

JAMES CLAGUE

ARCHITECTS

Design and Access Statement

The following document is to support our proposal for:

11 Vernon Place, Canterbury CT1 3HG

11 Vernon Place is a semi-detached property located a short distance outside of the Canterbury city walls and within the Old Dover Road, Oaten Hill and St. Lawrence Canterbury Conservation Area (Registered 12/11/1998). There is an Article 4 Direction (Designated 1985) and Area of Archaeological Importance (Designated 1984) on the property.

The site amounts to 0.04 acres. The front of the property (the principal elevation) leads directly on to Vernon Place, with a small area for car parking to the right hand side. There is a patio/garden area to the rear of the property.

This application is seeking permission from Canterbury city council for a modest single storey, infill extension to the rear of the property. As illustrated by the proposed block plan, this would mirror the footprint of the adjoining property - 10 Vernon Place. The proposal is both sympathetic and subservient to the main house. Keeping the extension as a single storey addition ensures the built mass is kept to a minimum. The proposed extension aligns with the existing house, and does not encroach onto the patio beyond the existing footprint.

The external walls of the proposal will be brickwork to match existing, and both sets of proposed doors will be timber framed. The proposed lean-to roof will be slate tiles, which provides a neat and in-keeping finish to the scheme.

As existing, the ground floor layout is very restrictive and does not provide adequate space for a dining area. There is a living room and small kitchen. The proposal greatly improves the ground floor layout for the current (and any future) occupants. The proposal provides an extension to the kitchen, which in turns allows space for a family dining table. Three roof-lights are proposed within the new extension to provide additional natural light and ventilation.

There are no alterations to access arrangements or car parking provisions.

The proposed extension will not be visible from Vernon Place, so there is no impact upon the front elevation and negligible impact upon the conservation area.

Considering the overall mass of the proposal and the improvements to the ground floor layout, we hope you are able to find this proposal acceptable.

Planning History

CA/92/00480 - Retention of UPVC front and rear ground floor windows.

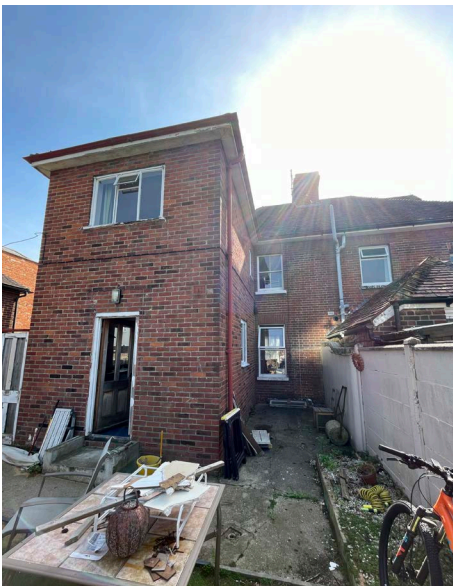
Refused: Tue 21 July 1992

Appealed: Split decision - Part allowed / part dismissed

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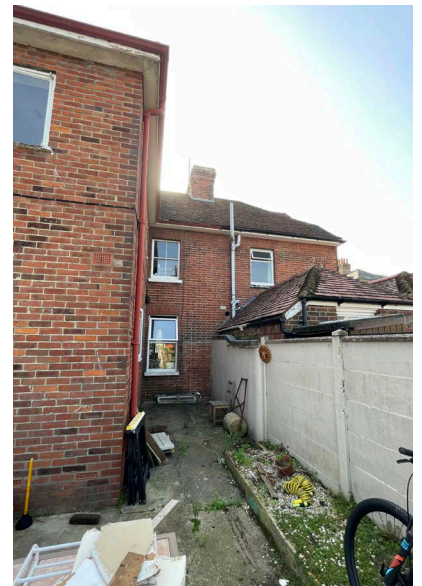
Site Photographs: 11 Vernon Place, Canterbury CT1 3HG



Rear elevation showing recess for proposed extension



Site of proposed infill extension showing windows to be removed



Site of proposed infill extension



Rear elevation showing 11a Vernon Place to the left and boundary wall to the right



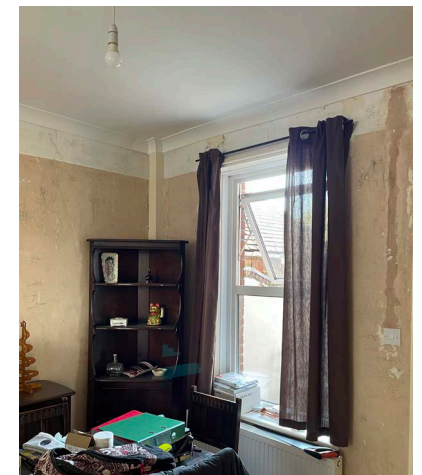
South west boundary and rear patio/ garden area



11a Vernon Place which forms Northern boundary



Hall into existing kitchen



Internal view of PVC window to be removed