

DESIGN AND ACCESS STATEMENT.

FOR

**SINGLE STOREY SIDE EXTENSION
WITH HIPPED ROOF.**

AT

**LUXON FARM,
LUXON ROAD, LUDDESDOWN,
GRAVESEND, KENT,
DA13 0XH**

DESIGN PLANS
Architectural Plans and Structural Calculations

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PROPOSED SINGLE STOREY SIDE EXTENSION AND ALTERATIONS AT LUXON FARM, LUXON ROAD, LUDDESDOWN, KENT, DA13 0XH

DESIGN AND ACCESS STATEMENT – OCTOBER 2022

APPLICATION SITE AND SURROUNDINGS

LUXON FARM IS A 2 STOREY DETACHED DWELLING, BUILT IN MID 1970'S, PLANNING PERMISSION WAS GRANTED IN 1973 AND THE UNUSAL PROPERTY WITH ITS VAGUELY PRAIRIE STYLE WITH CASCADING HIPPED ROOF VARYING OVER TWO STORIES, DEEP EAVES, LARGE HORIZONTAL CASEMENT WINDOWS, BLAND BRICK AND RUBBLE STONE WALLS AND CENTRAL PROMINENT CHIMNEY WITH RIBBON DORMER WINDOWS ON THE LOWER ROOF.

THE HOUSE IS LAID OUT WITH A VARIATION OF POORLY LINKED ROOMS OF VARYING SIZES ON THE GROUND FLOOR, WITH NARROW CORRIDOR ON THE FIRST FLOOR LEADING TO VARIOUS SIZE BEDROOMS, SOME SHOEHORNED INTO LOFT STYLE SPACE ON LOWER ROOF LEVEL SERVED BY DORMER WINDOWS. THE OVERALL LAYOUT IS NOT CONDUCTIVE TO A WELL ORGANISED FAMILY HOUSE. A SMALL OFF CENTRE STAIRCASE LEADS FROM THE MAIN ENTRANCE HALL TO THE FIRST FLOOR LANDING RESULTING IN A POOR SENSE OF SPACE WITH LITTLE DAYLIGHT.

THE LOFT SPACE IS VERY LARGE AND UNUTILISED WITH A VERY HIGH RIDGE WITHIN A TRADITIONAL CUT TIMBER ROOF STRUCTURE WITH A VERY UNUSUAL INSET WALL PLATE DETAIL TO SUPPORT MAIN RAFTERS AND A SECOND SET OF SHALLOWER RAFTERS TO THE FASCIA WHICH GIVES A DOUBLE PLANE AT LOWER ROOF LEVEL RESULTING IN A CATS SLIDE STYLE ROOFS AT EAVES LEVEL ON HALF THE HOUSE AND FULL HEIGHT EAVES ON THE REST OF THE HOUSE.

PLANNING PERMISSION WAS GRANTED IN MAY 2022 TO REMOVE THE CATS SLIDE ROOFS, RAISE THE WALLS TO PROVIDE ROOF GUTTER AND FASCIAS AT SAME HEIGHT FOR THE ENTIRE DWELLING.

SITE

THE SITE IS SET WITHIN A SMALL FARM OF LESS THAN 20 ACRES SITUATED SOUTH OF LUDDESDOWN AND MEOPHAN VILLAGES WITH AONB (AREA OF OUTSTANDING NATURAL BEAUTY- AND GREEN BELT).

THE HOUSE SITS IN THE MIDDLE OF THE PLOT AT FRONT OF SITE, APPROXIMATELY 30M BACK FROM THE ROAD FRONTAGE BEHIND A DENSE HEDGE. THERE ARE MANY TREES TO THE BOUNDARIES AROUND THE SITE BUT NOT IN THE IMMEDIATE VICINITY OF THE HOUSE.

SURROUNDING AREA

SITE IS SET WITHIN A FARM AND WOODLANDS WITHIN LUDDESDOWN DOWN AND KENT AREA OF OUTSTANDING NATURAL BEAUTY. THE PROPERTY IS NOT CLOSE TO OTHER PROPERTIES, NEAREST BEING AROUND GREAT BUCKLAND AND LOCKYERS HILL TO THE EAST AND ALONG LEYWOOD ROAD TO THE SOUTH.

POLICY CONTEXT

THE MAIN POLICY CONTEXT RELATES TO RESIDENTIAL EXTENSIONS ARE ALL ASPECTS COVERED IN THE WIDER NATIONAL AND REGIONAL PLANNING CONTEXT.

NATIONAL PLANNING POLICY FRAMEWORK (NPF) 2012

CHAPTER 7- REQUIRING GOOD DESIGN.

LOCAL CHARACTER

THE SITE FALLS WITHIN CULVERSTONE VALLEY AREA WITHIN GREEN BELT AND WITHIN AREA OF OUTSTANDING NATURAL BEAUTY AND THUS RESIDENTIAL EXTENSIONS WILL BE CONSIDERED IN THIS CONTEXT.

MAIN POLICIES APPLIED.

LOCAL PLAN CORE POLICY 2014 AND RELEVANT RESIDENTIAL AND HOUSING STANDARDS AS APPLIED WHERE HISTORICAL UDP POLICY STANDARDS CAN BE APPLIED AS LOCAL PLAN EVOLVES.

C13-EXTENSIONS IN THE COUNTRYSIDE.

HISTORY

PROPERTY IS AS ORIGINALLY CONSTRUCTED IN THE MID 1970'S UNDER PLANNING PERMISSION TH/6/73/594 DATE 13TH AUGUST 1973

A PLANNING APPLICATION REF 20180271 DATED 19TH APRIL FOR RECONFIGURATION AND ALTERATIONS TO DWELLING INCLUDING TWO STOREY FRONT EXTENSION WITH DORMER, SINGLE STOREY REAR EXTENSION, EXTENSION TO MAIN ROOF ON SOUTH WESTERN SIDE, TWO DORMERS AND TWO ROOF LIGHTS IN REAR SLOPE, NEW CHIMNEY ON THE EASTERN SIDE, CONVERSIONS OF THE LOFT SPACE TO HABITABLE ROOMS AND REPLACEMENT WINDOWS AND FINISHES.

THE APPLICATION WAS REFUSED PLANNING CONSENT BY GRAVESHAM BOROUGH COUNCIL DATED 14/06/2018

A PLANNING APPLICATION REF 20220215 DATED 28TH FEBRUARY 2022 FOR PROPOSED EXTERNAL AND INTERNAL ALTERATIONS TO PROVIDE SMALL REAR INFILL EXTENSION AND PORCH, ALTERATIONS TO FIRST FLOOR WALLS AND NEW ROOF, ALTERATIONS TO PROVIDE NEW RED BRICK WALLS AND WINDOW LOCATIONS.

THE APPLICATION WAS GRANTED PLANNING PERMISSION ON THE 26TH MAY 2022.

DESIGN PRINCIPLES AND CONCEPT

THE NEW PROPOSAL IS FOR A SINGLE STOREY SIDE EXTENSION WITH TILED PITCH ROOF TO MATCH EXISTING, THE STYLE OF THE EXTENSION WILL CLOSELY MATCH THE REST OF THE DWELLING WITH GEORGIAN STYLE SLIDING SASH WINDOWS AND BI-FOLD DOORS WITH GLAZING BARS, WALLS WILL BE BUILT USING RED STOCK BRICKS TO MATCH. THE NEW EXTENSION WOULD PROVIDE A KITCHEN AND DINING ROOM.

ALL WORKS ARE TO BE CARRIED OUT TO HIGH STANDARDS AND TO CURRENT BUILDING CONTROL STANDARDS, ALL ELEMENTS WILL BE THERMALLY UPGRADED TO A MUCH HIGHER EFFICIENT AND LOW ENERGY HOME.

THE PROPOSAL WILL BE HUGELY BENEFICIAL TO THE PROPERTY BY WAY OF SPACE AND USE. EXISTING DWELLING IS AROUND 335 sq m , THE NEW EXTENSION IS 45 sq m + 20 sq m FOR THE PREVIOUS ROOF ALTERATIONS AMOUNTS TO 65 sq m WHICH IS CONSIDERABLY LESS THAN THE OVERALL LIMIT ON EXTENSIONS OF ONE THIRD OF THE GROSS FLOOR AREA OF THE ORIGINAL DWELLING (SAVED POLICY C13).

IT FOLLOWS ALL POLICY GUIDANCE AND THEREFORE IT IS RESPECTFULLY HOPED THAT PLANNING PERMISSION WILL BE GRANTED.

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USE – EXISTING USE IS A PRIVATE DWELLING, THE USE WILL REMAIN UNCHANGED.

LAYOUT – INTERNAL LAYOUTS ALTERED TO PROVIDE ADDITIONAL AND IMPROVED FACILITIES FOR A SINGLE FAMILY DWELLING. PROPOSED EXTERNAL ALTERATIONS WILL MATCH EXISTING.

SCALE – NEW SINGLE STOREY EXTENSION WILL MATCH SCALE OF ORIGINAL DWELLING, WINDOWS, WALLS AND ROOFS WILL MATCH EXISTING. ADDITION OF NEW PITCHED ROOFS RUNNING INTO EXISTING WOULD BE SIMILAR TO ORIGINAL DOUBLE PLANE ROOFS. INCREASE IN FLOOR AREA WOULD BE 45 sq m.

LANDSCAPING – REINSTATE PAVING TO FRONT, REAR AND SIDE ALL TO MATCH EXISTING. EXISTING MULTIPLE CAR PARKING FACILITIES TO REMAIN AS EXISTING

APPEARANCE– ALL NEW WINDOWS TO BE TIMBER/UPVC SLIDING SASH STYLE WITH DOUBLE GLAZED UNITS, BI-FOLD DOORS TO BE TIMBER/ALUMINIUM WITH DOUBLE GLAZED WINDOWS, NEW RED BRICK WALLS TO BE CAVITY OR SOLID WALLS . PLAIN RED CLAY TILES TO MAIN PITCHED ROOFS TO MATCH EXISTING.

ACCESS – LEVEL ACCESS TO BI-FOLD DOORS, FORM FLAT STANDING AREA IN FRONT OF ENTRANCE DOORS, SLOPE ADJACENT PATHS AWAY FROM BUILDING. THE PROPERTY HAS THE BENEFIT OF SUBSTANTIAL PARKING TO THE REAR OF THE PROPERTY, THE SITE IS A SHORT CAR RIDE FROM LOCAL SHOPPING AND BUS ROUTES. THE NEAREST MAINLINE RAILWAY STATION IS MEOPHAM, TRAINS RUN TO LONDON, VICTORIA AND LONDON BRIDGE.