

Design & Access Statement

Description of proposal

Conversion of existing garage and bedroom at rear to living area, removal of attic sleeping area, division of existing living area to form 2 bedrooms, erection of detached 31m² garage within existing parking area to front of bungalow.

Use

The existing use as a dwelling is being retained.

Amount

The overall gross internal habitable area (excluding the existing garage) is being increased from 142m² to 151m² (9m² increase or 6%). An additional bedroom is formed within the existing bungalow.

Layout

As existing, the front door leads to a hall serving 2 bedrooms and the living - kitchen area. The 3rd bedroom is accessed through the living area and a rear lobby, comprising a dressing area at the same level of the house, and a sleeping space half a storey higher over a large single garage (the ground drops half a storey from front to rear allowing normal headroom in the garage).

As proposed, the dressing area floor is removed and the garage floor extended, to form a living-kitchen area at the lower level. The existing higher sleeping area floor is removed to provide a lofty vaulted space to live in. The existing living area at the front of the bungalow is divided to provide 2 bedrooms, producing a total of 4 bedrooms.

Scale

The footprint and external shell remain the same. The increase in space results from the conversion of the garage minus the removal of the upper sleeping area, 9m² in total.

Landscaping

The gardens remain as existing, and additional planting may be undertaken by the occupants aa they desire.

Appearance

The alterations to the appearance of the bungalow are minimal, confined to the private north and west elevations to the existing garage (the addition of 2 large folding doors and the blocking up of an existing attic gable door) and the flat roof extension to the west side (blocking a door and altering an existing window).

The proposed garage and boundary wall to the front of the site are designed to ameliorate the visual impact of the existing car park, which is out of character with this part of The Street, and was formerly the site of a terrace of 4 houses close to the road. The 'Cobham Rural Conservation Area Appraisal' by Gravesham Council acknowledges this, and the car park is identified as a feature which is 'contributing negatively' to the spacial character:

The central, main 'pinch point', section of Cobham including Stonehouse Yard Westward again from the modern buildings around the junction of Lawrence Drive and The Street, and from immediately beyond the west end of the school across the road, the historic fabric of the village re-asserts itself. On the north side of The Street a narrow lane leads north to the old schoolhouse, to the side entrance of the school and to the bowling green and recreation grounds and their pavilions beyond. To the west of this lane a short terrace of three dwellings with Victorian rears and rendered fronts continues the set-back building line of the school, with two front gardens prominent.

*Beyond these again the building line steps forward more or less to the back of the highway, to the start of the major 'pinch point' mentioned earlier. Nos 26, 28 and 30 here form an L shaped 18th century block on the north side of the road. One elevation of this block looks east over a flint-walled side garden while another looks west also over a garden, also fronting the road. The maps show these spaces to have been established for at least 140 years. **Next, on what was once the site of a tiny four house terrace is the modern car park of the village shop. At the back of this stands a modern bungalow with a converted 19th century coach-house beyond it.***

Returning to a building-line close to up to the highway edge is a wide fronted timber framed hall house of 1411. Its antiquity is disguised partly by external weather boarding and render. It shares a party wall with no 40 The Street, Cobham's second public house, the Darnley Arms.

Features contributing negatively to the spatial character to the conservation area.
(omitting individual buildings).

Car park, private drive, ---- 
commercial yards etc.



The proposed garage and carpark wall to the road are in flint with brick quoins to match the wall abutting to the east, and the garage roof is kept low and finished in clay tiles to preserve and enhance views of the Village Stores but restrict views of the parking area.

Access

The existing vehicular access is defined by a 10.4m wide dropped kerb in front of a 6.6m wide gap in the existing post and rail fence. The proposal is to replace the fence to the west with a 1m height flint wall (with brick coping) leaving a 5m wide gap for cars to the proposed garage wall, which is 1.5m high on the road side. Both the garage and wall are 1.5m from the road kerb, allowing drivers vision of pedestrians, although there is no footway to the east.

The existing parking layout is undefined, but there is space for approximately 10 cars, all of which can be controlled by the applicant, who also runs the Village Stores. The proposed garage would occupy 2 spaces, but as the occupier of no. 34 the applicant uses these already, so there is no real loss of provision. Although the existing garage to the rear is available it is rarely used as it is significantly more convenient to part at the front.

The refuse bins currently stored in the car park will have space within the proposed garage.

Planning Statement

There are 3 planning applications relating to the site:

Planning Applications (3)

- [Change of use from A1 retail to a two bedroom self contained flat.](#)
Ref. No: 20110628 | Status: Application Withdrawn
- [Erection of single storey rear extension to form bedroom, shower room/wc, study and garage; replacement of doors and windows in existing dwelling and replace timber cladding with painted render.](#)
Ref. No: 20130209 | Status: Application Permitted
- [Conversion of the former stable block at the rear into a dwelling incorporating the erection of a two storey rear extension to form living room with bedroom, w.c. & bathroom over & demolition of the existing attached and detached garages with plastic canopies & oil store at front, side & rear.](#)
Ref. No: 19910378 | Status: Application Permitted

The site is within the village so in principle development should be accepted. It is within the Conservation Area so proposals should aim to 'preserve or enhance the character'. As the car park is indentified as detracting from the character, and the bungalow behind making a neutral contribution, then the proposal to partly screen this with a traditional flint boundary wall and low garage wall should be supported.



fence replaced with flint & brick wall

front - south, as seen from The Street

CLIENT;	Martin Gander	
PROJECT;	34 The Street, Cobham, DA12 3BZ	
TITLE;	design and access statement	
SCALE; nts	DATE; 11-25	DRAWN;GB
DRAWING NUMBER	25-13-07	

