

De Linde Architects Ltd.

70 Culverden Park
Tunbridge Wells
Kent
TN4 9QS

Proposal for an annex to the existing residence of Mr/Mrs O.Pottle

This application is made by de Linde Architects Ltd. on behalf of Mr/Mrs O. Pottle.

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1. Site location.

The site is 70 Culverden Park, located at the end of Culverden Park, where it meets Culverden Down. It is a 5-minute walk from the A26 and is a quiet neighbourhood with little traffic.

The existing property is in keeping with the local vernacular of large, erratically-pitched houses of masonry brick, timber detailing and tile roofing, none of which follow any particular repetition.

2. The existing property.

The property is placed irregularly on its plot, creating many small, 'useless' exterior spaces around the property comprised of patio tiling and lawn. The north, road facing area of the site is largely concealed by trees. To the east of the site, on a raised area, sits an unused garage/workshop structure, disconnected from the main building taking up valuable space on the site.

The west, roadside facade of the property features a lean-to structure and porch which protrude further than the property's exterior wall and makes the base of the largest of the house's many sloping pitches.

3. The proposal.

The owners have decided to demolish the unused garage/workshop of 48.6m² gross floor area. The proposed area for the extension is the north patio/lawn area of the site, chosen as the area is largely unused by the owners. The proposal's overall footprint comes to 39.25m².

To better keep with the design of the existing property, the proposal will continue the existing west external wall of the property. It will utilise and extend the lean-to structure on the same facade to create a porch and additional floor space, thus not protruding further than the existing property. Doing so will only extend the style and form of the roadside facade, thus in keeping with the style of the property and local area.



The neighbouring properties of 70 Culverden Park



The north exterior space intended for the extension

4. Landscaping.

The proposal aims to make maximum use of the unused exterior space without altering the existing landscape boundaries. The proposal extends to the existing low wall that borders the planting area and meets it flush. Due to the possibility of subterranean damage from the roots of the existing line of dense trees, these trees are to be repositioned to be an adequate distance.

Due to the proposed demolition of the garage building, its driveway is to become redundant. The low wall that creates this raised area is to be pushed back to create a more comfortable North-East patio, and the raised area itself is to be repurposed for further raised planting, as well as an additional 3 trees to the site. These trees allow the proposal, as well as a large part of the existing property to be concealed from both the street and the neighbouring residence.

By demolishing the existing workshop/garage building, it allows the east exterior space of the site to be better opened up to the remainder of the large south garden of the property. This would create a wider transition between the spaces, and when combined with the reduction of underused exterior space replaced by the useful extension would allow more daylight to fall on an increased amount of used exterior space.

5. Use of the extension.

The owner has requested that the proposal be fitted for residential use - a common reason for a large family home extension. To preserve and make maximum use of space, the existing rear door to the utility room of the property is to connect to the hall of the extension, thus allowing shared use/access of the room.

The spaces are to be naturally well-lit using large patio doors and roof lights where necessary.

6. Sustainability

The entire proposal is to be naturally ventilated, with external, openable windows in every room. The windows and doors will all use double glazing and all external faces will be insulated with building regulation insulation. The proposal is also to feature skylights, ensuring that the deepest space of the extension is naturally lit.

7. Conclusion.

We believe that the proposed demolition/construction will create better usage of space around the property. Underused exterior space will become an efficiently positioned annexe and desired exterior space with high potential solar gain will be easier to access. We also believe that due to the single-story nature of the development and the existing/proposed landscaping, the development will be better-concealed from both the street and neighbours.