

**DESIGN AND ACCESS
STATEMENT**

**PROPOSED NEW DWELLING AND REPLACEMENT GARAGES
WITHIN GROUNDS OF
SHOREHAM HOUSE
STATION ROAD
SHOREHAM
KENT
TN14 7RY**

**For
MR K MIDGLEY**



APRIL 2021

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INTRODUCTION

This Design and Access statement has been prepared in support of a planning application for a new dwelling and replacement garages within the grounds of Shoreham House, Station Road, Shoreham, Kent TN14 7RY for Mr K Midgley

The application will seek permission for a new dwelling which is to be located to the eastern side of the Shoreham House together with the demolition of the existing garage block and replaced with two garage buildings for use of the Shoreham House and a further double garage to serve the new dwelling.

SITE DESCRIPTION

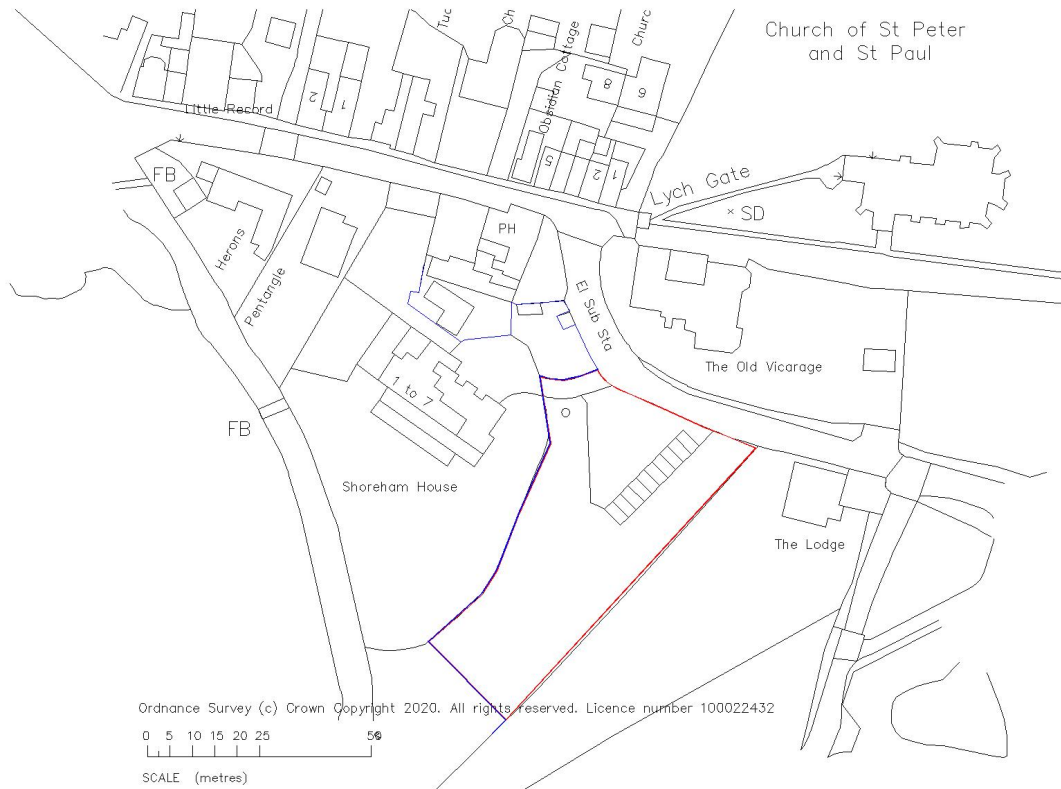


Image 1 Existing Site Location Plan

The application site consists of land belonging to Shoreham House, a large detached property set within substantial grounds on the southern side of Station Road and located to the south eastern edge of Shoreham Village.

The property has extensive mature gardens and has an area in excess of 0.66 hectares.

The lane is mostly obscured from Station Road by virtue of a substantial brick wall and high fence which runs for the length of the frontage of the site. This frontage is over 57.0 metres in length.

The access to the site is through an opening in this wall towards the western side where the road bends to the north from the east.

The land drops gradually from the road with the drive bisecting to serve the existing garage block to the south east and main Shoreham House to the west.

The main house is located to the western side of the site and located behind a new property to the north which formed part of the original plot. There are limited views of the house from the road.

The land falls away to the rear and south of the house down to the River Darent.

The actual application site consists of a section of the garden which is located behind and to the east of the existing garage block which runs north to south and the eastern boundary. The land has not been tendered for a long time and is clearly not part of the main landscaped garden of Shoreham House and is overgrown with mixed shrubs and spindly trees.

The land in this part of the site also slopes down to the south.

SITE ANALYSIS

The site is an established residential property located close to other residential plots on the edge of Shoreham Village. The village is a designated conservation area, located within the Kent Downs Area of Outstanding Natural Beauty and within designated Green Belt. There are a number of listed buildings nearby including The Old Vicarage to the north. A formal Heritage Assessment will be undertaken by PowerHaus Consultancy with an application submission.

It is by far the largest plot in the immediate location. It is towards the periphery of the village and the density increases to the north with a variety of dwelling and plot sizes, creating a chaotic pattern of development which has naturally occurred through the evolution of the development of the Village over the passage of time. This is a feature and character of the village representing its evolution over the centuries.

The existing house is a large detached property which has been subdivided into seven flats over two floors and within the roof. Close to the application site is a line of prefabricated flat roofed lock up garages which greatly detract from the character and setting of the main house.

To the north of the house is a group of buildings including two new houses which have infilled gaps between older properties. Just to the north of an outbuilding is a Public House, Ye Olde George Inn. Immediately to the north of where the proposed house is to be located and to the opposite side of the road, is another large house, The Old Vicarage, adjacent to the Church of St Peter and St Paul. This dwelling is also partly hidden by view from the road.

There is a substantial tree and shrub screen to each side of the road which affords limited views into the properties along this part of the road.

There is a detached house, The Lodge, to the east of the site which is positioned over 12 metres away from the common boundary with the site. This house is within a substantial plot with mature garden. Its main orientation is to the north and south and not towards the application site.

To the south of the site is open land including the remaining garden area of Shoreham House which will not form part of the proposed new house curtilage.

To the west of the application site is the Shoreham House itself and the main mature garden which will provide an established landscape setting for the proposed new dwelling.

There is scope to utilise the application site, which is a separate neglected area within the overall property, to construct a new dwelling which will not affect the amenities of any of the adjoining properties.

There is the scope to demolish the garage block and design new garages in a way which will be more sensitively designed to enhance the setting of Shoreham House.

USE

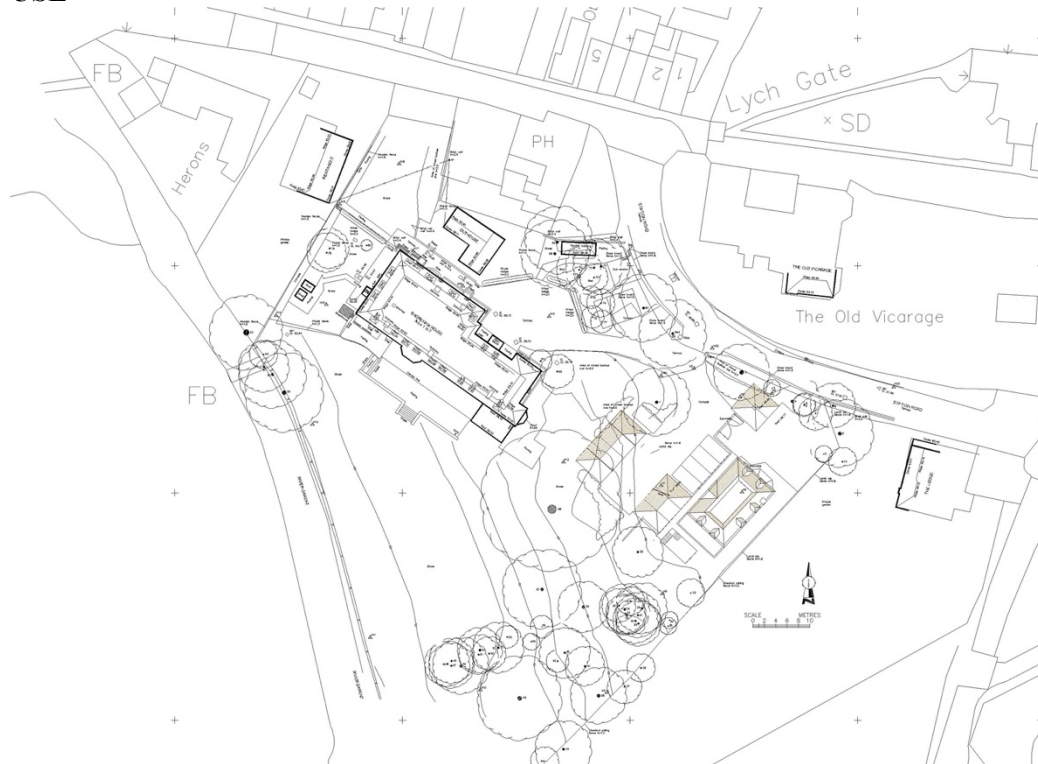


Image 2 Proposed Site Plan

The site is currently occupied by Shoreham House which is divided into 7no. flats with associated parking and garages.

The site is in an established residential area.

The site is exceptionally large, and the introduction of a new dwelling will not impact on the perceived density within the road. The density of the plot will be significantly less than the surrounding built environment.

AMOUNT.

Shoreham House has an approximate gross floor area of 1060 sqm. This is spread across three floors with the upper floor within the roof space. It has a ground floor coverage of 399 sqm.

The proposed house is much smaller with a gross internal floor area of 459.88 sqm. This includes a basement. Excluding the basement, the gross internal floor area is 326.87 sqm spread over three floors with the upper floor within the roof space. The ground floor coverage is 148.40 sqm.

The existing garages are to be replaced by two blocks of garages adjacent to the proposed house. These will be for the use of the existing residents of Shoreham House. There will be a double garage for the new house located to the front of the site.

LAYOUT



Image 3 Proposed Plans

The proposed house is to be located to the front of the site close to the eastern boundary. The distance to the road will be on average over 15.0 metres as the road curves to the north across the proposed plot frontage.

The new double garage for the house is situated to the west of the house and closer to the road to create an enclosed courtyard in front of the house.

The replacement garages are located to the west of the new house with one block forming its western boundary close to the flank wall.

The other block will be located in parallel and to the west creating a further courtyard area. There are a further 5 car parking spaces close to the garages.

The new arrangement of garages and parking rationalises the current haphazard parking arrangements.

The orientation of the existing house is to the front and rear of the site with limited aspect to each side.

The new house also has the same orientation with the main rooms facing north and to the south. There are only en-suite bathroom windows which face out towards the side boundary to the east. The windows serving the en suites will have obscured glazing.

There is a feature landing window within the western flank wall of the house overlooking the car park.

The proposed house will have a part basement which opens out into a sunken well at the rear of the house, exploiting the slope in the ground which falls away to the south. The basement will include a Gym and Cinema Room.

The ground floor has a lounge at the front and open plan kitchen dining to the rear opening out onto a balcony over the basement well.

The first floor consists of a master bedroom suite with bathroom and dressing area.

There will be a further two bedrooms within the roof space, each with en suite bathrooms.

The house has been designed specifically for the requirements of the applicant who intends to live in the house, moving from one of the flats in the Shoreham House.

SCALE



Image 4 Site Cross Section

The proposed house will appear as a two-storey house with accommodation within the roof.

The house is over 20.0 metres from The Lodge, the neighbouring property to the east of the site, and over 35.0 metres from Shoreham House. The house will therefore not unduly impact on these and appears as a stand-alone property.

The height of the house will be 9.08 metres to the main ridge. Shoreham House varies in height from 8.2 metres to 9.50 metres.

The illustration above demonstrates the transition in heights of the existing adjacent dwellings and the proposed new house. It will be higher than Shoreham House due to the elevated ground but below the height of The Lodge.

The design, layout and scale of the house considers the adjoining properties and the proposed house will not unduly impact on the adjoining properties.

PART M COMPLIANCE

The proposed house will be fully compliant to Part M4 (2) of the Building Regulations approved documents.

The main features to be incorporated will be the following.

- a) Level threshold and entrance outside of front door min 900x600mm. Front entrance door with clear opening width of 850mm
- b) Internal corridors min 1100mm.
- c) Internal doors min clear opening of 838mm.
- d) Stairs min 900mm wide.
- e) Min 1200mm space in front of kitchen units.
- f) Cloakroom and bathrooms to allow for clear access around sanitaryware installations in accordance with diagrams 2.5-2.6-2.7 of the approved document.

- g) Min of 750mm space around beds
- h) Electric sockets and switches to be located between 450mm-1200mm above floor level and minimum 300mm from an internal angle.

The above list is not definitive, but the house will be fully compliant with all the requirements of the M4(2) section of the Part M Approved Document.

LANDSCAPING

The property has a mature landscaped garden with many trees and areas of lawn and shrub beds within the back garden. The front garden consists of shrub beds set around the front drive with trees to the side and front borders. There are some specimen trees to the eastern side of Shoreham House with screen shrub planting. There are extensive lawns to the rear of Shoreham House.

The land where the proposed house is to be positioned consists of scrubby unkempt planting and a few spindly trees

The proposed house will not affect any of the specimen trees within the side and rear garden. Also, the new garage block near to the trees will be on no dig foundations and therefore will have no detrimental affect either.

APPEARANCE

A new building in a conservation area is an opportunity to enhance the area through high quality design that respects the townscape, architectural character, building forms and alignments. The proposed design has considered:

- materials, colours and textures that reflect the traditional building materials and architectural character of the conservation area;
- the scale of surrounding buildings proportional to the setting of the area;
- the form of the surrounding buildings, which is mostly a simple rectangular shape of two-storeys and (mostly) steeply pitched roofs, with the roof generally spanning a width of five to six metres;
- the typical building line of the street;
- any important views, which are limited given the site's context.



Image 5 Elevations of Shoreham House.

The above illustration shows the distinctive style of Shoreham House.

The house exhibits a distinct rhythm of fenestration with the windows having a vertical emphasis. The walls are rendered with little detailing. The roof is a traditional pitch roof which is split into two main elements, with a higher section towards the western side.

The rear elevation is more ordered than the front which is relatively plain with little detailing.

The house has a feature tower at the western end above the higher ridge.

The new house has been designed to draw on references from Shoreham House.



Image 6 Proposed Elevations

The above illustration shows the design of the proposed house.

The elevations exhibit the same ordered appearance with a simple roof form.

The house will also be rendered, and the windows will be traditional sash windows again with a vertical emphasis.

The western side elevation has additional detailing to compliment the Shoreham House. This elevation will be the main view from the main garden area and the addition of a large landing window will add character and visually link the new house to Shoreham House.

The rear of the house continues the traditional vernacular at the first floor with the ground floor extending into a glazed single storey extension linked to the basement. This dynamic juxtaposition of modern/traditional elements add greater visual interest to house. The fully glazed extension exploits the views over the garden and the land beyond.

The front of the house will be seen from the road and will blend in with the traditional vernacular of the neighbouring properties

ACCESS

The access to the site will remain unaltered.

The driveway splits after the entrance. The access to the right which extends towards Shoreham House will remain whilst the drive to the left hand side will be realigned to provide access to the new house and its garage and also to the new garage court and parking spaces.

The additional dwelling will not generate a discernible increase in vehicular movement into and out of the property.

CONCLUSION

The site has an established residential use.

The addition of a new dwelling provides the opportunity to enhance the property by removing the prefabricated garages and providing a proper setting for the existing and proposed house.

The proposed house has been designed to complement the existing Shoreham House and reflect the architectural styles and materials of this typical Kent village.

The proposed house will not unduly affect the amenities of the adjoining properties.