

DESIGN AND ACCESS STATEMENT - 1076

PROPOSED: DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT SIDE EXTENSION  
LOCATION: 99 NORMAN ROAD, WEST MALLING, KENT ME19 6RN

**Introduction**

This is a supporting Design and Access Statement to accompany a Householder Planning Application for the alterations of the residential property of 99 Norman Road, West Malling, Kent ME19 6RN. The existing South facing conservatory tends to overheat in the summer and is cold during winter, and as such the applicants rarely have a chance to use it. The proposal would allow the applicants to expand the kitchen area to include a breakfast/ snug area and to fully enjoy their garden.

**Access**

The property is accessed from Norman Road via the existing drive/ parking which serves the existing garage. The proposal will not cause any changes to the access of the surrounding properties. Highways and public access to the property will not change, or affect the surrounding buildings.

**Proposed Use**

The proposed alterations will offer an improved environment, providing spaces that better suit the family members' needs. The family will benefit from an open plan Kitchen/ Breakfast/ Snug area providing flexible living space and beautiful views to the garden, complete with a covered patio/ outdoor eating/ lounge area.

**Amount**

The property is currently a four-bedroom, two-storey with basement, semi-detached house. The existing footprint is approximately 141m<sup>2</sup>. The existing conservatory with a footprint of approximately 18.1m<sup>2</sup> will be removed to make room for a single storey extension with a footprint of approximately 21.4m<sup>2</sup>. Existing conservatory volume approximately 56.6m<sup>3</sup>. Proposed extension volume 80.9m<sup>3</sup>.

**Layout**

The proposed development has no effect to the surrounding routes of the site or public realm. The extension is to be built with minimal impact to the surrounding areas. No public spaces are to be affected. The proposed extension will be mostly built on the footprint of the existing conservatory. By virtue of its appropriate design and size, the proposed extension is in scale with the house and surroundings, and does not dominate the house visually; neither does it detract from its character or setting. The proposed works will not result in any loss of important vegetation and landscaping features.

### **Scale**

The proposed volume will have a flat roof. The proposed height will be lower than the existing roof ridges. The size and scale of the proposal are considered to reflect the overall character and appearance of the existing house whilst being mindful of the site's surroundings. The extension sits in harmony with the plot, is subservient to the main house and does not dominate the house visually.

### **Appearance**

The existing property is a four-bedroom, two-storey with basement, semi-detached house, finished in red brickwork with a slate roof. The existing uPVC conservatory will be removed and the replacement extension will have a flat roof, and will be finished externally in red brickwork, to match the house. The proposed windows/ doors will be aluminium framed, double glazed. The large sliding doors and the long, feature rooflight will ensure that all spaces receive ample natural lighting and ventilation.

### **Conclusion**

In conclusion, the proposal will have minimal impact on the principal property, the site and the neighbouring properties, and will greatly enhance the living accommodation at 99 Norman Road.