



## **4245**

### **Planning, Design & Access Statement**

#### **Site Address:**

79 Bridge Street, Wye, Ashford, Kent TN25 5ED

#### **Proposal:**

Conversion of detached garage into an annexe and replacement of spiral staircase with alternate tread staircase

#### **Revisions**

<b>Rev.</b>	<b>Date</b>	<b>Reason</b>
A	24/10/25	Issued for planning

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## 1. Introduction

- 1.1 This heritage assessment has been prepared by Ben Roake of Spacemaker Architects on behalf of Mrs. Honey of 79 Bridge Street, Wye, TN25 5ED.
- 1.2 This Planning, Design & Access Statement supports a Householder Planning Application for the above property. The site is a Grade II listed building located within the Wye Conservation Area. The proposals have been designed to respect the historic character of the property and its setting, while improving functionality and safety.
- 1.3 This document should be read in conjunction with the attached drawings and Heritage Statement which demonstrates compliance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) Section 16, and relevant policies of the Ashford Local Plan 2030 and the Wye Neighbourhood Plan.

## 2. Site Context

- 2.1 The property is a two-storey dwelling forming part of a historic group of buildings along Bridge Street, contributing to the special character of the Wye Conservation Area. The building is listed primarily for its group value. The detached garage is a later 20th-century addition and is not of historic significance. The existing spiral staircase is a modern intervention.

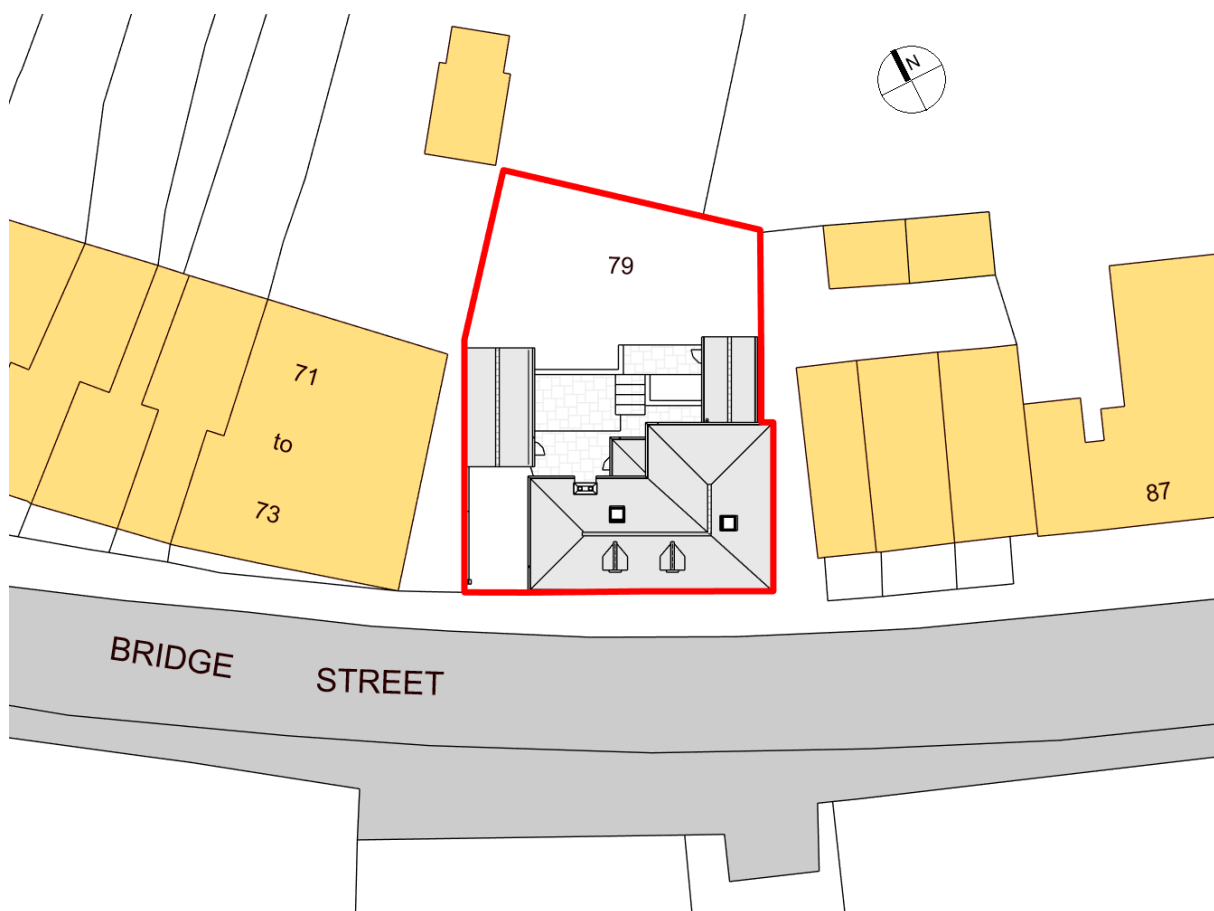


Fig. 1 Site location plan



Fig. 2 Existing front elevation

### 3. Description of Proposals

- 3.1 The application seeks consent for two elements:
1. conversion of the detached garage into an annexe for ancillary use, involving internal works and minimal external alterations;
  2. replacement of the existing spiral staircase with an alternate tread staircase to improve safety and usability, involving minor trimming of ceiling joists without loss of significant historic fabric.



Fig. 3 Artists impression showing proposed modification to garage exterior



*Fig. 4 Artist impression showing sectional view of proposed alternate tread staircase to loft.*

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#### **4. Design and Access**

- 4.1 The design approach prioritises minimal intervention and visual continuity. The garage conversion retains the existing external form and materials, ensuring subservience to the main dwelling. Access to the annexe will be via the existing garden path.
- 4.2 The replacement staircase provides safer access to the loft without introducing intrusive elements.

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#### **5. Policy Compliance**

- 5.1 The proposals align with NPPF Section 16 and comply with Ashford Local Plan 2030 policies SP1, HOU12, and ENV13, as well as the Wye Neighbourhood Plan, which supports sensitive adaptation of historic buildings.

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#### **6. Conclusion**

- 6.1 The proposed works are modest, proportionate, and sympathetic to the historic setting. They enhance functionality without detriment to heritage significance or the character of the Wye Conservation Area. The application accords with national and local planning policy and should be supported.