

HOUSEHOLDER EXTENSION
SEATHWAITE, CHURCH STREET, HIGHAM, ME3 7LP

DESIGN & ACCESS STATEMENT

MARCH 2024



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1 INTRODUCTION

1.1 This Planning and Design & Access Statement accompanies the Householder Planning Submission for:

Single storey front extensions and enlargement of rear window

1.2 Such statements are not mandatory for householder applications, but nonetheless can be beneficial in helping explain a proposal.

Address: Seathwaite, Church Street, Higham

Local Borough: Gravesham Council

Existing property: Detached two storey home with front driveway, side access and generous garden.

Existing Gardens: A modest front garden with parking and generous rear garden.

Site Area: 382m²

Site Dimensions: Approx. 38 x 13m

Applicant Name: Mr Andrew Searles



2 SITE ANALYSIS

PHYSICAL

- 2.1 As seen in the photos within this report, this is a rectangular residential plot featuring a detached two storey house, with pedestrian side access and front parking.
- 2.2 The property is situated along Church Street, Higham, which features a mix of two storey homes.

SOCIAL

- 2.3 The proposal is of social value, updating an existing house to create a modern and contemporary family house suitable for modern living. This is achieved through small extensions and remodelling to make far better use of the footprint, whilst creating a more welcoming entrance into the home.

APPLICANT'S TEAM

- 2.4 This report has been written by Charn Murphy-York, RIBA ARB at JNC Architecture, who has vast experience designing residential schemes, and working on planning applications within Kent and London.



Site Map



Existing Frontage



Existing Frontage

3 USE

- 3.1 The site is in residential use, with the proposed extension being ancillary to the enjoyment of the property, being a simple front extension to make better use of the internal spaces, which maintaining natural light into the home.
- 3.2 Due to the size of the site and its relationship with other nearby dwellings, it is clear that a domestic front extension to square off the front of the house, along with a larger rear window, are of modest sizes and are acceptable in principle at the site.

4 AMOUNT

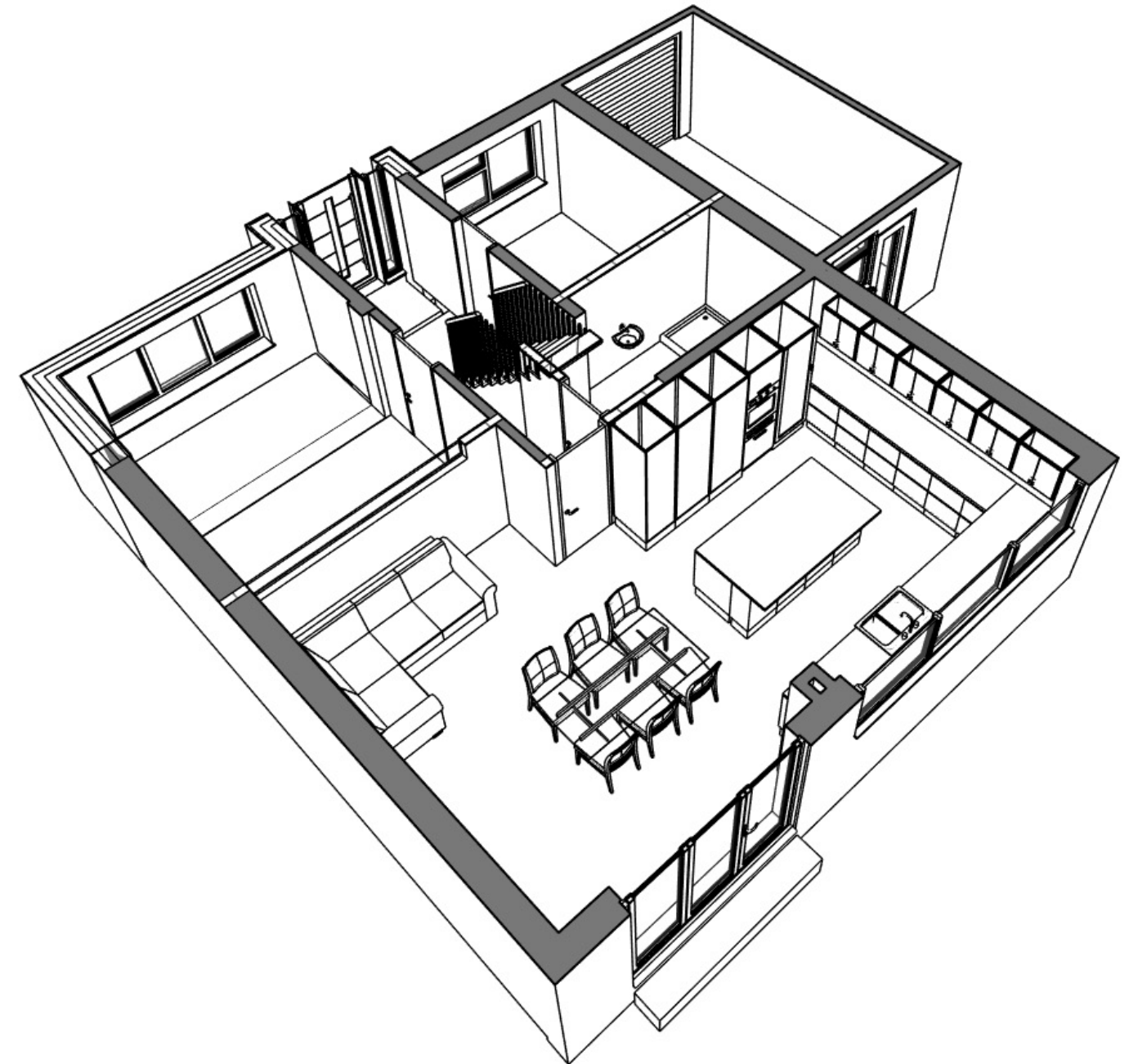
- 4.1 The proposal is for:
- a single storey front householder extension of appropriate size and design to align with the existing frontage, along with a contemporary hallway porch extension.
 - Enlargement of rear window to maximise natural light and views into the garden.
- 4.2 Along with internal remodelling to create a larger kitchen/diner and a snug lounge, the proposal will create a larger family home.
- 4.3 The extension has been carefully designed to be subservient to the host dwelling, being single storey with matching pitched roofs.



The existing and proposed block plans, showing the new footprints, making better use of the site and its opportunities.

5 LAYOUT

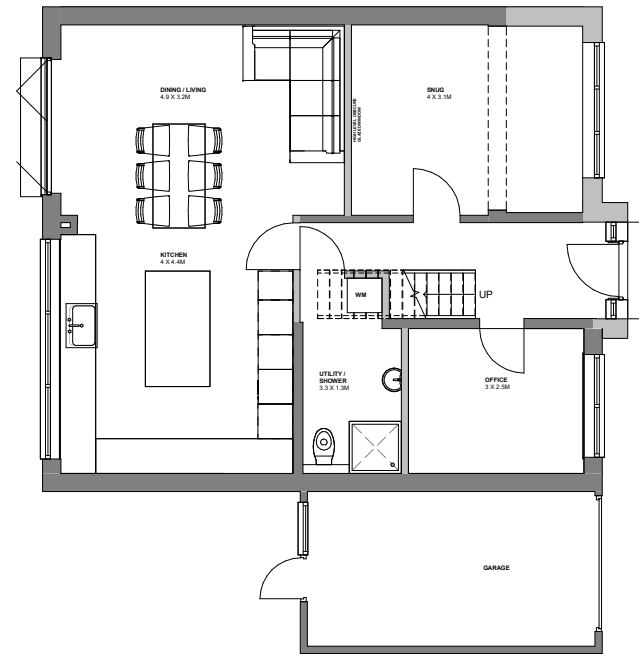
- 5.1 The detailed layout can be seen in the formally submitted planning application drawings.
- 5.2 The main part of the house will be retained, with the new front extensions being on the ground floor only, with matching pitched roofs.
- 5.3 The entrance porch will be modernised to feature a contemporary door with two side lights, with a dual pitched roof.
- 5.4 The internal layout will be remodelled, creating a snug lounge and retaining the office to the front. The main hallway will lead to an open plan kitchen/dining/living space to the rear with better links to the garden. A combined shower room and utility will be central within the house.
- 5.5 This design and layout allows for more accessible spaces within the home, with a better flow of space.



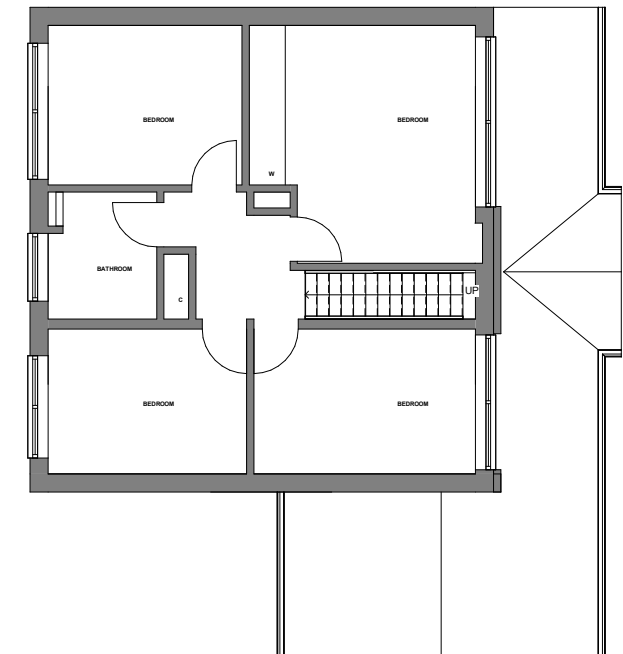
Annexe 3D cut through showing layout

6 SCALE

- 6.1 The proposal is of sensible plan dimensions, being subservient to the main house.
- 6.2 The front extension aligns with the rest of the frontage, along with a small central entrance extension to create a entrance into the home.
- 6.3 The single storey extensions feature pitched roofs to match the existing and to tie into the overall house.
- 6.4 Along with internal remodelling, which does not require planning permission, the proposal will transform the existing property and bring the house up to modern standards with no impact on the neighbours.



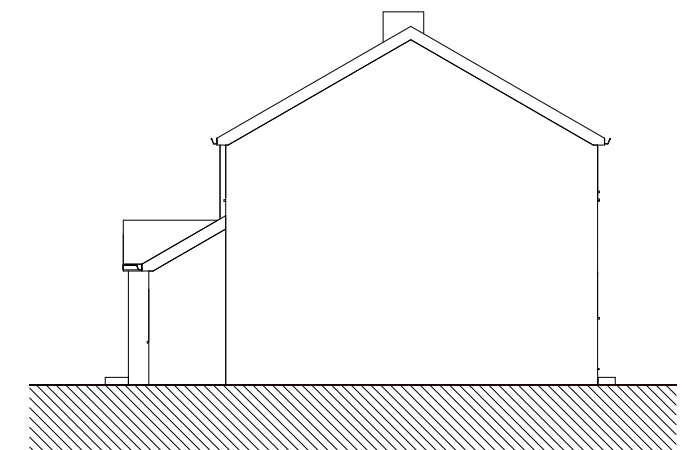
01 Proposed Ground Floor
1 : 50



01 Proposed First Floor
1 : 50



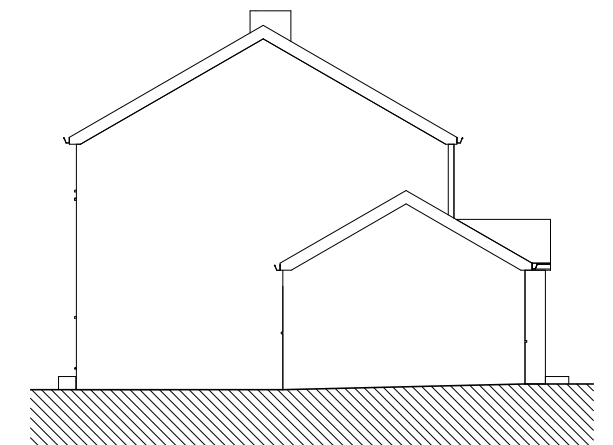
01 Proposed Front Elevation
1 : 50



01 Proposed Side Elevation (North)
1 : 50



01 Proposed Rear Elevation
1 : 50



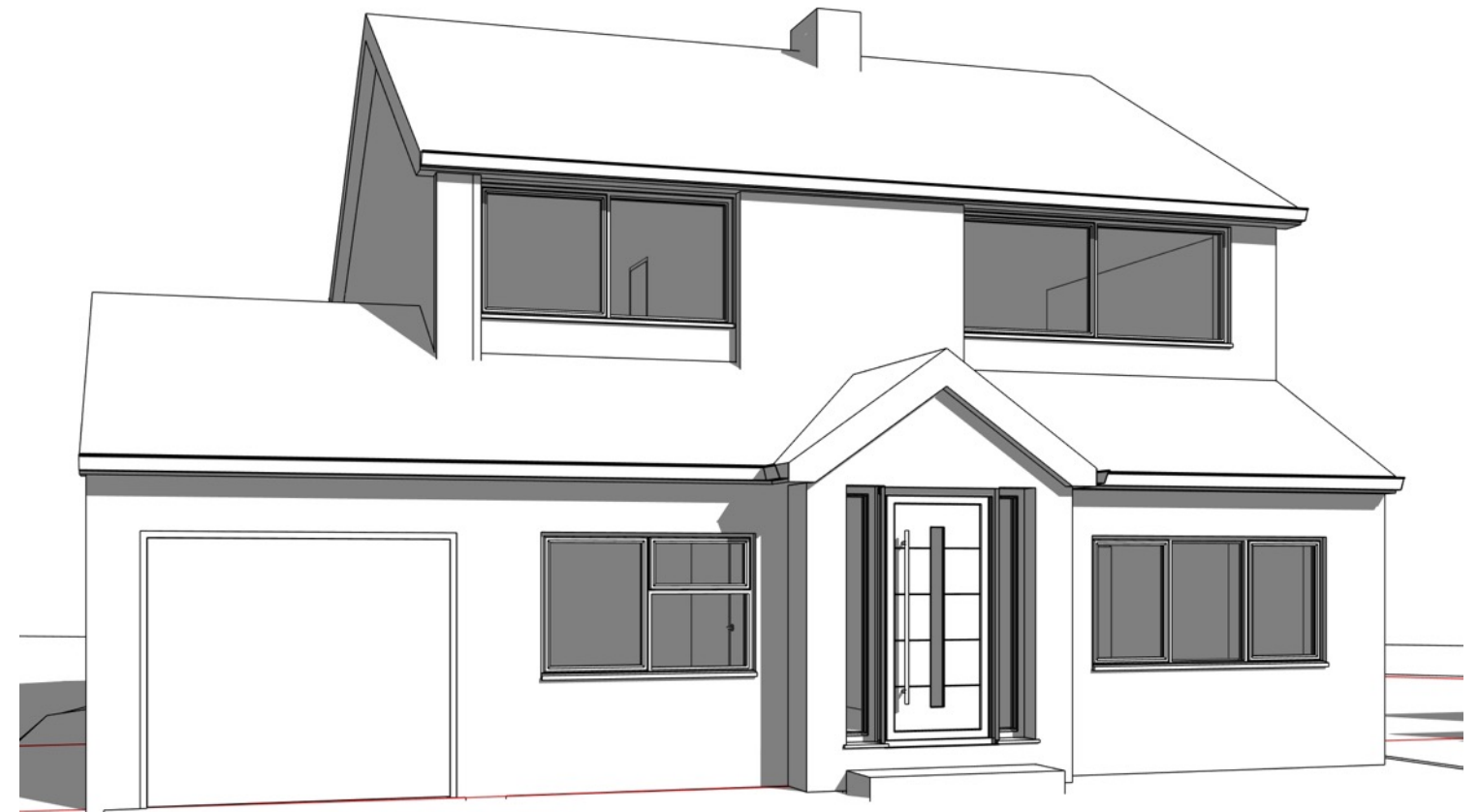
01 Proposed Side Elevation (South)
1 : 50

7 LANDSCAPING

- 7.1 The site benefits from a generous rear garden, along with a front garden with driveway for parking.
- 7.2 The front and the rear gardens would not be impacted by the works, with adequate parking retained to the front.
- 7.3 The extensions and remodelling would provide a qualitative improvement, providing a greater appreciation and connectivity of the garden from the kitchen/dining/living, and better views and access between.

8 APPEARANCE

- 8.1 Looked at in detail, the proposal is of appropriate high quality design. The extension works provide the opportunity to modernise the property and create a better frontage.
- 8.2 The extensions will be in matching brick, along with pitched roofs, to match the existing.
- 8.3 The rear larger window will be of high quality design, along with the sliding door replacement to a bi-fold door.
- 8.4 The remaining work will be internal remodelling and upgrades.



9 ACCESS

- 9.1 The configuration of the site and the design of the proposals are favourable regards access once at the property itself.
- 9.2 The property will provide a better and more modern access into the property from the front.
- 9.3 The rear access will be retained but updated from sliding doors to bi-folding doors.
- 9.4 The new ground floor accommodation generated will create better links to the garden and are generally more spacious, with better natural lighting.

10 FIRE STRATEGY

- 10.1 Means of escape from the main house will be provided via the ground and first floor windows, as is the existing situation. The property will have interlinked smoke and heat detectors.
- 10.2 Further discussions will be held with Building Control to ensure the proposed strategy above can be successfully achieved.

11 SUSTAINABILITY

- 11.1 The proposals embody a comprehensive sustainable approach in many ways, as reviewed below.
- 11.2 The main house is an existing residential property, being extended and remodelled to meet the needs of the applicants and their family.
- 11.3 The proposals would meet the latest requirements regards thermal loss, being constructed to very high standards of thermal insulation.



Site Layout Plan showing access arrangements

12 HERITAGE STATEMENT

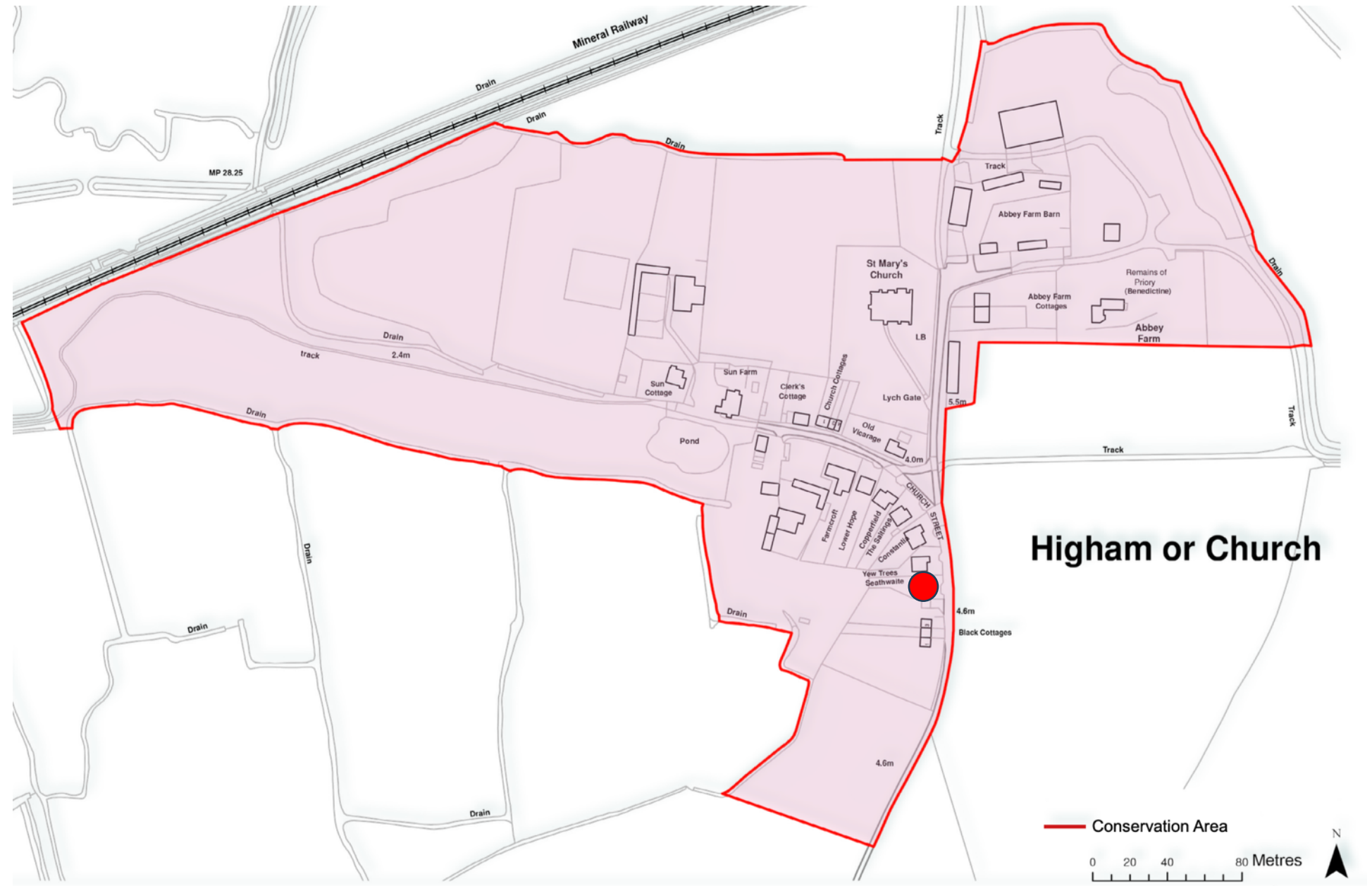
12.1 Higham Church Street, within Gravesham Council, holds significant historical and architectural importance, warranting its designation as a conservation area. It is characterised by its charming blend of historic buildings, picturesque streetscapes, and cultural significance. The area boasts a rich tapestry of architectural styles spanning several centuries, from medieval timber-framed structures to elegant Georgian and Victorian residences. These buildings not only serve as tangible links to the area's past but also contribute to its unique character and sense of place.

12.2 At the heart of the conservation area stands the Grade I listed St. Mary's Church, a medieval gem dating back to the 12th century. Its striking architectural features and cultural significance make it a focal point within the community and a symbol of Higham's heritage.

12.3 The streetscape of Higham Church Street is further enriched by its historic layout, including narrow lanes, intimate courtyards, and traditional building materials. These elements contribute to the area's distinctive character and provide a glimpse into its past as a rural settlement.

12.4 The proposal for a single-storey extension within the Higham Church Street Conservation Area presents an opportunity to carefully balance the preservation of the area's historic character with the practical needs of contemporary living, whilst approaching any work with sensitivity and respect for the architectural context and heritage significance of the surroundings. Therefore, the design of the proposed extension strives to harmonise with the existing built environment, utilising materials, scale, and architectural detailing sympathetic to the character of the area.

12.5 The extension also contributes positively to the streetscape, enhancing the overall sense of place. Visual impact has been minimised, preserving key views and vistas, and ensuring that the extension complements rather than detracts from the surroundings.



13 CONCLUSION

13.1 The proposal will deliver a modernised and contemporary home that meets the requirements of the applicants whilst fitting into the wider area and conservation area.

13.2 The proposal has considered a number of aspects including:

- The front extension is single storey only, featuring pitched roofs that fit into the wider context and house.
- The house extension extends as far as the existing frontage, along with a porch area to signify the front entrance.
- The rear window will be enlarged to allow for more natural light and a better relationship with the garden.
- All other works will be internal remodelling, which do not require planning permission.
- The works fit into the wider conservation area and is of very minimal impact, with the rear window enlargement being to the rear only and not being visible to others.

13.3 The proposal has been carefully designed to fit in regards its detailed design and facing materials. The extension is of a modest size and design, being in matching materials to fit into the wider context, and it is therefore suitable for approval.