



# 176 The Street Adisham, Canterbury, Kent

HOLBROOK GRIFFITH DEVELOPMENT LTD

17 JUNE 2022

## 176 The Street - A Re modeling project :

Holbrook Griffith have been appointed by the owners of the property to redesign the property so that it :-

- modernises the property to current standards
- Suits their family living requirements
- provides adequate space for home working
- Ensures that the re modeled house contributes positively to the conservation area

The Design and Access Report examines the design parameters of the project and how the building has been designed to fulfill the requirements of the Local Plan and the National Planning policy Framework (NPPF)

PHOTOGRAPH LOOKING ONTO 176 THE STREET FROM THE FRONT



## 176 The Street – Location

The adjacent aerial photograph shows that the site lays at the edge of Adisham Village to the North West of the village centre

- The site measures 0.0143 Ha
- The site lays within a 20 minute walk of the railway station
- the site lays within a 10 minute walk of the local primary school
- The clients children attend the local primary school and walk there and back
- The clients work from home attending head office a few days a week
- The site of the home is therefore a sustainable location given its rural location



AERIAL PHOTOGRAPH OF THE SITE IN RELATION TO THE VILLAGE



- 176 The Street – A Conservation Area

The property exists within the Adisham Conservation Area

- The property was built during the 1970's prior to the Conservation Area being designated.

- The Existing property is idiosyncratic within the Conservation area in that it :-

- Takes its design lead from a Spanish style villa

- Is single storey within an area of two storey properties

- Uses non traditional materials i.e.

- Textured render with clay terracotta tile detail

- terracotta roof tiles

As such the existing property does not fit well within the conservation area and its redevelopment is an opportunity to improve how it sits within the context of the Village

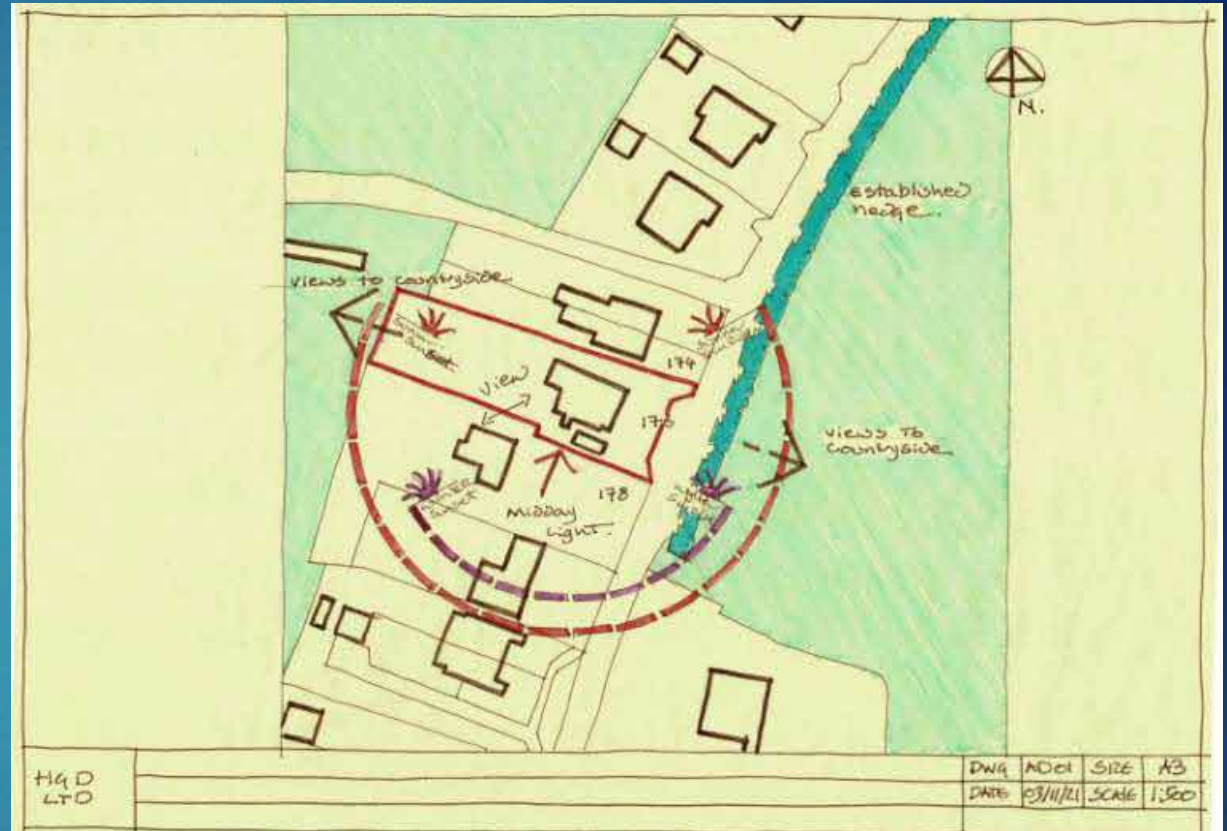
IMAGE OF 176 THE STREET AND ADJACENT PROPERTIES



## 176 The Street – Site Analysis

the site has a number of characteristics which inform the design concept as follows:

- West / East Alignment
- lacks good light to the living areas in the Morning and during the middle of the day
- sits within building line along the street
- sits forward from 178 The Street
- has a deep plot with ample room front and back
- lays outside of a flood zone
- Has views onto open fields to east and west





## 176 The Street – initial concept

- to ensure Feasibility the proposals are simplified
- the plan is organised around a central living space. The proposed extensions are at ground floor.
- previous plans included a larger extension
- over two floors
- open plan living, dining and kitchen
- play room on ground floor
- double height living room
- eaves at front height to match 174 The street
- eaves height to rear dropping to single storey height

EARLY PRE APPLICATION PLANS AND SECTION.

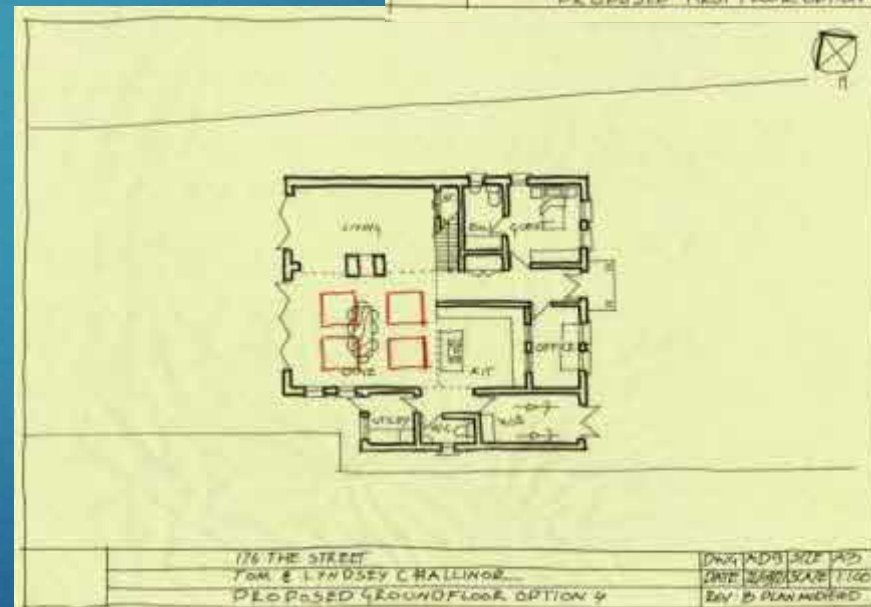
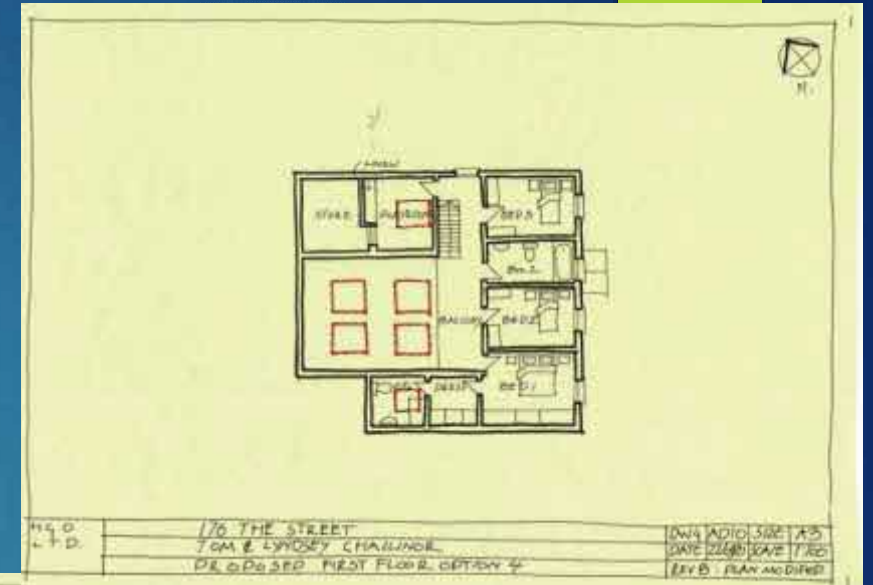


## 176 The Street – Consultation

The clients showed the neighbours the initial sketches

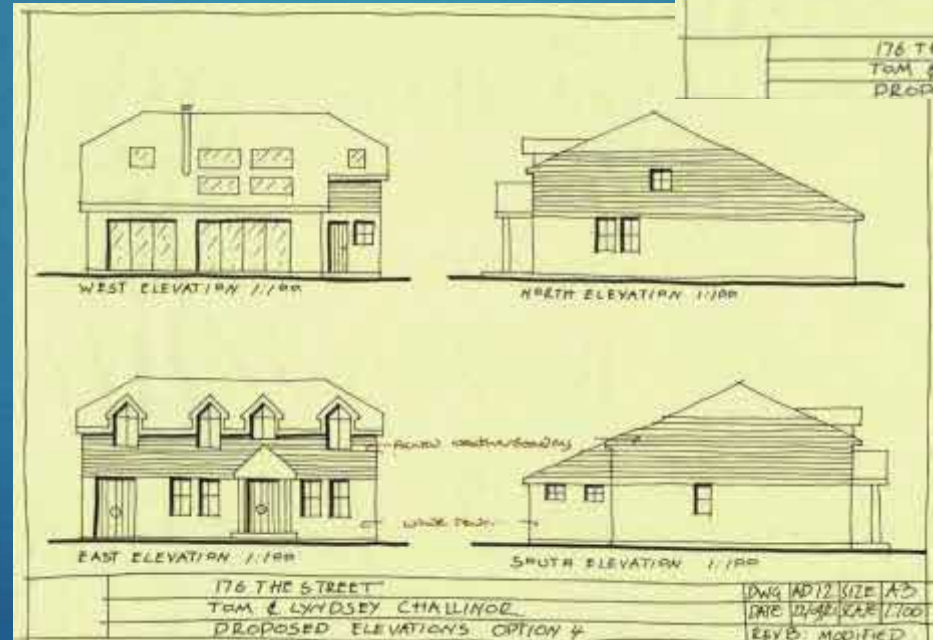
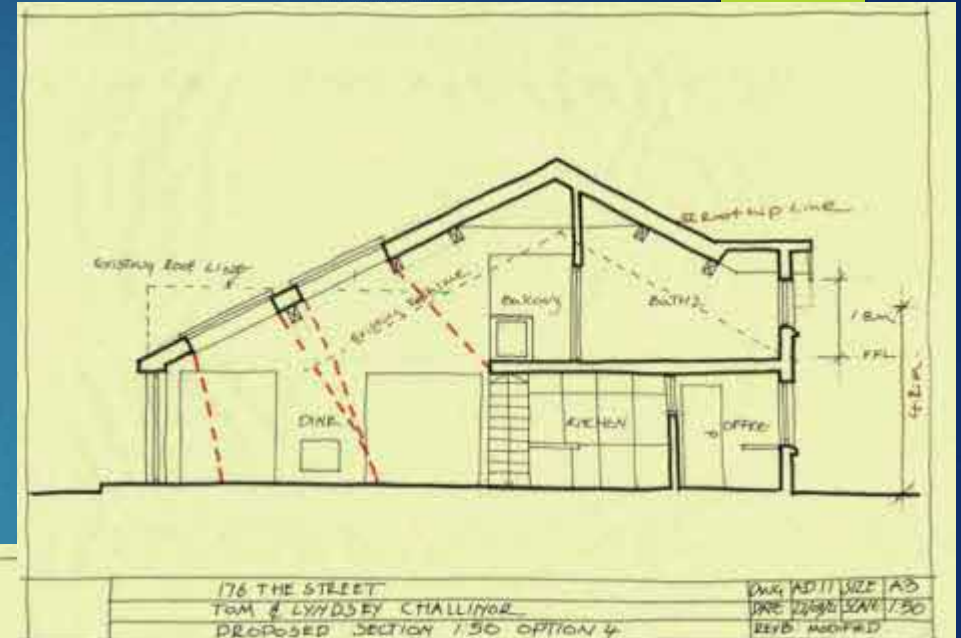
- 174 The Street were happy with the initial sketches as they stood
  - 176 The Street had some concerns and these centred on:-
    - The height of the gable wall to the south
    - The potential for overlooking onto their property
    - wanted to understand what the building would look like ( elevational treatment)
- Design was amended to accommodate
- Amended floor plan layout on both floors

### SKETCH PLANS



## 176 The Street – design development cont

- Lower eaves line to the front
- Hipped gables
- No overlooking
- Elevations were developed using traditional materials
- White render
- Weather boarding
- Timber main doors .



SKETCH SECTION AND ELEVATIONS



## 176 The Street – design development cont

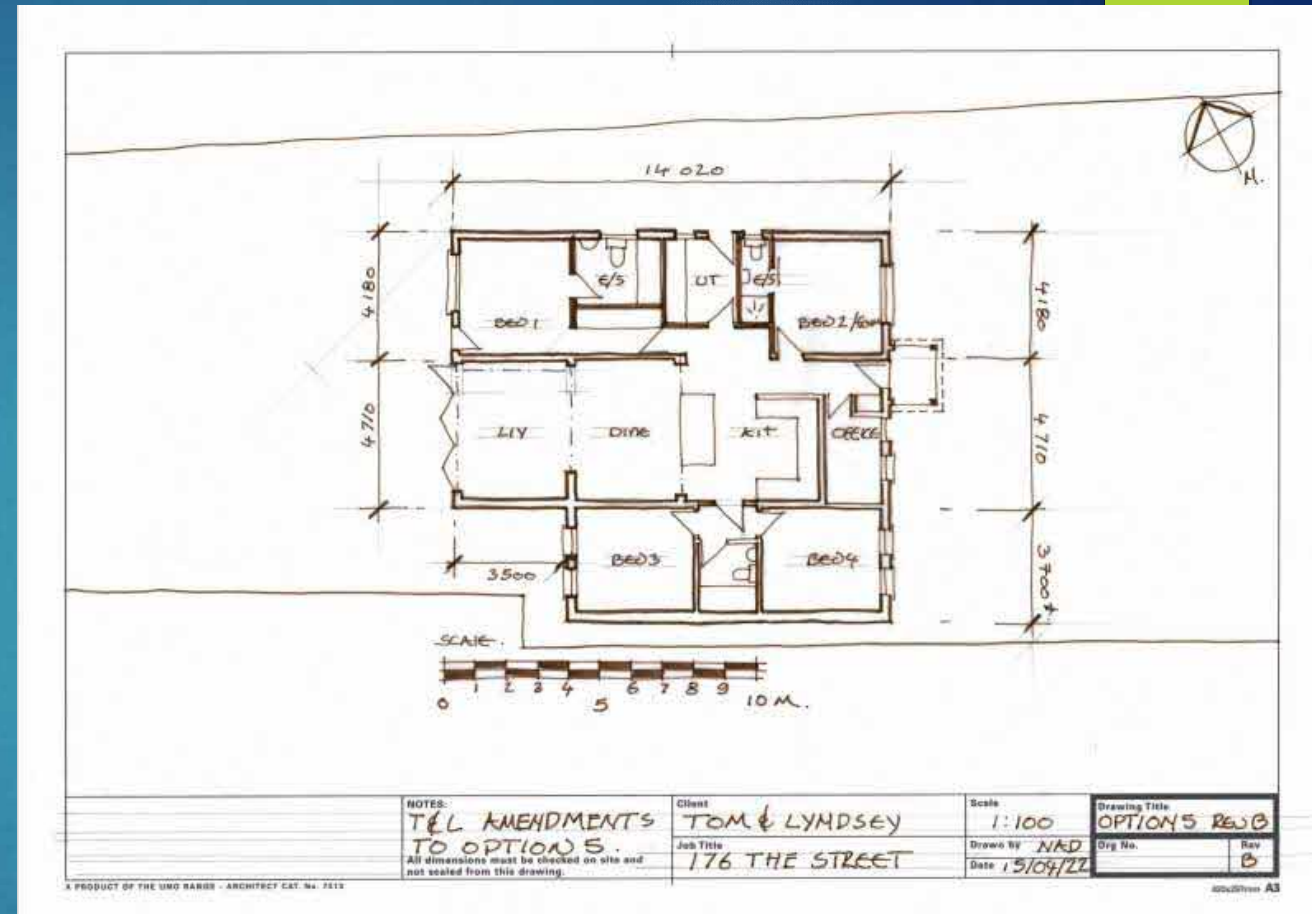
- having achieved approval the clients found that building cost inflation had undermined their budget
- therefore, alternative options were examined to reduce the overall cost of the redevelopment
- options included smaller and larger extensions
- Elevations were developed using traditional materials
- White render
- Timber windows
- Timber main doors
- Slate roof



SKETCH SECTION AND ELEVATIONS

## 176 The Street – design development cont

- the final draft developed into the current application



SKETCH SECTION AND ELEVATIONS



# Section Two

HISTORIC DEVELOPMENT ADISHAM



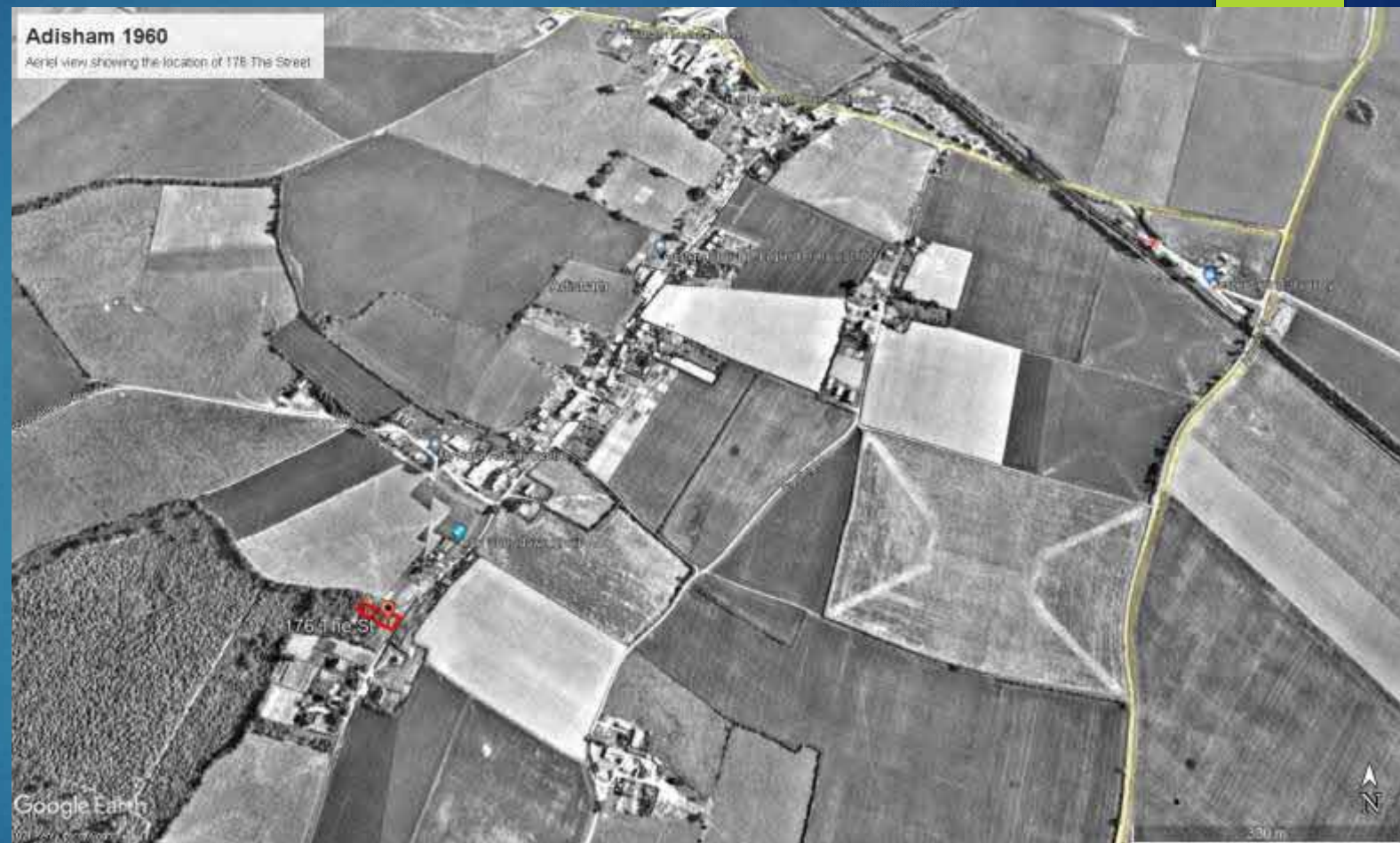
# 176 The Street

AERIAL VIEW 1940



# 176 The Street

AERIAL VIEW 1960





# 176 The Street

AERIAL VIEW 1960 DETAIL





# 176 The Street

AERIAL VIEW 1990



# 176 The Street

AERIAL VIEW 1990 DETAIL





## 176 The Street

The southwestern section of the street in which the property is located has developed over the last 70 years into a linear extension of the village. The building line along this section of the street has been established from the position of 172 and 174 the street and 176 is set upon this established building line. The properties in this section of the street are majority two stories high. With 176 being the only bungalow.

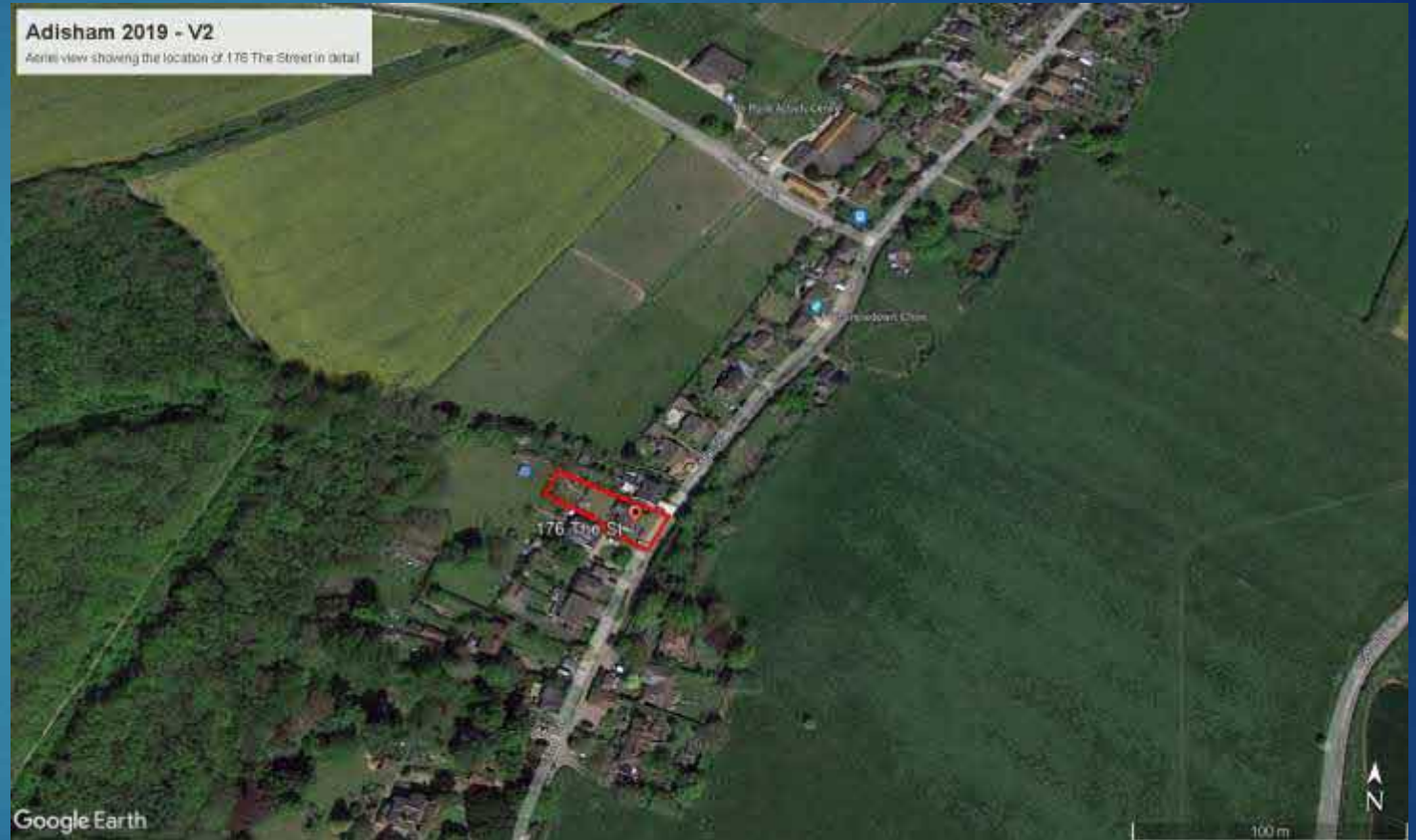
**AERIAL VIEW 2019**





# 176 The Street

AERIAL VIEW 2019 DETAIL





# Section Three

PHOTOGRAPHIC SURVEY



# 176 The Street

LOOKING NORTH EAST





# 176 The Street

LOOKING SOUTH WEST





# 180 The Street

LOOKING SOUTH WEST



# 176 The Street

LOOKING WEST





# 176 The Street

LOOKING EAST



# 176 The Street

LOOKING SOUTH EAST





# 176 The Street

LOOKING NORTH EAST





# The Street

CHALET HOUSE WITH  
DORMERS



# 176 The Street

LOOKING NORTH EAST  
WITH 178 IN FOREGROUND

