

Planning statement for 176 The Street, Adisham, Canterbury, Kent, CT3 3LB

17/06/2022

Introduction:

This design and access statement has been established for the above project as it lies within the Adisham Conservation Area. The proposed project is a minor application.

The proposal is for the extension and substantial refurbishment of the existing bungalow.

The existing building is designed as a Spanish villa and fits poorly into the conservation area. The new proposal is designed to fit into the conservation area by the use of traditional forms and materials.

The history of the site includes the recent planning approval CA/22/00020 which was for a substantial two storey redevelopment of the plot. However due to the rate of increase of building cost inflation over the last year the clients have found that it is not feasible to build out this approval due to the substantially increased build cost.

This being the case the clients have instructed me to design a simplified and smaller extension to meet their current needs.

Use:

The proposed single storey extension is intended to provide a sustainably located family dwelling for the family who are already resident within the Village providing the following accommodation:

- 4 bedrooms
- Home office
- Kitchen
- Dining
- Living space
- Two parking spaces

Size:

The entire refurbished and extended dwelling is 148.56 M2

Layout:

The layout of the development sits comfortably within the large plot and provides naturally lit spaces. The layout allows for home working and comfortable family living with large patio doors to the rear to provide a beneficial inside outside relationship between the house and the new landscape layout.

Scale:

The scale of the building is designed so as not to overwhelm the scale of the existing building and is designed to fit naturally with the human scale of the existing and surrounding buildings

Landscape:

The extension sits naturally within the newly designed landscape which provides for new front and rear garden planting and hard surfaces

Appearance:

The building is of a simple and traditional form which sits well within the conservation zone utilising traditional materials as follows

- Roof – Slate
- Walls-ground floor – smooth white render
- Windows Timber to the Front elevation and side elevations
- Aluminium Bifold doors to the rear

Access:

Is modified to provide for two parking spaces.