

Design and Access Statement

Accompanying a full planning application to provide a conservatory to the rear of 78 Strand Street, Sandwich. CT13 9HX

May 2021



Introduction

This statement is prepared under the requirements of Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Guidance of circular 01/2006. The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

The advice contained in the Commissioner of Architecture and the Built Environment document “*Design and Access Statements: how to write, read and use them*” has also been followed in the preparation of this document and the proposed development.

The property in question sits within the confines of Sandwich town walls on the main street in from Canterbury (Strand Street) the property is not listed but sites within the Article 4 direction area. The property itself dates from the early to mid 19th century.

The Clients wish to construct a timber conservatory to the rear of the property to provide additional floor space to the ground floor.

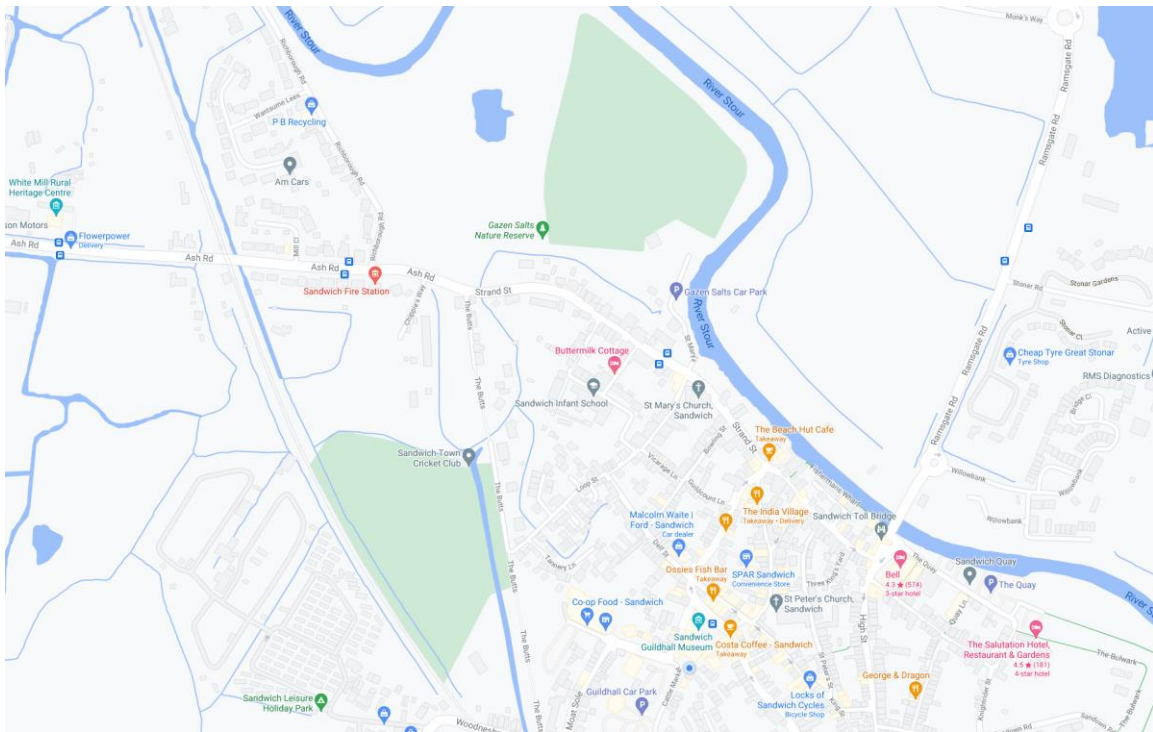


Figure 1 OS map of property



Figure 2 Aerial photograph of property

Assessment

Physical

The whole site subject to this application occupies an area of 336m². The existing buildings cover 73m². It is proposed to provide a modest single storey conservatory to the rear of the property. The area of the new build is approximately 35m².

The current property is bounded on two sides by a mix of close boarded fencing and overgrowing shrubs. The rear of the site is open to the stream, The Guestling, that runs along the back of several properties in Strand street before discharging into the Stour via a sluice.

Social

The building is wholly private residential.

Economic

There is no change to the properties economic impact upon the locality.

Involvement and Planning History

No Pre-application advice has been sought in advance of this particular application, and searches indicate that no previous applications have been sought for work on this property.

Design and Appearance

It is believed that the property dates back to the early to mid-19th Century and is constructed from a rendered masonry ground floor with a timber framed rendered first floor. The roof is a mix of Kent peg and pantile roof, hipped on the rear elevation. Windows are timber painted white.



Figure 3 Rear elevation of property

Behind the North wall of the ground floor is the kitchen. This wall is constructed from a mix of materials, brick, stone, flint held in place with lime mortar. Adjacent is a garden wall constructed predominantly in flint but over the years it has been patched but not very professionally. However, this is a nice wall and we have borrowed the flint imagery for the new conservatory.

Because the kitchen is so dark, the conservatory extension has been designed to bring more light into the current footprint of the ground floor. Also, the style of roof minimises any impact upon the rear wall and first floor fenestration.

It can be seen from the photo above, the recent addition of a double garage on the neighbour's property at No 80 Strand Street. The proposed conservatory is smaller in both length and height of this garage.

Also, as part of this application the render at first floor level is a rough cast in quite poor condition. It is proposed to re render with a smooth lime render more in keeping with the local area.

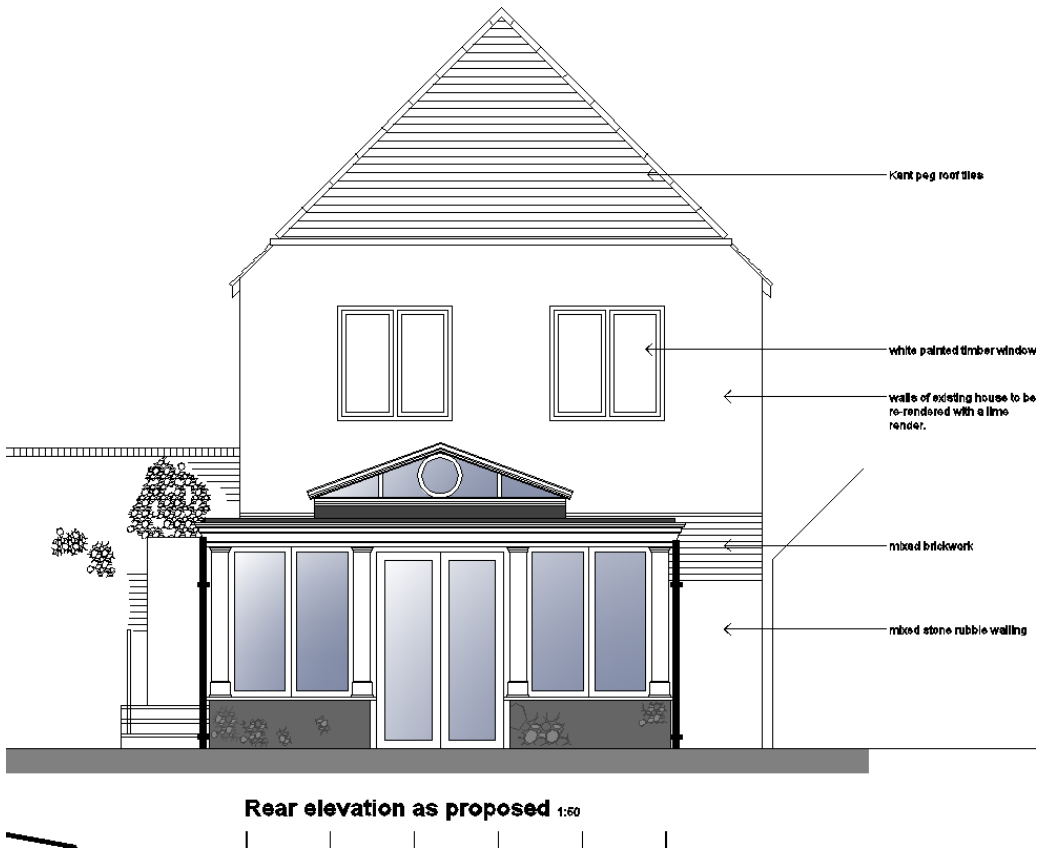


Figure 4 Rear elevation of property as proposed.

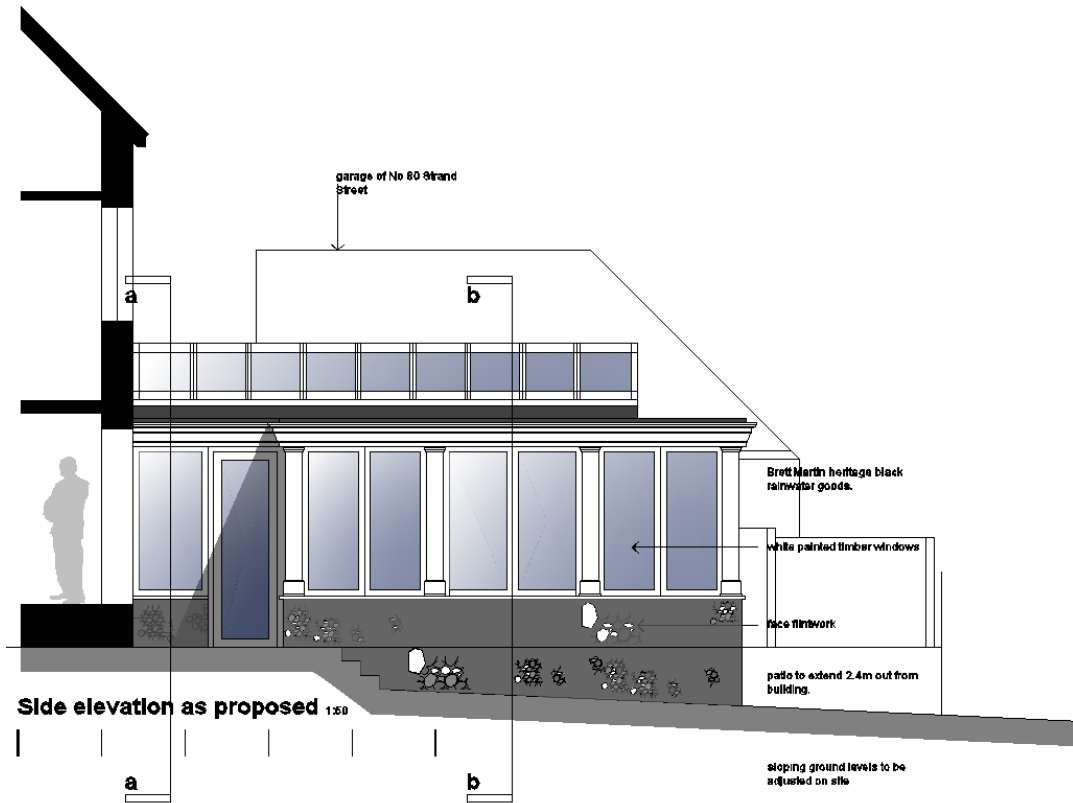


Figure 5 Side elevation of property as proposed.

Use and amount.

The use is to continue as private residential. The two properties currently occupy a footprint of around 73m² and has a total net floor area of 146m² over two floors.

Layout and Siting

The extension will be to the rear of the property replacing a small patio area and garden. There is sufficient separation between the proposed extension and any adjoining property.

Wildlife

The property has a typical lawn/shrub rear garden and therefore other than species found within a domestic situation there are no known protected species or wildlife expected, albeit there is always the possibility that some protected wildlife may be found.

Scale

The scale of the extension is of a reasonable size extending no more than 7.3m out from the rear of the building. The overall height to the ridge will be just under 3.6m.

Landscaping

Following the construction of the conservatory, the rear garden area will be re-laid to lawn with shrub borders. There will be an area of decking to step down to accommodate sloping ground levels.

Access and car parking

Car parking and access will remain in the same location which is to the side of the property and sufficient for a single car.

Conclusion

This application is a reasonably modest extension to the property and will provide space to make it function significantly better with minimal impact to the property's heritage or neighbouring dwellings. We would therefore ask that this application is supported at Officer level.