

Design & Access Statement

Use

The proposed use is residential, as existing.

Amount

The existing internal area is 158 sqm (89+69). The proposed internal area excluding the garage is 239 sqm (141+98). The increase is 81sqm. The site area is 1030 sqm, the existing footprint is 107sqm, the proposed is 187 sqm. including the garage, so the site coverage increases from 1.0% to 1.8%, both being minimal.

Layout

The proposal is for a 3.9m deep single storey rear extension containing an enlarged living area and a 4.6m wide 2 storey extension to the side containing a garage and kitchen at ground level and an additional 2 bedrooms at first floor. Both comply with the Gravesham 'Draft Householder Extensions/Alterations Design Guide' August 2020, specifically paragraphs 10.2 and 10.5 (see right).

Appearance

The existing house is a good example of early 20th century 'mock tudor', with half timbered gables and 'lead'ed lights. This character is being followed in the extension to the side, which follows the existing roof shape producing a single storey eaves line to the front. The rear extension has a modern stripped back character, providing a contrast to the original house, with rendered walls and a flat roof. The contrast is so striking that it will not dilute the character of the original house.

The house is set back from the road behind a shared private drive and dense landscaping so the appearance from the public realm will not alter.

Landscaping

There is no alteration to the landscaping proposed.

Affect on Neighbours.

The house to the south, 'Always', is the only property affected by the proposal. From the south boundary, the existing house is about 3.15m , and the proposed side extension would be 1.5m. However, the side of 'Always' facing the site only has a small bathroom window above ground floor, which is already obscured by the boundary fence, so no loss of light or aspect will occur. The rear extension protrudes about 2.1m beyond the rear elevation of 'Always', but the existing fence and climbing shrubs will largely obscure this. It does not extend beyond a 45 degree line of sight drawn from the corner of the neighbour. It is also north of the neighbour, so no loss of light or aspect will occur.

Access

The house is currently served by a shared access with 'Speedwell' to the north, and has a parking area for 3 cars to the south alongside 'Always'. The proposal will add a garage suitable for use by a modern (large) car, being 5.6m deep x 4.3m wide. There will still be space for 3 cars on the remi=aining drive.



front elevation



'Always' to the south, from the rear garden



west - facing the access drive

south - facing the side of 'Always'

north - facing the side of 'Speedwell'

Gravesham 'Draft Householder Extensions/Alterations Design Guide' August 2020

Rear Extensions

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep)
- Width: Generally, extensions should not be of greater width than the original building
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties

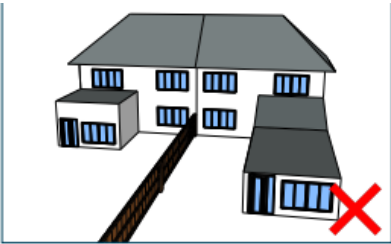
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Two Storey Side

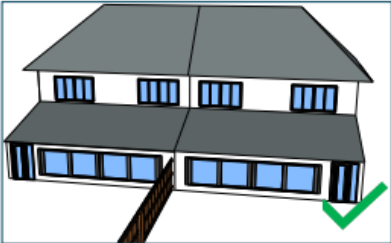
10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- Footprint: Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- Width: Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- Design: Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- Materials: Matching external materials and window / door frames should be used.
- Overlooking: Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

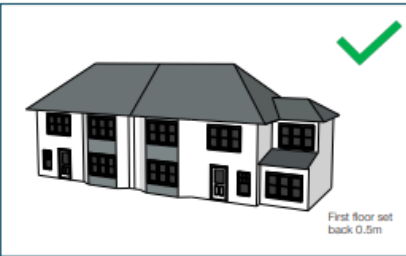
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Examples of inappropriate scale



Appropriate scale and roof design ensures both extensions work together whilst maintaining generous garden space.



First floor set back 0.5m



Two storey side extensions should be subordinate in scale to the original house.



Side extensions should be set back and set in to avoid the 'terrace effect'.

CLIENT;	Wakes
PROJECT;	Tudor House, Meopham, DA13 0AQ
TITLE;	design statement
SCALE;	1-200
DATE;	Nov 2020
DRAWN;	GB
DRAWING NUMBER	20-25-07

