

Design & Access Statement



Project: Amended basement level with additional stair and stairwell

Site: Tylers, St. Nicholas Drive, Sevenoaks, Kent, TN13 1JB

Applicants: Mr & Mrs Dittrich

Prepared: Karl Lowe

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General Introduction

This is a Design and Access Statement to accompany a full planning application for an amendment to Planning Permission Ref.: 23/00473/FUL. The main application was for a replacement dwelling with a half basement. This application is for the same dwelling but with a full basement which requires an additional external stair with accompanying stairwell. The proposed basement will remain completely below the proposed ground floor.

DESIGN Reasoning

Site Location

The site is located on the northern side of St. Nicholas Drive in Sevenoaks. It is serviced by a privately owned access road belonging to the individual properties along the road. The site is within the ward of Sevenoaks Town and St. Johns. The site is NOT within the adjacent "Sevenoaks High Street" Conservation Area.

The Site

Currently a two-storey detached dwelling with integrated garage exists on the site.

The existing dwelling is placed at the rear of the site, on both sides being flanked with 2-storey detached dwellings. The site is sloped downwards from the front to the rear and also from the right down to the left. There is approx. 5.50m height difference from the front to the rear and approx. 1.25m from the right to the left of the site (where the existing property is found).

The existing dwelling has a mixture of stone and brick cladding on the ground floor and render on the upper floor. There is also flat roof balcony area to the front (with wrought iron balcony railing) and flat roof above the garage. The main part of the existing dwelling has a pitched roof. The neighbouring properties are mainly brick and timber clad with pitched roofs.

It should be noted that due to the slope of the site, the existing property is barely visible /evident from the "street scene".

Recent Planning History

In 2023 full planning permission was gained for a two-storey replacement dwelling with a single storey garage at the rear of the site (Ref.: 23/00473/FUL). Essentially this permission will still be used, this application is only for an amended basement layout (full basement) with the required external staircase. All conditions applied to the original permission should remain in place.

In 2016 Full Planning Permission was granted for a replacement dwelling on this site (Ref. Nr.: SE/16/00254/FUL). The application was applied for by the previous owners of the property and

Permission was granted through a Delegated Decision. The proposed dwelling had a full basement level below the proposed dwelling.

Design Considerations

Above Ground

The two full stories above ground are to remain as per the gained Planning Permission.

Below Ground

The basement level was originally only under part of the proposed dwelling. This Application is to amend this and place a basement level under the complete ground floor level. As secondary escape is required, an external basement stair with stairwell is being proposed.

Ground Conditions

After gaining Planning Permission, a soil investigation was carried out so that a structural analysis of the proposed could be taken out. Unfortunately, it was discovered that to a depth of approx. 3m the soil was “made up” and does not allow a conventional foundation system to be used. In consultation with the geotechnical Engineer, it was suggested that it would more sensible (and more financially viable) to have a basement under the complete building thus removing the infill ground and going down to a load bearing level.

Building Heights

The originally proposed building heights will remain as per gained Planning Permission. The proposed basement will be constructed slightly deeper than the original basement due to poor ground conditions. However, the proposed ground finished floor level will remain as per Planning Permission.

Access

Vehicular Access

Vehicular will remain as per gained Planning Permission.

Access into the building

The main entrance will remain as per the Planning Permission and will comply with the current Building Regulations. Hard standing will be provided for visitors together with a level-threshold. The main entrance door will be wide enough for a wheelchair to pass through.

Access within the building

All main internal doors on the entrance level (ground floor) will meet the minimum requirements as stated in the current Building Regulations and/or Lifetimes Homes standards. A wheelchair accessible WC will be provided on the entrance level.

17.04.2024

Lowe