

DESIGN AND ACCESS STATEMENT

**SUPPORTING A FULL PLANNING APPLICATION
FOR PROPOSED NEW, REPLACEMENT DWELLING**

at

25, Hillydeal Road, Otford, Kent, TN14 5RT



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Project: 25, Hillydeal Road, Otford, Kent, TN14 5RT.

Client: Mrs Coates on behalf of Mrs Nora White.

Document: Design and Access Statement

Ref: RR/5597-PD1-D&A

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	January 2021	Planning Withdrawn
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1.0 **INTRODUCTION:**

- 1.1 This Design & Access Statement has been compiled to support the planning application for the demolition of the existing property and integrated garage and the construction of one replacement dwelling, detached garage, swimming pool and associated pool house at 25 Hillydeal Road.
- 1.2 A recent application ref: 21/00105/FUL, requesting permission for the demolition of the existing property and the construction of two detached dwellings with integrated garages and a new separate access point was withdrawn.
- 1.3 The planning officer's advice regarding the development of the site during the consultation for the previous application comprised of the following, these items would be deemed acceptable in the context of the site and the new design proposed aims to adhere to these;
- One new detached dwelling
 - A detached garage with living space above
 - Retaining the existing access point and front boundary hedgerow
 - The existing build line respected and a detached garage is best set back from the main house elevation.
 - Visual sightlines through to the rear gardens kept between the house and its neighbours as well as the outbuildings.
 - A swimming pool and associated out buildings, similar to neighbourhood properties would be acceptable.
- 1.4 The statement analyses the characteristics of the surrounding area and identifies the key design and policy issues that have been considered in preparing the scheme proposals.
- 1.5 The statement should be read in conjunction with the attached site photographs and appendices, the associated planning drawings and supporting information as part of the application.



▲ Fig 1. Site Plan showing
25 Hillydeal Road.

2.0 ASSESSMENT OF SITE AND SURROUNDING AREA:

- 2.1 This section should be read in conjunction with the attached site photographs and the associated site topographical drawing.
- 2.2 The site is located midway along Hillydeal Road off the main Shoreham Road, in Otford. Hillydeal Road is a part of a quiet residential, 'loop' road which continues on and becomes Greenhill Road. The character of Hillydeal Road is generous plots accommodating large detached properties set in mature gardens with a variety of well-established trees and hedgerows.
- 2.3 Hillydeal Road and the neighbouring roads has been subject to development over recent years including large extensions, subdivision of plots and replacement dwellings. Due to the generous size of individual residential plots, these developments have retained the character of the area, spacious plots and the private amenity of neighbours.



▲ **Fig 2.** Aerial view of the site as seen from the south, indicating the plot boundary. The photograph illustrates the established street pattern, build line, plot size and highlights the existing, mature, landscaping of the area.

- 2.4 25 Hillydeal Road is a detached two-storey dwelling with an attached double garage to the rear. The plot is accessed from Hillydeal Road by the front driveway, which provides some parking and leads to the property's entrance door on the west facing gable end. The house is located towards the east boundary of the plot and approximately 20m from the road providing a generous front garden. The rear garden measures the about 66m from the rear of the house and the overall length of the plot is 94m. As with many of the houses along this road, the front garden bordered with mature hedgerows and established trees. The access point, mature front boundary hedge and trees are too be retained to preserve both the character and privacy of the plot. Similarly, in the rear garden the established & mature planting will also be retained kept with the exception of a few trees which will need to be replace due to the proximity to the construction of the new dwelling. These trees will be replace with mature trees closer to the boundary to ensure the privacy to both properties.
- 2.5 The nearby properties along both Hillydeal Road and Shoreham Road are typically large detached dwellings, a number with swimming pools and out buildings for homeowners use and enjoyment. The build-to-plot ratio has been carefully considered, in a similarly proportioned site layout as the nearby properties.



▲ **Fig 3.** Aerial view of 25 Hillydeal Road.



▲ **Fig 4.** Hillydeal Road.

- 2.7 The property is a modest 1960's detached dwelling with the front elevation facing Hillydeal Road. The house is built in brick with rendered panels on the street elevation, large windows and a tiled gable roof. Refer to photographs.
- 2.8 There is an existing vehicular access point, which is to remain in the proposed scheme
- 2.9 The application site is approximately 3905sqm (0.391 hectares) in area.
- 2.10 The site has connections to mains water, telecoms and electric with the foul waste being discharged into mains drains. A full services check with the various utility providers shall be undertaken prior to construction.

3.0 EXISTING SITE PHOTOS:



Fig. 5

View of the front elevation of the property facing Hillydeal Road. The photograph also shows large front garden, which locates the house 20m back from the road.



Fig. 6

Existing view of the west facing gable entrance and the existing driveway located to the west side of the plot and house.



Fig. 7

Existing west facing entrance and the attached double garage to the rear.



Fig. 8

View of the east facing gable façade. The photos also show the existing proximity of the property to the east boundary.



Fig. 9

Existing view of the rear of the property and the large, mature garden. The length of the garden from the rear of the house is 66m.



Fig. 10

Rear garden



Fig. 11

Dense east boundary hedge. The west boundary also has a similarly dense, high hedgerow.

4.0 PROPOSED DESIGN STRATEGY:

- 4.1 The overall site area is 0.39 hectare and is currently occupied by a detached two storey dwelling, integral garage and garden shed. This will all be demolished as part of the proposal.
- 4.2 The site is not deemed to be in an area of flood risk (please refer to the flood map in the appendices).

4.3 AMOUNT:

- 4.4 Our proposal seeks to demolish the existing house and garage. The proposed replacement dwelling has the accommodation of 5-6 bedrooms located on the 1st and 2nd floor, a generous ground floor layout of comprising of two front reception rooms, a lounge and study and then to the rear a large open-plan family kitchen / dining room. To the side is a utility boot room with bedroom ensuite above. The proposal also includes a full sub-terranean basement for entertainment, gym and storage facilities.
- 4.5 In addition to the house, a detached double garage is proposed with annexe accommodation in the roof space above and a pool room with shower facilities & plant room adjacent to a new swimming pool. The buildings connect by brick pathways, decking, a terrace area and soft landscaping.
- 4.6 The proposed dwelling areas and provisions are scheduled below:-

	New Dwelling
Plot Area	3905sqm (0.391 ha)
Basement	GIA 192.93 m ²
Ground Floor Plan (incl. garage)	GIA 197.32 m ²
First Floor Plan	GIA 194.13 m ²
Attic Plan (1200 eaves)	GIA 109.59m ²
Total Area	GIA 693.97 m² (7,496ft²)
Detached Garage	
Annexe	45.8 m ²
Pool house	31.9 m ²

4.7 LAYOUT:

- 4.8 As advised by the planning officer the proposed house and outbuildings have been located with respect to the existing building line and a generous pathway is shown between the house and garage as well as to the boundaries on both sides, enabling views through the plot to the rear garden and beyond.
- 4.9 The internal layout of the property have been designed to provide generous five to six bedroom family home with a combination of open plan family living and more formal reception rooms to the front.
- 4.10 The ground floor layout; a double height central entrance hall gives direct access to traditionally proportioned front facing lounge and study, each with a bay window, and then leads through to the rear of the property a large open plan kitchen/ dining room is located with direct access to an external terrace, swimming pool and garden beyond. The kitchen / dining room also opens up to a family snug via sliding pocket

doors enabling a flexible family layout. The kitchen also has a separate pantry. From the hall, there is corridor providing direct access to the snug and cloakroom, it then leads through to a generous utility and boot room with an external door to the garden, which is also opposite the garage side door for convenience.

- 4.11 The main staircase leads down to the basement level, which as mentioned is subterranean beneath the footprint of the house above. At the rear, there is a small courtyard with discrete external steps connecting the basement to the garden. The courtyard provides daylight & natural ventilation to the gym and games room. At the front of the basement, there is a cinema room, wine store and ancillary rooms comprising of shower room, IT room, store and plant.
- 4.12 The main staircase leads up to 1st floor landing, and then a separate attic stairs continues up the 2nd floor. The floor accommodation consists of a spacious master bedroom with ensuite and dressing room, three further bedrooms each with an ensuite.
- 4.13 The 2nd floor has two further bedrooms, one of which could be used as a playroom and a separate bathroom on the landing, with storage in the front gable roof space.

4.14 SCALE:

- 4.15 The proposed house and garage have been located on the site of the existing property and driveway. The house is positioned opposite the site entrance with the detached garage to the side. The overall development is centred in the middle of the plot with generous space between the two buildings and on both sides to the boundaries.
- 4.16 The replacement house is larger than the existing; however, it is an appropriate footprint for the scale and context of the site. The original 1960's house is a very modest property in comparison to its curtilage. Although an uplift in size, the proposed property does reflect the scale properties, particularly more recent additions, in the neighbourhood and surrounding roads.
- 4.17 The front elevation has traditional key features, two-storey brick, square bays with gable roofs, and a cat-slide roof to one side. The style and detailing of the brickwork and render is traditional and these materials are seen elsewhere in the road.
- 4.18 The architectural style of the rear elevation contrasts slightly with the front with the choice of simpler glazing details. Consideration has been given to the bulk of the roof to the rear and it is hipped with simple flat roofed dormers.
- 4.19 The house is located within the 45-degree rule from both neighbouring houses and therefore the proposal cannot be deemed a visual intrusion in terms of this parameter.
- 4.20 Hillydeal Road has a gradient and the ridge heights rise along the road in relation the incline of the road. Although the proposed dwelling has a slightly higher ridge height than the existing property, it sits well between no.21 and no.27 Hillydeal Road. The higher ridge is also accounted for by the change of roof pitch and style, which is appropriate for the more traditional architectural style proposed, compared the low pitch 1960s roof it replaces.

4.17 **LANDSCAPING:**

- 4.18 The existing landscaping and planting of the plot will be respected and retained. The mature trees and hedgerows provide a beautiful family garden for the existing house as well as privacy and this will be carefully protected throughout the build for the new homeowners to enjoy.
- 4.19 There will be an unavoidable removal of two cypress/spruce trees due to the close proximity of these trees to the construction and a small number shrubs to provide space for the property. Two replacement mature trees are proposed close to the boundary to provide screening between the properties and these can be discussed as part of a landscaping condition. In addition, cypress trees have a limited contribution to biodiversity of the garden, so the species of the new trees will seek to provide an enhanced habitat.
- 4.20 The access drive to the front will be finished in a permeable driveway material.



Fig. 12

Google Street views of neighbouring properties on Hillydeal Road, illustrating similar materials to those proposed for the replacement house and garage.

4.21 **APPEARANCE:**

- 4.22 The proposal dwelling and detached garage have been designed with a traditional and domestic palette of materials. The scale and massing is reflective and considerate of the neighbouring properties.
- 4.23 The site is well screened from Hillydeal Road by mature hedgerows and trees.
- 4.24 The style of the front elevation reflects the materials and style of the road and will add an character to the streetscene which the existing building lacked. The ground floor proportion of the elevation will be brickwork with plinth and dentil course detailing and render above. The two square bay gables will be also be brickwork with a herringbone detail. The windows have a traditional glazed fenestration. The roof will be clay tiles. Careful consideration will be given to choose the appropriate colour and style of these materials during the discharge of conditions to ensure the material choice to sit well within the street scene.
- 4.25 The properties will have standard fenestration to the frontage of the house with more generous glazed sections to the rear maximising light and views garden.

4.26 USE:

- 4.27 The existing class use for the area is residential. Therefore no change of use is proposed within this application.

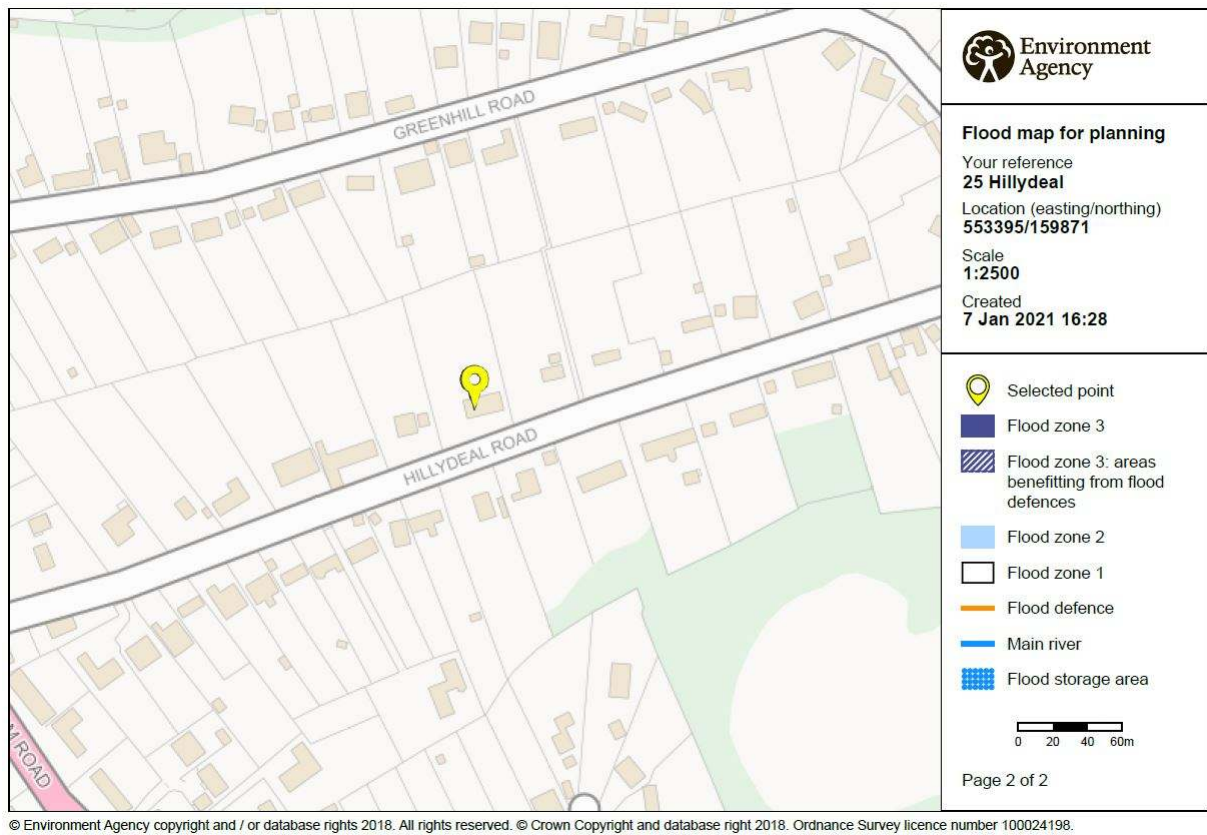
4.28 ACCESS:

- 4.29 The existing vehicular and pedestrian access point for the house will be retained.
- 4.30 The proposed detached garage will provide two parking spaces with car electrical charging point and outside there is further parking space outside the garage. By relocating the garage to the eastern side of the plot it allows the parking and vehicle turning area to be away from the front of the house and the access point which is narrow and it is a priority to retain the front boundary planting and trees to ensure the character of Hillydeal.

5.0 SUMMARY:

- 5.1 Following the withdrawal of the previous application, ref: 21/00105/FUL, and discussions with the planning officer, the scheme has been reduced to one replacement dwelling with detached garage and pool house. Planning suggestions made and consultation comments have been considered and incorporated in the redesign of the scheme.
- 5.2 The proposed family home will be rebuilt in a style and form appropriate for the size of plot, traditional architectural style and also within the context of the build line, boundaries and street scene. The distance between building and the neighbouring properties ensures there is no material loss of light or privacy, and the gaps between the built forms proposed keep sightlines through the plot to the countryside beyond.
- 5.3 Existing trees and hedgerows will be protected throughout the build, and retained. The proposed replacement trees will ensure the screening both the plot and neighbours currently enjoy will remain.
- 5.4 We therefore firmly believe that the proposed dwelling will enhance the site with an appropriate design in a familiar architectural language, which preserves the character and feel of the area. The proposed development will provide homeowners a spacious, traditional home for modern family living. The proposed scheme will contribute to the value, character and design of the local area.

Appendix A - Environment Agency Flood Risk Map:



▲ **Fig 13.** Environment Agency Risk of Flooding Map indicating the site has no flooding issues.