



THE BRUNTON BOOBYER
PARTNERSHIP
CHARTERED ARCHITECTS

201 GREENWICH HIGH ROAD
GREENWICH, LONDON SE10 8NB

Design & Access Statement

for

Land adj. 1 Grange Close

Westerham TN16 1AG

1.0 INTRODUCTION

- 1.1 This Design and Access Statement accompanies a Full Planning Application for the demolition of the garage outbuilding and erection of a single 2-bed detached dwelling on land adjacent to 1 Grange Close.
- 1.2 The application site consists of a garage and a shed.
- 1.3 1 Grange Close - a part of the site not included in the application's scope - consists of a house used as a family dwelling.

2.0 APPLICATION SITE

- 2.1 The site fronts Grange Close in Westerham, a short cul-de-sac.
- 2.2 The site is steeply sloping at the rear which creates a huge level difference between the front and the rear and opens the view across open countryside.
- 2.3 The site is 257 sqm.

3.0 SURROUNDING AREA

- 3.1 There are a variety of different styles and scales of buildings in the immediate vicinity, differing in both their architectural expression and in the materials of their construction.
- 3.2 The closest train station is located in Oxted, 4 miles away.

4.0 DESIGN STATEMENT

- 4.1 A single 2-bed detached dwelling is proposed on land adj. to 1 Grange Close
- 4.2 The proposed house will be laid out over two storeys. It has been designed to match surrounding buildings.
- 4.3 The height, volume and overall appearance of the new building is in proportion to the existing garage and the adjacent house. It is important to note that the above is important to ensure that the proposed building will not have an impact on the perception of the area.
- 4.4 The house will fit within the general mix of the house sizes and types within this part of Westerham.
- 4.5 The proposed lower ground floor will not be visible from the street.
- 4.6 The external materials to be brick and tiles to match to the neighbouring buildings.

5.0 ACCESS STATEMENT

- 5.1 Vehicular access will be via the existing access
- 5.2 The house pedestrian access is direct from the public realm. There will be a permeable hard-paved area to the side to allow for car parking.
- 5.3 Vehicular and pedestrian access will be gained by means of the existing access from Grange Close. Parking spaces to the adjacent house to be relocated to the other side of the plot. A new front door will be positioned on the main front elevation.
- 5.4 There are no restrictions on access for people with disabilities.
- 5.5 The house will be designed and constructed in accordance with Part M of the Building Regulations and thus the internal access will be compliant.

6.0 PHOTOGRAPHS

- 6.1 View of the existing shed and family dwelling with a view on the town and surroundings.



6.2 View of the existing front façade (seen from the garage).



6.3 View of the existing front façade (seen from the existing family dwelling)



6.4 View of the existing rear façade.

