

Design & Access Statement

2 Hays Mead, Luddesdown, DA13 0XD

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Opening Statement

Dear Sirs

We make this application after careful consideration and taking on the advice received in the Pre-application PRE20220260. We would hope that the compromises and design changes show that we take the impact on the local community and street scene very seriously.

This is because we see this house as our long term or 'forever home'. We fell in love with this property even though it was in a very sorry state. Even though it was in a state of disrepair we could see the potential, fell in love with the area and wanted to bring our children up here.

We were successful in our purchase, even though we had to fend off builders and developers.

It has been a struggle, but we are making progress in rebuilding and making it family friendly and liveable. The extra room that this extension would allow will secure the long-term future for us and our daughters in Luddesdown and the possibility to allow us to care for our immediate family (parents) should they require this.

The fact that the community is so welcoming and supportive makes us extremely aware of not wanting to diminish or negatively impact in any way the street scene or larger area.

The kitchen/diner with added utility will future proof our house into something that our growing family can and will occupy for years to come, laying deep roots in the beautiful, welcoming and close-knit community of Luddesdown.

Regards

Laura & Terry Fuller

Introduction

This application relates to 2Hays Mead,
Luddesdown, DA13 0XD.

The proposed site is located within the Gravesham
District Council Area.

This application seeks planning permission for:

1. To extend the original dwelling with a double storey side extension. This will have a floorspace of 46sqm.
2. To install renewable energy heating system in way of an air source heat pump.

Key



Site



Key View



Site Key Views



Proposed Scheme

Proposed Development	Analysis of Impact	New Fenestration
The application proposes to extend no. 2 Hays Mead by 28.5sqm to the rear. This will create a family size kitchen diner with added utility room. Design Approach Following the Supplementary planning document (SPD) Householder Extensions/Alterations Design Guide, the proposed rear extension has been designed within the prior development rules as laid out in the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed extension is in fact smaller than the maximum allowable depth as laid out within the Town & Country planning order and it is felt given the minor scale of the increase at single storey and the appropriate design and materiality of the proposed extension it would have 'no overall effect on the existing bulk and appearance of the dwelling', in line with saved policy C13.	No. 2 Hays Mead is located on the northern side of Hays Mead Road (see Site Plan on page 3). The nearest dwelling, no. 3 Hays Mead, is orientated in the same plane as No.2. The single storey extension would not project excessively to the rear at roughly half depth of the original house. The proposed extension by virtue of its size and location would not be visible to the front. Batts Road which runs to the east and north is bounded by tree planting which would obscure visibility from potential vantage points. No further changes are proposed to the side spacing between from neighbouring properties because of this development. Significant depth of the garden would be retained. Cumulatively, these factors ensure that the development would not have a greater impact on the openness of the Greenbelt than the existing dwellinghouse. There are no properties to the front or rear of No.2, there is only agricultural land with no public rights of way. The agricultural land is set 5m higher than the plot, therefore no views will be lost due to the addition of the side extension.	Following the Gravesham District Councils Residential Extensions SPD details, and Policy EN2 of the ADMP the proposed fenestration has been carefully considered. The new window to the side elevation is in line with existing; this will result in a no excessive overlooking or visual intrusion of the nearby property. Parking and Highways The proposal will not add any extra bedrooms. Therefore, there will be no increase in parking demand or traffic impact as a result.

Proposed Materials

The proposal is for a dark timber cladding. The use of Shou Sugi Ban or a dark stained timber it is felt, would mirror local agricultural buildings, and help detract from the mass. It is felt that this will soften the form with the tree line to the rear of the property. Further to this option there is a potential to use a vertical profile to the façade system to break the mass further with the use of shadows to further soften the appearance (See Appendix A).

The use of SIP's panels for the extension and efficient window upgrades will allow the use of renewable heating system to be utilised. An air source heat pump will be used for heating and hot water.

Further sustainable elements will be a wildflower or sedum matting to the roof. This will not only add biodiverse elements with bee friendly plants, but it will also act as a further insulation element to the already efficient SIPs structure.

Pre-Application PRE20220260

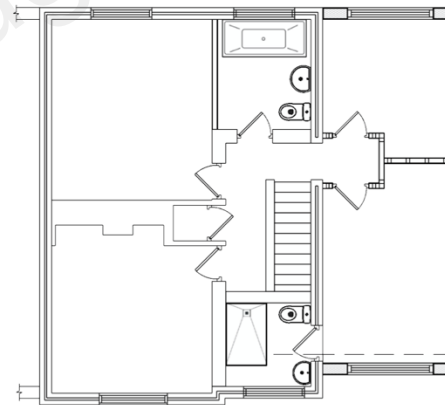
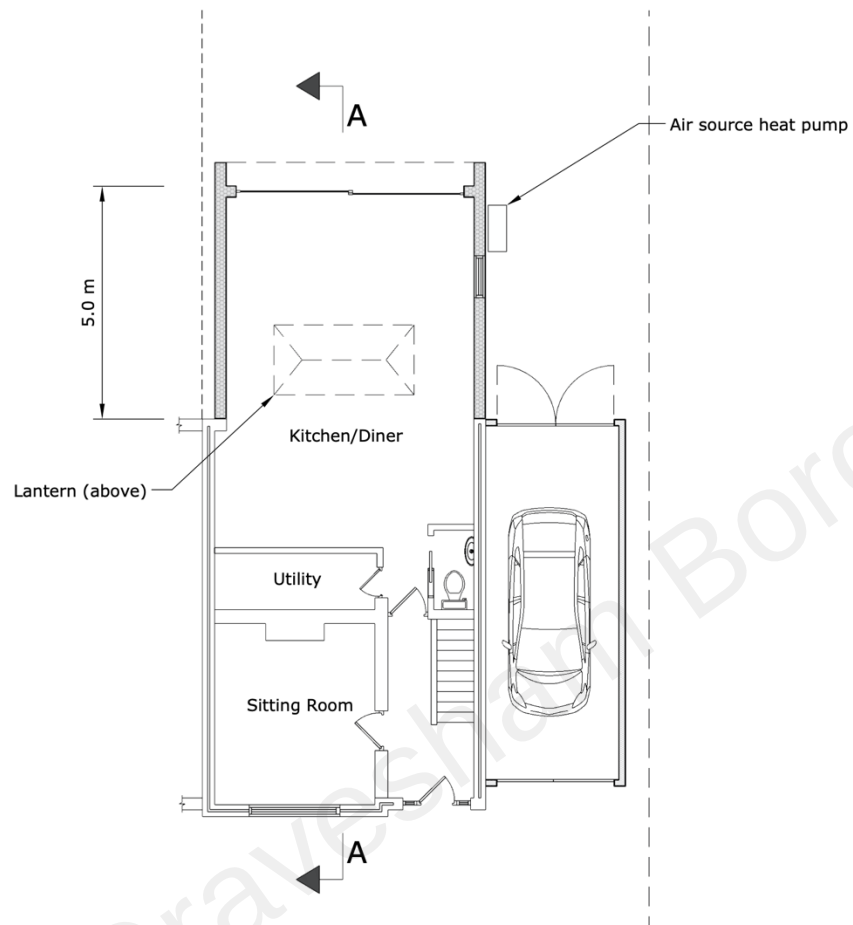
In response to the positive comments received in the pre application only minor changes have been made. A slight increase in the depth to accommodate a utility room is hopefully permissible.





Site Plan		2 Hays Mead Road Luddesdown Kent DA13 0XD
	Laura & Terence Fuller - Rear Extension Application	Date: 12.10.22 Scale: 1:500 @ A3

TF/RE 01



0 5m
Scale 1:100

Proposed Plan

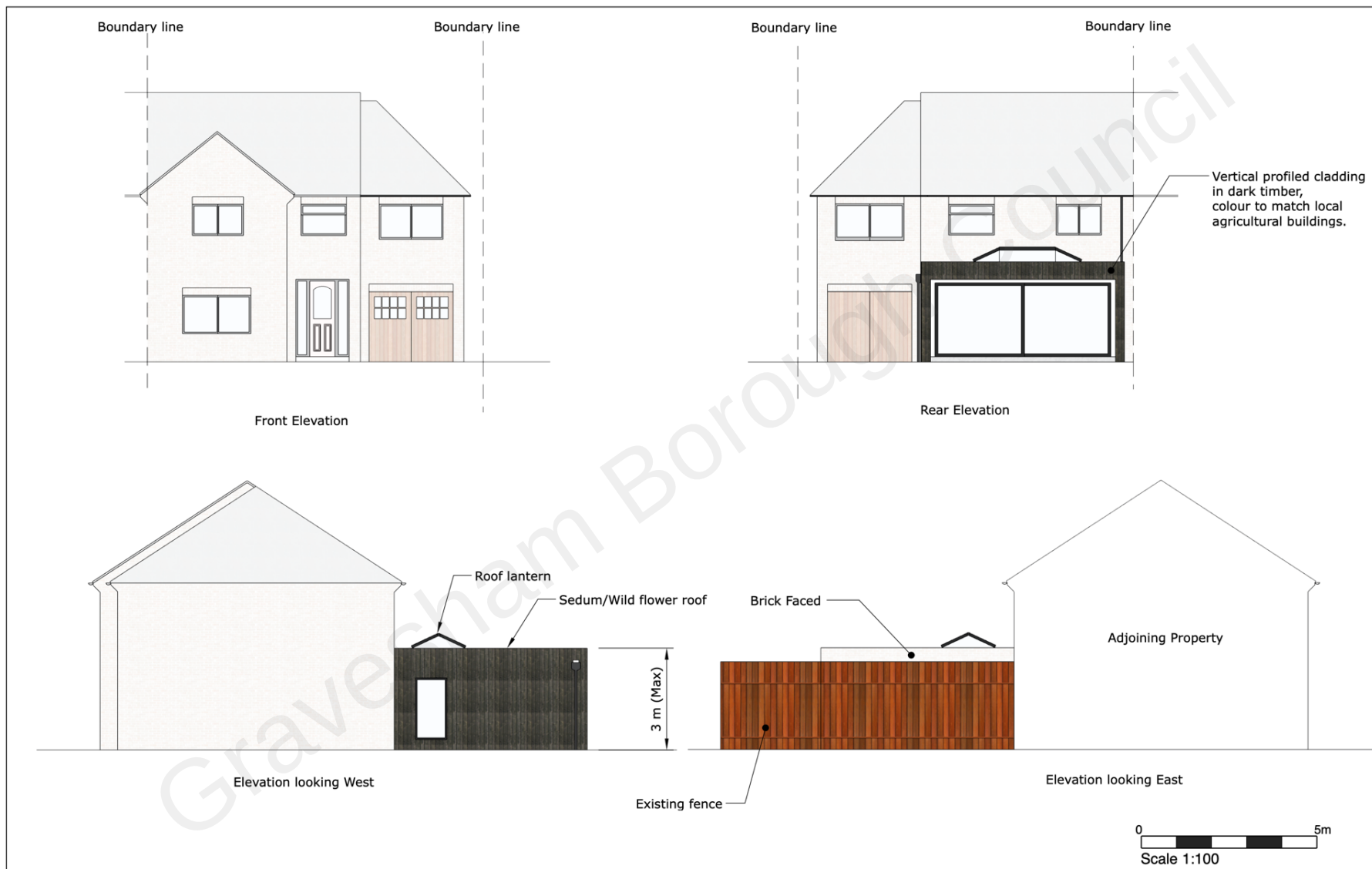
Laura & Terence Fuller - Rear Extension Application

Date: 12.10.22

2 Hays Mead Road
Luddesdown
Kent DA13 0XD

Scale: 1:100 @ A3

TF/RE 03



Proposed Elevation		2 Hays Mead Road Luddesdown Kent DA13 0XD		TF/RE 05
	Laura & Terence Fuller - Rear Extension Application	Date: 12.10.22	Scale: 1:100 @ A3	

Appendix A

