

## **DESIGN AND ACCESS STATEMENT**

### **PROPERTY ADDRESS:**

Old Oak Bakery, The Street, St Nicholas at Wade, Kent CT7 0NT

### **APPLICANTS:**

Mr & Mrs Painter

### **PLANNING AUTHORITY:**

Thanet District Council;

### **DESCRIPTION OF THE PROPERTY:**

The property is a detached part single part two storey residential property within a largely walled plot. The front of the property fronts onto the public highway.

There is a detached both of brick wall and clay tiled pitched roof construction to the north of the house and within the property boundaries.

The property is located within the St Nicolas at Wade Conservation Area.

The property is not listed with Historic England.

### **PROPOSED DEVELOPMENT:**

The proposed development is to:

1. Construct a detached garage within the plot;
2. Increase the width of the driveway gates;
3. Replace the existing open railed gates with a closed rail gate;
4. Install convex driveway mirrors to the driveway gate posts;
5. R-render the front elevation of the building including incorporating external wall insulation;
6. Enclose the side elevation porch;

### **IMPACT ON HERITAGE ASSET:**

The proposed works will be sympathetic to their immediate surroundings within the conservation area, utilising matching materials.



It is therefore considered that the proposed works will not have any significant impact on the site nor the wider conservation area surrounding the site.

*Rupert Elliott Consulting LLP*  
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