

DESIGN & ACCESS STATEMENT

Northfield House Wrotham Road, Meopham DA13 0AQ

for

Mr M Rossi

Job ref. 5456

March 2024

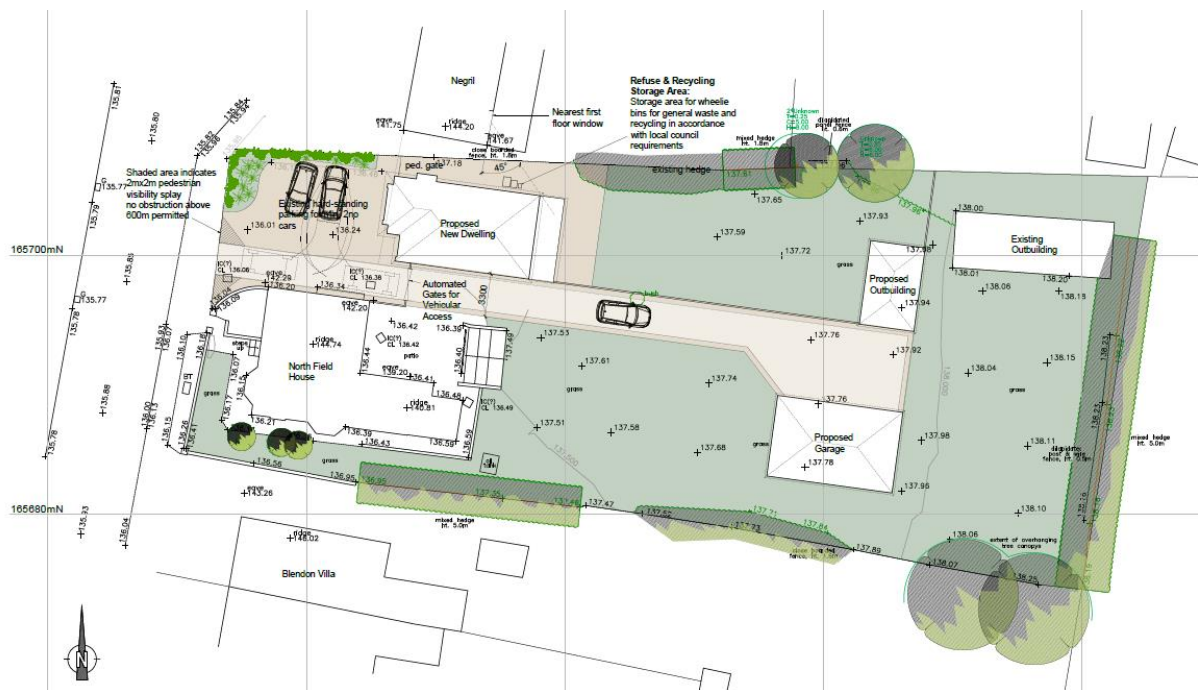


Fig. 1 – Proposed block plan

Introduction.

This statement has been written on behalf of our client Mr M Rossi in support of a full planning application.

The application is for the construction of a new 3-bedroom dwelling on land adjacent to Northfield House, Wrotham Road, Meopham.

Documents

This document is to be read in conjunction with the following drawings and information:

D-01 Site Location Plan
D-02 Existing Block Plan
D-04 Proposed Block Plan

D-05 Proposed Floor Plans and Elevations
D-06 Proposed Outbuildings

The Site and Context

The proposal site is at Northfield House, a generously sized detached dwelling set within a substantial plot on the eastern side of Wrotham Road.

Northfield House occupies a large rectangular shaped plot of land, and has a much larger curtilage than many of its neighbours, particularly those to the north.

The site is currently accessed from the highway by a large expanse of tarmac which detracts from the street scene.



Fig 2 – The site (Northfield House) viewed from Wrotham Road



Fig 3 – Aerial view of the site

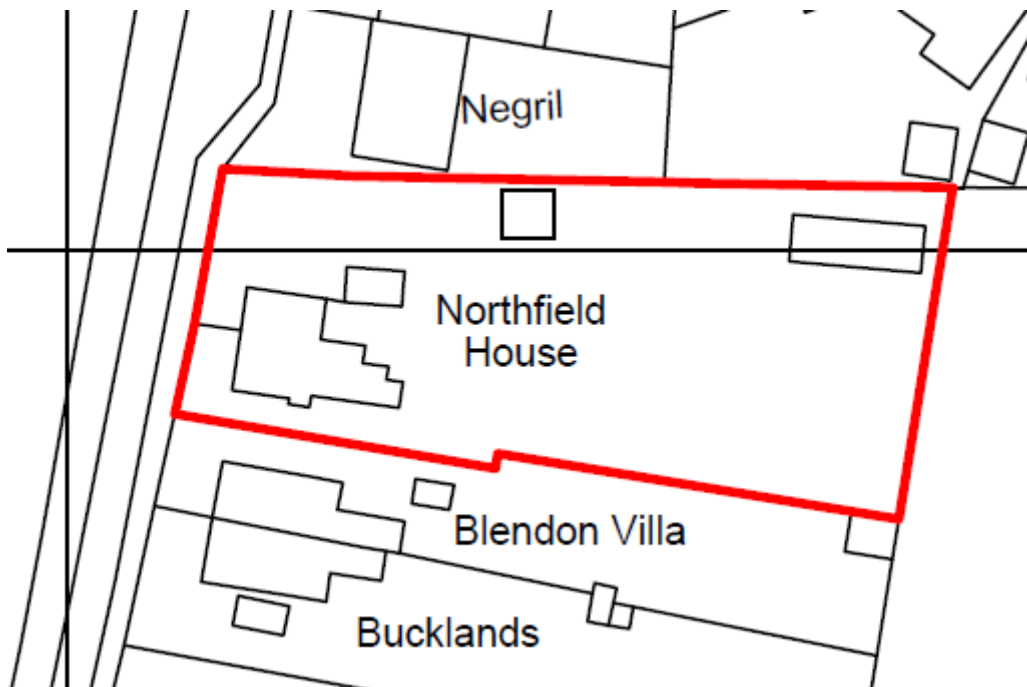


Fig 4 – Site Location Plan

Generally, the architecture in the locality is a mix of styles. Buildings are detached or semi-detached with pitched roofs or gabled fronts. Materials include yellow stock brick with red brick feature bands and detailing, and white render.



Fig 5 – Northfield House



Fig 6 – Blendon Villa and Bucklands



Fig 7 – Row of detached houses, Negril right of image



Fig 8 and Fig 9 – Other nearby properties in a mix of styles

Planning History

Outline planning permission was obtained in October 2022 for the demolition of Northfield House and the erection of 2[no] detached dwellings.

Northfield House

- *Ref. No: 20221153 | Received: Thu 27 Oct 2022 | Validated: Mon 14 Nov 2022 | Status: Application Permitted*

Outline application with some matters reserved for the demolition of Northfield House and outbuildings and the erection of two detached dwellings, with associated parking, access and amenity areas.

- *Ref. No: 20220823 | Received: Tue 26 Jul 2022 | Validated: Mon 01 Aug 2022 | Status: Application Refused*

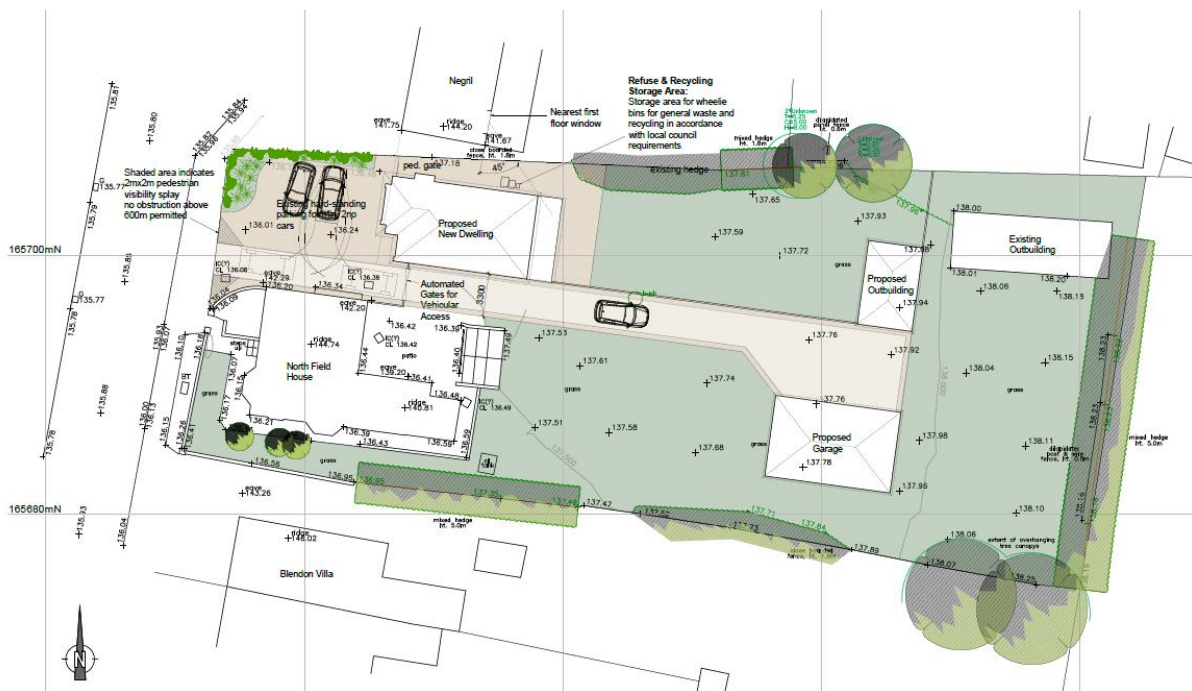
Outline application for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas.

- *Ref. No: 20070988 | Received: Mon 05 Nov 2007 | Validated: Fri 16 Nov 2007 | Status: Application Permitted*

Outline application for the demolition of existing dwelling and erection of two detached two storey dwellings each with garage.

The Proposal

The proposal is for the erection of a large 3-bedroom detached family home on land adjacent to Northfield House. The proposal includes the demolition of an existing garage and outbuilding. The proposed new dwelling will be provided with off-street parking and an outbuilding in the rear garden. Northfield House will be provided with a garage to the rear. The proposal includes associated external landscaping to provide permeable hard surfaces and planting area to the front.



The main building likely to be affected by this proposal is 'Negril' to the north of the site. In order to safeguard the amenity of future occupants and those of neighbouring properties, the proposed dwelling is to be sited more than 3m away from Negril and has been carefully positioned to minimise its impact on its neighbours – including privacy, daylight and sunlight.

The proposed new dwelling sits in line with Negril in order to maintain the established building line. Furthermore, the rear of the proposed dwelling has been carefully considered so that it does not project beyond the rear of its neighbour in such a way that it would affect its occupier's amenity in terms of privacy, light or outlook. There would be no direct overlooking of Negril from the proposed dwelling beyond that which would be expected in a residential area, with only a single obscured glazed window serving a bathroom on the north elevation.

Outbuildings to be demolished



Existing garage / outbuilding to be demolished



Existing outbuilding to be demolished

Design character and appearance



The proposal provides a large 3-bedroom family home that makes good use of the land to the side of the existing property. Appropriate allocation of amenity and off-street vehicular parking has also been accommodated.

The materials feature yellow stock brick and feature panels of render, intended to reference the white render of Negril to the north and the yellow brick of Northfield House to the south. The proposed new dwelling will feature pitched slate roofs, in-keeping with the area.

One of the key characteristics of the nearby dwellings, particularly to the south, include large plots. The proposed dwelling has been provided with a good-sized private rear garden in excess of the council's residential standards and that of its neighbours to the north and includes an outbuilding to further enhance amenity.

Internally, in the interests of future occupiers, the proposed new dwelling has been designed to exceed the nationally described space standards.

Access

Vehicular access is to be taken directly from Wrotham Road to the west via the existing dropped kerb. The proposed access will be shared by both properties.

Parking

A total of 5no. car parking spaces are to be provided for Northfield House and the new proposed dwelling.

A permeable hard surface will be created at the front of the proposed new dwelling to provide space for turning and parking of min. 2no cars.

Northfield House is to be provided with a detached garage in the rear garden providing parking for a min. 3no cars and storage. Access is to be provided from the shared access via a private driveway through the rear garden.

On site turning is provided, enabling all vehicles to enter and leave the site in a forward gear.

2m x 2m pedestrian visibility splays are indicated on the proposed block plan WD-04

Secure covered cycle parking can be accommodated within the proposed garage for Northfield House and within the outbuilding provided for the new proposed dwelling.

Landscaping

A permeable parking surface will improve the sustainability of the site. Fronting the highway, the introduction of a planted area will partially screen the off-street parking, softening the boundary and enhancing the overall street scene as well as the biodiversity of the site.

Refuse & Recycling

Storage areas for refuse and recycling in accordance with local council collection arrangements have been allowed for as indicated on the proposed block plan.

Conclusion

This proposal has been carefully considered in light of previously approved planning applications.

The proposal would provide a modest net increase of 1 dwelling on the site, providing a much-needed detached family home in this part of Meopham. We believe that this proposal makes efficient use of land, is appropriate in terms of density, and maintains the overall character of its setting. Furthermore, in retaining the historic Northfield House this proposal is considered to be of wider benefit to the community over the previously approved scheme.