



Building Drawings

KINGSTON COURT
Design and Access Statement

Two-Storey Rear Extension
October 2022

In respect of

Kingston Court
Church Lane
Kingston
KENT
CT4 6HY

Client

Mrs P Morgan

Job Reference

22036PM

Introduction

This design and access statement is to support the application submitted to Canterbury City Council (reference CA/22/02137) which is for the proposed two-storey rear extension at the above address. It is to be read in conjunction with the drawings that have been submitted, and will give some brief detail on the original dwelling and how the proposed structure will tie in and enhance it.

Existing Site



The existing dwelling is located in the village of Kingston which is approximately 8km to the South-East of Canterbury. It is a large, detached dwelling which has been extended several times throughout its history, most recently with the addition of a glass conservatory to the rear of the house. It is a Grade II listed building, and the entry from Historic England reads as follows:

1. 5273 KINGSTON CHURCH LANE (south side)

Kingston Court TR 1951 23/356 30.1.67

II GV

2. Two builds of early C19. Two storeys and attics, the south-east half being stuccoed, the north-west half painted brick. Hipped slate roof with 3 dormers. Six windows, hung sashes with glazing bars. Rusticated round-headed doorway in the centre of the south-east half with a semi-circular fanlight.

Listing NGR: TR1987651244

The original dwelling was far smaller, occupying roughly half the current floor space of the house. It is clear from the front elevation which part is the original dwelling, and which parts were added later.



The dwelling is a relatively simple form – a long rectangular shaped structure with various small protrusions to the side and rear. It is a brick built house, which has been rendered in parts and painted all over in a cream colour. The roof is pitched with slate tiles, and three dormers protrude from the roof plane over the original part of the dwelling.

All windows are timber sash, painted white with glazing bars and discreet arches over the top. To the rear, a conservatory has fairly recently been added, and there are two further extensions which we built at some point in the building's history.

The house is set within a large garden, which features a swimming pool and other landscaping features.

Proposal

The proposed here is to construct a two-storey rear extension to provide a new bedroom with en-suite at first floor level, and at ground floor level an entrance hallway, utility room and a downstairs shower room.

One of the issues with the dwelling is that the majority of the windows are situated on the front of the house, and there is very little outlook into the garden (hence the addition of the conservatory). To remedy this issue, the extension will have many large windows to match the existing windows found in the house, and will offer views out into the garden and a better connection with this amenity space.

The existing single storey extension which currently houses the downstairs W/C will be demolished, and the footprint of the new extension will be marginally bigger, albeit the same width. It will be constructed in brick, and painted to match in with the rest of the house. The roof will be pitched and finished with slate tiles, and all windows will be timber sash, painted white to match the existing.

Whilst it is acknowledged that the dwelling has already grown in size significantly throughout its history, this latest addition is not an over development of the house, and is fairly modest in size, with the house still sitting well in proportion to both itself and the garden around.

The roof line is set down so that it is subservient to the main dwelling, and a small canopy over the door will help break up the amount of brickwork visible. There is a notable absence of any other details, as this is mimicking the minimalism found elsewhere on the house.

There will be little to no damage to the existing dwelling, with the only element of demolition being the breakthrough at first floor level to create the door into the bedroom.

Given the above, we feel that the extension is sympathetic to the existing house, and will enhance not only the appearance of the dwelling, but also the connection it has with the land in which it sits.

