



RICHARD ELLIOTT ARCHITECTS

1 New Street Farm Cottages New Street Road Hodsoll Street Kent TN15 7JY

ALTERATIONS AND ADDITIONS

Design and Access Statement

October 2021





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INTRODUCTION

Mr and Mrs Holland would like to redevelop the property with the works consisting of:

- 1 Remodelling the front elevation
- 2 Rebuilding the side addition
- 3 Various internal modifications

A pre application document was submitted to Sevenoaks Planning Department and this is the response to the pre application.



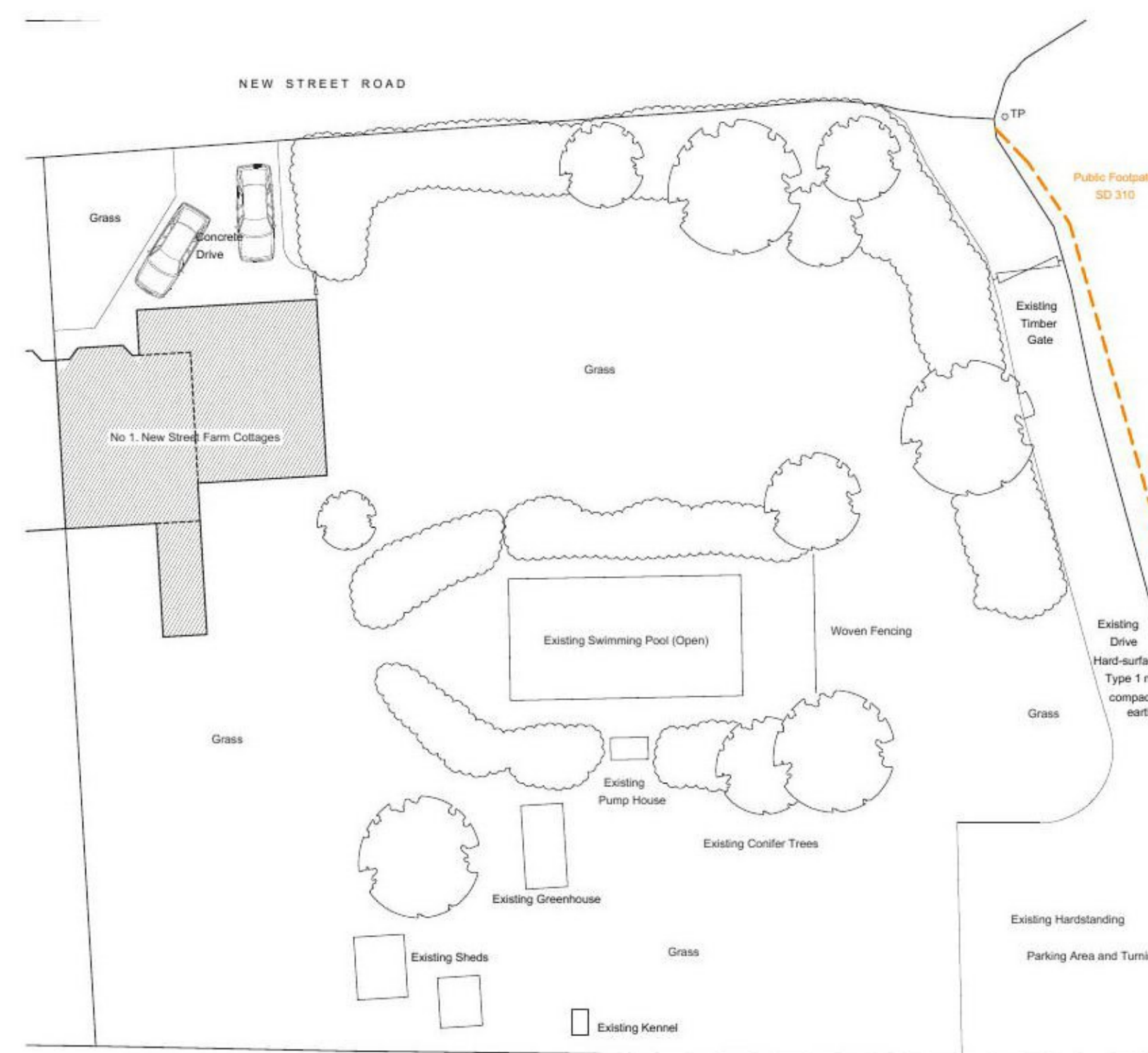
Aerial view of site



Proposed Scheme From Road



Existing building Front View



Existing site plan



Proposed Front View



Existing rear elevation.



Proposed Rear View



SITE

1 New Street Cottage is a semi detached property located on the corner of New Street Road. The site is on a higher elevation than the road. The northern boundary is the 2 New street the other part of the semi detached property. The southern boundary is a wooded area. The western boundary is farmland and the eastern boundary is New Street.

Generally the site is flat, but is elevated approximately 1.2m from the road.

There are two access points to the site, traditional drive off forming front access to the property. There is also an additional side gated access at the South Eastern boundary.

There is a mixture of various outbuildings consisting of a pool pump shed, pool, garden sheds, greenhouse and storage containers used for the clients business.

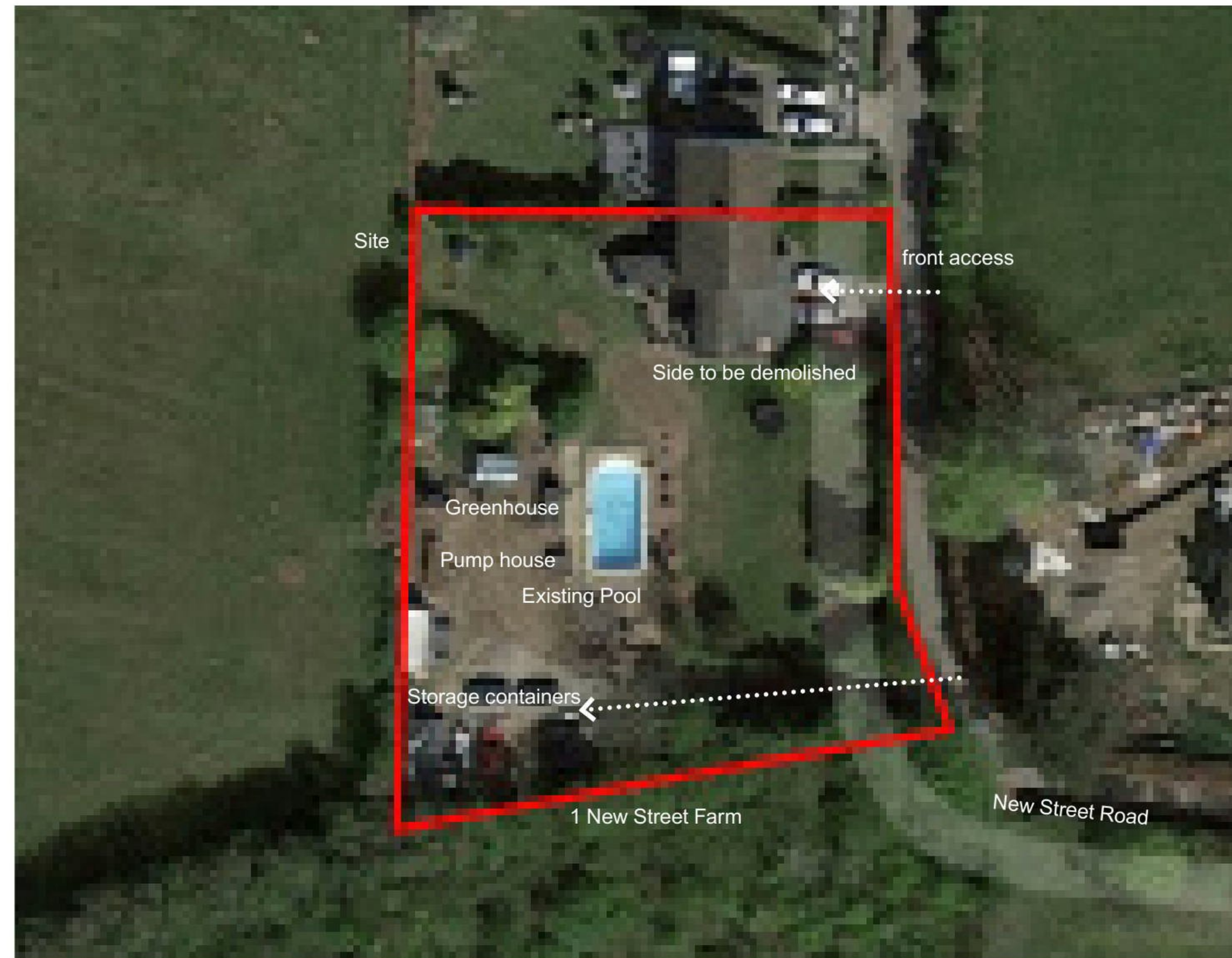
The overall site area is 2310m2

1 NEW STREET COTTAGE

The property is a 1930's semi detached property, originally the property was three bedroom with a single storey rear utility room. There has been a side addition consisting of a garage and a bedroom / en-suite on the first floor.

The additional works that have been carried out is incongruous and the end result is rather strange.

The existing building is painted rendered walls under plain clay tiles, with metal windows.



Aerial view of site - NTS



Rear view



View showing pool, pump house, greenhouse.



Front view



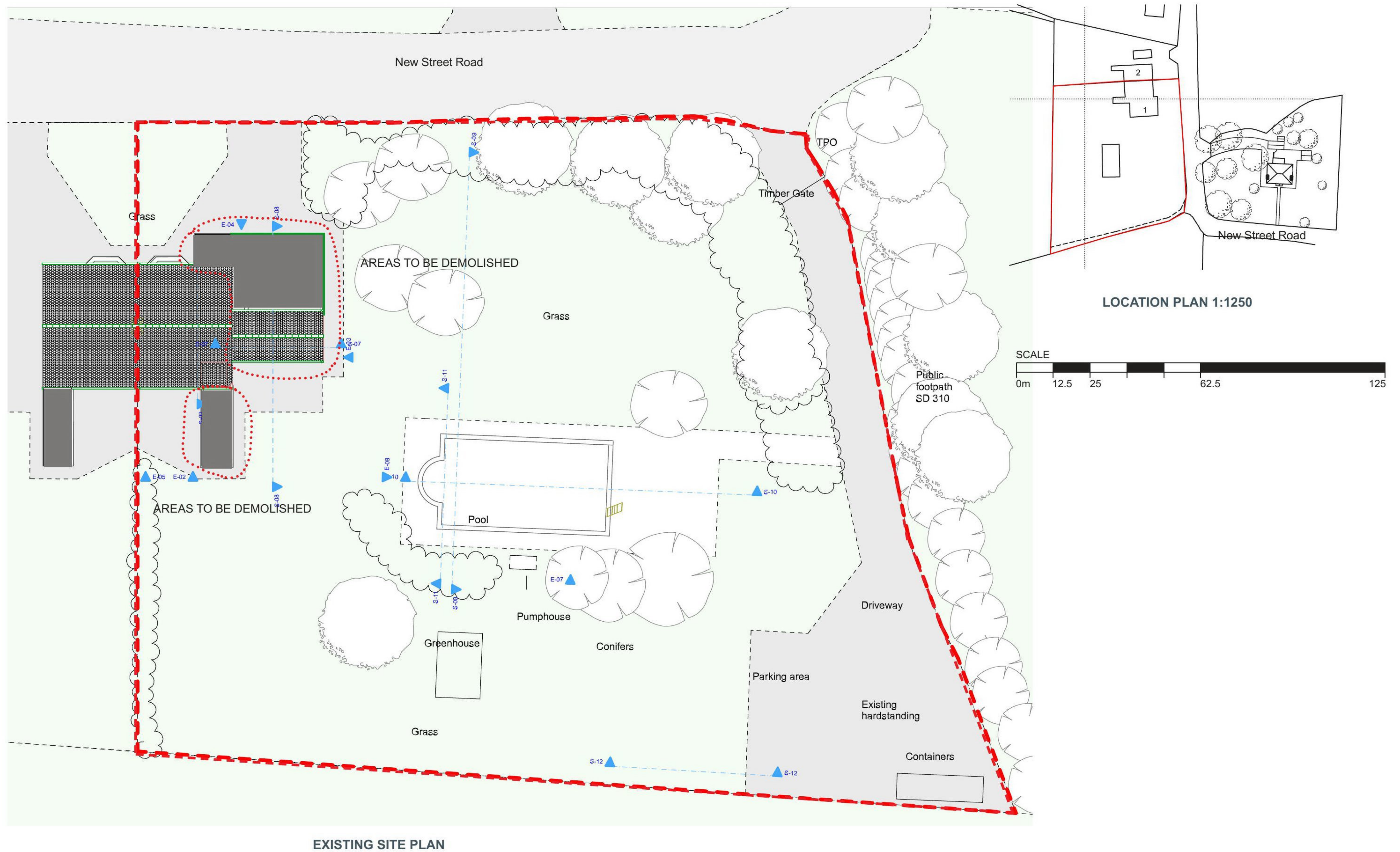
Front view to be demolished

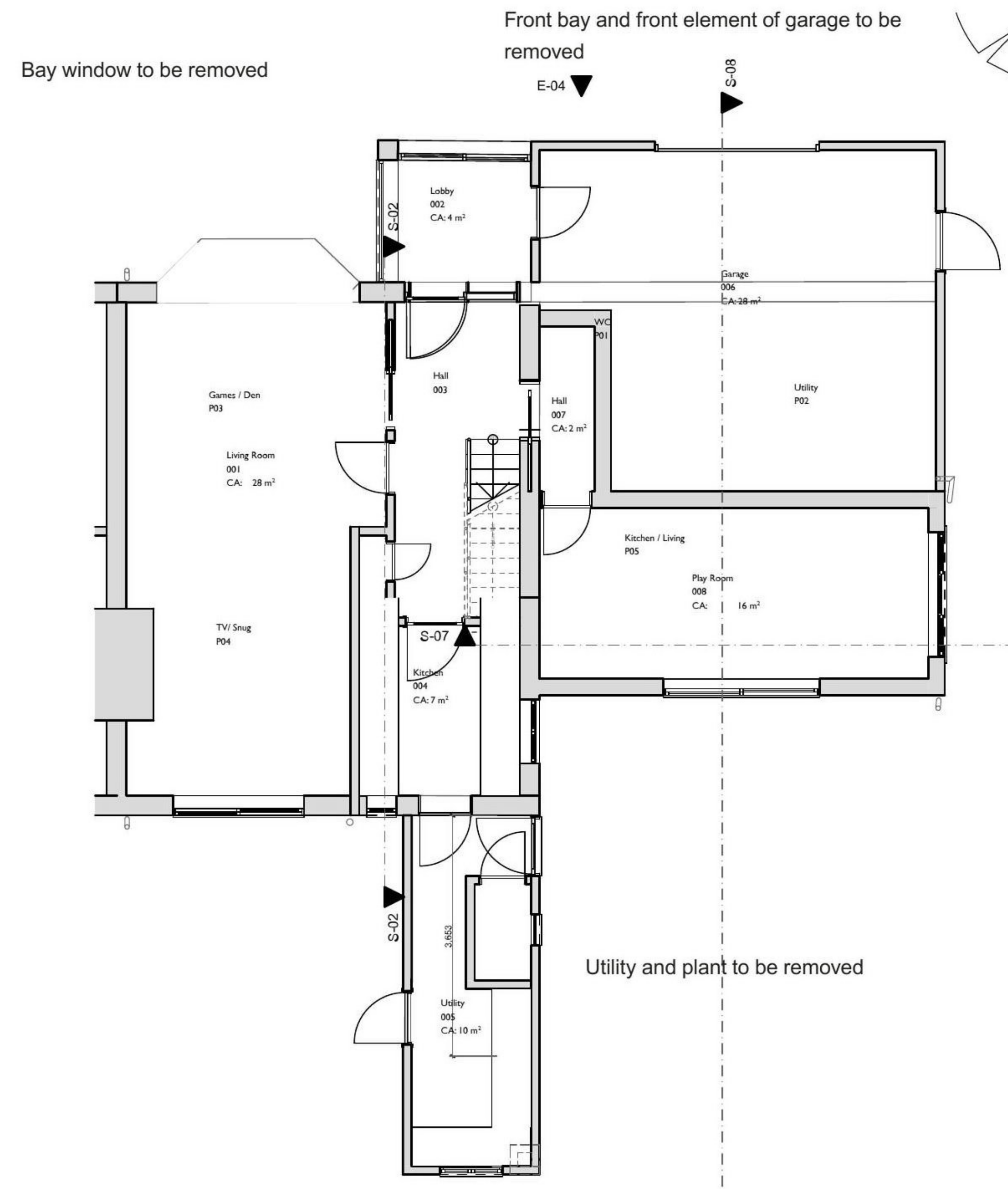


Side view showing incongruous addition

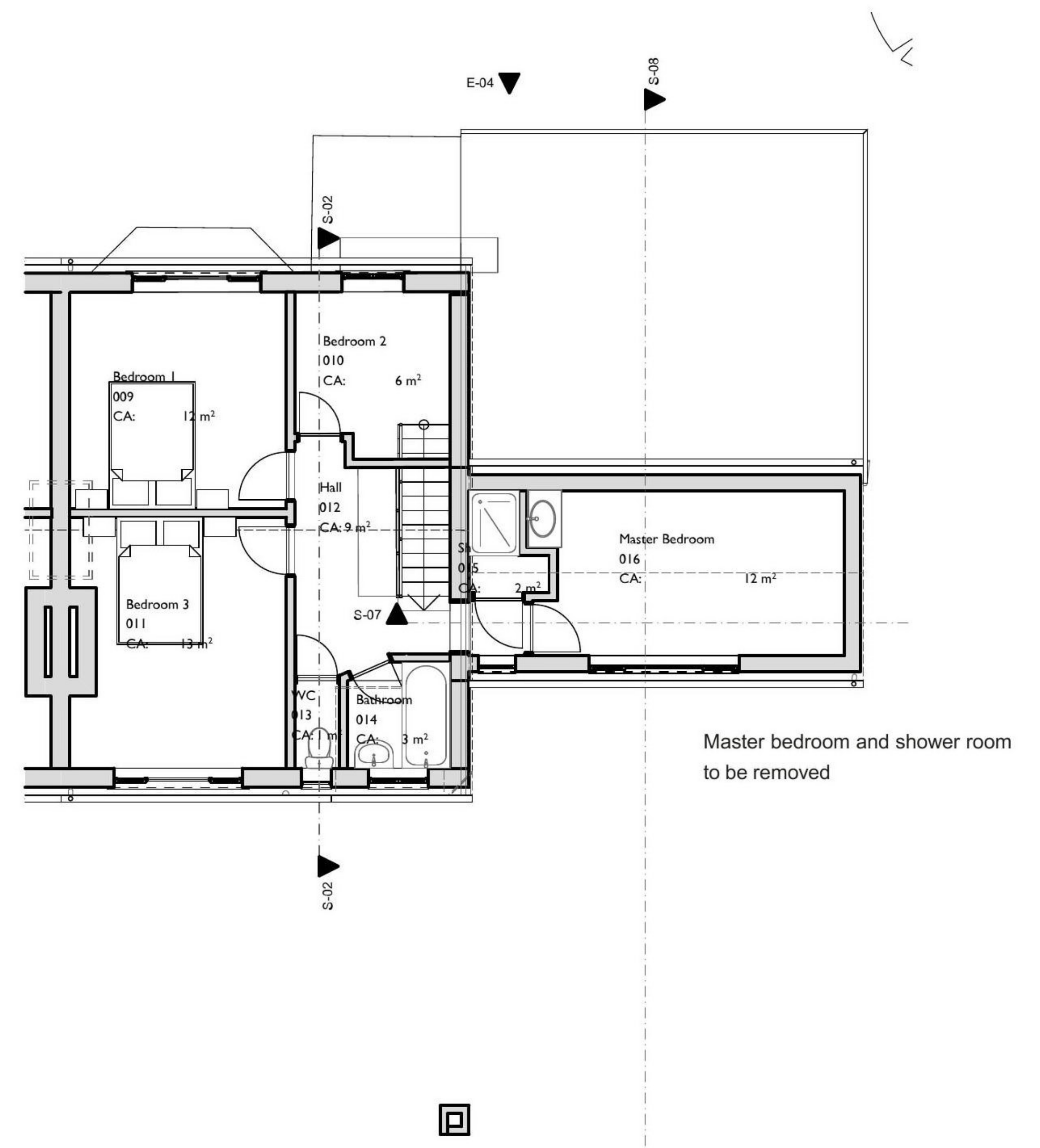


Existing rear single storey

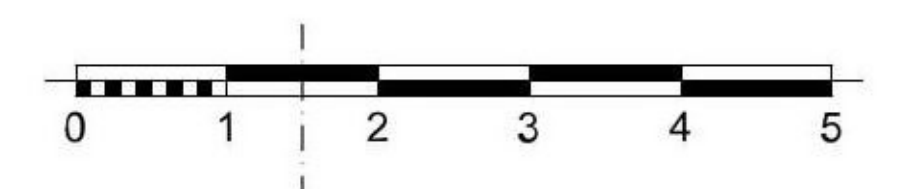


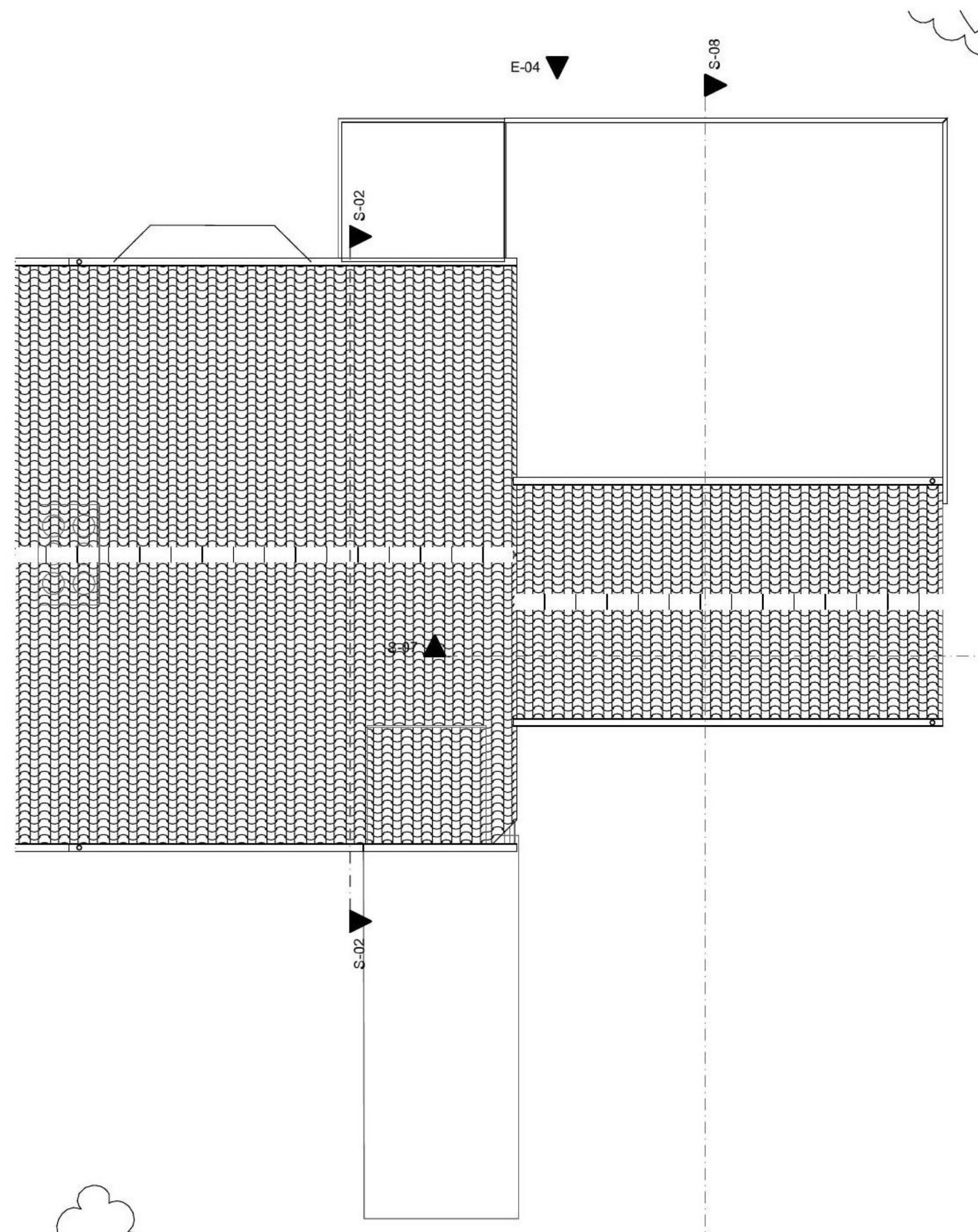


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



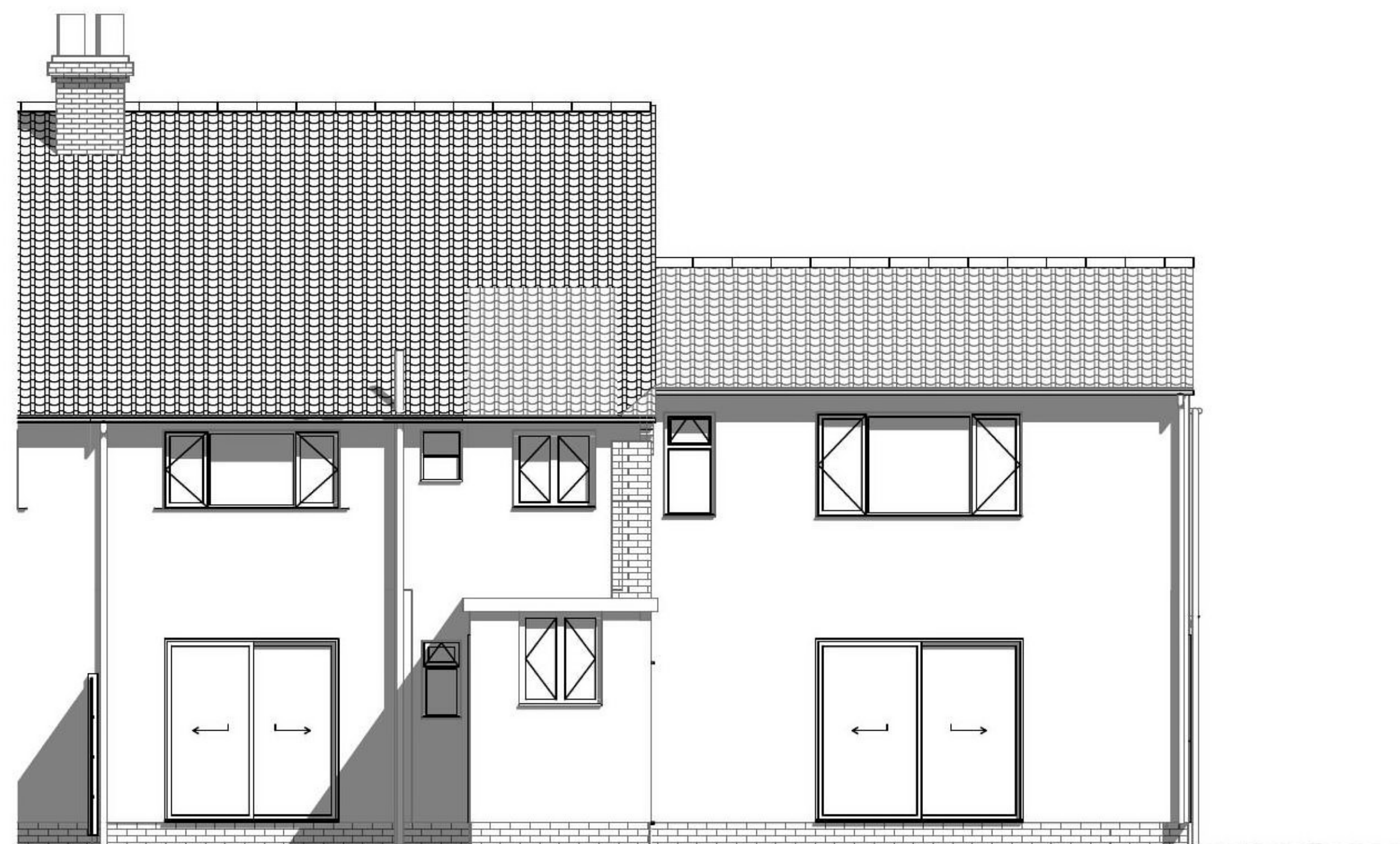


EXISTING ROOF PLAN

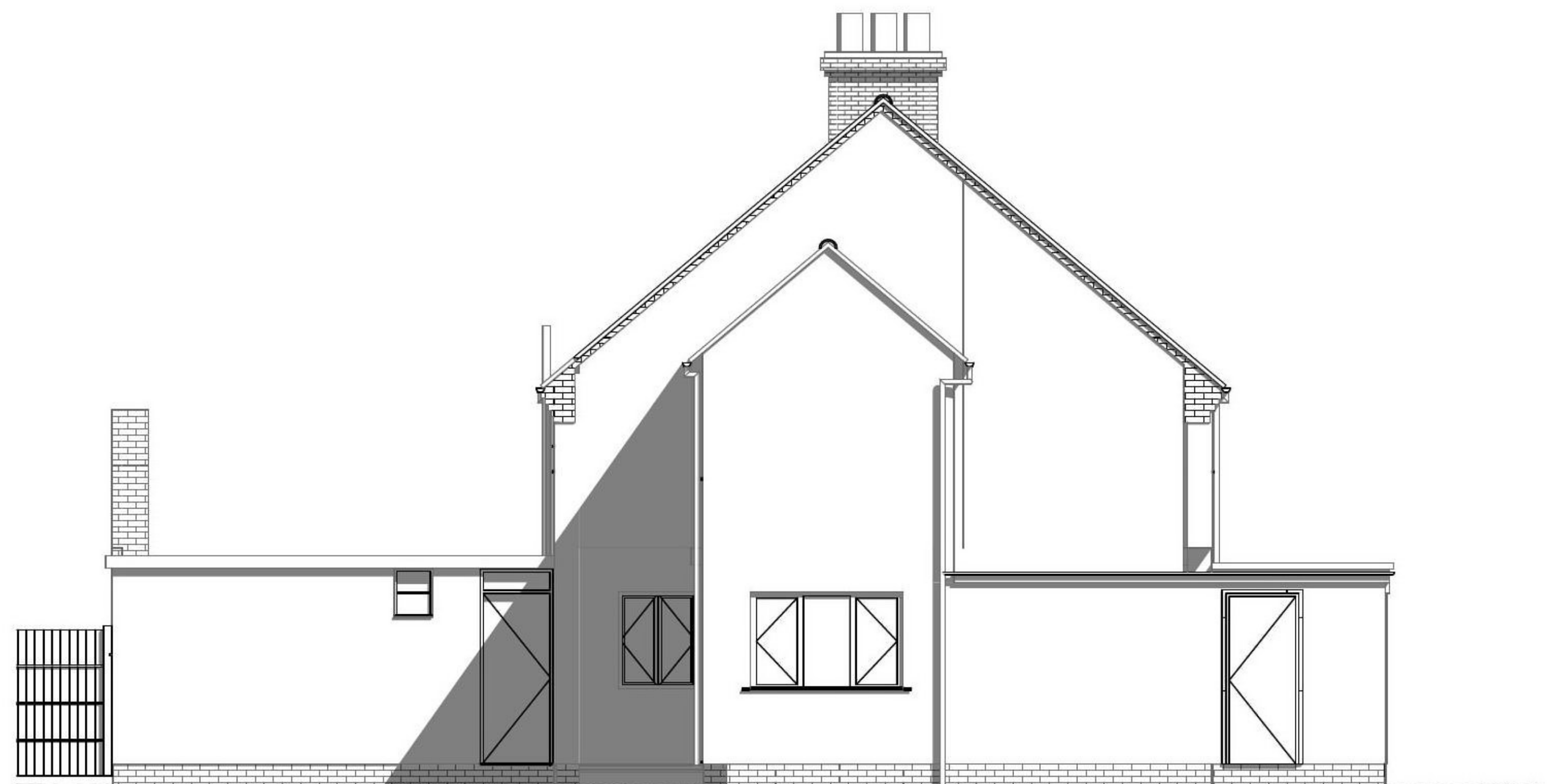


EXISTING FRONT ELEVATION





EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION





PRE APPLICATION RESPONSE

A pre application was submitted to the council and as scheme stood it was not supported by the council.

The concerns were:

The proposed scheme was greater than 50% of the original dwelling.- Therefore Contrary to GB1.

Concerns that there is a significant change in the character of the property due to the high level of glazing.

Concern over the extension being flush with the existing dwelling and therefore not subservient to the main dwelling (Residential Extensions SPD)

RESPONSE

The proposal has been reduced in area from 214m2 GIA to 187m2 GIA a reduction of 27m2.

If planning is not granted, then the client will carry out the permitted development scheme. Quotes have been obtained and are included in this document.

See the section - Programme of Works & Tender Letter.

This proposal causes less harm than the approved permitted development.

The proposal has been reduced in height from the ridge and recessed from the front elevation by 200mm.

The amount of glazing has been reduced and as such the ground floor is similar to the proposed scheme, instead of bifold doors we are proposing sliding doors. The first floor gable glazing has been reduced, creating more of a traditional rendered gable with sliding doors, rather than the pre application which was a glazed gable.

There is significant glazing to the ground rear floor, but this is quite common on residential properties.

There was concern over the addition not being subservient to the existing dwelling, this now has been altered so that the ridge is below the existing roof.

The front elevation has been recessed from the existing front by 200mm.

The side of the extension has been reduced by 200mm from the existing addition.



Existing front view.

Note the fragmented corner with the garage on the ground floor and the first floor bedroom over.

The garage projects into the front garden.



Approved front view.

Similar as the existing view with the garage projecting into the front garden. Also views of the approved loft can be seen from the road.



Proposed front view.

The addition is subservient to the main property. The projecting garage has been removed, creating a more homogenous building. Less obtrusive to the street scape.



Existing side view.

There is the existing single storey element projecting in to rear garden. Note the garage projecting into the front garden. Overall the existing building has a significant side view.



Approved side view.

Similar impact to the existing side elevation with the added impact of the 6m rear addition and the loft. Still issues with the garage to the front garden.



Proposed side view.

There is no single storey rear element and creating a much smaller impact to side compared with the existing and approved schemes.



Existing rear view.

The existing rear single storey element can be seen with the fragmented addition with the garage to the front.



Approved rear view.

Note the large approved rear addition with the loft over. Still issues with the incongruous additions.



Proposed rear view.

This condensed addition now has a minimal impact on the rear. Privacy screen of opaque glass minimises the impact on the neighbours property. Less impact to the front with the omission of the garage



Existing rear view.

The existing rear single storey element can be seen with the fragmented addition with the garage to the front.



Approved rear view.

Note the large approved rear addition with the loft over. The rear single storey addition has an impact with the neighbours property.



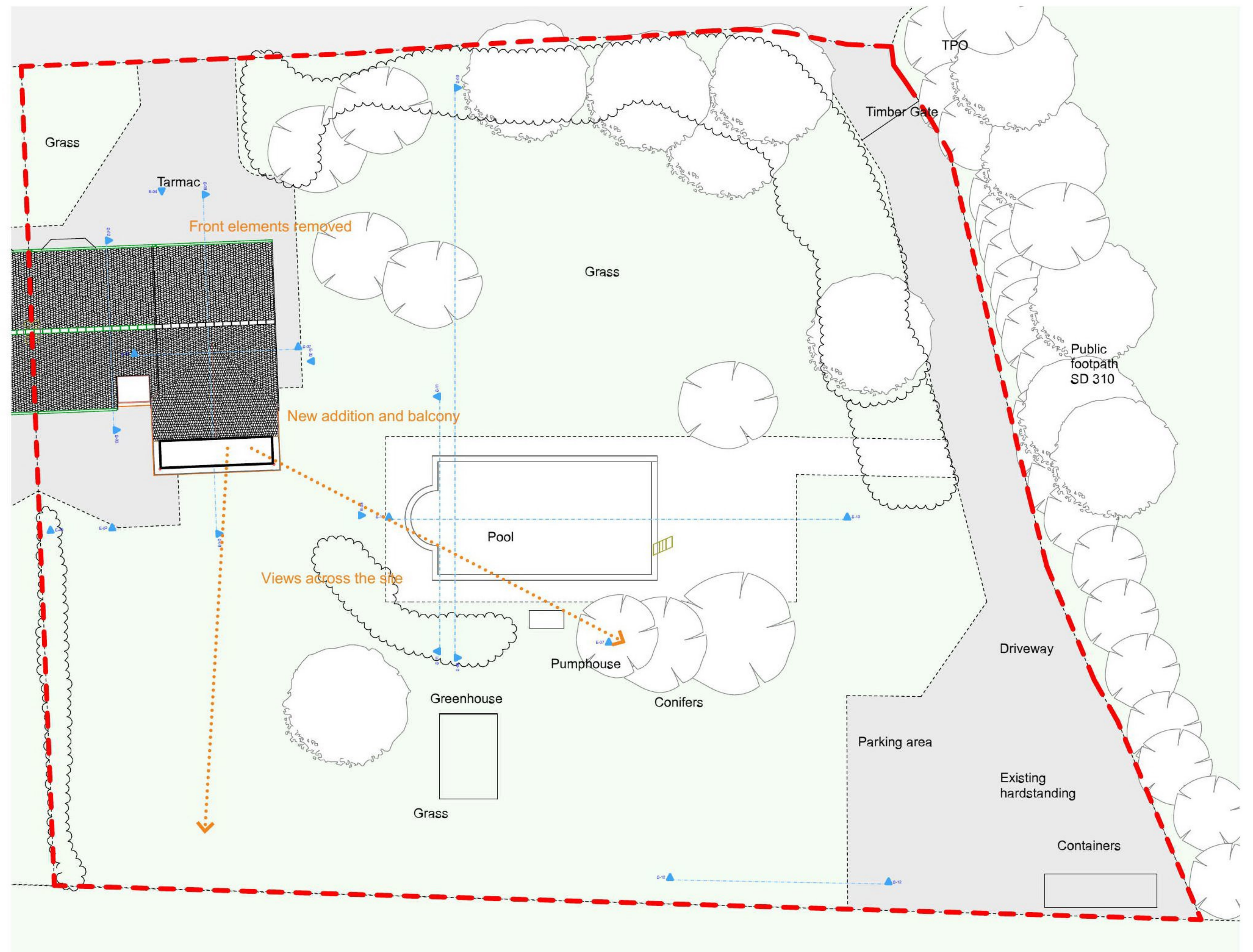
Proposed rear view.

There is minimal impact over the neighbours amenity space. The proposed addition is still subservient to the existing building.

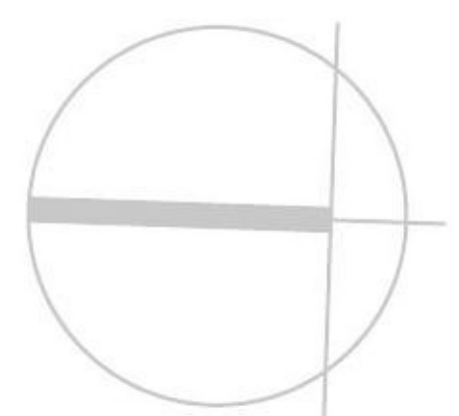


PROPOSAL

The proposal replaces the incongruous side addition and consists of a double storey addition with a balcony and gable to the rear.



PROPOSED SITE PLAN





PROPOSAL - GROUND

The existing elements protruding on the front elevation are to be removed. The existing hallway is to be used to access the property but we are proposing to convert the remainder of the garage into a WC and a Utility.

The building turns its back on the street and opens up onto the garden.

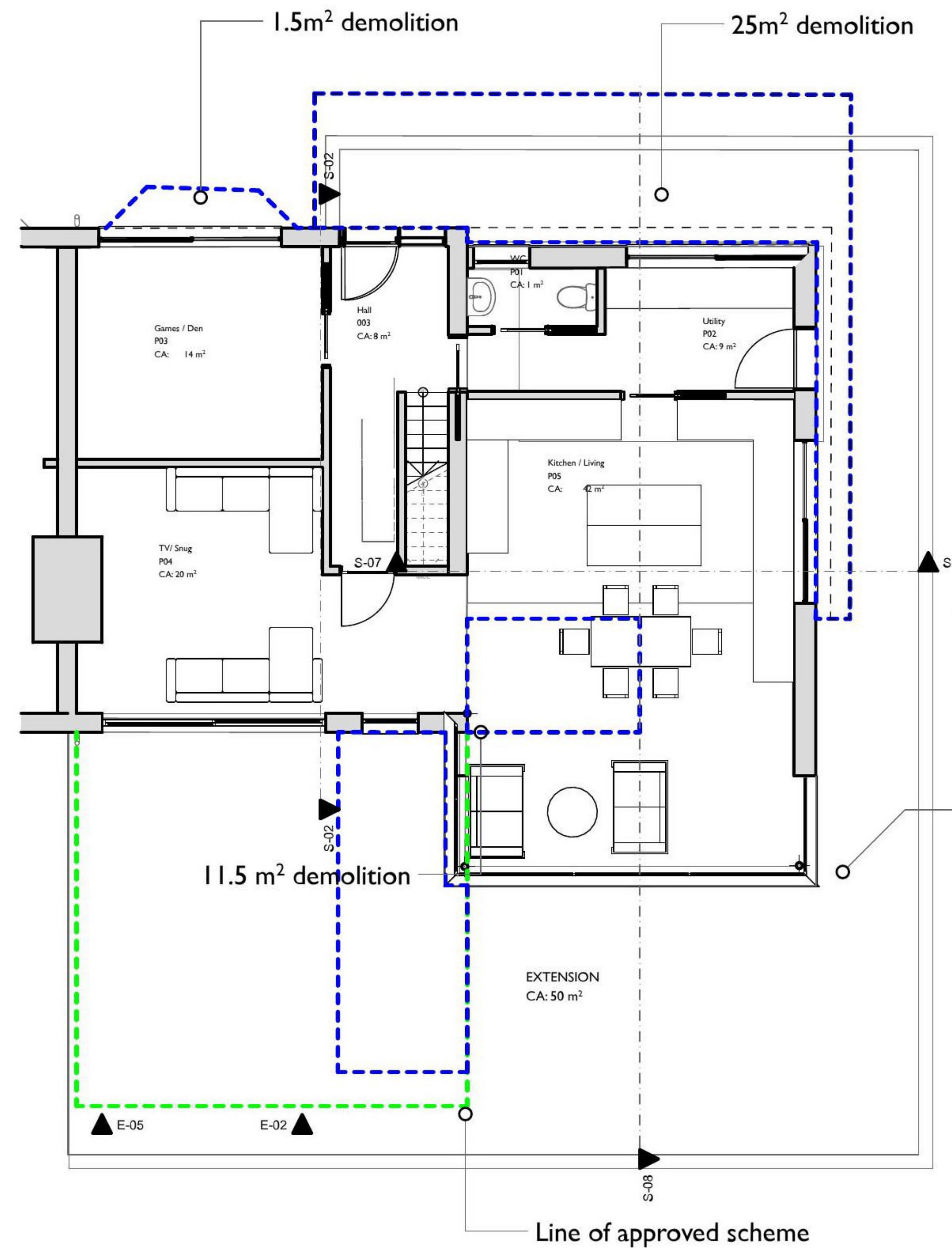
The rear ancillary elements are to be demolished and replaced with a contemporary living / family and kitchen area, with large elements of glazing overlooking the garden and the field beyond.

There is to be an entrance which is directly into the utility room.

We are proposing a double height space between the TV / Snug and the Kitchen / Dining area. This allows natural light to the deepest part of the plan.



This render from the proposed kitchen towards the TV snug area, showing the double height space.



PROPOSED GROUND FLOOR PLAN

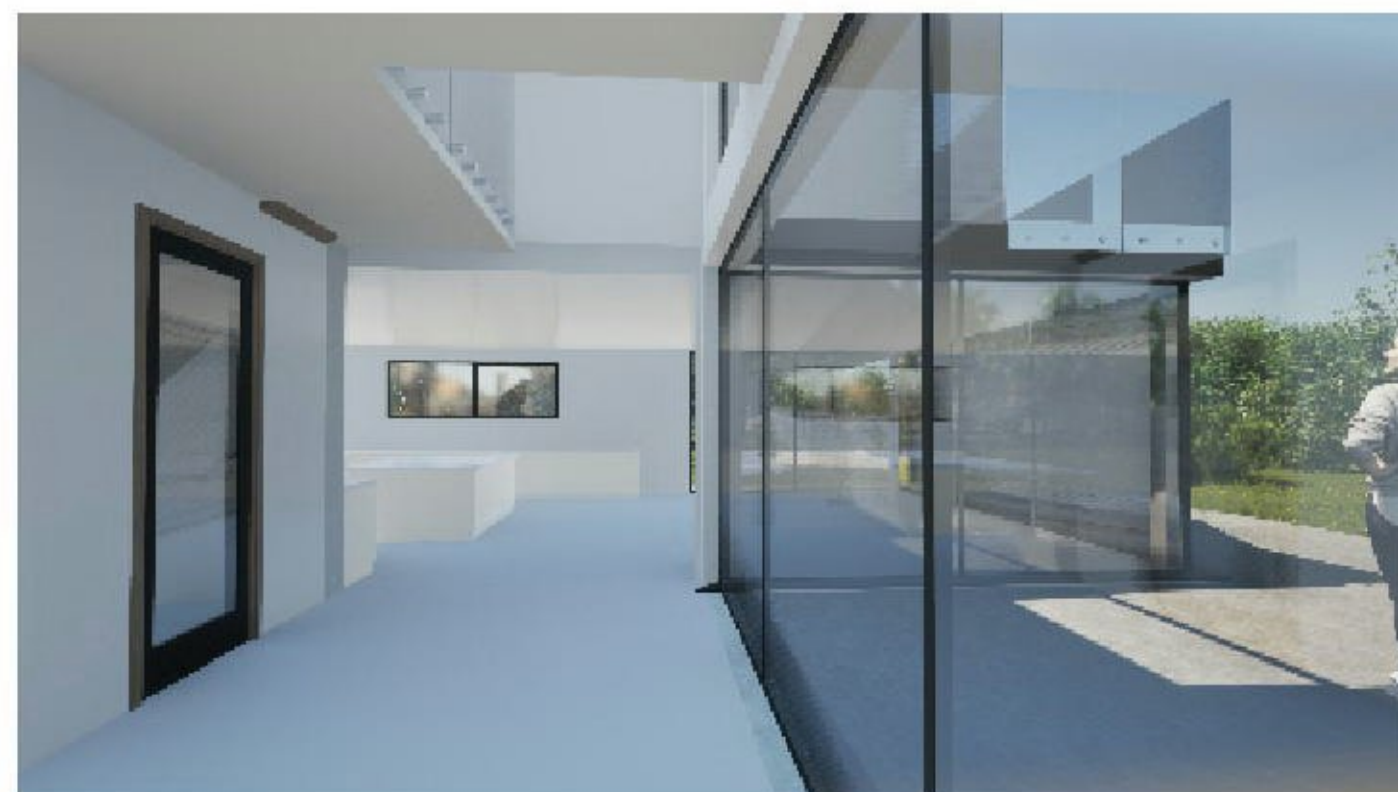




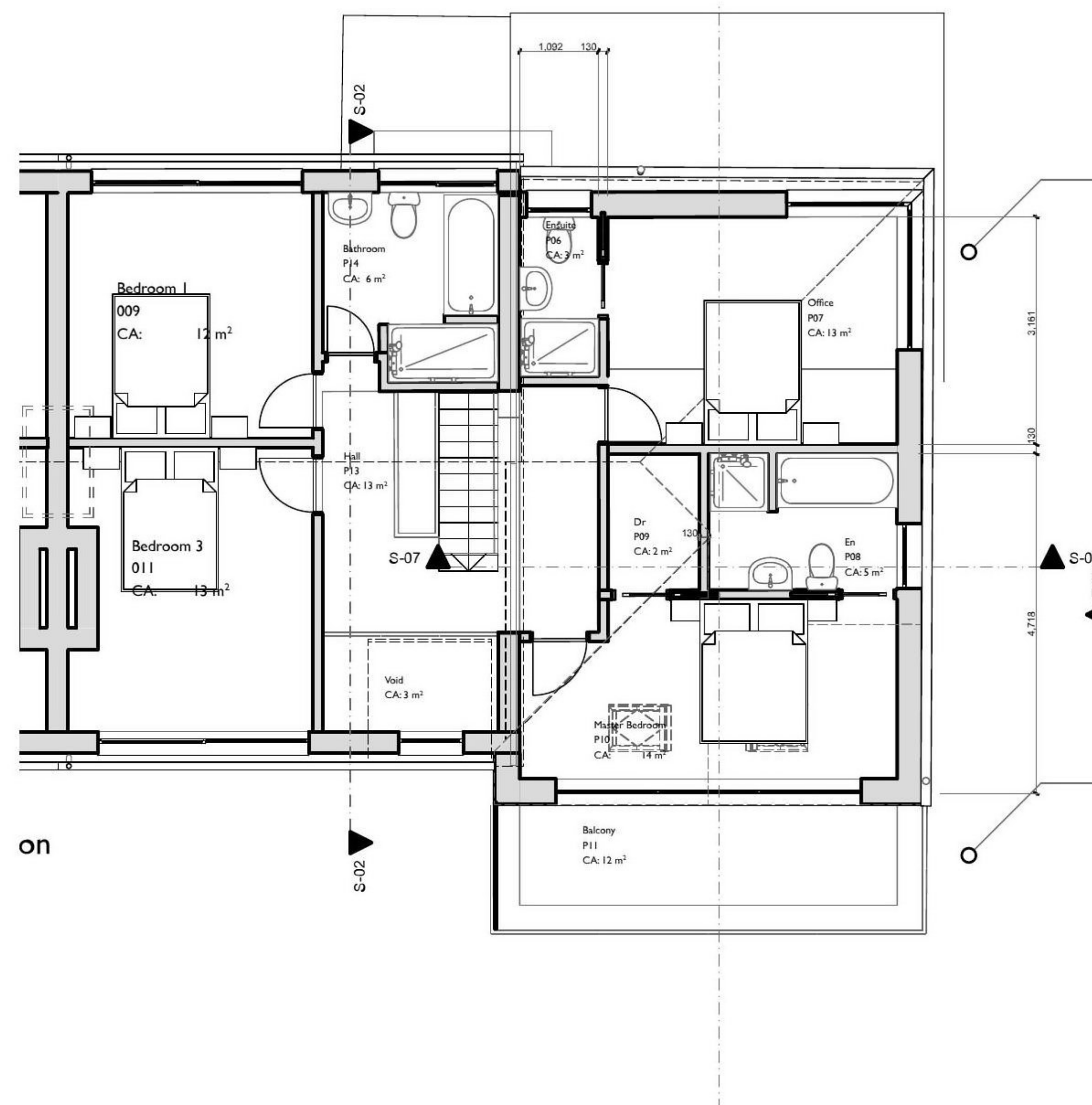
PROPOSED FIRST FLOOR

The first floor has been rationalised, a large central hall has been established which links the existing part of the property and the proposed elements. There is to be a new master bedroom, with a balcony overlooking the garden.

We are creating a larger bathroom and larger bedrooms, and effectively creating an additional bedroom.



View showing from TV room towards the dining room, the view is the is across the garden



PROPOSED FIRST FLOOR PLAN





PROPOSED FRONT ELEVATIONS

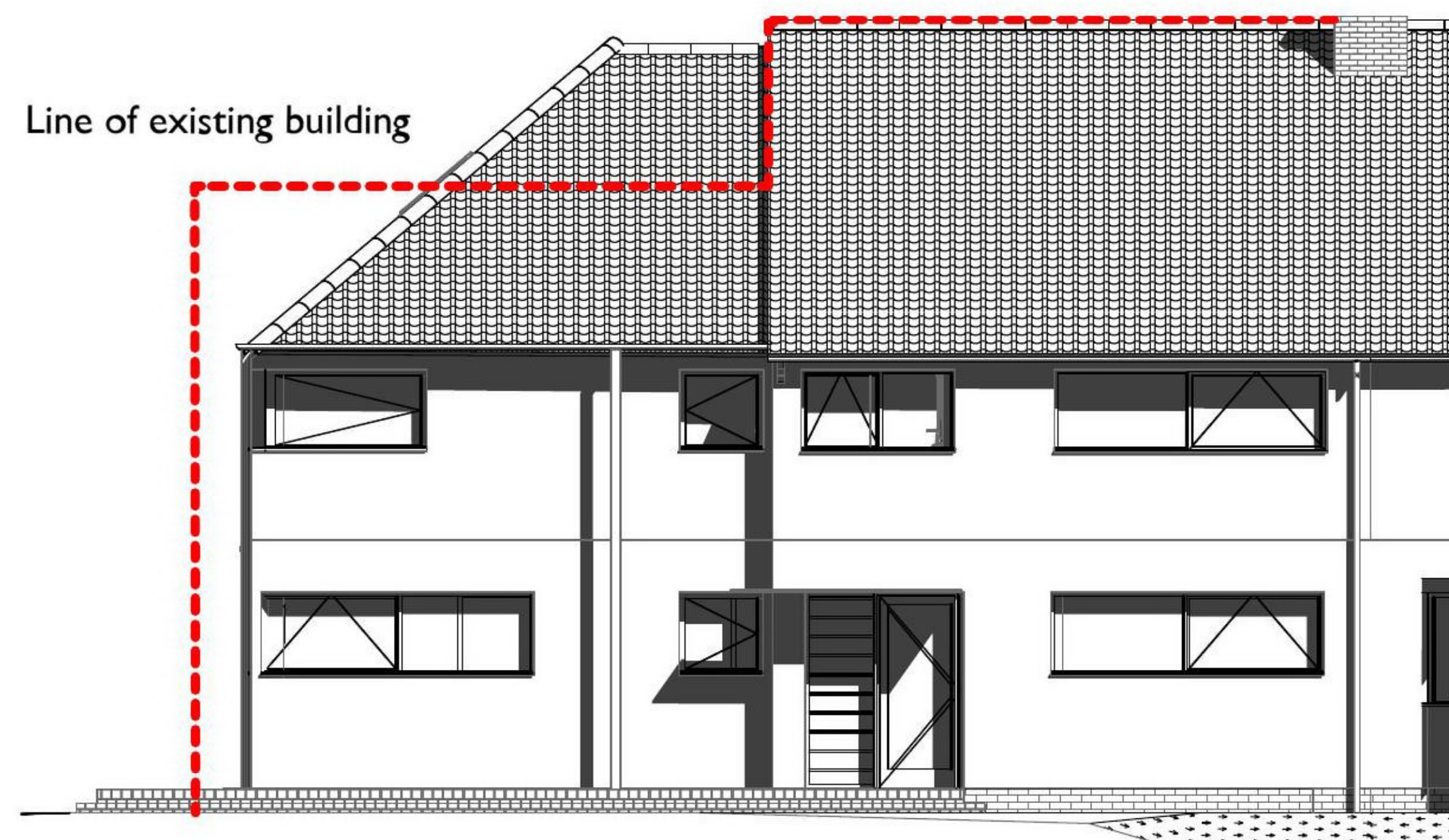
ELEVATIONS - FRONT

The front elevation is rationalised and with the removal of several historical additions we have simplified the elevation. The proposal is subservient to the main building, this has been achieved by

- a) reducing the ridge.
- b) recessing the front wall by 200mm to the front elevation.
- c) Setting the side wall of the proposal back by 200mm from the existing addition.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



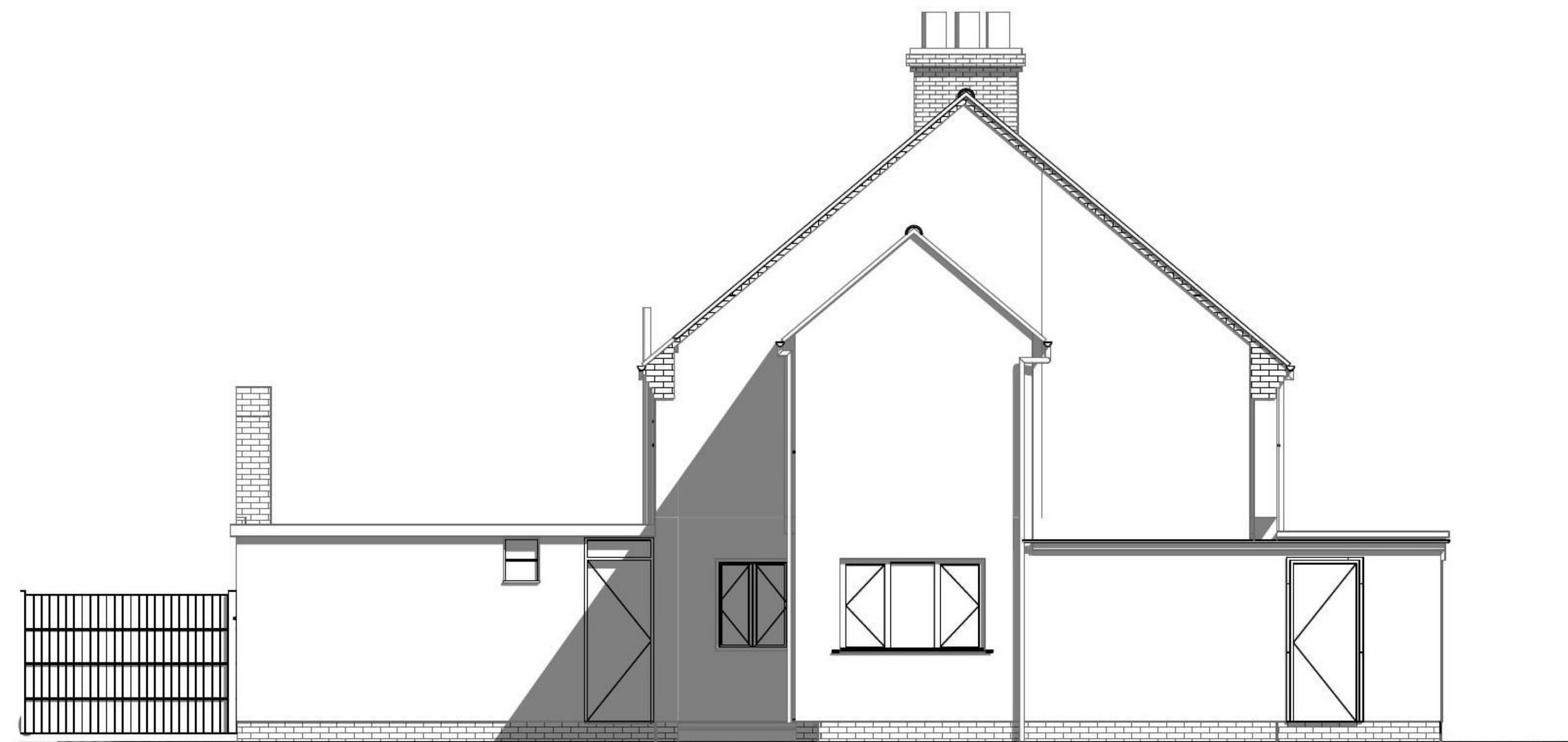


PROPOSED ELEVATIONS - SIDE

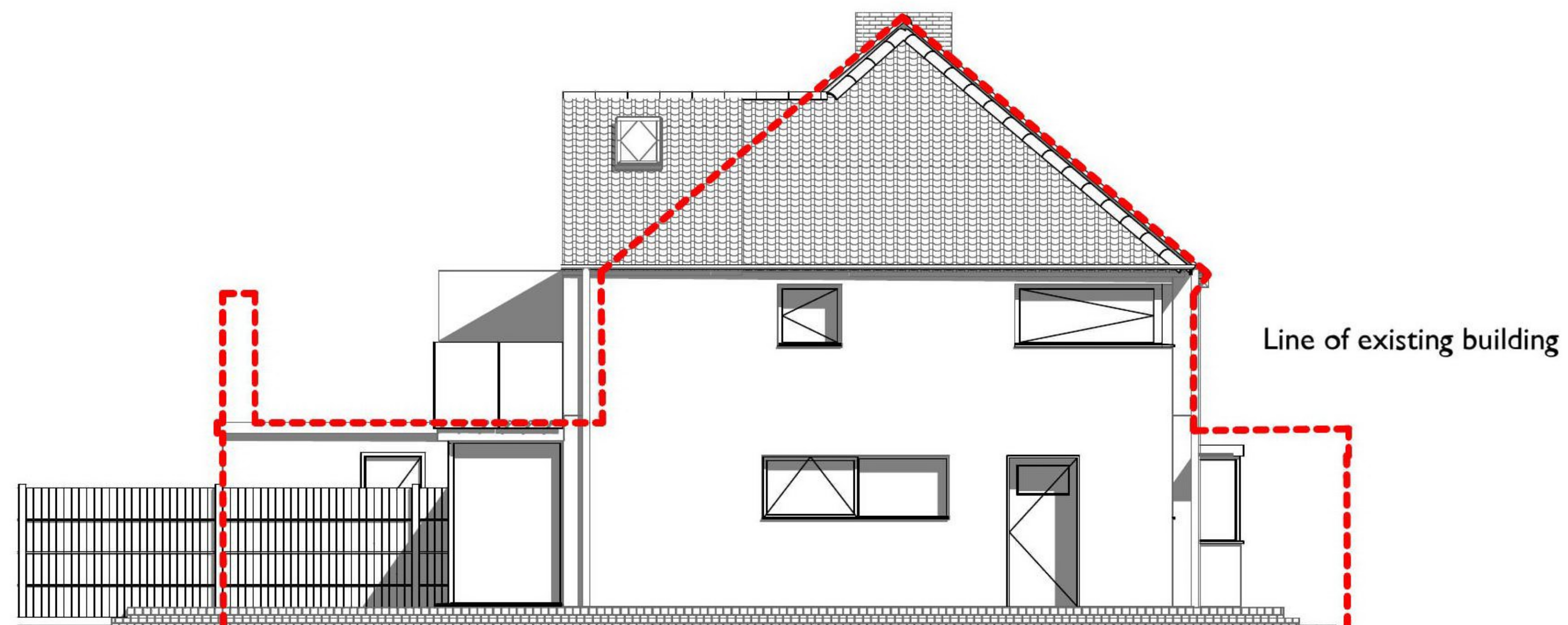
The proposed side elevation again simplifies and rationalised the elevation, the existing ancillary additions to the building are removed and a cohesive element is added. The addition emphasises the original building.



View from pool back towards the proposal showing the side elevation.



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

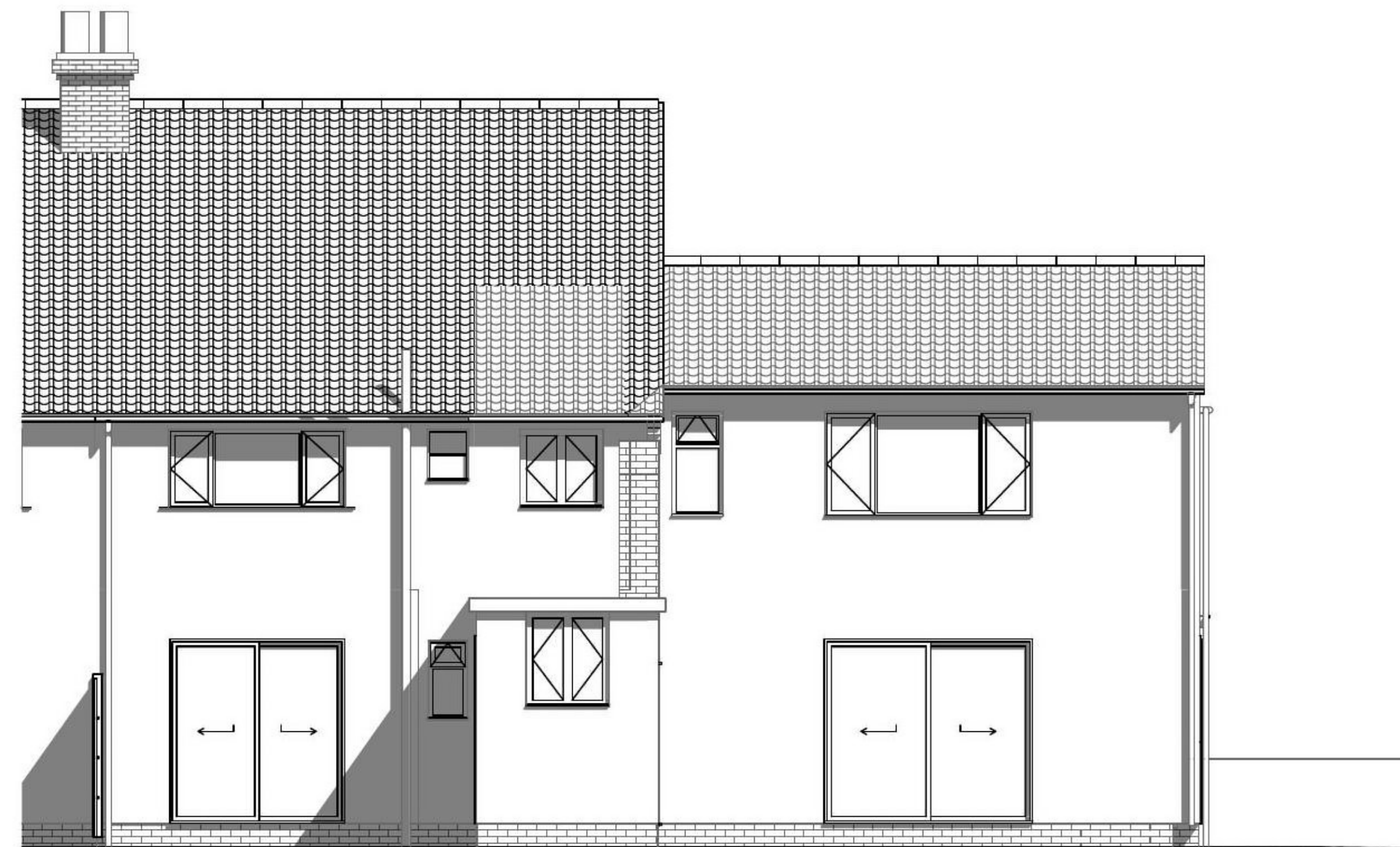




PROPOSED ELEVATIONS REAR

The existing rear elevation is a mixture of original single storey utility room with its brick chimney, and the 1970's side addition - creating an incongruous facade.

The proposal removes all these elements rationalises the roof and creates a large glazed element looking over the garden. A balcony at first floor for the owners to appreciate the garden. We are also proposing to break up the roof line with a large gable and a roof light into the central hall area.



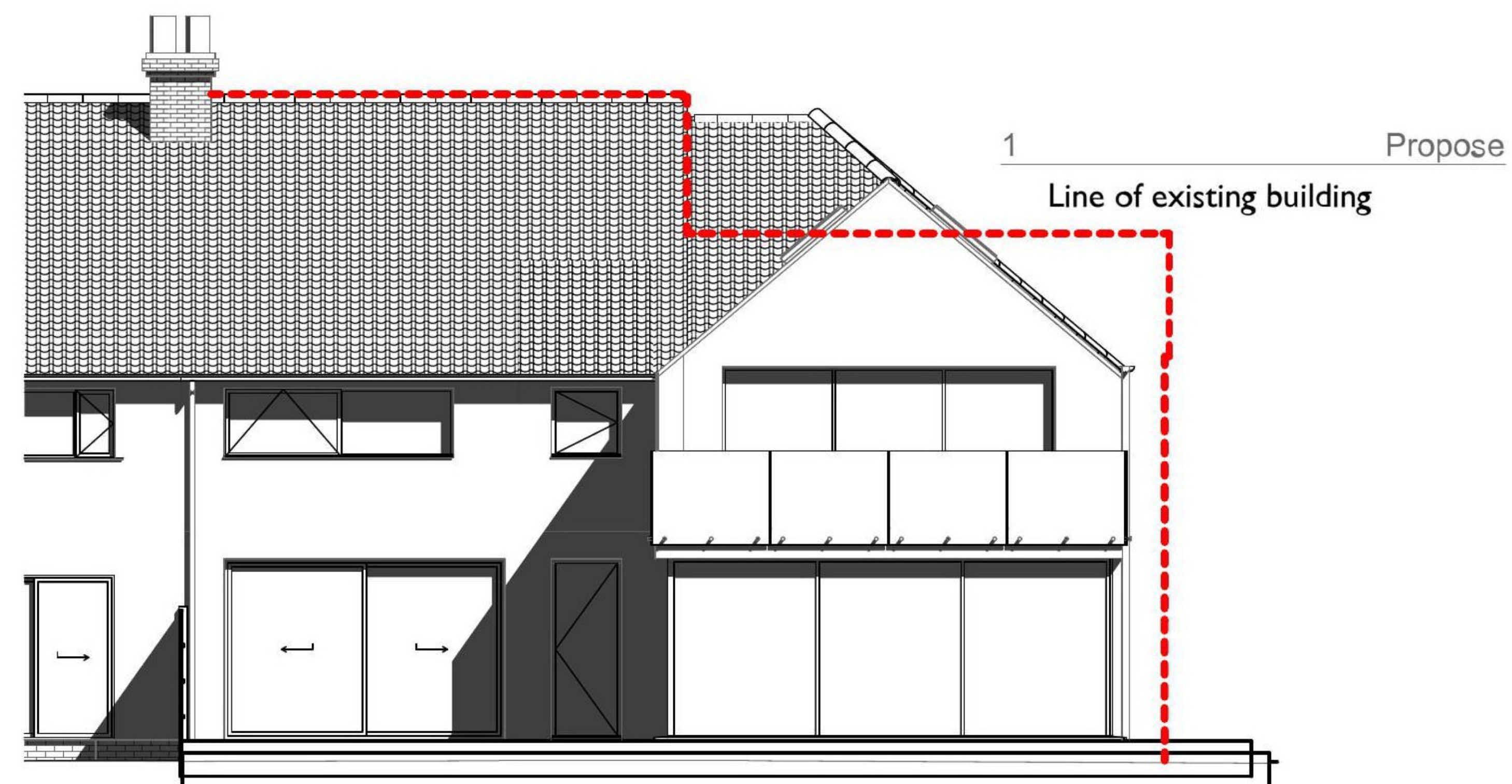
EXISTING REAR ELEVATION



CONCLUSION

We understand that the addition is greater than the 50% allowable under planning policies, but permission has been granted for a larger building under permitted development.

We would state that this proposal causes less harm to the surroundings than other the original approved solution. So we would like to propose that the special circumstances would be that this is smaller, causes less harm to the environment and creates a better architectural solution.



PROPOSED REAR ELEVATION





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APPENDIX A

Attached is a quotation from a contractor who is willing to start works in March 2022 for the rear addition and the loft. The quotation is based on an outline specification provided by REA and the original drawings.

REA will be producing a full specification and building regulation drawings to allow the works to proceed, once a decision is made on this application.

Mr and Mrs Hollands have stated that they are in conversations with contractors with regards to constructing the approved scheme and will either be progressing the approved permitted development or the scheme that is in planning at the moment.

The fall back position if this application is refused is for the approved permitted development to be constructed in March 2022.



1 New Street Cottages
Hodsoll Street
Kent
TN15 7JY

QUOTATION FOR LOFT AND REAR ADDITION.

Dear Mr Holland,

Further to our initial meeting we have pleasure in submitting a quote and outline brief, based GSP drawings and the outline specification See Below:

Ground Floor
Beam and Block, 100mm insulation, 75mm screed, 25mm Timber floor

External Walls - Ground floor addition
25mm Render, 100mm blockwork, 150mm cavity, 100mm insulation, 100mm blockwork, Dot and dab plasterboard

External Walls - Loft
Plain clay tiles, Battens, Vapour barrier, Plywood sarking, Studwork, insulation, Plasterboard

Internal Walls
Timber stud and insulation.

Flat Roofs - Warm
Asphalt
130mm insulation, Plywood, Vapour barrier, SW rafters and plasterboard.

Estimate - TBC	
Demolitions	£ 7,500
Ground Works	£ 7,500
Ground Floor	£ 4,000
Substructure Walls	£ 6,500
Stairs	£ 2,000
Roof Adaptions	£ 15,000
Internal Walls	£ 7,000
Sanitary	£ 8,000
Tiling	£ 10,000
Kitchen	£ 15,000
Utility	£ 5,000
Internal Decorations	£ 9,000
Electrics	£ 7,500
Plumbing	£ 8,000
Windows	£ 12,000
Steelwork	£ 5,000
Heating	£ 5,000

Total £134 000 (ex VAT)

We can confirm that we can start on site the earliest Jan 2022.

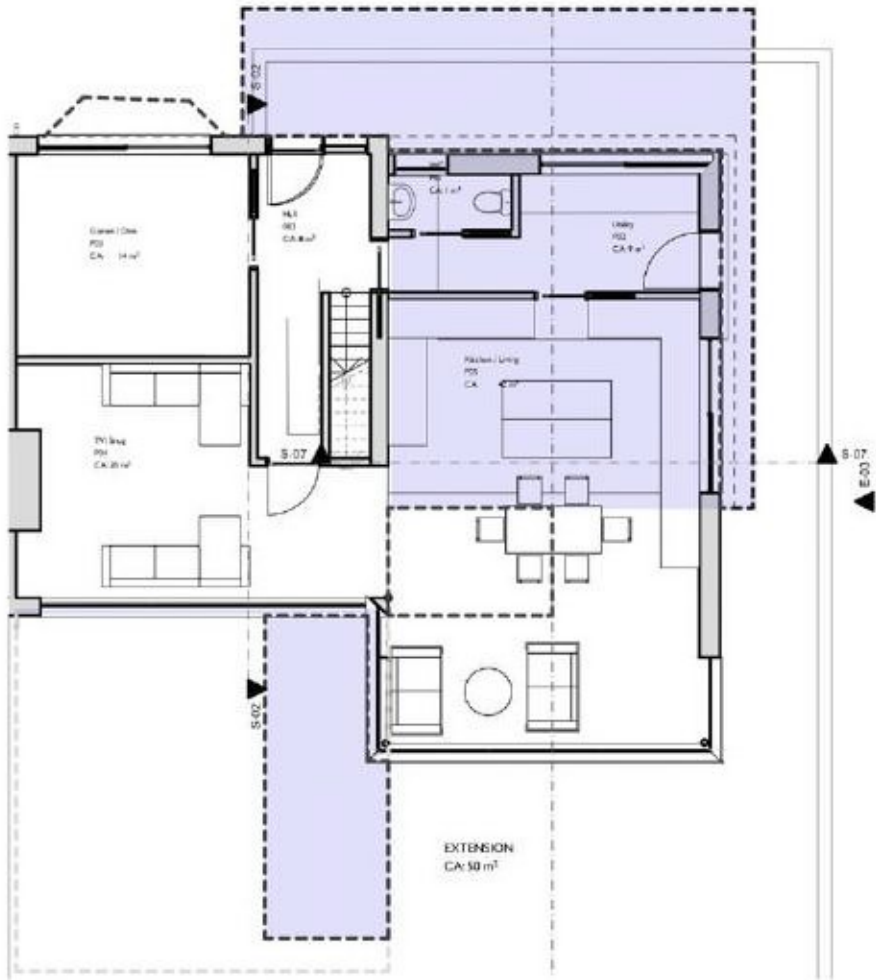
We are assuming prior to starting on site, the client will have organised all statutory and party wall items.

Yours Sincerely,



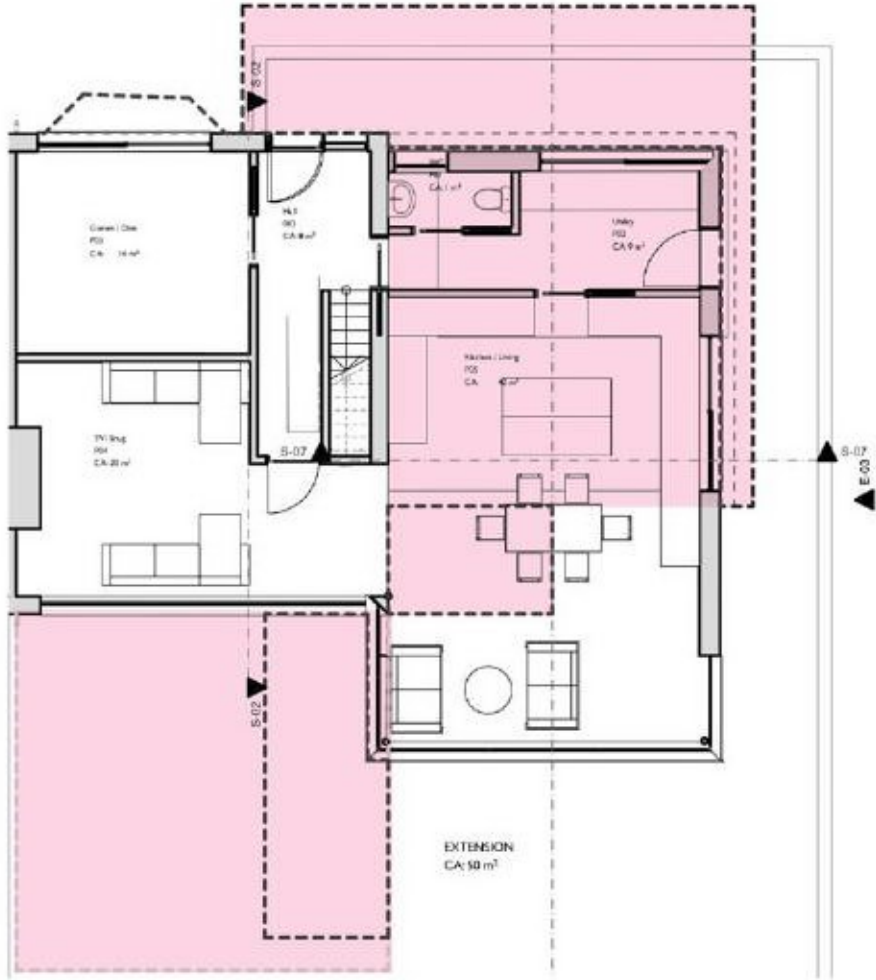
Existing scheme

Purple elements to be demolished.



Approved scheme

Pink elements show the approved scheme to be built.



Proposed scheme

Green elements show proposed scheme.

