



DESIGN and ACCESS STATEMENT

And

FLOOD RISK ASSESSMENT

Westbury House,
1 Westbury Road,
Dover,
Kent
CT17 9QH

INTRODUCTION

This statement sets out the proposed single-storey lower-ground floor extension at Westbury House, 1 Westbury Road, Dover, Kent CT17 9QH to create an enlarged layout for Flat 7 to include additional living space.

The application property occupies a medium/large corner plot located on the southern side of Westbury Road, and on the corner of Belgrave Road. The property which was a former public house and has previously been converted to create 7nr self-contained apartments comprises a three-storey end-of-terrace dwelling surmounted by a mixture of hipped and gable roof structures with elevations finished in face brickwork and render coating. The property has off-street parking for approx 4nr vehicles with access to the rear lower-ground floor via a separate staircase access.

The surrounding area residential in character comprising a mixture of house types, being either semi or detached, with a number having been constructed around the same period, with similar design features throughout.

To the west is a traditional terraced dwelling with other properties positioned on opposite sides of the main highways

The subject property is arranged over the Ground to second floor levels only and is subject to all standard statutory amenities. This property is not listed but is contained within a local conservation area.

LOCATION



View showing access to Flat 7

THE PROPOSAL & DESIGN

The design proposal is to create:

- Formation of new single-storey rear extension to infill external area below level of existing car-park

Pre-application advice has not been sought in connection with this application.

The finish and appearance of the proposed features of the extension have been designed to match the existing render coating of the existing dwelling, with all windows and doors formed to match existing sizes; pattern and styles of the original property. The proposed extension roof is designed as a flat roof with glazed roof window, as this will be concealed from view by the existing large wall retaining the existing parking area, and as such will not be visible from the main highway.

It is considered that the proposal will complement the existing property by providing additional living space while remaining concealed from the general view and utilising a cold dark external space that could not be utilised for amenity space. The design offers uniformity and in keeping with and enhance the character and appearance of the property, together with adhering to the Local Plan policies relevant for such a development.



BELGRAVE ROAD ELEVATION

Existing Side Elevation



BELGRAVE ROAD ELEVATION

Proposed Side Elevation

PLANNING HISTORY

Planning history indicates that various applications have been made for development works of this property:

Planning Applications (1)

- Erection of two dual user antennas and ancillary development (two existing antennas to be removed)
Ref. No: 10/00083 | Status: Decided

Planning Applications (6)

- Details of paint finish of antennas and brackets pursuant to Condition 2 of planning permission D...
Ref. No: CON/08/01149/A | Status: Decided
- Conversion of public house into 8 No. flats and construction of new vehicular access.
Ref. No: 05/00940 | Status: Decided
- Minor amendment relating to use of basement for storage
Ref. No: CON/05/00940/A | Status: Decided
- Installation of 2 antennas and radio equipment cabinet
Ref. No: 08/01149 | Status: Decided
- Installation of replacement upvc windows
Ref. No: 14/00270 | Status: Decided
- Installation of replacement UPVC windows
Ref. No: 14/00944 | Status: Decided

ACCESS

The proposal does not affect any existing access to the property. Access to Flat 7 is afforded via the Public highway to the side elevation. There is currently off-street parking available, with on-street parking available locally.

The nearest railway station is located approx. 0.5 mile away at Dover station; providing a regular service to both the South and London via a number of connections. There is also a daily local bus service with the nearest bus stop located a short walking distance

SUSTAINABLE CONSTRUCTION

Energy conservation is controlled by Building Regulations. We are very keen for the level of insulation within the design to meet and where possible exceed the current Building Regulations. All internal lighting would be energy efficient fittings.

SUMMARY

In summary, it is believed this proposed application offers a modern; well designed and aesthetically pleasing solution to allow for the increase in living space for this apartment, providing them with the space to continue enjoy the property.

End of Design & Access Statement