

Design and Access Statement

Address

Home Acre,
Melliker Lane, Meopham,
Gravesend
DA13 0HY



Figure 1: Photograph of the front of the property

General Context

Home Acre, Melliker Lane is currently a 1950's 3-bedroom, 2 bathroom detached house situated in Gravesham Borough.

The property is positioned off Melliker Lane and has a large wraparound garden and paved private drive. The area is made up of large detached houses sitting in areas of open and sloping gardens. The closest neighbours 'The Coach House' and 'The Orchard' sit on the opposite side of Melliker Lane set very far back from the road.

The existing property has little to no heritage influenced architectural features and plays no significant role in the character of the street scape, the property is also set back from the road and hidden by the treeline. The properties down Melliker Lane are all very different and have a variety of architectural features and aesthetics between them. The property sits on a large piece of land and has greenery wrapping around all four sides.



Figure 2: Map of Melliker Lane

Proposal

The proposal comprises of adding a two storey front extension to provide a new porch, a garage conversion and a first floor side extension which will sit above the existing garage of the property. The proposal also includes interior alterations which will open up the ground floor in order to create a more open plan, multifunctional family friendly space.

The garage conversion will create a large living area for the family and utilizes large Bi-folding doors to maximize the amount of natural light entering the room. By opening up the remaining space on the ground floor we have created an open kitchen/ diner with floor to ceiling windows which will bring in huge amounts of natural light, creating a spacious and airy environment to live in as well as incorporating the beautiful views to the landscaped garden on the west side of the property. The first floor extension above the garage will create a symmetrical elevation to the house and creates a master suite and large family bathroom on the first floor.

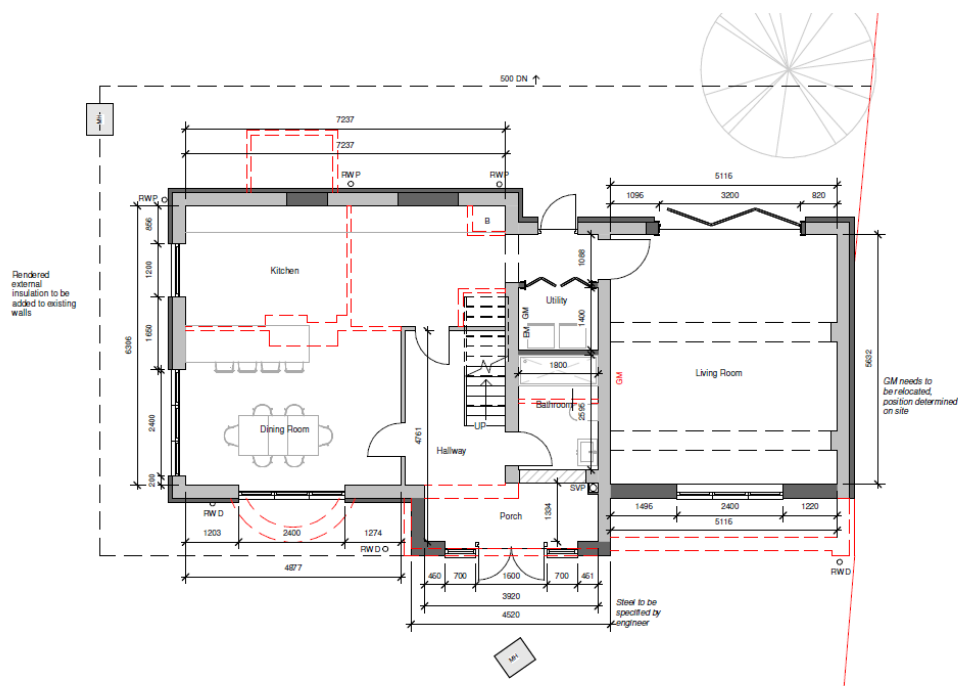


Figure 3: Ground floor plan

The existing property is currently in bad state and is need of major modernization. The windows have a range of problems including some that are cracked, all windows will be replaced with modern style black aluminum framed alternatives in order to create a safe and comfortable home for the family and their young children. The current outdated porch is to be demolished and replaced with a two storey front entrance way. This will allow for a more functional porch for the family and will also include a large apex window on the first floor bringing a modern architectural feature to the property.

The existing property walls are in need of upgrading so they will be externally insulated and fully rendered with white render, again creating a fresh and modern feel to the site while also increasing the houses' thermal and energy efficiency. This will tie into other properties on Melliker lane, 'Fairlight', 'Yeoman House' and others that all feature white render to the front of the properties.

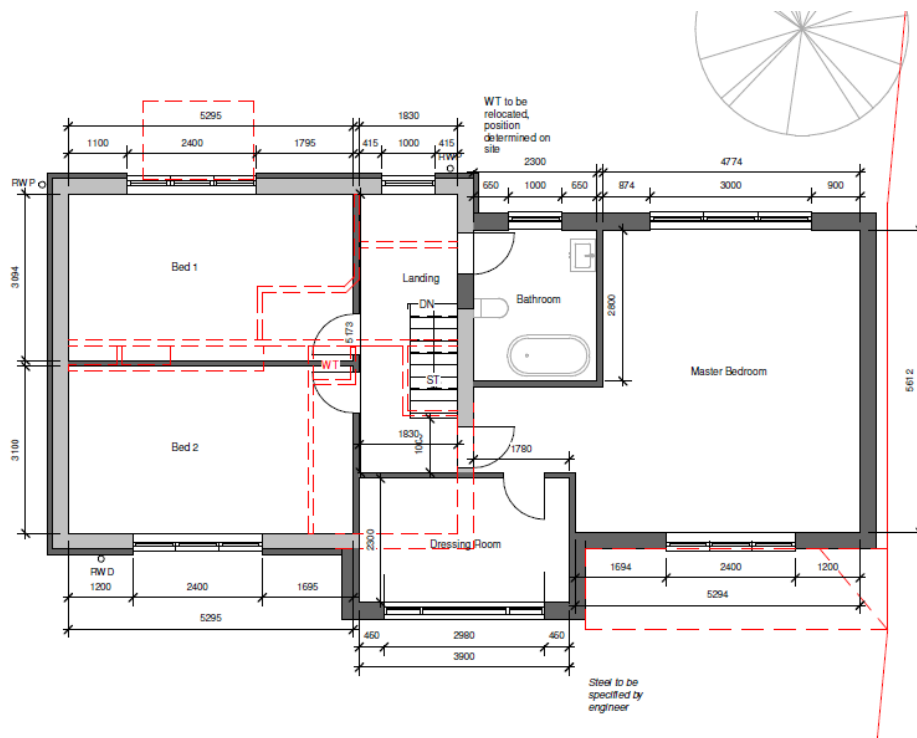


Figure 4: First floor plan

Amount

The ground floor GIA of the property will increase by 28.81 m².

The first floor GIA of the property will increase by 44.88 m².

Scale

The scale of the house will be altered, however the design of the symmetrical front elevation with the double storey apex feature porch and matching windows has more architectural merit than an extension designed to look like an addition to the property. The development sits in the existing footprint of the house and does not encroach any green spaces on site.

Appearance

The appearance to the property will take a modern change with the addition of the external insulation and white render. Although this is different to the current appearance of the house it will not stand out in terms of Melliker Lanes street-scape, as referenced to earlier in the statement.

Front elevation

1 : 100

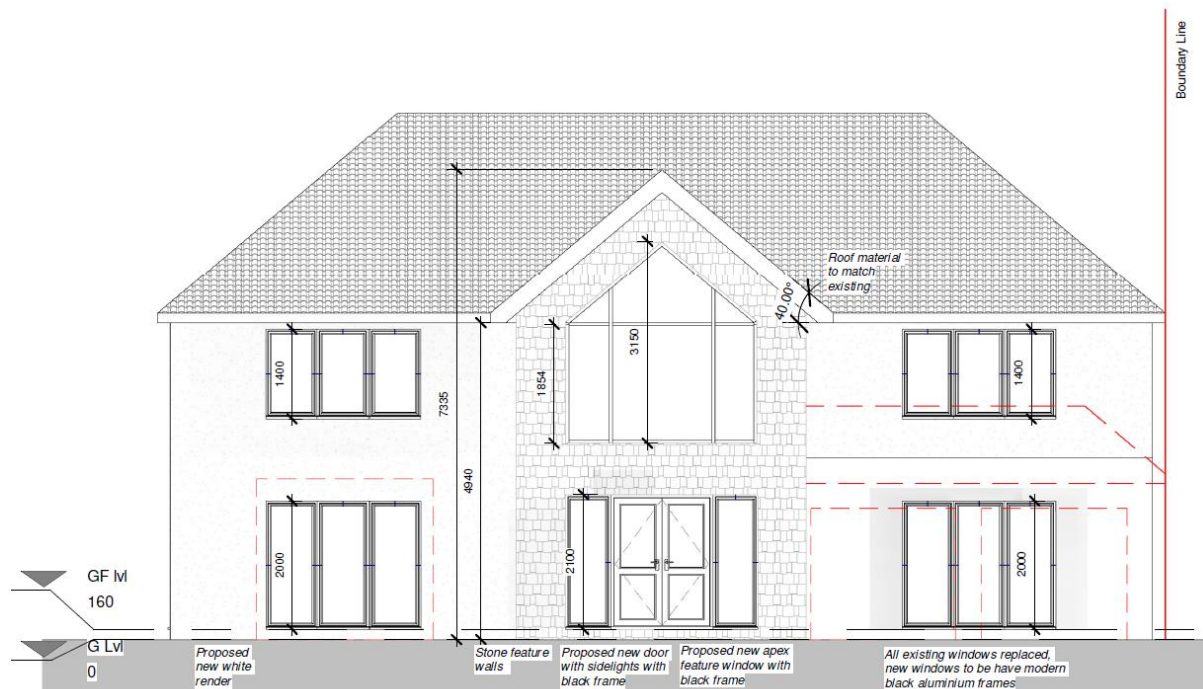


Figure 5: Front Elevation View

The existing garage extension was not constructed out of a matching brick and very much presented as an obvious addition to the existing property. Furthermore, the existing roof to the garage was not the same style as the main property and was also a different material, making the two roofs contrast aesthetically. By removing this and creating a symmetrical property the roof will now be coherent and the design much more functional and modern. The roof pitch has been matched with the existing in order for the addition to tie through and match the existing style.

The front elevation is to undergo modern changes with the replacement of all fenestration, this is an important alteration as the existing windows are not in good enough condition to serve the family home. Proposed black aluminum frames will contrast the white render and will provide a modern upgrade from the existing white uPVC windows.

The neighboring property 'The Orchard' is a great example of large modern development in the area and provides evidence that existing properties can be transformed successfully into refreshed modern family homes.

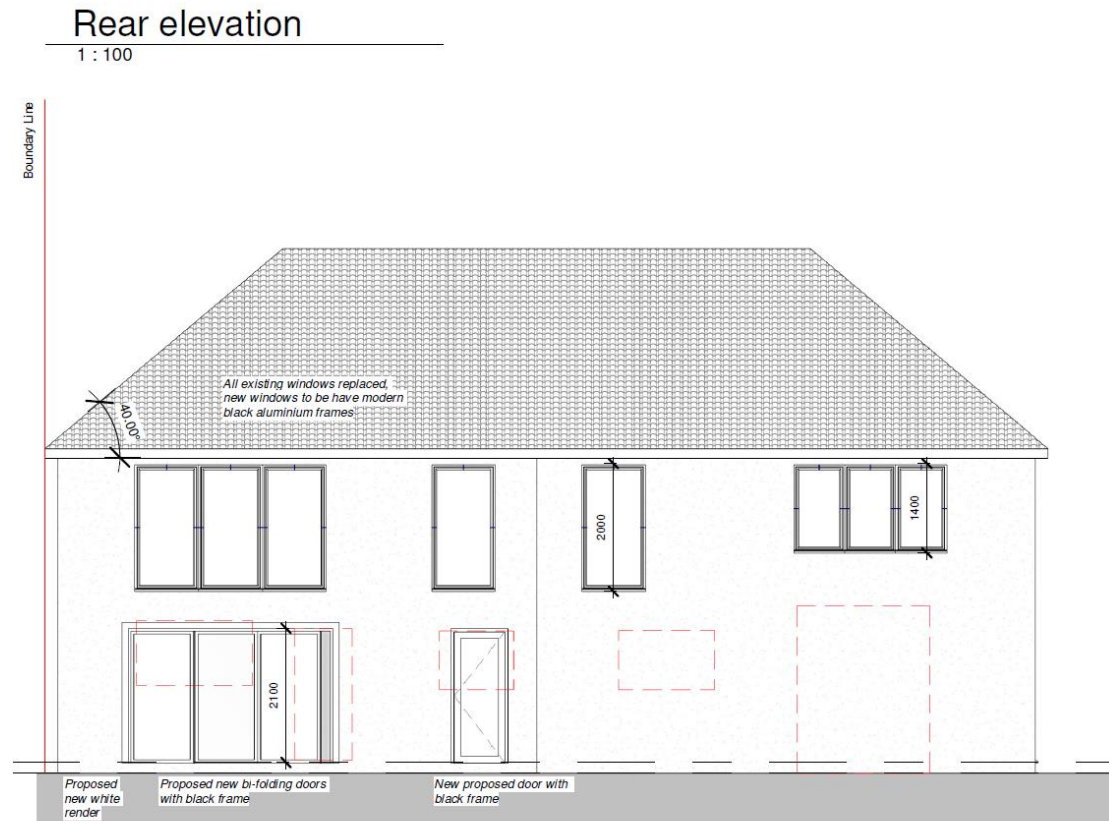


Figure 6: Rear Elevation View

Use

The residential use of the building will not be altered.

Access

The vehicular and pedestrian access to the dwelling will remain as existing via the front driveway. The changes to the front elevation will not remove any space from the driveway as the proposed porch sits in the footprint of the existing structure.