

Design and Access Statement & Heritage Statement

35 Prospect Road, Hythe, CT21 5NN



Image obtained from Google Maps

The site is located in Prospect Road, Hythe within the Hythe Town conservation area.

Site Location



Image obtained from Google Maps



Site ownership boundary

DESIGN AND ACCESS STATEMENT

OVERVIEW

The site is located at the rear of no. 35 Prospect Road, a mid-terraced property located iun Hythe.

USE

The proposal aims to provide additional kitch/ dining/ living space within a single storey rear and side extension. The application also includes for the removal of an existing single-storey rear 'lean-to' external store.

The proposal will also provide additional access to the garden.

AMOUNT

The proposed new single-storey rear extension has been carefully designed in order to minimise its impact on the neighbouring properties and surrounding conservation area.

The footprint of the new extension is located partially over that of the existing conservatory ensuring that there the increase in the footprint of the existing house is kept to a minimum.

LAYOUT

The application includes for minor alterations to the internal layout of the existing house including the addition of a ground floor shower room, larger kitchen and dining areas and livgin space facing the garden.

The removal of the existing 'lean-to' external store allows for an improved spacial efficiency and greater flow through the property to rear the garden.

The proposals includes 2no. rooflights to maximise natural light within the space and a glazed door views of the garden from the new kichen/ living/ dining area whilst improving the connection between the interior and exterior of the property.

FORM, SCALE AND MASS

The proposal features a single-storey extension to the rear of the property. The design features a roof which pitches up towards the house to ensure that the eaves are low enough to cause little or no impact to the neighbouring properties. The pitched roof matches the character of the exisitng and neighbouring dwellings

APPEARANCE

The design of the extension has been carefully considered with respect to the main house and its setting within the conservation area.

Materials have been carefully considered in order to minimise the impact on the conservation area; the painted render is proposed to match the appearance of the main house to create and almost seamless addition to the rear of the property. Slate roof tiles have also been chosen to match those on the main house.

A large glazed door and feature timber contrast the traditional aesthetic of the main house and provide distinction between old and new.

Proposed materials are to be of high quality and finished to an equally high standard.

Rooflights are proposed to maximise natural light within the internal spaces.

ACCESS

Access to the existing house is to remain unchanged as part of this application.

CONSERVATION AREA

The proposal is situated within the Hythe Town Conservation Area.

The design of the extension has been carefully considered in order to minimise its impact on it's neighbours and the conservation area as a whole.

The materials proposed for the new the extension include painted render and slate roof tiles to match the main house, feature timber cladding and high quality aluminium framed doors and windows.

Alterations proposed to the main house as part of this application are considered to be minor and include the removal of a section of the external rear wall and the removal of an internal wall at ground floor. Materials and window frames to the remaining openings on the main section of the house are to remain as existing.

ROYAL MILITARY CANAL

The Royal Military Canal is a canal running for 28 miles (45 km) between Seabrook near Folkestone and Cliff End near Hastings, following the old cliff line bordering Romney Marsh, which was constructed as a defence against the possible invasion of England during the Napoleonic Wars.

Construction began in 1804; the canal was completed in 1809.

Today, the canal is an important environmental site, and passes through several Sites of Special Scientific Interest. The Environment Agency is the navigation authority and uses the waterway to manage water levels on Romney Marsh and Walland Marsh. It is important for fish and other wildlife, including kingfishers, dragonflies, and marsh frogs.

CONCLUSION

It is considered that the proposals will have minimal impact on the conservation area and Ancient Scheduled monument.

The proposed materials are sympathetic to the main house and its neighbours whilst the form of the new extension matches that of the existing dwelling.

The proposed new extension will not be visible from the Royal Military Canal nor will the application have any effect on the wildlife that inhabit the structure and will therefore have no impact on the building or its setting.