

# DESIGN & ACCESS STATEMENT

CLEVE, FIVE OAK GREEN,  
TONBRIDGE KENT. TN12 6TJ



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**Cranmill Designs (Sussex) Ltd.**

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# 1.0 Introduction

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## 1.1 Description & Location

### DESCRIPTION OF EXISTING DWELLING:

Cleve is an end of terrace property privately owned by the current occupant. It is set back from the main highway five Oak Green Road B2017 behind established hedgerow. The row of terraces have no direct access to the B2017 and are part of housing development off Tolhurst Road and Pemble Close. There is, however, pedestrian access to the B2017 and community pathways and ample parking (on road) towards the end of Pemble Close which forms a “dead end”. There is also garaging adjacent to this site.

The property is a brick built, 2 storey building with 1 reception room and 3 bedrooms under a red tiled roof. Windows and doors are double glazed Upvc units to both floor levels. The main entrance is located on the flank wall of the property and forms a porch under a pitched tiled roof.

Cleve has a substantial area of front, side and rear garden with concrete path leading from a communal path serving other properties within the terrace. The private pathway extends to the entire length of the premises including the rear garden which is bounded by a 2m high close boarded fence.

The rear garden is mainly laid to lawn with a small, paved patio extending to the full width of the property at the rear. The garden area to the side of the property is laid to lawn and bounded by a substantial Red robin hedgerow.



Figure 2: View from garden of entrance porch

The proposal is to increase the ground floor accommodation by incorporating a ground floor extension to the rear of the property to accommodate a larger kitchen area and dining. All materials to be used would match that of the existing building and the reuse of the existing patio doors and kitchen window.

It is proposed to construct a pitched roof over the proposed extension flattened at the ridge to match the design of the existing porch entrance. It is also proposed to incorporate a roof light in the flattened roof section to enable additional light into the ground floor accommodation. An additional window matching the size and style of the porch windows is proposed for the side flank wall providing further light into the kitchen area.

All glazed doors and windows are situated to maintain privacy to neighbouring properties.

Externally it is proposed to install a 1.8m close boarded fence to the perimeter of the private garden as indicated on the block plan. This is to formalise a larger “usable” garden area which will afford additional privacy and security to the occupants.

## 1.2 STYLE

Cleve is one of a number of terraced properties in this estate and has not benefitted from any extensions or conversions unlike most of the neighbouring properties. The terraces are well spaced out and designed to afford a high degree of privacy.

Figure 2: Site Aerial, site circled in RED (Images by google earth)



## 1.3 Building Size

Existing ground floor accommodation	=	48.8 m <sup>2</sup>
Existing first floor accommodation	=	45.4 m <sup>2</sup>
<b>Total floor area existing</b>	<b>=</b>	<b>95.2 m<sup>2</sup></b>
<b>Demolition</b>	<b>=</b>	<b>0 m<sup>2</sup></b>
<b>Proposed ground level extension</b>	<b>=</b>	<b>17.3 m<sup>2</sup></b>

## 1.4 Gardens & Landscaping



Figure 3 & 4: Photographs of boundaries front and rear

## 2.0 Site Assessment

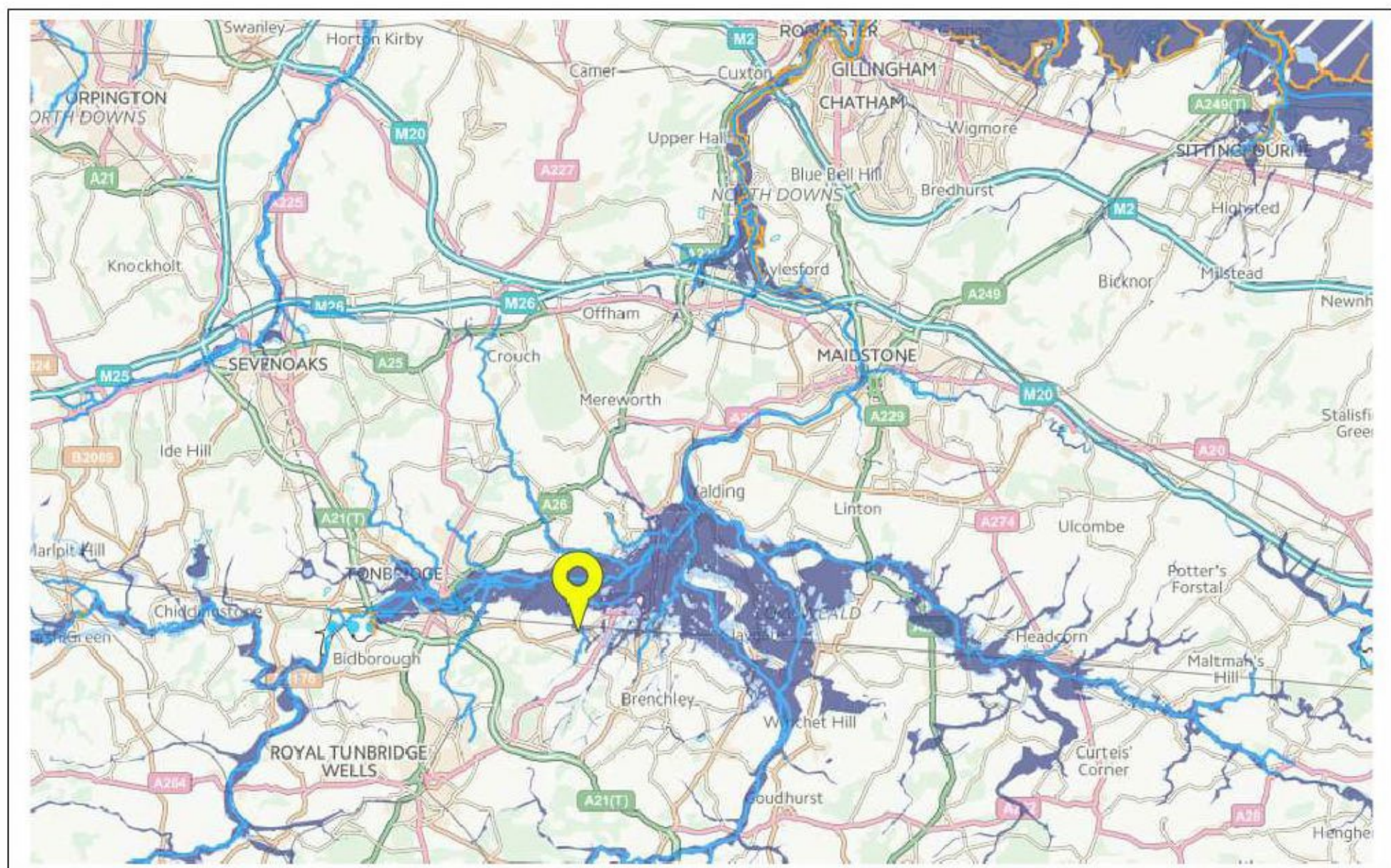
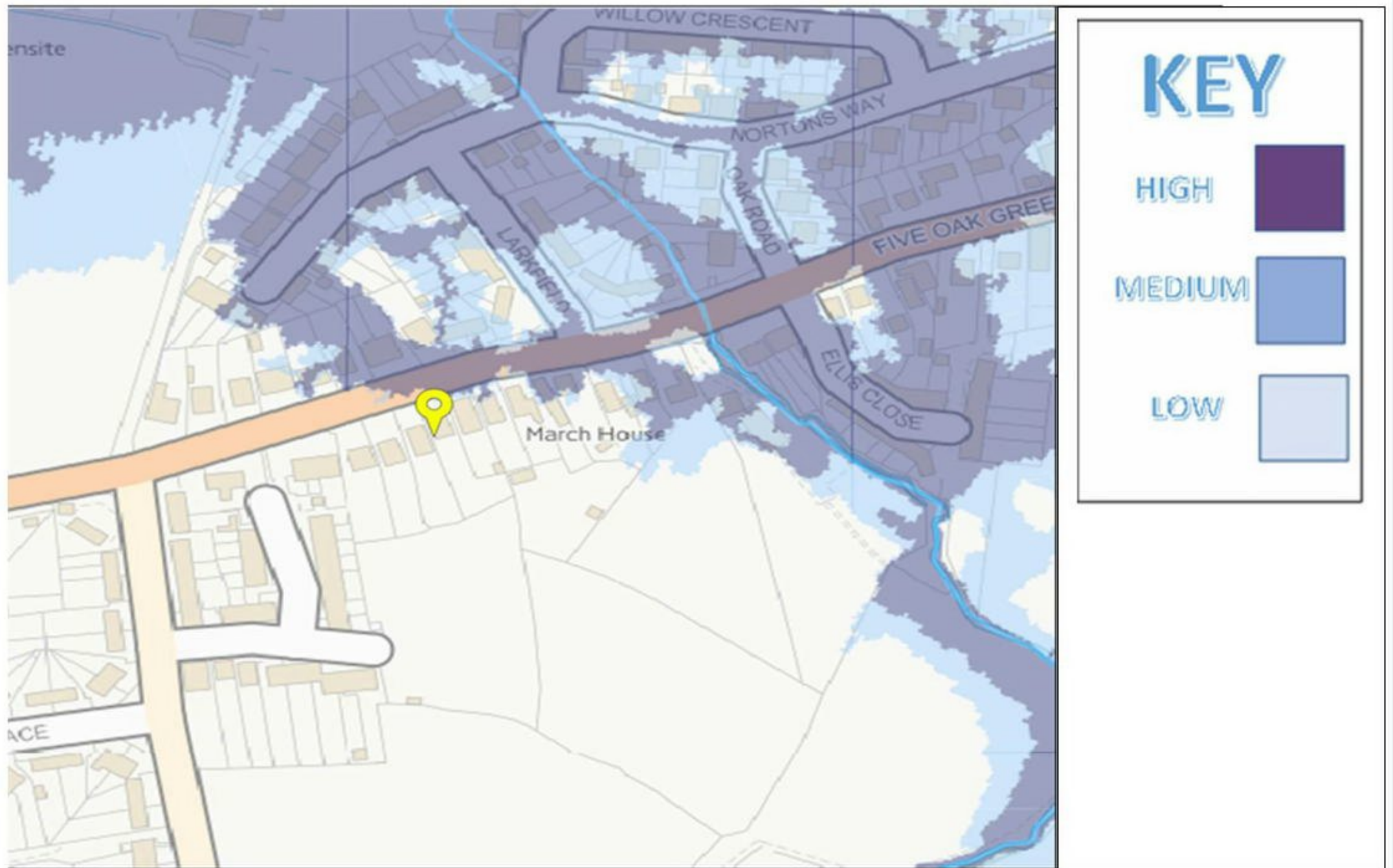
The property is accessed from Pemble Close from communal pavement. There is also ample on street parking.



Figure 5 & 6: Photographs of parking area

## 2.2 Flood Risk Map

Figure 7: Extent of flooding from River and Sea COURTESY OF [Environment Agency](#)



## 3.0 Surrounding Properties

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A substantial number of properties in the near vicinity have added conservatories and single storey extensions to their properties. There are also a few properties which have incorporated roof lights and roof conversions.

In general, there has been a limitation on height, restricting these extensions to a single storey only.

Cleve has far greater private garden area than most of the neighbouring properties

## 4.0 Sustainability

### **Energy conservation & reduction in CO<sup>2</sup> emissions:**

The construction will comprise of high-quality materials, airtightness and insulation capable of achieving the best current standards.

### **Use of materials:**

Modern methods of construction are to be considered to include the best currently available standards. In all cases traceable materials are to be specified wherever possible from renewable sources.

### **Waste Management:**

The contractor will be required to confirm 'best practice' waste management, including recycling all recyclable waste materials and packaging, during the construction phase.

### **Pollution Control:**

Usual practices will be recognised.

### **Health and Well Being:**

The designed has good natural daylight and the possibility of natural ventilation. [REDACTED]

### **Management:**

Apart from the now recognised management systems required of contractors during the construction phase (method statements, considerate constructors, etc.) importance will be placed on minimising any inconvenience to neighbouring properties.

## 5.0 Design Consideration

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The proposed ground level extension has been designed to mirror the appearance of the existing rear and side elevations. The scale of the proposed extension is within the limits of permitted development; however, the owners wish to add an additional window to the flank wall and include the reconfiguration of the boundary fence within a household planning application.

The owner also prefers to include a pitched roof to conform with the style of the main building and porch entrance.

Neighbouring properties have extended their properties in a similar manor and scale others have added conservatories, however, it is considered that by including a pitched roof rather than flat the design is more sympathetic than that of many of the nearby examples.

Cleve also has a substantially larger site area than most of the neighbouring properties with similar size additions to their properties.

Materials selection will match existing. Salvaged materials will be used where possible and the rear double doors and kitchen window are to be relocated in the new wall to the rear elevation. The new side window will be manufactured to the same size and specification of the existing porch windows.

There will be no impact on the environment as the footprint of the extension matches the existing paved terrace in the rear garden.

The proposed extension has no effect on Cleve's immediate neighbours' property by virtue of a similar build line to the neighbouring properties ground floor extension. There will be no loss of light to the neighbouring property created by the proposed extension.

The modest 3m projection from the rear of Cleve's existing rear elevation will have negligible impact on views from the more remote neighbouring block and public path bisecting the properties.

## 6.0 Application Submission & Conclusions

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The owners of Cleve are making this application to extend the living accommodation and to improve the floor layout operationally facilitating a larger kitchen area.

The scale of the proposed rear extension is consistent with the additional single storey extensions to the neighbouring properties. The external visual appearance is in character with the existing elevations and scale is proportionate to the site area. There will also be no reduction of natural daylight to the neighbouring property or loss of privacy.

In conclusion, this is a property that will greatly benefit from the additional internal space created by the proposed extension and be an asset to the community. This will be achieved without detriment to the environment and without being incongruous with neighbouring properties.

*Consultation with neighbours has taken place. They have confirmed that they have no adverse comments to the proposal. Ongoing communication is being sought with neighbours with favourable feedback to date.*