

**DESIGN AND ACCESS
STATEMENT**

FOR

**EXTERNAL AND INTERNAL
ALTERATIONS**

AT

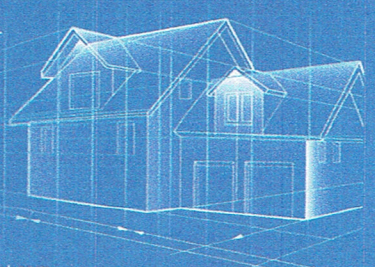
**LUXON FARM,
LUXON ROAD, LUDDESDOWN,
GRAVESEND, KENT
DA13 0HX**

DESIGN PLANS
Architectural Plans and Structural Calculations

RICHARD KENDALL

6 Bayview Road
Whitstable
Kent CT5 4NP

Tel: 01227 264904
Mobile: 07432 737297
Email: designplans@btinternet.com



PROPOSED EXTERNAL AND INTERNAL ALTERATIONS AT LUXON FARM, LUXON ROAD, LUDESDOWN, KENT, DA13 0XH

DESIGN AND ACCESS STATEMENT - FEBRUARY 2022

APPLICATION SITE AND SURROUNDINGS

LUXON FARM IS A 2 STOREY DETACHED DWELLING, BUILT IN MID 1970'S, PLANNING PERMISSION WAS GRANTED IN 1973 AND THE UNUSAL PROPERTY WITH ITS VAGUELY PRAIRIE STYLE WITH CASCADING HIPPED ROOF VARYING OVER TWO STORIES, DEEP EAVES, LARGE HORIZONTAL CASEMENT WINDOWS, BLAND BRICK AND RUBBLE STONE WALLS AND CENTRAL PROMINENT CHIMNEY WITH RIBBON DORMER WINDOWS ON THE LOWER ROOF.

THE HOUSE IS LAID OUT WITH A VARIATION OF POORLY LINKED ROOMS OF VARYING SIZES ON THE GROUND FLOOR, WITH NARROW CORRIDOR ON THE FIRST FLOOR LEADING TO VARIOUS SIZE BEDROOMS, SOME SHOEHORNED INTO LOFT STYLE SPACE ON LOWER ROOF LEVEL SERVED BY DORMER WINDOWS. THE OVERALL LAYOUT IS NOT CONDUCTIVE TO A WELL ORGANISED FAMILY HOUSE. A SMALL OFF CENTRE STAIRCASE LEADS FROM THE MAIN ENTRANCE HALL TO THE FIRST FLOOR LANDING RESULTING IN A POOR SENSE OF SPACE WITH LITTLE DAYLIGHT.

THE LOFT SPACE IS VERY LARGE AND UNUTILISED WITH A VERY HIGH RIDGE WITHIN A TRADITIONAL CUT TIMBER ROOF STRUCTURE WITH A VERY UNUSUAL INSET WALL PLATE DETAIL TO SUPPORT MAIN RAFTERS AND A SECOND SET OF SHALLOWER RAFTERS TO THE FASCIA WHICH GIVES A DOUBLE PLANE AT LOWER ROOF LEVEL RESULTING IN A CATS SLIDE STYLE ROOFS AT EAVES LEVEL ON HALF THE HOUSE AND FULL HEIGHT EAVES ON THE REST OF THE HOUSE.

SITE

THE SITE IS SET WITHIN A SMALL FARM OF LESS THAN 20 ACRES SITUATED SOUTH OF LUDESDOWN AND MEOPHAN VILLAGES WITH AONB (AREA OF OUTSTANDING NATURAL BEAUTY- AND GREEN BELT).

THE HOUSE SITS IN THE MIDDLE OF THE PLOT AT FRONT OF SITE, APPROXIMATELY 30M BACK FROM THE ROAD FRONTAGE BEHIND A DENSE HEDGE. THERE ARE MANY TREES TO THE BOUNDARIES AROUND THE SITE BUT NOT IN THE IMMEDIATE VICINITY OF THE HOUSE. (SEE PHOTOS OF ALL 4 ELEVATIONS OF THE HOUSE AT END OF DOCUMENT.)

SURROUNDING AREA

SITE IS SET WITHIN A FARM AND WOODLANDS WITHIN LUDESDOWN DOWN AND KENT AREA OF OUTSTANDING NATURAL BEAUTY. THE PROPERTY IS NOT CLOSE TO OTHER PROPERTIES, NEAREST BEING AROUND GREAT BUCKLAND AND LOCKYERS HILL TO THE EAST AND ALONG LEYWOOD ROAD TO THE SOUTH.

POLICY CONTEXT

THE MAIN POLICY CONTEXT RELATES TO RESIDENTIAL EXTENSIONS ARE ALL ASPECTS COVERED IN THE WIDER NATIONAL AND REGIONAL PLANNING CONTEXT.

NATIONAL PLANNING POLICY FRAMEWORK (NPF) 2012

CHAPTER 7- REQUIRING GOOD DESIGN.

LOCAL CHARACTER

THE SITE FALLS WITHIN CULVERSTONE VALLEY AREA WITHIN GREEN BELT AND WITHIN AREA OF OUTSTANDING NATURAL BEAUTY AND THUS RESIDENTIAL EXTENSIONS WILL BE CONSIDERED IN THIS CONTEXT.

MAIN POLICIES APPLIED.

LOCAL PLAN CORE POLICY 2014 AND RELEVANT RESIDENTIAL AND HOUSING STANDARDS AS APPLIED WHERE HISTORICAL UDP POLICY STANDARDS CAN BE APPLIED AS LOCAL PLAN EVOLVES.

C13-EXTENSIONS IN THE COUNTRYSIDE.

HISTORY

PROPERTY IS AS ORIGINALLY CONSTRUCTED IN THE MID 1970'S UNDER PLANNING PERMISSION TH/6/73/594 DATE 13th AUGUST 1973

A PLANNING APPLICATION REF 20180271 DATED 19TH APRIL FOR RECONFIGURATION AND ALTERATIONS TO DWELLING INCLUDING TWO STOREY FRONT EXTENSION WITH DORMER, SINGLE STOREY REAR EXTENSION, EXTENSION TO MAIN ROOF ON SOUTH WESTERN SIDE, TWO DORMERS AND TWO ROOF LIGHTS IN REAR SLOPE, NEW CHIMNEY ON THE EASTERN SIDE, CONVERSIONS OF THE LOFT SPACE TO HABITABLE ROOMS AND REPLACEMENT WINDOWS AND FINISHES.

. THE APPLICATION WAS REFUSED PLANNING CONSENT BY GRAVESHAM BOROUGH COUNCIL WITH THE REASONS FOR REFUSAL LISTED AS –

- 1) THE PROPOSAL BY VIRTUE OF ITS PROPOSED SCALE, MASSING AND FORM WOULD BE INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT, AS IT WOULD RESULT IN DISPROPORTIONATE ADDITIONS OVER AND ABOVE THE SIZE OF THE ORIGINAL DWELLING AND HARM THE OPENNESS OF THE GREEN BELT.
- 2) THE PROPOSAL BY VIRTUE OF ITS SIZE AND DESIGN WOULD CREATE A MORE SUBSTANTIAL BUILDING WITH A FORMAL GEORGIAN STYLE, WHICH WOULD BE OUT OF CHARACTER WITH THE INFORMAL ASYMMETRICAL STYLE OF THE EXISTING BUILDING. THE PROPOSAL WOULD NOT INTEGRATE WELL AND WOULD CAUSE MATERIAL HARM TO THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING.

DESIGN PRINCIPLES AND CONCEPT

THE PROPOSAL SEEKS REMODELING OF THIS FAMILY HOME TO ENHANCE THE SPACE AND RECONFIGURATION OF EXISTING SPACE BY A MODEST INCREASE IN FLOOR AREA WITH SMALL INFILL REAR EXTENSION AND PORCH, AT FIRST FLOOR LEVEL, IT IS PROPOSED TO REMOVE THE LARGE ROOF OVERHANGS, CATS SLIDE ROOFS AND DORMERS AND BUILD UP THE WALLS OVER THE EXISTING GROUND FLOOR WALLS SO THE GUTTER LEVELS ARE THE SAME FOR THE ENTIRE DWELLING. IT IS PROPOSED TO RETAIN THE EXISTING HIPPED ROOF AND FORM NEW SLOPING ROOFS BACK TO THE ORIGINAL HIPED SIMILAR TO THE EXISTING ARRANGEMENT WITH THE ROOF DORMERS.

IT IS ALSO PROPOSED TO ALTER THE STYLE OF THE DWELLING TO A MORE GEORGIAN APPROACH WITH SLIDING SASH STYLE WINDOWS WITH GLAZING BARS, THE LOCATION OF WINDOWS AND DOORS WILL ALSO BE ALTERED TO SUIT THE NEW ENHANCED LAYOUTS. WALLS WILL BE CLAD WITH RED BRICK SLIPS TO COMPLEMENT THE STYLE OF THE DWELLING. THE NEW LAYOUT WILL BE MORE SYMMETRICAL AND WILL BE FURTHER IMPROVED WITH A FRONT OPEN PORCH ROOF, A NEW EXPOSED BRICK CHIMNEY IS PROPOSED AT THE FRONT.

THE FRONT HALLWAY WILL BE INCREASED IN SIZE WITH A WIDER ENHANCED STAIRCASE LEADING TO THE EQUALLY LARGER HALLWAY AT FIRST FLOOR LEVEL. THE FIRST FLOOR LAYOUT HAS BEEN IMPROVED WITH THE ADDING OF AN EN-SUITE BATHROOM TO THE MASTER BEDROOM, THE REMOVAL OF THE CATS SLIDE ROOF AND DORMERS AND THE CONCEPT OF CARRYING ON THE WALLS AT GROUND FLOOR TO FIRST FLOOR ROOF HEIGHT HAVE MADE THE OTHER BEDROOMS SIGNIFICANTLY LARGER WITHOUT HAVING TO INCREASE THE OVERALL FLOOR AREA TO ANY GREAT DEGREE.

THE INCREASE IN FLOOR AREA FOR THE GROUND FLOOR IS JUST 7.55 m², AT FIRST FLOOR IT IS 15m², TOTAL INCREASE IN FLOOR AREA IS JUST 22.55 m², THIS AMOUNT COMPARES FAVOURABLY WITH THE 65 m² INCREASE WHICH WAS PROPOSED IN THE REFUSED PLANNING APPLICATION, MORE SIGNIFICANTLY IS THAT THE FOOTPRINT IS ONLY INCREASED BY 7.55 m². IT SHOULD ALSO BE NOTED THAT THE ADDITIONAL VOLUME CREATED BY THE WALL AND ROOF ALTERATIONS AMOUNT TO 15.5 m³ WHICH IF YOU CONSIDER A LOFT CONVERSION IN A SMALL SEMI-DETACHED DWELLING IS ALLOWED 50 CUBIC METRES THEN THIS INCREASE IS VERY MODEST TO SAY THE LEAST.

WE ARE ALSO OF THE OPINION THAT THE EXISTING DWELLING HAS LIMITED ARCHITECTURAL MERIT AND IS IN A VERY POOR STATE OF DISREPAIR, THE CHANGES THAT HAVE BEEN PROPOSED AND ONGOING WORK WILL HELP BRING THIS HOUSE BACK TO THE 21ST CENTURY LIVING BUT STILL RETAINING A SENSE OF THE PAST, WITH A MUCH BETTER RANGE OF BEDROOMS ARRANGED AROUND MUCH IMPROVED CIRCULATION AND NATURAL LIGHT.

ALL WORKS ARE TO BE CARRIED OUT TO HIGH STANDARDS AND TO CURRENT BUILDING CONTROL STANDARDS, ALL ELEMENTS WILL BE THERMALLY UPGRADED TO A MUCH HIGHER EFFICIENT AND LOW ENERGY HOME.

THE PROPOSAL WILL BE HUGELY BENEFICIAL TO THE PROPERTY BY WAY OF SPACE AND USE. IT FOLLOWS ALL POLICY GUIDANCE AND THEREFORE IT IS RESPECTFULLY HOPED THAT PLANNING PERMISSION WILL BE GRANTED.

USE – EXISTING USE IS A PRIVATE DWELLING, THE USE WILL REMAIN UNCHANGED.

LAYOUT – INTERNAL LAYOUTS ALTERED TO PROVIDE ADDITIONAL AND IMPROVED FACILITIES FOR A SINGLE FAMILY DWELLING. PROPOSED EXTERNAL ALTERATIONS WILL MATCH EXISTING.

SCALE – NEW EXTERNAL ALTERATIONS WILL MATCH SCALE OF ORIGINAL DWELLING. WINDOWS, WALLS AND ROOFS WILL MATCH EXISTING. ADDITION OF NEW PITCHED ROOFS RUNNING INTO EXISTING WOULD BE SIMILAR TO ORIGINAL DOUBLE PLANE ROOFS. INCREASE IN SIZE IS 22.55 m² WITH INCREASE IN VOLUME AT 15.5 Mm³.

LANDSCAPING – REINSTATE PAVING TO FRONT, REAR AND SIDE ALL TO MATCH EXISTING. EXISTING MULTIPLE CAR PARKING FACILITIES TO REMAIN AS EXISTING

APPEARANCE– ALL NEW WINDOWS TO BE TIMBER/UPVC SLIDING SASH STYLE WITH DOUBLE GLAZED UNITS. BI-FOLD DOORS TO BE TIMBER/ALUMINIUM WITH DOUBLE GLAZED WINDOWS. NEW RED BRICK WALLS TO BE CAVITY OR SOLID WALLS. PLAIN RED CLAY TILES TO MAIN PITCHED ROOFS TO MATCH EXISTING RED FACING BRICKS TO FORM NEW EXTERNAL CHIMNEY STACK..

ACCESS – LEVEL ACCESS TO FRONT ENTRANCE /BI-FOLD DOORS, FORM FLAT STANDING AREA IN FRONT OF ENTRANCE DOORS, SLOPE ADJACENT PATHS AWAY FROM BUILDING. THE PROPERTY HAS THE BENEFIT OF SUBSTANTIAL PARKING TO THE REAR OF THE PROPERTY. THE SITE IS A SHORT CAR RIDE FROM LOCAL SHOPPING AND BUS ROUTES. THE NEAREST MAINLINE RAILWAY STATION IS MEOPHAM, TRAINS RUN TO LONDON, VICTORIA AND LONDON BRIDGE.