



The Spinney
Manor Drive
Fawkham
Kent DA3 8NB

Tel. & Fax: (01474) 703602

Peter Thomas M.C.I.A.T.

DESIGN & ACCESS STATEMENT: PROPOSED ALTERATIONS & EXTENSION TO No 1 PROVIDENCE COTTAGES CRUTCHES LANE HIGHAM ME3 7DL August 2021.

HISTORICAL BACKGROUND: Providence Cottages comprise a 19th century terrace of 8 dwellings fronting Crutches Lane, Higham.

No 1 Providence Cottages is on the north end of the terrace and original other than all windows have been replaced in the past with upvc double glazed units. Garages and parking, serving the terrace are situated at the rear of very long gardens The vehicular and pedestrian access is in the freehold ownership of No 1 situated on the north end of the terrace with gated access from Crutches Lane.

It is understood that 'Providence Cottages' are not within a Conservation Area.

PROPOSAL: The works comprise demolition of the existing single storey rear extension comprising a small kitchen [former scullery] and outside toilet/utility room under pitched lean-to roofs, and erection of a larger single storey open-plan kitchen/family room and WC under a pitched roof. It should be noted that all the dwellings in the terrace have had similar large single storey extensions added in recent years.

The extension to be built of facing bricks to match existing as near as possible under a pitched slated roof to match existing. New windows are to match style of existing which are upvc double glazed windows and doors.

The following drawings are submitted with the application for planning permission:

Dwg No 21/W/1 Site plan / Block plan and Section.

Dwg No 21/W/2 Ground floor plan as Existing and as Proposed.

Dwg No 21/W/3 First floor plan and Roof plan as existing and as proposed.

Dwg No 21/W/4 Elevations as existing and as proposed.

ACCESS: All dwellings [Providence Cottages] have pedestrian access in front of the dwellings in Crutches Lane. Vehicular and pedestrian access is located on the north side of No1 Providence Cottages and gives access to the rear of the dwellings and garages at the back of the site. The access on the north side as stated above is solely within the curtilage and ownership of No 1 Providence Cottages.

CONCLUSION: The proposed extension is similar to those that have been added to all other dwellings in the terrace in recent years. The applicant has a young family and the present kitchen and outside WC is inadequate by current standards and the LPA is respectfully requested to grant planning permission for the proposed works

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