

Design and Access Statement

Supporting the householder application for a two-storey annexe side extension with associated hard and soft landscaping works

at

8 Carrick Drive
Sevenoaks
Kent
TN13 3BA

for

Mr. & Mrs. Bates



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Project: 8 Carrick Drive, Sevenoaks, Kent, TN13 3BA
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1.0 INTRODUCTION:

- 1.1 This Design and Access Statement has been compiled to support a planning application at 8 Carrick Drive, Sevenoaks, Kent, TN13 3BA. The works being proposed as part of this application include a two-storey annexe side extension with associated hard and soft landscaping works.
- 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.

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 8 Carrick Drive is a modern detached property located centrally to Carrick Drive, which is a private road characterised by other detached residential properties. The site is not located within a conservation area or an Area of Outstanding Natural Beauty (AONB). Most of the properties surrounding the site have an individual design and there is no set architectural design to the road.



3.0 CONTEXT PHOTOGRAPHS



Photo 1: Southwest Elevation



Photo 2: Southwest Elevation



Photo 3: Northeast Elevation



Photo 4: Northeast Elevation

4.0 PROPOSED DESIGN STRATEGY:

4.1 AMOUNT:

- 4.2 Two-storey side extension – 5.55m wide at widest extent to the rear of the property. 3.4m wide at the front of the property. The additional ground floor internal area will amount to 46.8 sq.m. The additional first floor internal area will amount to 18.3 sq.m. The total additional internal area will be 65.1 sq.m.

4.4 LAYOUT:

- 4.5 The two-storey side extension will create an annexe, which will include living spaces separate to the main dwelling. These spaces will include a living Room, spare bedroom/carer's room and WC to the ground floor, as well as a bedroom and En suite to the first floor.
- 4.6 The site layout will remain largely the same with the exception of hardscaping being extended to allow for access to the front and rear of the annexe extension. The close board fencing, and gate access northwest of the site will be removed to allow for the proposed extension.

4.7 SCALE:

- 4.8 The two-storey extension will maintain the low subservient look, maintaining the form of the current dwelling. The proposed depth of the extension is modest, therefore, any additional bulk to the current dwelling is minimised.

4.9 LANDSCAPING:

- 4.10 The landscaping surrounding the house and driveway will largely remain as existing. However, the hardscaping will be extended to the front and rear of the property to allow for the access to the annexe.
- 4.11 There is a fruit tree northwest of the site which will be felled as part of the proposed works to allow for the extension.

4.12 APPEARANCE:

4.13 The proposals will maintain the existing look of the property, with off white render and tile hanging used as external wall finishes to match the existing house. The new pitched roof will match the existing plain tiled and bonnet hip finish and will have white fascia's to match the existing. The new doors and windows will match the same material and colour as the existing doors and windows.

4.14 USE:

4.15 The property is a residential dwelling and will be retained in the same use. Therefore, the use will not materially change the current situation.

4.16 ACCESS:

4.17 Access to the site is maintained from Carrick Drive with the existing entrance and driveway to the site to remain as existing. The proposed works do not affect the existing parking arrangements.

5.0 SPECIAL CIRCUMSTANCES:

5.1 It is considered that there are special circumstances related to the proposals.

5.2 The annexe extension will be needed:

1. to accommodate the care of a couple in their mid-seventies as they enter later life stages:

- the couple are the parents of one of the residents of 8 Carrick Drive;

- the couple have ongoing health issues due to the occurrence of a heart attack and continuing diabetes type 2 as well as a series of TIAs (Transient ischaemic attacks) over the last few years;

- one of the couple requiring ongoing monitoring from a care perspective is Italian and is wishful of care provision in close proximity to family members as is customary in Italy;

2. from both a well-being and a cultural perspective. The residents of 8 Carrick Drive would like to ensure the provision of appropriate amenities to care for the couple in due course.

6.0 SUMMARY:

6.1 The proposed extension is modest in scale and will have minor impact on the bulk of the existing dwelling, moreover, the style of the extension is sympathetic to the character of the existing building.

6.2 The layout also respects the privacy of the neighbours and will not affect their amenities or create any overlooking.

6.3 Given the special circumstances related to the proposals, the extension will be required to provide a safe living space where a good level of care can be provided.