

Design & Access Statement

Project: Proposed extensions and alterations.
Address: Little Pett Farm, Pett Bottom Road, Bridge, Kent.

Application

Proposed extension & alterations to existing household dwelling and removal of annexe and out buildings.

Description of the Site

The site is within the Kent Downs AONB and SLA/AHLV. The property is over 250m from the Pett Bottom Road and 80m from the nearest other property. The residential curtilage is well screened and cannot be seen from any footpath or main road.

Proposed Development

The application seeks to request extensions and alterations to an existing family home.

Layout

The layouts consist of sympathetic extensions to the ground and first floor.

The layout provides an open plan area to maximise space and natural sunlight, all of which have been designed to avoid any overlooking to adjoining neighbours private spaces.

Provision has been made for parking spaces within the plot boundaries and sufficient bike storage in a secure space within the rear amenity space.

Living standards

All rooms are of adequate size with proper outlook to deliver a suitable level of accommodation

Landscaping

The site will maintain where possible the existing mature gardens and make good where necessary.

We understand that any detailed landscaping provisions can be set within a condition attached to the planning approval.

Appearance

It was our intention to be as sympathetic as possible with the proposal to ensure the design fits comfortably within the streetscape.

Traditional materials with low levels of embodied energy or recycled/recyclable properties will be used where possible and match the existing buildings finishes.

All materials and trades, where economically viable, will be found locally. The subsequent Building Regulations design will focus on sustainability and ensure minimal impact on the environment and resources.

The nature of the building in general and structural requirements will require a full building Regulations Application to be submitted and approved (to include structural engineer's calculations and details) prior to the start of any building works, to ensure the structural integrity of the building.

Access

The access to the site and dwellings will remain as existing.

Sustainability

The proposal is based around a sustainable design. We have designed the scheme to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water and other resources
- Protecting occupant health
- Reducing waste, pollution and environmental degradation.

We plan to reduce the site to as low an energy usage as possible, minimising emissions of carbon dioxide (CO₂) to the atmosphere arising from the operation of this site and its services.

All works incorporate a sustainable approach to the design through the careful integration of the proposal into the landscape.

Summary

To conclude, the proposal will enhance and improve the living conditions of the current house.

The proposal complements the surrounding buildings, allowing for positive additions to the site without detriment to the locality.

The overall improvement to the site together with the enhancement to the visual aspect from the entrance and surround views of the site, generate a significant enhancement to the site.

Luke Strange
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