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**SHATTERLING COTTAGE  
ROMAN ROAD  
SHATTERLING CT3 1JR**

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## Design and Access Statement

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# 1.0 Introduction

The design and access statement should be read in conjunction with all other submitted drawings that form this planning application.

The following planning application is required on the following elements:

1. Demolition of existing house
2. Replace with new terrace house, comprising of 3 x units (3 bedroom), integral parking including visitor spaces

This document has been prepared to provide sufficient information on the proposal to enable a clear understanding of what is being proposed.

## 1.1 Location

Shatterling is a hamlet located along side the A257, with scattered dwellings throughout the hamlet.

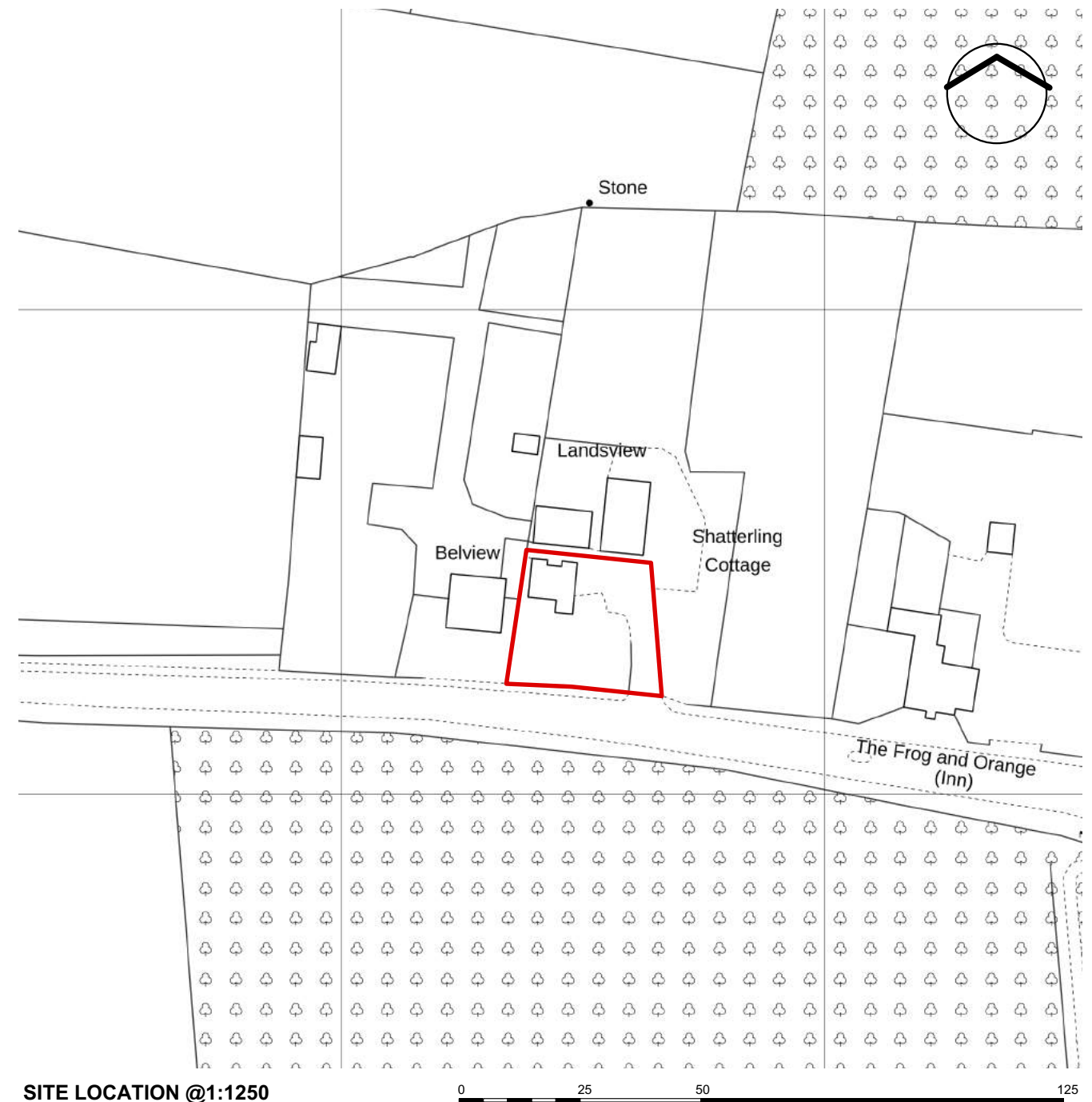
There is a wide range of community amenities within short distances, notably in Ash and Wingham. Generally the local area is well served by public transport, bus route 43 connecting Canterbury, Littlebourne, Wingham, Ash and Sandwich. There are plenty of bus services, with a bus stop being situated approx 65m from the site providing a bus service to Canterbury, every half hour.

The site is set inbetween what has been historically a public house (Frog and Orange) and a residential property (Belview) with a residential bungalow directly behind, the wider site also houses a storage building.

The public house over time has proven to be unviable in this type of location, and the premises license expired 23 Nov 2020, leading to recently a planning approved of a "Change of use and conversion of the former public house into a single residential dwelling, Demolition of existing garage and extension and conversion of The Old barn into a separate unit/dwelling; with associated extensions", planning ref: 22/01700 permission granted in May 2023.

The site does not lie within a conservation area and there are no listed buildings or designated heritage assets within the site itself or in the local area.

The site is located entirely within Flood Zone 1 and is therefore least likely at risk of flooding.



SITE LOCATION @1:1250

SITE BOUNDARY	
SHATTERLING COTTAGE, ROMAN ROAD, SHATTERLING, CT3 1JR	
795.0	sqm
8,552	sq ft
0.196	acres
0.079	hectares

## 2.0 Existing Building

The existing building is a pitched roof, two storey dwelling, with a single storey flat roof, to the main house, at the entrance into the house.

The existing house is made up from an existing palette of brickwork (painted), upvc window and concrete tiled roof, hand landscaping to the side with a grassed area out onto the road side.

### Key / Legend

- ① Applicant existing building - Shatterling Cottage
- ② Neighboring house - Belview
- ③ The Frog and Orange Inn
- ④ Existing storage unit
- ⑤ Existing bungalow



### 3.0 Proposals

The proposal is to gain permission for a new terrace to include 3 x 3 bed houses, with parking

#### 3.1 Principle Design Objectives

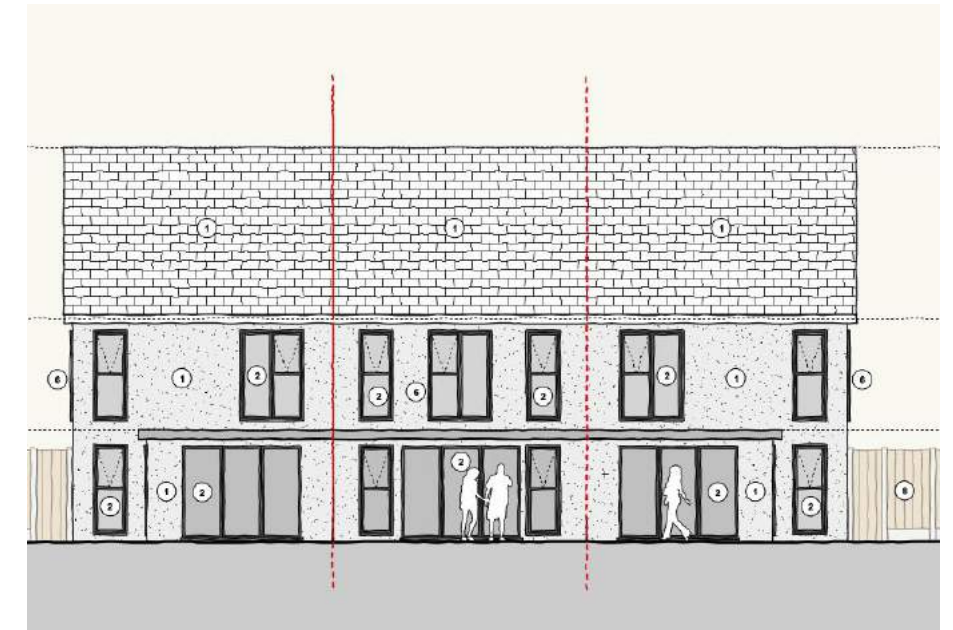
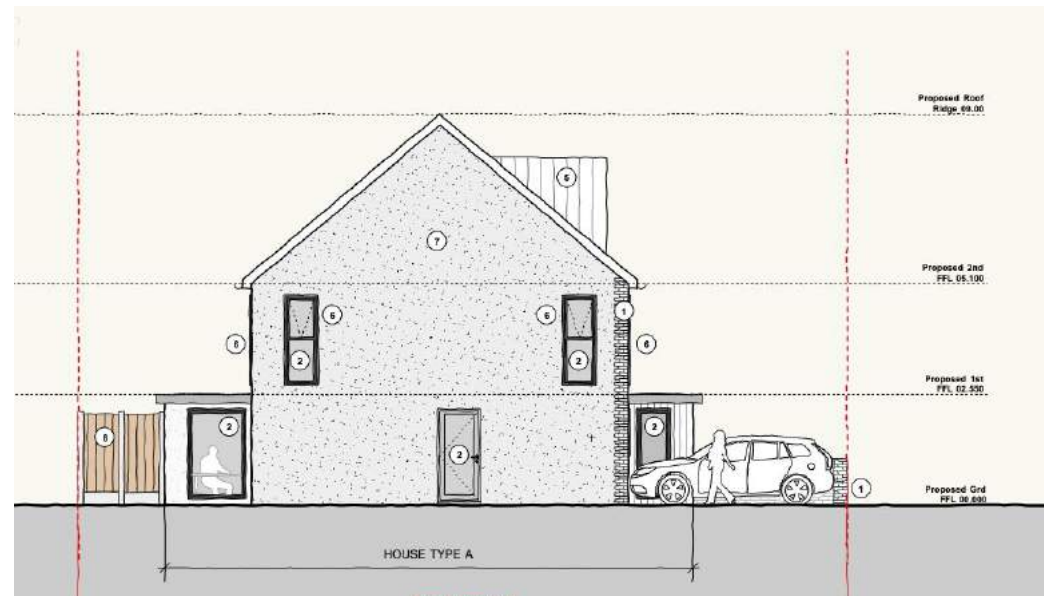
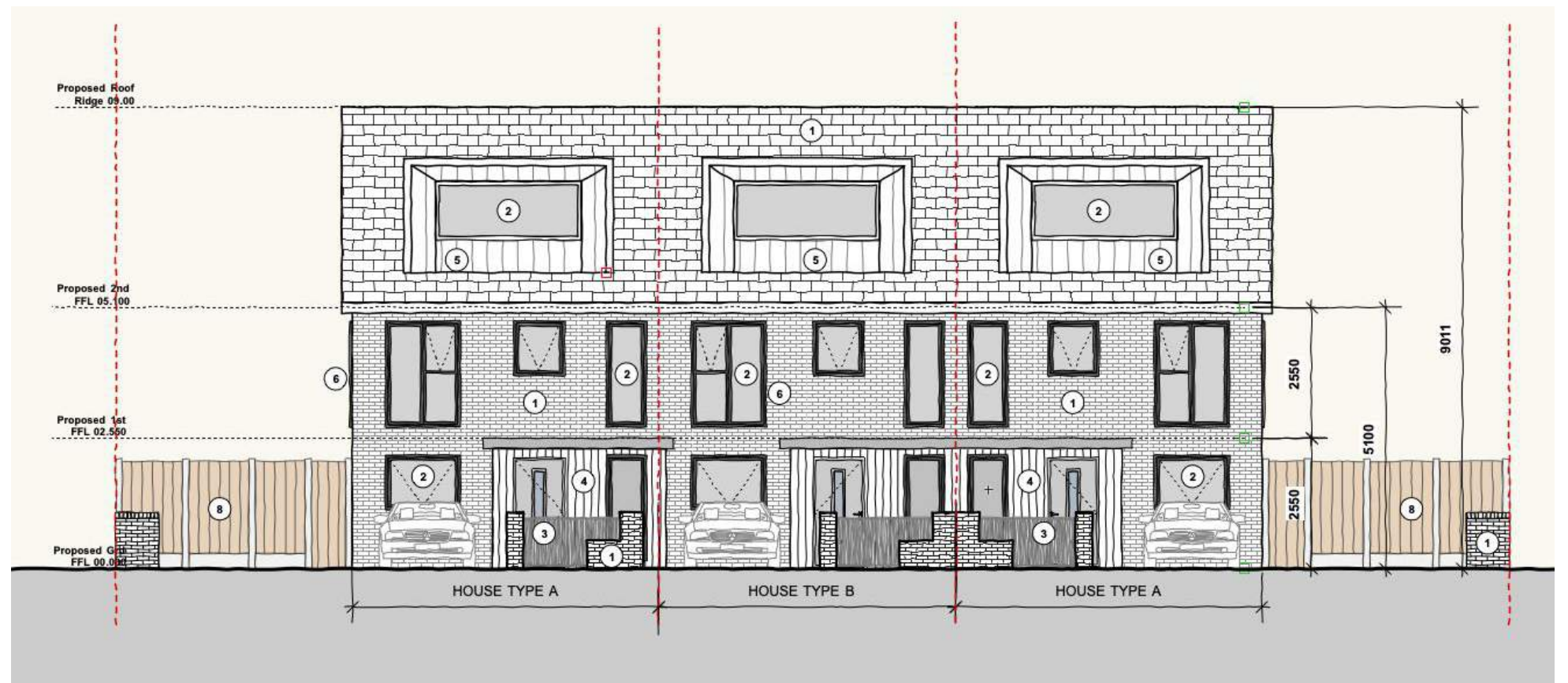
Working with the client have established key design objectives for the development as follows:

- 1) Create architecture solution, which reflects the site and responds to its environment in a strong statement.
- 2) Define and not take away from the street frontage.
- 3) Create areas that can take advantage of the view out.

#### 3.2 Design Response

See below for the direct response to the set objective, the number note for the adjective corresponds to the design response:

- 1) A sympathetic architecture solution, has been proposed, using the existing / established palette of material while extending the parameters / height of the existing building.
- 2) Existing street heights are all very much spread out along this main road location but the proposed again looks keep the same streetscape in principle.
- 3) Create a new dwelling that looks to maximize the views out, with the introduction of picture window (floor to ceiling), along with a proposed dormer.



#### Material Palette - Proposed

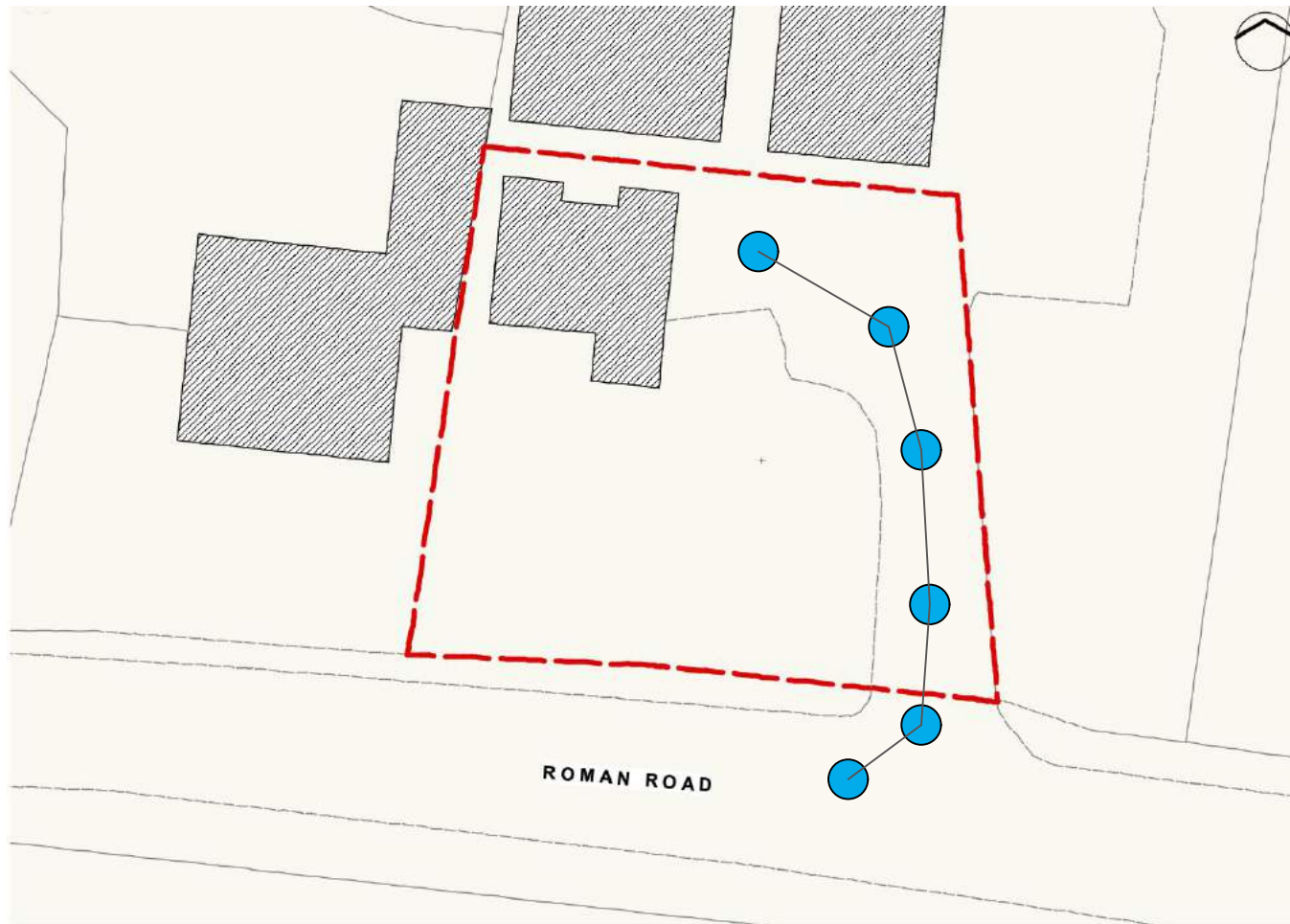
- 1) proposed brick + roof tile to match existing neighbors 2) proposed aluminum windows 3) proposed metal gate and fence to street boundary 4) proposed timber cladding in "western red cedar" 5) proposed metal cladding to dormer 6) proposed metal reveals 7) proposed render 8) proposed timber closed panel fencing



#### 3.3 Proposed Materials

Proposed materials to match existing, the house already has a very strong identity so we will be matching all materials with the current, while also responding to the opportunities of adding new proposed materials, eg metal cladding to the proposed dormer.

## 4.0 Existing + Proposed Site Plan



EXISTING SITE PLAN (N.T.S)

### 4.1 Waste Storage & Collection Refuse

Refuse storage areas are provided with the each plot, complete with recycling bins. Collection is already provided for the existing house and existing bungalow on site, this collection will be maintained.

### 4.2 Access

The existing historical vehicular access serving the property shall be retained.

### 4.3 Parking (bikes and bins)

Each house has at least one dedicated car parking space with a further 2 spaces providing visitor parking.


Bike storage is provided within each plot.



PROPOSED SITE PLAN (N.T.S)

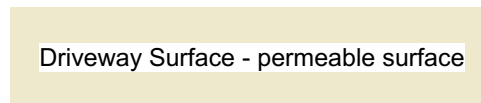
### LEGEND

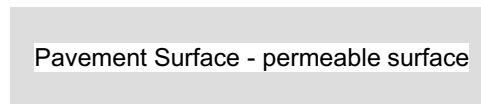
 Vehicle Access

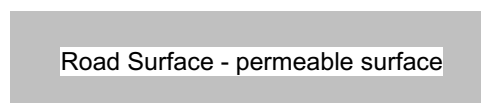
 Bike Storage - private individual storage

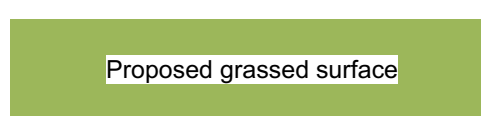
 SITE BOUNDARY

 EXISTING FOOTPRINT

 Driveway Surface - permeable surface

 Pavement Surface - permeable surface

 Road Surface - permeable surface

 Proposed grassed surface

