



Architects

Alterations to existing building

at

**Home Acre
Melliker Lane
Meopham
Gravesend
KENT
DA13 0HY**

for

Marta Pochtowska

Design & Access Statement

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**DAC Architects
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This design & access statement has been prepared in support of an application for full planning approval for changes to an existing dwelling including new windows in new locations, external render and thermal insulation, a new entrance porch & windows in lieu of doors where the garage is being used as a bedroom.

Context

A rear extension is currently being built. This extension is being constructed under permitted development rights which were secured under a Lawful Development Certificate ref 2023/1267. The design of the rear extension has been revised slightly to include a flat roof but it still complies with Permitted Development criteria.

The rear extension is shown as dashed lines on the drawings submitted in support of this planning application. The extension itself is not part of this application but details have been shown purely to give context to the proposals.

Works Covered by the Planning Application

Through colour render on thermal insulation fixed to the external face of the external walls. This is being done to improve thermal efficiency and reduce carbon emissions from the building. The use of insulation being applied to the external face of the walls is a particularly effective means of improving thermal efficiency as it helps reduce temperature changes within the 'structure' of the building thus enabling the thermal mass of the building assist in heating and cooling the inside.

A rendered finish is the same as 'Three Ways', which is the nearest house to Home Acre in addition to half a dozen houses at the end of Melliker Lane including the terrace of Melliker Cottages (see photos below).





The garage doors are to be replaced with windows and bi-fold type doors.

The full height bay window is to be demolished and replaced with a window built in line with the front wall of the house. This will reduce the gross internal floor area of the house by 1.64 square metres. The new window is full height to maximise natural light within the front part of the house.

The existing front porch is to be removed. This will reduce the gross internal floor area of the house by 5.5 square metres.

A new front porch is to be built which projects forward slightly to improve the front elevation. The gross internal floor area of the new porch is $1.64 + 5.5 = 7.14$ square metres. There is therefore no increase in the total floor area of the building.

The two windows on the front elevation of the main house at first floor level will be replaced with larger windows to increase natural light within the two front bedrooms and also to improve the front elevation visually.

At first floor level the wc and bathroom will be knocked into one. The two small windows will be replaced by one larger window.

The window to the rearmost bedroom 2 will be removed from the side elevation & the opening removed and a new window in a new opening provided on the rear. This will afford views from the bedroom over the rear garden and balance the rear elevation visually.

New windows will be fitted with double glazed, argon filled units set into high quality thermally broken frames to provide a much improved thermal performance and thus reduce the energy needed to heat the building.

The existing interlocking concrete roof tiles are to be replaced with new ones of a size, type and material to match existing but to a grey colour to better compliment the rendered finish.

The external insulation and new windows will have the combined effect of improving the thermal efficiency of the building. The existing building is not only cold but also suffers from damp and mould and these changes will help address these issues as well.

The existing window openings are quite small and the rear garden is north facing so the larger openings will significantly increase the amount of natural light within the house and reduce reliance on electric lighting.

Conclusion

The works described in this planning application are of a minor nature. They will however greatly improve the thermal efficiency of the building and the living conditions within the home.