



CLAGUE ARCHITECTS

## DESIGN STATEMENT

Proposed extension  
**@ Pottery Cottage**  
Dawes Road  
Dunkirk  
Kent  
ME13 9TP

February 2020

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Reference : Mr and Mrs Bridgen | 29360A | Reports and Minutes | Design Statement

Prepared by : BW

Checked by : GE

Issued : February 2020

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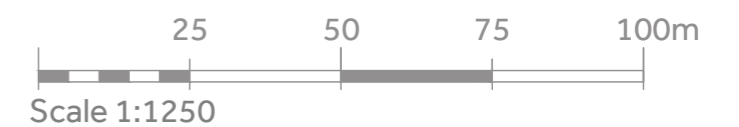
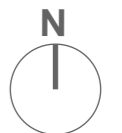
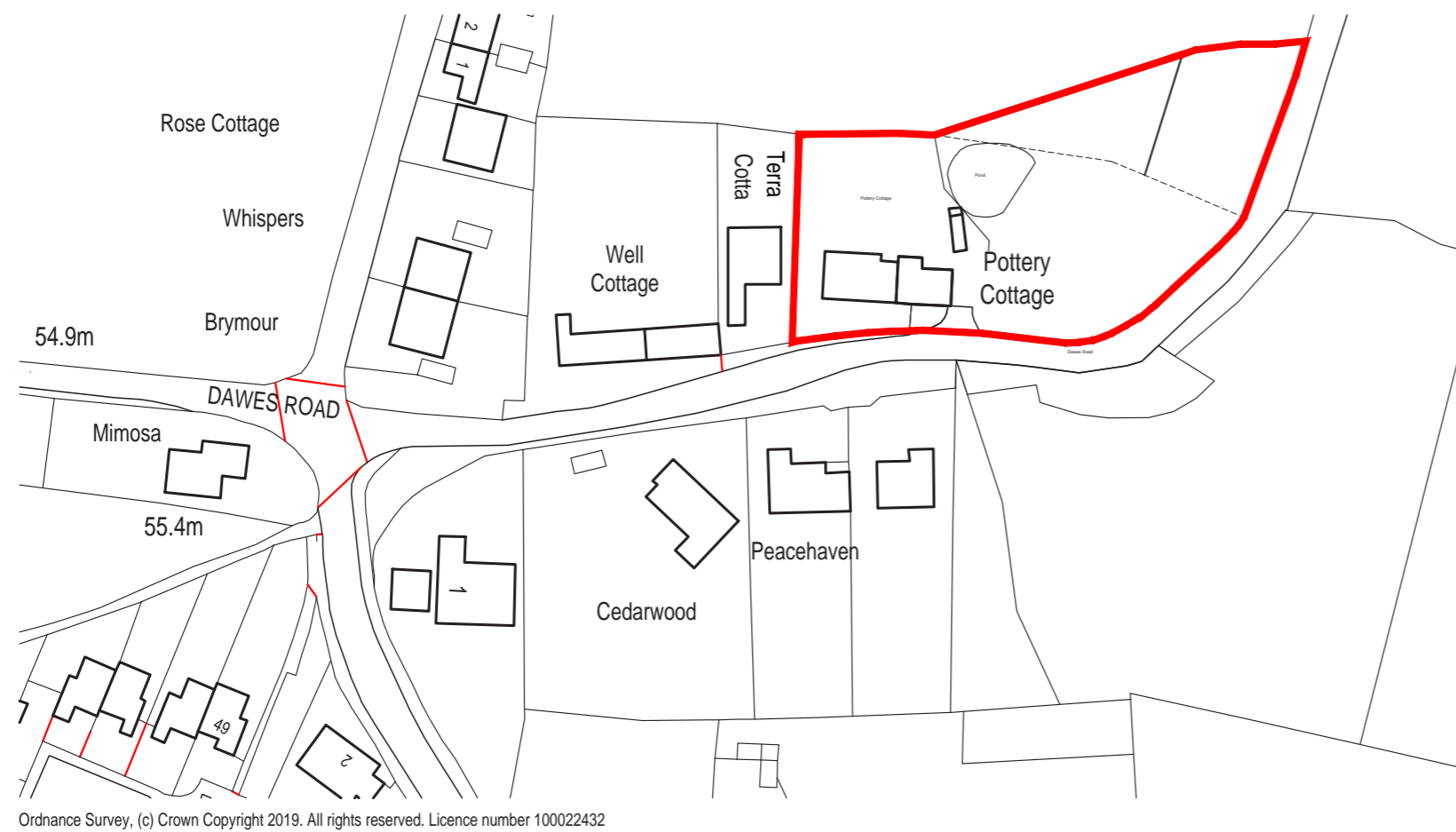
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## INTRODUCTION 01

This document has been prepared by Clague Architects in support of the Planning Pre-Application to adapt and extend Pottery Cottage, Dawes Road, Dunkirk.

The purpose of this document is to provide information explaining the sites background and the designs. It should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.

The application is submitted on behalf of Mr and Mrs Bridgen.



## PROPOSAL 02

This application is for a proposed adapt and extend to the property at Pottery Cottage, Dunkirk.

The owners of the existing property have been living in the house for a substantial time of their lives and have a certain nostalgia to the area and property. Mr Bridgen, formally a professional landscape architect, has sculpted the surrounding gardens into a timeless admiration to a long career.

The Client looks to stay and enjoy the beautiful landscape but can not reside in the building as is. The reason for this is that the building is not accommodating for the elderly or persons of restricted accessibility as Pottery Cottage consists of 5 different floor levels from arrival via car to the master bedroom.

The proposal looks to retain the existing property as the primary aesthetic to the proposals, but to adapt and extend the dwelling to enhance the beautiful views to the north and increase the amount of south light to the property.

Additionally to this, an important feature of the proposal is to make the dwelling more ambient accessible. This will allow Mr and Mrs Bridgen to continue enjoying the landscape and nostalgia that they have been doing for a considerable amount of their lives.



Front Elevation

## CONSTRAINTS & OPPORTUNITIES 03





The site forms the village edge of Boughton. There are many opportunities to this site that include the extensive views out towards Boughton Manor and good access off Dawes Road.

The proposals need to be sensitive towards the green edge of the area and form a nodal stop to the edge of the village that currently Pottery Cottage does not manage to achieve.

A constraint to the site is that there is a no build line that runs through the garden of the property so the new proposal would need to react to this line.

Another constraint to the site is the varying topography. The importance to this is that the building will need to work with the surrounding context. The topography is important to get right too, to ensure that this proposal works towards the clients needs of being ambient accessible, with easier level changes within the house. This is the reason for the proposals and therefore the building will have to react to the topography to ensure this is resolved.



-  Vehicular movements and access
-  Views out
-  No build line
-  Green space

# SITE HISTORY 04

## Historic Residence

Kent and Sussex have a tradition of locally made clay to the extent that a Roman writer said that there was clay suitable for necessary pottery on every farm clay. There were a great variety of clays created in Kent, but particularly London Clay that was used from Rainham through to Sittingbourne and Faversham to Boughton.

The site was ideal for a house as it has easy access to a main road. The main house was connected to Boughton Pottery that occupied a large area around the site and made way to a small cluster of built form that surrounded the site.

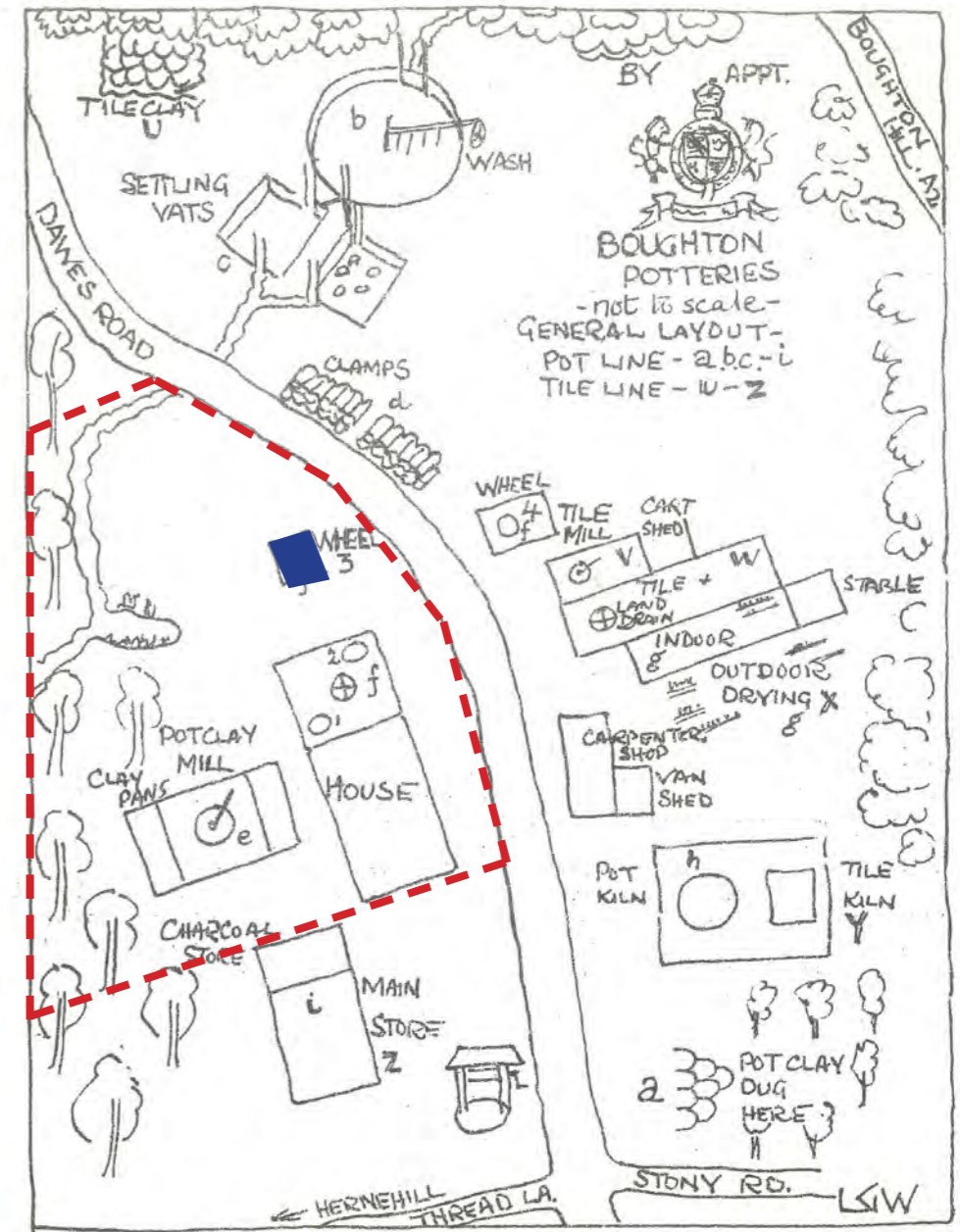
The river that runs through the site, that the client has beautifully landscaped and controlled, was used for settling vats after the wash for tile clay.

We can see from the map opposite that there were additional buildings that occupied locations surrounding the dwelling.

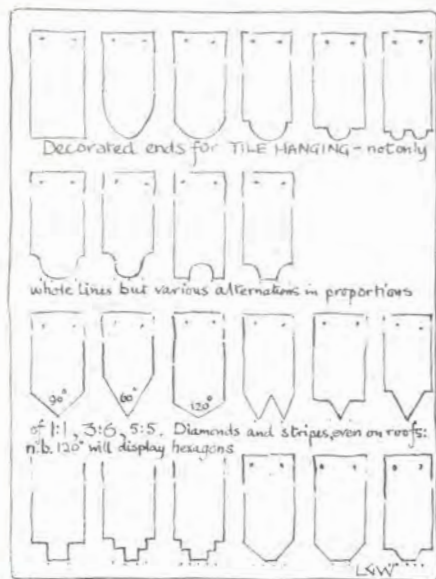
### THE PRACTICAL SIDE, or HOW IT WAS DONE

The site was ideal. There was a house, large for its time, and worthy itself of a detailed study; a firm road, giving easy access to a main road. Coal could be brought by rail to Selling Station. This was for firing the kilns and before 1914 cost 19/- a ton fetched, or 19/6d. a ton delivered, from Selling Station. Some two hundred yards above the pottery a stream, never known to fail, ran out of the woods, just right for washing the clay. Suitable pot clay was there, just by Stony Road, and suitable tile clay up at the edge of the wood. The pot clay was carried up to the wash in the field with the stream by the wood and then all processes for pot and tile took place progressively lower down, so gravity assisted until the store was reached - which was not very far from that well beside the gate. In addition to the basic clay, loam was needed to mix with the clay in the proportion of 4 clay to 1 of loam, and this was dug from a field below Boughton Street to the west of Colonel's Lane. Sand was available, too, to the south of the main road. As the clay was taken the land was planted up as orchard - meanwhile there were ample areas of grass. Stephen James later expanded his interests by running a dairy herd. As well as the basic lay-out of the whole there were buildings to be put up and some hardware to be obtained, the necessary metal parts of the wash, the mills and the pipe machines. The wheels needed only the iron crank-shaft; the frames and boxes were of oak; the wheel-heads and links to the crank were made of leather and mahogany, Spanish, not Honduras. This wood was used for those tile moulds over which the leather-hard flat tiles were gently tapped to make the ridge, hip and valley variations.

One of the buildings was the carpenter's shop. Much work was done here in the preparation of the potteries. The finished ware was delivered by horse and van so a van shed and stable were needed. The ware was packed in plenty of straw. The van was painted battleship grey and had the owner's name down on the offside by the driver's seat. The last two horses were very different. John was a dark ex-hunter and Punch was a grey with a back as broad as two kitchen tables. In addition to pulling the van they also pulled the cart on the site and went round and round and round on the wash and on the mills. Orders were mostly taken in the spring when the previous order was delivered. The van was packed the previous day, so an early start could be made, and this meant that deliveries could be made in one day, although it meant a start in the dark and a gentle clip-clop back in the dark of a spring evening with the golden glow of oil side lamps. There was just one exception, and that was the journey to Sheppey. This took two days; the overnight stop being at the Britannia in Sheerness. One of the last trips to the Island was in 1920 when more than 2,000 lead drains were supplied for the drainage of the Co-op Bowling Green in St. George's Avenue, Sheerness.



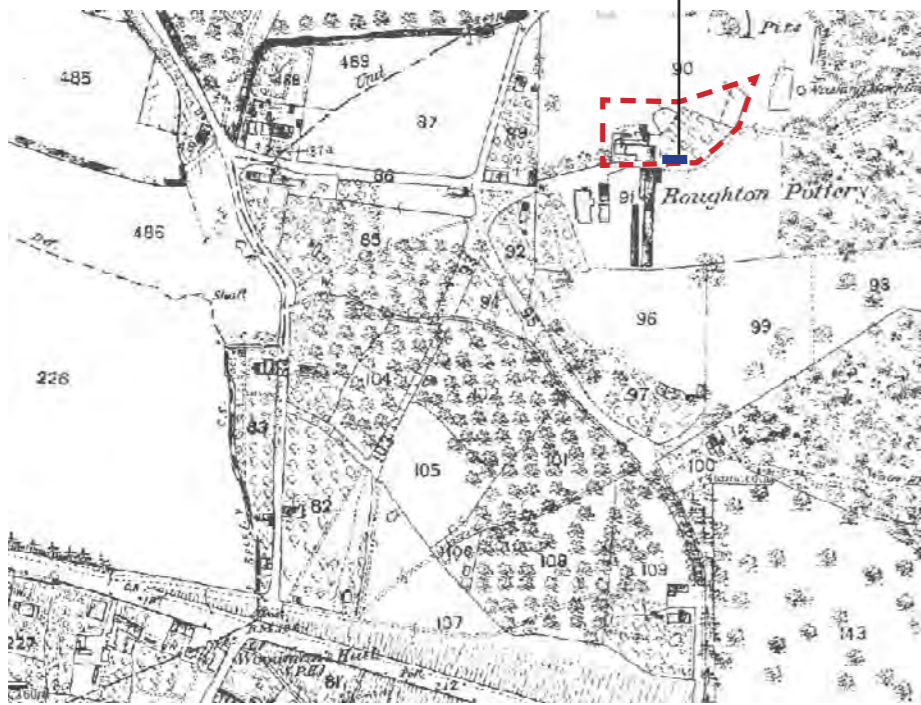
Site Plan of Boughton Pottery with the site highlighted in Red. We see an extensive amount of buildings that were built around the house identifying that this has never been a Green edge to the village and was actually the infrastructure of Boughton's industry.



Selection of different Kentish Peg tiles produced by the pottery in Boughton.

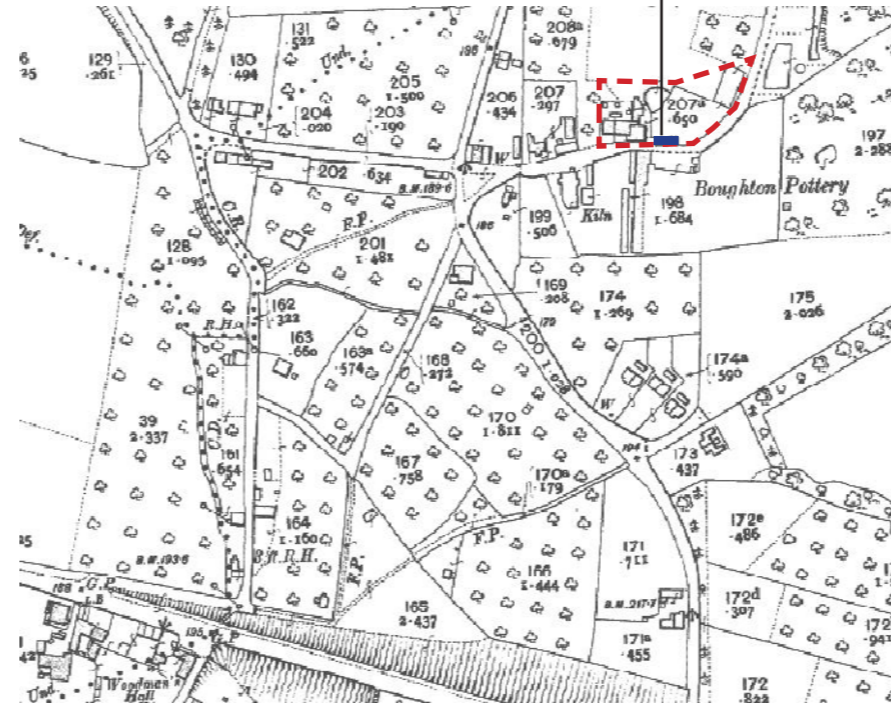
Historic postcard of the church and the green with the blacks barns

Existing built form



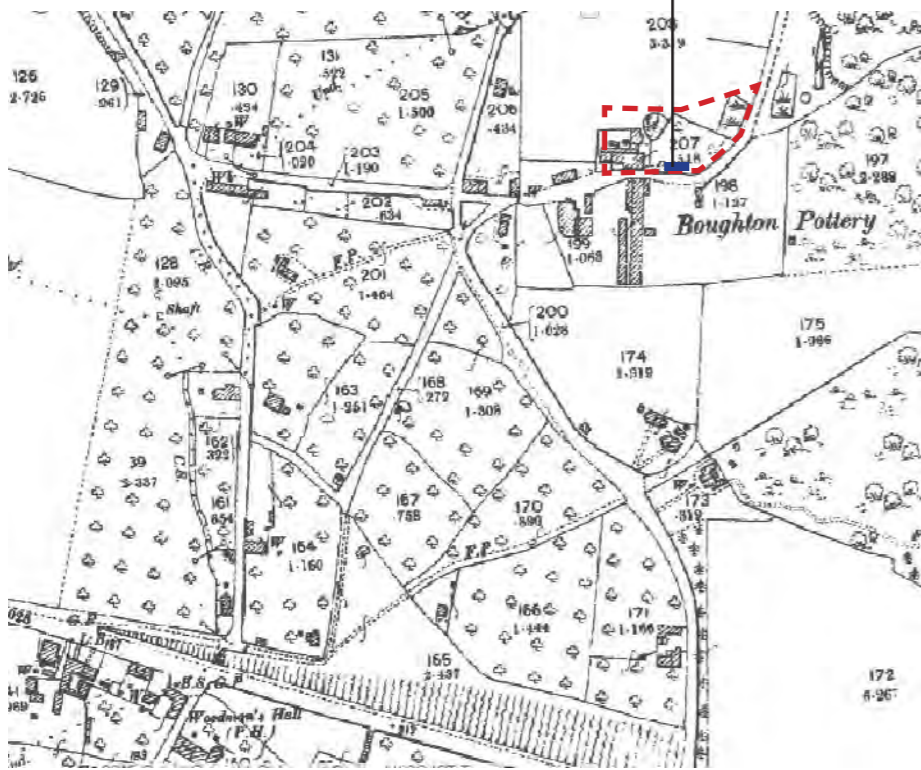
1871-1890

Existing built form



1907-1923

Existing built form



1897-1900

Existing built form



Present

## HISTORIC MAPS 05

Within these historic maps they identify that there has always been a considerable amount of built form on the land where the site lies. This indicates that the village edge was actually further from where it has been indicated in the local plan. With this information and the historic analysis in 04 it demonstrates that this is actually an area that was historically built up with buildings that help ease the every day routines of the occupiers to Pottery Cottage. These extensions are in character of the historic land use of the site.

## PHOTOGRAPHS 06



Aerial View of Pottery Cottage and surrounding context before landscaping produced.



Satellite view showing house and landscaped garden in present day.



View looking back at Pottery Cottage from Dawes Road.



View looking at the front of Pottery Cottage and the access to the proposed new property.



## PRE-APPLICATION ADVICE 07

Pre application advice was sought after in February 2020. The application consisted of the drawings in this section. The proposals were to demolish the modern extensions to the north of the property and open out the building to creating a better relationship with the landscape, surrounding settings and creating a more formal end to the village boundary.

The councils comments were:

“Roof should be set lower than the height of the existing ridge of the host property”

“The extension should not be sited outside the red line (development boundary of the local plan).”

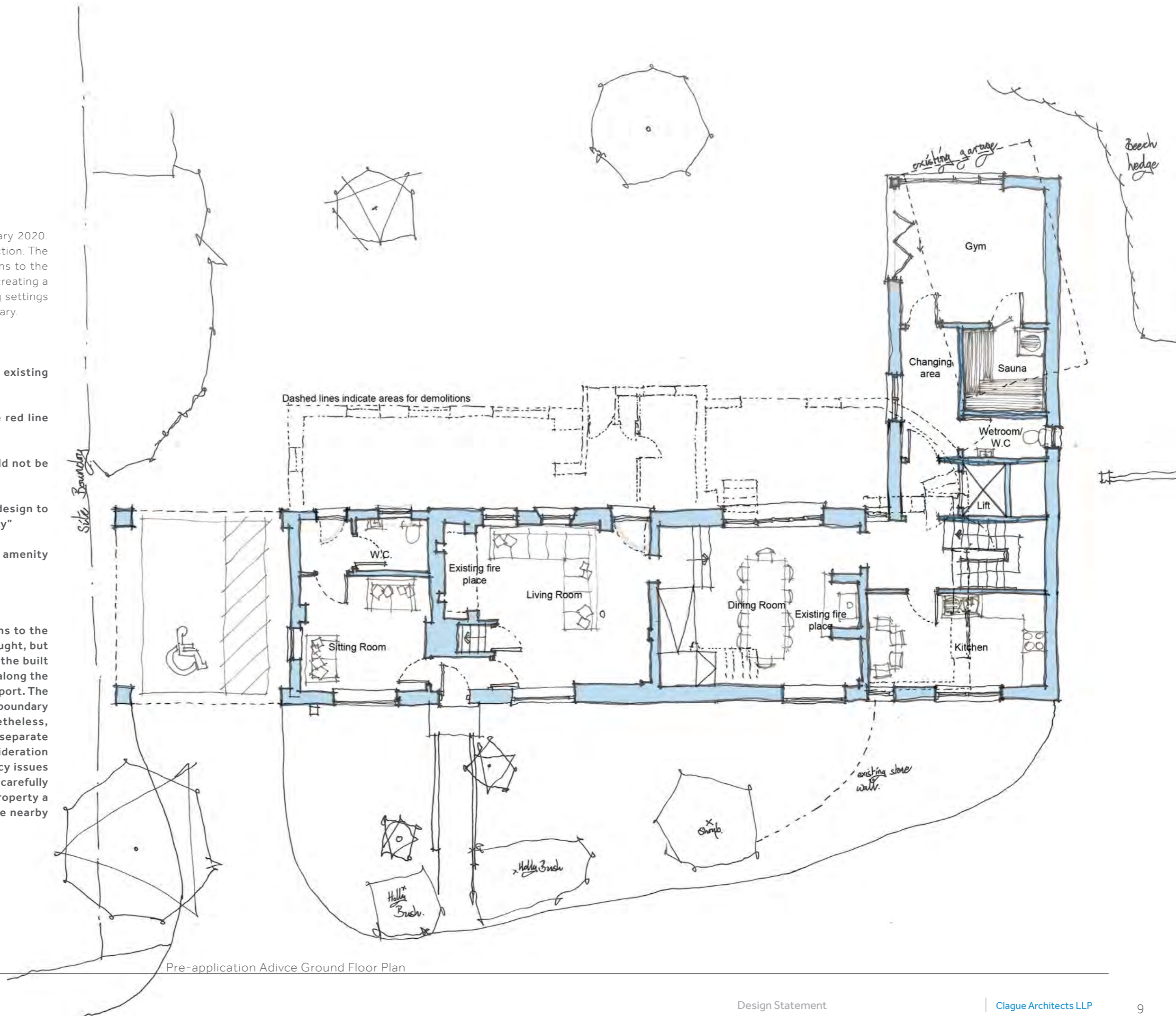
“The height of the extension (to the east) should not be taller than the host property”

“The extension should not be an eye-catching design to avoid being more dominant than the host property”

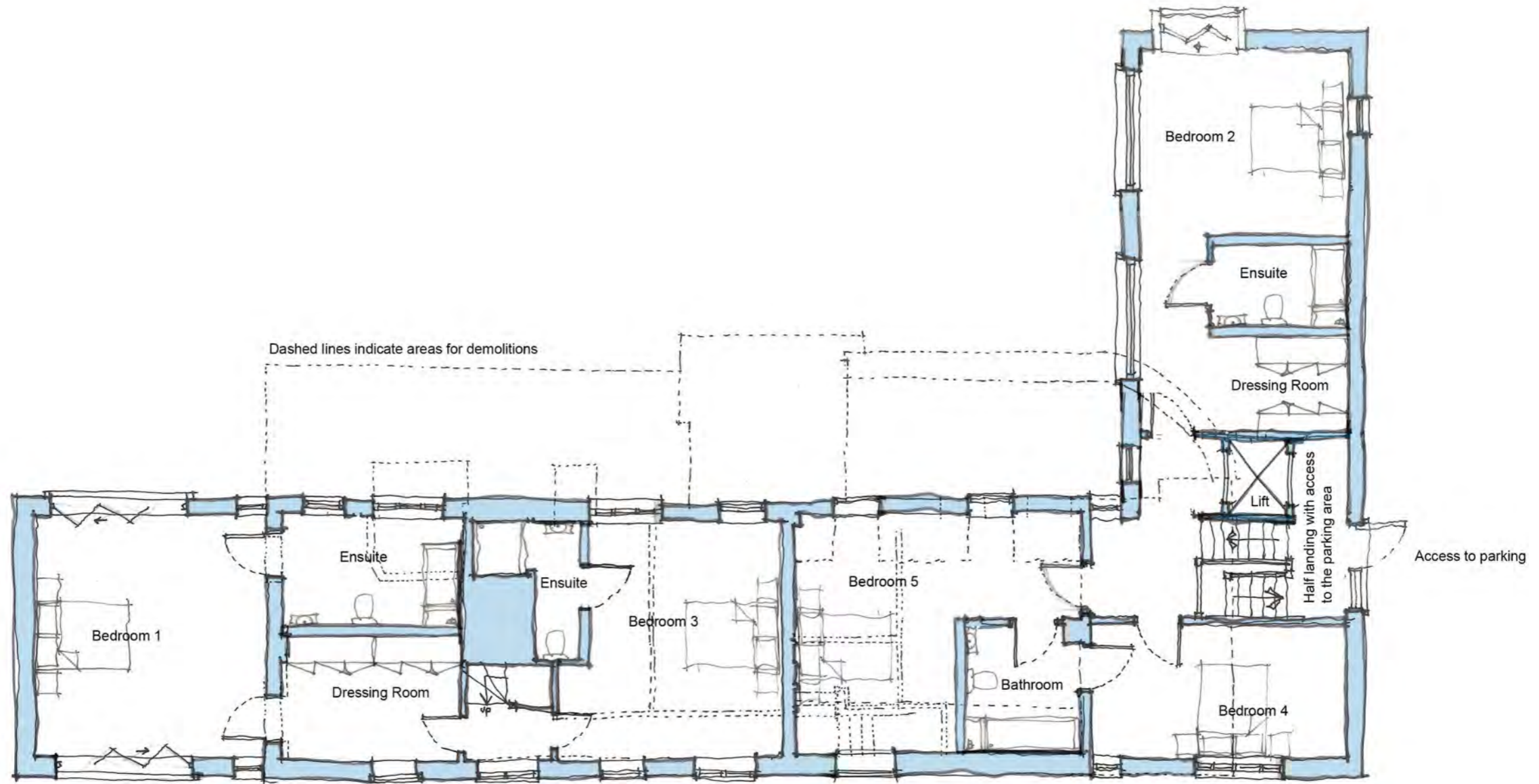
“Bedroom windows should not overlook private amenity space.”

Conclusion:

“Overall I consider the alterations and extensions to the house could be acceptable subject to further thought, but unless the development remains entirely within the built up area boundary, my view is that an application along the lines you are proposing is unlikely to meet with support. The siting of the proposed extension within the village boundary is paramount to the merits of the design. Nonetheless, the proposed subdivision of the house into two separate dwellings is likely to be supported if careful consideration is given to positioning of windows to avoid privacy issues in the future. Access will also need to be looked at carefully at such a time, and as an additional residential property a SAMMS tariff regarding mitigating impact on the nearby Swale SPA will be required.”



Pre-application Advice Ground Floor Plan



Pre-application Advice First Floor Plan



Pre-application Advice Front Elevation



Pre-application Advice Rear Elevation

## DESIGN 08

### Plans

The proposed plans seek to ensure that all areas of the building are ambient accessible. All corridors are minimum of 1050mm in width, there are 300mm nibs for all primary door swings and 1500mm turning circles in all primary rooms.

A main constraint of the existing building is poor access. The topography to the building means the building is inaccessible from where you would park your car. With the new proposed scheme the client can park their car and access the building through the half landing at the top of the site, and to a DDA compliant parking bay to the bottom of the site. With proposed lift access and alterations in the floor levels, the proposed extension adapts and extends the dwelling to be accessible and user friendly for all.

The L-shape of the building will help with finishing the edge of the village by forming a more obvious book end to where the Local Plan finishes.

As shown, the development takes strong reference from the development boundary set out in the Local Plan.

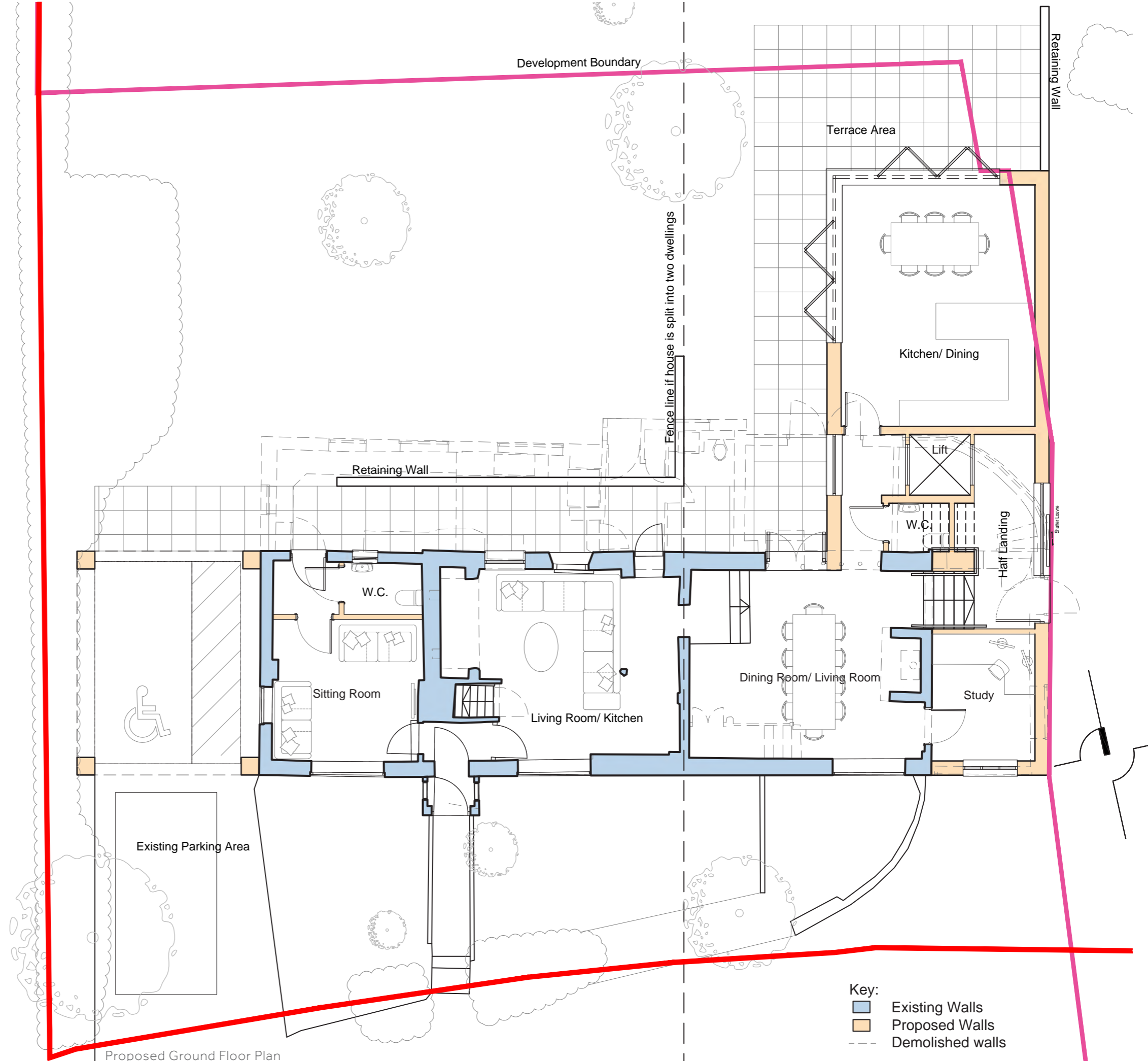
### Elevations

The elevations react to the site constraints better than the existing dwelling. Currently the existing dwelling has few to no views from habitable spaces out toward the beautiful views across to Faversham creek. The new proposals look to open the building to these views to the north.

Additionally, the new elevations allow for a considerable amount of solar gain from the south. The building currently has very small window openings into the living areas of this property. The proposals seek to allow more natural light into these spaces.

From the comments from the council we have reduced the ridge heights of the extensions to make it subsidiary to the host building. One note is that we have had to raise the ridge to the existing east extension to the building by 300mm as it is poorly constructed and will need new timbers and proper insulation. The pitch to the proposed has a subsidiary pitch. This is a 40 degree pitch, matching the existing extensions have.

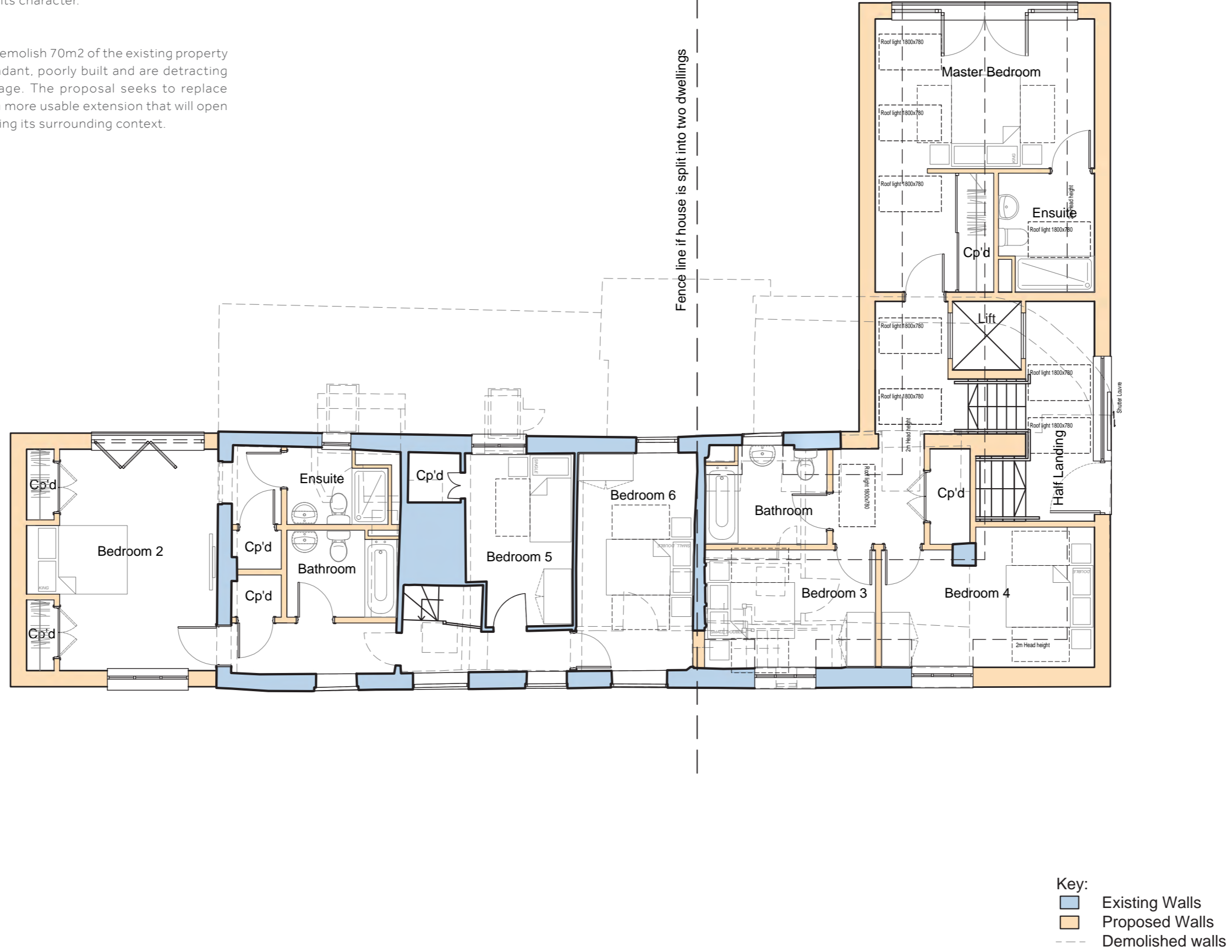
The proposed extensions are now more considerate to the surrounding vernacular. The proposed rooflights are conservation rooflights and the elevations have more traditional proportions.



Finally, the elevational treatments seek to engage with historic nature of the setting and land uses. By using clay tile as the building material would help bring the history of the function of the property back to its character.

**Demolition**

The proposals seek to demolish 70m2 of the existing property that are deemed redundant, poorly built and are detracting from the original cottage. The proposal seeks to replace ground floor area with a more usable extension that will open the building up to enjoying its surrounding context.



Proposed First Floor Plan



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

## PLANNING CASE 09

### Allowing the environment to be enjoyed by all.

Within the National Planning Policy Framework it is made very clear that the need for housing due to size and tenure are important to ensure that the local policy represents different groups including persons with disabilities. The requirement for these proposals are that on a smaller scale where the current house is not fulfilling this delivery and therefore entitles the home owner to extend their own home so that it does.

Furthermore to this point, Section 49A of the Disability Discrimination Act and Disability Equality Duty demonstrates that the local authority should be carrying out its function to accept applications of this nature where there is a direct need for a house at the location. Within this Act and Duty the Local Authority can take account the disabled person disabilities and be more favourable to the application that seeks to support the improvement to life of the occupant.

### National Planning Policy Framework- Delivering a sufficient supply of homes

Within this context the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

### Section 49A of the Disability Discrimination Act (1995/2005) and Disability Equality Duty (2006)

The Disability Discrimination Act (1995/2005) and Disability Equality Duty (2006) legislate for public sector organisations, with a particular emphasis on policy making and public service delivery. Pursuant to Section 49A of the DDA (public duty issues), every public authority in carrying out its function shall have due regard to:

The need to take steps to take account of disabled persons' disabilities, even where this involves treating disabled persons more favourably than other persons.

#### Key

- Blue- Two Storeys.
- Yellow- Sun room which is at a different finished floor level to all other floors.
- Pink- Living room that has a different Finished floor level to other floors that surround it.
- Green- Access to the building from car parking area that is at a different level to the rest of the building.



Extract showing the existing house.

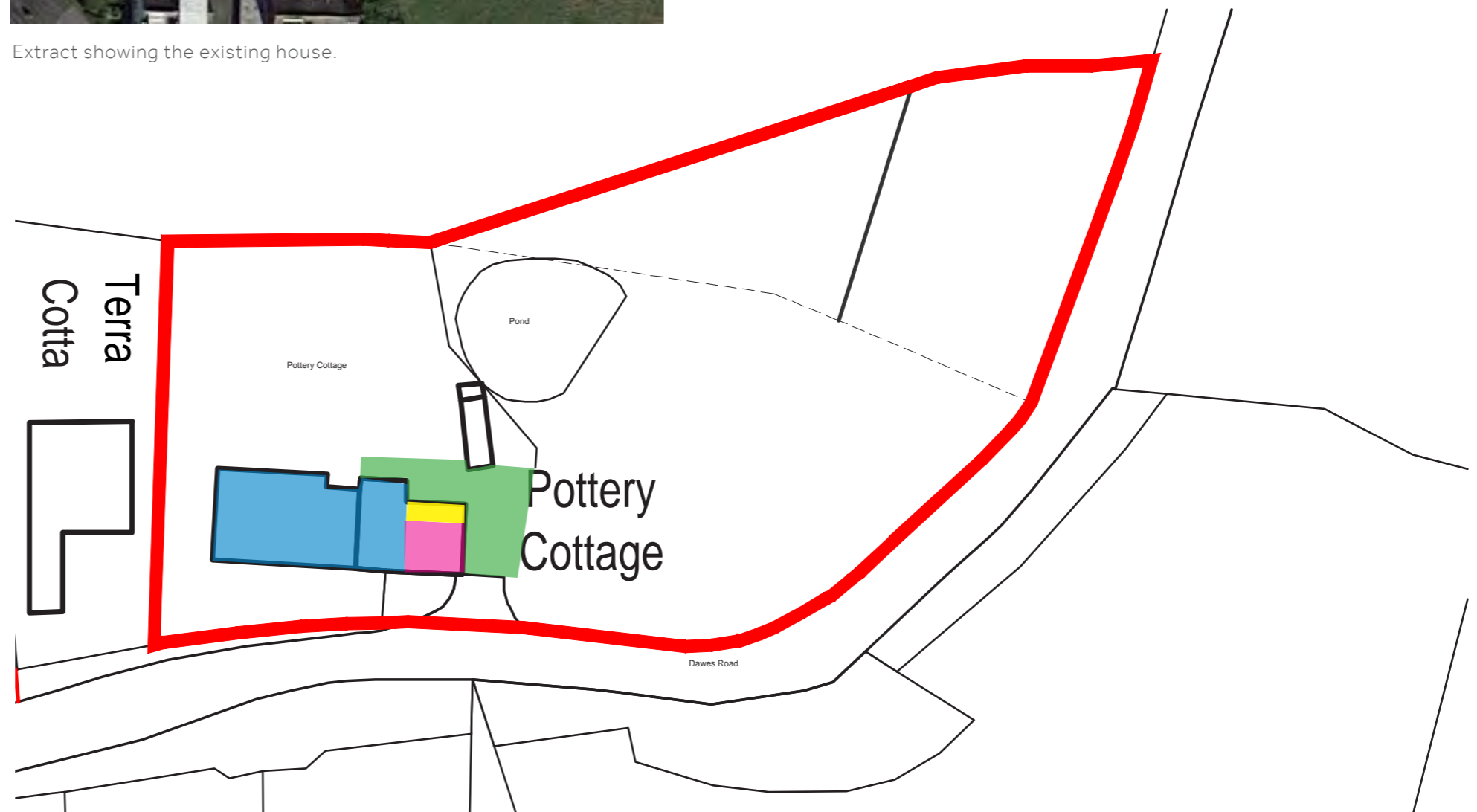


Image showing different floors within the dwelling



## SUMMARY 10

As part of the edge of the village, this extension seeks to finish the built up area of Dawes road and maximise the use of its land. The proposed adapt and extend will take advantage of the natural solar gain and views through its orientation, but most importantly it will react to it's users needs by being completely ambient compliant to ensure that the client can remain in the area where they have lived for a considerable time, and still enjoy the same nostalgia that this location has to offer.



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