# Design Statement

Alterations and extension at
23 Telegraph Hill

Higham

Kent

ME37NW

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Architectural Design

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**Planning History**

- Site for erection of bungalow

Ref. No: 19580357 | Status: Application Permitted

- Stationing of caravan for residential use pending the completion of bungalow on the site

Ref. No: 19580435 | Status: Application Permitted

- Erection of house and garage

Ref. No: 19590132 | Status: Application Permitted

- REVISED Subdivision of existing plot into two and erection of a 3-bedroom dwelling with associated works.

Ref. No: 20200467 | Status: Application Refused

- Erection of a detached double garage at the side.

Ref. No: 19930190 | Status: Application Permitted

**Existing Site / Proposed**

The application site lies in the rural settlement of Higham, which is inset from the Green Belt, and is within the Higham Arable Farmlands Landscape Character Area, and is positioned within an urban settlement.

The application site currently comprises a detached house on a generous triangular-shaped plot that tapers to the north. There is a detached garage to the northern side of the house, and gardens to the front, side and rear, enclosed by well-established trees/hedgerow around the boundary.

Proposal

The house has not been previously extended and sits on a very large plot within an urban settlement and is visually hidden due to the existing site contours and front boundary screening.

The proposal is to remove the existing garage on the north side and extend the property on either side together with a single and part two storey rear extension.

The side extensions are designed to be set back from the original building line and be subservient to the original house.

The existing house has a large gap to the closest adjacent neighbouring property, which is currently 16m away and the distance to the boundary is 3.6m.

The area of site to the left-hand side (north) is currently an open area with the existing vehicle entrance and parking as well as an open garden area, which would all be retained.

In terms of scale the extensions would only be a storey and half with first floor incorporating dormers and a lower ridge height than the existing to suggest it would be subservient in terms of scale and bulk from the original house.

The extension to right hand side would retain a large open gap to the neighboring property, which allows the character of the street scene to be maintained.

A new entrance is also proposed, which will modernize the house as it currently appears dated and has no architectural merit and provides little contribution to the street scene.

The rear of the house would have a smaller two-part extension with a single storey extension that would not be visible from the front of the site.

**Existing Site / Proposed**

The rear garden area will not be affected by the proposed rear single storey as the existing area is very large and open and the proposed extension would be able to be opened up to the family amenity area, which will greatly improve the outlook and internal spaces.

The extensions are designed to be set back from the front building line with a lower ridge height than the maintained existing house ridge to reduce any perceived form of scale and bulk and are designed to retain the character.

The openness of the site would be retained as the house is detached on a very wide plot and the existing garage build line to the North will not encroach into the existing green space. The south side will still provide a large open gap to the adjacent property at No25 Telegraph Hill.

The character of the building would be updated to provide a more modern architectural style that has been used on various other local dwellings recently, and the use of more high-quality materials would greatly enhance the facades and will contribute to the street scene.

Other applications that have a contemporary style approved within the area-

Ref 20200467
21 Telegraph Hill
New replacement dwelling.

Ref 20160464
Telegraph House
Extensions and alterations

Ref 20230081
The Olive tree
Extension and alterations.

Ref 20150343
21 Telegraph Hill
Large detached seven bedroomed dwelling replacing small bungalow

Ref 20240517
15 Telegraph Hill
Extensions

Ref 20161245
Mulberry Rise
Modern extensions

Ref 20190569
Stonycroft Telegraph Hill
Extensive extensions

Ref 2021163
32 Telegraph Hill
Extensions

Ref Appeal K2230/A05/1191438
24 Telegraph Hill
Erection of two dwellings

**Pre Application**

A pre application has been carried out under Ref PRE2025/0169 with Katherine Parkin which was very helpful and included advice regarding the proposed design, which has been incorporated into this application.

The main advice was the suggestion to reduce the width of the proposed side extensions and also reduce the scale of the proposed annex and removing the separate entrance, so the annex is incorporated into the existing dwelling.

The side extensions have been reduced in width as suggested as well as the annex being made smaller in scale and is now entered from within the existing dwelling.

The new entrance feature has been reduced in scale and width and is now more central and creates a visual feature to donate the main entrance and has also been simplified with the use of just glazing set within a frame. There are many houses within the area that have been modernized and have a more contemporary feel that provides the architectural mix that makes up the area.

Pre application summary is below-
*As currently set out, there are design concerns with the proposal in relation to the total width of the side extensions and the size of the two storey front gable porch extension. However, as outlined above, there is no objection to the principle of extensions to this property and the Council is likely to support a revised scheme subject to the width of the side extensions and the size of the porch extension being reduced.*

## Existing Photographs

**Site restraints**

Site access / existing pattern of building layout

Existing pattern shown below:

The existing pattern of development is large, detached houses with gaps between the properties creating the character of the area.

Proposed pattern shown below:

The proposed pattern of development is maintained by retaining the gaps between the properties creating the character of the area.

## Design process

The existing house is dated and in need of refurbishment and has not been previously extended.

The brief was to extend the house and create more light into the property and for it to have a better relationship with the garden area, whilst generally modernizing all aspects of the building.

The house sits back from Telegraph Hill and is on a lower contour from the road, which is heavily screened by high hedging and shrubs. The vehicle access is to the North of the site with a parking and turning area that separates the site into two areas creating an independent garden to the very northern point.

The existing entrance is approached via the vehicle access to the north side and then the land slopes down to the front of the house and the main entrance.

There are large gaps to each side of the house to the boundary, and the amenity garden is to the rear, which allows the sun into that area for most of the day.

The proposal is to extend to the north and south sides, which would be set back and extend the width of the property.

The design provides no loss of privacy to any adjoining neighbours or creates any loss of daylight or overshadowing.

There are no significant trees on the site that would be within any tree protection measures and therefore no impact is present from any existing landscape.

The house has not been previously altered and is now looking very tired and is in need of modernization and offers the opportunity to extend whilst retaining the street character as the large gaps between the properties will remain.

The existing Garage would be repositioned opposite the existing vehicle entrance with a pitched roof that would not be higher than the existing main roof ridge height. This will retain the character and prevent the proposed Garage from feeling more dominate to main dwelling.

**Site layout**

The proposed extensions do not encroach further into the site than the line of the removed existing garage and retain the generous gaps to the boundaries whilst retaining the existing access and parking areas.

The existing front building line has been retained.

The rear garden has the sun all afternoon and is of adequate size for family use.

The front screening can be kept as well as the access and parking arrangements.

The existing vehicle access will be retained with parking and turning area.

**Completed recent projects within Telegraph Hill by mark carter associates.**

## Design examples