

# Design & Access Statement

For

**Sub-Division of the Existing Plot and Construction of New Dwelling**

At

**28 The Rise,  
Sevenoaks.**

**Kent**

**TN13 1RJ**

For

**Mr & Mrs T Van Emmenis**

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## **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement has been compiled to support the detailed planning application for sub-division of the existing plot and construction of a new detached dwelling. The existing property has an attached garage which will be demolished to form the new plot. This application considers the complete redevelopment of the site and construction of a new dwelling.
- 1.2 The statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.
- 1.3 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with an executive summary of the proposed development.
- 1.4 The statement should be read in conjunction with the attached site photographs, associated planning drawings and supporting information as part of the application.



Existing site boundary.

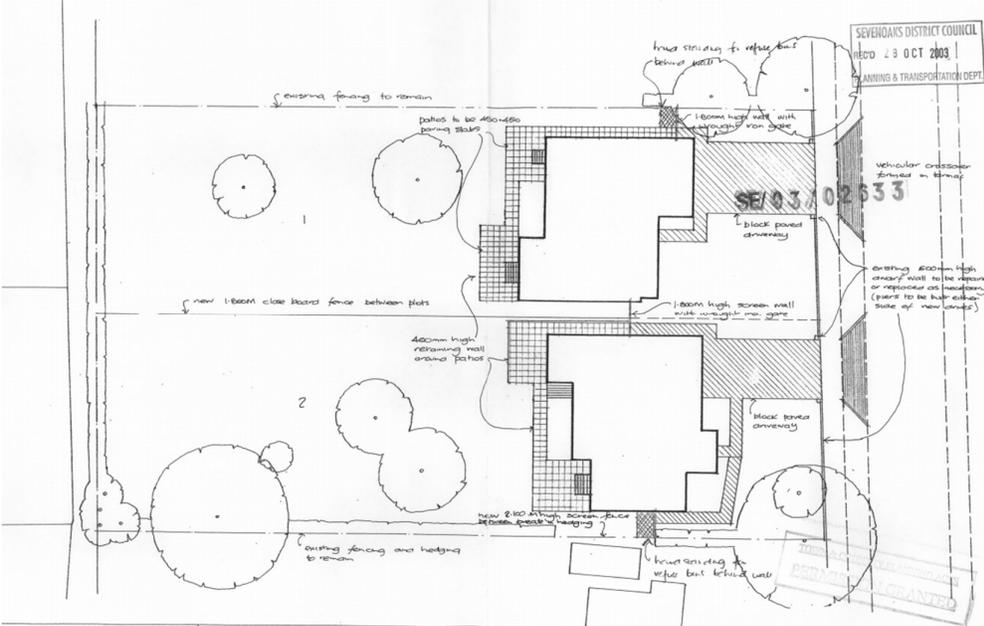


Proposed site boundary of new dwelling

## **2.0 ASSESSMENT OF SITE AND SURROUNDING AREA:**

- 2.1 This section should be read in conjunction with the attached photographs and the associated planning drawings.
- 2.2 28 The Rise is a detached property on the western side of the Rise and is accessed a private 'in & out' driveway. The property has boundaries with 26 The Rise to the north, 30a The Rise to the south and 14 & 16 Garth Road to the west. The plot is wider than most with the dwelling occupying the north of the site and an attached garage occupying the south of the site.
- 2.3 Either side of the site are detached residential dwellings which cover the full width of the site with just a small passageway between boundaries. This is quite a common arrangement along The Rise.
- 2.4 The location of the development would be within an established residential area within the built confines of Sevenoaks.

2.5 The properties to the South of the site were previously a single dwelling and permission was granted for demolition, splitting of the site and the construction of 2no. detached dwellings. The site is approximately 5m wider than the frontage of no.28, but two substantial properties have been constructed with minimal boundary separation.



**3.0 CONTEXT PHOTOGRAPHS**



View of existing garage & access/location of proposed dwelling



View of retained access serving the existing house at No.28



View to rear garden



View of No.30 access and dense vegetation to boundary



View of No.30a (split plot site)



Context Photo. Replacement dwelling in The Rise showing variation of character & style



Context Photo. Replacement dwelling in The Rise showing variation of character & style



Context Photo. Replacement dwelling in The Rise showing variation of character & style



Context Photo. Replacement dwelling in The Rise showing variation of character & style



Context Photo showing variation of character & style

#### **4.0 AMOUNT**

- 4.2 The proposal is to split the site and create a 2-storey dwelling with rooms in the roof. The dwelling will be the width of the existing garage excluding the link and maintain in excess of 1m between boundaries.
- 4.3 The overall site area of 28 The Rise is approximately 1505m<sup>2</sup> (0.37 Acres) and lies to the south of Sevenoaks town centre. The proposed sub-division looks to create a site area for a new dwelling of approximately 555m<sup>2</sup> (0.14 Acres).

New dwelling to consist:

- Proposed dwelling GIA = 201.7m<sup>2</sup>
- Proposed garden studio = 17.5 m<sup>2</sup>

#### **5.0 LAYOUT**

- 5.1 The new dwelling will be set over three storeys including rooms in the roof.
- 5.2 On the ground floor the accommodation will consist of an entrance hall leading to a Living Room at the front of the property and a Kitchen/Dining Room to the rear opening up on to the rear garden. The Kitchen will have separate access to a Utility Room and side access to the garden.
- 5.3 The first floor will consist of a Master Bedroom with Ensuite overlooking the rear garden and two bedrooms facing the front with a separate Family Bathroom.
- 5.4 The second floor provides a fourth bedroom and separate bathroom.
- 5.5 The siting of the new dwelling will be such that it would sit outside of the 45-degree vision splay from neighbouring windows at first floor level with the two storey elements not projecting beyond the front or rear build lines of No. 30.

- 5.6 The proposed dwelling would occupy the footprint of the existing garage, projecting further back within the site and would form a continuation in the existing line of development along this part of The Rise. The dwelling will not appear prominent from the street scene when considering the wider grain of development and would not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of neighbouring properties.

## **6.0 SCALE**

- 6.1 The eaves will be kept to adjacent to 30 The Rise to minimise any impact on the neighbouring property with the ridge being kept lower than the existing house of number 28. This maintains the existing ridge height theme which raises as you head north along The Rise.
- 6.2 The scale, height and coverage of the site respects the topography and character of the site and surrounding area.

## **7.0 LANDSCAPING**

- 7.1 Established trees and hedging to both front and rear will be maintained and the rear garden will remain as a lawn.
- 7.2 A patio will be created to the rear with a paved path leading to the side door serving the Utility door.
- 7.3 The proposal involves the loss of garden space for number 28, but due to the spacious and sizeable nature of the plot, there would be an adequate provision of garden space left for the existing dwelling.

## **8.0 APPEARANCE**

- 8.1 There have been several modern styled properties recently constructed in The Rise with no set material palette or design dominating the area.
- 8.2 The proposed new dwelling will continue with the modern look with a flat roof canopy and box oriel window facing The Rise and a flat roof single storey element to the rear.
- 8.3 The eaves will be kept to adjacent to 30 The Rise to minimise any impact on the neighbouring property with the ridge being kept lower than the existing house of number 28. This maintains the existing ridge height theme which raises as you head north along The Rise.
- 8.4 We consider that the proposed dwelling will positively integrate with the character, design and scale of the surrounding context. The materials used are sympathetic to the surrounding area in accordance with the adopted Core Strategy and Development Management Allocations Plan for Sevenoaks.
- 8.5 Materials
- Wall – Render with brickwork and timber features.
- Roof – Dark slate/files
- Windows – Simple casements

## **9.0 SUSTAINABILITY**

- 9.1 The dwelling will be built to meet a high standard of thermal performance in a fabric first approach, to minimise the reliance on fossil fuels. Renewable technologies will be investigated as part of the detailed assessment of the design to establish what will be the most appropriate. Electrical car charging point will be provided to enable a future dedicated convenient vehicle provision for electric car ownership.

## **10.0 ECOLOGY**

- 10.1 Ecological enhancements will be provided in the form of hedgehog holes and bird and bat boxes.

## **11.0 USE**

- 11.1 The existing class use for the site is residential.

## **12.0 ACCESS**

- 12.1 The existing 'in & out' driveway will be split at the new boundary line with new parking areas formed serving both the existing and proposed dwelling. The vehicle access points on to The Rise will be maintained.
- 12.2 Sevenoaks "Guidance for Parking" states 2 parking spaces for 4+ bedroom Urban dwellings and this space will be possible to both the new dwelling and the existing dwelling.

## **13.0 PRE-APP**

- 13.1 A pre-application submission was made ref: PA/21/00288 which stated the following:

*In summary, the proposed development would be in a strategic location for a new dwelling and could provide a valuable windfall contribution to the Council's housing supply. Considering the above, the principle of development to subdivide the land plot could be acceptable, subject to other material planning considerations detailed in this pre-application response.*

*Overall, the proposal may comply with local policies and could be considered acceptable, subject to the materials and more specific design aspects discussed above.*