

**PROPOSED NEW DWELLING ON LAND ADJACENT TO
2 GORE GREEN COTTAGES GORE GREEN ROAD
HIGHAM ROCHESTER ME3 7HJ**

Design and Access Statement

Location

The proposed new dwelling is to be located in Lower Higham, one part of the village of Higham. Higham has developed as two parts, the original Saxon village of Higham to the north (now Lower Higham), and a more recent settlement to the south around the main road linking Gravesend to Rochester (Upper Higham), which grew in size and importance during the 1800s.

Higham (upper) is the larger and is the site of a post office, a GP's surgery, a library and several shops and pubs. It is also the location of the current parish church of St John's, consecrated in 1862.

Higham (lower) is smaller. It originally had four pubs (all closed): The Sun Inn, The Chequers, The Railway Tavern and the Malt Shovel; a garage and Higham railway station. Until recently, there was a Post Office and shop serving this area of the village. Church Street is one-half mile (0.80 km) north of the station and is the location of the now redundant St Mary's Church and a small number of houses.

The village primary school (Higham County Primary), village hall (Higham Memorial Hall), park (Higham Recreation Ground) and tennis courts lie between the two parts of the village on School Lane. Until the 1990s, the GP surgery serving the village was also based in this area.

The new dwelling will be sited in the hamlet of Lower Higham on land adjacent to 2 Gore Green Cottages, Gore Green Road, Lower Higham. Upper Higham is 1.4 miles to the south west of the site. The new property will also be within close proximity of the railway station located 0.6 miles to the south west.

Higham railway station's primary destinations include London Charing Cross, London Cannon Street, and London Blackfriars via the Southeastern Main Line. It also provides services to other stations on the Chatham and Southeastern Main Lines, such as Rochester, Rainham (Kent), and various other locations in Kent including Folkestone, Canterbury, and Margate.

There is also Bus Stop provision at the railway station providing services to Northfleet, Cobham and Gravesend.

Amount

The proposed development will provide a new single storey 2 bedroom bungalow, with two parking spaces, an amenity space and an outbuilding for housing bicycles and bins. An air source heat pump will be incorporated into the development.

Layout

The proposed layout is arranged with the sleeping accommodation to the front of the bungalow, a central bathroom and an open-plan kitchen, dining and living space to the rear. The principal entrance is located centrally at the side. The air source heat pump will be located in the recess to the rear dining room window.

The parking spaces are at the frontage of the bungalow immediately off Gore Green Road. The outbuilding housing the bins and bicycles is at the rear of the back garden

Scale

The footprint of the bungalow is 12.6m from front to back, the front bay window projects a further 665mm, by 7.75m wide at the widest point. The eaves height is 2.475m above ground level. The main ridge height is 6.2m above ground level and the secondary ridge is 5.6m high.

The outbuilding is 3.65m wide by 2.79m deep. The roof is 2.3m high at the front and 2.1m high at the rear.

Design and Appearance

The bungalow has been designed in traditional form with hipped roof and bay window. The roof is of slate. The bay and principal entrance door canopy feature gabled roofs. The fascias and soffits and the gables will be dark grey.

The main body of the external walls is of burnt red brown brickwork and incorporates a red brick band course below cill level and red brick soldier courses above fenestration openings.

The windows and sliding patio doors will be dark grey aluminium and the side principal entrance door will be a composite grey door partially glazed.

The parking surface at the front of the bungalow will be surfaced with permeable block paving and the paths to the perimeter of the building and the patio will be sandstone paving slabs.

The existing blockwork outbuilding at the far end of the rear garden will be rendered.

The floor plan of the bungalow has been stepped away at the sides from the neighbouring buildings 2 Gore Green cottages and Sharanda to lessen the impact of the new structure upon them.

The living space is open plan incorporating the kitchen, dining and lounge spaces. The floor layout has been arranged so that the living accommodation enjoys interaction with the extensive rear garden. The bathroom has been centrally placed enabling an easy travel distance from both the living and sleeping accommodation.

The parking has been located at the front of the building to allow easy access from Gore Green Road.

Landscaping

The frontage of the building will be hard surfaced with permeable block paviors to facilitate parking and the perimeter of the bungalow will be paved with sandstone paving slabs to enable passageway, building maintenance and a patio to the rear lounge. Small borders of low growing shrubs and perennial plants will be at the sides of the drive and path.

The rear garden will be laid to lawn with borders of mixed shrubs and perennial planting to the side and at the far end planted with wild flowers around the outbuilding. Two new silver birch trees will be planted at the end of the lawn and within the wild flower area.

Context

The plot is the site of a previous dwelling. Plate 1 below shows the original building at the extreme right of the photograph. Plate 2 shows remnants of the original exterior front wall base.



Plate 1



Plate 2

The proposed development is located in the rural area of Higham an area where the promotion of more efficient use of land and buildings will assist in the provision of residential dwellings and limiting the housing shortage in the area.

House prices remain relatively high in this region, particularly in the villages, as people have moved into the area taking advantage of the rural setting and travelling to workplaces elsewhere. As a consequence, local people have found it increasingly difficult to afford housing.

The property has been sized to meet the Technical housing standards – nationally described space standard, for a two bedroom single storey building, having a gross internal floor area of 71.13m².

The two bedroom bungalow will provide an intermediate size home for a small family or a retirement home for elderly occupants in a rural location but reasonably close to Higham's amenities and with access to main transport routes.

The building has been designed with features to match the existing adjacent buildings in Gore Green Road. Bungalows at Sharanda, Whitcliffe and Pierredor in the immediate vicinity all display hipped roofs. 12 and 14 Gore Green road opposite the site have gables over their first floor windows and bungalows St Agaro and Tumble Fields have gables over their bay windows.

The main materials to be used in the construction are vernacular and will also match those of the nearby buildings. 1 and 2 Gore Green Cottages have slate roofs and red brown brickwork features on many of the properties in the immediate area. The windows and rear sliding doors will be aluminium and the principal entrance door a partially glazed composite door.

Access

The principal entrance door is at the side south-west aspect. The door opens into the entrance hall which provides access to all rooms. The sliding doors to the open-plan lounge, dining and kitchen space provide access to the rear patio and garden and to the outbuilding.

The principal entrance will have a low threshold in accordance with Part M of the Building Regulations 'Access to and Use of Buildings'.

The left hand parking space, viewed from the front, can be extended to 3.5m wide to make provision for disabled parking.



Plate 3 Existing site viewed from south.



Plate 4 The existing outbuilding that will be used for bicycle and bin storage.



Plate 5 Adjacent dwellings 1 and 2 Gore Green Cottages.



Plate 6 Adjacent dwelling Sharanda.