



STUDIO 78



Design & Access Statement

No.20 St. Andrews Road, Paddock Wood, Tonbridge, Kent, TN12 6HT

Introduction

This document has been prepared to support the planning application submission for the proposed;

- Loft conversion
- Two storey side extension
- Rear single storey extension
- Front Porch

The applicant recently moved into this property, which has not been altered since it was constructed. The room sizes and internal layout are small and the applicant wishes to enlarge the building to suit the needs of a growing family and bring the building up to a modern living standard.

This document should be read in conjunction with all drawings provided. Refer to drawing register at the end of this document.

Use

No.20 St. Andrews is currently a 3-bedroom end of terrace house the proposal increases the dwelling to a 4-bedroom property and will remain as a single dwelling.

Amount

The total existing floor area including the shed is 80m². The combined floor area of the new and existing accommodation will total 146m². The site area is 275m². The loft conversion measures 36.8m³.

Layout

The principle access will be provided through the new door located on the front porch.

The ground floor will become more or less open plan providing a new and larger Kitchen/ Dining area and new Family Room.

The original first layout will remain but the new side extension will provide a new Bedroom and Family Bathroom.

A new stairs will be positioned over the existing to provide access up to the new Bedroom with an en-suite in the loft.

Scale

The scale of the side and rear extensions will match similar extensions within the immediate including the neighbouring property. The loft conversion will be the first in the terrace although loft conversions have been granted and completed for many of the houses on St. Andrews Road. The extended ridge will follow on from the existing at the same level to the new hip end while the rear dormer flat roof will spring off just below the existing ridge.



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Landscaping

The paved patio area will be reinstated and blend in with the existing rear garden.

Appearance

The appearance of the loft alterations will change the roof profile with the introduction of a new gable end.

The new extensions will be finished using a fair faced brick at ground floor and white render at the first floor to match the existing. The white painted lintel detail at ground floor is incorporated in the proposed extension.

The exposed faces of the dormer and the front facade at first floor level will be clad with plain clay tiles to match existing. The extended main roof will be finished using natural red plain roof tiles to match existing.

The new casement windows will consist of white UPVC frames, double glazing and be fitted with trickle vents. There will be two Velux windows in the rear facing single storey pitched roof and a single Velux on existing front roof.

Access

Generally, access into the property will remain as existing, the front door is relocated within the front porch extension element and maintains the existing proportions and aesthetic.

The access into the loft will be via a new enclosed stairs.

A new side access from the front to the rear garden will be maintained keeping the new gable approximately 1.0m away from the boundary.

Photos



Rear elevation of the property



Front elevation of the property



Side elevation of the property



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Drawing Register

The scale of the side and rear extensions will match similar extensions within the immediate including the adjoining property. The loft conversion will be the first in this side of the road with area will be reinstated and blend in with the existing rear garden.

Drawing No.	Title	Size	Scale
617_0005	Existing and Proposed Site Plans	A3	1:500
617_1105	Existing Floor Plans	A3	1:100
617_1110	Proposed Floor Plans	A3	1:100
617_1251	Existing East and West Elevation	A3	1:100
617_1252	Existing South Elevation	A3	1:100
617_1253	Existing North Elevation	A3	1:100
617_1351	Proposed East and West Elevation	A3	1:100
617_1352	Proposed South Elevation	A3	1:100
617_1353	Proposed North Elevation	A3	1:100



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