



Architects

**New two storey extension to side of existing
dwelling**

at

**3 Camer Gardens
Meopham
Gravesend
KENT
DA13 0XS**

for

Mr M Malyon

Design & Access Statement

2nd February 2024

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3 Camer Gardens is a semi detached 3 bedroom three storey house. The house was originally part of the Camer Estate. It was purchased by Strood Rural District Council along with Camer Park in 1967. For a number of years it was occupied by the park keeper. It fell vacant when the last occupant of the house moved into full time care. The house has now been purchased and my client wishes to carry out some alterations to adapt the dwelling to suit the needs of a family.

The dwelling along with numbers 1/2 and 4 Camer Gardens is located within the Green Belt and is also located within an Area of Outstanding Natural Beauty.

A map regression exercise has been carried out (see Appendix 1) and from this and evidence which may be found on site it has been possible to establish the following:

The dwelling has a porch Facing East. This porch is shown on the earliest map used on the map regression study, which was revised in 1939 and published in 1946. This porch still exists, although it is in need of repair.



The external wall within the porch has a recess with arched brickwork over where a front door once existed. It appears that the house was originally a single detached dwelling but prior to 1939 it was converted into two dwellings. A new front door has been provided on a very old side extension. The porch is shown on the left of the above photograph and the newer door is in white on the right of the photo.

Beyond the porch is a foot path running from Camer Road in the north down towards the end of Camer Street in the south. Although the foot path is no longer shown on Ordnance Survey plans the gate giving access to this path still exists with a well established hedge lining the route of the path.



The earliest map which is shown in the Appendix shows the building divided into two dwellings. This map used survey data taken in 1939. It does not at that stage show the side extension but this must have been constructed soon afterwards. The next map is based on survey information taken in 1960.

Some time after 1960 a rough trackway has been established giving vehicular access from Camer Road. This trackway runs along the rear of the dwellings forming Camer Gardens.

Principal Elevation

The principal elevation is that which faces East. The historic survey information shows this and although the original front door has been bricked up the 'replacement' door faces in the same direction. The existing gate provides confirmation.

The layout of the house features a brickbuilt narrow store to the rear & the map regression exercise suggests that there were other outbuildings to the rear in the past.

Internally the Council's surveyor who recommended disposal of the property on 9th June 2022 correctly observed that the "third bedroom accessed via a narrow staircase from the *front* first floor bedroom".

Existing Side Extension

The side extension did not exist before 1939 but was built some time before 1960. The extension is believed to have been built prior to 1948. This is evidenced by the fact that the 'new' front door as referred to on page 2 appears to be associated with the sub division into two dwellings which occurred prior to 1939. Locating the main entrance within a side extension to the newly subdivided dwelling facing the existing gate and footpath indicates an early date, before the trackway to the rear was formed.

In addition the extension is very poorly constructed, the external walls being only half a brick (102mm) thick plus a lining with a shallow pitched roof whereas the rest of the house is far more substantial. This would be expected for an extension built during the war or very shortly afterwards.

Amount of Development

The existing dwelling is very small by modern standards. The bathroom is located downstairs in the existing side extension and is poorly laid out with virtually no thermal insulation. The kitchen and some store rooms occupy the rear part of the main building at ground floor level. The existing conservatory to the rear is too small to be of any real use.

The stairs are located within the living room and effectively pass through one of the first floor bedrooms to access a small bedroom in the loft. This arrangement is not only impractical and lacking in privacy but dangerous in terms of fire safety. One fire in the kitchen would prevent escape from the whole of the rest of the dwelling. The staircase itself is very steep and narrow and potentially hazardous to use at night.

This application seeks planning consent to demolish the existing single storey extension and an existing attached store & to build a new two storey extension in the same location as the extension it replaces. The work is intended to address the limitations referred to above including:

Creating new modern sanitary facilities including a toilet at ground floor level and a bathroom at first floor level.

Creating a kitchen which is large enough to accommodate modern appliances and also includes a small dining area.

Creating a utility room for a washing machine so that the noise from this may be separated from the living accommodation, whilst still being readily accessible.

Creating a new staircase built to modern standards and separated from the rest of the building by fire resisting construction.

It will be seen that the changes do not increase the amount of accommodation, the dwelling remains a three bedroom house, the extension is essential to enable the existing accommodation to be used safely and to basic modern standards.

It is therefore proposed to increase the gross internal floor area of the dwelling by 33 per cent and detailed calculations have been added to drawing D-05 showing that this equates to extensions totally 27.4 sqM of additional floor area divided over two storeys.

Layout

It was found in developing the design that the only way to create safe access to the upper levels in terms of fire safety and at the same time preserve a basic level of privacy was to build a two storey extension. This also created the extra space necessary for a bathroom at first floor level in a location which is more accessible to the occupants.

The new extension will make it possible to create a level access into the dwelling and a toilet on the ground floor. This will make the dwelling far more inclusive and accessible to visitors with restricted mobility.

Scale

The new extension has been designed to be subservient to the main dwelling. In order to achieve this the front and rear walls are set back from the front and rear walls of the main dwelling. In addition the roof has been designed to be at a lower level than that of the main dwelling.

Appearance

External facing materials will be plain clay tiles and stock bricks to match the existing house and the new window and door frames will be white painted timber double glazed.