

Design & Access Statement prepared by Studio Mica Ltd. 2023.

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01 Overview of Proposals

Demolition of existing single storey garage and erection of replacement garage with reception & store over.

02 Introduction

This Draft Design and Access Statement has been prepared in support of a Planning Application to the Canterbury City Council Planning Department for consent to demolish a garage within the curtilage of a listed building and replace with a new garage with accommodation over at 105 Central Parade Herne Bay CT6 5JL.

03 Description of the Property

Terraced Residential Property at 105 Central Parade on the Seafront of Herne Bay Kent CT6 5JL. Grade 2 Listed four storey house in single occupation for the past 40 years with south facing rear garden and a single storey double garage with access from the rear

One of nine similar four and five storey north facing terraced bow fronted Georgian houses

04 Existing Accommodation

The garage is of basic mid-20th century construction with two up and over doors to the street. There is a timber lean-to shed for storage at the rear.

Schedule as Existing:
 1no garage

Gross Internal Area of Existing Garage (excluding lean-to shed) is 43 sqm

Layout as Existing:

Double Garage, with lean-to timber shed at rear.

05 Proposed Accommodation

Ground Floor Double garage with lobby and stair to above.

First Floor ancilliary domestic space including:

- reception room
- shower room
- store

Gross Internal Area of Proposed Garage is 84 sqm

06 Access and Waste

Access from the street and rear garden will be level access as existing.
 Provision for Waste is as existing including from the rear of the existing Garage

07 Energy

This will be a gas-free building with electrical space heating and electrical instantaneous hot water.

08 Scale and Appearance

The scale of the replacement garage building will match those existing two-storey terraced houses with garage facilities on the street. It has been designed with the ridge set slightly below that of the neighbouring property continuing the stepped sequence.

The appearance of the new garage building will be brickwork at ground floor and painted render above. It will be roofed with artificial slate. Windows and garage doors will be in painted metal frames.

09 Summary

The proposed scheme will see a poor quality and utilitarian garage replaced with a well-built two storey building that connects-to and compliments the existing two storey buildings in the street. It will be energy efficient and gas free.

10 Supporting Documentation

P2205PL201 Location and Block Plans

P2205PL202 Existing & Proposed Site Section

P2205PL203 Existing & Proposed Site Plan

P2205PL204 Existing & Proposed Telford St. Context Elevation

P2205PL205 Existing & Proposed Floor Plans

P2205PL206 Existing & Proposed Rear Elevation & Section AA



IMAGE 01
 View of existing Telford St elevation



IMAGE 02
 View of existing from garden

REVISION		DRAWING STATUS		BY CLIENT	SCALE	PROJECT No.	DRAWN BY
Rev	Date	Description	Rev	Date	Description	Rev	Date
F.I.	09.11.2023	Issued to Local Authority for Listed Building Consent					
				Do not scale off drawing. Use figured dimensions. Notify studio mica of any errors, omissions or discrepancies. If this drawing has been transmitted electronically, the above statements also apply.	FOR COMMENT FOR APPROVAL APPROVED	N/A Kaz & Mark Donald 105 Central Parade, Herne Bay, CT6 5JL Design & Access Statement	
				STAGE 2 - CONCEPT DESIGN		DRAWING No. P2205 REVISION No. PL 200	
				STAGE 3 - SCHEME DESIGN			
				STAGE 4 - CONSTRUCTION		INTERIOR ARCHITECTURE DESIGN	