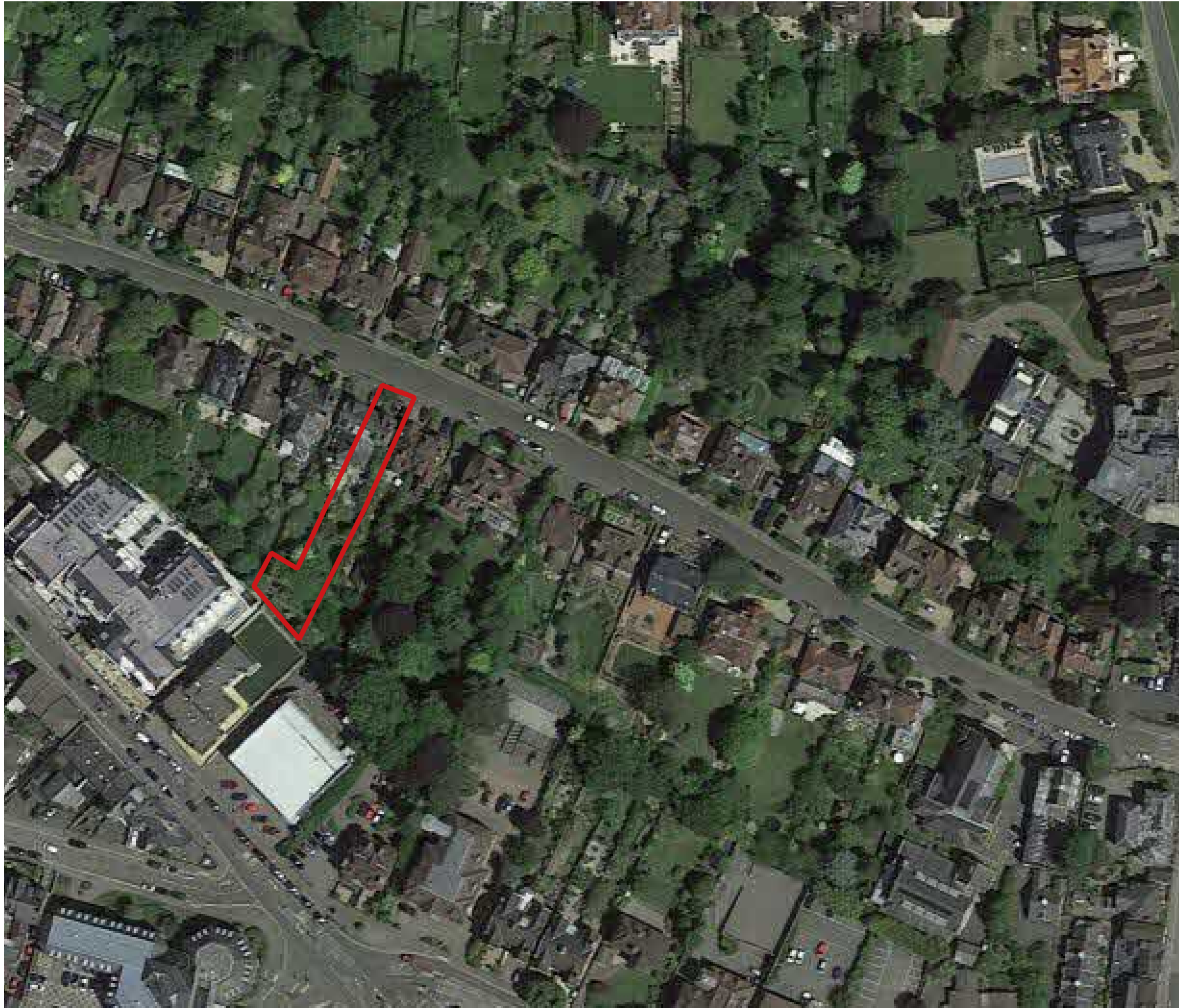

23128 P001 P1
Design & Access Statement
January 2024

27 The Drive

Contents

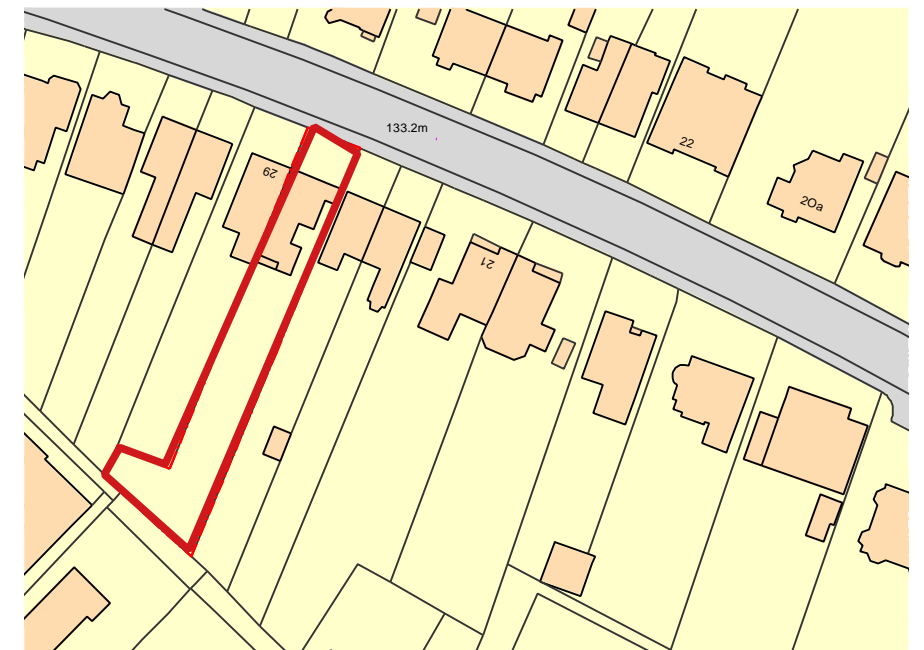
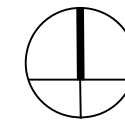
1	Introduction	
	1.1 Introduction	3
	1.2 Site Context	4
	1.3 Existing Dwelling	5
	1.4 Planning History	5
	1.5 Heritage and Conservation	6
	1.6 Local Character Appraisal	7
	1.7 Existing Site Plan	8
	1.8 Existing Floor Plans	9
	1.9 Existing Elevations	10
2	Architectural Concept	
	2.1 Proposed Site Plan	11
	2.2 Proposed Floor Plans	12-15
	2.3 Proposed Elevations	16
	2.4 White Box Model	17
	2.5 Concept Images	18



Satellite Image of the Site

1.1 Introduction

OPEN architecture have been appointed to design a modern, single storey rear extension with internal alterations to suit including the addition of an internal lift at 27 The Drive, Sevenoaks, TN13 3AD.



Site Location Plan



1 Street View of The Drive to London Road



2 Street View of The Drive to A225

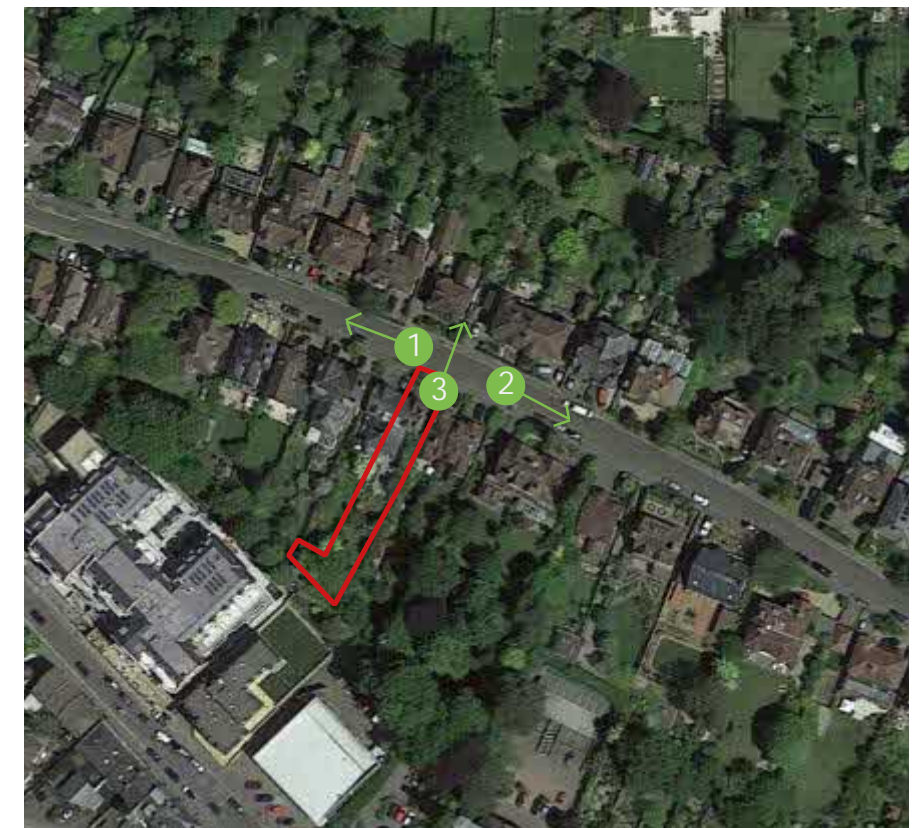
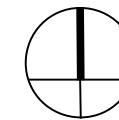


3 Street View of the Opposite Property

1.2 Site Context

The site is located off of The Drive, Sevenoaks, between Dartford Road and London Road which slopes steeply down from the South-east to the North-west. The Drive provides a link to the A225 Dartford Road to Sevenoaks High Street.

The property sits within the Sevenoaks Conservation Area and is surrounded by a number of properties that are either semi-detached or detached. The character of nearby neighbours are vary from more traditional locally listed structures to Kentish tile hung all the way to modern new builds.



Satellite Image of the Site



Image of Front



Image of Internal Courtyard



Image of Rear

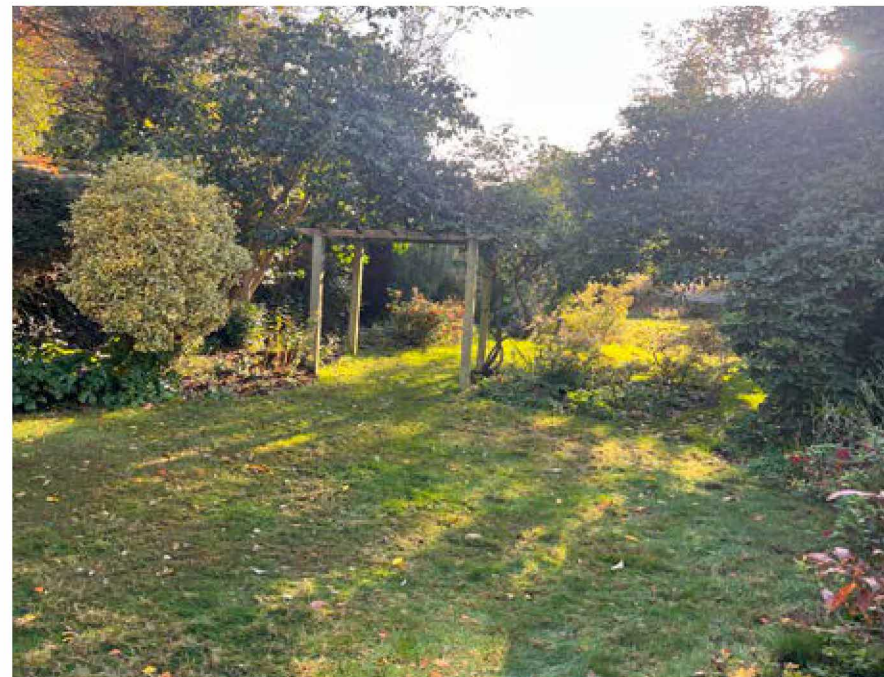


Image of Rear Garden

1.3 Existing Dwelling

The existing property is a 5 bedroom semi-detached dwelling in a Victorian style spread across three floors. Access is directly from The Drive with off street parking on the small driveway.

The front of the property features a pitched roof with a large bay window with stepped access. The overall palette is brick with a mixture of slate and clay tile hanging.

1.4 Planning History

13/01709/LDCPR

Proposed replacement wooden sash windows with white UPVC sash windows to front, side and rear of dwelling.

Status: *Granted*

08/03312/WTCA

Various works to trees in a conservation area.

Status: *No Objection Lodged*

00/00633/FUL

Single storey extension to rear of existing house for newly located breakfast room, including demolition of lightweight timber construction.

Status: *Granted*

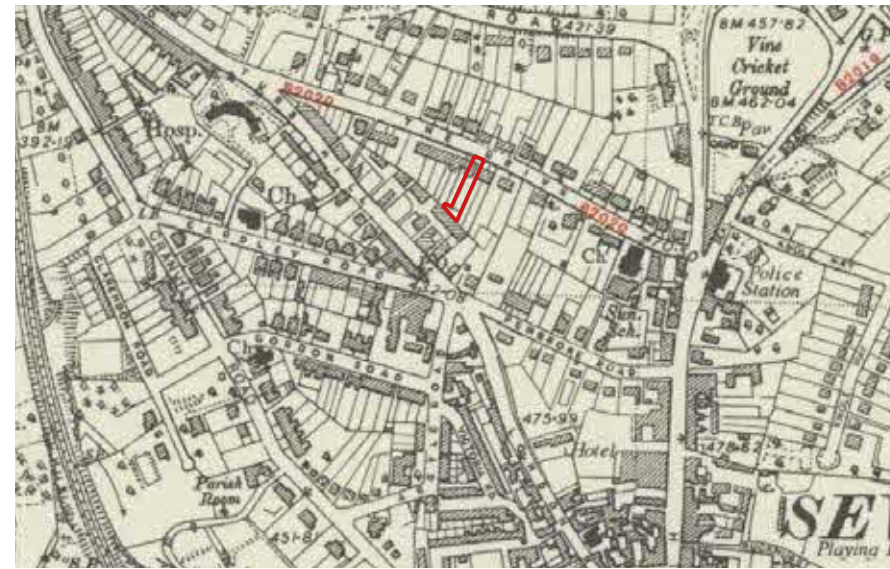
74/00122/HIST

FORMATION OF NEW ACCESS ROADWAY TO SERVE GARAGES

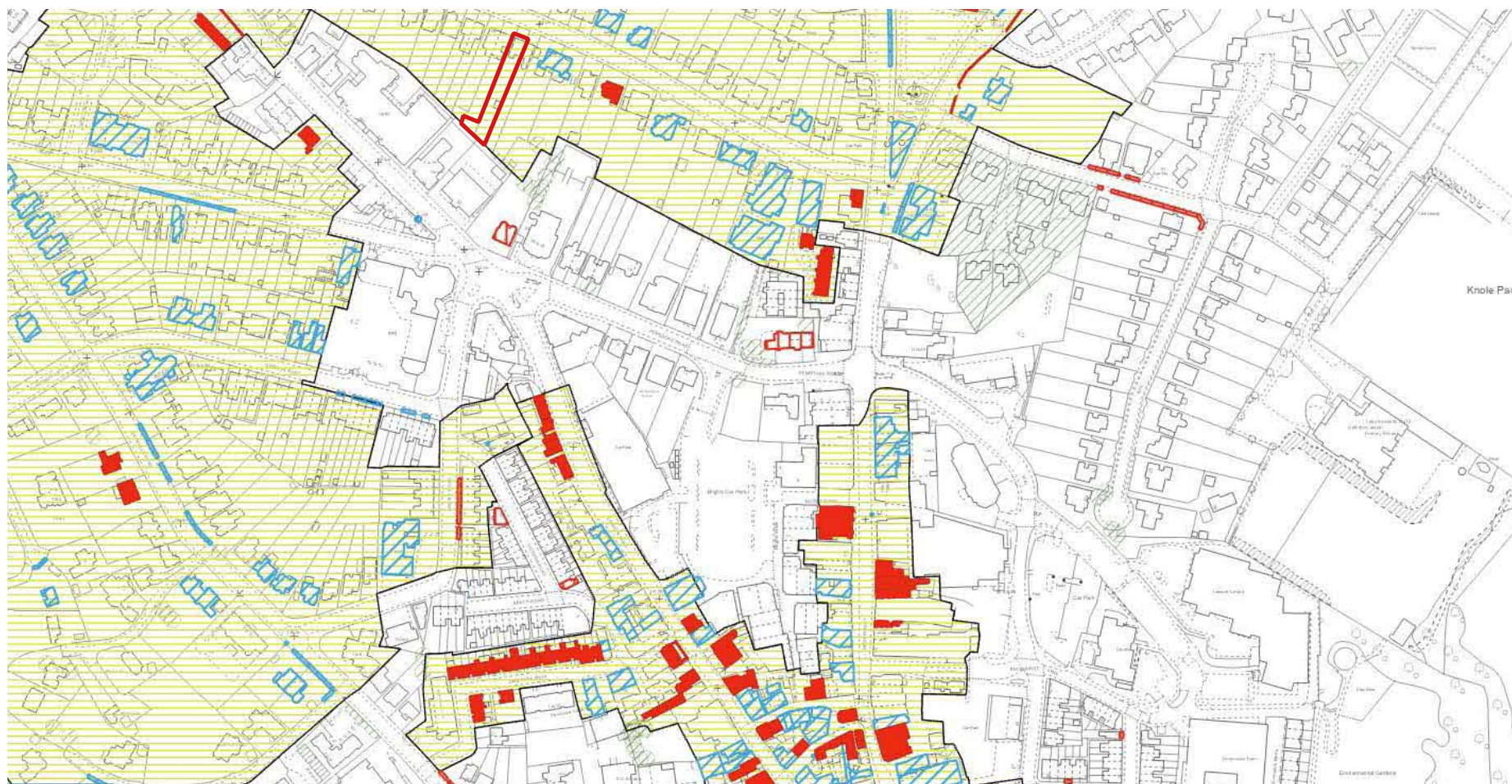
Status: *Granted*



1907 OS Map



1938 OS Map



Site Planning Constraints

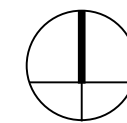
1.5 Heritage and Conservation

Sevenoaks High Street Conservation Area includes the historic focus of the town, pivoting on the central fountain and runs south along the upper High Street, north west towards London and north to incorporate the High Street. It contains the parish church of St. Nicholas, most of the original buildings belonging to Sevenoaks School and borders the historic estate of Knole. The High Street Conservation Area also includes the majority of the southern end of London Road and the series of narrow pedestrian links through the Shambles to the High Street.

The area was first designated in 1971 and reviewed in 1992 and 2008. It contains over one hundred listed buildings located in 20 hectares. Most of the properties that front the High Street and London Road are commercial premises but there are a significant number of residential properties beyond the shops and offices, particularly at the southern end of the area and in Lime Tree Walk to the west of London Road.

The site is located in the Sevenoaks Conservation Area. The existing building is not listed. The proposal has no impact on the Conservation Area and will not be visible from The Drive.

-  Site Boundary
-  Conservation Area
-  Listed Building
-  Locally Listed Building
-  Local Asset with confirmed Article 4 Notice
-  TPO



1.6 Local Character Appraisal

The site is surrounded by a number of similar semi-detached or detached properties. Photographs along the street shows the character of nearby neighbours that are similar traditional locally listed buildings along the street with pitched roofs and brick walls.



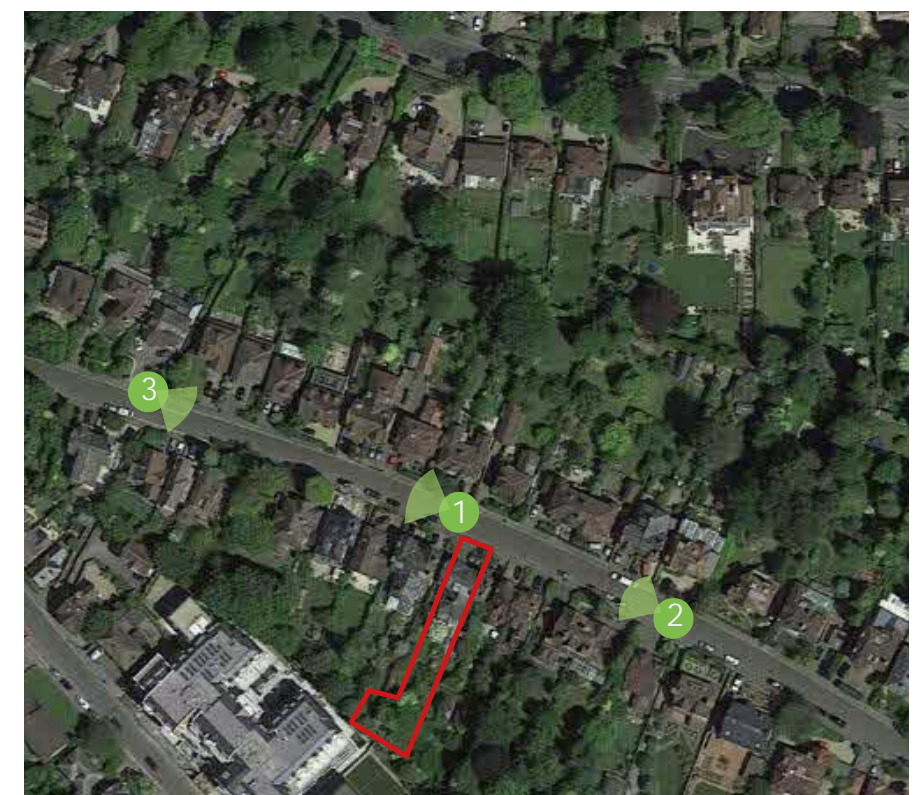
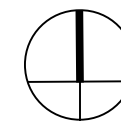
1 Street View of Neighbouring Properties towards London Road



2 Street View of Neighbouring Properties



3 Street View of Neighbouring Properties opposite the Site



Satellite Image of Site

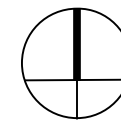


Existing Site Plan

1.7 Existing Site Plan

The dwelling sits on a sloped road with a semi-detached position. This includes a small two car driveway at the front of dwelling and a long, slightly sloped rear garden.

The property has a side and rear single extension which opens to the garden and a private side patio. The long rear garden is steps up from the ground level with mature planting.



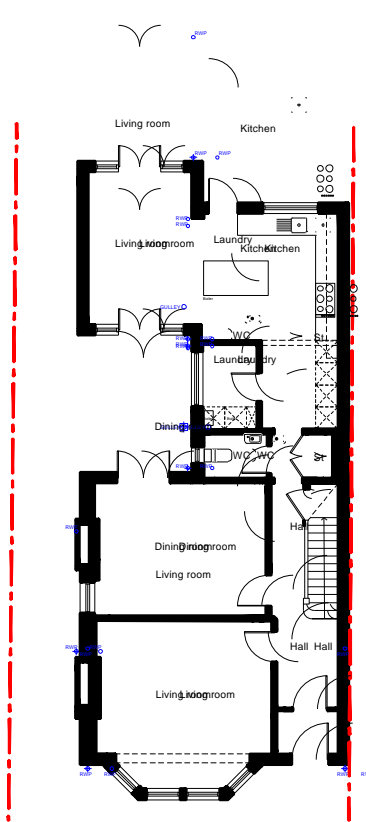
Site Boundary

1.8 Existing Floor Plans

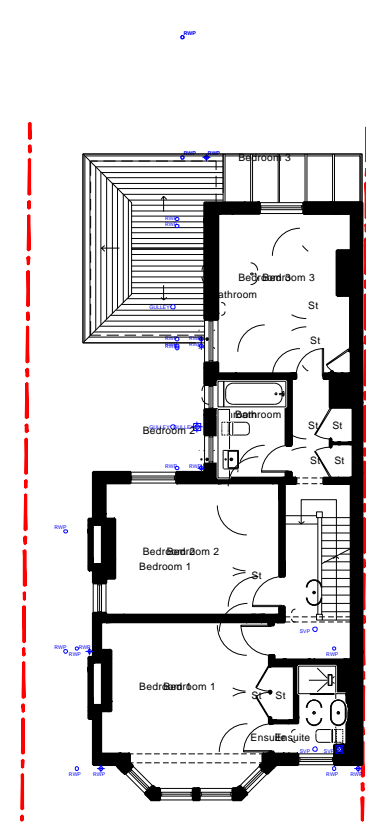
The main entrance is accessed from the side of the driveway via a secondary porch way. A central corridor houses the stairs and access to all rooms including a living room, dining room, small WC, laundry room and kitchen/diner. The small patio between the kitchen/diner and dining room can be accessed from both spaces.

At the first floor level, there are two bedrooms and a family bathroom as well as a master bedroom benefiting from a small en-suite.

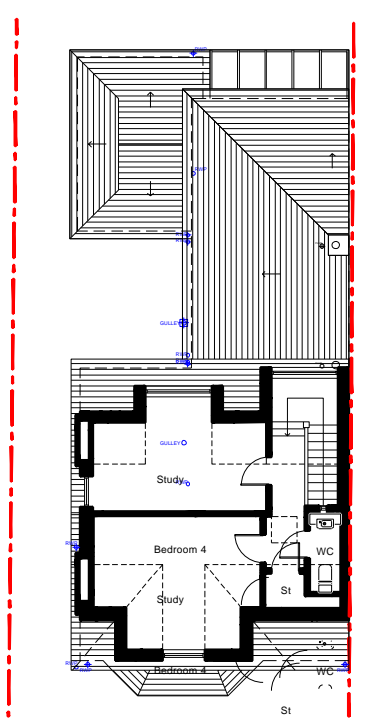
At second floor, there are two bedrooms. One is currently being used as a guest bedroom with the other functioning as a study. There is also a small toilet and storage space.



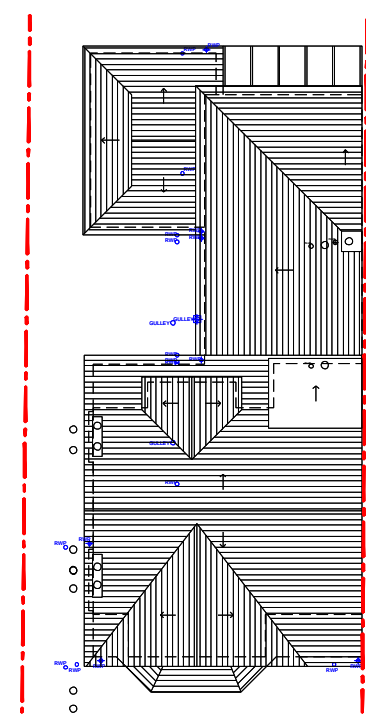
Existing Ground Floor Plan



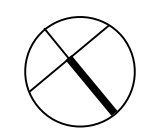
Existing First Floor Plan



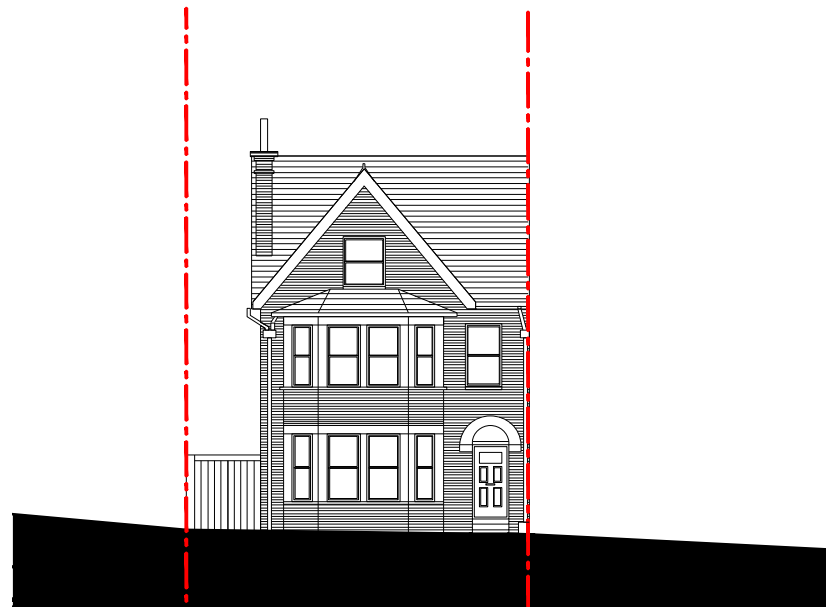
Existing Second Floor Plan



Existing Roof Plan



Site Boundary



Existing Front Elevation - Northeast



Existing Side Elevation - Southeast



Existing Rear Elevation - Southwest

1.9 Existing Elevations

The appearance of the property is characteristic of the street with a red brick with plain slate tiled pitched and hipped roof. The windows are uPVC white frames throughout. The single storey extension has a pitched roof with hipped gable window.

A glazed overhang sits above the kitchen area in white frames with white posts.

There is a large bay window to the front with a small triangular dormer above the stair and a dormer window to the rear.

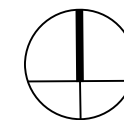
■■■■■■■■■■ Site Boundary

2.1 Proposed Site Plan

The site plan remains largely unchanged with only associated landscape and hardscape around the new extension.



Proposed Site Plan



..... Outline of Existing Property

..... Site Boundary

2.2 Proposed Floor Plans

Ground Floor

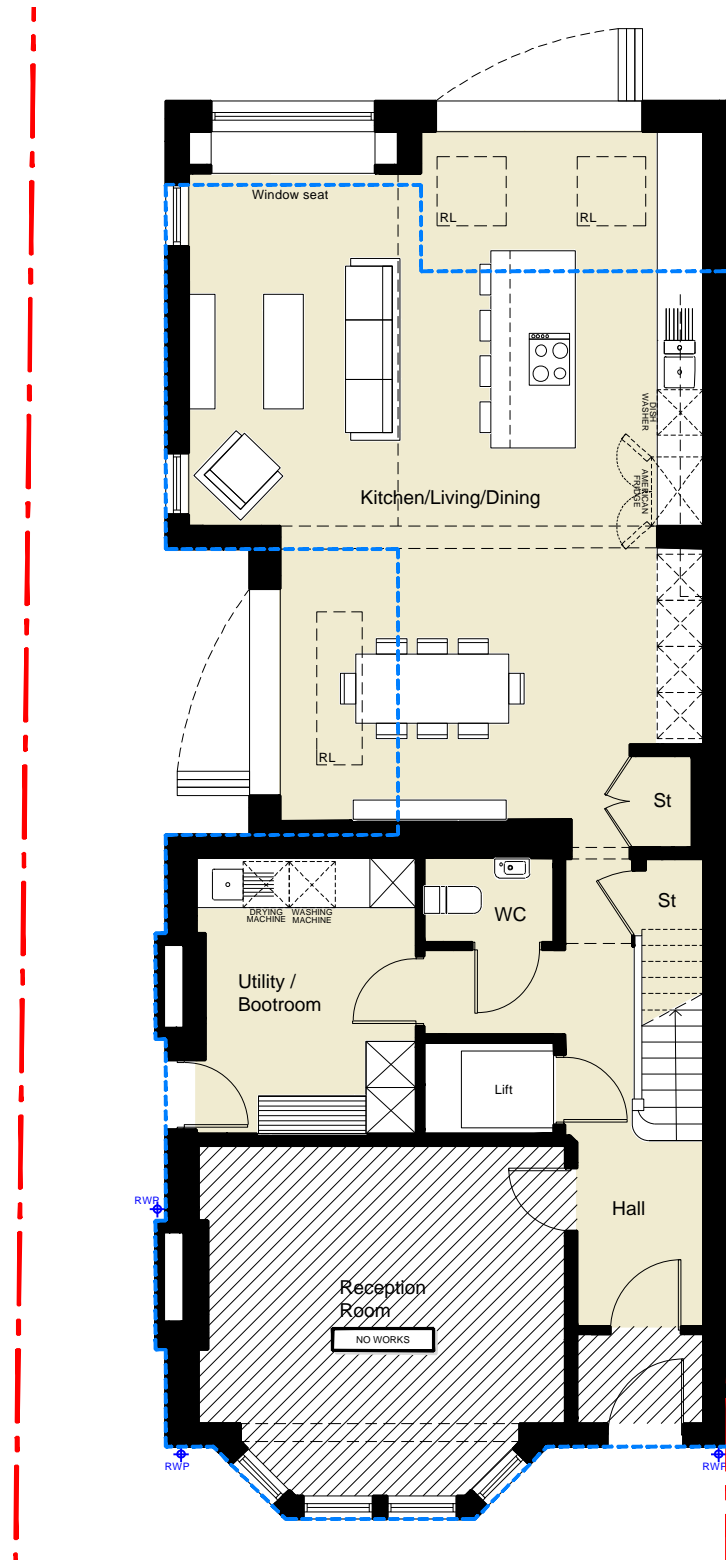
The ground floor has been designed to maximise the movement within the overall flow of the home and to reinvigorate the less used spaces.

A new home lift has been added to the central core of the home allowing for access across all three floors. The current dining room will be altered to become a generous boot room/utility with external side access as well as a new WC.

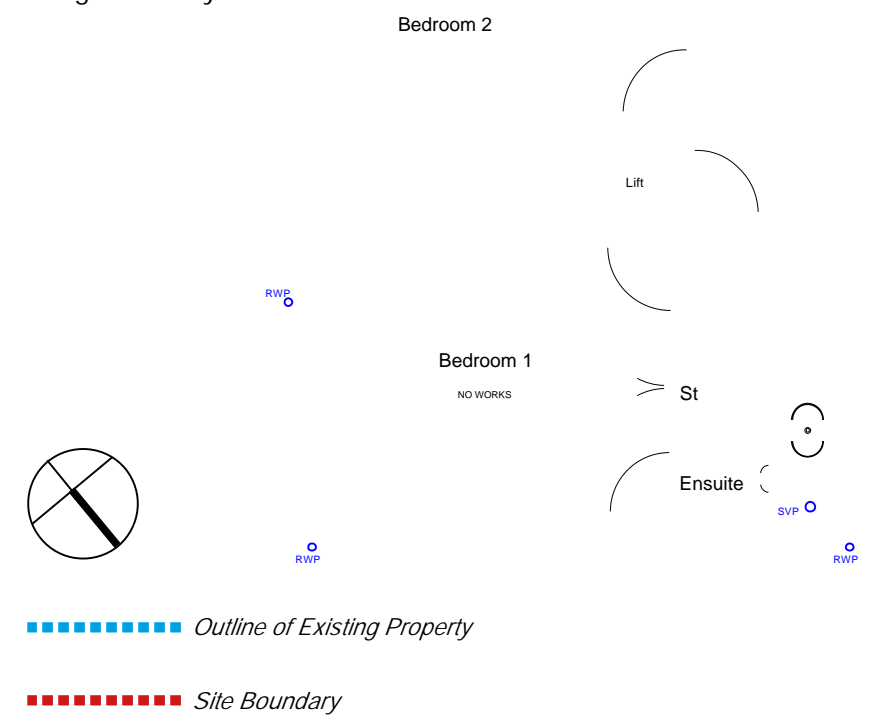
A new modern extension will sit largely on the footprint of the existing, but with an open design allowing for a wonderful kitchen/dining/seating area that can be used by all members of the family and friends.

A large roof light is positioned over the dining area to allow more light into the darker area of the home. The seating arrangement varies, but is positioned across from the existing pantry zone. A new kitchen with central island is centrally located across from the seating area with two doors opening out to the terrace with roof lights positioned above.

The new seating area has been enlarged with a raised ceiling. A feature wall will be positioned between two tall windows and a fantastic window seat with shelving either side frames a large picture window taking in the garden beyond.



Proposed Ground Floor Plan

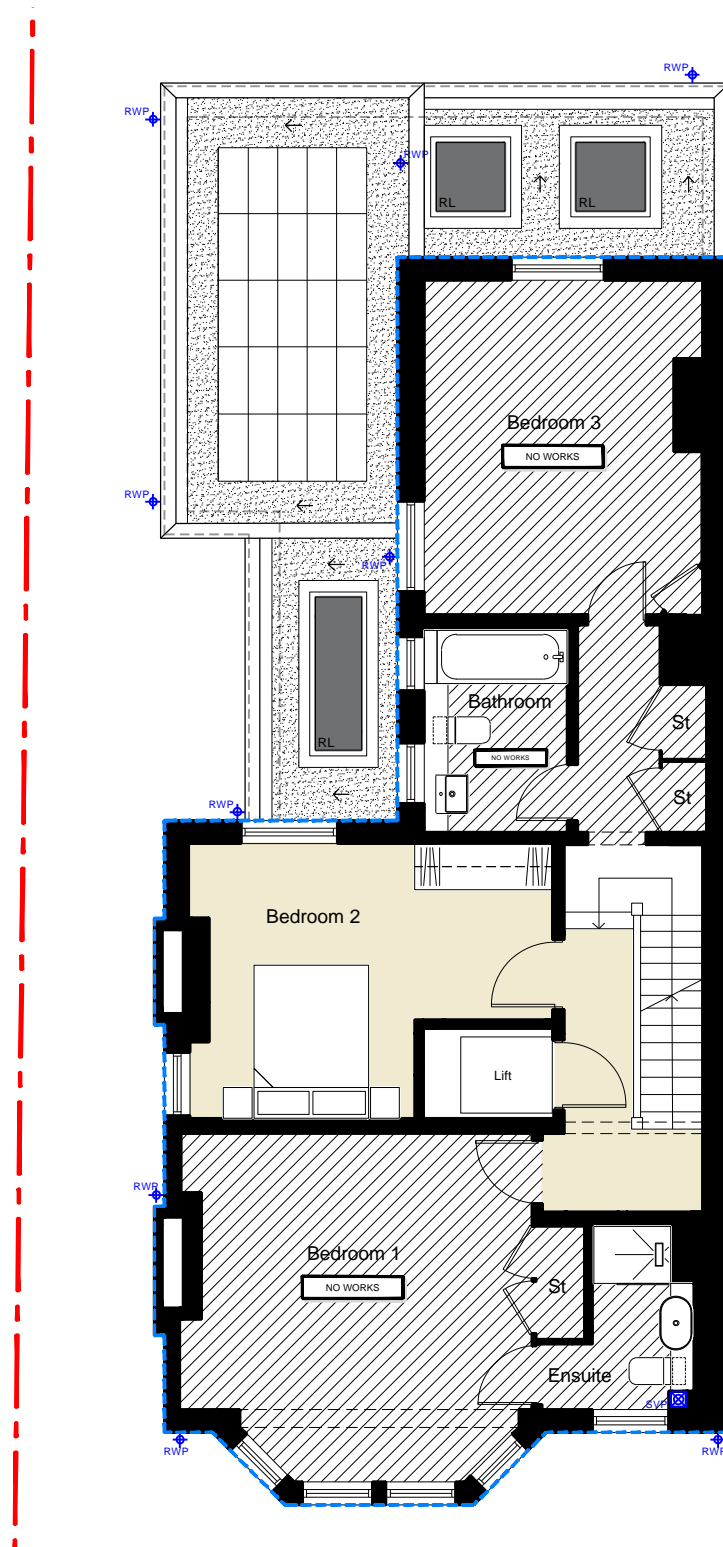


2.2 Proposed Floor Plans

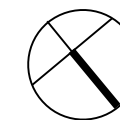
First Floor

A first floor, the second bedroom has been made smaller to accommodate the new lift position. A 'wardrobe' has been added to help zone the room.

The master ensuite will benefit from an update, but the space will remain the same.

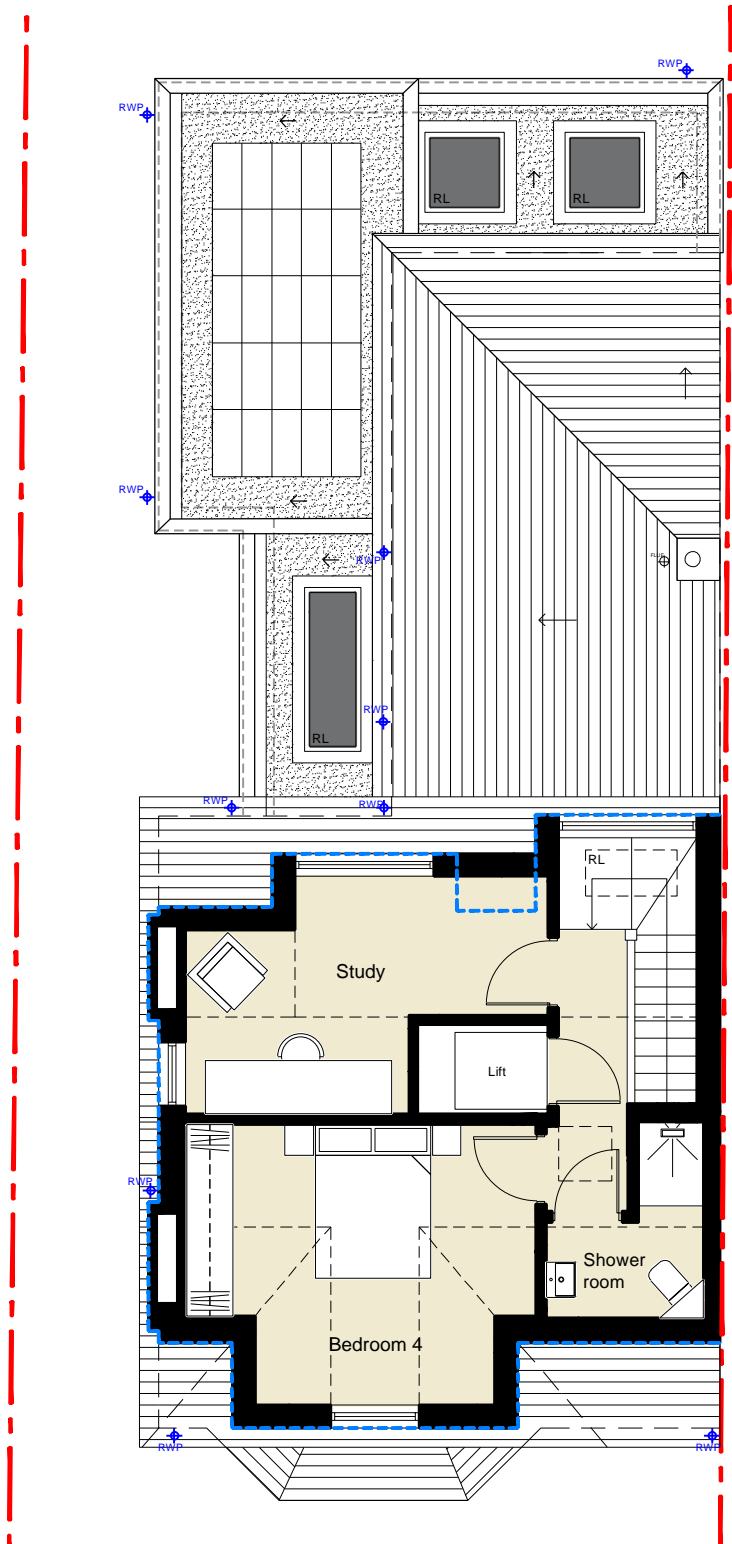


Proposed First Floor Plan



Outline of Existing Property

Site Boundary

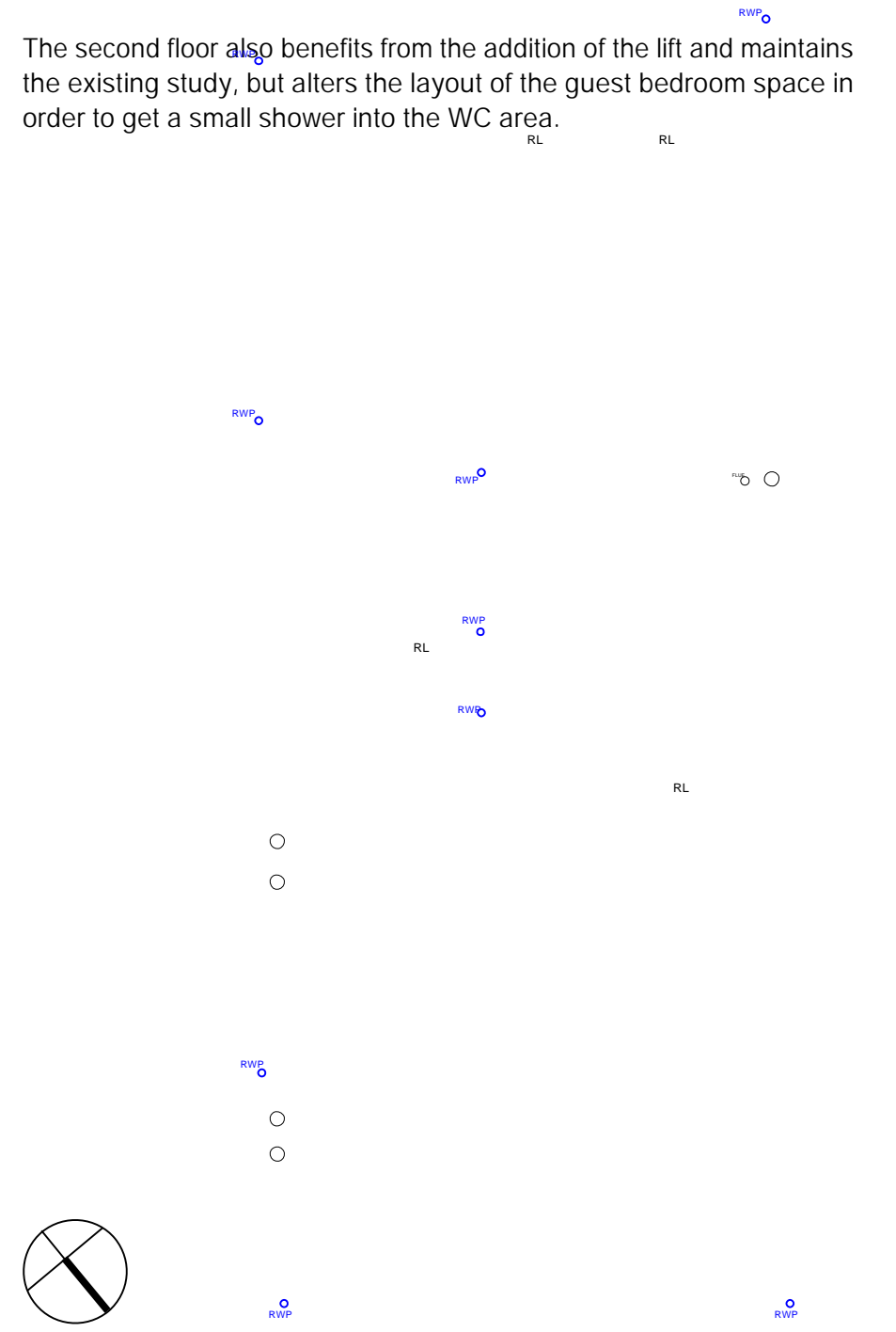


Proposed Second Floor Plan - Option 1

2.2 Proposed Floor Plans

Second Floor

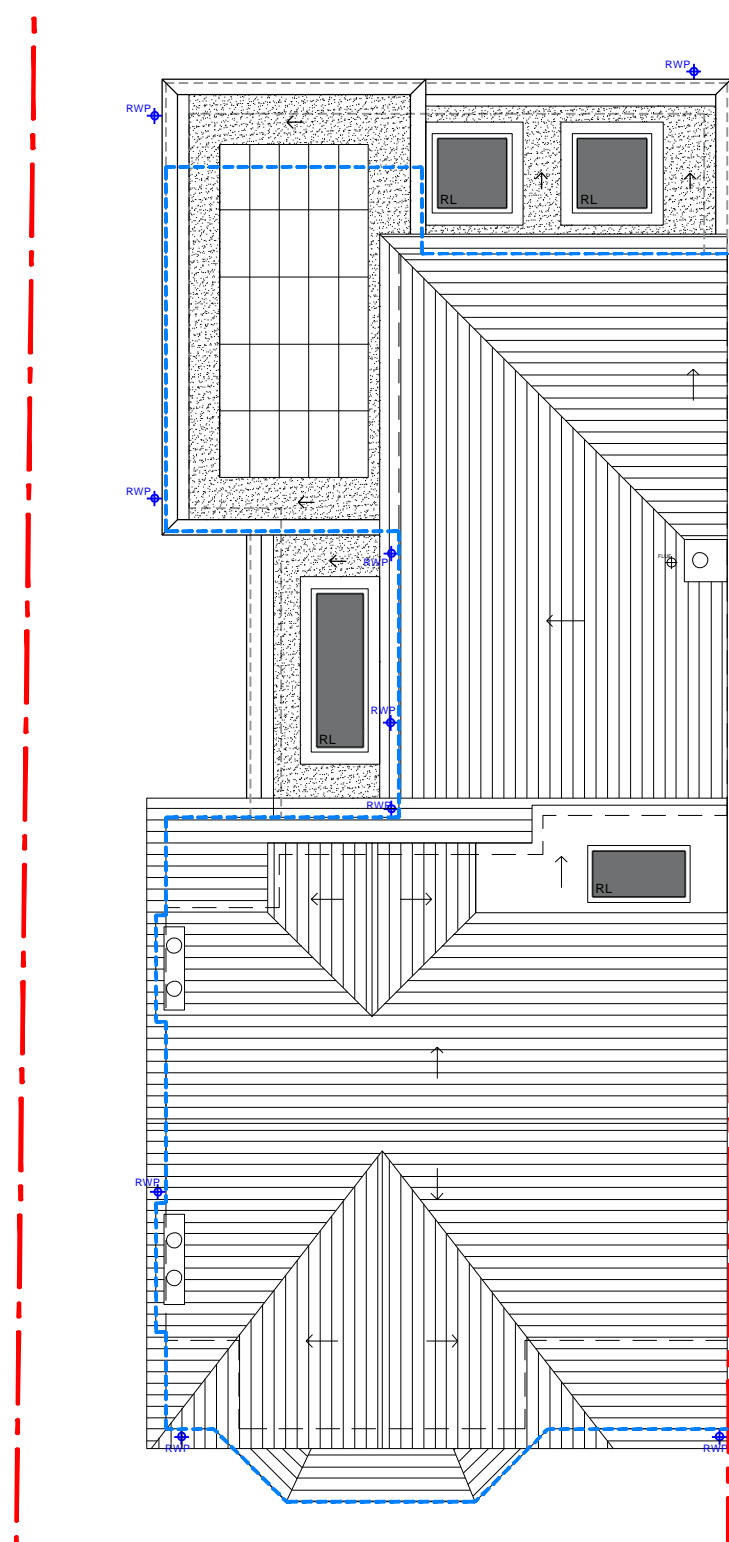
The second floor also benefits from the addition of the lift and maintains the existing study, but alters the layout of the guest bedroom space in order to get a small shower into the WC area.



2.2 Proposed Roof Plan

The new extension consists of a main flat roof which accommodates new solar panels and two subservient flat roofs with roof lights allowing plenty of daylight into the kitchen / dining area.

The existing flat roof dormer has been extended and raised to link to the existing pitched roof dormer which is being retained.



Proposed Roof Plan



----- Outline of Existing Property

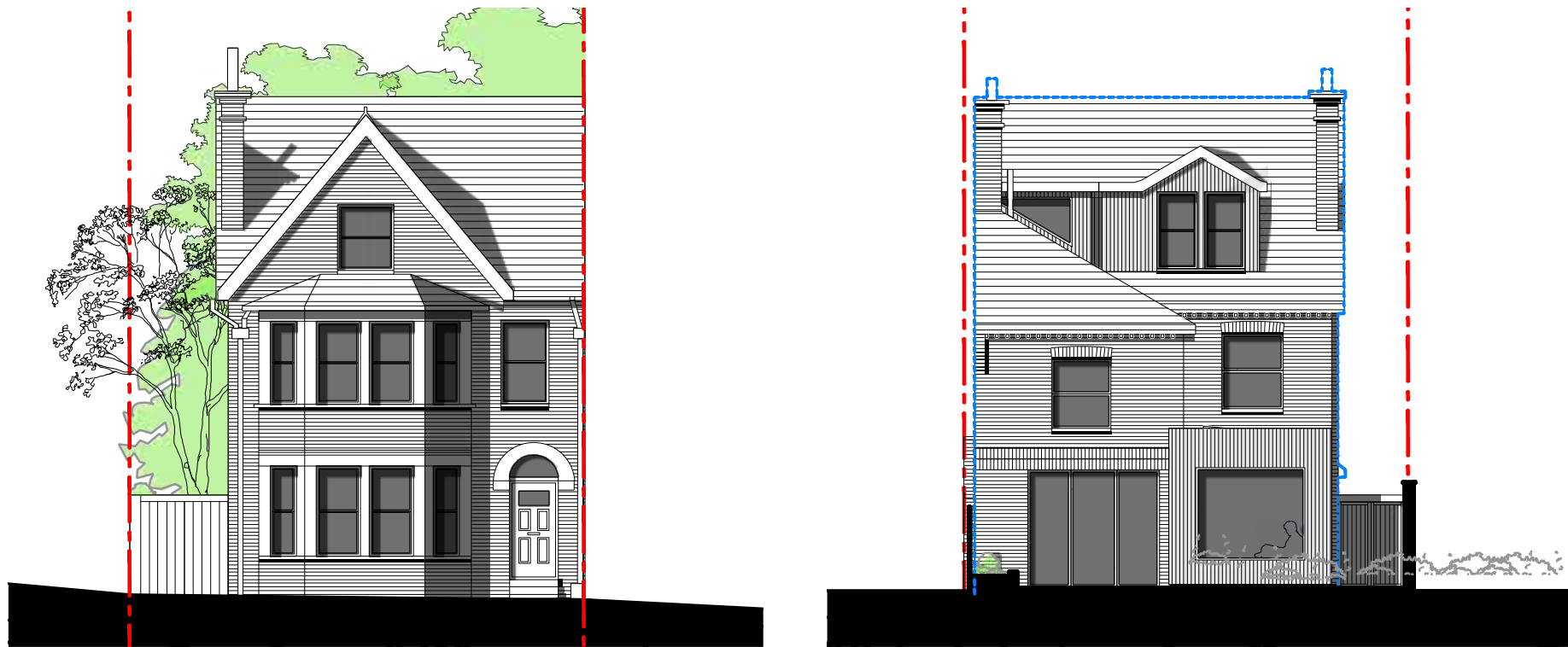
----- Site Boundary

2.3 Proposed Elevations

The new extension has been designed to a modern look whilst using traditional materials such as brick and timber.

The wraparound form has been designed to have two brickwork 'ends' in a cream textured colour to tie in with the existing red brick. A feature header brick will finish the top of the wall nicely. A central black timber clad 'block' pops up to a raised form with a series of feature windows.

The doors to the kitchen area are black aluminium with clear glazed panels. A set of bi-folding doors will be located off of the dining area allowing for an indoor/outdoor feeling on the warmer weather days.



Proposed Front Elevation - Northeast

Proposed Rear Elevation - Southwest



Proposed Side Elevation - Southeast

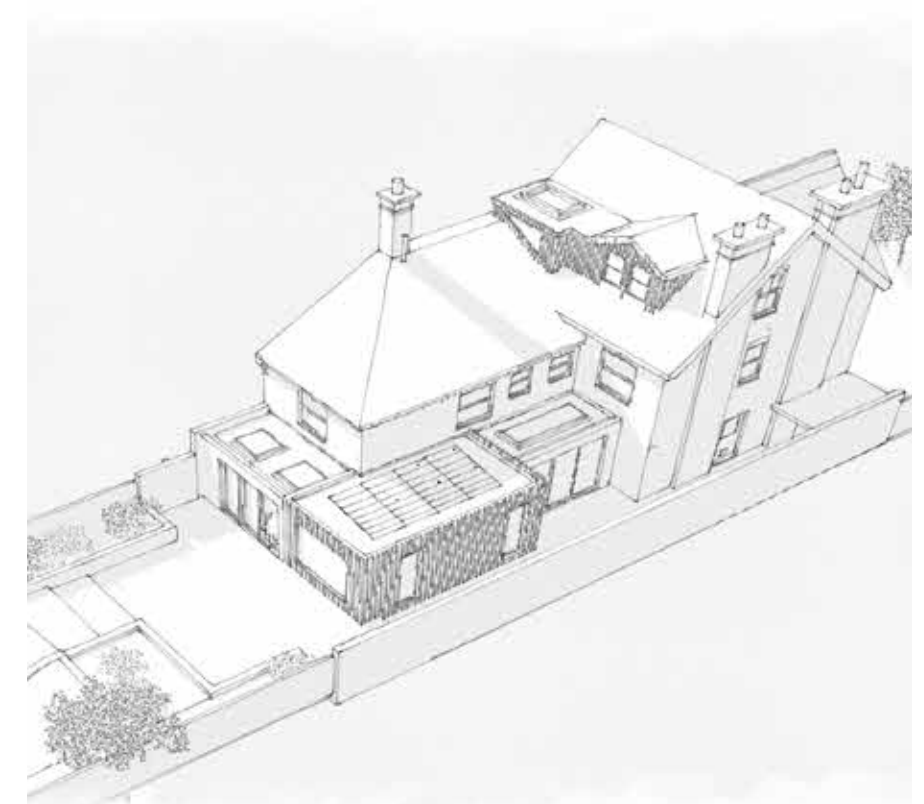
Outline of Existing Property

Storage Shed

..... Outline of Existing Property

..... Site Boundary

2.4 White Box Model



2.5 Concept Images



OPEN architecture

Anton House, South Park
Sevenoaks, TN13 1EB

www.openarc.co.uk