

**DESIGN AND ACCESS
STATEMENT**

**PROPOSED NEW DWELLING AND REPLACEMENT GARAGES
WITHIN GROUNDS OF
SHOREHAM HOUSE
STATION ROAD
SHOREHAM
KENT
TN14 7RY**

**For
MR K MIDGLEY**



November 2021

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INTRODUCTION

This Design and Access statement has been prepared in support of a Town Planning application for a new dwelling and replacement garages within the grounds of Shoreham House, Station Road, Shoreham, Kent TN14 7RY for Mr K Midgley

The application seeks permission for a new dwelling which is to be located to the eastern side of the site together with the demolition of the existing garage block and replaced with two garage buildings for use of the Shoreham House and a further double garage to serve the new dwelling.

The application follows refusal of an original scheme for a replacement dwelling, ref 21/01404 dated 9th July 2021. It is contended that this revised design addresses the concerns of the previous proposal.

SITE DESCRIPTION

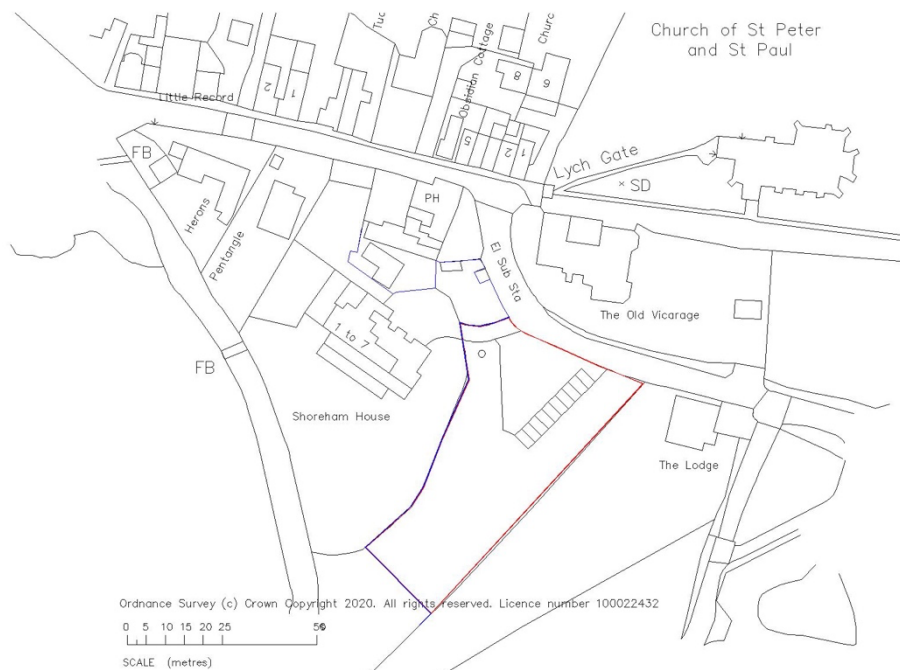


Image 1 Existing Site Location Plan

The application site consists of land belonging to Shoreham House, a large, detached property set within substantial grounds on the southern side of Station Road and located to the south-eastern edge of Shoreham Village.

The property has extensive mature gardens and has an area in excess of 0.66 hectares.

The lane is mostly obscured from Station Road by virtue of a substantial brick wall and high fence which runs for the length of the frontage of the site. This frontage is over 57.0 metres in length.

The access to the site is through an opening in this wall towards the western side where the road bends to the north from the east.

The land drops gradually from the road with the drive bisecting to serve the existing garage block to the southeast and main Shoreham House to the west.

The main house is located to the western side of the site and located behind a new property to the north which formed part of the original plot. There are limited views of the house from the road.

The land falls away to the rear and south of the house down to the River Darent.

The actual application site consists of a section of the garden which is located behind and to the east of the existing garage block which runs north to south and the eastern boundary. The land has not been tendered for a long time and is clearly not part of the main landscaped garden of Shoreham House and is overgrown with mixed shrubs and spindly trees.

The land in this part of the site also slopes down to the south.

SITE ANALYSIS

The site is an established residential property located close to other residential plots on the edge of Shoreham Village. The village is a designated conservation area, located within the Kent Downs Area of Outstanding Natural Beauty and within designated Green Belt. There are a number of listed buildings nearby including The Old Vicarage to the north.

It is by far the largest plot in the immediate location. It is towards the periphery of the village and the density increases to the north with a variety of dwelling and plot sizes, creating a chaotic pattern of development which has naturally occurred through the evolution of the development of the Village over the passage of time. This is a feature and character of the village representing its evolution over the centuries.

The existing house is a large, detached property which has been subdivided into seven flats over two floors and within the roof. Close to the application site is a line of prefabricated flat roofed lock up garages which greatly detract from the character and setting of the main house.

To the north of the house is a group of buildings including two new houses which have infilled gaps between older properties. Just to the north of an outbuilding is a Public House, Ye Olde George Inn. Immediately to the north of where the proposed house is to be located and to the opposite side of the road, is another large house, The Old Vicarage, adjacent to the Church of St Peter and St Paul. This dwelling is also partly hidden by view from the road.

There is a substantial tree and shrub screen to each side of the road which affords limited views into the properties along this part of the road.

There is a detached house, The Lodge, to the east of the site which is positioned over 12 metres away from the common boundary with the site. This house is within a

substantial plot with mature garden. Its main orientation is to the north and south and not towards the application site.

To the south of the site is open land including the remaining garden area of Shoreham House which will not form part of the proposed new house curtilage.

To the west of the application site is the Shoreham House itself and the main mature garden which will provide an established landscape setting for the proposed new dwelling.

There is scope to utilise the application site, which is a separate neglected area within the overall property, to construct a new dwelling which will not affect the amenities of any of the adjoining properties.

There is the scope to demolish the garage block and design new garages in away which will be more sensitively designed to enhance the setting of Shoreham House.

USE

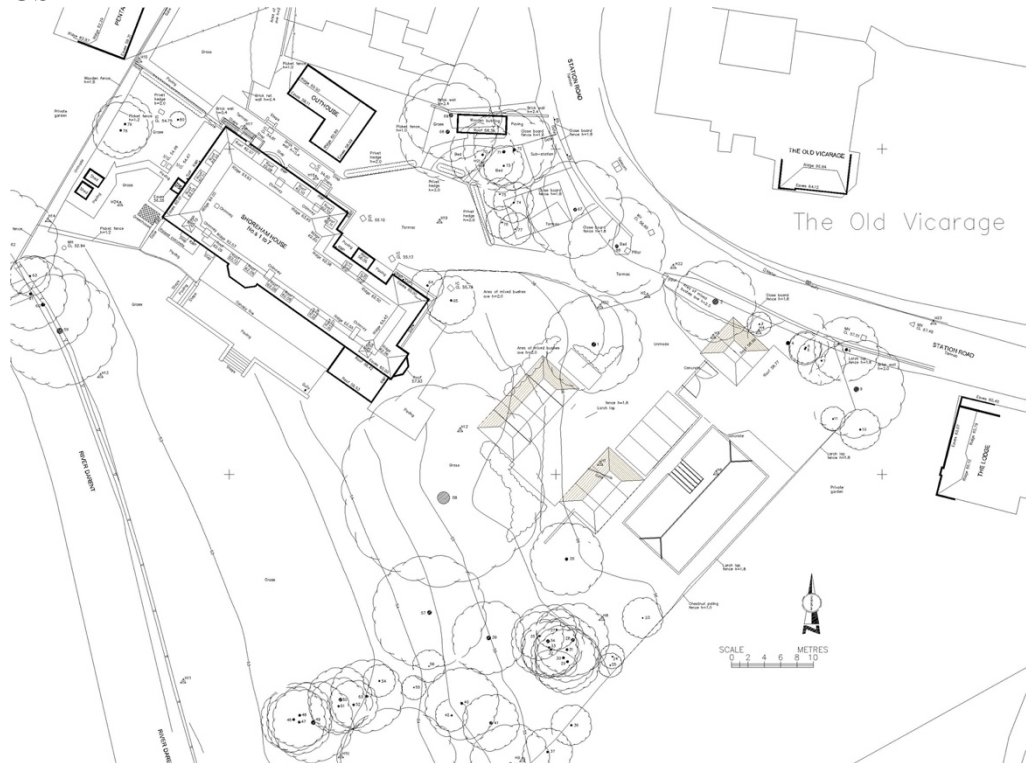


Image 2 Proposed Site Plan

The site is currently occupied by Shoreham House which is divided into 7no. flats with associated parking and garages.

The site is in an established residential area.

The site is exceptionally large, and the introduction of a new dwelling will not impact on the perceived density within the road. The density of the plot will be significantly less than the surrounding built environment.

AMOUNT.

Shoreham House has an approximate gross floor area of 1060 sqm. This is spread across three floors with the upper floor within the roof space. It has a ground floor coverage of 399 sqm.

The proposed house is much smaller with a gross internal floor area of 220.01 sqm. The refused house, excluding the basement, has a gross internal floor area of 409.50sqm metres. Thus, the proposed dwelling is much smaller, and only has a ground and first floor whereas the refused house included room within the roof at second floor level. The ground floor coverage is 128 sqm as opposed to the refused house which had a ground floor of 172.95 sqm.

The existing garages are to be replaced with two blocks of garages adjacent to the proposed house. These will be for the use of the existing residents of Shoreham House. There will be a double garage for the new house located to the front of the site.

LAYOUT

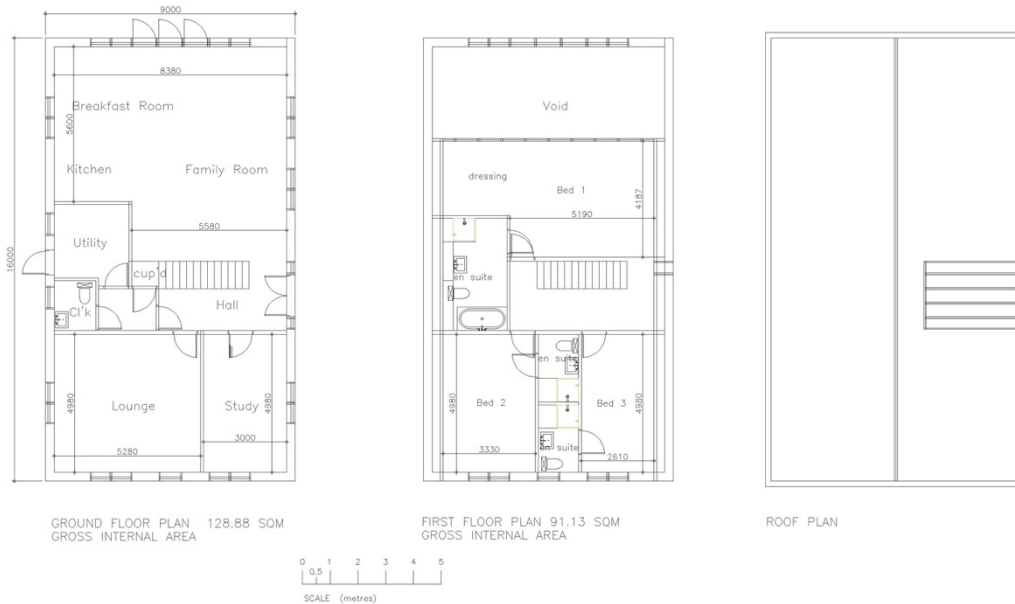


Image 3 Proposed Plans

The proposed house is to be located to the front of the site close to the eastern boundary. The distance to the road will be on average over 15.0 metres as the road curves to the north across the proposed plot frontage.

The new double garage for the house is situated to the west of the house and closer to the road to create an enclosed courtyard in front of the house.

The replacement garages are located to the west of the new house with one block forming its western boundary close to the flank wall.

The other block will be located in parallel and to the west creating a further courtyard area. There are a further five car parking spaces close to the garages.

The new arrangement of garages and parking rationalises the current haphazard parking arrangements.

The orientation of the existing house is to the front and rear of the site with limited aspect to each side.

The new house also has the same orientation with the main rooms facing north and to the south. There is only one en-suite bathroom window which faces out towards the side boundary to the east. The windows serving the en suite will have obscure glazing.

The house is considerably smaller than the refused house. The accommodation is restricted to the ground and first floor with the latter being within the roof space

The ground floor has a lounge and study at the front and open plan kitchen dining to the rear opening out onto the rear garden.

The first floor consists of a master bedroom suite with bathroom set within the roof facing to the south with a further two bedrooms facing to the north. The master bedroom is set back from the rear wall of the house so that there is a double height space to the kitchen family room behind the feature window in the rear flank.

The house has been designed specifically for the requirements of the applicant who intends to live in the house, moving from one of the flats in the Shoreham House.

SCALE



Image 4 Site Cross Section

The proposed house will appear as a single storey structure with the simple pitched roof eaves being 3.8 metres above the ground level. The eave of the refused house is 6.03 metres above floor level.

The height of the house will be 8.5 metres to the main ridge which is 1.1 metres less than the refused house. Shoreham House varies in height from 8.2 metres to 9.50 metres.

The house is over 20.0 metres from The Lodge, the neighbouring property to the east of the site, and over 35.0 metres from Shoreham House. The house will therefore not unduly impact on these and appears as a stand-alone building.

The illustration above demonstrates the transition in heights of the existing adjacent dwellings and the proposed new house. It will be higher than Shoreham House due to the elevated ground but below the height of The Lodge.

The design, layout and scale of the house considers the adjoining properties, and the proposed house will not unduly impact on the adjoining properties.

PART M COMPLIANCE

The proposed house will be fully compliant to Part M4 (2) of the Building Regulations approved documents.

The main features to be incorporated will be the following.

- a) Level threshold and entrance outside of front door min 900x600mm. Front entrance door with clear opening width of 850mm
- b) Internal corridors min 1100mm.
- c) Internal doors min clear opening of 838mm.
- d) Stair's min 900mm wide.
- e) Min 1200mm space in front of kitchen units.
- f) Cloakroom and bathrooms to allow for clear access around sanitaryware installations in accordance with diagrams 2.5-2.6-2.7 of the approved document.
- g) Min of 750mm space around beds
- h) Electric sockets and switches to be located between 450mm-1200mm above floor level and minimum 300mm from an internal angle.

The above list is not definitive, but the house will be fully compliant with all the requirements of the M4(2) section of the Part M Approved Document.

LANDSCAPING

The property has a mature landscaped garden with many trees and areas of lawn and shrub beds within the back garden. The front garden consists of shrub beds set around the front drive with trees to the side and front borders. There are some specimen trees to the eastern side of Shoreham House with screen shrub planting. There are extensive lawns to the rear of Shoreham House.

The land where the proposed house is to be positioned consists of scrubby unkempt planting and a few spindly trees

The proposed house will not affect any of the specimen trees within the side and rear garden. Also, the new garage block near to the trees will be on no dig foundations and therefore will have no detrimental affect either.

APPEARANCE



Image 5 Elevations of Shoreham House.

The above illustration shows the distinctive style of Shoreham House.

The house exhibits a distinct rhythm of fenestration with the windows having a vertical emphasis. The walls are rendered with little detailing. The roof is a traditional pitch roof which is split into two main elements, with a higher section towards the western side.

The rear elevation is more ordered than the front which is relatively plain with little detailing.

The house has a feature tower at the western end above the higher ridge.

The new house has been radically redesigned in relation to the refused scheme. The house has been designed to appear as a converted outbuilding to the Shoreham House as opposed to being a separately designed dwelling.



Image 6 Proposed Elevations

The above illustration shows the design of the proposed house.

The proposed house will have a simple rectangular form with a single double pitched roof without any additional features other than the barn hip ends which have been included to reduce the size of the front and rear gables.

The entrance to the house will be within the side western flank. The entrance consists of a glazed screen and doors which extends into the roof as a sloping glazed panel.

The front elevation consists of three vertical glazed panels rising from the ground to the underside of the roof.

The rear elevation consists of a glazed screen which is double height extending up to the underside of the barn hipped roof.

The house will have rendered walls above a brick plinth. The roof will be clad in clay plain tiles.

The appearance of the building will be that of a converted barn or outbuilding which may have been associated with Shoreham House. It does not appear as a domestic dwelling in the way that the refused scheme is designed. It will thus have a more historic bearing within the street scene

ACCESS

The access to the site will remain unaltered.

The driveway splits after the entrance. The access to the right which extends towards Shoreham House will remain whilst the drive to the left-hand side will be realigned to

provide access to the new house and its garage and to the new garage court and parking spaces.

The additional dwelling will not generate a discernible increase in vehicular movement into and out of the property.

CONCLUSION

The site has an established residential use.

The addition of a new dwelling provides the opportunity to enhance the property by removing the prefabricated garages and providing a proper setting for the existing and proposed house.

The proposed house has been redesigned to address the concerns resulting in the refusal of the original house design.

There has been a fundamental change in the approach to the design philosophy with the new dwelling appearing as an outbuilding to the Shoreham House as opposed to a standalone dwelling.

The proposed house will not unduly affect the amenities of the adjoining properties.