

2 1 2 6
2 DORMERS DRIVE
DESIGN & ACCESS STATEMENT

Revision -



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Drawings shown not to scale
unless otherwise stated

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PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of forming a two storey rear extension, creating a new single storey entrance porch, and replacing the existing side utility room, in-between the house and garage, with a new thermally efficient structure relative to the house.



SITE ANALYSIS

SITE LOCATION

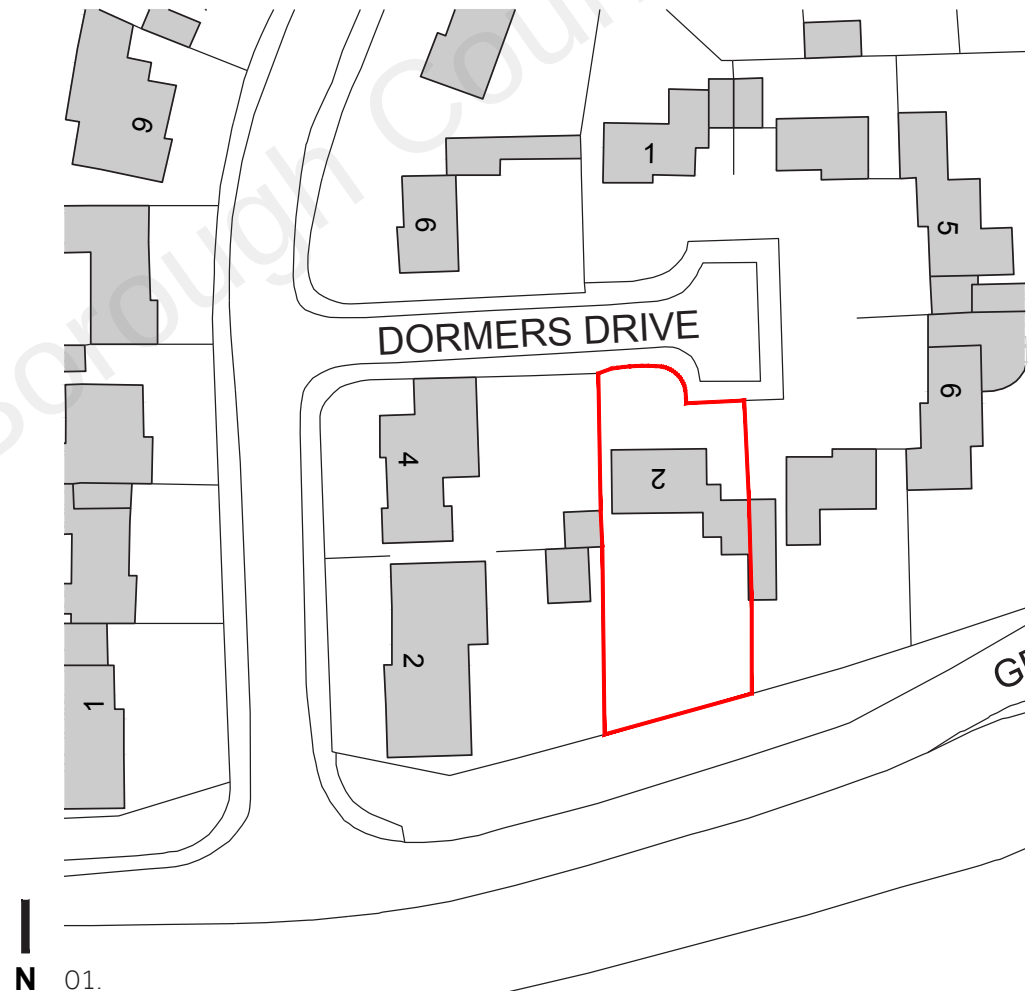
The site is located towards the end of the Dormers Drive cul-de-sac, backing onto Green Lane in Meopham.

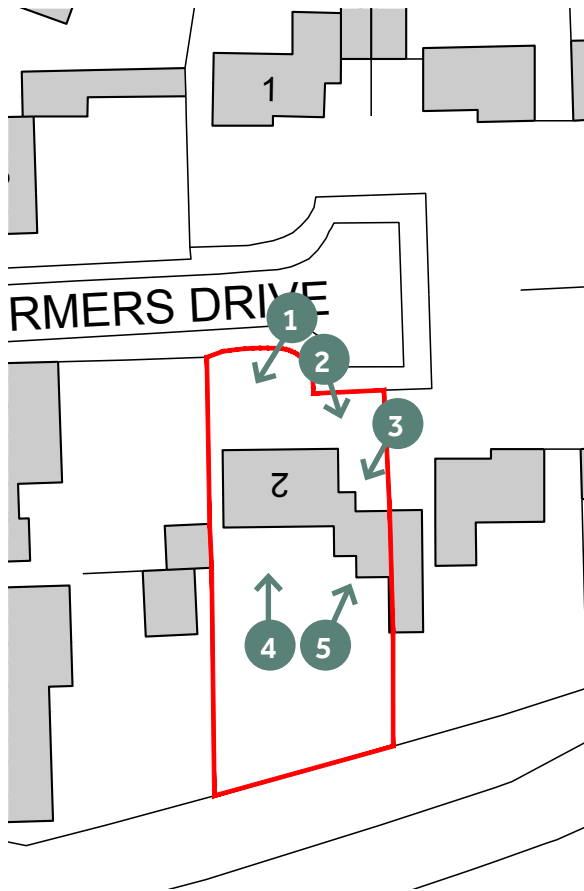
SITE CONTEXT

The house is set forward of a generous plot at an angle to the properties to the West, and joined to the neighbors garage to the East. The houses along Dormers Drive are two storey, detached properties made of varying colours of brick with concrete tiles. Over time, each house has created their own additions with most of the properties featuring a variety of different porch & extension designs; as shown in the image below looking East.



(Above) Street View image sourced from Google Earth / 01. Location Plan





01.



02.



03.



04.



05.

01. Looking South towards the house and along the side access pathway.
 02. Stood at the front of the driveway looking back at the house and the garage to the side.
 03. View South of the Utility Room to the side of the house, built as part of the original house, and the attached garage which adjoins the neighbors garage.
 04. Looking North towards the rear of the house.
 05. North-East at the rear of the Utility Room & Garages.

SITE CONSTRAINTS

The site is considered a 'Rural Settlement inset from Green Belt'.

PLANNING HISTORY

A single storey rear extension was previously approved and built, however this has since been removed. (Ref. No: 20030827)

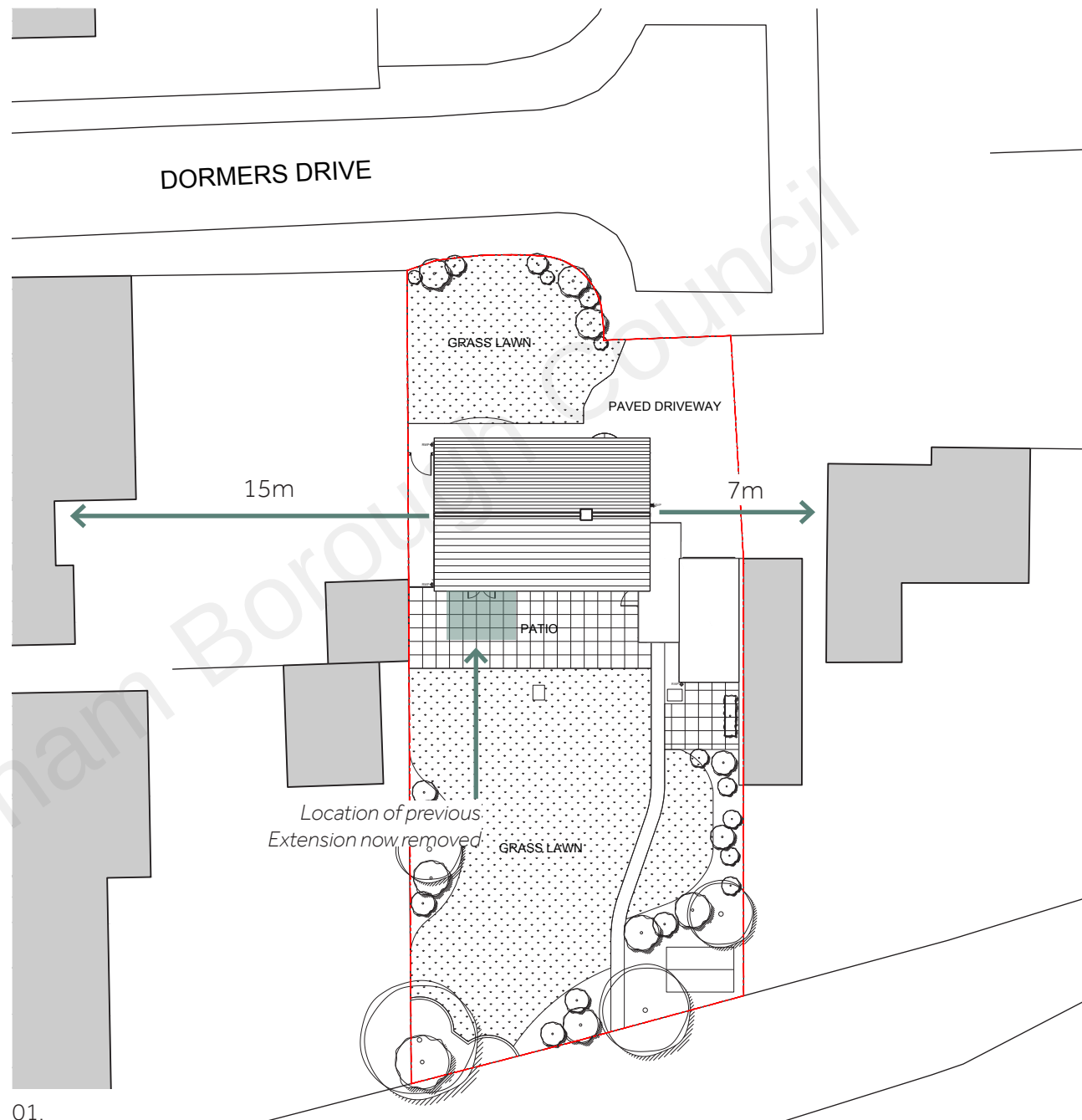
SITE ANALYSIS

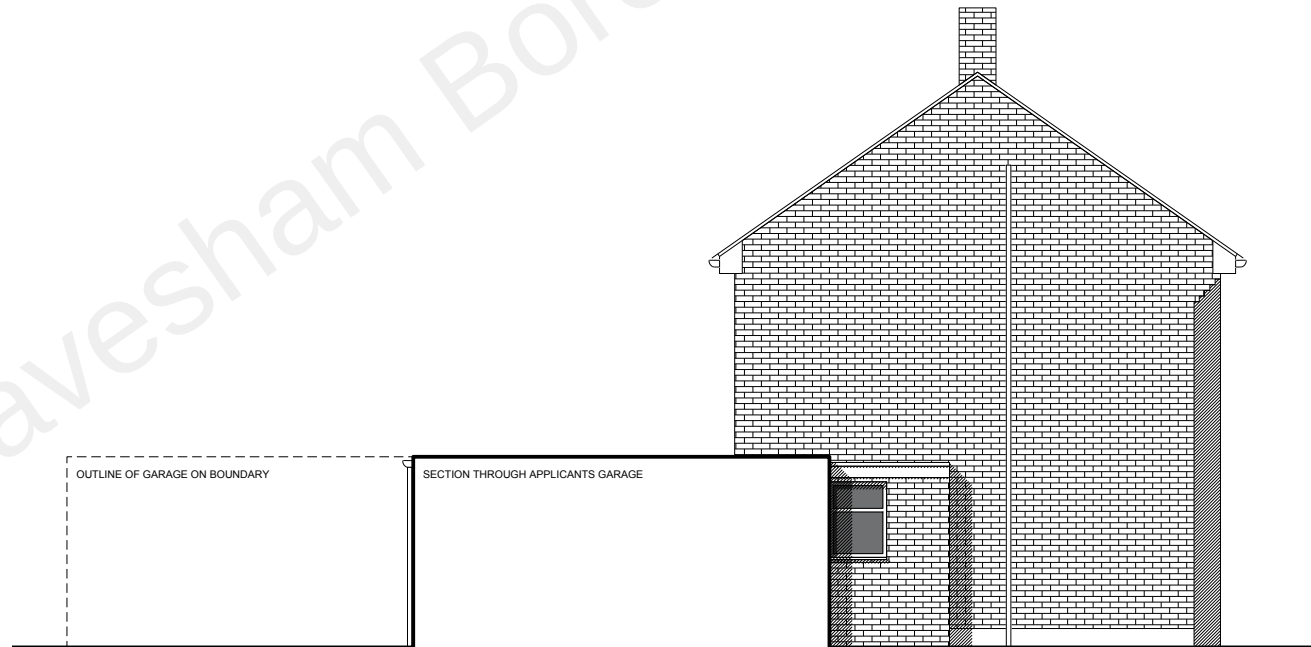
In regards to overlooking, the house to the West is 15m away, and the adjoining house to the East is 7m away which has no high level windows. To the South, there are no properties and instead there is a road and dense planting along the boundary.

Addressing overbearing concerns on the adjoining house to the East; the two storey extension remains at the rear of the house only, and the replacement of the current side Utility Room will remain single storey and will be only 100mm wider, therefore we believe the impact will be minimal.

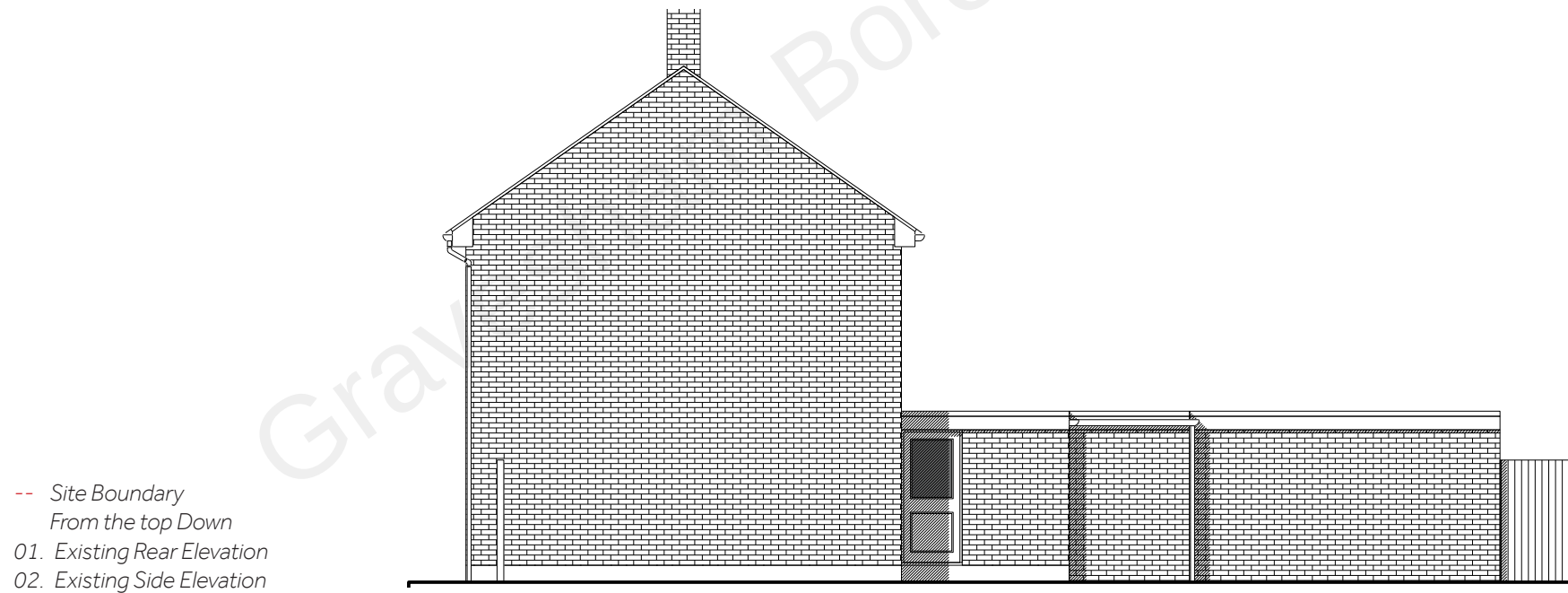
The proposal would not impact the current parking arrangement, or the connection to the highways.

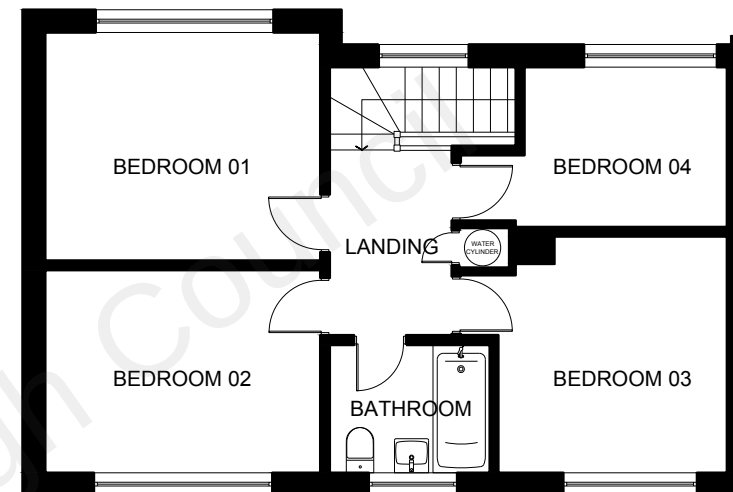
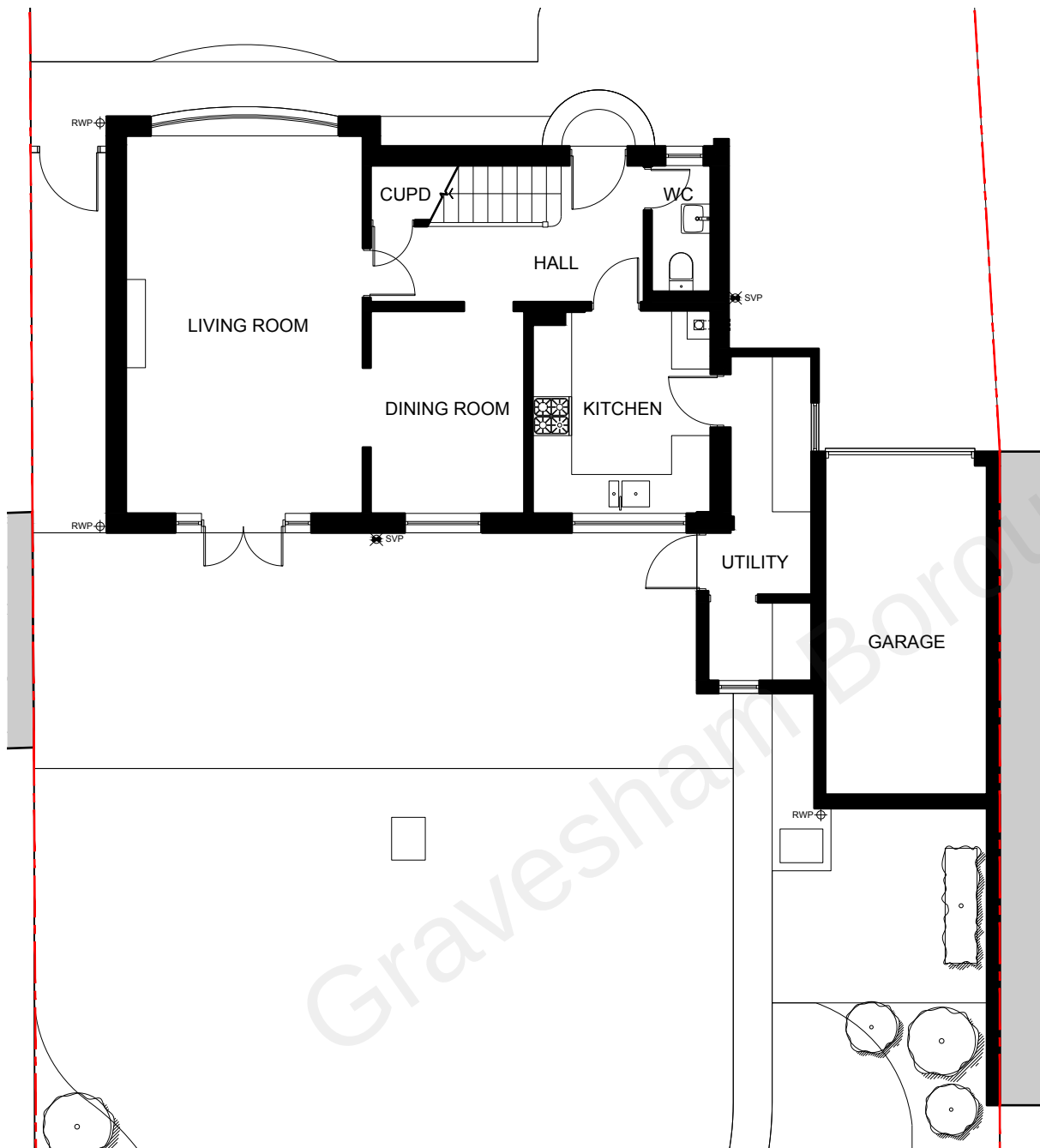
-- Site Boundary
01. Existing Site Plan





- Site Boundary
From the top Down
01. Existing Front Elevation
02. Existing Side Elevation





- Site Boundary
From Left to Right
01. Existing Ground Floor Plan
02. Existing First Floor Plan

DESIGN PROPOSAL

DESIGN INTENT

This proposal looks to increase the size of the house creating valuable space and to replace the current Utility Room which is poorly insulated impacting the thermal efficiency of the rest of the house.

The design of the extension is intended to match the original house keeping eaves and ridge heights the same as well as adopting the same design style, all with a view to creating a proposal sympathetic to the surrounding context and Green Belt.

PROPOSED DRAWINGS

- A. The new lobby will be of a similar proportion to those already featured along 'Dormers Drive', and will be made of brick to match the house.
- B. The driveway & parking arrangement is unchanged.
- C. The depth of the existing Utility Room has been increased to better suit the internal arrangement, but remains set back from the front facade to ensure it is viewed as subservient to the house.
- D. The two storey extension is kept to the rear of the property only.
- E. The existing adjoining garage is unchanged.

- Site Boundary
 - - Outline of Existing Property
01. Proposed Site Plan



MATERIALS PALETTE

To ensure the design is suited to the house, and the surrounding context, the materials palette was drawn from those already featured on the house ensuring the visual impact is minimised.



The proposal will use the same colour brick as the existing house to ensure it matches not only the property itself, but also the other houses along Dormers Drive of a similar design and appearance.



The house features a secondary colour of brick, a pale sand colour, which may be used sparingly in the design to mimic the colour combination.



The proposed tiles will be chosen to match the existing dark grey 'Anglia Interlocking Roof tiles'.



The existing roof covering over the garage is felt, which will be repaired where necessary.

A. The proposed lobby will be single storey and project from the building by 1.2m. The decision to use red brick, instead of the surrounding sand colour was to ensure the porch matched not only the majority of the house but the side extension too.

B. The existing WC window is to be retained.

C. For continuity, the replacement of the Utility Room has been designed to match the design and height of the Porch. The height of the replacement structure has been increased by using a pitched roof, not only to improve maintenance, but to also help increase the internal head height which was previously lower than the rest of the house.



-- Site Boundary

-- Outline of Existing Property

01. Proposed Front Elevation

A. The current side facing window has been replaced for new, ensuring the internal room still has natural light. To ensure the window does not compromise the privacy of the neighboring house, it will have obscured glazing.

B. The pitched roof over the replacement Utility Room will feature the same tiles as the house, To allow more natural light into the house, a rooflight is proposed at high level.

C. The new First Floor en-suite window will also feature obscured glazing, like the window below. The house opposite features no high level windows.

D. The roof over the two storey extension has been designed to match the existing eaves & ridge height. With a view to reducing the volume of the roof, the roof is hipped with a central valley.



-- Site Boundary

- - Outline of Existing Property

01. Proposed Side Elevation

A. Proposed bi-fold doors will create a better connection to the garden and allow valuable natural light into the house.

B. The existing single storey garage, located along the boundary, will be unchanged.



-- Site Boundary

-- Outline of Existing Property

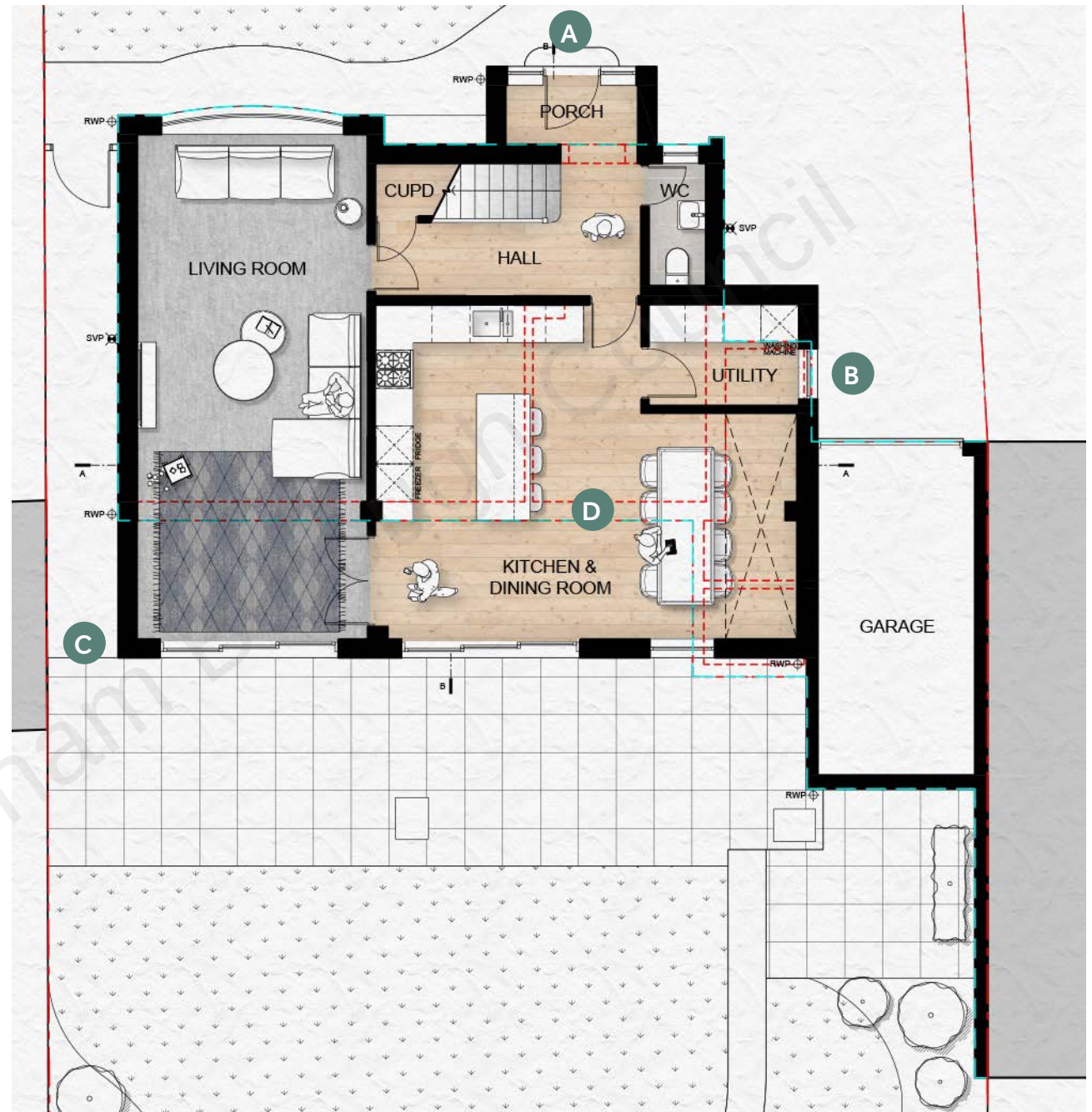
01. Proposed Rear Elevation

A. Similar to the other side, the proposed First Floor window will have obscured glazing to prevent overlooking.



- Site Boundary
 - Outline of Existing Property
01. Proposed Side Elevation

- A. The lobby is designed to not obstruct the existing WC window whilst moving the entrance door away from the foot of the stair preventing a busy junction.
- B. The Utility Room extends forward beyond the existing footprint, but in comparison to the rest of the house, the difference will be minor. Retaining a side facing window ensures the room has natural light.
- C. The two storey extension is in line with the main house on either side, and extends beyond the existing rear wall by 2m.
- D. Instead of relying on larger extensions to improve the internal arrangement, the design looks to carry out extensive internal works to refine the arrangement of rooms and instead ensure that the size of the proposed extensions are kept minimal; all with a view to reducing the impact the proposal has on the surrounding context.



- Site Boundary
 - - Outline of Existing Property
01. Proposed Ground Floor Plan

A. Two proposed First Floor windows, one on either side, allow valuable natural light into each room whilst featuring obscured glazing to protect the privacy of the surrounding properties.

B. The rooflight will ensure the open plan space below is not dark whilst also avoiding any overlooking concerns.

AREAS SCHEDULE

EXISTING GROSS EXTERNAL AREA

GROUND FLOOR	68.5 SQM
FIRST FLOOR	59.2 SQM

PROPOSED GROSS EXTERNAL AREA

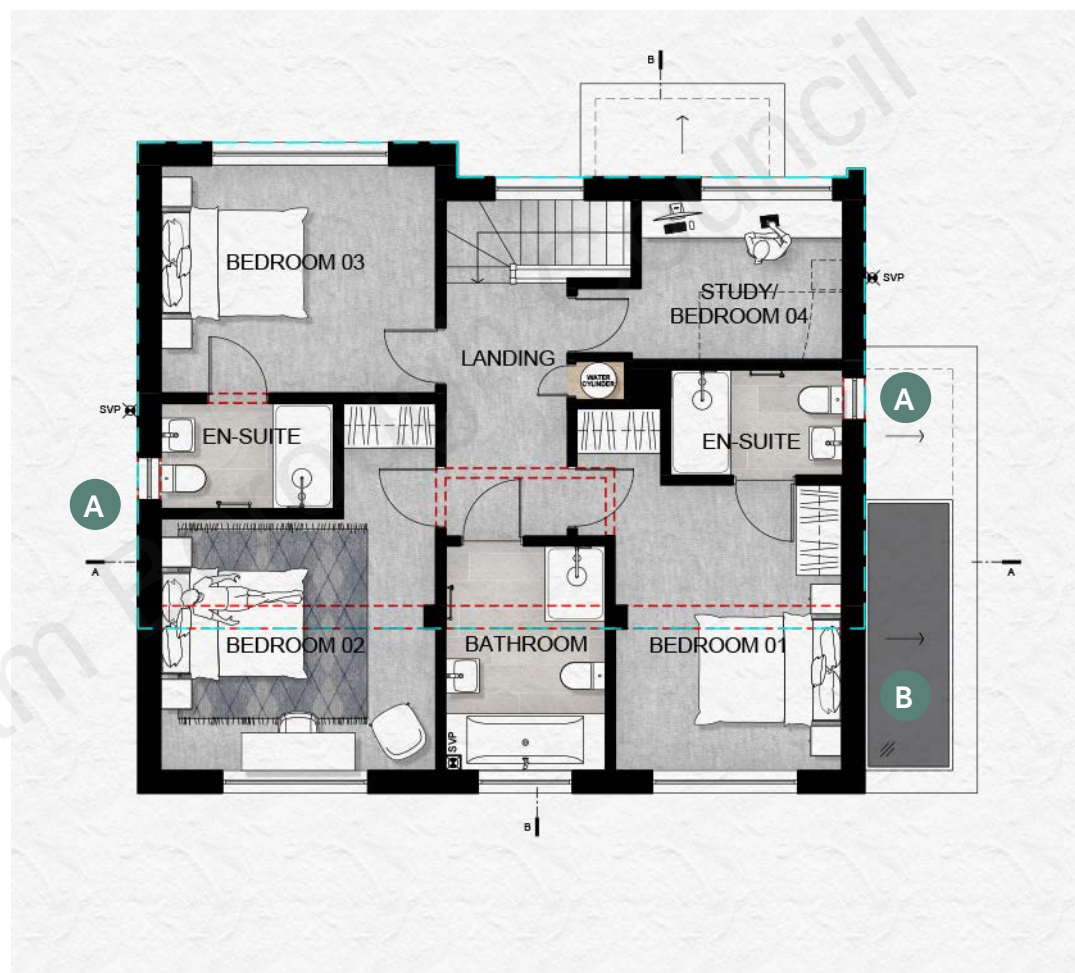
GROUND FLOOR	92.5 SQM
FIRST FLOOR	80.0 SQM

EXISTING GROSS INTERNAL AREA

GROUND FLOOR	57.8 SQM
FIRST FLOOR	50.0 SQM

PROPOSED GROSS INTERNAL AREA

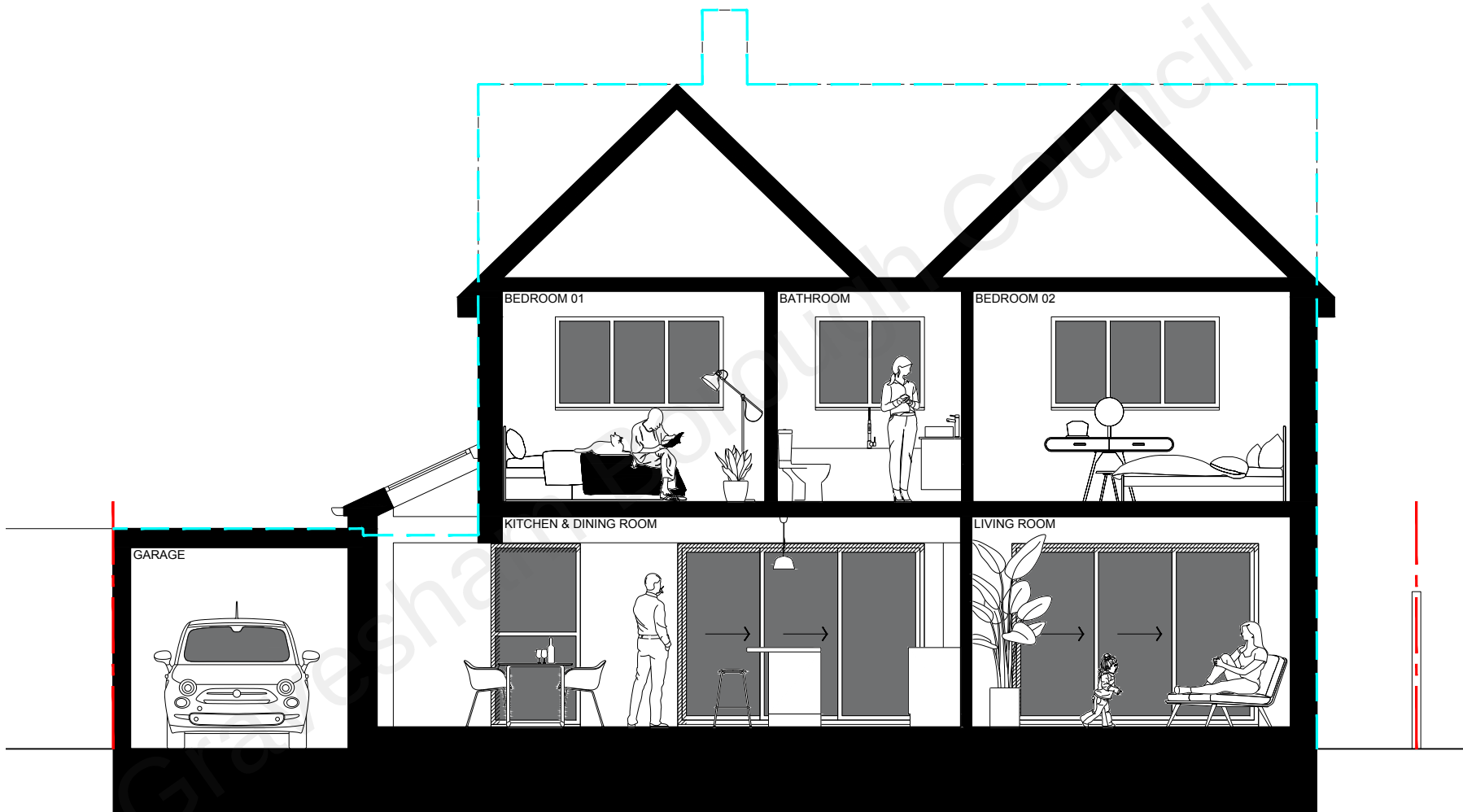
GROUND FLOOR	79.9 SQM
FIRST FLOOR	69.5 SQM



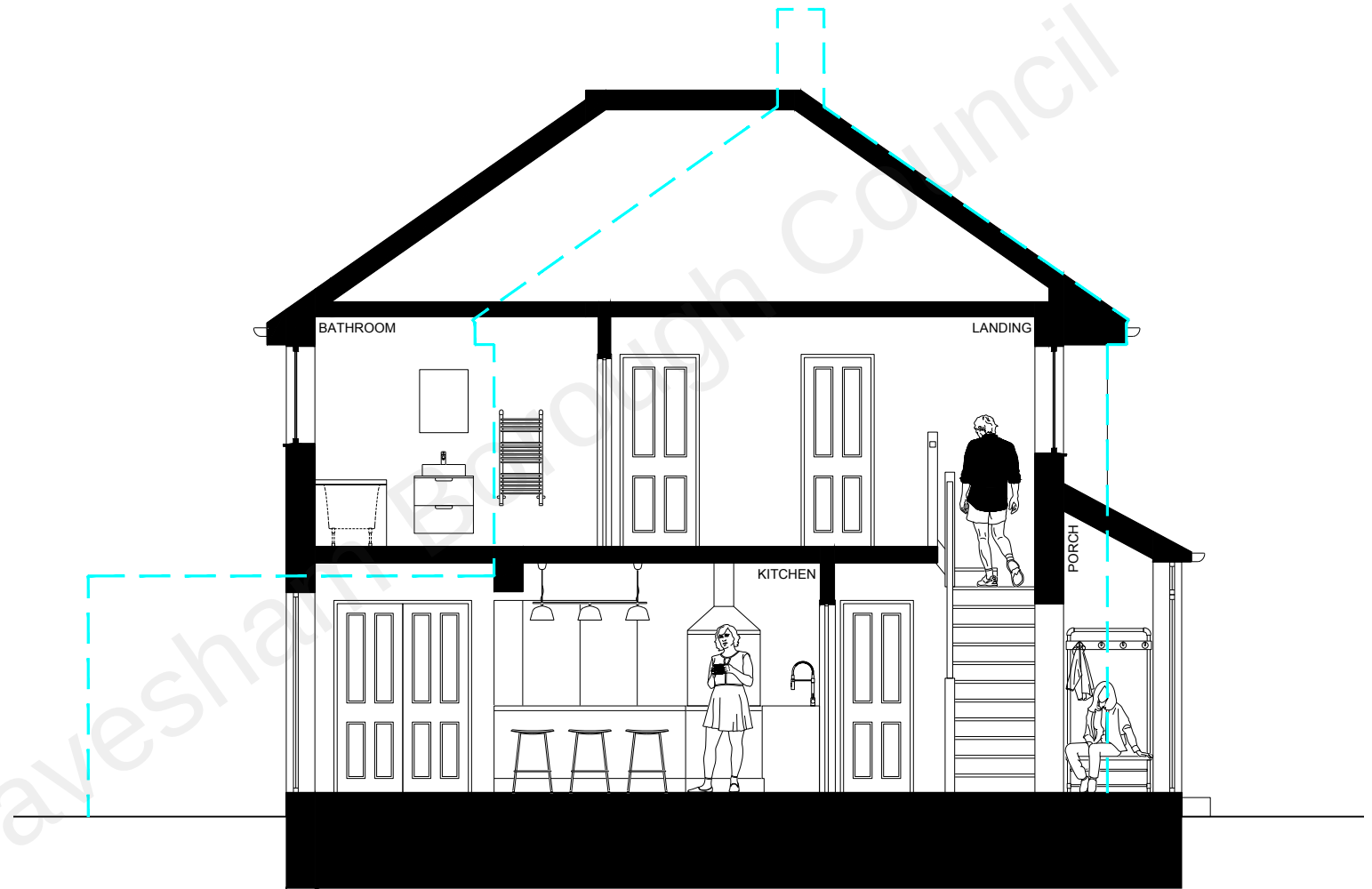
-- Site Boundary

- - Outline of Existing Property

01. Proposed First Floor Plan



- Site Boundary
 - Outline of Existing Property
01. Proposed Section A



- Site Boundary
 - Outline of Existing Property
01. Proposed Section B

DESIGN REVIEW

PROPOSAL SUMMARY

This proposal looks to increase the size of the property to better serve the needs of the occupants, as well as improving its thermal efficiency, whilst causing a minimal impact to the surrounding context and without compromising the privacy of the neighboring properties

To achieve this, the internal arrangement was addressed first ensuring extensions are used only where necessary. The proposed materials palette has been drawn directly from the property itself, which reflects the other houses along Dormers Drive.

The two storey extension has been kept to the rear of the house only, and where windows look sideways, obscured glazing will be used.

We feel that with these factors taken into consideration, the proposal will have a minimal impact on the surrounding properties, is sympathetic to the local character of buildings, and would not harm the Green Belt.



Gravesham Borough Council

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