage
The Ridgeway
Shorne
Gravesend

**CONSTRUCTION OF FIRST FLOOR EXTENSION OVER KITCHEN AND SINGLE LEVEL REAR EXTENSION AT
IVY COTTAGE**

Dear Mr Millington,

Thank you for discussing your proposals with me, particularly the upper level extension to the kitchen adjacent to Old Pump Cottage.

I confirm that I have no objection to your proposals for this work and I also have no objection to the extension having a window on the south facing wall of the proposed new bedroom.





Date: 06-03-2015

Mr William Millington
Ivy Cottage
The Ridgeway
Shorne
Kent
DA12 3LW

Dear William

Ref: Planning Application February 2015 the Construction of First Floor Extension over the existing kitchen along with the installation of a new Conservatory/Orangery.

Thank you so much for sending through the complete and in-depth details of the proposed plans & construction it certainly looks like you've put a lot of thought into this, I've always said I have no objection to you extending your home and now you have Irina and her daughter living with you I can certainly understand why you want and need more space.

I am mostly completely happy with the proposal and the materials you wish to use, I'm unhappy with one point the 1st floor west-facing window that would look directly over my patio. This I would not consent to as I feel it invades on the privacy at the back of my house and patio. However if the idea of the window is for light into the room then I would suggest roof lights at a height that would not allow my patio over looked? This I have no objections to.

Sincerely,



19.2.15

Woodpeckers
Pondfield Lane
Shorne
Kent DA12 3ED

Construction of first floor extension
over kitchen & conservatory -
planning application.

Dear Mr Millington,

Thank you for
discussing your proposals with me.
The work to the rear is of interest
to us as it is visible from Woodpeckers.
However, I confirm that I have
no objection to your proposals for
this work & indeed they improve
the aspect of the view from our
property.

Yours sincerely

[Redacted Signature]

Threeways
Shorne Ridgeway
DA12 3JZ
20 February 2015

William Millington Esq.
Ivy Cottage
The Ridgeway
Shorne
DA12 3LW

Dear Mr Millington

Planning Application February 2015 - Construction of First Floor Extension over Kitchen and Single Level Conservatory at Ivy Cottage

Thank you for taking the time to discuss your proposals for extending your property. I can confirm that I support your proposals to enhance your property and that I have no objection to the planned extension.

Yours sincerely



S Sangha