
Design and Access Statement

Proposal: Conversion of Existing Garage to an Annex Ancillary to the Dwelling

Site Address: Nurstead Lodge, Meopham, Gravesend, Kent

Listing Status: Grade II Listed

Applicant: Mr Chris Lewis

Date: April 2025



1. Introduction

This Design and Access Statement is submitted in support of a planning and listed building application for the conversion of an existing detached garage into a self-contained annex, ancillary to the main dwelling at Nurstead Lodge, Meopham. The proposal aims to create additional living accommodation for family use without compromising the historical or architectural significance of the main listed building or its setting.

2. Site and Context

Nurstead Lodge is a Grade II listed property, set within a generous plot in the rural parish of Meopham, within the administrative boundary of Gravesham Borough Council. The property lies in a sensitive heritage context, with surrounding open land contributing to the setting of the listed building.

The garage subject to this application is a later addition, detached from the main lodge and positioned within the established curtilage of the property. It is of modest construction and scale, currently underused, and visually subservient to the principal dwelling.

3. Proposal

The proposed development involves the conversion of the existing garage into an ancillary annex to provide supplementary residential accommodation. The annex will include:

- A bedroom/living space
- A small kitchenette
- A bathroom

The building will not function as a separate dwelling and will remain wholly ancillary to Nurstead Lodge.

4. Design Justification

Use and Function

The annex is intended to serve as additional space for family members, such as older relatives or returning adult children, providing independent yet connected accommodation. It will not be sold or let separately from the main house.

Scale and Layout

No extensions are proposed. The existing footprint and height of the garage will remain unchanged, preserving the subservience of the structure in relation to the main house. Internal reconfiguration will create a habitable layout compliant with space standards for ancillary accommodation.

Materials and Appearance

Where external alterations are required (e.g., windows or doors), these will be sensitively designed using materials that are in keeping with the existing structure and sympathetic to the heritage setting. Where possible, existing openings will be reused or adapted, and no significant changes will be made to the roofline or structure.

Heritage Impact

The garage is not of historic significance in itself, and the proposed conversion will not harm the special interest of the listed building. The visual relationship between the garage and the main house will be retained.

5. Access and Parking

Access to the site remains unchanged, utilising the existing driveway off Chruch Lane. Parking provision on-site is ample, and the loss of the garage will not result in parking or highway safety issues. Additional parking can be accommodated within the grounds if necessary.

The annex will be fully accessible via level thresholds, and internal arrangements can be adapted to meet the needs of the intended occupant(s).

6. Conclusion

This proposal represents a modest, well-considered conversion of an existing outbuilding into an ancillary annex. It will provide valuable living space while preserving the character and setting of Nurstead Lodge. The design is sympathetic, low-impact, and reversible, and careful attention has been paid to heritage considerations.

We trust the proposal complies with both local and national planning policies, including those relating to heritage assets, ancillary accommodation, and good design, and respectfully request the Council's support.