

TOWN & COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS/EXTENSION TO EXISTING HOUSE, NEW DETACHED GARAGE & NEW DETACHED GYM/GAMES ROOM BUILDING AT 'HIGHWAYS' OLD WATLING STREET GRAVESEND KENT, DA11 7NT.

1.0 SITE LOCATION & CONTEXT

1.1 The site is located on the northern side of Old Watling Street which itself is a continuation of the original Watling Street which runs from Singlewell Road in the south-east up to Golf Links Avenue. At that junction the road then becomes Old Watling Street running to the north-west roughly parallel with the new A2 trunk road.

1.2 Both parts of this road are characterised by large detached houses, with a few bungalows, set in large plots the originals of which date from the 1930/40's and display a wide mixture of types and architectural styles, with no one style or type being particularly dominant.

1.3 Many of the original bungalows in the road have either been demolished completely and rebuilt as houses or had a first floor added to the original footprint to convert into a house. Most of the properties in the road have been substantially altered with rear/side extensions together with loft conversions presenting a strong built-up road frontage.

1.4 A number of the properties have detached double garages built against the front boundary walls which in most cases contain electrically operated entrance gates where the land to the front of the properties is given over to vehicle parking with little by way of soft landscaping. In many cases there are large detached buildings set at the bottoms of the rear gardens used as summer houses, gyms and games rooms.

1.5 There is a strong Asian community within the local area with many of the properties providing accommodation for elderly extended family members.

2.0 PLANNING HISTORY

2.1 There appears to be little by way of planning history associated with the property except for GR00/500 submitted in 2000 "The retention of dormer extension in the front roof slope and retention of bedroom in loft space" which was permitted.

3.0 THE PROPOSAL

3.1 The applicant cares in-house for his elderly, partially sighted father, and the following proposals are in part intended to assist in his care, giving better access to the house and facilities.

3.2 The footprint of the existing house currently occupies the full width of the site. boundary to boundary, which prevents any possible external access to the rear of the property.

3.3 The first part of the proposal is to remove the existing side extension which contains a former 'garage', but now a store, together with the cloakroom and utility area. The former 'garage' was never large enough to house any kind of motor car.

3.4 A smaller sized side extension will be built to leave a clear 800mm wide passage alongside the eastern boundary giving clear pedestrian access to the rear of the property, and internally will provide a new cloakroom, lobby and utility room. The walls will be finished externally with a coloured render to match the existing house together with a pitched roof of hand made clay plain tiles.

3.5 A large single detached garage will then be built close to the front boundary wall linked to the existing vehicle parking and turning area, leaving the existing horizontal sliding electric entrance gate and wall opening undisturbed in its present position. The walls will again be finished externally with a coloured render to match the house together with a pitched roof of hand made clay plain tiles.

3.6 It is proposed to construct a single storey rear extension across the entire width of the house to enlarge the kitchen and provide a family leisure area. The facing brick elevations are intended to match that of the existing rear elevation. To reduce the visual impact of a straight forward flat roof it is intended to construct a truncated pitched and tiled apron around the perimeter using hand made clay tiles. The resulting reduced flat roof area will contain two glazed lantern lights to maximise natural light into the proposed extension.

3.7 The main roof to the existing house is the original and constructed with a number of hips, valleys and ridges and the double pitched dormer on the front roof slope appears somewhat incongruous. The existing room in the loft space has limited ceiling height making its use as a bedroom largely impracticable. The existing roof is coming to the end of its natural life and in need of extensive repair/replacement.

3.8 The applicant wishes to remove all of the complicated roof slopes and re-pitch a new roof front to back, whilst retaining the hip roof above the existing bay window. In order to reduce the visual impact of the new roof, Kent-barn hips will be introduced at the new gable ends.

3.9 The new roof will create a larger internal loft space that can be better utilised as a Bedroom/Dressing Room and En-suite for the use by the applicant whilst also providing a work-at-home Office/Study. The roof will include two small dormer windows in the rear and a single dormer in the front. The high level window to the Office/Study in the eastern gable end can be obscure glazed if necessary to avoid any possible overlooking.

4.0 Finally, the applicant wishes to provide a detached single storey building toward the bottom of the rear garden to be used as a Gym and Games Room by the family and will include a Cloakroom facility. The construction will be either solid block work or timber frame, with cement fibre "Hardie-Plank" horizontal shiplap cladding externally under a timber framed roof covered with artificial lightweight slates.

4.1 This type of building, set at the bottom of the rear garden, would appear to be quite common-place in properties along Old Watling Street and indeed along the continuation into Watling Street itself and therefore, is consistent with development elsewhere.

5.0 CONCLUSION

5.1 The proposed works are of a type and scale consistent with that of adjoining and surrounding properties in the area and the applicant would contend that the works result in a more pleasing visual appearance to the house that further enhances the immediate and local area. The proposed works will have little adverse impact upon neighbouring properties the frontage of which can only be viewed from Old Watling Street itself due to the high tree planted embankment that separates the narrow highway from the main A2 trunk road.

5.2 The applicant is happy to engage with the Council on any areas of doubt or concern but hopes the current scheme will receive Council support and approval in a timely manner.

APPENDIX A - SITE PHOTOGRAPHS

1 FRONT OF HOUSE

2 FRONT OF HOUSE - GARAGE

3 REAR OF HOUSE

4 REAR GARDEN

5 HOUSE FROM ROAD - OUTSIDE THE SITE

6 HOUSE FROM ROAD - OUTSIDE THE SITE

7 DETACHED GARAGE - FRONT OF ADJ. HOUSE 'MAYBERRY'

①



②



3



4



5



6



⑦

