



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Tel./Fax. (01233) 625553 e-mail: sevencroft@hotmail.co.uk

Design & Access Statement

For

Conversion of Rear Two Storey Annexe

to

two Residential units

at

6 Park Road,
Hythe,
Kent CT21 6DH

VAT. Reg. No. 785 2008 26

Director: C. J. McMullon Dip. Arch.

Company Secretary: A. J. McMullon

Registered in England No. 4216262. Registered Office: 3 Queen Street, Ashford, Kent TN23 1RF

277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW

Tel./Fax. (01233) 625553

e-mail: sevencroft@hotmail.co.uk

A Design & Access Statement is a document that explains the thinking behind a Planning Application, to show that the applicant has thought carefully how everyone, including disabled people, older people & young children will be able to use the proposed dwelling.

The Design Statement should be read in conjunction with drawing numbers 2017/65/01 - 10 being the As Proposed drawings for the above works.

1.0 Introduction

The proposed application is for the conversion of the existing two storey annexe into two residential units, one Two bedroom unit & one Three bedroom unit along with associated parking.

2.0 The Site & Design Approach.

2.1.1 The existing dwelling & associated annexe is located at 4-6 Park Road, Hythe, Kent CT21 6DH.

2.1.2 The existing Annexe, No. 4 Park Road, is linked to the existing House, No.6 Park Road, by a glazed link.

2.1.3 The proposed Residential units would respect and respond positively to the context of the surroundings, both visually & functionally, and enhances the quality of the local environment through high quality design.

2.1.4 The proposed Residential units would be accessed via the existing driveway & would be provided with one open parking per property with the existing cottage also retaining a parking space, as indicated on the plans. This being similar to other properties along the road. Access to the front door is off the existing pedestrian access to No. 6 Park Road.

2.1.5 Our proposals produce a positive spatial structure and sense of place through an integrated approach to the site combining layout, building form and design, hard and soft landscape elements, access and parking.

2.1.6 The proposed Residential units respect and relate to the adjoining existing dwelling and features and enhances local features of particular architectural value & would be in keeping with the local vernacular. This being in accordance with the advice given by the Planning Department.



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Tel./Fax. (01233) 625553 e-mail: sevencroft@hotmail.co.uk

2.1.7 All properties would have secure spaces within their gardens for bike storage
£ Bin £ Recycling Bin Storage Area out of site of the road.

2.1.8 The proposed residential units would be constructed within the structure of
the existing building with only minor alterations being carried out to the front
elevation.

2.1.9 The External appearance will be of rendered appearance to cover over the
necessary repairs to the brickwork that will be needed as a result of the
conversion works £ bricking up of doorways £ windows. The existing tile hung
first floor has been changed to Cedar weatherboarding to compliment the
properties within the local vicinity.

2.1.10 The proposed Residential units have been finished along the lines of
the existing dwellings within the area to reduce the impact of the dwelling on
the streetscene.

2.1.11 The site is within an established residential area.

2.1.12 The proposed residential units will utilize the now disused annexe area
to the existing property.

2.1.13 The overall external bulk of the property will not change as a result of
these new proposals with the footprint £ roof height remaining the same as
the existing annexe.

3.0 Usage

3.1 The proposed development is for two residential Units

3.2 One off-street parking space is provided for each new unit whilst also
providing one off street parking for the Cottage along with one on street
parking space in front of the property as currently exists.

4.0 Layout

4.1 The proposed residential units are located in the well established residential
area of Park Road in Hythe

4.2 The proposed residential units will have no more impact on the area than the
existing Annexe building to No. 6 Park Road.

VAT. Reg. No. 785 2008 26

Director: C. J. McMullon Dip. Arch.

Company Secretary: A. J. McMullon

Registered in England No. 4216262. Registered Office: 3 Queen Street, Ashford, Kent TN23 1RF



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Tel./Fax. (01233) 625553 e-mail: sevencroft@hotmail.co.uk

5.0 Scale

5.1 The proposed residential units are in proportion with the existing properties in the locality. There is diversity within the area of the properties in their size, bulk and mass & this adds to the uniqueness of this area of Hythe.

5.1.1 The proposed residential units will provide good sized accommodation for a young family getting on the housing ladder or an elderly couple downsizing.

5.1.2 The proposed residential units are two storey & is in keeping with the properties within the locality.

6.0 Appearance

6.1 The External appearance will be of rendered appearance to cover over the necessary repairs to the brickwork that will be needed as a result of the conversion works & bricking up of doorways & windows. The existing tile hung first floor has been changed to Cedar weatherboarding to compliment the properties within the local vicinity.

6.2 The proposed residential units have been designed so that they exceed the space about dwellings standards & will therefore not have a detrimental effect on the neighbouring properties.

6.3 The materials have been chosen to reflect those currently in situ on the existing properties in Park Road.

7.0 Energy

We have carefully considered all aspect of the dwelling for energy efficiency & have adopted a very high specification for the insulation to this property. The specification for the construction would be as follows:

Ground Floor – 150mm Celotex – U-value achieved – 0.13W/m²K

Flat Ceiling – 400mm Quilt insulation – U-value achieved – 0.09W/m²K

The residential units will be fitted with all light fittings being dedicated energy efficient lighting & therefore reducing the Carbon footprint of the property.

We can also confirm that all Kitchen Equipment will be water and energy efficient. The washing machine will have a maximum water use of 8 litres / kg of wash load & the dishwasher will have a maximum water use of 1.2 litres / place setting.

VAT. Reg. No. 785 2008 26

Director: C. J. McMullon Dip. Arch.

Company Secretary: A. J. McMullon

Registered in England No. 4216262. Registered Office: 3 Queen Street, Ashford, Kent TN23 1RF



SEVENCROFT LTD.



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Tel./Fax. (01233) 625553 e-mail: sevencroft@hotmail.co.uk

8.0 - Surface water run off

The proposed residential units will be fitted with 125mm deep flow upvc gutters laid to falls to discharge into 100mm diameter rainwater downpipes. All discharging into new trapped back inlet gullies and then into waterbutts for the end user to use on the garden or washing cars with the overflow discharging to a soakaway.

The Proposed Driveway & Parking area will have permeable paving in place of the existing concrete driveway.

9.0 - Pollution

It is Proposed to use two forms of insulation within the residential units:

Knauf Insulation Rafter Roll 32

Rafter Roll 32 is free from CFCs, HCFCs and any other material with ozone depletion potential. Rafter Roll 32's manufacture has a low impact on the environment and is classified as Zero ODP and Zero GWP.

Celotex Environmental and Sustainability Statement

Operating within the construction sector and specialising in insulation products, we are acutely aware of the energy efficiency and carbon emission impact of our industry and activities. We continue to concentrate on energy efficiency and reducing our CO2 emissions through our own activities and working in conjunction with our trade partners and the supply chain process.

The use and specification of Celotex products will offer:

- The lowest environmental impact of any PIR product
 - The lowest carbon footprint of any PIR manufacturer
 - A suite of 'cradle to grave' environmental profiles fully certified and commissioned by the BRE (featuring the lowest Eco-Points score per m² of any PIR insulation product)
 - An A Rating in the '2002 Green Guide to Specification'
 - Credits in the 'Energy & CO2 Emissions' and 'Materials & Pollution' categories of The Code for Sustainable Homes and BREEAM
- Therefore we can confirm that all insulating products have a Global Warming Potential of less than 5

VAT. Reg. No. 785 2008 26

Director: C. J. McMullon Dip. Arch.

Company Secretary: A. J. McMullon

Registered in England No. 4216262. Registered Office: 3 Queen Street, Ashford, Kent TN23 1RF



277 Canterbury Road, Kennington, Ashford, Kent TN24 9QW
Tel./Fax. (01233) 625553 e-mail: sevencroft@hotmail.co.uk

10.0 Landscaping

10.1 The proposed residential units will have the area immediately around them paved to provide level access for disabled with the garden areas will be laid to lawn. This being in line with current policies considering the impact of development on landscape quality of the area.

11.0 Access

11.1 The proposed residential units will have the area immediately around it paved for disabled access with the rest laid to lawn. Access to each unit will be via a level pathway leading from the parking area to the proposed units.

12.0 Planning Considerations & Guidance.

It can be confirmed that, in accordance with the advice given by the Planning Department on a previous application within the vicinity:

- 12.1 Property must be in keeping with the local vernacular.
- 12.2 1 parking space will be provided to each property.
The design complies with guidance previously given.
- 12.3 Properties should be designed to comply with guidance while using space effectively whilst limiting the impact of the proposed property on the existing.
- 12.4 The existing dwellings in the street scene currently vary in appearance with our clients looking to use similar materials to match these existing properties.

13.0 Conclusion

The proposed Development is in keeping with the local vernacular

The proposed development will convert a now redundant annexe into two residential units & will not be detrimental to the amenity of neighbouring properties.

The overall external bulk of the property will not change as a result of these new proposals with the footprint & roof height remaining the same as the existing Annexe.

VAT. Reg. No. 785 2008 26

Director: C. J. McMullon Dip. Arch.

Company Secretary: A. J. McMullon

Registered in England No. 4216262. Registered Office: 3 Queen Street, Ashford, Kent TN23 1RF