

# DESIGN & ACCESS STATEMENT

28 ADDINGTON SQUARE | LEASK ARCHITECTURE



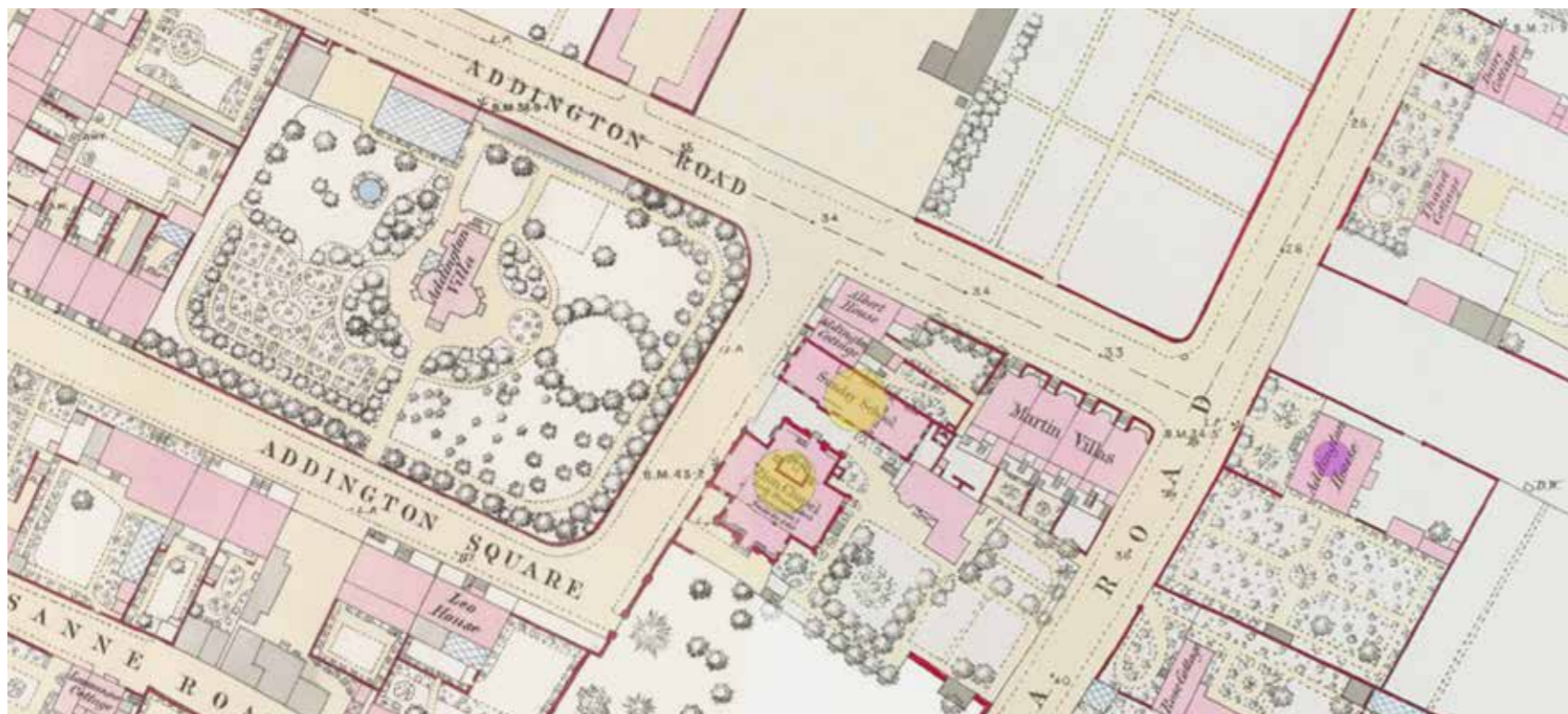


# 28 ADDINGTON SQUARE

## INTRODUCTION | PLANNING CONTEXT



TDC Local Plan 2020 - Interactive Planning Map



1873 OS Map - 28 Addington Square noted as 'Albert House', [www.margatelocalhistory.co.uk](http://www.margatelocalhistory.co.uk)

### INTRODUCTION

This document is submitted to Thanet District Council in support of our Planning Application for proposals to extend the property at 28 Addington Square, Margate and to replace a derelict garage at the foot of the garden with a garden studio building.

The proposals have been prepared with reference to national and local planning policy, as outlined herein.

### PLANNING CONTEXT

The building is not Listed but it is located within the Margate Conservation Area.

The only nearby Listed Building is Addington House on Victoria Road, which is Grade II Listed, but this is not immediately adjacent.

There is no recorded Planning history on the site.

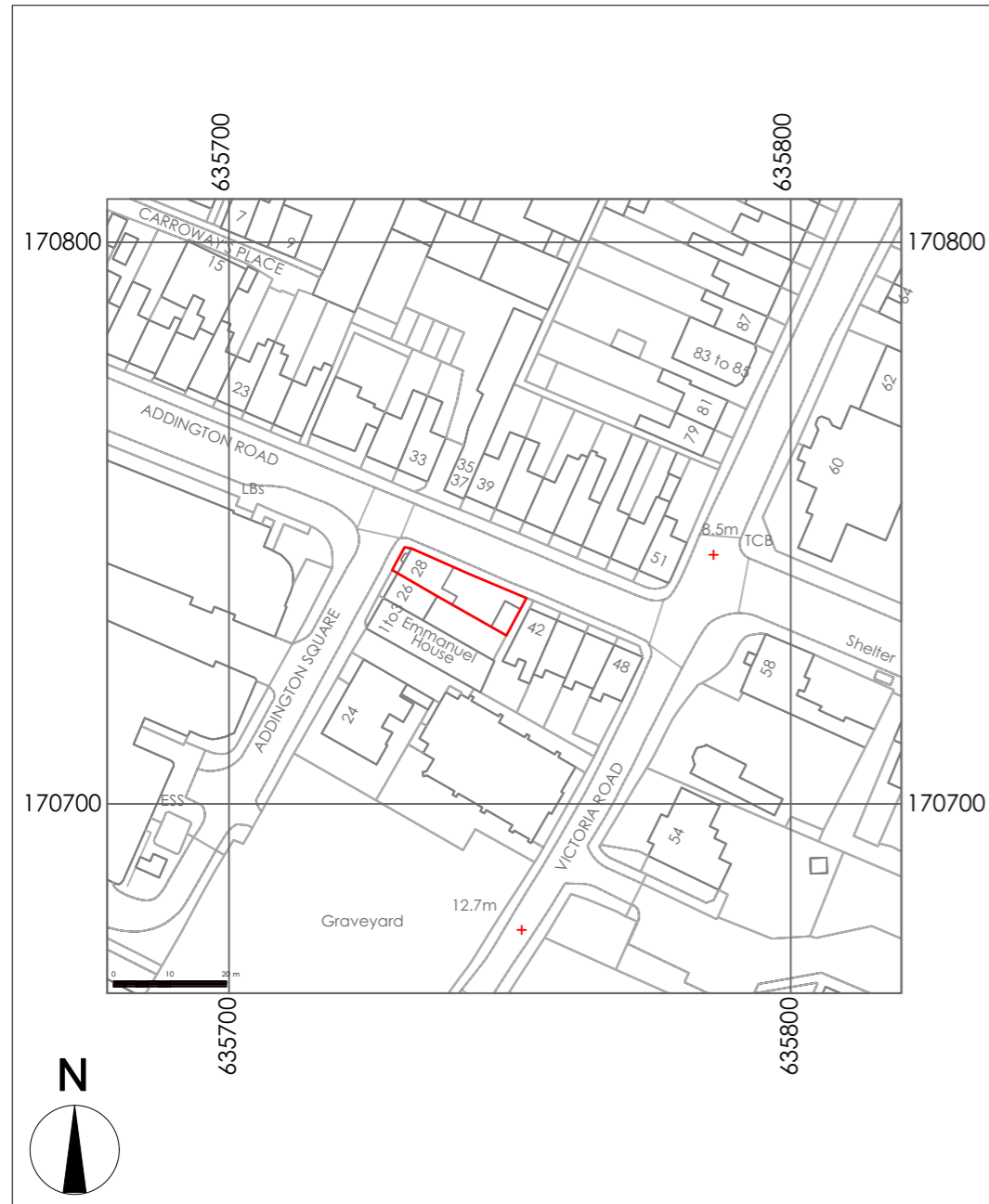
### Relevant Policies:

- THANET LOCAL PLAN 2020:
- SP36 - Historic Environment
  - E04 - Primary and Secondary Frontages
  - HE02 - Margate Conservation Area
  - QD01 - Sustainable Design
  - QD02 - General Design Principles
  - QD03 - Living Conditions



# 28 ADDINGTON SQUARE

## EXISTING BUILDING | LOCATION



Location Plan 1:1250



Aerial View



# 28 ADDINGTON SQUARE

## EXISTING BUILDING | PHOTOGRAPHS



Rear of house from Addington Road



Existing outrigger and garden



Boundary wall and rear of house from Addington Road



# 28 ADDINGTON SQUARE

## EXISTING BUILDING | PHOTOGRAPHS



Existing side gate and boundary wall



Existing garage and side alley

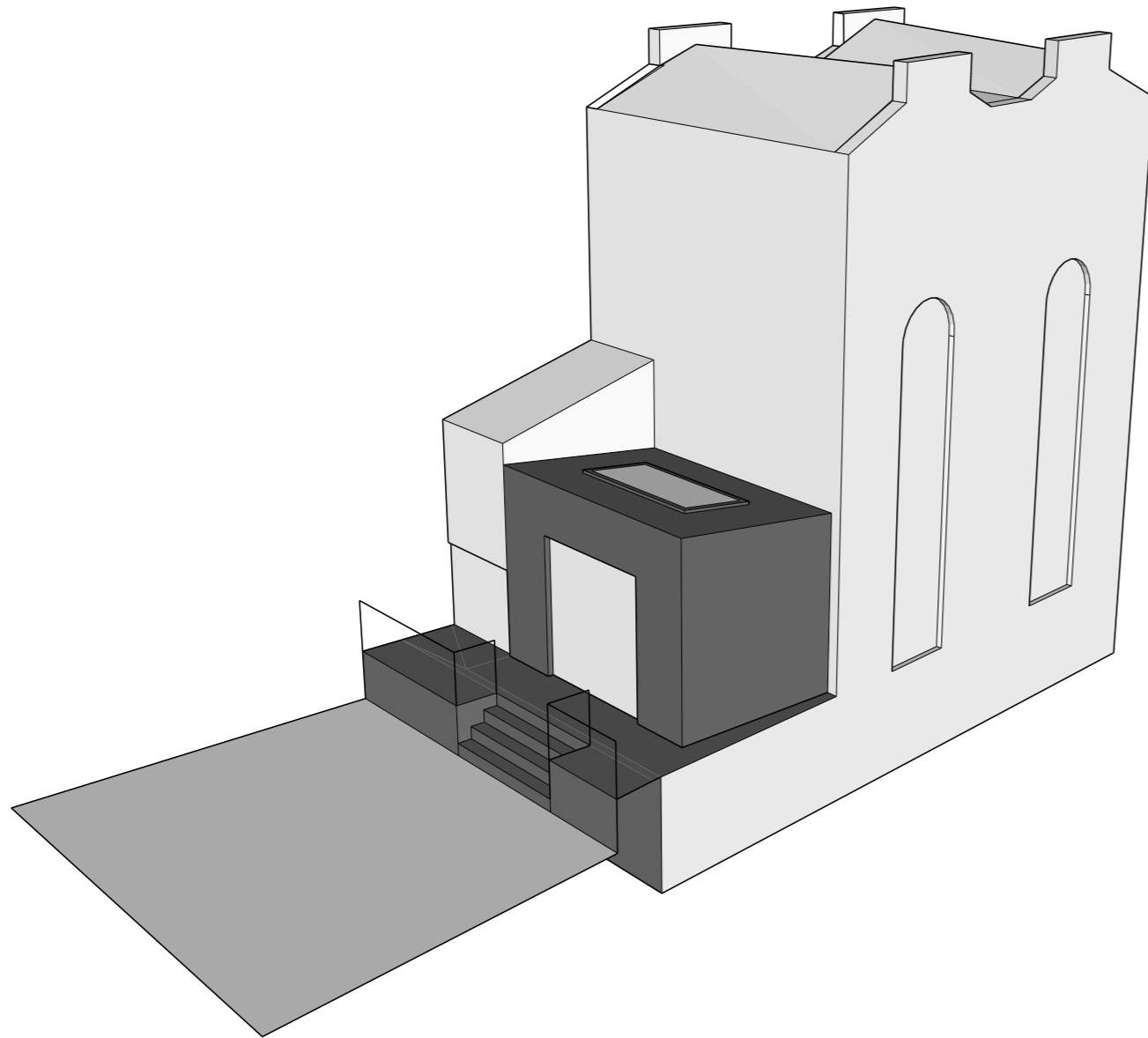


Garage, side alley & 42 Addington Road



# 28 ADDINGTON SQUARE

## PRE-APPLICATION ADVICE SUMMARY



Pre-application design - rear extension massing model

A Pre-Application Enquiry was made in March 2022. A meeting was held on site with TDC officers in April 2022 and written advice was received in July 2022. The key points and our responses have been noted below:

### REAR EXTENSION

“Subject to final design there would be **no objection in principle to extending to the rear** given this would improve the internal circulation of the building and **provide a more satisfactory relationship between the dwelling and the rear garden.**”

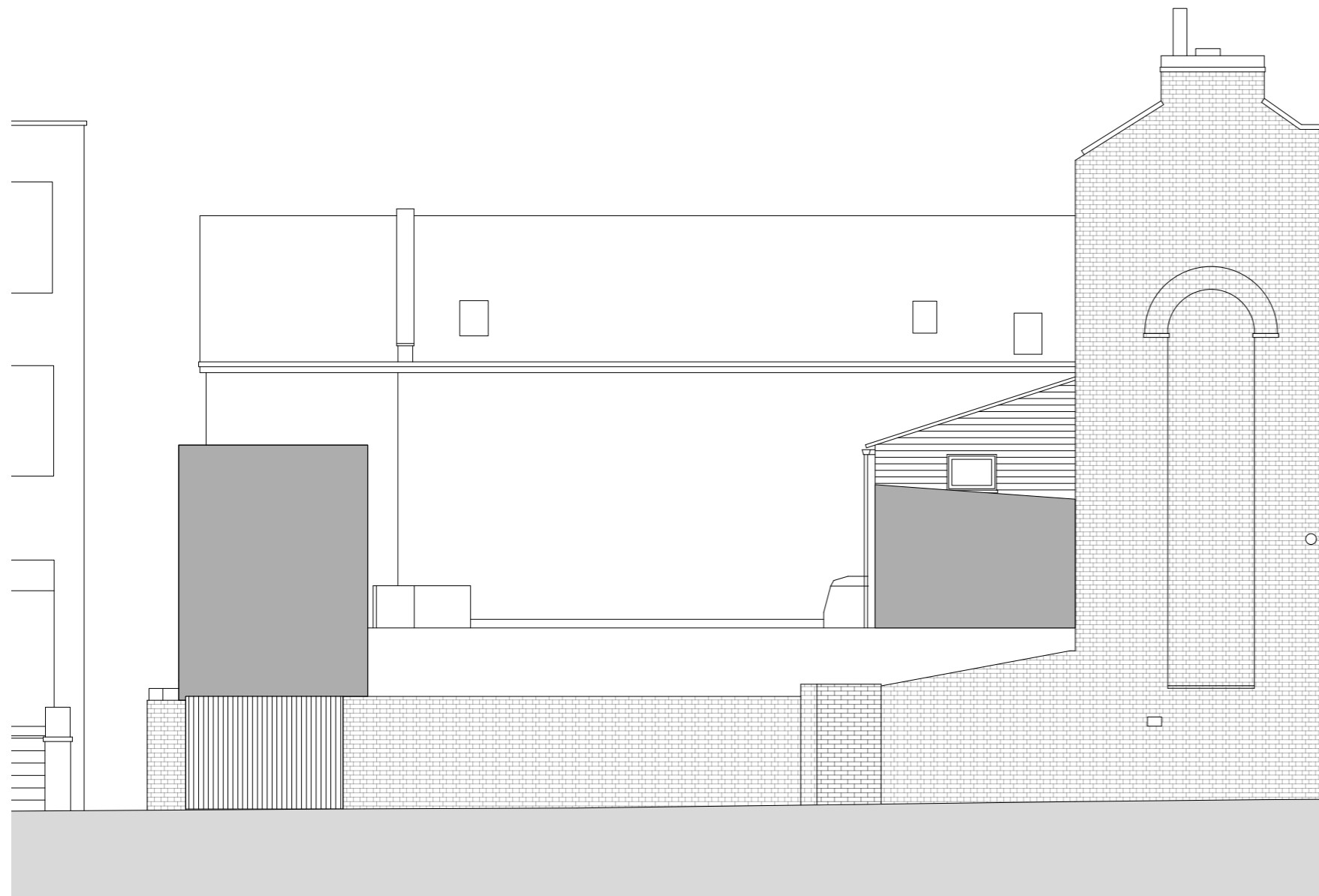
“The **Conservation Officer** advises that there is **precedent of black cladding** in the immediate area and **extending to the rear as shown is acceptable in principle**, and further advises that any new windows should be timber or aluminium.”

“Historically most buildings would have small extensions and therefore erecting an extension to the property is **acceptable in principle**, however you should look to **set the extension away from the side boundary wall as far as possible** in order to reduce the bulk of the extension and provide some relief between the extension and the boundary. It is also **recommended that the roof pitch of the proposed extension follows the pitch of the existing projection**, in order to reduce the eaves level and again reduce the bulk of the extension when viewed from the road.”

**RESPONSE:** A flat roof is now proposed to address the feedback on height and bulk. Following the angle of the existing outrigger would actually drive up the height of the side elevation unnecessarily high or reduce the ceiling and door height to be unacceptably low, therefore a flat roof is considered more appropriate and distinctly modern to distinguish it from the historic architecture. Raising the roof at a pitch to match the existing projection would also prohibit maintaining a window to the upper floor of the outrigger, removing natural light to the utility room. The height has been driven by ensuring a good floor-to-ceiling height, which is not significantly lower than the existing ground floor habitable rooms. The rear extension has been moved further away from the boundary, as far as possible while ensuring the extension remains a viable size.

# 28 ADDINGTON SQUARE

## PRE-APPLICATION ADVICE SUMMARY



Pre-application design - Addington Road elevational massing

### GARDEN STUDIO

“The principle of extending and erecting an outbuilding is **acceptable in principle** however you should look to **reduce the scale of the outbuilding and set it back from the front elevation of the neighbouring terrace** so that it appears less prominent in relation to the main dwelling and streetscene. **The height should be reduced to be more in keeping with a typical outbuilding** found within residential properties and the window and door openings and access should relate more intimately to the main dwelling.”

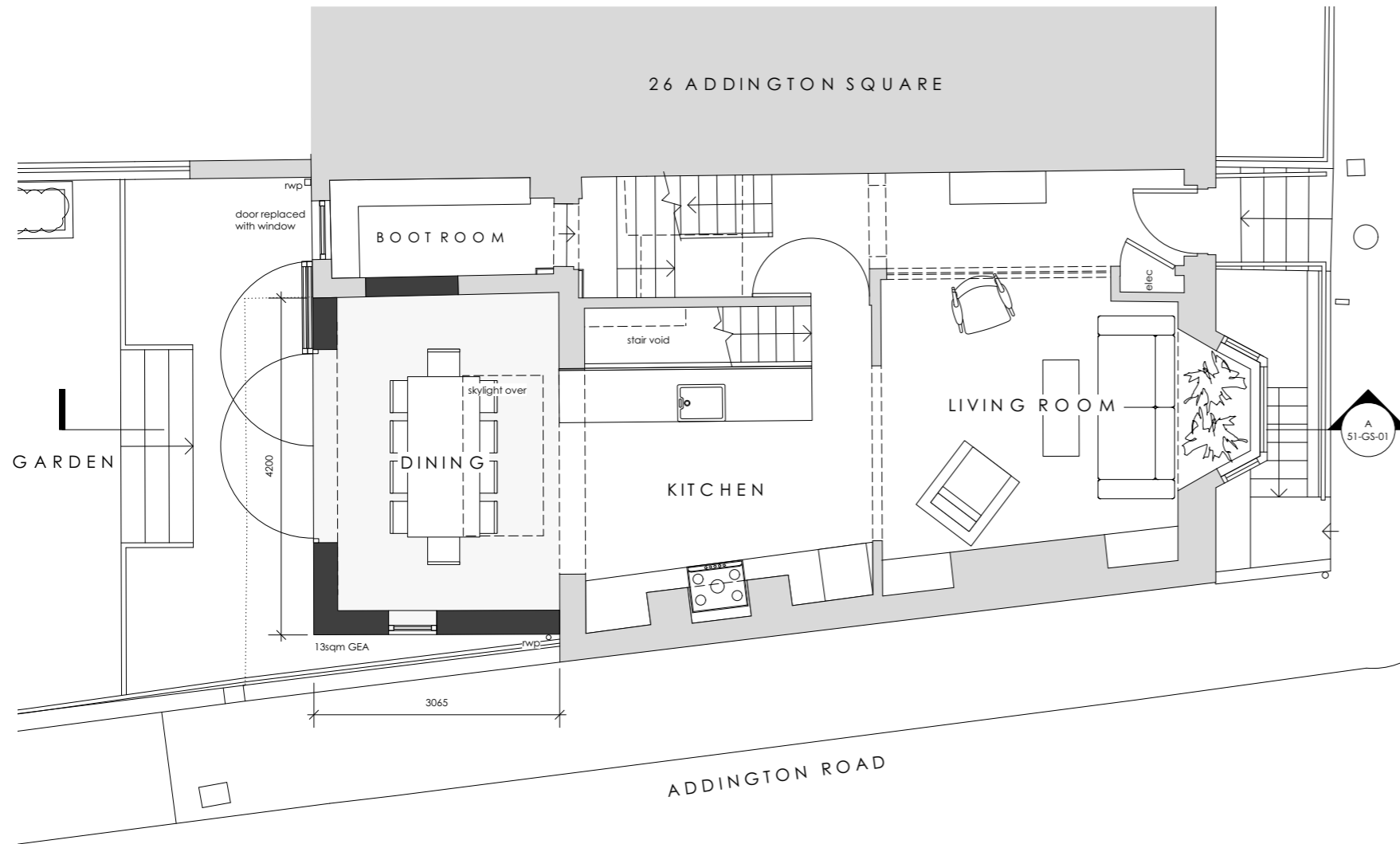
“In order for this to be acceptable in terms of its relationship with the main dwelling and the streetscene **it needs to be set back from the Addington Road boundary and set back from the front facade of the neighbouring dwellings**. As previously mentioned the building also needs to be **reduced in height so it is lower than the neighbouring cill height of No 42**, as this further adds to its dominant and incongruous appearance.”

“For the building to be considered ancillary to the main dwelling there still needs to be some degree of **physical relationship between the outbuilding and the main dwelling**... Therefore, the building needs to address the main dwelling rather than the street, and **the main entrance into the building needs to be from the rear garden** and the window openings within the upper floor need to be orientated to face into the garden, and the road facing should be replaced with a solid wall.”

**RESPONSE:** The proposed studio has been adjusted to match the footprint of the existing garage, which is set back from the neighbouring terrace at no. 42 Addington Road. The height has been lowered to sit below the cill level of the neighbouring 1st floor window, which offers modest internal floor to ceiling heights for the studio and store room under. The proposed garden studio now solely addresses the garden and main house and has no windows to the street.

# 28 ADDINGTON SQUARE

## PRE-APPLICATION ADVICE SUMMARY



Pre-application design - rear extension ground floor plan

### GARDEN STUDIO

"It is not unreasonable to expect residential properties to have a second means of access to the rear, and access from Addington Road could still be incorporated into the design whilst removing the independent access. With regards to the boundary it is considered that **rebuilding the boundary with matching bricks would be preferable** to timber fencing, as this would restore the boundary to what appears to have been historically a continuous solid boundary wall... Given there is an existing opening in the wall a **single pedestrian door of timber or metal railing design would be supported.**"

**RESPONSE:** In line with the feedback received a single timber door is now proposed and the brick garden boundary wall will be extended to enclose the courtyard in front of the garden studio, offering direct rear access to the garden and studio from Addington Road.

### COMMERCIAL STUDIO/ OFFICE

"Providing the building is limited to purposes **incidental to the needs and personal enjoyment of the occupiers of the main dwellinghouse** it is unlikely to require planning permission for a change of use. Essentially the use of the building should not materially change the use of the property as a residential dwellinghouse."

### LIVING CONDITIONS

"With regards to the impact upon neighbouring residential occupiers, the **windows within the rear extension would face into the garden and onto Addington Road** and the window alterations within the outrigger would have a similar relationship with neighbouring dwellings and would not therefore result in unacceptable overlooking or loss of privacy. The extension would be located alongside the boundary with the highway and **would not result in loss of light or outlook to neighbouring properties.**"



## 28 ADDINGTON SQUARE

### DESIGN PROPOSALS | EXTENSION



Precedent: Whitstable, Damian Howkins Architects



Precedent: Hit-and-miss timber slats over window



Precedent: Lutwyche Road Studio BAM!

#### HOUSE EXTENSION

A modern approach is proposed, honouring and retaining the original architecture but bringing it in line with contemporary living standards.

The proposed rear extension will allow the ground floor living areas to be more generously proportioned, appropriate to contemporary living in a home of this scale. The extension will house a family dining room, enabling the kitchen space to be better optimised and an open-plan arrangement will be created to link the kitchen, living and dining areas.

Crucially the extension will also facilitate a direct connection between the habitable living areas and the rear garden, which is currently only accessible via the coat cupboard in the lower ground floor of the rear outrigger and has narrow and awkward stair access. This direct link will significantly improve the quality of access to the amenity of the home.

The extension will benefit from a large glazed opening to the garden-facing South-East façade, a side window with hit-and-miss timber slats to offer privacy screening to Addington Road and a large skylight to ensure the kitchen and dining areas are generously naturally lit. The new glazing will be aluminium-framed throughout, for durability and longevity.

In line with the Pre-application Enquiry feedback, the extension has been pulled away from the Addington Road boundary to minimise its bulk. A flat roof and black timber cladding is proposed to distinguish and clearly articulate the extension as a modern addition.

The lower ground floor will be adapted under the extension, with a modest extension to enclose the existing rear lightwell, removing the separate rear access route from Addington Road. A structural glass skylight will be introduced at ground level between the extension and the boundary wall to bring natural light into the floor below.

The existing outrigger will be refurbished alongside the extension works with a new door to the Bootroom.



# 28 ADDINGTON SQUARE

## PROPOSALS | GARDEN STUDIO



Precedent: Brick base & black timber cladding above



Precedent: Engineering brick cladding



Precedent: Black timber cladding

### GARDEN STUDIO

A separate Garden Studio building is proposed on the footprint of the existing derelict garage, which will be complementary to the house extension and consistent in materiality. The lower ground floor level will be used as an external store room, which has been designed as a 'plinth' to the studio above. The proposal is to form the 'plinth' in an engineering brick for robustness given its semi-subterranean setting against the garden and retained boundary walls. This also rationalises and makes sense of the raised access doorway and glazing to the studio, which is slightly elevated above the garden level in order to maintain a minimum headroom to the store below.

In response to the Pre-application Enquiry feedback, the scale and aspect of the studio has been adjusted so it directly addresses the garden and house- not the street- and the height has been reduced to ensure the building reads as a studio annexe to the main property.

A small courtyard will be created behind a reinstated boundary wall to Addington Road, to prevent further fly tipping and to re-establish a line of security. A timber gate will facilitate direct access to the store and rear garden from the street.



## 28 ADDINGTON SQUARE

### ACCESS STATEMENT



#### ACCESSIBILITY

No changes are proposed to the existing access arrangements into the house from the public highway or within the existing property. The new extension will be accessed from the existing ground floor level.

The new Garden Studio will be accessed via external stairs from the garden. The studio is a private annexe to the main house for use by the owner/ occupiers.

Stepped access into the garden from the extension and Garden Studio will be compliant with the Building Regulations.