

Design and Access Statement

For

**Proposed Erection of a Single Detached Replacement Dwelling
and Associated Works and, Demolition of Existing Dwelling**

At

Tranklyn

Wrangling Lane

Luddesdown

DA13 0XF

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Gravesham Borough Council

1.0 Introduction

1.1 This application is made on behalf of our Clients, Mr and Mrs Phelps the owners of the property.

1.2 Reference should be made to the submitted drawings for details of the proposal, ref:

OV/DB/WP/01-03

2.0 Physical Context

2.1 The application site lies on the western side of Wrangling Lane and is within the Kent Downs Area of Outstanding Natural Beauty and the Luddesdown Down Landscape Character Area. The site is also within Green Belt.

2.2 The topography of the application site is one of a sloping nature, falling in the main from West to East. The top, western end of the application site is terraced, forming less sloping areas for access to the existing outbuildings.

2.3 The current property is a single storey property, positioned within the western section of the site and is in need of modernisation. To the front of the property is a timber framed, raised terrace with steps leading down to the immediate garden area. A proposed scheme to extend the property and introduce a new pitched roofscape gained planning approval earlier this year.

2.4 Existing access to the site is via an existing driveway directly off of Wrangling Lane.

2.5 The application site is well screened and bounded with existing hedgerow and tree line. This is especially the case to the northern and eastern boundaries of the site.

2.6 The immediate area to the East of the existing property is laid to lawn with the access driveway running adjacent to the existing northern boundary.

2.7 The local built environment consists of a range of building forms, with differing scale and design.

2.8 Aerial View of the Site



5.7 To provide appropriate landscape planting to integrate the new building into the overall landscape and enhance the bio-diversity of the site.

6.0 Scale

6.1 Volume

Existing dwelling with approved scheme including extensions

560 cubic metres

Proposed replacement dwelling

659 cubic metres

This equates to a percentage increase in volume in the region of 17-18%.

GEFA

Existing dwelling with approved scheme including extensions

132sqm

Proposed Replacement Dwelling

197.8sqm

This equates to a percentage increase in gross external floor area of less than 50%

6.2 The overall height of the built form of the proposed dwelling will be approximately 0.4m lower than that of the existing when viewed on the skyline. When compared to the previously approved scheme to alter the roofscape of the existing dwelling, the proposed replacement dwelling would have a ridge level 0.85m lower on the skyline.

7.0 Appearance

7.1 The dwelling is of a vernacular design, with the proposed form of steeply pitched, gabled roofscapes being appropriate in this setting.

7.2 The use of a clay plain tiled roofscape, over faced brickwork and timber horizontal featheredged boarding, with exposed green oak framing is appropriate in this locality and, will ensure that a muted palette of textures and tones is achieved. The choice of materials will ensure that the property blends in to its woodland setting and backdrop.

7.3 The introduction of stepped ridge and eaves levels, with open eaves detailing, in combination with projecting and recessed sections to the elevations will further enhance the well-articulated detailing.

3.3 With an understanding of the desire for Mr and Mrs Phelps to stay at Tranklyn, the design of their new home needed to reflect that desire and demonstrate how they wished to enhance the site and its rural setting.

it became apparent that the interaction between the indoor and outdoor living environments was a prime consideration and with this in mind, a free-flowing, open planned internal layout was decided upon and one which would lead the occupants out in to the haven of a soft landscaping palette in which the property was to be placed.

3.3.2 Accessibility throughout the internal layout was also of prime consideration,

3.3.3 With the aid of a full topographical survey of the site, the initial conceptual design work for our Clients new family home was undertaken. Taking into account the sloping nature of the site, we established that this could be used to our advantage where the positioning of the new property on the site was concerned.

3.3.4 In the process of developing the conceptual design, the decision was made to incorporate a stepped ridge and eaves roofscape in combination with appropriate sized dormer windows. The design of the property was certainly heading in the right direction from an aesthetics and proportionality point of view and with the odd tweak the final drawings for planning purposes were produced.

4.0 Layout

4.1 The footprint of the proposed development will sit further eastwards down the slope than the existing property. This will result in the property being eased into the landscape.

4.2 The existing driveway is to be retained.

5.0 Design Principles

5.1 To provide a family home for our Clients that enhances the site and its immediate setting and, one which will be of benefit to the wider landscape.

5.2 To provide a building which promotes future-proofed, inspirational and sustainable living.

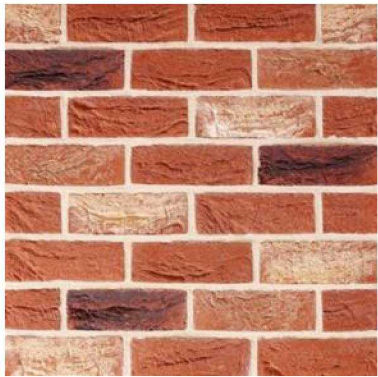
5.3 To provide a building where the structural integrity derives from sustainable green oak framing.

5.4 To provide an energy efficient home by way of controlling heat loss through the use of a highly insulated encapsulation system to the walling and roofing elements of the structure, above that required under current Building Regulation requirements.

5.5 To provide a living environment which creates a sense of well-being for the occupiers.

5.6 To use local materials and traditional design details wherever possible, to best integrate the new building into the existing environment.

7.4 Palette of Materials



Stock Facing Brick



Horizontal Timber Featheredged Boarding



Plain Clay Tile

8.0 Access



8.4 There will be sufficient parking and turning areas within the site.

8.5 Adequate access for Emergency services will be available.