

Pre Application Statement –

“The Den” Rhododendron Avenue, Meopham Kent DA13 0TT

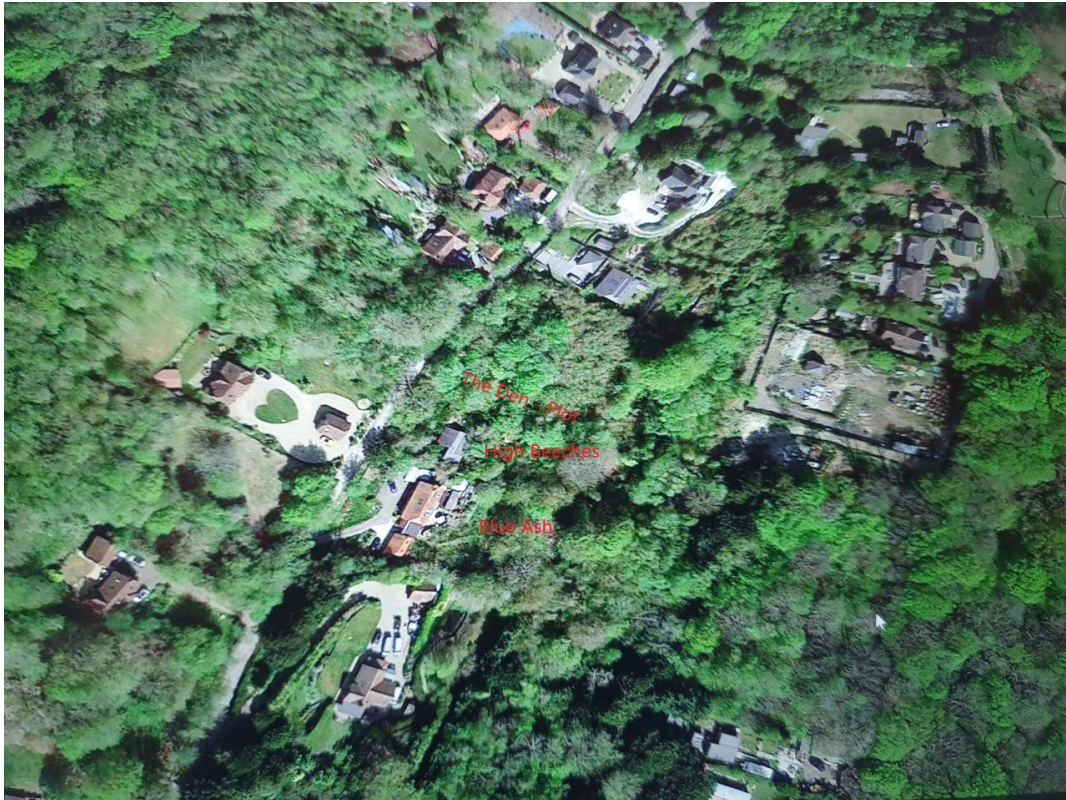
The Site – The site is a vacant plot of ground (0.367 acres approx.) on the left hand side as you travel North wards up Rhododendron Avenue, an unmade road.

The plot is next to “High Beeches” residential dwelling to the South and 2 vacant plots then “Woodcroft” residential dwelling to the North and in an area of mixed residential development of bungalows and large detached houses.



The Den – The Plot Location

The plot is formed of chalk and native trees such as chestnut and has not been managed leading to unsustainable tree growth and rubbish being dumped on the plot.



Aerial Photograph showing the Pot and immediate area

The road is a mix of architectural styles, sizes, scale and material finishes from older properties to new build properties.

Materials range from traditional brick and concrete tiles to clay plain tiles, timber and UPVC cladding in both natural and white finish, multi coloured bricks from local stocks to yellow stocks and therefore there is no distinct local style or material finishes to add into our proposal.



Immediate neighbouring property "Blue Ash"



Local Bungalow modern multi coloured bricks and concrete tiles on roof



Modern built mixed material and sized properties 500m from "The Den" Plot



Modern mixed material – timber cladding and slate effect roof tiles



Older property in traditional stock brick work and plain tiles



700m from The Plot is this new build chalet bungalow

The Proposal-

We are seeking the councils advice for our proposed 1 bedroom Bungalow to be sited on the plot . The proposed bungalow is a 9x9m foot print. The plot forms 0.36 of an acre and we are proposing a habitable area of 81m² on a single storey dwelling.

We have designed a modest Bungalow that has a large open plan kitchen and lounge area to give a modern style living experience nestled amongst the wonderful native trees that exist on the site and will be added too in order to make this an oasis for a family away from the hustle and bustle of modern

towns and cities giving everyone a high quality of life. The design is of a high quality and unique to the area and not only blends in to the location it is to be constructed of as much local and reclaimed materials as possible.

The scale of the proposed dwelling is well in keeping with local properties and the size of this plot of ground. The Bungalow has been designed with hipped roofs allowing the depth of construction to be split from the main front wall elevation to the roof.

We have chosen to use burnt Larch cladding for the main wall cladding. Not only will this give a pleasing and natural finish it will age and blend into the surroundings even better over time. The burnt larch means no external maintenance or decorating so the building will not need external maintenance. This is complimented by steel gabions filled with chalk and flint from the sites excavations. Not only does this provide a nice front elevation (esp coupled with the sweeping living meadow roof) it means less spoil to be taken off site to land fill. There are elements of stone cladding to compliment and contrast to the larch and again will blend the building into its natural surroundings.

The roof is a bold sweeping design to give a beautiful flowing appearance and creates internal loft storage inside the building. The roof is not standard moss/sedum, but wild meadow. This will provide a new and complimentary habitat for the local wildlife and will blend this bungalow into the plot beautifully. The roof will change with the seasons providing a changing element throughout the year. Living roofs, by their construction also offer superb additional insulation values to a house making them thermally more efficient and cheaper to heat.

The roof is edged in copper sheet, we have added some striking copper detailing to the rear elevation too. This adds a modern twist to the material finish but also as copper naturally weathers and ages the green colours will emerge as it Verdigris and compliment the greenery in the plot from the trees and landscaping.

All the materials are chosen to give a natural finish that will weather and age beautifully as well as merge the bungalow into the plot and its surroundings, thus enhancing the area esp. in terms of striking and high quality design. The hidden construction materials will be reclaimed as far as practically possible so making this as much as a recycled and reused project as possible.

The drive way would be permeable resin , bonded to stop an ingress on the road and the paths and patio would be reclaimed stone slabs.

We have added a lot of planting to the front and would use native hedging to form the boundary finishes and with the materials will give a soft visual approach to the new dwelling in this setting. From the road the property would be nigh on invisible and any views of the bungalow would create intrigue due to its styling and design !

We have included 2 electric vehicle charging points as well as bike storage and dedicated covered bin storage as per the landscaping plan !



Proposed artists impression of front elevation



Artists impression of the side elevation

Summary –

In conclusion we would hope to seek approval for a good value and pretty bungalow in the cottage style that will provide a lovely family home and would be significantly less expensive than many of the larger homes in the road and immediate area.

We have chosen the materials very careful and employed a high quality design to provide a unique and beautiful property on an interesting piece of ground.

We aim to use a lot of planting in native species and other habitation devices such as nesting boxes further up the plot and built in to the house to provide a widely diverse habitat as well as it screen the house from the road . the hedges will provide both a boundary finish as well as nesting and food source to the birds and creatures with in the area. This development will ultimately add to the habitat and environment of the plot not take away from which is a rare opportunity indeed.

There is a real mixture of styles and finishes on the local properties and this plot is surrounded by residential dwellings so we feel there is no reason not to infill this plot as has happened constantly in the area for 20+ years and will add another nice family home to the road ! The bungalow is fitting in terms of scale and style of the development is fitting on the plot and therefore hope for supportive advice for us to further develop this plot !