

DESIGN AND ACCESS STATEMENT

**SUPPORTING THE PLANNING APPLICATION FOR THE
PROPOSED EXTENSIONS AND NEW GARAGE**

at

**EASTINGDOWN
ALCROFT GRANGE
TYLER HILL
CANTERBURY
KENT,
CT2 9NN**

for

MR CHRISTOPHERSEN & Ms RIGGIO



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1.0 **INTRODUCTION:**

- 1.1 This Design & Access Statement has been compiled to support a planning application for the proposed extensions and alterations to the house and construction of new Garage and Access.
- 1.2 The statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.
- 1.3 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with a summary of the proposed project.
- 1.4 The statement should be read in conjunction with the attached site photographs and the associated planning drawings and supporting information as part of the application.



▲Fig 1. Aerial photograph indicating Eastingdown and its surrounding area.

1.0 ASSESSMENT OF SITE AND SURROUNDING AREA:

- 2.1 This section should be read in conjunction with the following site photographs and the associated site topographical drawing.
- 2.2 The application site has an area of approximately 2.5 Acres and is situated in the Alcroft Grange (Hackington) Conservation Area.
- 2.3 The existing dwelling is located in the north-west corner of the large plot with vehicular access from Alcroft Grange and is one of four residential properties along the single track road.
- 2.4 To the south & east of the house, there is a mature garden that includes a pond and tennis court and is surrounded by pasture land. In the north-west corner is a detached garage and storage building.
- 2.5 The property is a large bungalow with rooms in the roof space and is finished with facing brickwork and vertical tiling to the walls and concrete tiles to the roof. The windows and doors are all upvc. The detached garage and storage building are both timber clad with tiled roofs.
- 2.7 The site currently has a vehicular access point to the north of the property and this will remain unaltered. There is also a second vehicle access, currently used for maintenance vehicles.
- 2.8 The site has connection to mains water, foul drainage, telecoms and electric. A full services check with the various utility providers will be undertaken prior to construction to confirm suitability and approval from the various undertakers.

SITE PHOTOGRAPHS:



◀ Fig 2. north facing elevation



◀ Fig 3. west facing elevation



◀ Fig 4. south facing elevation



◀ Fig 5. East facing elevation



◀ Fig 6. Existing Garage



◀ Fig 7. Garage & Storage Building



◀ Fig 8. Vehicle access



◀ Fig 9. Maintenance access



◀ Fig 10. Extensive Garden

4.0 PROPOSED DESIGN STRATEGY:

- 4.1 The proposals are to create additional space at first floor for improved bedrooms, improve the entrance hall and living space with a new utility and plant area and dedicated study's to work from home. The existing detached garage and store are to be demolished and a new garage constructed and the driveway linked to the second access point to form an 'in & out' driveway.

AMOUNT and SCALE

- 4.2 The proposed application site is 2.5 Acres with a detached house located in the front third of the generous plot.

- 4.3 The existing dwelling has a Gross Internal floor area of 247.5 sq.m and the proposal will extend this to 349.1 sq.m. This is an increase of 41%. The existing Garage & Store have a combined area of 38 sq.m, these will be demolished and a new garage constructed with an area of 54 sq.m.
- 4.4 The proposals will demolish the existing Sun Room and form a new east side extension to improve the Kitchen/Living space. A new front gable will improve the entrance hall and provide storage and toilet facilities. The existing integral garage, which has already been partially converted will be extended to give utility and plant space, two studys for home working and a Gym.
- 4.5 At first floor, new gables will be formed front and back with new dormer windows and roof providing a master bedroom and improvements to the existing bedrooms. The room will 'catside' to the front joining the existing flat roof to minimise bulk forward of the main elevation.

LAYOUT:

- 4.6 The proposed scheme will create a modern Kitchen, Dining & Family Area suited to a house of this size and location with a main bedroom including an Ensuite and Dressing Room. The current bedrooms in the roof space are of poor design and the proposals will improve the usable space.

Dedicated Home working spaces are an important factor as is space for a Utility and Boot Room.

- 4.7 The existing vehicle access will be retained. However, the turning and parking spaces are very tight and awkward and these will be extended to the existing secondary access point to form an 'in & out' driveway with the existing garage and store replaced with a combined building.

APPEARANCE:

- 4.8 The proposals will maintain the existing style in keeping with the original house with gabled bays, catside roofs and dormer windows and the materials used will match those of the existing house.

LANDSCAPING:

- 4.9 The existing garden is mature with large trees, hedges and rear lawn all to be retained. To the front, the driveway will be extended as previously noted.

USE and Access:

- 4.10 The existing class use for the site remains as residential and the existing vehicular access will be retained and driveway extended.

5.0 PLANNING HISTORY

CA/21/00533 Granted

2no. dormer windows to the front elevation, 2no. dormer windows to the rear elevation, demolition of existing attached garage and erection of replacement car port with pitched roof over, infill extension to front elevation and changes to external materials following demolition of the sun room.

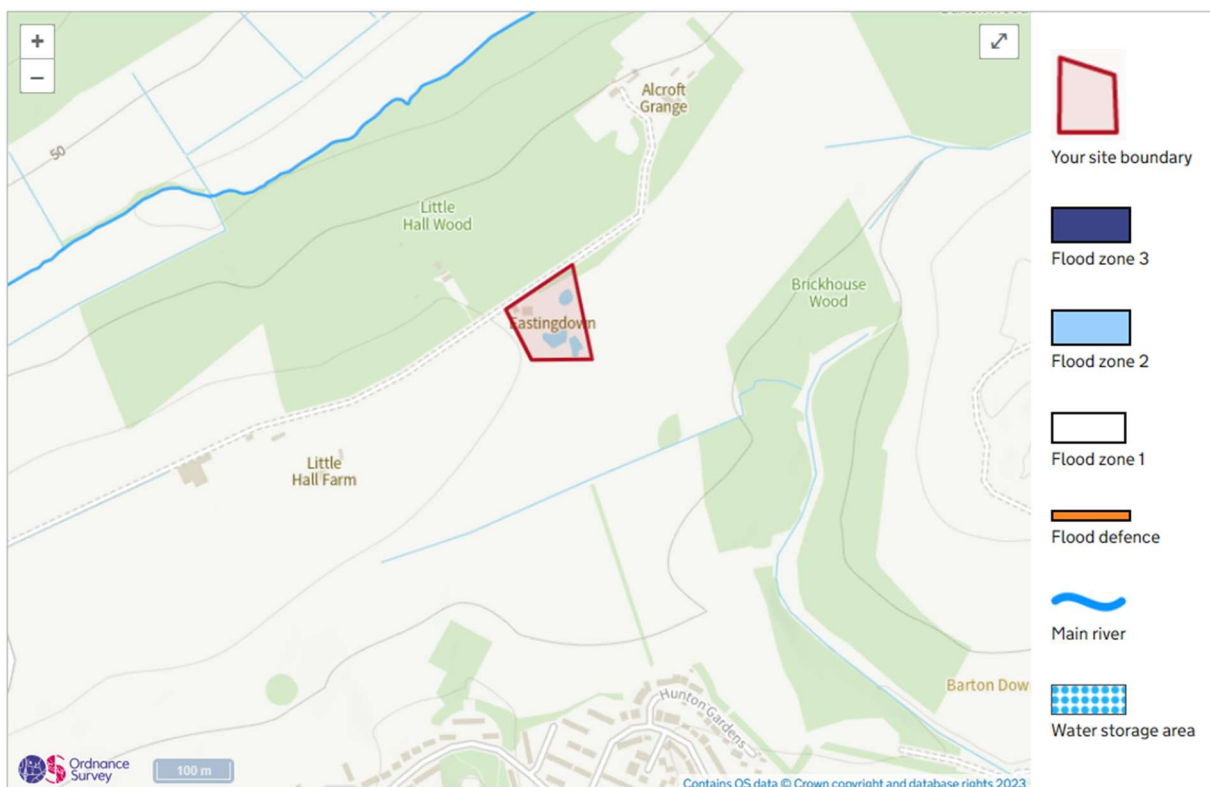
CA/21/01982 Granted

2no. dormer windows to the front elevation, 2no. dormer windows to the rear elevation, demolition of existing attached garage and erection of replacement car port with pitched roof over, infill extension to front, side & rear elevations, relocation of chimneys and changes to external materials following demolition of the sun room.

CA/17/01964 Granted

Proposed single and two-storey side and front extensions, alterations to roof including dormers, together with conversion of garage to living accommodation and additional first floor rear balcony following demolition of existing rear extension.

6.0 FLOOD RISK



Flood risk zone 1 with low probability of flooding

7.0 SUMMARY:

- 7.1 Overall it is felt the proposed extended dwelling is well considered in an architectural style which matches the original property and will provide a high standard of amenity for the future.
- 7.2 The proposals have been carefully considered and are of a similar scale to recent planning approvals at the property. However, the design would have less impact given that the additional volume added is set back further from the road than the current approvals.
- 7.3 The proposals, given the separation distance to the neighbouring properties would not be unacceptably overbearing, overshadow or create a loss of light and would not harm the character and appearance of the surrounding area.
- 7.4 The new garage would be of a similar scale to that of the combines garage and store and will be set back further from the road than is currently. There are two existing access points to the site, and the creation of an 'in & out' driveway would improve access and in no way harm the street scene.