

CHRISTOPHER
COWLEY AND
ASSOCIATES

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The Chief Planning Officer
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend DA12 1AU

Dear Sir / Madam,

RE: Burghfield, Wrotham Road, Culverstone Green, Meopham DA13 0RF : Conversion of Existing Stables into a 2 bedroom Cottage

Herewith please find the Design and Access Statement with photographs for the above project. The Application has been submitted electronically.

1. Introduction

Our clients Mr and Mrs Kevin Woodall want to convert their existing horse stables into a 2 bedroom cottage. They are at retirement age and Mrs Woodall injured her leg and has had an operation. The existing Main House at the front is double a storey and she finds it challenging to walk up and down the stairs.

They love their property and do not want to move out of the area. Hence, the best solution will be to create a new unit suited to living for the elderly. They are not using the stables for horses. It has become mainly a storage unit ancillary to the main house.

The current situation thus affords the opportunity to construct a purpose built home with ramped access, single storey living without steps and barriers, door openings suited to wheelchair movement and bathrooms designed specifically with the elderly in mind.

They are committed to achieve a new home finished to modern standards with all the current up to date amenities, fixtures and fittings.



The existing Main House at the front along Wrotham Road

2. Essentials of the Development Proposal

The existing buildings are arranged with the Main House at the front along Wrotham Road, a large back garden approximately 45 m long by 30m wide, the Stable Block at the end of the garden and directly behind the Main House, a large open green Grassed Field (100m x 60m approximately). The paved drive is located towards the southern side of the property. After 67 metres the drive makes a pan handle towards the south where there is a Workshop and a Garage building.

The Main House is built with red face brick, has terracotta coloured profiled cement roof tiles on a timber structure and has white framed double glazed windows.

The Stable Block has a footprint of 215 sq.m over the outer walls. It comprises 5 stables, a store and a workshop. It is constructed of rendered block work and has a grey profiled cement tiled roof on a timber structure. There are some slate tiles on the roof to the workshop portion and it also has some timber cladding to the outer walls. The building has dark brown stained timber doors and a few small metal framed windows.

The block is in a reasonable condition for its use.



The existing Stable Block at the bottom of the garden behind the Main House

The proposed cottage makes use of the current footprint with a small 6 square metre addition at the far end for a new shower room and walk in cupboards. Approximately 14 square metres is added along the middle portion where it is to be widened for a passage/walkway and a new 22 sq metre garage is proposed at the end closest to the Main House at the front.

The new layout is to comprise of a garage, family room, kitchen diner (with doors onto a patio courtyard), a pantry, utility room, a study, a family bathroom, 2 bedrooms and an en suite with walk in cupboards to the new master bedroom at the rear. The bedrooms have doors opening out onto a patio and the grassed green field.

Provision has been made in the design for a conservatory to be added at a later date if required.

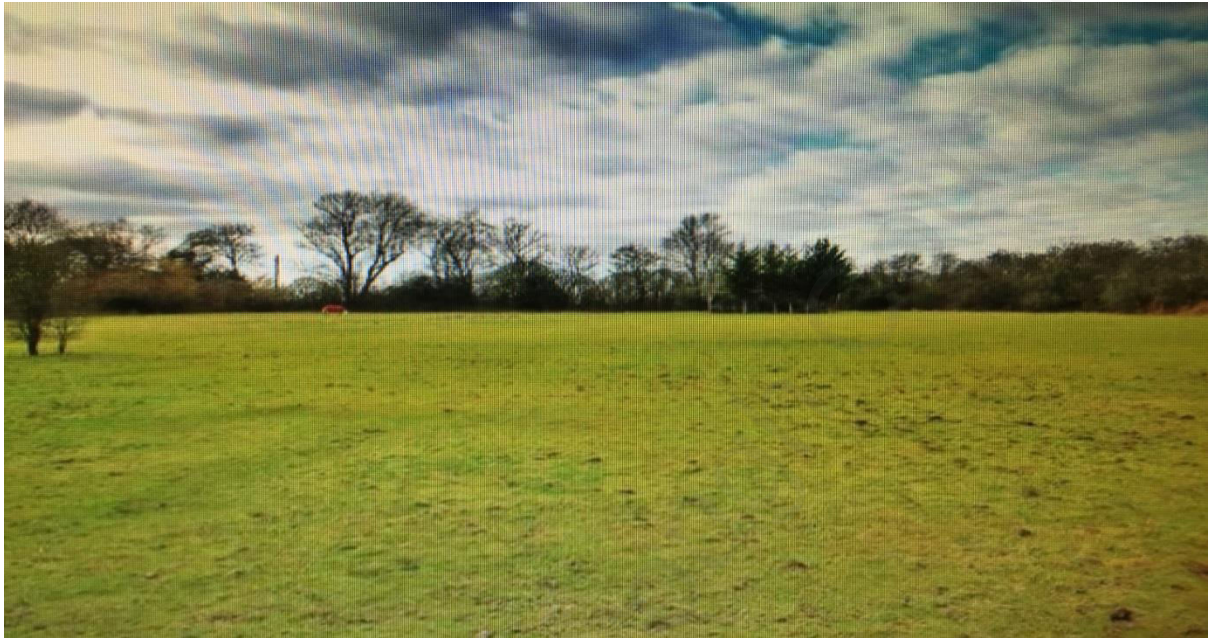
The building is to be constructed with concrete blocks (K rendered in an ivory colour), have a terracotta coloured profiled cement tiled roof and boast white framed double glazed doors and windows.

There should be as much natural light entering the building as is possible by using large windows, doors, glass roof lights and/or sliding folding doors as is practical. They wish to keep the back garden essentially as it is at present.

The proposed development will ensure a great improvement to the use of the property and is proof of the owner's confidence in the area by making such a sizeable investment into the

redevelopment of their property. Overall the building will be of an immensely improved standard and quality of craftsmanship.

There have been many developments in the area over the last 10 years with new builds, a school as an immediate neighbour on the northern boundary and some commercial units being erected further away from this site.



The Green Grassed Field behind the stables at the rear of the property



The Back Garden behind the existing Main House at the front along Wrotham Road



The Garage and Workshop at the end of the pan handle Driveway

2. Design Information

The external visual impact upon completion will be delightful considering its location. The new structure will sit comfortably in the surrounding landscape without any detrimental impact on the two adjoining properties. No light or overlooking issues are involved with the proposed development.

The design is simple, coherent and achieves a clean complete shape. It merely follows the lines of the existing structures and completes the existing forms.

The new building is to be constructed in conventional materials and it will fit comfortably into the overall design of the surrounding area. The proposal is of a low impact on the built environment.

An improved new residential unit suited to living for the elderly is being created in an area which predominantly consists of family homes. Our clients are providing for their own retirement and are affording relief to the pressure experienced by the state to provide these types of services and facilities for an ageing population.

The owners are willing to invest in the local area with confidence and see it as their long-term residence.

3. Conclusion

The proposed redesign and redevelopment of this property is sympathetic to the existing structures/surroundings and will be a vast improvement to the functional use and do a lot to encourage others to improve and upgrade their properties. The owners are showing a confidence and serious commitment to the area, their neighbours and to Gravesham by making an investment that would be of benefit to all users current and future. It will afford a marked improved new unit to the future housing stock of the area.

We trust that this proposal meets with your approval. Our client is open to negotiate a mutually acceptable development and is willing to work with your council toward this end.

Should you require any further information, please do feel free to contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Chris Cowley', with a horizontal line underneath.

Christopher Cowley Bld, B. Arch (cum laude)