

DESIGN & ACCESS STATEMENT

PREPARED FOR
MR & MRS SYD SMITH

PEAR TREE COTTAGE
13 THE CLOSE WILMINGTON DARTFORD DA2 7ES



FRONT VIEW OF PEAR TREE COTTAGE

PREPARED BY
CONSTRUCTION DESIGN STUDIO
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THE SITE

The site is situated on the southern side of The Close, which is a quiet, non through road which runs off High Road, also known as the B258, and the A2 is situated slightly north of the site, running east to west, in Wilmington, Dartford. Between the A2 and the Close is open fields.

The Close houses approximately 30 properties, the majority of which are detached and of a unique and individual style, creating an interesting mix of size, design and style of dwellings.



AERIAL VIEW OF THE CLOSE, WILMINGTON, WITH THE SITE OUTLINED IN RED (GOOGLE MAPS)

EXISTING PROPERTY

The existing dwelling, as shown in Drawing No TC01 Existing Plans, is a modest property consisting of a hallway, kitchen and living room on the ground floor, with a conservatory to the rear. The first floor consists of two modest bedrooms and a bathroom. There is also a detached garage on the boundary with No 11 The Close and attached to the rear of this is a day room. The property was designed and built in the 1950's in the 'arts and crafts' style and does not provide adequate space or rooms for modern living for a young and growing family.

As well as a garage, there is off street parking for two vehicles.

The plot is sizeable, measuring in excess on 970m², which provides wonderful amenity space for such a compact dwelling.

In January 2021, whilst the owners were away on business, the water tank burst, which resulted in such extensive water damage that the surveyor deemed it more cost effective to demolish the existing house and rebuild it from scratch. The owners are currently living in temporary accommodation until such a time that a new home can be built.



REAR VIEW OF PEAR TREE COTTAGE

PROPOSED DWELLING

The proposal is to demolish the existing house, the existing conservatory (which is also not fit for use), as well as the existing garage and day room, which are somewhat dilapidated.

The proposal is to then construct a 6 bedroom family house comprising of an airy hallway, an enclosed reception room and an office on the ground floor, a bedroom to accommodate a frail family member when they visit, a shower room, utility room, cupboards for storage and a large open plan kitchen and living area to the rear, which also incorporates a five metre extension to be used as a dining room, as shown on Drawing No TC/02 Proposed Plans Rev 4.

The first floor comprises of three bedrooms, a family bathroom, a master suite including an en-suite and dressing room. There is also an en-suite and dressing room to bedroom 2. The loft conversion comprises of a large open plan bedroom together with a dressing room, a bathroom and roof lanterns in the flat aspect of the roof over the main bedroom, stairwell and dressing room. There is a 5m wide dormer to the rear roof space with four windows measuring 2110 high.

The owners have chosen a good quality design which is both modern and elegant. It will be constructed to achieve a high standard of sustainable design and construction, to mitigate against climate change and reduce carbon emissions. Heating and hot water will be via a newly installed air source heat pump.

The finishings would be render to the front, flank and rear walls with brick to the rear extension. The doors and windows will be anthracite grey and the roof tiles with be black eternite slate.

The proposed dwelling will be built on the existing build line at the front of the property and will extend backwards into the plot. A new resin driveway will be laid. The proposal will provide off street parking for an additional two vehicles, as shown in Drawing No TC03 Existing and Proposed Plots. On the same drawing, you will also see the provision of a bin store and bicycle store and drainage.

CONCLUSION

We believe that the proposed dwelling would be an asset to the street scene as it is an enhancement and vast improvement to the dated existing building and provides spacious living accommodation for modern times and accommodates adequate working space in these ever-changing times. The materials used for construction will be environmentally friendly and of a high quality.