

Clark Designs Limited

Building Surveyors & Designers

Design and Access Statement for
Removal of existing porch and flat roof addition to garage and rear infill
extension.
Construction of single storey front porch extension, rear infill extension and
pitched roof to first floor side extension and raised decking to front
Moray, Dental Street, Hythe, CT21 5LH

1.1 Introduction

This Design and Access Statement provides information additional to the submitted Application Form, drawings and associated documents.

1.2 The Property and Planning History

This property was built in 1962 with facing brickwork, concrete roof tiles and PVC cladding. The property was purchased by our clients as a probate property and the inheritor knew little about its history. It is believed that the front extension to the lounge was added in the 1970s and the garage received planning permission in the 1980s. The property also appears to have had a porch extension and first floor extension over the garage at some point. The property is situated in a Conservation Area.

1.3 This Proposal

This proposal is to remove the existing porch and refurbish the property to give a more modern, contemporary appearance.

A new larger front porch extension is proposed which will act as the main entrance hall/lobby to the house. The porch will have vertical cedar boarding finished with a fibreglass flat roof. The front elevation will have three separate full height windows with new statement double doors and sidelights to the side elevation.

The proposal includes removing the front flat roof garage addition and rebuilding the wall in line with the existing house, with a new window to the front.

The proposal also includes the removal of the rear glass lean-to infill extension. This will then be rebuilt using traditional construction on the line of the existing building with just one rear window.

The side extension which has been added to the property has an unsightly and out of keeping flat roof to the first floor. This is an uninspiring addition and the intention is to retain and improve the look by adding a pitched roof to match the existing house and to re-clad with vertical cedar boarding.

The exterior of the property is to be given a more contemporary feel with render applied to the entire building, which will be painted white with PVC cladding being replaced with cedar cladding. The concrete roof covering will also be changed to Eternit artificial slate. All doors and windows throughout are to be replaced with black double glazed PVC units.

Finally, the proposal includes a large raised decking area to the front garden with sliding, folding doors accessing the deck with a fence to contain the deck and provide privacy.

1.4 Design

Please refer to the proposal. The property is in a Conservation Area and, at present, appears incongruous and uninspiring.

We are hoping the changes will brighten up the existing building, given it a modern make-over. The use of modern black PVC windows and doors, contrasting with the new painted white render, cedar boarding and slate roof covering will give this uninspiring building, which is in a prominent position, some style and presence within the Conservation Area.

1.5 Access

The property will now be accessed by double doors to the side elevation of the porch. Bi-folding doors will give access to the front raised deck from the kitchen/diner. Bi-folding doors will be added to the new snug and old kitchen area to access the garden. A side door will be included to the utility to the side of the property.

1.6 Summary

The property is to be brought up to date without adding any large extensions. The ground floor layout will be changed to make give it a more modern, family-friendly home. The alterations to the exterior will improve the continuity of the extensions and give the desired contemporary feel which will sit better in this Conservation Area, particularly as Moray is next door to a block of modern flats.