

## DESIGN, ACCESS, AND HERITAGE STATEMENT

KDP ARCHITECTS

24 HOLLY BUSH LANE,

SEVENOAKS

KENT TN13 3TH

MS KATE PARTRIDGE

05/05/21

DEMOLITION OF EXISTING REAR CONSERVATORY AND SINGLE STOREY WC AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY EXTENSION, CONVERSION OF THE LOFT SPACE WITH REAR DORMER AND CONSERVATION ROOFLIGHTS.

### INTRODUCTION

This statement has been written in support of the application referred to above and with reference to the Hartslands Conservation Area Appraisal and Management Plan PLANNING GUIDANCE – 2011, which will be referred to as the HCAAMP.

### SITE AND SETTING – HARTSLANDS CONSERVATION AREA

The application site is located towards the southernmost tip of the Hartslands Conservation Area, close the boundary with the Vine Court Conservation Area. The Hartslands Conservation Area covers 5.8 hectares and includes the high-density Victorian enclave located between Hartslands Road, Quaker's Hall Lane, St John's Hill and Holly Bush Lane.

The property is a semi-detached cottage as part of a row of 4 Edwardian cottages on the north-eastern boundary of Holly Bush Lane, approximately 50m from the junction with Hartslands Road and Vine Court Road. Built in 1907, these red brick cottages are mentioned in the HCAAMP as reflecting the character of the area.

### DESIGN PROPOSALS

The proposals to which this application relates can be split into three parts.

- A single storey rear extension to replace an existing conservatory structure and associated (formerly external) WC.
- Conversion of the existing loft space, creating a dormer to the rear and 2 no. small conservation style roof lights to the front.

- Removal of the low-level metal fencing and gate to the front boundary and associated planting and replacement with matching gravel.

Single Storey extension – The existing conservatory is an addition in of no architectural merit. Its aesthetic and awkward junctions to original walls currently detract from the character of the main cottage. In addition to this, it is a space which gets extremely hot in the summer and unbearably cold in the winter and is of limited use, serving only as an oversized access between the kitchen and the formerly outside WC. It is also the only connection from the house to the garden, opening out into a narrow pathway facing an unsightly structure in the neighbouring property made of corrugated metal.

These proposals replace this with a direct connection from the dining space into an open plan kitchen/family space of suitable size to support a family. The WC has also been relocated to give a better flow to the space and improve its accessibility to the rest of the ground floor of the cottage. Large doors (in keeping with Edwardian character) have been located at the end of the new space to give a direct connection into the heart of the garden. The removal of the walls around the existing kitchen also serve to open the views of the garden from inside the original cottage which did not previously exist. Lastly, large lantern roof lights and sash windows (to match the existing) have been added to maximise the light into both the new space and allowing this to filter more efficiently into the dining space of the existing cottage.

Loft Conversion – The existing cottage benefits from a loft space with decent height at its ridge. Further to the theme of modestly increasing the size of the cottage to provide a property more equipped in supporting a family, these proposals include the addition of a beautifully detailed contemporary rear dormer to allow sufficient space for a third bedroom. This dormer is to be clad in standing seam metal cladding paying reference to the traditional lead faced dormers of old but producing a high-quality contemporary feature. As the dormer is on the rear of the property it also has no impact on the existing character of the street scene and therefore Conservation Area. As part of the loft conversion small conservation style rooflights are proposed on the front of the cottage – something which has already been done on no.22 Holly Bush Lane in a less sympathetic way with a larger ‘standard’ rooflight.

Front Boundary alteration – The proposals seek to simply remove the low-level metal boundary railing and associated planting to front of the property. The existing hedge (which contributes to the character of the street scene) will remain and the removed low-level planting will be replaced with matching gravel. Once again this is something which has already been done to two of the other three cottages in this location, in a less sympathetic way to the Conservation Area.

## ACCESS

Existing access to the property and its rear garden will be maintained as existing as part of these proposals.

## SUMMARY

With the exception of two small conservation rooflights and the minor modifications to the front boundary, the proposals are to the rear of the property and therefore have no impact of the street scene within the Hartslands Conservation Area. That being said, the proposals are well proportioned, high quality additions which complement the architectural character of the existing Edwardian cottage, unlike a number of rear additions in the immediate local area. These include those at 20 and 26 Holly Bush Lane, and it is fair to say the existing single storey elements which these proposals replace. These designs also serve to bring more light into the property, provide a better connection to the garden, and protect the longevity of the existing cottage, giving it the additional space required to be a family home of many years to come.

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