
8 Culverden Down, Tunbridge Wells, TN4 9SA

**Design and Access Statement
in Support of Planning Application**



1 INTRODUCTION.....2

1.1 PURPOSE OF STATEMENT.....2

1.2 BUILDING'S CHARACTER2

2 DESIGN3

2.1 USE3

2.2 AMOUNT3

2.3 LAYOUT.....3

2.4 SCALE4

2.5 APPEARANCE4

2.6 LANDSCAPING5

3 ACCESS5

4 STATEMENT OF PROPOSED WORKS5

1 INTRODUCTION

This Design and Access Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Householder Planning Application relating to the erection of a two-storey side infill extension and a single-storey rear extension with associated roof alternations at 8 Culverden Down, Tunbridge Wells.

In its final form it has been reviewed and revised by the applicant Mr. Davide Ibba, owner of the property at this issue, who has commissioned this application after his recent property purchase.

This document has to be read in conjunction with all supporting documents:

- Architectural Drawings – as existing and as proposed;
- Site Location plan and Block plan;
- Planning Application Form.

1.1 PURPOSE OF STATEMENT

Its aim is to explain the purpose of the proposed works and assess the impact of said works, in order to justify that the proposed works maintain the character of the property and suit the distinct characteristics of the area.

1.2 BUILDING'S CHARACTER

The property is not located within a Conservation Area and is not listed.

The building is a two-storey semi-detached house with two small rear extensions facing the garden.

The property has a double-pitched roof and painted façades, like most of the houses on the same street. The rear garden is enclosed by a mixed timber and brick-work fence, which allows for some privacy from neighbouring houses.



Site Location Plan



Rear elevation view 1



Rear elevation view 2

2 DESIGN

2.1 USE

The current use of the property is as a residential house (Class C3).

The proposed use of the property is to remain as a residential house (Class C3).

2.2 AMOUNT

The proposal is to extend the rear of the property at ground floor level, in order to create a new generous kitchen / diner area, transforming this currently rather small space into the social heart of the home. At first floor level as well the proposal is to extend the area to create a new bedroom.

The existing bathroom at the ground floor level is relocated at first floor, replacing the rear bedroom.

The proposed rear extension is enhanced by large bifold door opening onto the garden and by three openable rooflights on the roof's rear extension.

Roof alteration of the main building is required to follow the new layout of the property, which now would show a well-designed look on the rear.

In total, the proposed extension is about 15.7 sqm at ground floor and about 10 sq.m, at first floor.

2.3 LAYOUT

The rear extension at ground floor level is 1500 mm deep from the existing rear façade, keeping the same dimension of the existing small rear store. The side infill extension is proposed to be both at the ground and first floor levels.

The proposal is designed to reduce any impact on the neighbour's house in fact there are no windows in the proposed new side wall.

The fence between the adjoining property is replaced at the same height of the existing keeping the same daylight and sense of enclosure of the existing one.

2.4 SCALE

The scale of the proposed extension, the dimensions and the relationship of the extension to the original building is appropriate and commensurate with that of the house and similar extensions in the area.

The extension is of a height which accords and is compatible with neighbouring buildings and is subordinate to the principal building.

2.5 APPEARANCE

The appearance of the proposed extension is characterised by updated design solutions, which are of a high standard of design quality, and are of appropriate form, scale and materials.

The materials of the proposed building have been carefully considered and selected to blend with both the existing property and those in the immediately surrounding area.

Externally the extension is proposed to be light pastel blue colour painted to match the existing.

The new door on the rear elevation is a No.4 panels, one is fixed and the other three are bifold, with dark grey aluminum frame and the new sash windows are white timber frame to match the existing.

On the roof extension, three new openable roof lights contribute to bright sunlight inside the kitchen space and increase the inner natural ventilation.

Both the materials themselves and the way they have been deployed in the design in terms of form and structure mean that the extension is sympathetic with the existing property.

The new roof layout follows the adjoining roof aspect, rising the same ridge level and showing two slopes. In this way, the roof system is uniform with the character of the street and the building shape is regular.

2.6 LANDSCAPING

The treatment of the private and public spaces in the proposed scheme aims to enhance and protect the character of the area.

The outdoor space is slightly redesigned in order to follow the proposed design for the rear extension.

3 ACCESS

No changes to the existing front access will be made. This property is an existing private house in single occupation and as such does not have any particular access requirements.

4 STATEMENT OF PROPOSED WORKS

The proposed works concern exclusively alterations which are intended to improve the usability of the property while preserving the character of the existing building and the owner's asset.

In particular, in this application:

There is no material change of use in the proposed works;

The proposed works will not alter the existing orientations, structure and scale.

There is no change in the access to the property.

The proposed extension preserves the character and appearance of the existing building and does not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties.

The layout and scale of the proposed extension are sympathetic to the original dwelling and are in keeping with the neighbouring buildings. The design and the materials respect the architectural character of the area while also utilising high-quality materials.

The design intent is to improve the interior arrangement, to create a more pleasant home to live in: the larger Kitchen/Dining area will become a generous space, transforming it into the social heart of the home and the bedroom at first floor will become a more comfortable room.

The large glazed door is important to open the house up to garden visually.

There should be no loss of privacy to the neighbours, given there are no windows in the new side wall.

The proposed alterations do not have a harmful effect on the current assets of the building, nor on the character and local distinctiveness of the surrounding area.