

# 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 PRE20220046. 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 extra bedroom and family bathroom 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.

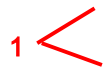
This application seeks planning permission for:

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



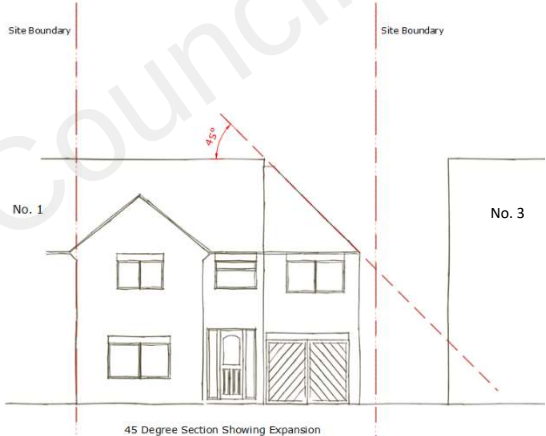
Key View



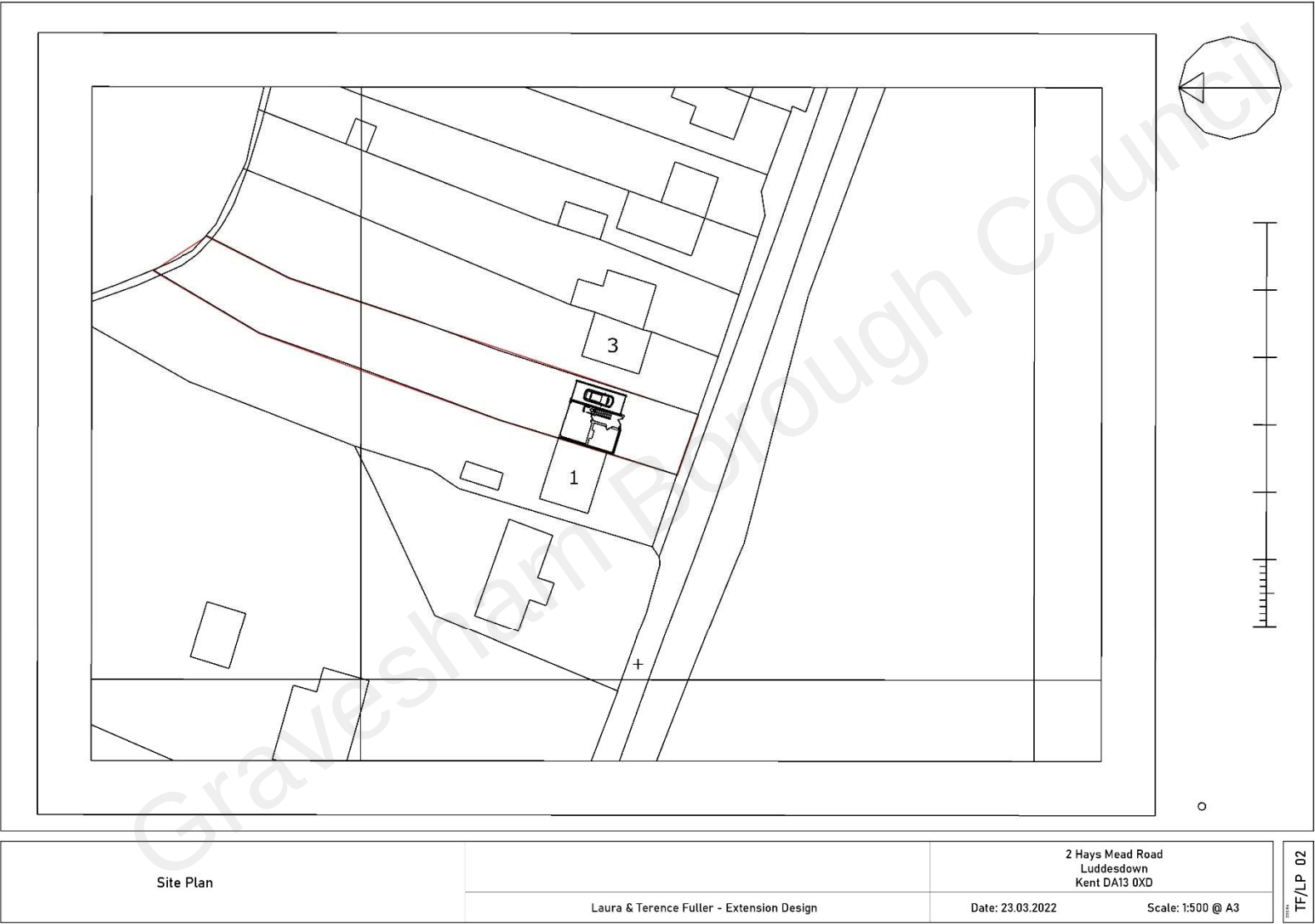
# Site Key Views

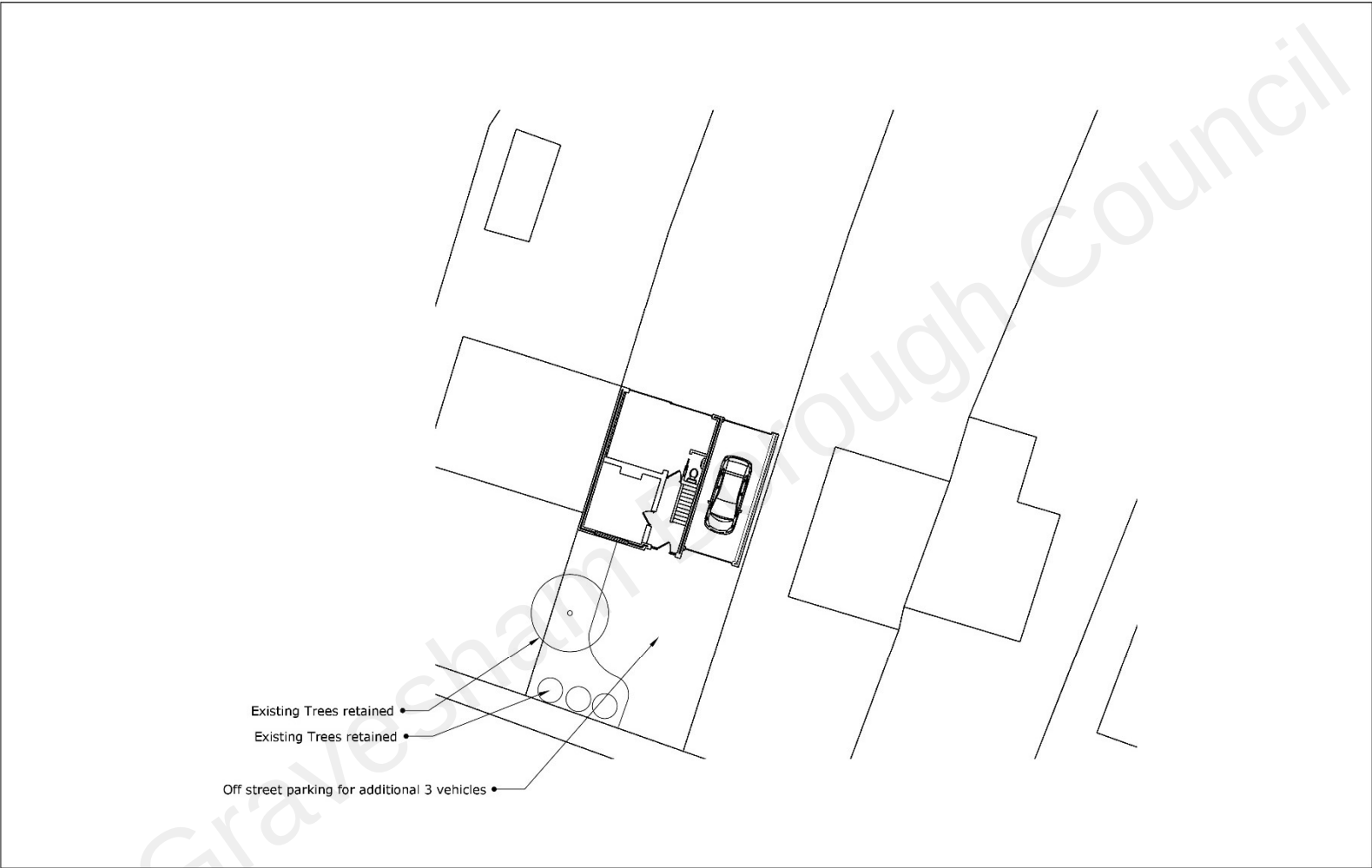


# Proposed Scheme

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| <p><b>Proposed Development</b></p> <p>The application proposes to extend no. 2 Hays Mead by 46sqm to the side (east elevation). This will create two bedrooms to the first floor and allow for the provision of a family bathroom. First floor will be used as a garage and plant room for the renewable heating system.</p> <p><b>Design Approach</b></p> <p>Following the Supplementary planning document (SPD) Householder Extensions/Alterations Design Guide 10.5, the proposed side extension is set back from the principal elevation of the dwelling and set down from the overall ridgeline to provide an appearance of subservience to the main dwelling. This design solution will ensure that the side element will not appear overly dominant in comparison with the neighbouring elevation of 3 Hay Mead. In addition, the maintained gap between the proposed side elevation and the property's boundary will prevent a terraced affect and prevent the erosion of the existing character of gaps in the streetscene.</p> <p>The proposed modest extension in depth is proportional to the main dwelling with the same design language used for the roof and front elevation will not represent a harmful addition to the streetscene.</p> | <p><b>Analysis of Impact</b></p> <p>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. At their closest point the two houses are currently 6.0m apart, following the proposed extension this distance will reduce to 3.05m. The proposed extension is double storey, with a hipped roof. It will have a height of 7.4m to ridge height and 7.4m to eaves height. The existing boundary between the two properties is a wooden fence with a height of 1.8m. This fence will be maintained. The proposed extension is set below the existing height of no.2 and will not have no overbearing impact on no.3. It will have no material impact on the amount of sunlight that no.3 will receive. The extension passes the '45-degree test' as set out in the Gravesham Residential Design Extensions SPD (see Section opposite) resulting in no increased loss of sunlight because the extension is within 45 degrees of the existing main roofline. 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.</p> |  <p><b>New Fenestration</b></p> <p>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 front and rear elevation are in line with existing; this will result in a no excessive overlooking or visual intrusion of the nearby property.</p> |
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| <p><b>Proposed Materials</b></p> <p>Following the Residential Extensions SPD we propose to match the existing materials for the proposed pitched roof, the street elevation and windows and also the proportional fenestration details to create a sense of symmetry. The proposed materials for the walls are brick as per the existing house and anthracite-coloured PVC or aluminium for the windows. The roof pitch has also been designed to match that of the existing house.</p> <p>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.</p> <p><b>Parking and Highways</b></p> <p>The proposal will add one additional bedroom and a single storey garage. Therefore, there will be no increase in parking demand or traffic impact as a result.</p> | <p><b>Pre application PRE20220046</b></p> <p>In response to the pre planning response dated 7<sup>th</sup> March 2022 we have taken steps to amend our design to comply and adhere to the advice given. With respect to the size of the extension being disproportionate to the original dwelling we have reduced the application deciding to remove the kitchen and diner and pursue the side extension. The over-all size of the dwelling will be 150sqm. On examining the original deed (see appendix A) we feel that the original square meterage to be in the region of 133sqm. An additional 30% on the original dwelling would result in a total allowable of 173sqm which the modest sized side extension falls comfortably within.</p> <p>We have reduced the width by over half a meter to lessen the impact of the terracing effect. We feel that there will be no loss of views due to the plot being set lower than the fields to the front or the rear of the plot. The site is only visible from the roadway as there are no by way through the fields to the rear. There is also a tree line which prevents overlooking on the rear boundary line. Also we feel that there are many properties of the same design in the surrounding area, that have extended the whole width of the plot, notably in Sole Street which is of the same postcode. The extension would also be narrower than the two-storey property of No. 1 which adjoins this property.</p> | <p>In an attempt soften the visual impact of the first-floor extension some studies have been undertaken. The first proposal is for a dark timber cladding, (see appendix B). The use of Shu Sugi Ban or a dark stained timber it is felt, would mirror local agricultural buildings, and help detract from the mass of the first floor. 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 C).</p> <p>Mr &amp; Mrs Fuller have endeavoured to address all of the guidance given in pre application. During a conversation with Ms Parkin the idea of a rear double storey was suggested. This has been investigated but it was felt that it could have a negative impact on neighbouring properties on either side and potentially falling foul of the 45-degree rule.</p> <p>Also, the suggestion of a single storey side extension and rear has been investigated but the need for an additional bedroom and family size bathroom due to their growing family, it is also felt that this option will also be unacceptable as the additional bedroom and removal of a garage will probably adversely impact the provision for parking.</p> |
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|-----------|-------------------------------------------|-------------------------------------------------|-------------------|----------|
| Site Plan |                                           | 2 Hays Mead Road<br>Luddesdown<br>Kent DA13 0XD |                   | TF/LP 02 |
|           | Laura & Terence Fuller - Extension Design | Date: 23.03.2022                                | Scale: 1:200 @ A3 |          |



Front



Rear



Side

Existing Elevations

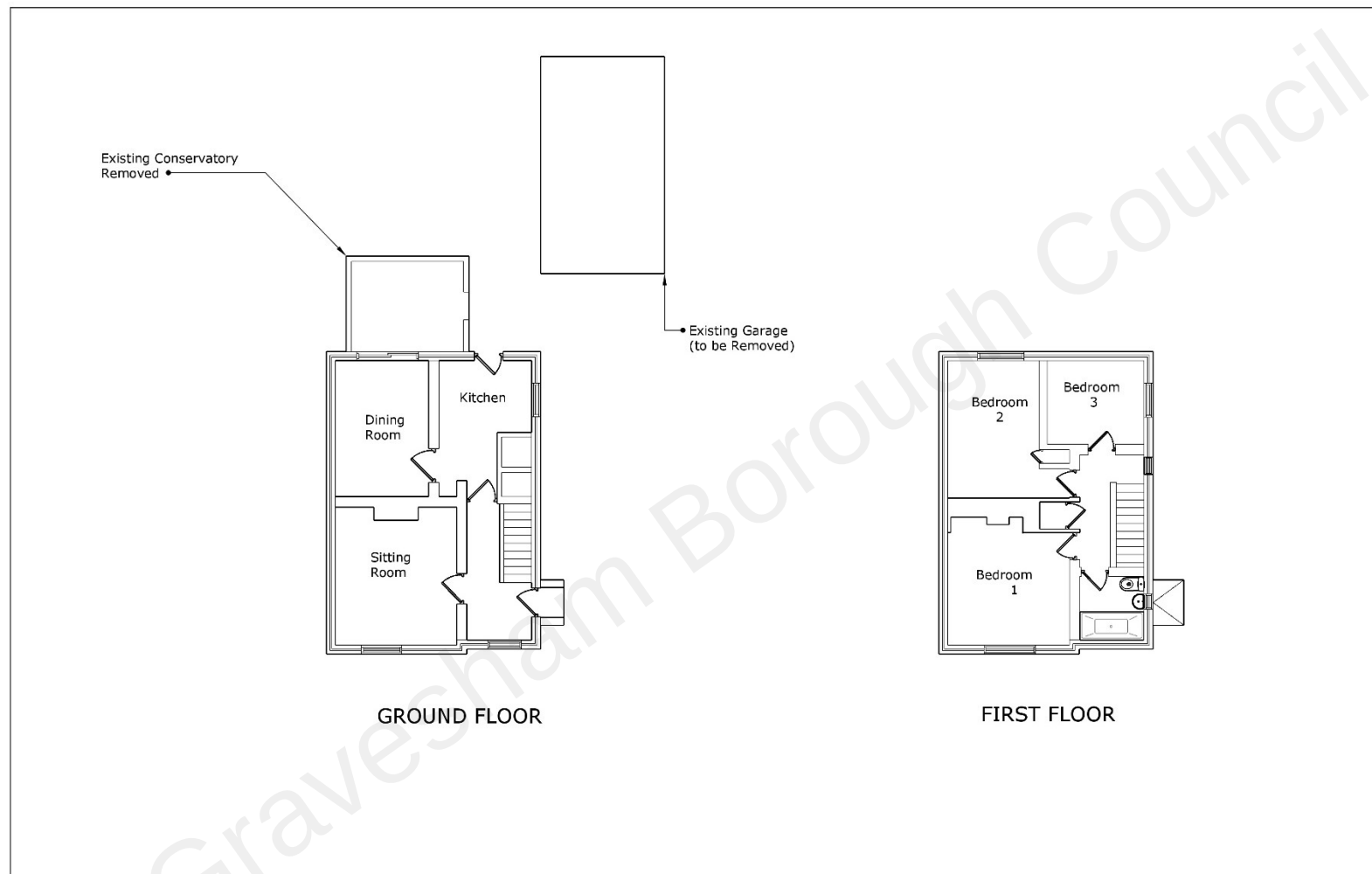
Laura & Terence Fuller - Extension Design

2 Hays Mead Road  
Luddesdown  
Kent DA13 0XD

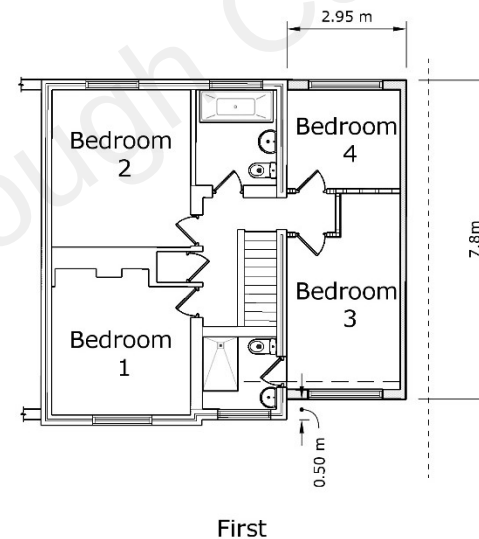
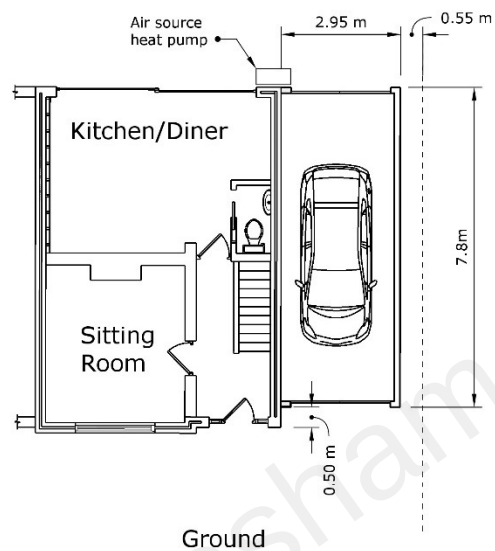
Date: 23.03.2022

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TF/LP 01



|                |                                           |                  |                                                 |          |
|----------------|-------------------------------------------|------------------|-------------------------------------------------|----------|
| Existing Plans |                                           |                  | 2 Hays Mead Road<br>Luddesdown<br>Kent DA13 0XD | TF/LP 02 |
|                | Laura & Terence Fuller - Extension Design | Date: 23.03.2022 | Scale: 1:100 @ A3                               |          |



Proposed Plans

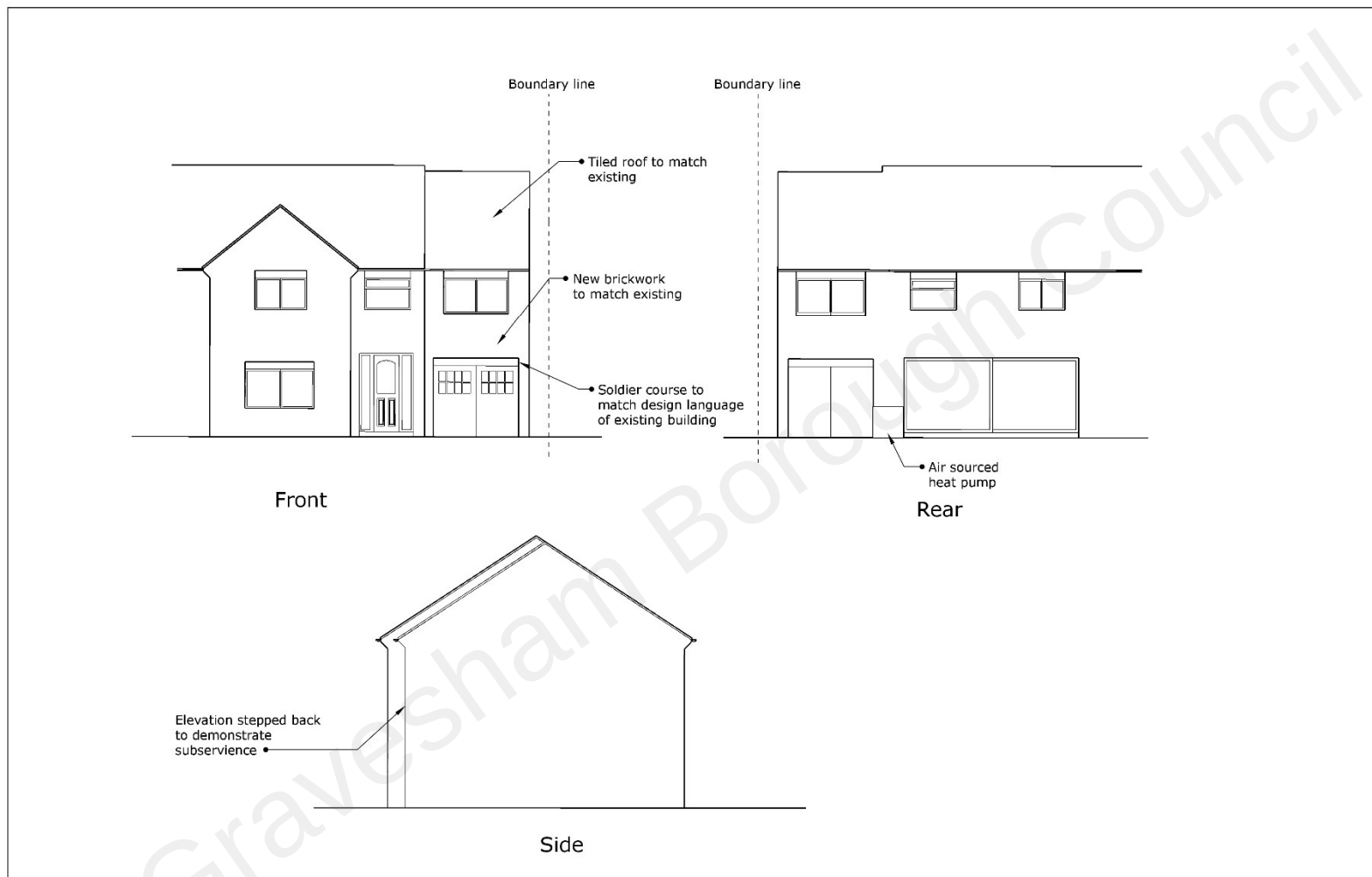
Laura & Terence Fuller - Extension Design

Date: 23.03.2022

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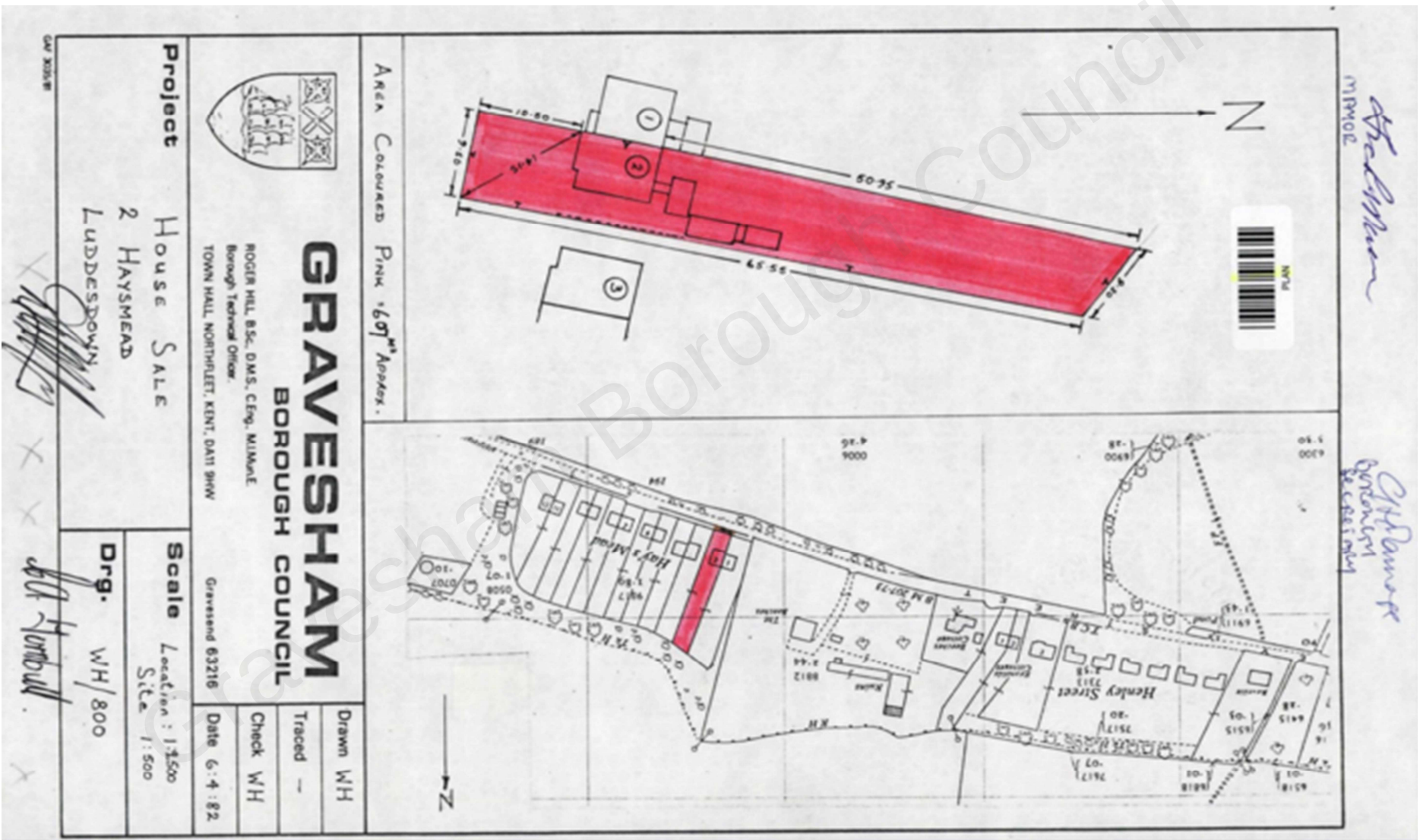
2 Hays Mead Road  
Luddesdown  
Kent DA13 0XD

TF/LP 02



|                     |                                                 |                                    |          |
|---------------------|-------------------------------------------------|------------------------------------|----------|
| Proposed Elevations | 2 Hays Mead Road<br>Luddesdown<br>Kent DA13 0XD |                                    | TF/LP 02 |
|                     | Laura & Terence Fuller - Extension Design       | Date: 23.03.2022 Scale: 1:100 @ A3 |          |

# Appendix A



## Appendix B



## Appendix C

