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DESIGN AND ACCESS STATEMENT (Conservation Area)

PROPOSED SINGLE-STOREY REAR KITCHEN EXTENSION & INTERNAL ALTERATIONS 59 SOUTH ROAD, FAVERSHAM, KENT ME13 7LT

DESIGN: The proposal is to form a single-storey extension at the rear of the existing 4-storey house, to provide a larger open-plan kitchen and dining room. The house is not listed but falls within the conservation area. This new extension will also allow a view down the long garden, which is at 45 degrees to the house and not visible from the rear of the house. The extension would add 13.5m² to the existing 140m² floor area, or an increase of 9.6%, which would normally be considered 'modest'. The rear extension would project 3.4m beyond the existing rear 2-storey kitchen/bathroom wing, and the eaves height would be 2.3m high, with the new ridge at 3.575m (measured from the surrounding ground level). The extension would be built of reclaimed or new stock yellow bricks with a natural slate roof at 27.5° pitch; the gutters would be concealed so as not to over-sail the neighbour's garden (thereby causing an eaves-drop). Three Velux rooflights would be installed in the new slate roof, bringing additional daylight into the new kitchen, while a set of French doors (fabricated in timber) would give access to the rear garden via a 3m deep terrace. The double casement window facing No.57, in the present kitchen, would be replaced by a set of half-glazed timber French doors, and would give access to the enclosed courtyard.

ACCESS: The proposed rear extension is only single-storey, so would have no impact on the accessibility into the remainder of the house. At present the basement room, attic room and two first floor bedrooms are served by existing staircases, which will not be altered.

HERITAGE IMPACT STATEMENT: The house is located in the extensive mid-to-late C19 area of housing built near the Kingsfield brickfield, which was worked from 1845 until about 1885. The similarities in development form, scale and building materials have combined to produce a place of special local distinctiveness, features which have survived substantially intact (hence the conservation area designation). The immediate surrounding area is quite varied in appearance, ranging from the exuberant Faversham Almshouses (across from the house) to the pretty little Regency houses and sturdy individuality of the Victorian housing. Materials used include red and yellow stock bricks, slate and tile roofs, sash and casement windows and solid timber front doors. Stone dressing of the elevations is common too, with corbelled detailing to the projecting gabled eaves etc. The front gardens, mostly in yellow brick, are still largely intact but weakened by the absence of the original railings and gates. Faversham expanded very rapidly in the mid nineteenth century due to the arrival of the railway in 1858. The first railway station was re-built in 1898 (it is listed Grade II) with the present station a typical example of London, Chatham & Dover Railway architecture. The railway opened-up a new round of economic opportunities for the town and it proved a catalyst for far reaching change, including large areas of new housing.

CONCLUSION: The proposal to extend the house to the rear is modest in scale, uses local building materials, and would not overlook any of the adjoining neighbouring properties. The eaves and ridge heights, and projection depth, have all been kept to within the limits considered acceptable in permitted development. The works, being at the rear, do not impact on the fine surviving streetscape. I trust that Swale Borough Council will be able to support the application.

Nicholas John Hobbs/ 12th March 2024