

Design and Access Statement

Tawahi, Telegraph Hill, Highham, Rochester ME3 7NW



Project no. 2334

Dated: 01.12.2023

Prepared by:

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93 Cotmandene Crescent
Orpington BR5 2R**

Introduction

The plot for new proposal at Tawahi, Telegraph Hill is area of approximately 1463.18.sq.m. At present the site is occupied by single dwelling family house.

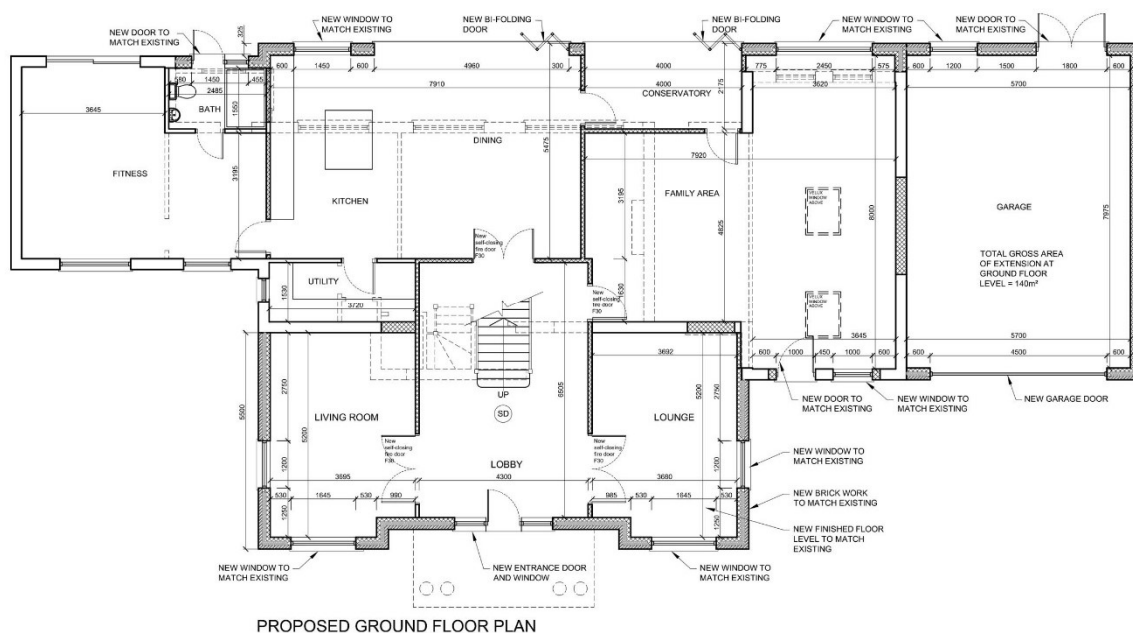
Proposal

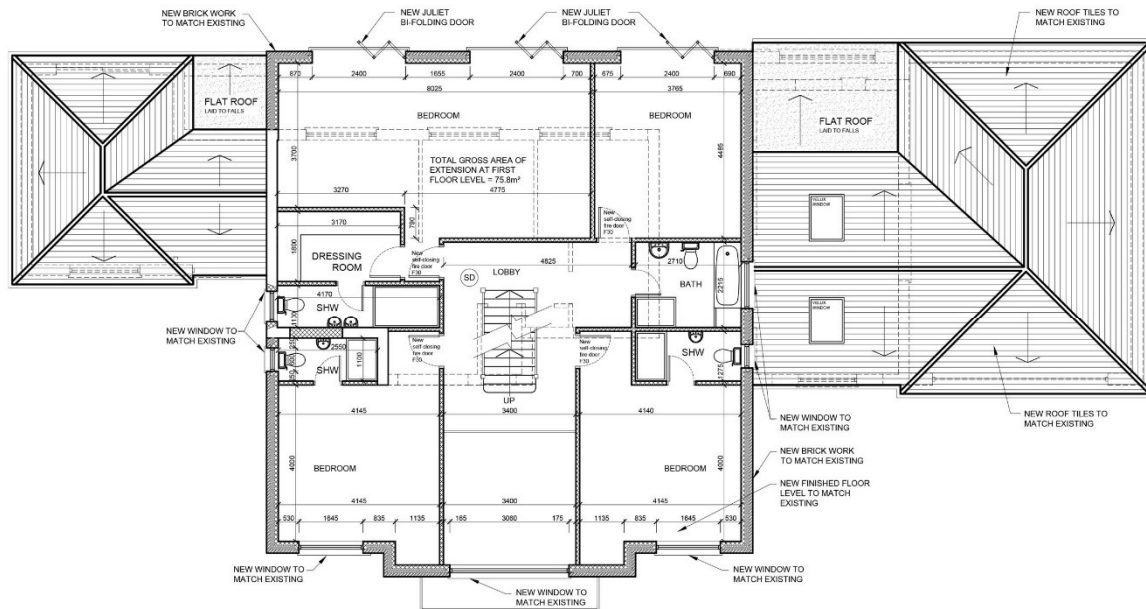
The intention of the planning application submitted is to do double storey front, rear and side extension and a loft conversion to provide a decent size dwelling for a family currently living in the property.

Layout

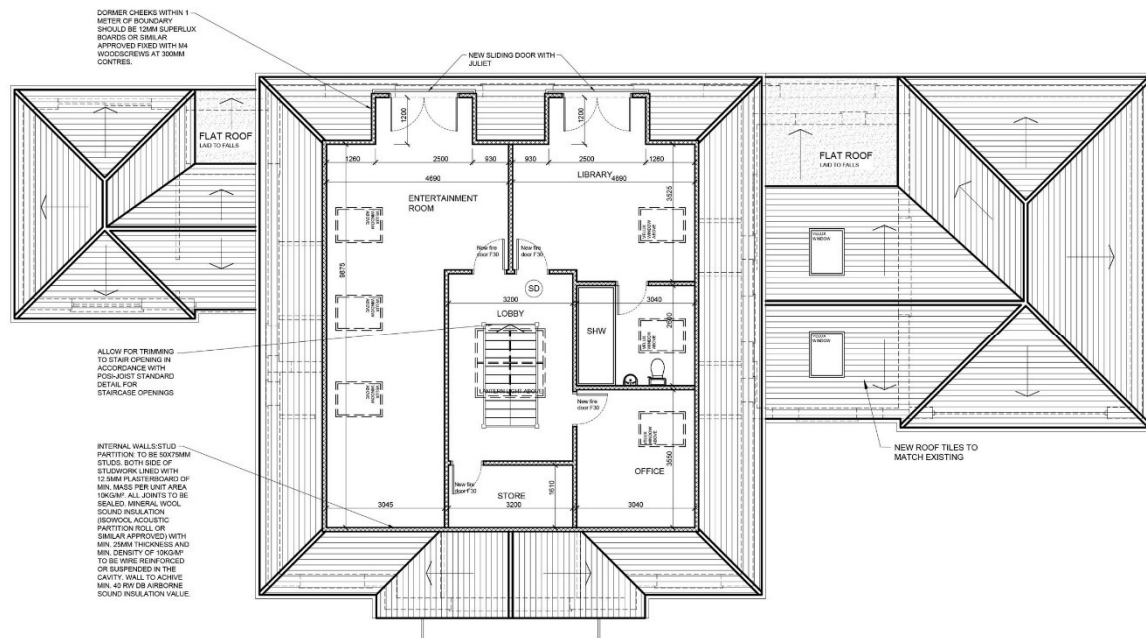
The proposed dwelling would have a lobby, lounge, living room, family area, utility, dining, kitchen, fitness, bath, conservatory and a garage at the ground floor level. On the first floor would have a lobby, 1 bedroom will have attached en-suit and dressing room, 3 bedrooms will have attached en-suit and bath. On the loft floor would have lobby, entertainment room, library will have attached en-suit, store and office.

The proposed design is simple and blends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/ recycling collection within the site. Internally, all the rooms are of reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have a clear opening of 765mm with the main entrance door having a clear opening of 835mm.





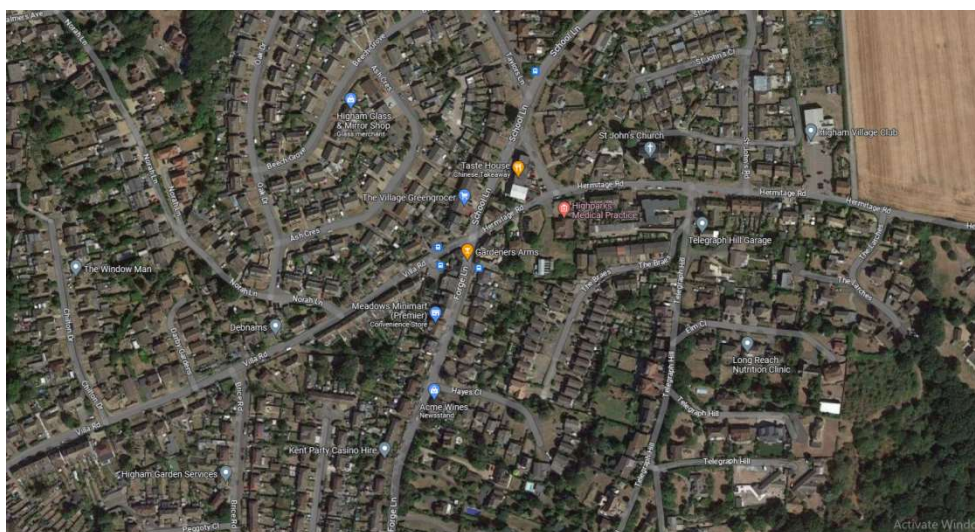
PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN



The access to public transport would seem relatively good in term of buses, which stop at villa road and the nearest bus stop is about than 10-15 minutes' walk from the property. The property is also reasonably situated for the local amenities of the surrounding area.



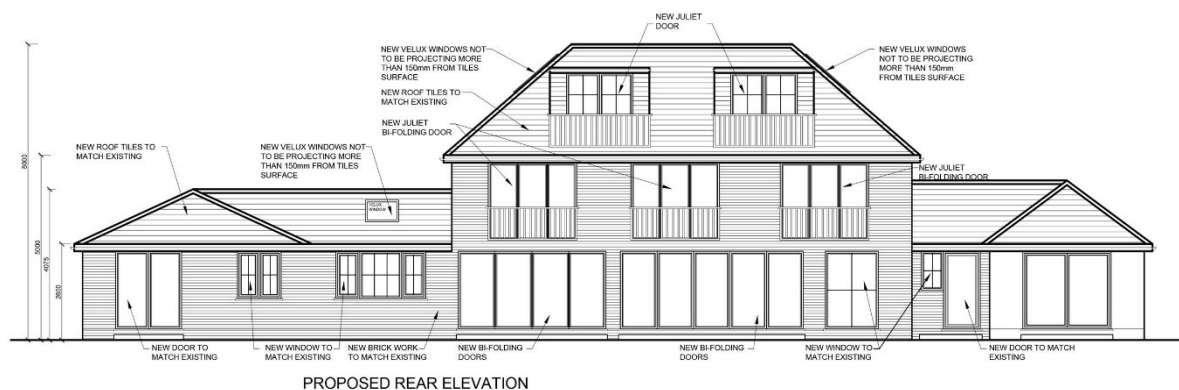
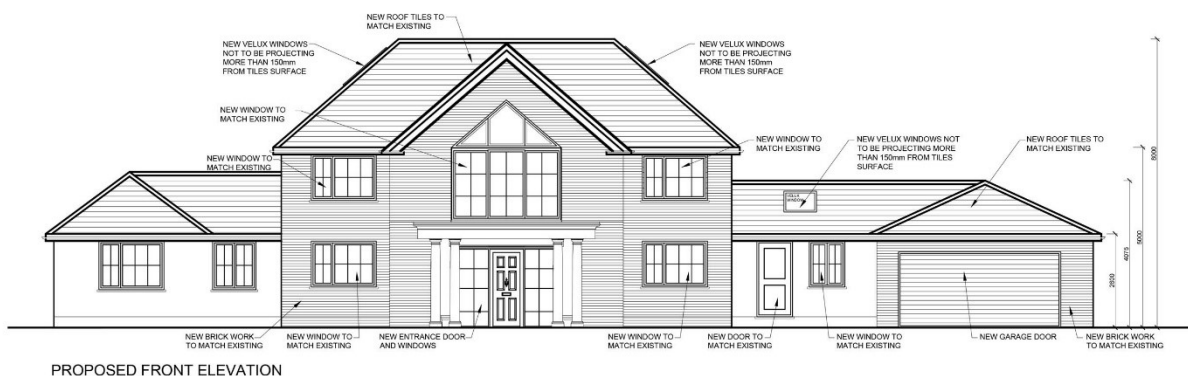
Security

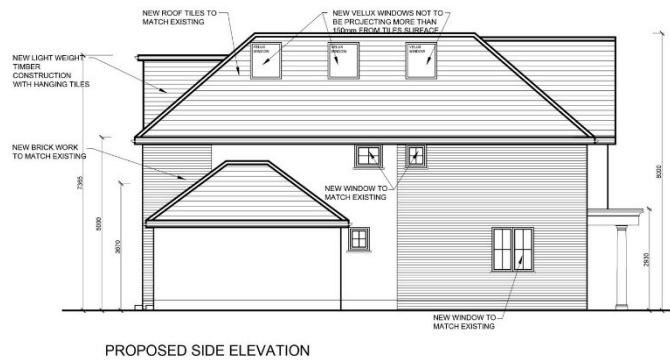
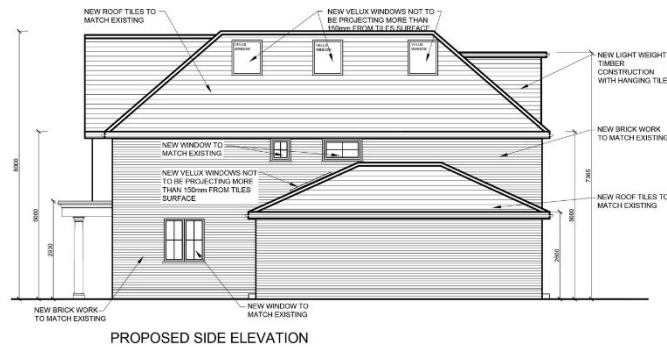
It is considered that the accommodation is very secure. Access is proposed off the existing access point. It is also proposed that the property will fully comply with the Secure by Design requirements and be provided with an intruder alarm system a digital access.

Appearance

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The addition of a floor increases the height of the existing building which is not higher than the neighbouring buildings. As a result the bulk and massing have been give close consideration and are not excessive or out of keeping for the plot surrounding buildings.

This design will be matching to the existing surrounding houses and the design is also simple in its appearance and not ostentatious or contemporary. The gutter and ridge height are similar to the existing building stock in the surrounding area. This will not disrupt the important rhythm and symmetry that characterise the classic suburban typology. The overall proposal demonstrated as well design.





Landscape

The property is provided with a space all around to the property, which will be screened with boundary fencing. This is to be the main amenity space for the proposed development. The building is also set back from the public highway with a view to providing some planting directly in front of the property. Some planting will take place to the garden; however, this will need to be mindful of the existing occupancies of the surrounding properties.

Scale

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.