

DESIGN AND ACCESS STATEMENT**FLAT 5 BRETANEBY, HIGH STREET SEAL, SEVENOAKS TN15 0AJ**

This document should be read in conjunction with drawings and views submitted as part of application SE/07/00313/LBCALT, on the 31st January 2007, proposing the addition of a conservatory.

1. Response to historic context and design intent

The existing building, a ground level flat roofed brick cottage, attached to adjacent properties, is part of 5 flats comprising the Bretaneby complex. Flat 5 is Grade II listed, as is most of the Bretaneby complex. Bretaneby lies in the heart of Seal Village with its notable historical buildings, and the street façade of Flat 5 contributes to the overall character of this Kentish village. It is thought that the building dates back to about 1900, with the lower part from an earlier period (date unknown). Notable architectural features on the street and garden facades are the traditional red clay brick, white painted sash windows and stone cornice & coping details.



Street façade within village context
(Extent of Flat 5 Bretaneby marked with red lines)



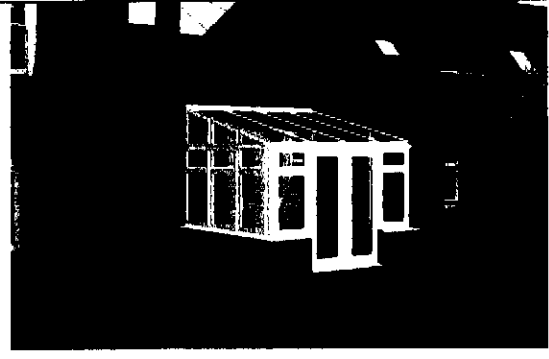
Street façade of Flat 5 Bretaneby – no change is proposed to this facade

The existing flat has been sensitively upgraded - within the original shell - during the last year, the subject of previous planning consent. The building is now in good repair externally, and has modernised services and new or restored finishes and fittings internally where appropriate. However, due to the limited dimensions of the existing building resulting in a very small living space, the flat would benefit significantly from any additional living space. An appropriate addition would enhance what is essentially a very charming cottage, and positively contribute to its listed status.

To this end it is proposed that a conservatory be added to the garden side of the flat. The garden is fully walled and fenced creating a private space. The garden space is not visible to the public and is accessed via private driveway and parking area to the rear of the Bretaneby complex.



Garden facade as existing



Garden facade with proposed conservatory

An initial meeting with the conservation officer concerned was held recently. It was deemed that a sensitively scaled, timber framed glazed structure may be an acceptable response. The original garden facade would still be visible through the glazed conservatory, and thus the new addition would not be trying to imitate the original or mask original features. Rather that it would respect the original building in scale and material, but would be clearly new. Light into the current living space would not be compromised, and the additional living space would make the original building more usable within modern space standards.

Further details follow in the next section.

2. Layout, scale and appearance

The proposed conservatory will lead straight out of the present living area, occupying part of what is currently the patio. It is proposed that the patio be reinstated in front of the conservatory. The conservatory will abut the existing lower brick structure on one side, with framed glass walls on brick dwarf walls forming the rest of the conservatory. The existing door / window assembly from the living room will remain or possibly be replaced by a sliding folding equivalent. Double doors will open from the conservatory onto the patio and garden.

The conservatory will be traditional in design, with a single pitch roof sloping down from the original brick façade toward the garden. The height of the conservatory roof will respect the height of the original lower brick extension to which it abuts on one side. In addition, the neighbour's bay window is of a similar height. Scale in plan will be kept small, as advised by the conservation officer, in order to reduce the impact of the new structure on the existing building. Proposed internal dimensions are 2.75m in width (to clear the existing doorway) and 2.5m in depth. Proposed maximum height is 2.92m.

The conservatory will be constructed on a brick dwarf wall, with bricks colour matched to the existing. The frame will be white painted hardwood to match existing woodwork. Walls and roof will be glazed. All materials and workmanship will be compliant with current building regulations. Fanlights to glazed wall panels will have Georgian style window bars centrally positioned. Double doors will be fully glazed. Rainwater drainage gutters & pipe work will be white powder coated aluminium. Internal finishes will be painted wood and painted plaster with a wood floor to match existing.

Apart from the reconfigured brick patio, there is no further change proposed to existing landscaping.

3. Access

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The new conservatory will be set out to match the existing internal floor level, which is about 100mm above external ground level. The reconfigured patio will be laid to fall from the conservatory doorway, to allow wheelchair access into the conservatory from the parking area & garden entrance through the 1.5m wide double doors. The existing doorway into the living area is currently 1.2m wide and this will be maintained as a minimum. The existing flat is mainly on one level, including the living / kitchen / dining space and the street entrance, one bedroom and ensuite shower room. There is another bedroom at a lower level (4 steps down), in what is believed to be the oldest part of the building.

Should there be any queries relating to this information, please contact Jacqueline Bignell – 01732 760215.

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