

Hawthorns, Upnor Road, Upnor, Rochester, ME2 4UP  
Planning Application  
Design and Access Statement

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Ref: HAW/DAS



GMArchitect

Innovation Centre Medway  
Maidstone Road  
Rochester ME5 9FD

mobile: 07748231428

email: [gmarchitect20@gmail.com](mailto:gmarchitect20@gmail.com)

[www.gioannimastromartinoarchitect.com](http://www.gioannimastromartinoarchitect.com)

## 1. Introduction

- 1.1 This Design and Access Statement has been prepared in support of a Planning Application that seeks approval for a front glazed extension, the replacement of vertically hanged tiles (first floor walls) with traditional wall cladding composite boards, the enlargement of a side window, the replacement of a garage rear window with a door and the replacement of a rear window with a glazed fixed panel to Hawthorns, Upnor Road, Upnor in Rochester.
- 1.2 The building is not listed and it is not located in Conservation Area.
- 1.3 The following sections explain the design principles and concepts that have been applied to the extension to demonstrate the steps taken to appraise the context and how the design takes that context into account.

## 2. Site

- 2.1 Hawthorns in Upnor is a two-storey detached house located in the middle of plot accessed via a driveway on Upnor Road. It benefits from an elevated position in a green area with a fair amount of vegetation, close to the village of Upnor.

## 3. Design

### 3.1 Purpose of proposal

- 3.1.1 The purpose of the proposal is twofold: firstly, to increase the quality of accommodation required for the owners' family and also to maximize the usable living space within the property. The front extension is going to cover an area that is currently unused and it is proposed to be extended by only 1,5 metres. The total area added to the ground floor and first floor, facing the garden will add to the house a touch of personalisation from the clients, creating a beautiful space that will allow interior and exterior get in touch all time. Internally, the added space is to be utilised as recreational space and will enhance the beauty and character of the existing façade.
- 3.1.2 The new double-glazed atrium will be provided with 2no rooflights that will allow natural light all day along to the newly achieved family spaces.
- 3.1.3 The proposal for the rear elevation consists in an additional window to the WC, symmetrically added to the existing, in order to complete and match the character of the house. The garage window is proposed to become a door, to facilitate the access from the back of the house, whereas the window next to the previous extension, is proposed to become a fixed glazed panel, in order to create a beautiful continuous view when entering the

house, going through the atrium and looking towards the rear garden.

### **3.2 Proposed development**

3.2.1 The proposed double-glazed extension will be contained within the projection of just 1500mm from the existing front wall. The extension is proposed to be achieved with a double-glazed structure in glass and steel, material that classically blends in with any surrounding, but also will add a touch of the clients' personal taste.

3.2.2 The mass and the scale of the extension is not going to be a problem in terms of overlooking or loss of light for other properties, the house is completely detached and far from any neighbours in its entire surrounding.

3.2.3 The existing elevation at first floor, with vertically hung tiles all around, is proposed to be replaced with traditional wall cladding composite boards, anti UV, agents resist colour fading, black or charcoal colour, already largely used to properties in the surrounding area.

3.2.4 All proposed other materials to be used externally shall match those of the existing building to ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with the Policy of the Medway Local Plan 2003, the Medway Local Development Scheme 2020 - 2023 and Householder Guide from Medway Council.

## **4. Sustainability**

4.1 In order to increase the sustainability of the property, construction procedure will aim to improve the current energy performances and properly insulated. The rooflights, the window and the patio doors will be double-glazed to ensure the maximum heat retention and reduce energy consumption.

4.2 The increase amount of natural light brought into the Kitchen-Dining-Living will reduce dependency on artificial lighting, hence helping to reduce energy consumption.

## **5. Access**

5.1 The primary access to the front will remain unchanged.

## **6. Conclusion**

6.1 This Design and Access Statement has been prepared keeping in account the relevant Medway Local Policies and the context of the area surrounding the property. These considerations will ensure that the proposal will not affect the local appearance and

character of the area, but it will blend and be absorbed in it instead. As we emphasise that the proposed works:

- Intend to create a beautifully blended space for the whole family, adding a personal touch to the building;
- Integrate the proposed front extension by using materials like wooden cladding, glass and steel, that blend in with the existing house and surrounding context;
- Do not detract appearance of the local residential area;
- Take into consideration the scale, materials and appearance of existing house.
- It will definitely improve the sustainability of the existing dwelling.

## 7. Supporting Documents

7.1 The following drawings have also been submitted and are to be read in conjunction with this Design and Access Statement.

Drawing number	Scale	Title
HAW/BP01 EX	1:500 @ A4	Block Plan Existing
HAW/BP01 PR	1:500 @ A4	Block Plan Proposed
HAW01-07/EX	1:50@A3	Drawings as existing
HAW01-07/PR	1:50@A3	Drawings as proposed
HAW Front, Rear, Side Elevations	NTS	Photographs