

**PROPOSED REPLACEMENT DWELLING  
AT  
SHORNE MEAD  
PEARTREE LANE  
SHORNE  
KENT.  
DA12 3JT.**

**DESIGN AND ACCESS STATEMENT**



**MAY 23**

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## The design team

## Recent projects



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### Existing Site.

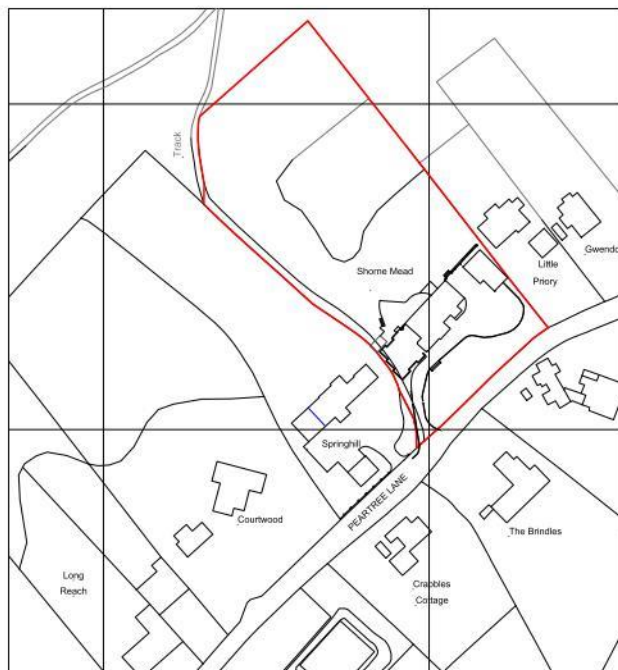
The site is currently a detached property with Garage and entrance driveway off of Peartree Lane.

The existing property faces South and has a very large rear sloping Garden backing onto a woodland and sits deep inside the boundary line.

The existing entrance is gated via a gravel drive which provides access to a parking court area with detached Garage.

The existing property is of a traditional style and materials made up of varying tiled pitched roofs.

The building boundary is shown in red.



**Ariel View of the site**



## Planning History:

Proposed engineering works to rear garden creating retaining walls to sloping site.

Ref. No: 20220543 | Status: Application Permitted

Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.

Ref. No: 20220593 | Status: Prior Approval Is Required and Refused

Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.

Ref. No: 20220788 | Status: Prior Approval Not Required

Application for approval of condition 3(i)(ii)(iii)(iv)(v)(vi) and (vii) attached to planning permission reference number 20220543 relating to details of landscaping to new gabion basket constructed walls.

Ref. No: 20221105 | Status: Refusal of details

Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

Ref. No: 20221114 | Status: Application Permitted

Erection of a garage

Ref. No: 19480125 | Status: Application Permitted

Change of use of land from woodland to residential garden and alterations to vehicular access

Ref. No: 19830673 | Status: Application Permitted

Erection of a private garage

Ref. No: 19510046 | Status: Application Permitted

Additions

Ref. No: 19510230 | Status: Application Permitted



Extension to lounge

Ref. No: 19560253 | Status: Application Permitted

Erection of loose box and tack room

Ref. No: 19590307 | Status: Application Permitted

Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a Juliette balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space.

Ref. No: 20140811 | Status: Application Permitted

Demolition of existing garage and erection of a detached two storey annex and garage incorporating a dormer window in the front roof slope and Juliette balconies on the north-west and south-east elevations.

Ref. No: 20170496 | Status: Application Refused

**\*\*REVISED PLAN\*\*** Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

Ref. No: 20181314 | Status: Application Permitted

Construction of new pitched roofs over existing garages/boat port, incorporating dormer window in proposed front roof slope and infilling of central boat port to form garage.

Ref. No: 19970317 | Status: Application Permitted

Erection of single storey rear infill extension to form enlarged kitchen/diner.

Ref. No: 20060164 | Status: Application Permitted

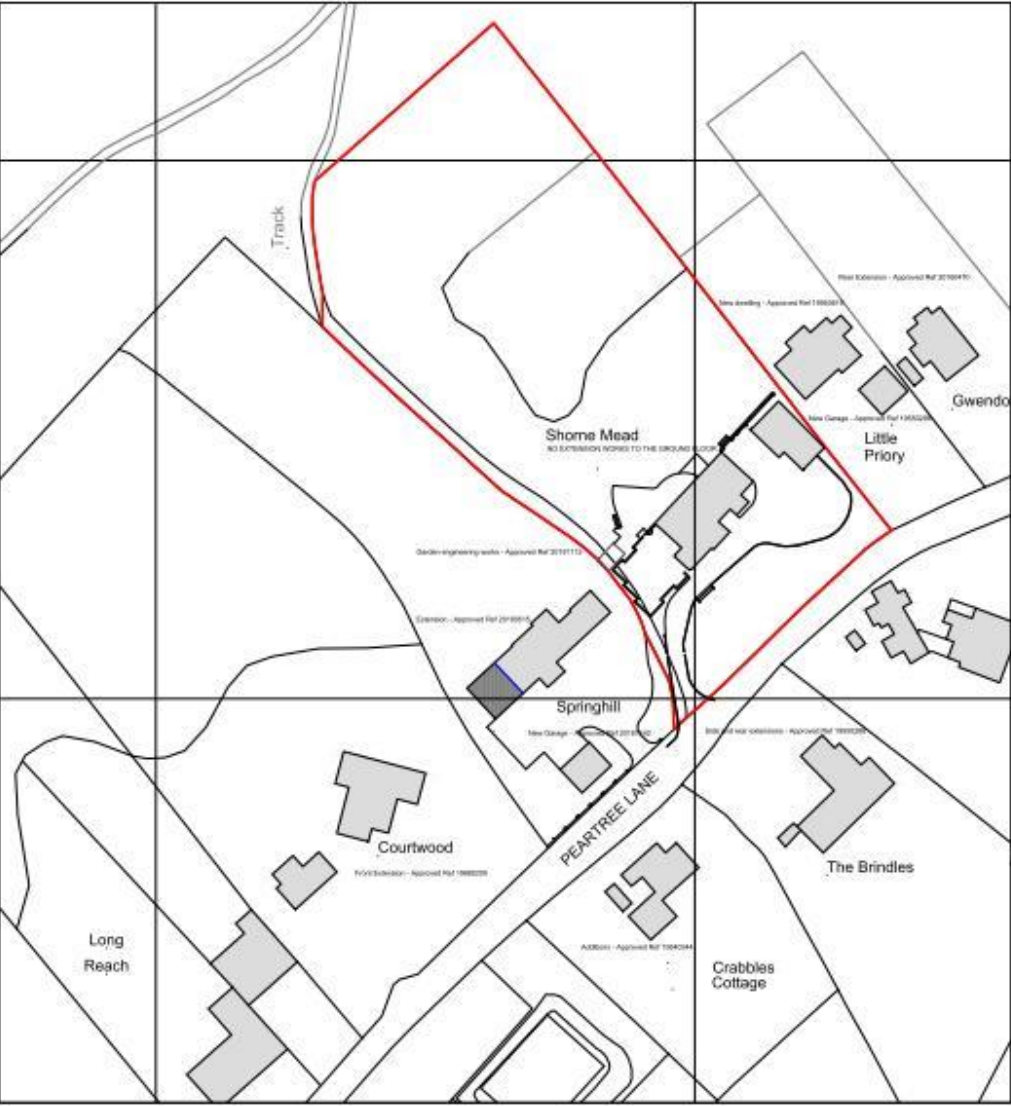
Erection of a two storey extension at the side to form a dining room with bathroom over

Ref. No: 19840557 | Status: Application Permitted

Erection of a single storey extension to form an enlarged kitchen, children's playroom and a new boiler room at the side of dwelling

Ref. No: 19780438 | Status: Application Permitted

Planning references to surrounding properties



## Existing Photographs



## Existing and retained front entrance



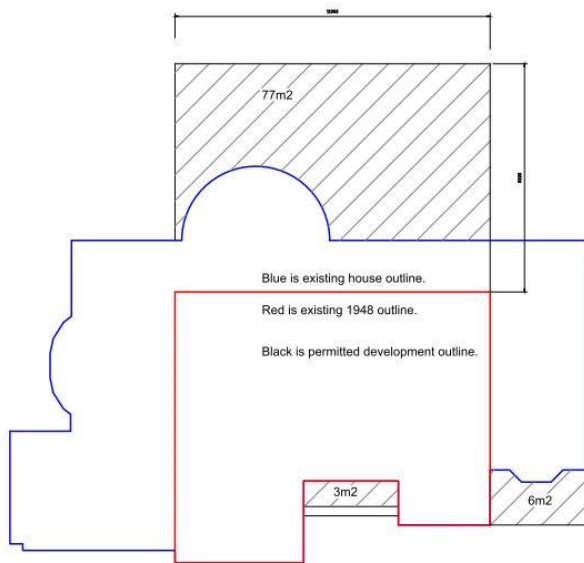
Existing entrance gate and screening to lane frontage.

## Permitted development

Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.  
Ref. No: 20220788

The rear extension as shown below would not require a planning application and increases the floor area of the existing property and would be implemented if planning is not achieved for a replacement dwelling.

Plan of the permitted development is shown below:



Existing Ground Floor 185m2  
Permitted development extensions 97m



## **Surrounding Planning History**

### **Replacement dwellings within Peartree Lane:**

Merrievale, Pear Tree Lane.  
Ref 20200984

Long Acre, Pear Tree Lane  
Ref 420221239

Brackenside, Pear Tree Lane  
Ref 20150719

### **Springhill:**

Garden engineering works - Approved Ref 20191115

Extension - Approved Ref 20180515

New Garage - Approved Ref 20181142

### **Little Priory:**

New dwelling - Approved Ref 19940619

### **Gwendon:**

Rear Extension - Approved Ref 20160470

### **The Brindles:**

Side and rear extensions - Approved Ref 19550286

## **Proposal**

The existing dwelling has been altered over a long period of time and recently the rear garden has undergone major engineering and landscape works to create and make use of the existing steep sloping rear garden.

The front open area has a gated entrance from Peartree Lane that takes you to a parking court and a detached garage with access to the side of the existing property used for turning and parking.

The proposal is to replace the detached house with a contemporary new dwelling that would be highly sustainable in energy terms and provide a glazed outlook at the rear to make the most of the views over the existing woodland and the River Thames estuary.

The site is not overlooked by any other properties and backs onto a protected woodland at the rear of the sloping site and the other neighbouring houses have a large distance between each other and the existing relationship distances to the boundaries would be retained.

The design would make the most of the existing change in level across the site so the entrance area will be a visible two storey building and the rear would create a semi basement area built into the natural contour of the site creating three stories at the rear only.

The current house is dated and requires major refurbishment and modernisation and the current layout of the house does not provide the layout that a modern family wishes to live in terms of room positions and its relationship with the garden and external spaces.

The house being somewhat dated requires a lot of internal alterations and any extensions would improve but not overcome the issues that exist in terms of movement and layout within. The house has been previously extended and altered and this has created individual spaces that do not relate well to each other, and the best option following the feasibility would be to create a replacement dwelling that is designed to sit into the setting and based around the owner's family way of life. There is also a fallback position if the new dwelling is not possible to create extensions via the permitted development rights as accepted, which would greatly improve the current situation.

The new footprint would be based on the existing house outline and positioned on the site whilst maintain the current access arrangement and distances to each boundary. The proposed new dwelling would be lower than the existing, which is heavily screened from the road by mature trees and shrubbery. The existing front elevation cannot be viewed from the lane and is only seen after entering the site and this natural screening would be fully retained as part of this proposal.

The front elevation would occupy the same built area, but offer a totally different feel with the use of a full height glazed entrance that links the front of the house to the rear making the most of the open views to the rear as soon as you enter the new double height lobby space.

The house design will be very contemporary with a full height glazed entrance but smaller glazed area serving more utility functions at the front with overhanging elements casting depth and shadows throughout. The rear of the site will be occupied by the habitable rooms that will be fully glazed with oversailing balconies to make the most of the open views that are available and also open up fully to the new landscaped garden area.

The scale of the new building is designed to relate to the existing residential building in terms of scale and bulk and is actually lower in height than the existing to reduce any potential impact that may be considered on the street scene.

The existing street scene is made up of large detached dwellings on wide open plots that have been updated or replaced in recent times and there is a real mix of architectural styles creating a very varied reference of materials and designs.

There are a few recent replacement dwellings or major refurbishments locally varying from contemporary to arts and crafts styles, but there is no strong history reference to suggest that these represent a constant street scene character and just underlines the current various styles that exist.

The adjacent house called ‘Springhill’ has recently been modernised with split stone and render finishes together with dark grey windows creating a very more modernised feel than the original house, and now offers a much more interesting building within the varied street scene.

This proposal offers something new and contemporary that a one-off house should be achieving in terms of material use and high design quality that will contribute to the varied house types that categorise the area and setting.

This design is to offer an alternative inspiring contemporary well detailed dwelling that more represents this era of time rather than copying a previous architectural style that is may be suggested as a safer option. The proposal is to create an eye catching modern sustainable dwelling, whilst maintaining the correct scale it seeks to represent a style that represents this year of 2023 and modern family living.

Contemporary housing is now being recognized as an acceptable way for new buildings to look, which means stepping away from the idea of traditional pitched roofs and from copying past period architectural styles that can confuse the honest history of buildings being constructed.

This house offers clean lines with an exciting edge to represent a dwelling built in this modern age, with style and character using quality materials, which are striking and attractive creating a building to be excited by and which will hopefully encourage future similar builds.

The plan is based around a central entrance and staircase, which gives access to open plan living with views over the rear terrace and sliding doors that open to relate the external space with the interior.

The feature of the proposed house is the main entrance, which would be fully glazed and run from the front to the rear with the house built around it making it a dramatic aspect to catch the eye and be dragged into the heart of the building. The staircase will also be lit from rooflights above which will allow natural light within the core areas.

The design is based on a vernacular architecture, which is an architecture reference on localized needs and construction materials and reflecting local traditions of industrial rural buildings.

It has evolved over time to reflect the environmental, cultural, technological and historical context in which it exists.

Frank Lloyd Wright originally described vernacular architecture as “Folk building growing in response to actual needs’

The combination of vernacular with contemporary design is in our opinion simply stunning. A home which is at once cutting-edge, design-conscious, energy efficient and which has the capacity to sit well within its direct environment is really rather special. For its creator, maker and inhabitants, it provides an understanding of the land, of the environment. Just as vernacular is language, a method for communication, it only makes sense that we create habitats that speak the language of the landscapes we put them in.

The energy efficiency would be far greater than the standards to provide large energy savings and the use of alternative energy source.

In visual terms the new house would maintain the existing context and not affect its surroundings as a reflection of the existing adjacent development in height and scale terms.

The proposal will be entirely consistent with the prevailing grain of the settlement and will blend with the street-scene. The contemporary design and height of the proposed dwelling responds to the prevailing design of the area and is in character with the neighbouring properties.

### **Planning Policy**

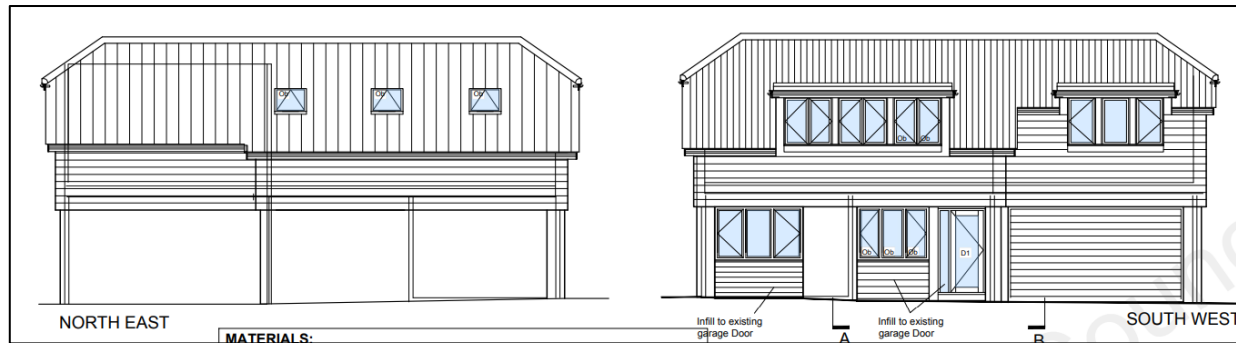
The existing house is within the green belt and the policy is detailed within the planning statement prepared by DHA planning as part of this application.

## Existing garage and outbuildings

The existing Garage has planning approval to be converted into habitable space under reference 20221114:

*‘Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above’*

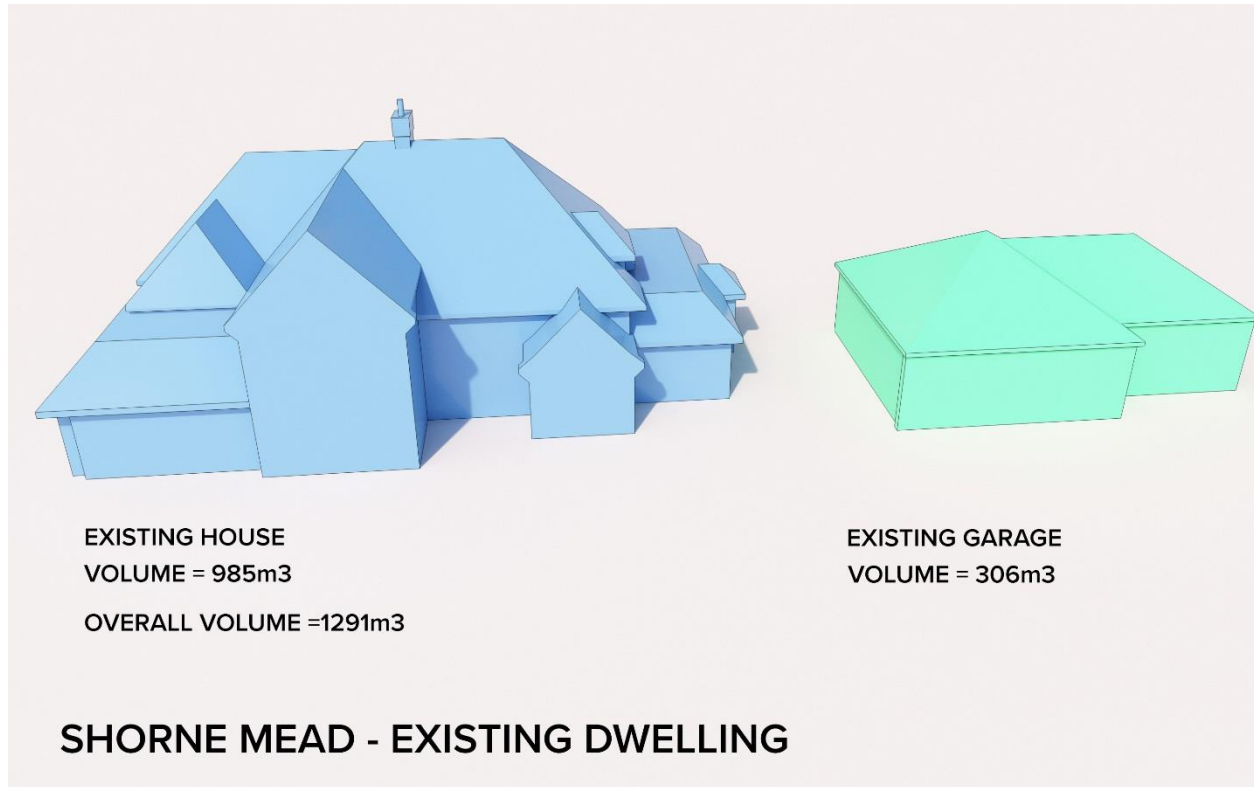
**Under this proposal the existing Garage and outbuilding would be completely removed and would not be used for the approved description.**



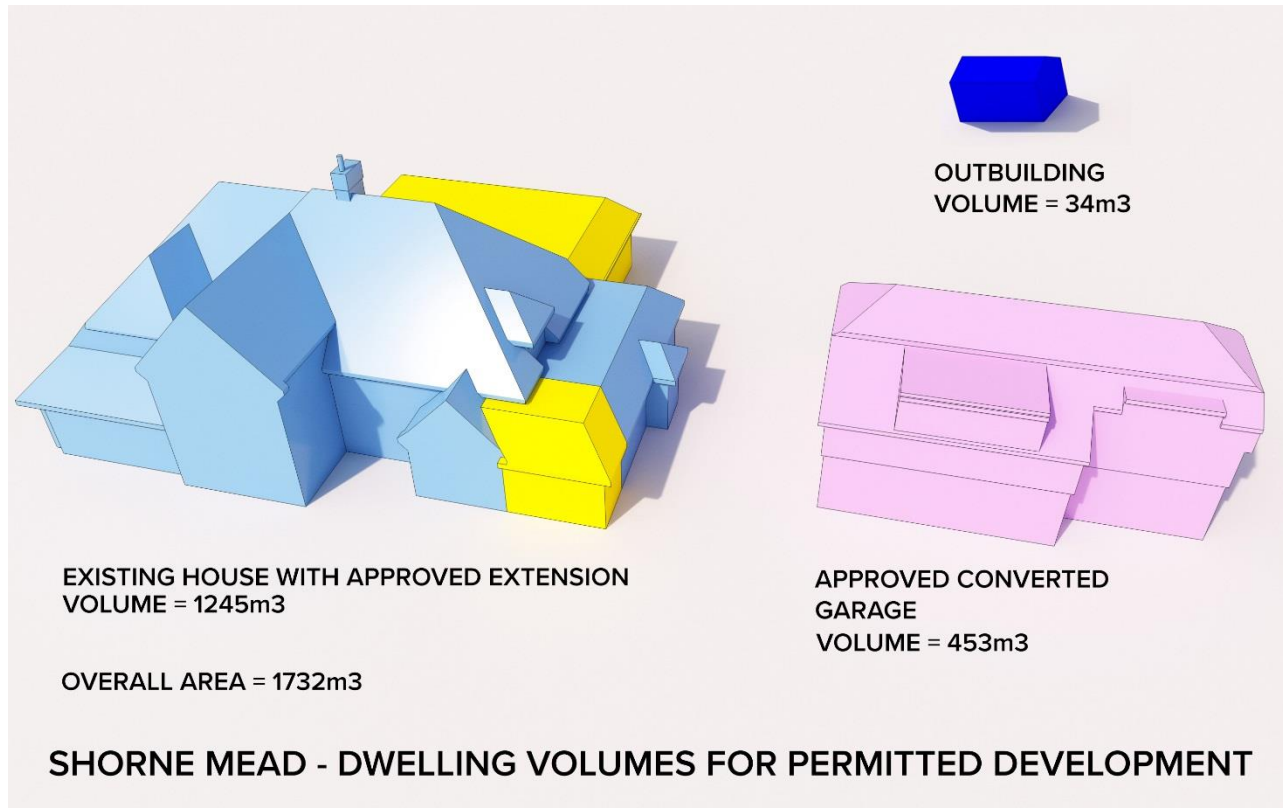
The existing outbuilding which is currently to the West of the existing house close to the boundary would be totally removed from this application.

## Volumes

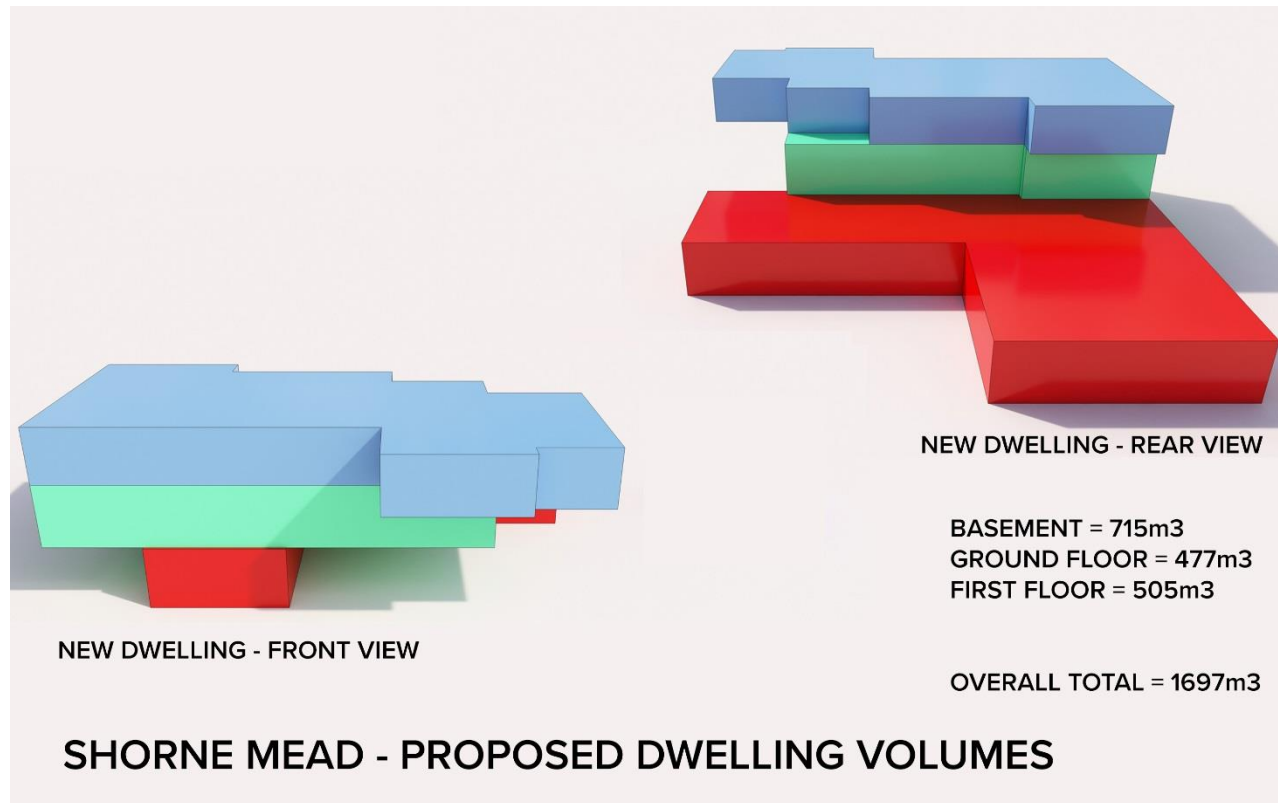
Comparison of the existing and proposed building volumes to show there close relationship.



Existing with fall back permitted development option



Proposed new dwelling



From the above it can be concluded that;

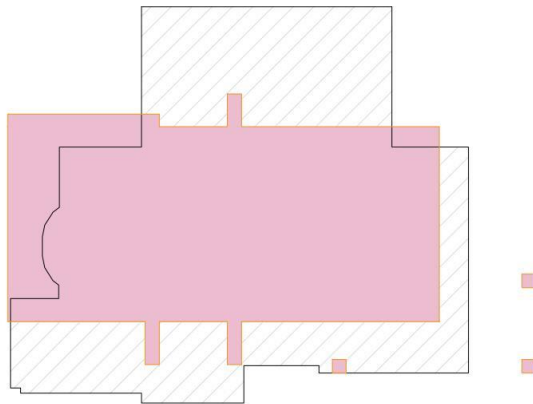
**The volume of the proposed dwellings is 35m<sup>3</sup> less than the legitimate fallback position.**

**The existing volume is 1732m<sup>3</sup> and the proposed new dwelling is 1697m<sup>3</sup>.**

## Building footprint

The proposed ground floor is shown on top of the existing footprint with the fallback position to demonstrate the new dwelling would be smaller at this level and also in elevational terms.

The diagrams below are a clear comparison to indicate the volume and overall elevational massing is reduced from the original:



The hatched area indicates the fall background floor plan.

Solid hatch indicates proposed new dwelling ground floor plan.

The below elevation also indicates the proposed dwelling overlaid above the existing elevation.

The ridge height is lower than the existing.



The diagrams show that the scale and bulk of the proposed new dwelling would not have an effect on the street scene and character of the size of buildings that make up the pattern form of development that already exists.

The existing topography and contours of the site have been used to create the basis of the proposed new replacement dwelling to enable it to fit into the site and create most of the available views and accessible terraced external areas.

The existing site falls considerably from the entrance drive to the rear of the site and has been recently re-engineered to provide some retaining structures in stone walls and new landscaping under approved application Ref 20220543.

The works are currently being carried to the rear garden area and the design is included within the overall master planning for the new replacement house so that there is a strong connection between the large glazed elements at the rear and the new terraced areas.

The new front entrance will be at the existing entrance level and is two stories in height when viewed from the front and then is built into the sloping site to create a lower ground level at the rear, which then provides a three-storey building when viewed at the rear.

This allows the building to be stepped to match into the natural contours of the land with oversailing balcony areas that provide shadowing to the large glazed areas and terraced areas. The design provides a better relationship with the rear garden with a better connection in terms of level and allowing the maximisation of the open views to be used for the benefit of enjoying from within the new house at each level.

The stepping into the land means the building will be lower in height when viewed from the lane to reduce any perceived impact on the street scene. The rear view will also, by stepping each level back naturally, reduce the bulk of the building, and the use of glass balconies together with full height glazing provides an open and light feel to the proposal.

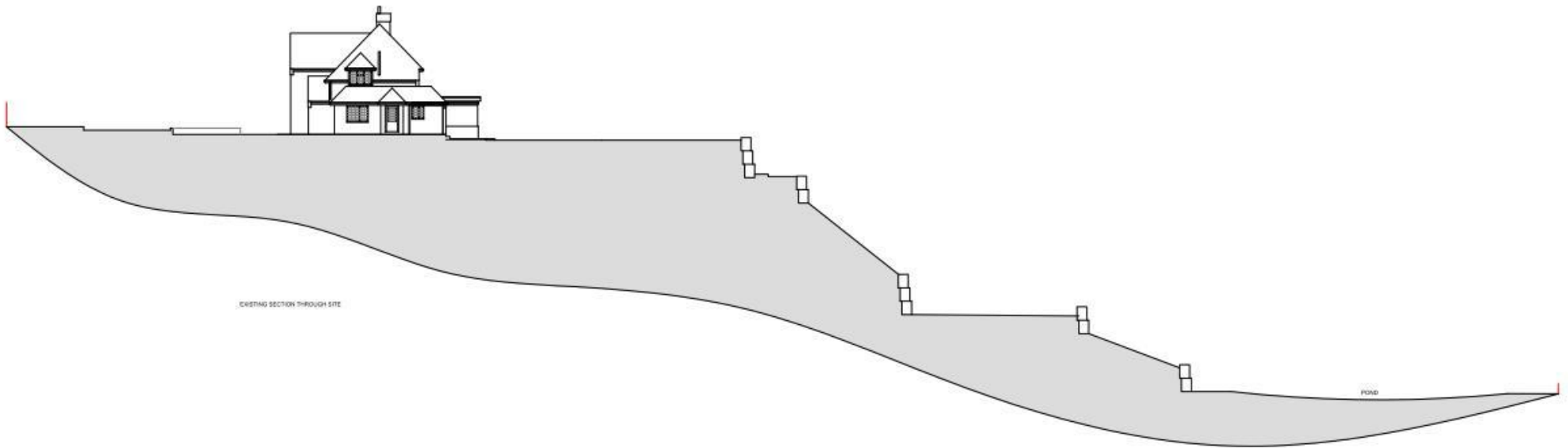
The new rear landscaped works provide access to the lower level and the natural pond at the lowest point of the garden, which will now be visible from the new proposed dwelling and offer the outlook that is currently restricted.

The diagrams below show the existing and proposed sections, demonstrating the way the new building would be built into the natural slope rather than how currently the house is just sitting at the highest point. The effect of the new building on its surroundings is also associated to how the building should fit into the natural contours and avoid the issue of appearing as if it sits on the edge of the change in levels. This has been avoided by cutting into the existing sloping bank, whilst on each side of the new house allowing the natural slope to exist.

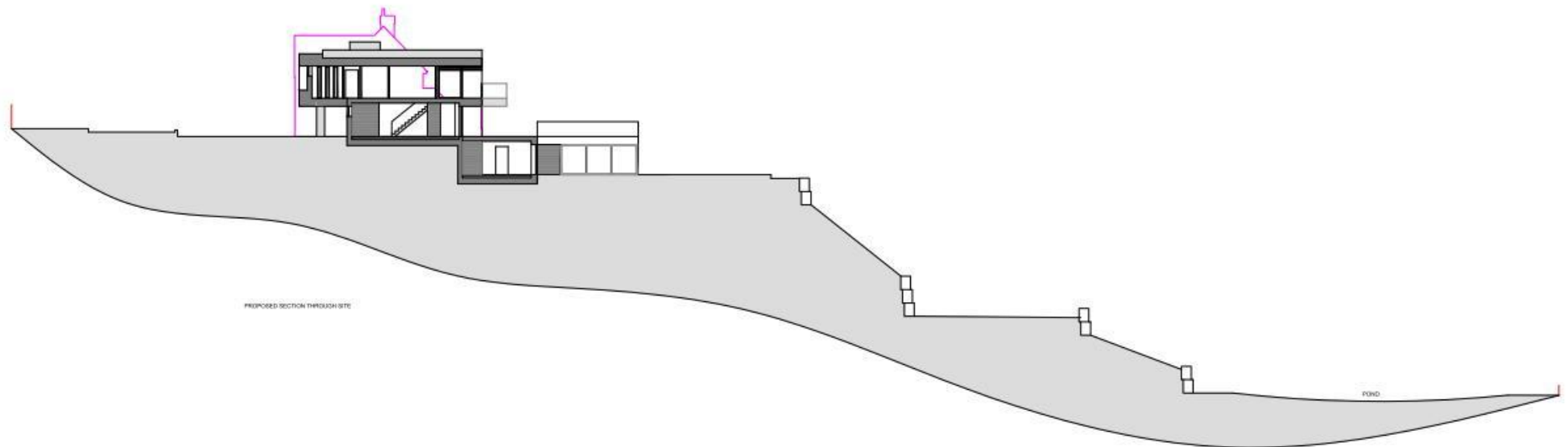
The lower level would contain non habitable spaces and would provide a fitness gym and pool area as well as an entertainment room that opens up to the lower terrace.

## Sections

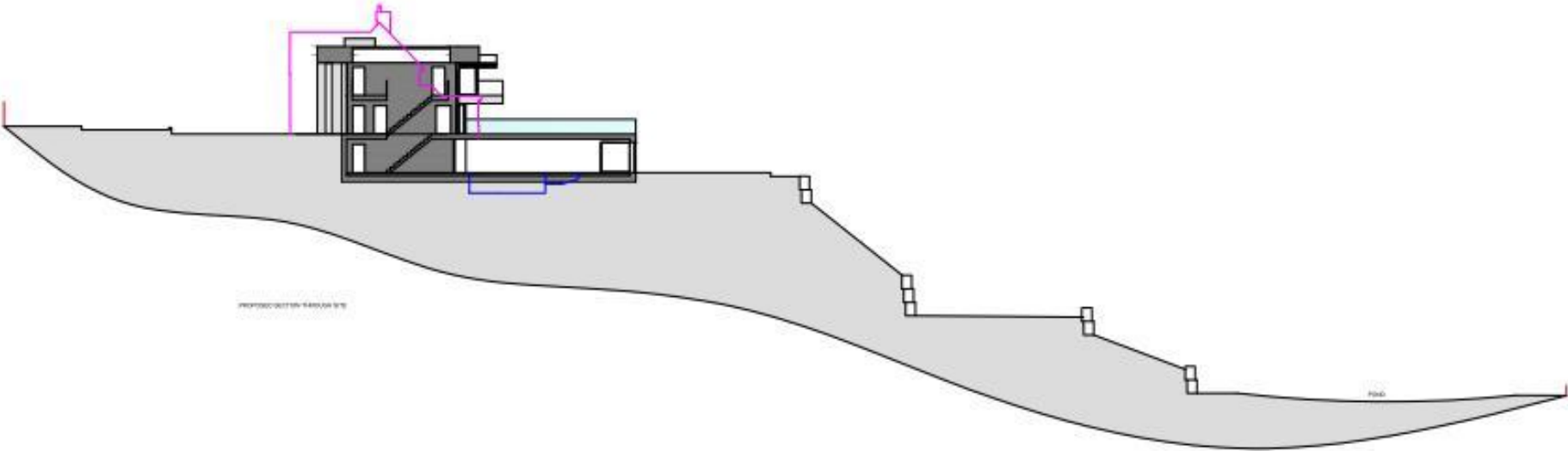
### Existing



## Proposed Section



Proposed Section



## Elevations – Existing and proposed street scenes

### Existing elevations



### Proposed street scene



Front elevation of the street scene to show the proposed scale and bulk would not be greater than the existing and will also not be visible from the Lane as the existing front screening would be retained.

## Site plan

The proposed floor plan is shown on the site plan and its close relationship with the existing house footprint maintaining its position and distances to the front and side boundaries that restricts any considered impact.

The existing garage and outbuilding would be removed, and the existing entrance and drive would be maintained to avoid any unnecessary changes to the existing lane.

There would be no additional vehicle impact on the existing lane as the existing owners will remain as they wish this to be their continued family home.

The rear landscaping is previously approved, and the new floor plan would relate better to the new terracing as it accords with the change of levels across the site.

The new entrance door would recessed within a double height feature that highlights the entry point and will offer a clear view through the new proposal and the views across the open garden area.

The drive will pass the new front entrance and provide a parking and turning area, which is similar to the current layout, and also reflects the same levels to again maintain the existing character of the site.

The existing distances from each boundary and screening would be fully retained throughout the site.



## **Parking**

5No existing spaces provided.

This site is positioned very close to the following transport links:

Higham Main train station – 10min drive

Main bus stop – 10 min walk

## **Car charging**

Electric car charging will be provided, and the owners currently have two electric vehicles used for daily use.

## **Photovoltaic panels**

The proposed dwelling would have a large flat roof area, which would be incorporated to use photovoltaic panels and will provide energy to a back up battery and used for vehicle charging and led lighting.

## **Air Heat Source Pump**

The new dwelling would not have a traditional gas boiler but would use a heat source pump to provide a means of heating via under floor pipework and reduce the emissions that currently exist.

## **Energy**

The new dwelling would be designed above current building regulations standards to be airtight and well insulated with ventilation to avoid over heating within the core of house and offset the large amount of glazing.

Shadowing is provided as part of the design to protect the building from any direct sunlight and this will also avoid the issue of light spillage on the area and its setting. The lighting will all be inward facing and the surrounding external lighting at low level only with the use of 100 percent LED low energy type fittings throughout.

CGI



Front scene



Side view



Rear view

## Site context

Ariel view from Peartree lane, and also from the rear existing woodland, to show how the proposed new dwelling would sit within the existing environment and the naturally sloping site.



## **Materials**

The proposed materials are as follows:

### **Render colours**



### **Split stone finishes**



### **Sun louvres**



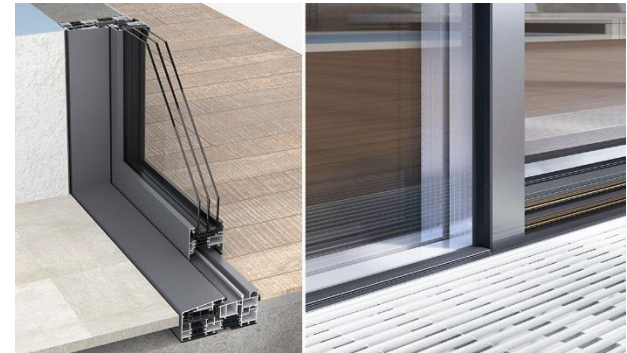
### **Aluminium fascia's and soffits**



### **Timber tiles infill panels**

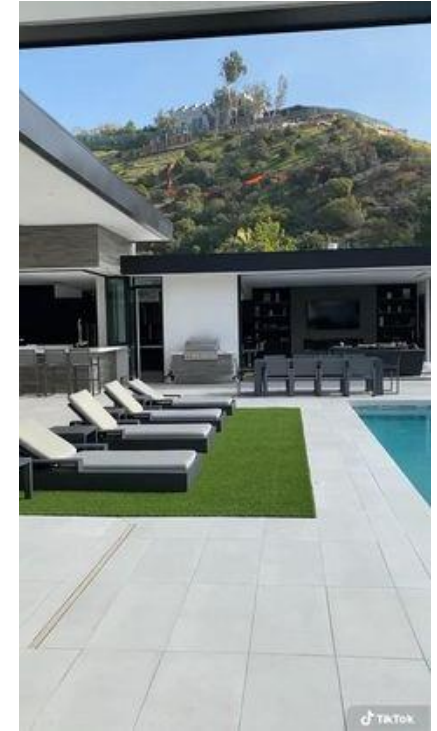


### **Aluminium windows**



## Moodboard

Visuals of the style of the new proposed dwelling



## Conclusion

This proposal will not increase the overall footprint of the existing dwelling on the site and the street scene and character of the house is to be retained in terms of scale and bulk and sit better within the existing site contours.

The proposal is for a contemporary design to represent this current era, which is also screened from Peartree Lane, and this would be retained as well as the existing entry into the site.

The proposed new dwellings' overall volume would be less than the existing house and the removed outbuilding, as well as the ridge height being lower, and this clearly shows that the impact has been assessed, and therefore the proposal would meet the requirements for a replacement building in NPPF terms.

No surrounding dwellings will be affected by the proposal as there will be no over shadowing, loss of privacy or impact as the proposals location and height relates closely with the existing.

The existing street character and massing when viewed from Peartree Lane will be retained and enhanced with the proposed dwelling offering contemporary high-quality design and use of materials.