

DESIGN AND ACCESS STATEMENT

**SUPPORTING THE PLANNING APPLICATION
FOR THE PROPOSED FIRST FLOOR AND REAR EXTENSIONS**

at

**THORPEWOOD
NEWLANDS LANE
GRAVESEND
KENT,
DA13 0RD**

for

OLIVER PORTER & STEPHANIE PRICE



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Project: Thorpewood, Newlands Lane, Gravesend, Kent DA13 0RD

Client: Mr & Mrs Price

Document: Design and Access Statement

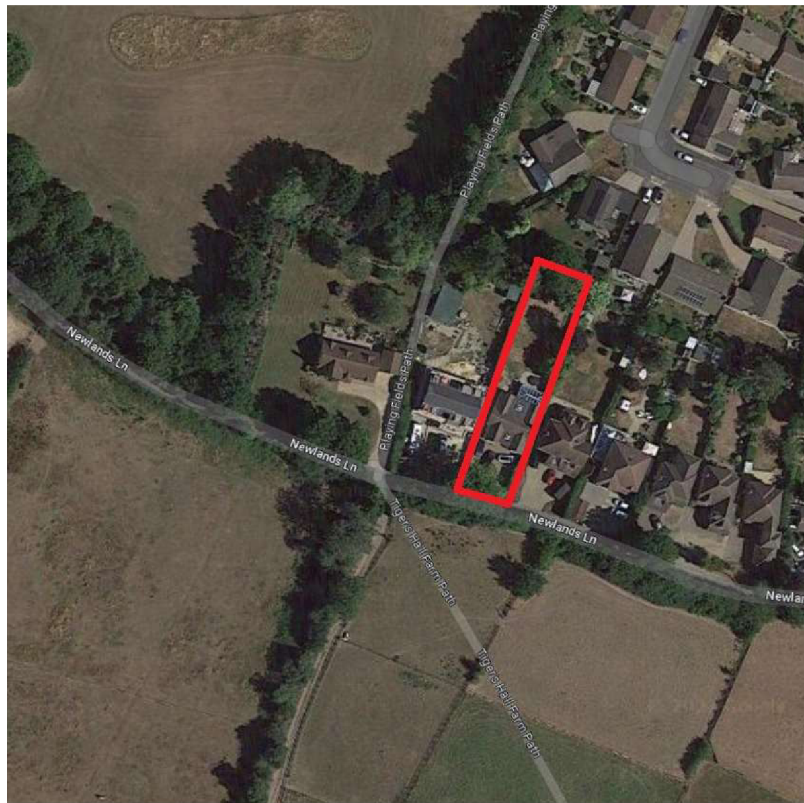
Ref: 8497-D&A Statement

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	June 2023	Planning Issue

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1.0 **INTRODUCTION:**

- 1.1 This Design & Access Statement has been compiled to support a planning application for the proposed demolition of the existing dwelling and the erection of a new first floor with reconfigured roof and rear extension.
- 1.2 The statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.
- 1.3 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with a summary of the proposed project.
- 1.4 The statement should be read in conjunction with the attached site photographs and the associated planning drawings and supporting information as part of the application.



▲Fig 1. Aerial photograph indicating Thorpewood and its surrounding neighbourhood.

1.0 ASSESSMENT OF SITE AND SURROUNDING AREA:

- 2.1 This section should be read in conjunction with the following site photographs and the associated site topographical drawing.
- 2.2 The application site has an area of approximately 0.25 Acres and is situated in the Parish of Meopham. The site is not on designated land and lies just outside of the Greenbelt.
- 2.3 The existing dwelling is set back roughly 16m from Newlands Lane with access to frontage parking with the adjoining residential properties on a similar build line. Thorpewood is a single storey bungalow with two-storey dwellings stretching to the east and a new build two storey house recently constructed to the west.
- 2.4 To the rear of the house, there is a mature garden that stretches roughly 30m from the main wall of the dwelling and includes a paved terrace area, decking and garden shed. The rear garden itself is private, with tall mature trees and hedge to the side boundaries.
- 2.5 The neighbouring properties are constructed with traditional materials including facing brickwork, render, tudor boarding and tile hanging all being evident. The exception to this is the new-build property to the west which is of modern design with vertical timber cladding.
- 2.7 The site currently has a vehicular access point to the front of the property and the cross over location will remain unaltered.
- 2.8 The site has connection to mains water, foul drainage, telecoms and electric. A full services check with the various utility providers will be undertaken prior to construction to confirm suitability and approval from the various undertakers.



▲ Fig 2. Greenbelt Area map showing Thorpewood outside of the boundary

2.0 SITE PHOTOGRAPHS:



◀ Fig 3. south facing elevation



◀ Fig 4. north facing elevation



Fig 5. Street scene



◀ Fig 6. Monksilver viewed from rear garden



◀ Fig 7. Triple Oak viewed from rear garden

4.0 PROPOSED DESIGN STRATEGY:

- 4.1 The proposals are to form a new first floor with reconfigured roof form and to replace the conservatory with a new extension.

AMOUNT and SCALE

- 4.2 The proposed application site is 0.25 Acres in area and is a large detached bungalow set in a generous plot.
- 4.3 The existing dwelling has a Gross External Floor Area of 189.6 sq.m. The proposed new dwelling will increase the footprint by 17.1sq.m, to an area of 206.7sq.m whilst adding another storey of 165.0 sq.m. Therefore, the new Gross External Floor Area will be 371.7 sq.m.
- 4.4 The ridge level will be raised by approximately 2.18m above the existing to accommodate the new first floor. However, to minimise the increase in height and bulk the new roof will be hipped on all sides with a hidden flat roof behind the ridge line. The eaves to both sides will also be lowered adjacent to the neighbouring properties. The raised ridge line will create a stepped street scene, with the left hand property being 0.8m lower and the right hand property being 2.6m higher
- 4.5 The extended dwelling will create modern internal layout with Family Living areas on the ground floor and four bedrooms with ensuites and Family Bathroom at first floor.

LAYOUT:

- 4.6 The existing house in its extended form creates an awkward layout with small bedrooms and internal bathroom. The internal hall is dark and leads to the Kitchen and Living rooms separated from the garden by an old conservatory.
- 4.7 The proposed scheme demolishes the existing conservatory to create a modern combined Kitchen, Dining & Living Room with a Connected Family Room, Playroom, Utility and 5th Bedroom/Study. The hallway will be enlarged to make space for a new staircase and will be lit by a lantern above a galleried landing. The new first floor will contain 4 bedrooms with an ensuite to Bedrooms 1 & 2 and a Family Bathroom.
- 4.8 The existing vehicle access and parking will be retained.

APPEARANCE:

- 4.19 The proposals will create a traditional style house with tiled hipped roof, horizontal cladding to the first floor and rendered walls at ground floor level. A central glazed gable will bring light into the hallway and galleried landing.

LANDSCAPING:

- 4.13 The existing garden is mature with large trees to the rear being retained along with the boundary hedges and rear lawn. There are no proposals to add additional planting. To the front, the gravel driveway will be maintained in its current form.

USE and Access:

- 4.14 The existing class use for the site remains as residential and the existing vehicular drop curb has been retained providing vehicle access and parking.

5.0 PLANNING HISTORY

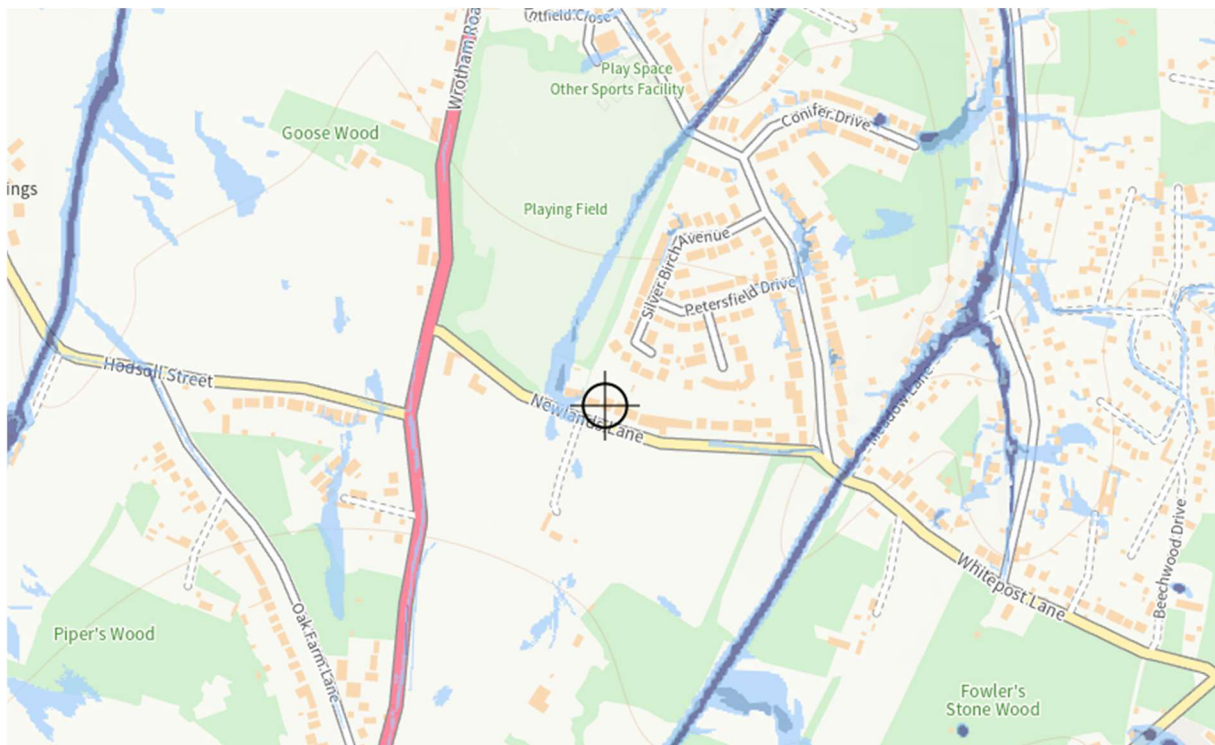
19570246 Refused

The erection of dwellings

20100589 Permitted

Erection of single storey front & rear extensions to form a bedroom and e=enlarged kitchen/dining room

6.0 FLOOD RISK



Flood Map shows that the site is outside of any Flood Zone.

7.0 SUMMARY:

- 7.1 Overall it is felt the proposed extended dwelling is well considered in an architectural style which matches with the surrounding properties. The height increase is considered to fit in well with the street scene providing an incremental increase between Avoca & Triple Oak to the west and Monksilver and remaining dwellings to the east.
- 7.2 We therefore firmly believe that the proposed application will provide Thorpewood with a new lease of life and enable the existing property to be improved for the benefits of a larger family.
- 7.3 The proposals have been carefully considered and are of a similar scale to the neighbouring properties in terms of scale, form and design and will neither cause harm nor impact on the neighbouring properties and therefore would not harm the character and appearance of the surrounding area. The domestic appearance and material used would also not cause harm to the Meopham Downs Landscape Character Area.