

Planning History
Approval ref. 2023 1304 dated 6th February 2024 allowed the extension as described, albeit with tile hanging rather than timber weather boarding.

Design and Access Statement
Only the appearance is to change as a result of the change from tile hanging to timber weatherboarding.

Appearance
The existing building has plain concrete tile hanging to the first floor walls, as does the approved scheme. This results in a similarity of colour and texture to the roofs which are in the same material, leading to a slightly monotonous appearance, lacking in contrasts or variety.



existing front elevation



approved front elevation

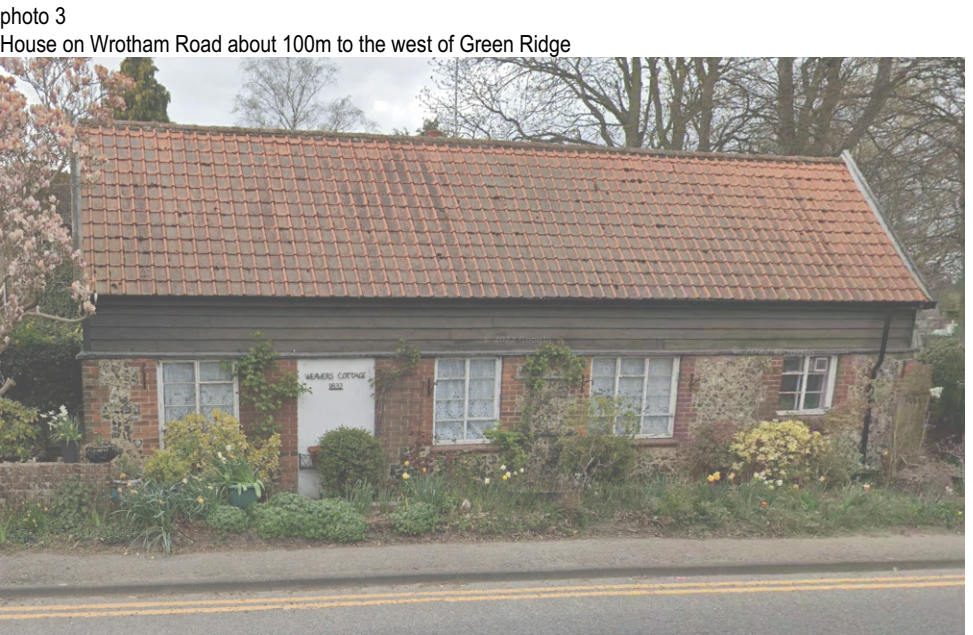
The change to timber featheredge weatherboarding, which is a traditional cladding material seen widely in the locality, will relieve this monotony and add a welcome variety, highlighting the attractive qualities of both plain roofing tiles and strongly textured featheredagw boarding. Black preservative stain is again a traditional finish to the boarding.



proposed front elevation

Photos of similar cladding in the vicinity

photo 1
Homefields(left) and West View Lodge (right) both have extensive areas of black stained weatherboarding to their 1st floor elevations. The access drive to Green Ridge can be seen to the right, with the gate to the property being about 50m from West View Lodge.



Conclusion
The photos show the prevalence of similarly clad houses in the locality, showing that the proposed change will produce a building that is in keeping with the neighbourhood, and an appearance that will be appealing, enhancing the character of the Conservation Area.

A- only 'appearance' investigated. GB/17/07/24

CLIENT; Sam Bott			
PROJECT; Green Ridge, Meopham DA13 0HX			
TITLE; planning & design statement			
SCALE; NTS	DATE; Dec.23	DRAWN;GB	
DRAWING NUMBER	23-20-07	rev.- A	

