



Architects

Cape Cottage
Manor Field
Shorne
Da12 3DX

DESIGN & ACCESS STATEMENT

Side and rear single storey extension with associated
internal and external works



P001 – aerial view of site looking south

April 2025

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This statement is prepared by Architect Leslie D May BA(Hons) Dip Arch RIBA ARB ACArch
This statement should be read in conjunction with the heritage statement.

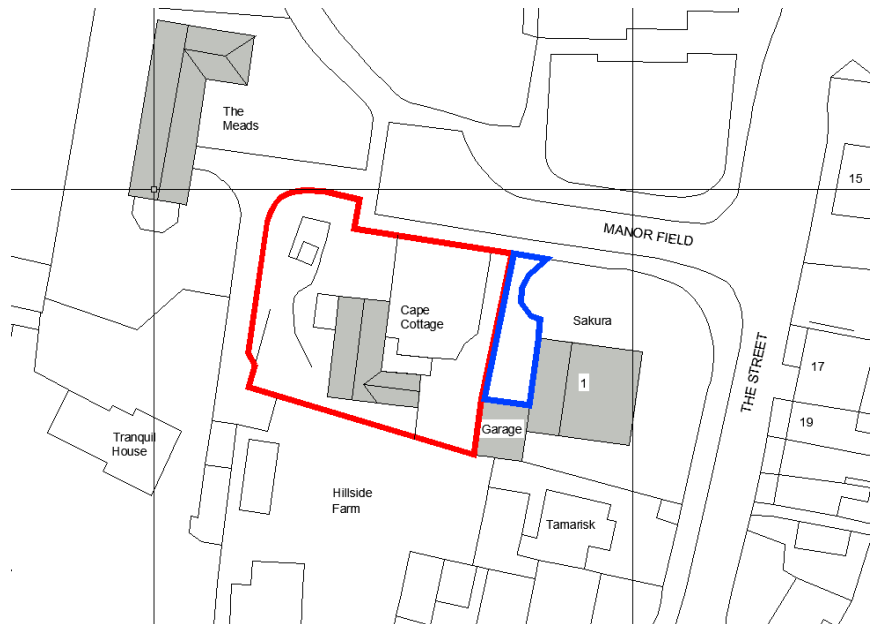
Introduction

Cape Cottage is a two bedroom detached property in the village of Shorne. The site is located within the village of Shorne and is defined as a rural settlement inset from the Green Belt on the Policies Map of the Gravesham Local Plan Core Strategy (2014).

Policy CS02 of the Core Strategy highlights that development will be supported in such rural settlements.

The single storey bungalow has been altered previously to introduce a garage to the south/east corner that lies below the finished floor level of the property.

This proposal is to extend the property to the side and rear at ground floor level.



P002 – existing site plan

The proposal

It is proposed to demolish the existing UPVC conservatory and replace this area with an improved and energy efficient extension. The proposal includes a single storey side extension that sits back from the principal elevation that also extends back into the north west corner of the site. This will provide an additional living area, bedroom with ensuite and study.

It is intended to clad the extension with timber and render finishes as indicated to the rear extension area. The roof will be finished with a pressed metal eaves detail with a 3 to 5 degree pitch standing seam zinc roof.

Associated landscaping work will be included within this proposal and this will include appropriate reinstatement of screening vegetation to the boundary with Manorfield

and to the east corner by the existing iron gates. To the rear the garden will be reduced in height as indicated allowing a flat and even amenity space. To the front entrance the existing steps are to be provided with planters to the side with a new edge protective rail. Note the bottom two steps are to be remodelled to a safer configuration.

The front elevation tiled band above the garage door is to be clad to match the extended areas; visually tying the property together by the selected use of materials.



P003 – zinc standing seam roof



P004 vacuum infused and modified fire rated timber cladding

Cape Cottage, Manor Field, Shorne. Gravesend. DA12 3DX



P00 – aerial view of site looking west



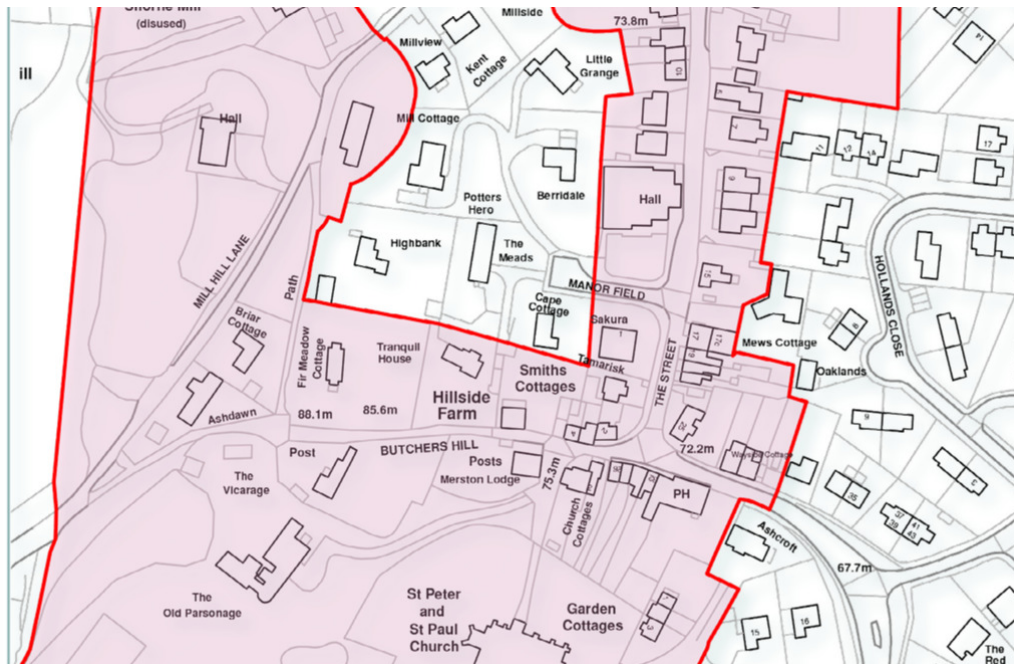
P006 – elevated view of cape cottage with existing green screening



P007 – site context looking westerly

Principle of development

The site sits outside of the Shorne Conservation Area Boundary:



P008 – Shorne conservation area boundary map.

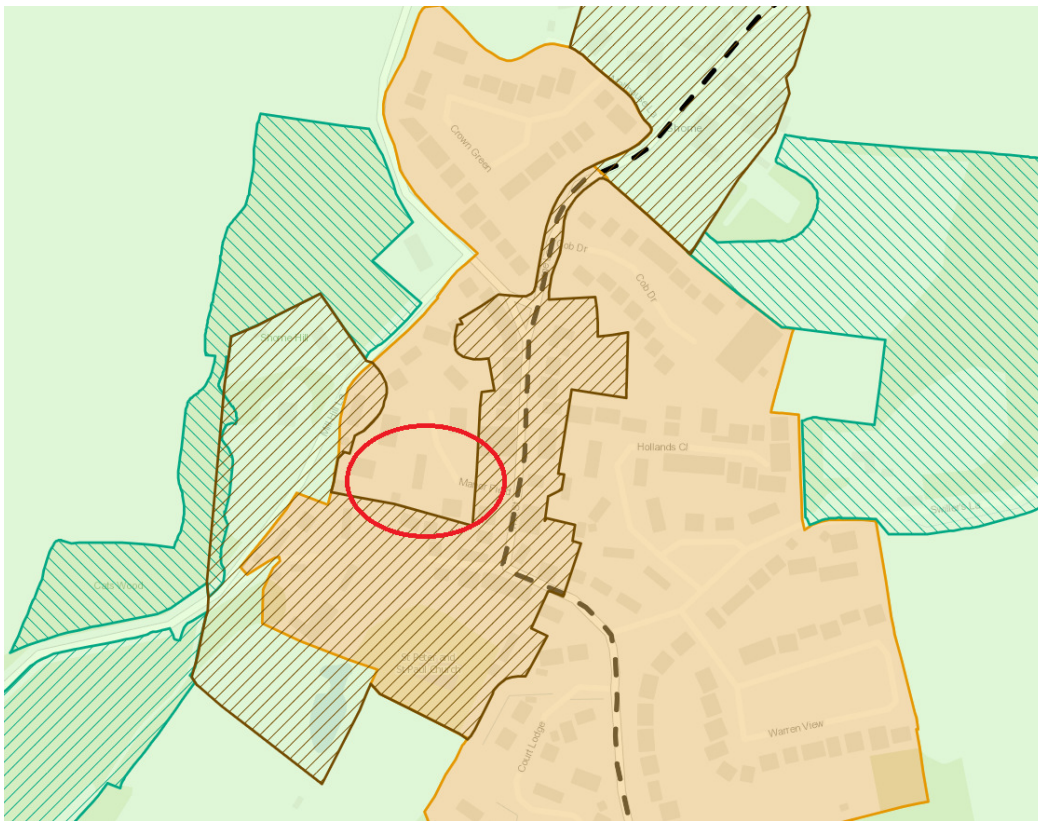
Policy CS02 of the Core Strategy highlights that development should be supported in such rural settlements.

Gravesham Local Plan:

- TC1: Design and New Development
- H2: Residential Layout Guidelines
- P3: Vehicle Parking Standards
- TC3: Development Affecting Conservation Area
- V1: Definition of Villages
- V2: Development in Villages

Notwithstanding the principle of policy compliance; we can also assess the proposal taking into account; Design, Character and Appearance.

The site falls within the boundary of Villages CS2 and Rural settlements inset from Green Belt land CS02. Cape Cottage falls just outside of the designated conservation area.



P009 – planning policy map

Within the rural area, the local strategy supports development within the rural settlements inset from the Green Belt as defined on the Policies Map.

The proposal is in line with policy for allowing limited infilling in villages. The proposal is also a relatively minor single storey development that will have limited detrimental impact upon the village setting.

Design Character and Appearance

The proposed development comprises of extending the existing built form at ground floor level as a single storey extension. From the front entrance elevation the extension is set back and extends out to the north and west.

The roof will be flat [3 to 5 degree pitch] using a standing seam roof pressed metal eaves cap and timber cladding. The windows will also match the existing black crittall style windows apparent to the existing property.

The extension has been designed to be set back and subservient from the main building form and will be screened by fencing and vegetation and present itself with timber or timber effect fire rated cladding; to further mitigate its impact upon built form and its surrounding architecture. At a lower level a brick band will follow through with the existing building and the bricks will be closely matched.

Accordingly the intervention would be suitably subservient and would not look out of place. The extension will have little adverse impact to the character or appearance of the building or the village.

WORKS OF CONSTRUCTION

The following construction phase methodology will be followed:

1. Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.
2. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
3. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
4. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
5. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Planning History

- Erection of two storey rear and single storey side extension to form enlarged kitchen/dining room and study at ground floor level with bathroom at first floor level erection of a front porch and replacement of cladding to front elevation.

Tranquil House Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 20110977 | Received: Thu 10 Nov 2011 | Validated: Tue 15 Nov 2011 | Status: Application Permitted

- [Erection of single storey rear and first floor extensions to form dining room and utility room at ground floor level and a bedroom at first floor level; extension of rear dormer extension; replacement of doors and windows and installation of solar panels on southern roof slope.](#)

Potters Heron Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 20110001 | Received: Wed 05 Jan 2011 | Validated: Tue 11 Jan 2011 | Status: Application Withdrawn

- [Erection of single storey side extension to form a kitchen.](#)

'Little Grange' Manor Field Shorne Kent DA12 3DX
Ref. No: 20050065 | Received: Mon 24 Jan 2005 | Validated: Mon 24 Jan 2005 | Status: Application Permitted

- [Erection of single storey front extension to form enlarged bedroom.](#)

'The Meads' Manor Field Shorne Kent DA12 3DX
Ref. No: 20030222 | Received: Fri 14 Mar 2003 | Validated: Fri 21 Mar 2003 | Status: Application Permitted

- [Erection of a single storey extension on the eastern side elevation to form an enlarged dining room.](#)
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'Sakura' 1 Manor Field Shorne Kent DA12 3DX.
Ref. No: 19970209 | Received: Wed 02 Apr 1997 | Validated: Wed 02 Apr 1997 | Status: Application Refused

- [Erection of detached double garage at the side.](#)

Sakura 1 Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 19950632 | Received: Wed 04 Oct 1995 | Validated: Fri 29 Sep 1995 | Status: Application Permitted

- [Erection of a replacement single storey extension on the north-west elevation to form two bedrooms, en-suite bathroom and store.](#)

Little Grange Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 19930302 | Received: Wed 02 Jun 1993 | Validated: Wed 26 May 1993 | Status: Application Permitted

- [Erection of a single storey rear extension to form an enlarged bedroom](#)

Little Grange Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 19860278 | Received: Fri 11 Apr 1986 | Validated: Fri 11 Apr 1986 | Status: Application Permitted

- [Erection of two storey front extension to form enlarged garage at lower ground floor level with enlarged bedroom over](#)

Cape Cottage Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 19850271 | Received: Wed 17 Apr 1985 | Validated: Wed 17 Apr 1985 | Status: Application Permitted

- **Formation of loft in roof space**

Sakura Manor Field Shorne Gravesend Kent DA12 3DX
Ref. No: 19750332 | Received: Mon 19 May 1975 | Validated: Mon 19 May 1975 | Status: Application Permitted

Amenity of future Occupiers

The proposed development would provide additional living space, bedroom *[compliant with national space standards]*.

The rear garden will be adapted to accompany the new built form and not materially affect the existing situation in terms of external amenity. The lowering of rear garden levels will improve privacy.

Neighbouring Amenity

The properties in the locality area:

The Meads to the north west, No1 Sakura to the east, Hillside Farm to the south and Tranquil House to the south west.

The proposal will have very limited impact upon the neighbouring properties in the locality due to the natural topography of the valley

The Meads to the North West - views down to the valley will remain unaffected by the proposal as topographical levels mean any view down into the valley will remain unaffected.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Please refer to Section B-B drawing P-08 that indicates topographical levels in relation to the neighbouring properties.

Parking and Highways

The proposal will not affect the existing off road parking situation.

Conclusion

The application site is located within a village and the proposed development would be a moderate alteration to the existing building curtilage and due to the existing topography will sit naturally into the hill and not adversely affect neighbouring properties or the existing fabric of the village setting.

The proposed development will improve energy consumption by insulating the area currently occupied by the conservatory and this is the case for all new built form.

Considerate working practices will be followed during the construction phase and all neighbours will be actively engaged with to ensure that any impacts are minimised.

Accordingly we believe the proposal is a reasonable one that will fit well within the site with no measurable detrimental effect upon the neighbouring properties and the wider village context.

We invite your support for the proposal.

Leslie D May - DAC Architects