



DESIGN-ITUDE
ASSOCIATES

Project | **Church Lane,
Newington, ME9 7JU**

Design & Access Statement

2201-06-2201

V.02 | October 2022


By


DiA | Design-Itude Associates


Head Office: 124 City Road, London, EC1V 2NX

Kent Studio: Kestrel House, Maidstone, ME15 6LU

Cairo Studio: 53 Street 23, New Cairo, Egypt

 Kemp House 152-160 City Road
London, EC1V 2NX

 +44 207 459 4964

 3rd floor, Green Tower Building
305 south 90 street, New Cairo.

 +20 225 989 989

 info@design-itude.com



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Introduction

DiA | Design-Itude Associates is a studio with an **inclusive** and **innovative** design approach, dedicated to developing socially safe, appealing, and exciting places, buildings, and interiors.


Our design creativity, unique insight, and position at the **forefront of architecture and interior design** enables our clients to provide stunning spatial experiences. We thrive on projects across sectors including residential, workplace, hotels, and restaurants, which offer **complex and often overlapping** challenges.

Our worldwide experience allows us to develop concepts which are both **current and visionary**. From our studios in London, and our regional studios in Kent, UK and Cairo, Egypt we support clients and **projects worldwide**.


Designing a space is more than just art . . .

It is *Science & Art!*



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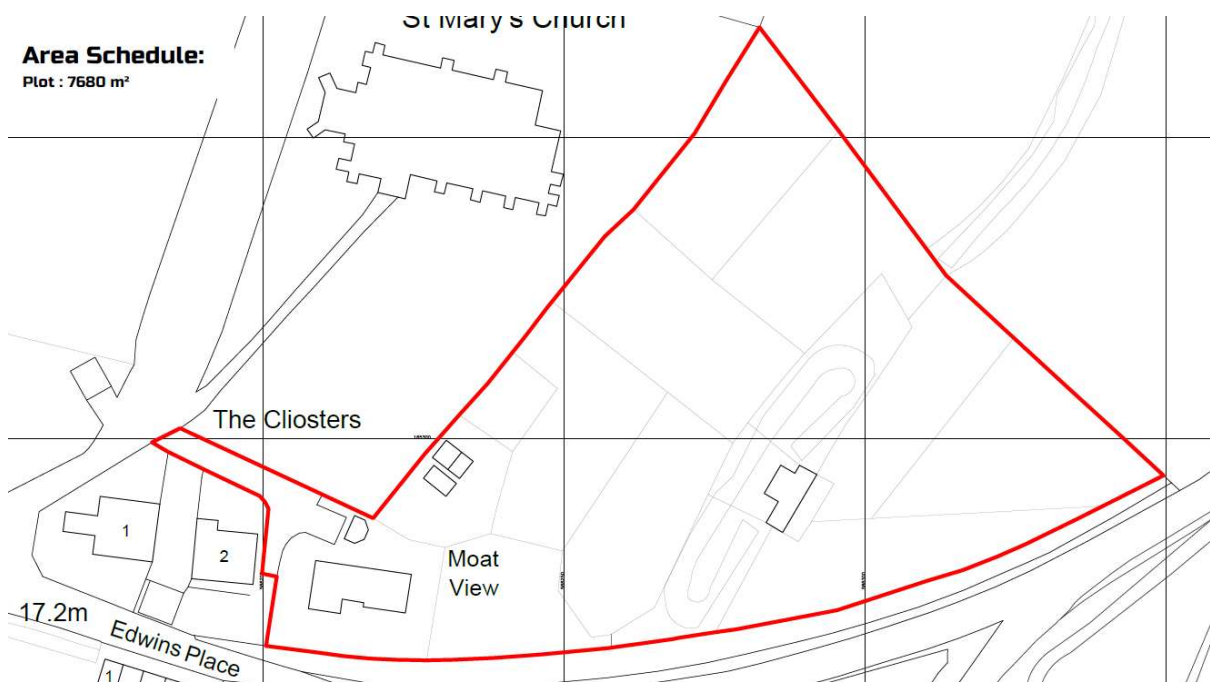
1.0 Existing site


1.1 – Introduction

Design-itude have been appointed to create a proposal for a new two storey disability accommodation annexe. We aim to reuse the existing access to the site and create a small driveway within the site boundary, to the front of the new annexe, at Church Lane, Newington, Sittingbourne, ME9 7JU.


1.2 – Surrounding Context

The application site is surrounded by rural countryside, with St. Mary the Virgin Church backing onto the plot, and a couple of two storey chalet bungalows directly adjacent. The Neighbours opposite have had heavy development done on their land and property. The Plot is sited on Iwade road, Northeast of Newington, which has a variety of architectural styles, from a Georgian terrace row to a converted Oast house.



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1.3 – Planning History

The existing historic planning History dating back to the 1980's with planning approval being granted on the site in 1988:

Ref. No: SW/76/0352:

demolition of buildings and erection of chalet bungalow – *Refused*

Ref. No: SW/87/1546:

outline application for two detached dwellings with two garages – *Granted*

Ref. No: SW/88/0695:

erection of 2 detached chalet bungalows and garages – *Refused*

Ref. No: SW/88/0931:

erection of 2 detached chalet bungalows and garages – *Granted*


Ref. No: SW/02/0902:

First-floor extension to create two-storey house and ridged roof to existing garage – *Withdrawn by applicant*


1.4 – Existing Building

The existing building on the plot has a red brick façade with timber cladding to the second stories, light brown roof tiles, white window frames and a white door. The existing building has a large driveway to the rear of the property, which is accessed from Church Lane, and shared as access with the Adjacent bungalows.



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1.5 – Surrounding photos



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2.0 Proposal

2.1 – Proposed site plan

This proposal comprises a new build disability accommodation annexe, with associated car parking and minor landscaping.



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2.2 – Parking

Policy T2 of the ADMP refers to Kent Design Guide: Interim Guidance Note 3: Residential Parking for compliance with parking standards.

Recommendations for a Class C3 Dwelling with three or more bedrooms is a maximum parking standard of three spaces per dwelling. Within the space at the front of the house there is adequate parking for up to three cars at the property within the new design proposals.

Within our proposal, a new driveway has been formed to the front of the site, with a minimum of two parking spaces and allowing for adequate space for the use of a Wheelchair Accessible Vehicle's ramp. The driveway is designed with ease of access to the property in mind, while trying to maintain the natural look of land, with soft landscaping surrounding the driveway.

there should cause no impact to the neighbours as the driveway is situated deep into the property from the road and screened by trees and natural shrubbery.

2.3 – Proposed General Arrangements


We believe that the proposal offers a healthy environment to boost the quality of life of the occupiers. The unit is set up for independent living, and the additional rooms provide adequate space for live-in carers or family should the need arise.


Ground Floor:


The front door opens into a small lobby area/boot room, which in turn, opens into the living room/kitchen. Off of the Living Room is the Ground floor bedroom, as well as the accessible Bathroom. Allowance have been made to ensure DDA compliance throughout the ground floor. A sliding glass door opens out onto a small rear patio, large windows throughout provide plenty of natural light into the property and views out onto the paddocks behind.

First Floor:

The stairs lead up to a large landing, off of which the 2 Bedrooms can be accessed, the second bedroom matching the one on the floor below, and the Master bedroom being slightly larger, with an ensuite. Much like the ground floor, the design allows for plenty of natural light in via dormer windows throughout the First floor which are accompanied by Velux windows in the roof, and the master bedroom featuring a Juliette balcony.

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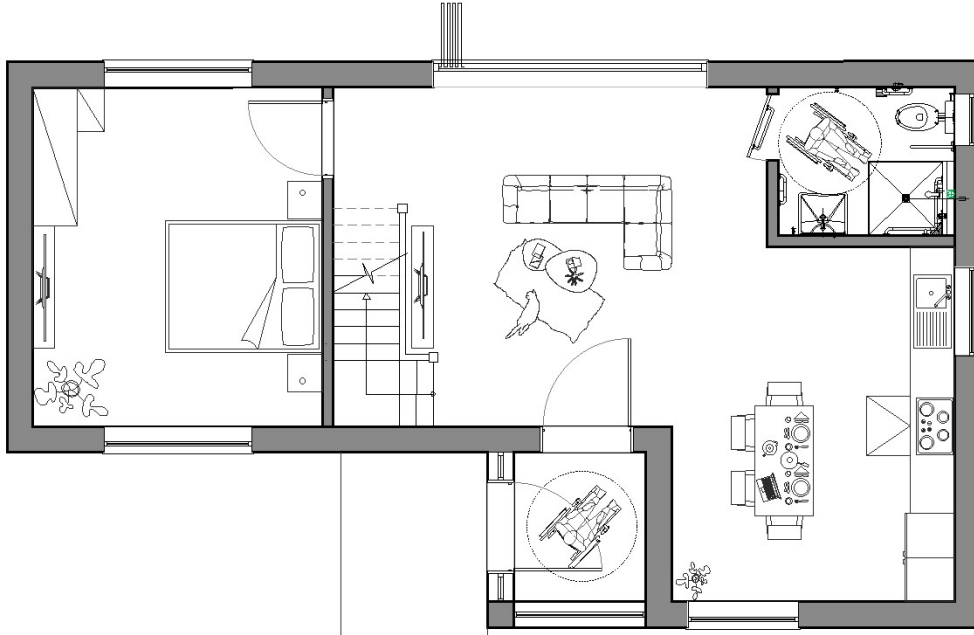
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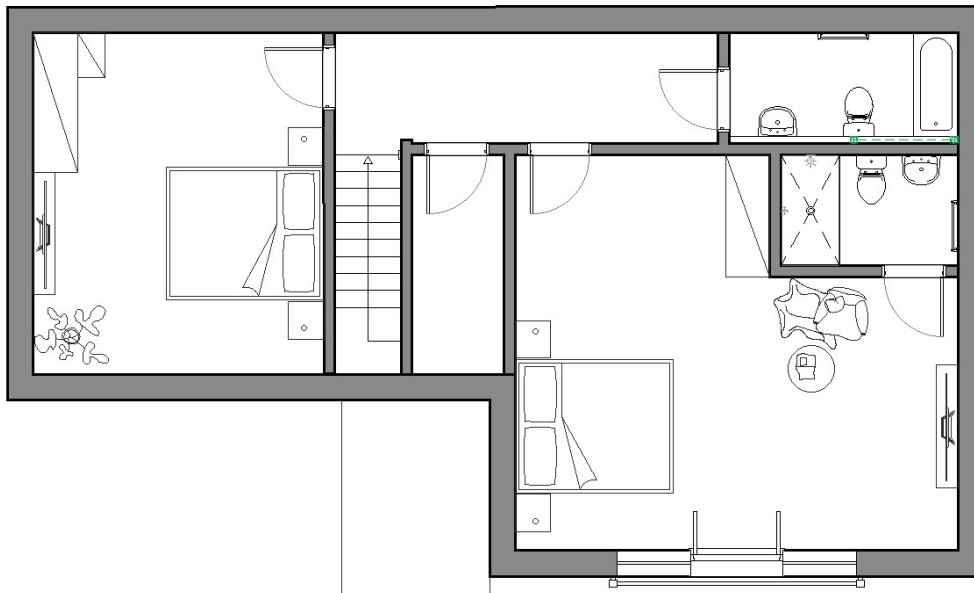



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Ground Floor




First Floor



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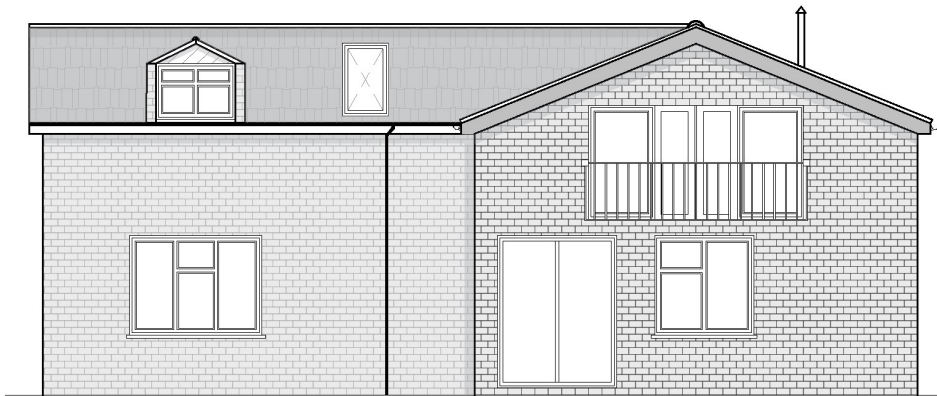


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2.4 – Proposed Elevation


In keeping with the local character, the new proposal will be constructed with English bond red bricks, dark grey Welsh slate tiling to the roof and dark grey PVC windows and doors throughout. The proposal will have a Hip & Gable style roof, with a small overhang, which will be accented with white painted fascias. A treated timber cladding will encase the dormer windows, painted dark grey or black to suit the windows & roof tiling. All of which will give the traditional design a modern feel.

Front Elevation




Rear Elevation



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2.4 – Precedent Images



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3.0 – 3D Indicative Renders



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