



**DESIGN and ACCESS STATEMENT**

**And**

**FLOOD RISK ASSESSMENT**

17 Lincoln Gardens  
Birchington  
Kent  
CT7 9SW



## INTRODUCTION

This statement sets out the proposed demolition of existing side garage and formation of new single-storey wrap-around side and rear extension, together with internal reconfiguration at 17 Lincoln Gardens, Birchington Kent CT7 9SW to create an enlarged and improved ground floor layout.

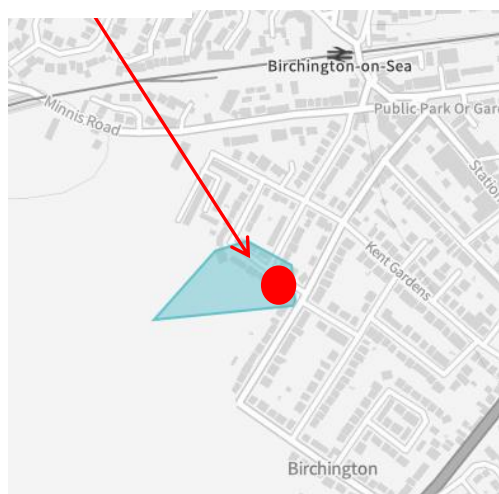
The application property occupies a medium sized plot located on the northern side of Lincoln Gardens with access to local roads within the estate and main arterial roads all being a short walk away. It comprises a single-storey detached dwelling finished in a mixed blend of face brickwork and render coatings and surmounted by a hipped roof arrangement. The property has ample parking provided by an existing driveway and hardstanding to the front garden area.

The surrounding area is primarily residential in character comprising a mixture of house types, being either semi or detached, with all forming part of a large residential development constructed around the same periods and benefitting from similar design featuring.

The subject property is arranged over the Ground floor level only and is subject to all standard statutory amenities. This property is neither listed nor contained within a conservation area

## LOCATION

### Site Location



*Aerial Image of subject property*

## THE PROPOSAL & DESIGN

The design proposal is to create:

- Demolition of existing side garage and 2 main chimney stacks
- Creation of a new single-storey wrap-around side and rear extension to provide enlarged facilities to the ground floor level including internal structural alterations
- Proposed new entrance porch

Pre-application advice has not been sought in connection with this application.

The finish and appearance of the proposed extension are designed in part, to match the existing brick and rendered finishes of the existing dwelling, however the introduction of a composite vertical cladding to elements of the front elevation introduce a contemporary material palette and aesthetic currently not present on the property. All windows and doors are proposed to be formed to match existing sizes, pattern and styles of the original property. The roof is proposed to be formed of a flat roof, with a matching pitched roof to the foremost elevation facing the highway and mirroring similar design features found both on the host dwelling and throughout the estate, with a flat roof concealed to the rear.

It is considered that the proposal will complement the existing property and be in keeping with and enhance the character and appearance of the property, together with adhering to the Local Plan policies relevant for such a development.

The design considered the proposed structures and whether this would affect the neighbouring properties, both for privacy and shadowing/loss of light. This property is semi-detached with the neighbouring property already benefitting from an existing flat-roof extension. The property has 2nr neighbouring property, which, it is believed that due to the location of the extension and the existing neighbouring extension, that these properties will not suffer adversely due to this development. Further assessment of shadowing and light is further considered within this report



*Existing Front Elevation*

*Proposed Front Elevation*

## PLANNING HISTORY

Planning history indicates that there have been no former applications for development works to this property.

## ACCESS

The proposal does not affect any existing access to the property. Access to the main house is afforded via the public highway to the front elevation. There is currently off-street parking available, with on-street parking available locally.

The nearest railway station is located approx. 1.0 mile away, at Birchington station; providing a regular service to both the South and London via a number of connections. There is also a daily local bus service with the nearest bus stop located a short walking distance

## SUSTAINABLE CONSTRUCTION

Energy conservation is controlled by Building Regulations. We are very keen for the level of insulation within the design to meet and where possible exceed the current Building Regulations. All internal lighting would be energy efficient fittings.

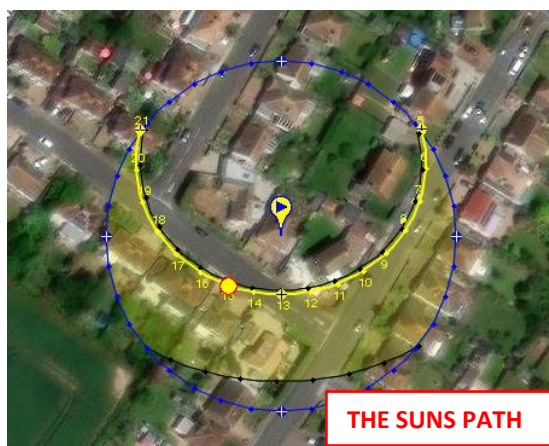
## LANDSCAPING

The proposed development fall within the existing amply-sized gardens to the side and rear. The main area of development is currently occupied by the attached garage along with hard and soft landscaping. The remaining garden is mainly laid to paving with perimeter garden planting. Where disturbed, remodelling works would be completed upon completion of the development. Where possible existing hedging and planting will be maintained and managed as required and replaced where necessary.

## VENTILATION/DAYLIGHT

The designation of the original dwelling is south facing, resulting in all elevations of the property benefitting from direct sun for periods of the day. The proposed extension will be positioned at the eastern elevation of the property resulting in the proposed extension not creating any additional shadowing to the adjoining or local properties, over and above that likely to already be experienced from the host structure.

This image indicates the path of the sun in July 2023, highlighting the arc of natural daylight the original dwelling receives.

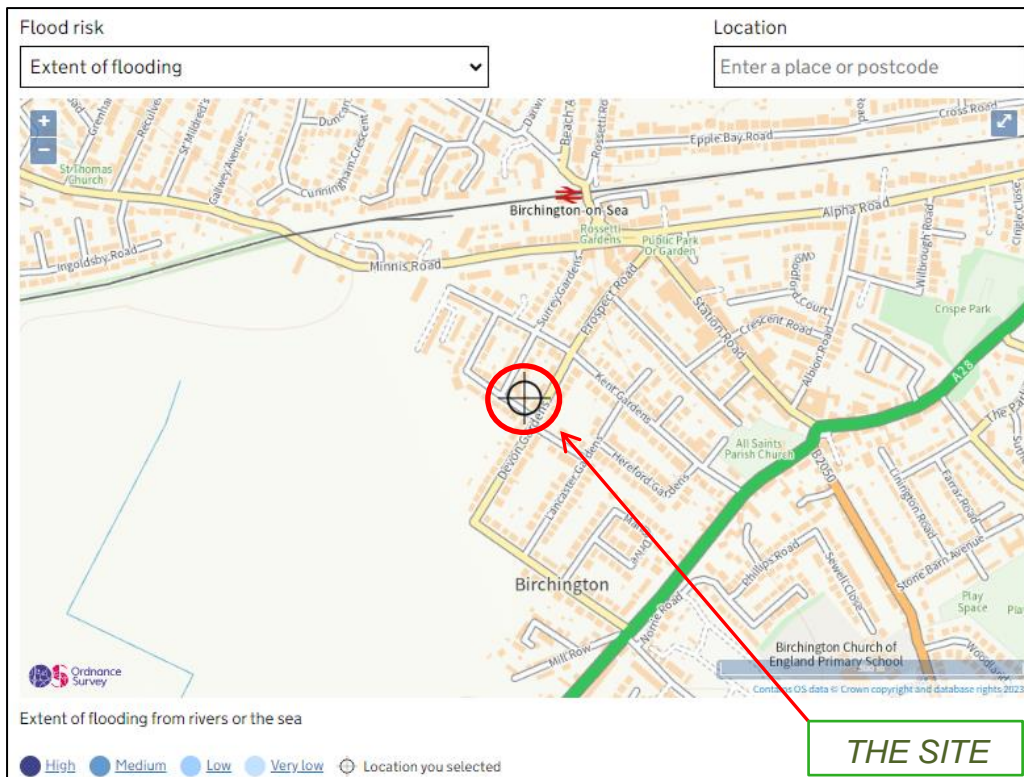


## SUMMARY

In summary, this proposed application offers a modern; well designed and aesthetically pleasing solution to the needs of this family, providing them with the space to continue enjoy the property whilst considering the existing neighbouring properties and current Local Authority Planning policies.

## FLOOD RISK ASSESSMENT

This property has been checked against the Environmental Agency Flood Risk Mapping models which confirmed that this property does not fall within an existing Flood Risk areas.



## ENVIRONMENT AGENCY FLOOD RISK MAP

17, LINCOLN GARDENS, BIRCHINGTON, CT7 9SW

### Surface water

Low risk

[More information about your level of flood risk from surface water](#)

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Kent council**.

[What you can do](#)

[View a map of the risk of flooding from surface water](#)

### Rivers and the sea

Very low risk

[More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

**End of Flood Assessment Report**



SITE IMAGES



*Fig 1*



*Fig 2*



*Fig 3*



*Fig 4*



*Fig 5*

*IMAGE INDEX*

*Fig 1: Rear elevation, showing attached garage*

*Fig 2: Side elevation + garage*

*Fig 3: Front elevation + garage*

*Fig 4: Front elevation + garage*

*Fig 5: Front elevation*