



**Design and Access Statement in support of
planning application for site at:-
Forge House
Wrotham Road
Meopham
DA13 0AT**

**Date:- September 2021
Job no:- 2352
Revision A**

Forge House, Wrotham Road, Meopham, Kent DA13 0AT

September 2021

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mka
architects

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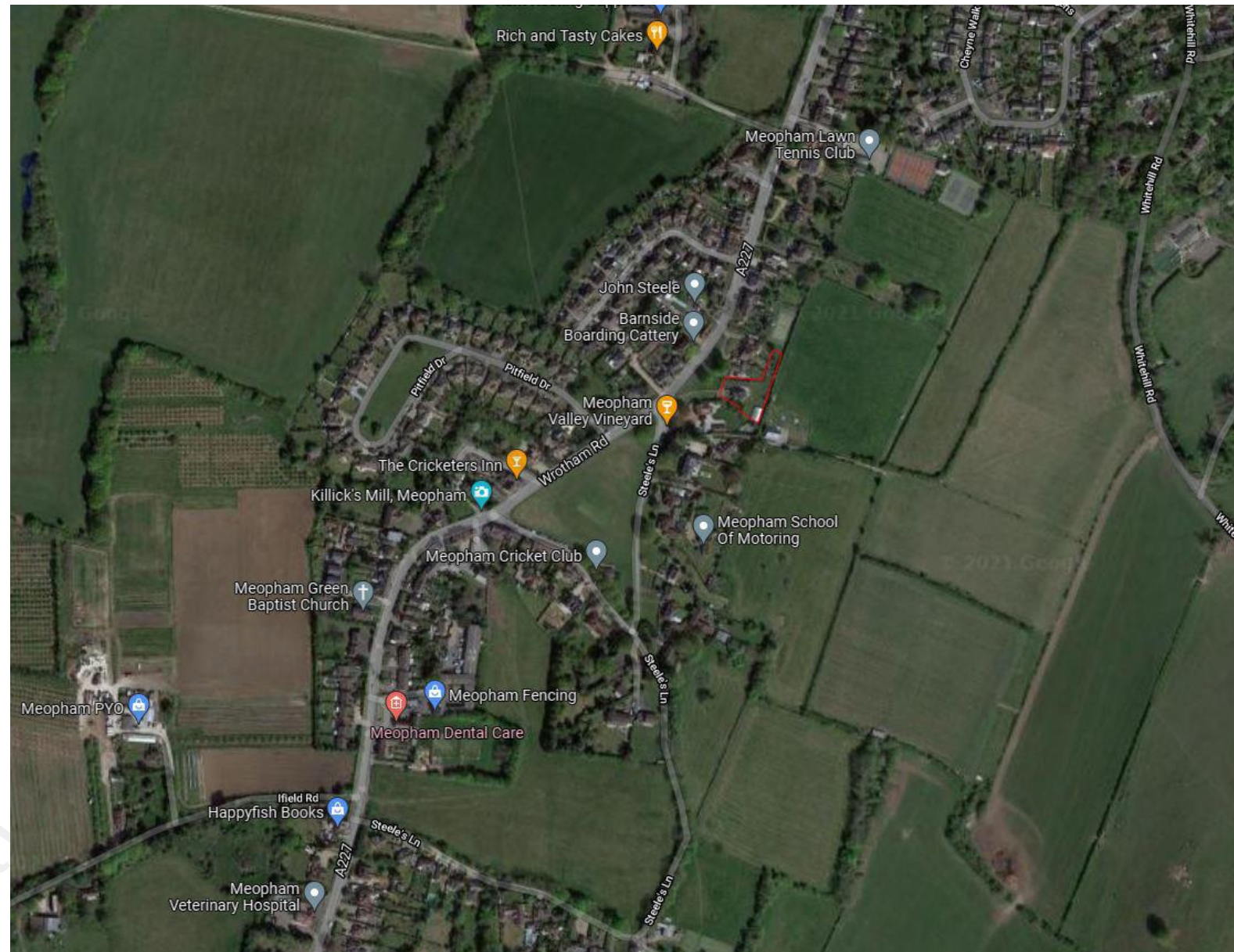


Fig 1—Aerial site view/ site location

1.0 Location

- 1.1 The site is located at Forge House, Wrotham Road, Meopham, Kent.
(See Fig. 1 & 2)
- 1.2 The land is surrounded by residential properties, mainly detached or semi-detached dwelling houses. The properties adjacent to the site are two storeys high.
(See Fig. 4 to 7)



Fig 2—Planning Policy Map



Fig 3—Site



Fig 4—Ye Olde Forge House



Fig 5—Kingsway House



Fig 6—The Oast House



Fig 7—Home Ways

1.3 The topography of the site is predominantly flat and there is a low presence of trees at the South of the site.

1.4 The site is within the 6 Policy CS20 Heritage and the Historic Environment.
(See Fig. 2)

2.0 Existing Buildings

2.1 The site is located at Forge House, Wrotham Road, Meopham. The house is a two storey dwelling. Architecturally the building reflects the traditional style of the area, with a large use of red/brown brickwork at the front, yellow bricks at the rear and slate tiles roof.
(See Fig. 8)

2.2 The house has been developed over the years and it has lost the subordination of the extension volumes from the original dwelling.
(See Fig. 8 to 10)

2.3 The building also shows the development of the property through the different colours of the brickwork. The original dwelling was constructed with red/brown brickwork, the extensions have been made with yellow bricks. The whole roof of the building is made with slate tiles. The front elevation presents a small

area on the side extension cladded with tile hanging.
2.4 The former garage on the side of the property has been converted into the kitchen. However, this space has a low ceiling on the outer edge and large fenestration to the rear. This makes the space difficult to operate, especially during the summer.



Fig 8—Front Elevation



Fig 9-Rear Elevation



Fig 10—Side elevation



Fig 11—Side elevation of existing extension



Fig 12—Material Details at the Front of the House



Fig 13—Material Details at the Side of the House

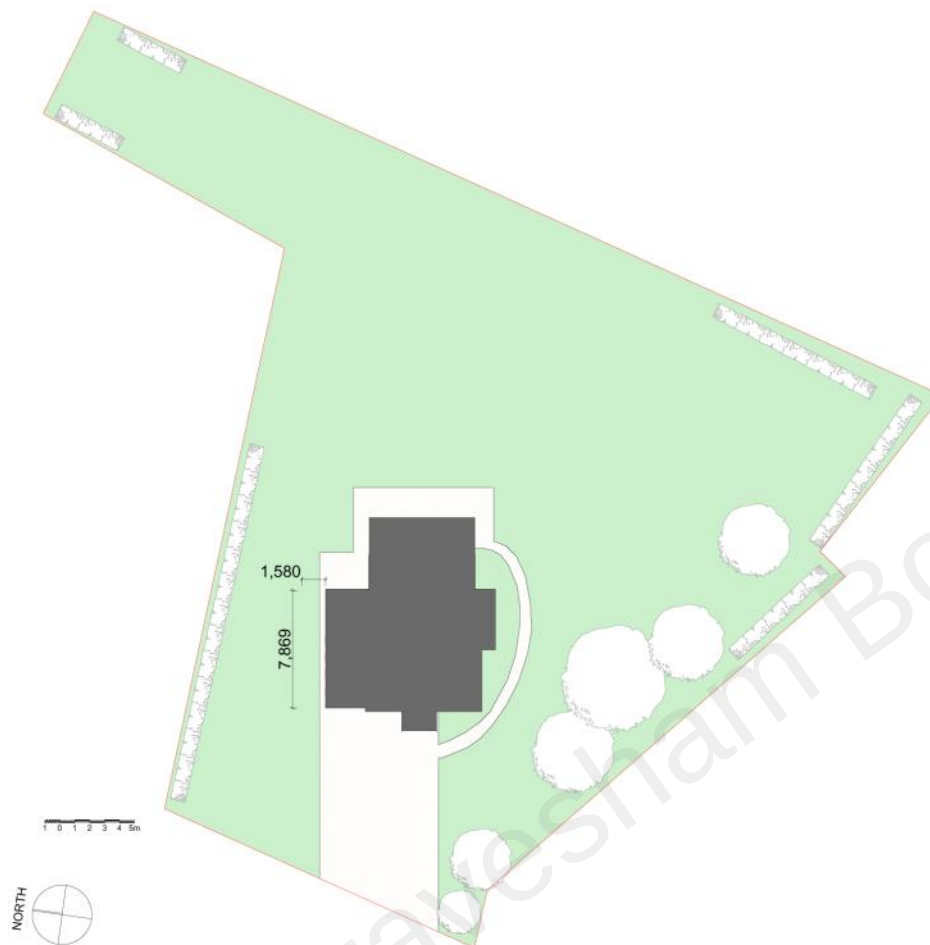


Fig 14—Existing Site Plan

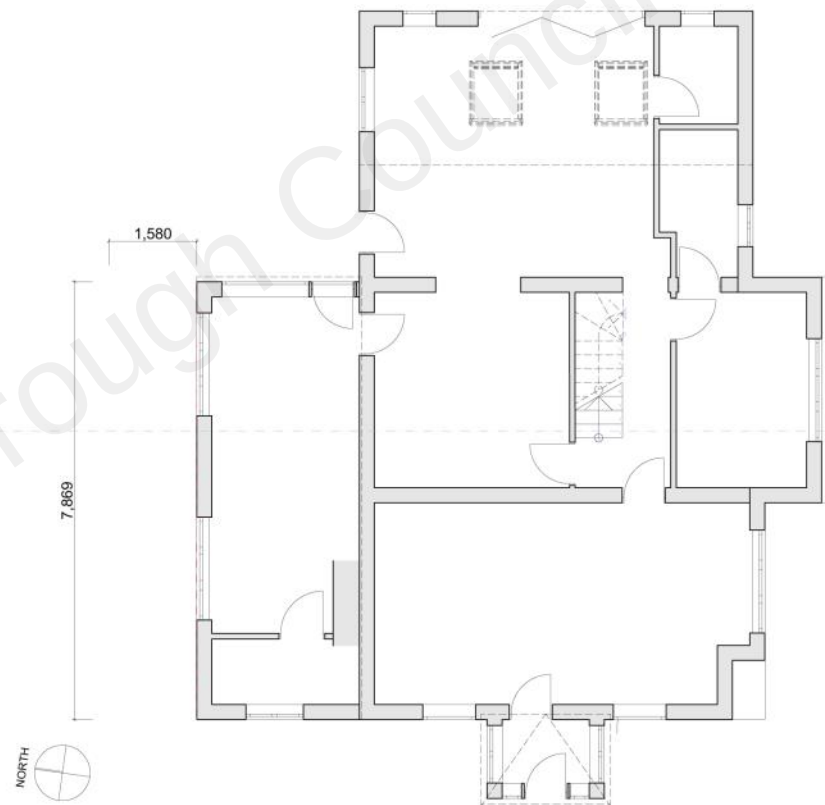


Fig 15—Existing ground Floor Plan

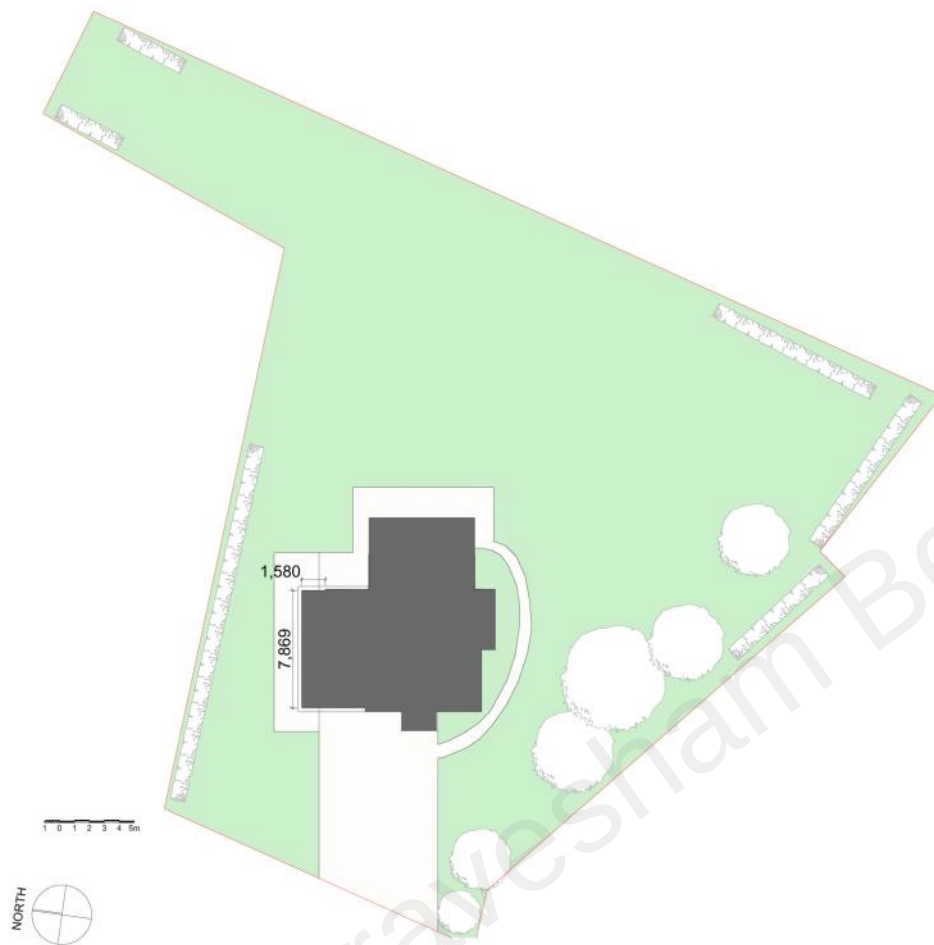


Fig 16—Proposed Site Plan

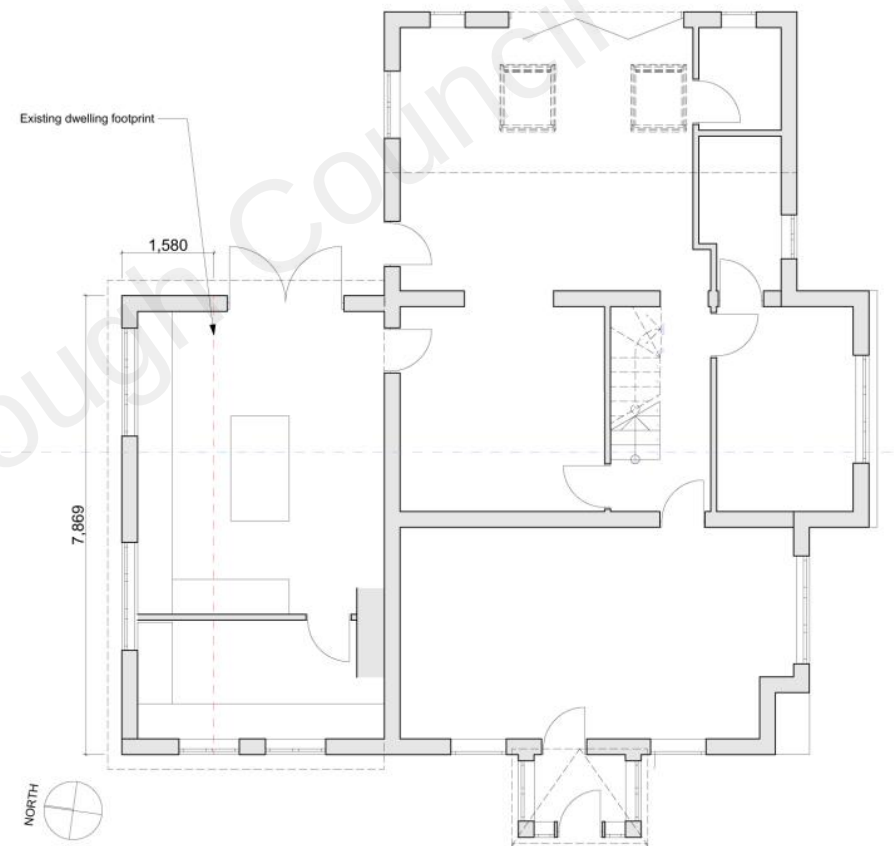
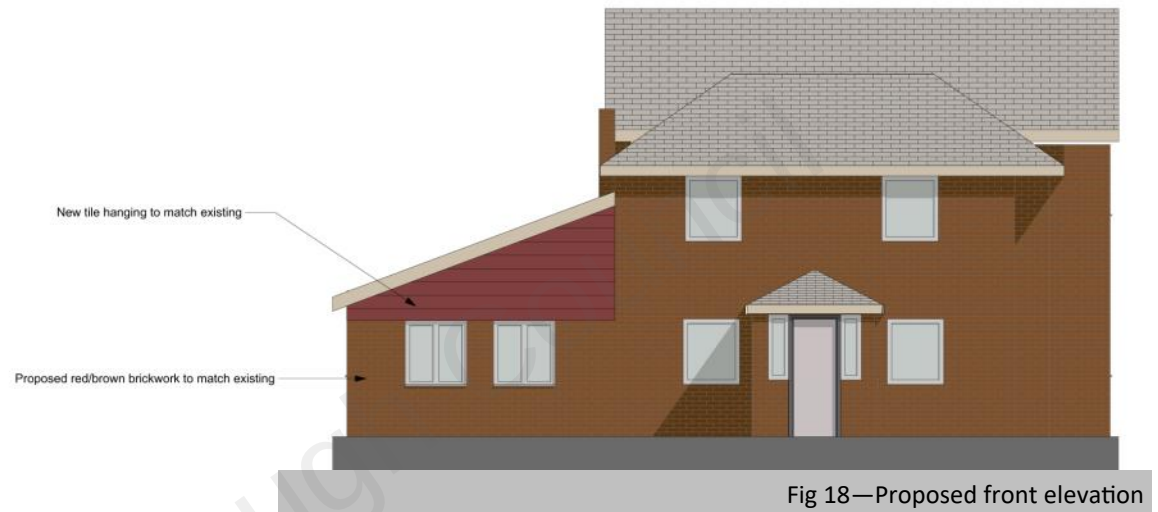


Fig 17—Proposed Ground Floor Plan

3.0 Proposed

- 3.1 The proposed development includes the extension by approx. 1580mm of the existing kitchen within the side of the property. (See Fig. 17)
- 3.2 The single storey extension will change the roof pitch of this volume, in order to make the space more usable. (See Fig. 18 & 20)
- 3.3 The materials used for the proposals are yellow brickwork on the side and rear of the extension, red/brown brickwork and tile hanging at the front. These materials match the one existing on the house.



3.4 As the building is within the Conservation Area, the proposal minimises the impact on the street scene. This is done by the use of materials that matches the existing and by keeping the volume of new extension very similar to the existing. In fact, the front elevation will have minimal alteration and the Conservation Area will not be affected by the proposal.

4.0 Use

4.1 The site is domestic use only.

5.0 Amount

5.1 The proposed development consists of 9.5 sqm gross internal floor area.

6.0 Layout

6.1 The proposed layout consists in the expansion of a existing single storey side extension.

7.0 Scale

7.1 The scale and size of the proposals has been carefully considered. The new building will fit well within the site context, creating a proportionate and well balance environment.

8.0 Landscaping

8.1 The proposals does not include any addition of car parking space or site entrance.

8.2 The existing footpath that connect the front to the rear of the house within the private land, will be moved to stay adjacent to the property.

9.0 Appearance

9.1 All materials and features have been designed to be sympathetic with the existing house and harmonious in the context.

10.0 Conservation Area (CA)

10.1 The central part of the CA is generally an impressive collection of Early to late Victorian Buildings in a variety of shapes and styles. Dominant features are red brick elevations, red clay plain tile roofs, bay windows, painted brickwork and chimney stacks. Many of the buildings are Listed. (See Figs 2 to 7)

10.2 The High Street in this location is unusually wide giving the centre of the CA a spacious character. (See Figs 4 to 7)

10.3 The proposals will have minimal impact on the Conservation Area as the design will be very similar in appearance and volume to the existing.

10.4 The materials used in the proposed extension will match the existing. These include: tile hanging, yellow and red/brown bricks and slate roof tiles. Materials not already existing within the Conservation Area will be introduced.

10.5 Therefore the effect of the proposal on the significance of the Heritage Asset is minor to the point of being inconsequential or de minimus.

11.0 Conclusion

- 11.1 The proposed development includes the extension of the existing kitchen within the side of the property.
- 11.2 The current proposal does not have a detrimental impact on the street scene nor on the Conservation Area as the development will be minimal and the proposed materials will match the existing.
- 11.3 The proposals will not have overlooking or shadowing issues from and onto neighbouring properties. In fact, the proposed development will fit well within the site context.
- 11.4 The proposed extension will be designed in accordance to local planning policies and it will be built with good quality materials in order to provide high quality living standards.
- 11.5 The existing neighbour house will retain a good distance from the proposed extension.
- 11.6 In conclusion, the proposals will represent an good quality improvement on the land without any adverse effects on the surrounding.