

DESIGN & ACCESS STATEMENT

9 CHAUCER MEWS, UPPER HARBLEDOWN, CT2 9BF

SINGLE STOREY REAR EXTENSION AND REPLACEMENT OF EXISTING DOOR WITH WINDOW ON SIDE ELEVATION

1.0 Introduction

1.1 This design and access statement presents a single storey rear extension and associated alterations to the existing detached dwelling, 9 Chaucer Mews. The purpose of this statement is to outline the design principles and considerations which ensure that the extension is of high-quality design and respects the character of the existing property and the conservation area in which it lies.

1.2



Existing Dwelling – Front Elevation

- 1.3 9 Chaucer Mews is a modern two storey detached dwelling with a single storey double garage and private amenity space to the rear. It was constructed as part of a residential development built during the 20th Century.
- 1.4 The house is on a residential cul-de-sac off the old London Road within the Upper Harbledown conservation area.
- 1.5 This statement is to be read in conjunction with the application drawings, drawing nos. 2324_14/P01 – P09.

2.0 Site



Google Earth

- 2.1 The application site lies within the Upper Harbledown conservation area, which is located to the East of Canterbury city centre and associated facilities. Upper Harbledown sits to the North of the A2 and is otherwise surrounded by fields and countryside including The Blean to the North.
- 2.2 The dwelling sits within a group of buildings constructed at the same time during the 20th Century, it is surrounded by residential dwellings.
- 2.3 The site is within easy reach of Canterbury City centre, with a regular bus service connecting to the railway service that runs to Ashford, London to the West and the Kent coast to the South and East
- 2.4 The site is terraced as the road slopes steeply, with Roman Road at the highest point. The single storey garage is built at a level 1250mm above the level of the main house.

3.0 Planning Policy

- 3.1 National Planning Policy Framework
- 3.2 DEVELOPMENT PLAN POLICIES Canterbury District Local Plan 2017:
 - DBE3 - Principles of Design
 - DBE6 - Alterations and Extensions
 - HE1 - Heritage Assets
 - HE6 – Conservation Areas

4.0 Heritage Assessment

- 4.1 The site is located within the Upper Harbledown Conservation Area, therefore special attention must be paid to the requirement to preserve or enhance the setting of the conservation area.
- 4.2 The existing dwelling was built during the 20th century and is traditional in appearance. It is a detached two-storey dwelling located in a cul-de-sac.
- 4.3 The proposed extension replaces an existing UPVC conservatory.

- 4.4 The new extension will be built of materials which match the existing building and of an appropriate architectural style for a dwelling built during the 20th Century. It will therefore have no negative impact on the conservation area and the setting will be protected and enhanced by the removal of the existing upvc conservatory.

5.0 Design

Existing building

- 5.1 The existing dwelling is of traditional style, having a pitched roof with jerkinhead hips to the end elevations and above the entrance.
- 5.2 The roof tiles are plain clay tiles.
- 5.3 Most of the façade is has red multi brickwork, with areas of hung tiles to the front elevation.
- 5.4 The existing windows are white UPVC double glazed casements.
- 5.5 The conservatory has brickwork at low level, with double glazed UPVC frame and windows above, it has a glazed roof with uPVC frame. It has limited use because it is too cold in winter and too hot in summer.
- 5.6 The ground floor study is too small and has no external window.
- 5.7 The existing kitchen and dining room are separate and neither of the reception spaces connect to the garden.
- 5.8 There is no storage for boots and coats near the entrance door.

Proposals

- 5.9 The property is an unlisted 20th century building, therefore the key issues are whether the proposals meet the aims and objectives of policy HE1 which aim to “protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place”.
- 5.10 The application is seeking permission to replace the existing conservatory with an extension and construct a small extension to the rear of the existing kitchen.
- 5.11 The proposed extension and alterations will resolve the limitations of the existing building layout, by removing the impractical conservatory and creating a good size kitchen/dining/family room which can be opened up to the garden and allow space for all the family on special occasions.
- 5.12 The new layout also provides much-needed space for coats and boots adjacent to the entrance and a greatly improved study space for home working, with a window and views out on the street.
- 5.13 The extension has been carefully designed to complement the existing building and enhance its functionality, while minimizing any impact on the surrounding landscaping.
- 5.14 The proposed extension has been designed to respect the scale and proportion of the original dwelling, ensuring a harmonious relationship between the existing and new elements. The volume, massing and materials are very much in keeping with the existing building and the extension will be subservient to the existing building.
- 5.15 The proposed new windows are of a scale and design in keeping with the existing windows and are very much in keeping with the existing appearance of the dwelling.

6.0 Access

- 6.1 Vehicular and pedestrian access to the site will remain as existing.
- 6.2 The proposed extension will greatly improve access between the dining/family room and the garden.

7.0 Materials

- 7.1 The design and materials will be in keeping with the main house:
External walls: Facing brickwork to match existing;
Roof: Flat roof;
Windows: Double glazed upvc;
Doors: Double glazed aluminium bifold.

8.0 Scale and Amount

- 8.1 The scale of the proposed extension is in line with permitted development limits as it extends beyond the rear wall of the original detached dwelling by less than four meters and is less than 3 meters in height.
- 8.2 The proposed extension is modest in proportion to the existing house.
- 8.3 The house has a generous curtilage and the proposed extension is and set away from any boundary.

9.0 Energy Efficiency and Sustainability

- 9.1 The extension will be constructed in accordance with current building regulations requirements.

10.0 Landscaping

- 10.1 There will be minor alterations to the existing landscaping, with a new patio area adjacent to the bifold doors.

11.0 Trees

No trees will be affected by these proposals.

12.0 Character & Appearance

- 12.1 The proposed extension and alterations are designed to improve the space and functionality of the existing dwelling. The new extension will be built of materials which match the existing building and of an appropriate architectural style. The extension is single storey and appears subordinate to the existing building.
- 12.2 The proposed alterations are of high-quality design and are appropriate to the setting, they will therefore enhance the existing building and preserve the character, setting and context of the existing building and the conservation area as a whole.
- 12.4 The existing dwelling will be enhanced by these improvements.

Conclusion

- 13.2 This design and access statement presents a carefully considered proposal for a single storey rear extension and associated alterations.
- 13.3 The property is an unlisted C20th building.
- 13.4 The design principles outlined aim to respect the existing character of the property while providing enhanced functionality and relationship between the internal spaces and the garden.
- 13.5 The proposed extension will be sympathetic to the surrounding environment, ensuring a positive contribution to the character and appearance of the immediate setting and the conservation area as a whole.
- 13.6 As outlined above, the proposal will be in accordance with policies DBE3, DBE6, HE1, and HE6 of the Local Plan 2017 and the NPPF, we therefore respectfully request that this application is approved.

Photographs



Front elevation from parking area



Front elevation from Chaucer Mews



Garage



Rear elevation with garden and garage