

**CONVERSION OF EXISTING ATTACHED GARAGE TO
RESIDENTIAL DWELLING AT
27 BRIDGE STREET WYE TN25 5ED**

Design and Access Statement

Location

27 Bridge Street Wye is located in the conservation area of Wye to the west of the village centre. Wye is a village and former civil parish, now in the parish of Wye with Hinxhill, in the Ashford district, in Kent, 5 miles from Ashford and 12 miles from Canterbury. It is the main settlement in the parish of Wye with Hinxhill. Hop varieties including Wye Challenger were bred at Wye College and named for the village.

The premises are within easy reach of Wye Railway Station at Bridge Street situated 2 minutes' walk, 0.1 miles, to the west.

The station is on the Ashford to Ramsgate line. Ashford is a main line station with routes to London and Dover. There is also Bus Stop provision in Bridge Street within 2 minutes' walk, 120 yards to the south-east providing travel to Ashford.

Amount

The proposed development includes the partial demolition and reduction of the existing attached garage and conversion of the garage space and re-construction of its frontage to create home gym with thoroughfare to the rear garden via the rear utility. The addition of a pedestrian door in this conversion will make access possible for a wheelchair user into the house as currently the property's front door has steps and the garage door is difficult for a wheelchair user to open unless remote operated. Two parking spaces will be made available at the front of the house one on the existing drive and the other within the existing front garden.

An electric car charger will be installed on the return side wall of the house where the frontage of the home gym is to be recessed from the front of the house

Layout

The existing dwelling is laid out in traditional style with living areas on the ground floor and sleeping accommodation on the first floor above.

The ground floor lounge is at the front south-west side of the house with the entrance hall along its south east side. In the front south-east corner is an attached garage. The dining room is situated at the centre north-west side of the building with the kitchen to its south-east and a conservatory to the rear. There is a utility to the rear of the garage alongside the kitchen. The entrance hall accommodates the stair and a sanitary facility.

On the first floor the stair landing is surrounded by the three bedrooms and family bathroom. The main bedroom and bathroom are located at the front of the house with bedrooms 2 and 3 to the rear.

The new layout will create a home gym in the location of the existing garage.

Scale

The existing two storey dwelling has a footprint 8.7m wide at the front including the attached garage and 9.3m deep at the deepest across the lounge, dining room and conservatory.

The main house eaves are 5.2m above ground level at the front and the ridge is 8.8m above ground.

The garage eaves at the front are 2.4m above ground level. At the rear the conservatory and kitchen eaves are 2.25m above ground.

The proposed home gym will have its frontage pushed back 900mm from the front of the main dwelling. Its eaves height will be raised to 2.7m to enable a level insulated floor within and a practical head height beneath the flat roof

Design and Appearance

The existing building is a semi-detached two storey dwelling house in a traditional style with pitched hipped roofs and a chimney stack. The rear conservatory, utility and garage are more recent additions with flat roofs.

The main roof is tiled with brown plain tiles. The rear conservatory and utility have polycarbonate roofs and the rear kitchen projection and garage have felt roofs.

The first floor external walls are clad with hanging tiles. The ground floor front external walls are white painted stone chip render which continues to the side of the garage. The side of the utility is clad with timber weatherboard. The rear of the utility, kitchen projection, conservatory and side of the conservatory are yellow stock brick.

The existing windows are white PVCu casements with fanlights all of which have glazing bars except for the rear conservatory windows.

The front door is grey PVCu part glazed. The garage door is white powder coated steel. The rear utility door and the conservatory French doors are glazed white PVCU.

The new frontage to the proposed home gym will be rendered to match the main house. The new door will be a partially glazed composite door and the casement window white PVCu. The flat roof will be a single ply EDPM membrane. Gutters and downpipes will be black plastic.

The proposed parking spaces will be on the existing concrete front drive and on the existing grassed area, which is currently under laid with a plastic ECO pave grid. The parking areas will be re-laid with permeable block paviments

Landscaping

The front garden has a low red-brown brickwork perimeter wall with an opening to the front drive. The drive is concreted and the garden laid to lawn with high perimeter shrubs.

The rear garden has a patio area to the immediate rear of the house that is laid with paving flags and surrounded with low level red-brown brick retaining walls. Pairs of steps lead from the patio to the rear garden which is slightly raised. The garden is laid to lawn with perimeter shrubs.

Context

The development is in Wye Village an area where the promotion of more efficient use of previously-developed urban land and buildings within the defined built-up area boundaries will assist in limiting the development of greenfield sites to a minimum.

House prices remain relatively high in this region, particularly in the villages, as people have moved into the area taking advantage of the good transport links to workplaces elsewhere. As a consequence, local people have found it increasingly difficult to afford housing.

The existing garage is too narrow for modern cars and getting out of a car when it is parked in the garage is impractical.

The house does not have immediate access direct to the rear garden from outside. The garden has to be accessed through the living areas of the house or through the existing garage and utility. The proposed home gym would not be a habitable space but would allow for exercise whilst maintaining access to the rear garden via the utility.

The parking areas to the frontage will enable the cars to be kept off the adjacent highway where there is already insufficient parking space in Bridge Road.

Access

The house is accessed via the front drive immediately off the highway, Bridge Street. The front entrance door leads into an entrance hall which provides access to the lounge and dining room. The rear conservatory and kitchen are accessible from the dining room and the utility is accessed from the kitchen. The garage can be accessed from both the utility and the front garage door. The rear conservatory and utility are also accessible from the rear garden.

The hall stair gives access to the first floor landing from which all of the first floor rooms are accessible.

The proposed conversion of the garage will incorporate a personnel door in the new frontage not only enabling a through route, via the utility, to the rear garden but also giving access to a wheelchair user into the house as currently the property's front door has steps and the garage door is difficult for a wheelchair user to open unless remote operated.



Plate 1 Existing front elevation viewed from south



Plate 2 Existing rear elevation viewed from north-east.