



7461

DESIGN & ACCESS STATEMENT

**MAYFIELD
LINDEN CHASE
SEVENOAKS
TN13 3JT**

NOVEMBER 2021



Project Mayfield, Linden Chase, Sevenoaks, Kent, TN13 3JT

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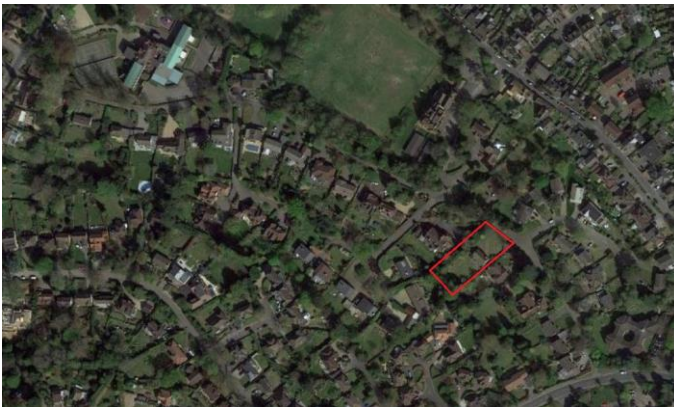
Issue 1

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Introduction

This Design and Access Statement has been compiled to support a householder application for the extension and refurbishment of the detached dwelling at Mayfield, Linden Chase, Sevenoaks.



Aerial View of Mayfield located in Linden Chase.

Mayfield, is located in Linden Chase which is characterised as H02, an informal lane, in the Sevenoaks Residential Character Area Plan. Linden Chase is a narrow, quiet road linking busy Mount Harry Road with Bradbourne Park Road.

The character assessment states that Linden Chase was formally part of Bradbourne House Estate which was developed originally with large detached Victorian and Edwardian Houses amongst planned informal gardens and orchards. However in later years, 1970's and 80's the road was infilled with a variety of detached properties. Mayfield being one, it is tall, two storey plain 1970's house.

Because Mayfield was built next to a large Edwardian House, covenants were written on the plot to guide its development and these restrictions have been carefully observed as part of the design process to ensure continuity of privacy and separation between properties.

In keeping with the character of the road, Mayfield has dense, boundary hedgerow to the front of the property providing good screening from the road. The mature hedgerow continues around the plot and with a number of significant trees adjacent to the boundary, the existing landscaping provides enclosure and privacy. The existing landscaping will be retained as part of the development and retain the character of the area.

'The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.'

In total the site is approximately 1502m² / 0.0150 hectares in size.

Existing Site Photographs: Front of property



Front Elevation and driveway



Front Boundary with Linden Chase



Front Elevation of House and detached garage linked by a covered walkway which leads through the rear garden.



View of front garden



View of neighbours detached garage

Existing Site Photographs: Rear of property



Patio and level change at the rear of the house



Rear Elevation of garage



Rear Elevation of House and detached garage linked by a covered walkway



View of front garden from porch



View of rear garden

Existing Accommodation

Existing Ground Floor

- Entrance hall with wc
- Living room with dual aspect
- Dining room with access to the garden
- Modest, dated kitchen and utility room which has a side access door
- Detached garage
- Covered walkway between house and garage

Existing First Floor

- Central staircase and landing
- 1 master bedroom with ensuite
- 3 further bedrooms (3 doubles and 1 single)
- Family bathroom

Areas – Existing and Proposed Gross Internal Areas

GIA (sqm)	Existing	Demolition	Proposed
Ground Floor Plan	68.8	0	153.5
1 st Floor Plan	69.1	0	101.8
2 nd Floor Plan	-	-	57.0
Total	137.9	-	312.3
Garage	24.6	-24.6	46.9

Proposed Design Strategy

Demolition

Demolition works comprises of the removal of the detached garage and the linking flat roof between the house and garage. There will also be a substantial amount of demolition of the existing house internally to facilitate the reconfiguration and extension to the property.

Amount

The proposed alterations and extension to the property comprise of:

- A new detached garage and integral bike store will be built to replace the existing flat roofed detached garage. It will align with the neighbours garage.
- At ground floor the footprint will be pulled 360mm away from the North West boundary with a single storey extension over the footprint of the demolished garage.
- A central front entrance gable is proposed which projects 1.04m from the front façade and to the left of this the existing projected gable roof will be retained with a new, square ground floor bay windows.
- To the rear is a new central two storey feature gable, which extends 4m from the rear elevation.
- A loft conversion is proposed with two rear facing, flat roofed dormers. Roof lights are proposed at high level on the front and rear elevation.
- Ridge height remains at the existing height as well as the existing eaves level. The pitch of the roof is also retained and continued for the extension.



Proposed Front Elevation

Scale and Form

The proposed design has carefully considered the context of the site, neighbouring properties and street.

- The existing house has a simple rectangular footprint and a steep gable roof. The existing front elevation has one front facing gable which adds a feature to the frontage, highlighting the main reception room and a simple modest entrance.
- The proposed front elevation will retain this gable detail with the added detail of a new square pitched roof bay window. The proposed front elevation seeks to extend and enhance the existing building in a traditional style which is in keeping in the street scene.
- The proposed side extension accommodating the pantry, utility and boot room will be built in the style of an integral garage.



Proposed Rear Elevation

- There are two main architectural features to the rear elevation. A new central gable with inset, feature windows and Juliet balcony at 1st floor level, serving the master bedroom, and the ground floor 'pavilion' style wrap around extension. Both these elements are formed in a contemporary style, detail and materials and will contrast to main house. The homeowner is keen for the refurbished property to have a contemporary extension to the rear to suit the open plan layout internally and enable these rooms to enjoy both views and access to the rear garden. There is a steep slope at the rear of the property, allows for a level change internally in the snug and outside on the terrace.
- The roof to the rear remains as a simple gable roof with two new, modest flat roofed dormer windows. These dormers are set back from the eaves and are well proportioned for the size of the roof and will not overbearing.

Layout

- **Ground Floor** – The entrance hall is triple height rises up under the new central, vaulted, gable roof. The hallway accommodates the new main staircase which rises up and serves the 1st and 2nd floor. The hallway has front facing feature windows and top lit by roof lights. The entrance hall leads directly through to the new, spacious kitchen / dining / snug room which will provide the homeowner with a large, flexible open plan living space. This room will be enclosed by large glazed sliders providing access to the new terrace and garden beyond, creating an indoor-outdoor room. A study is located next to the dining area, sharing the terrace and views of the rear garden providing an ideal WFH office environment. Further rooms provided on the ground floor are the retained dual aspect lounge, new WC, the utility / boot room/pantry with side access.
- **1st Floor** – The new layout retains one existing bedroom and converts a front bedroom into a family bathroom. The master bedroom is housed in the new, rear gable extension including a vaulted ceiling and rear facing Juliet balcony doors. The master ensuite is also rear facing. There is also a 3rd bedroom with ensuite on this level. All side windows are opaque as noted on the elevations.
- **2nd Floor** – the new loft accommodates the fourth and fifth bedrooms and separate shower room.

Materials

- **Front & Side Elevations** – The materials for these elevations have been retained and extended in the traditional style of the existing house. The ground floor brickwork detail extends to the rear façade with the tile hanging above. The windows will be replaced with aluminium casement windows. Glass to the front will be clear and glass to all side windows will be opaque to provide privacy for the neighbours.
- **Rear Elevation** – The rear extensions of the property will have a contrasting contemporary style. The rear gable will be finished with a standing seam zinc cladding with large metal framed windows and 'Juliet' doors. The single storey pavilion extension is the feature of the property, both internally and externally. The pavilion will be enclosed with large, full height glazed doors with slim contemporary frames to reduce sightlines into the garden. The flat roof fascia and external, projected louvres will be coloured aluminium to match the gable cladding. All details will be designed in minimal and elegant style. The internal surface of the projecting gable will be clad in cedar or similar. The rear windows will be aluminium to match the overall contemporary styling of the rear elevation and the dormers will be finished in a matching metal cladding to complement with the central gable.

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Landscape & Access

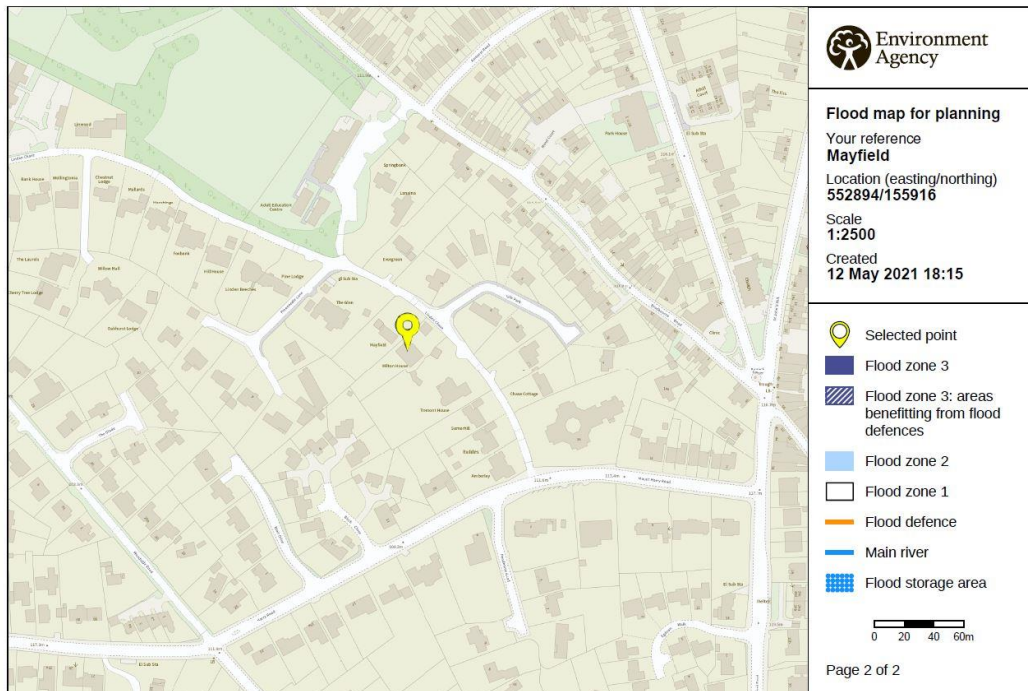
- Front Garden – there is no change to the vehicle access point. The driveway is enlarged and provides access to a new proposed detached garage as well as space for parking and an improved turning circle. The proposed garage is aligned with the adjacent property's garage.
- Rear Garden – The rear garden is an established family garden with mature boundary hedging and planting. This will all be retained with exception of one tree which is located too close to the construction. This tree does not have a TPO.
- A new rear terrace, on two levels, is proposed with permeable paving retained by a low brick wall with steps leading down to the garden.

Conclusion

- The proposed extension and reconfiguration of Mayfield has been developed with careful consideration of the relevant planning policies and residential guidance.
- The extensions are sympathetic to the existing house, both in terms of appearance and appropriate scale for the size of plot and in relation to both neighbouring properties.
- The proposed design both retains and enhances the character of the existing house in a traditional style for the frontage which is appropriate for the street scene and location, whilst extending and creating a modern family home with an open plan flexible layout. The contemporary rear extension provides a contrasting and architecturally exciting space both internally and externally.

Appendix

- Flood Map indicates that Mayfield is not at flood risk



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