

DESIGN & ACCESS STATEMENT

REMOVAL OF SINGLE STOREY FLAT ROOF CANOPY, REPLACING IT WITH A SINGLE STOREY FRONT EXTENSION ALONG WITH CHANGES TO THE EXISTING PATHWAY, FRONT WALL, AND ADDITIONAL WINDOW TO THE BASEMENT ON THE FRONT ELEVATION.

SPINDLES, BARRACK HILL, HYTHE, KENT CT21 4BY

Date: 27.03.2024

1. INTRODUCTION:

This document was prepared by gyd architects in support of a Householder Planning Application for the works at the residential property of Spindles, Barrack Hill, Hythe, Kent CT21 4BY.

The purpose of this document is to provide information on the site and the design rationale behind the scheme, and present details of the proposal. It should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.

The proposal is for the works to the front elevation, consisting of the removal of the existing flat roofed porch and replacing it with a small single storey extension and an additional window on the front into the basement.

2. SITE AND SURROUNDINGS:

The property is situated on a steep incline, along with numerous similar dwellings in the vicinity. With its diverse terrain featuring varying levels, accessing the property currently necessitates traversing a sloped pathway and a steep flight of stairs.

The area consists mainly of large two-story dwellings, each showcasing various sizes and architectural styles. Many of these houses have undergone previous extensions and alterations to their entrance ways to accommodate the gradient of the terrain.

3. ACCESS:

Access to the site is from Barrack Hill. The established pedestrian and vehicular access points at the front of the site will remain unaffected. Although the existing on-site parking will remain unchanged, adjustments will be made to the pedestrian access from the main path to accommodate the varying levels across the front garden.

4. USE:

The current use of the property is residential and will continue unchanged.

5. LAYOUT, AMOUNT AND APPEARANCE

The property is a two-storey, detached dwelling with a footprint of 88.6m², with the façade finished in a mixture of traditional brick, white uPVC cladding, and sandstone brickwork with plain concrete roof tiles. The property also consists of uPVC framed doors and windows.

The proposed single storey extension has a footprint of 9.3m². The new volume would create a new entrance/porch with a storage area. The exterior will be comprised of traditional brick to match the existing, and the current uPVC cladding will be replaced with new vertical cladding, matching the material/tone of the front door. The size and scale of the proposal are considered to respect and reflect the overall character and appearance of the existing house.

6. CLIMATE MITIGATION

Existing porch roof area is 9.1m² and the proposed will be 14.3m² with the surface water being reconnected into the existing drainage run. The property already has several water butts located around the property.

7. CONCLUSION:

The proposal is of a complimentary design and will not be detrimental to the amenity of the neighbouring properties. It will be a sympathetic development which respect the architectural character, proportion, and massing of the area. As such, we hope that his proposal can be fully supported by the local planning authority.