
20086 P001
Design & Access Statement
November 2020

Fairlawn

OPEN architecture

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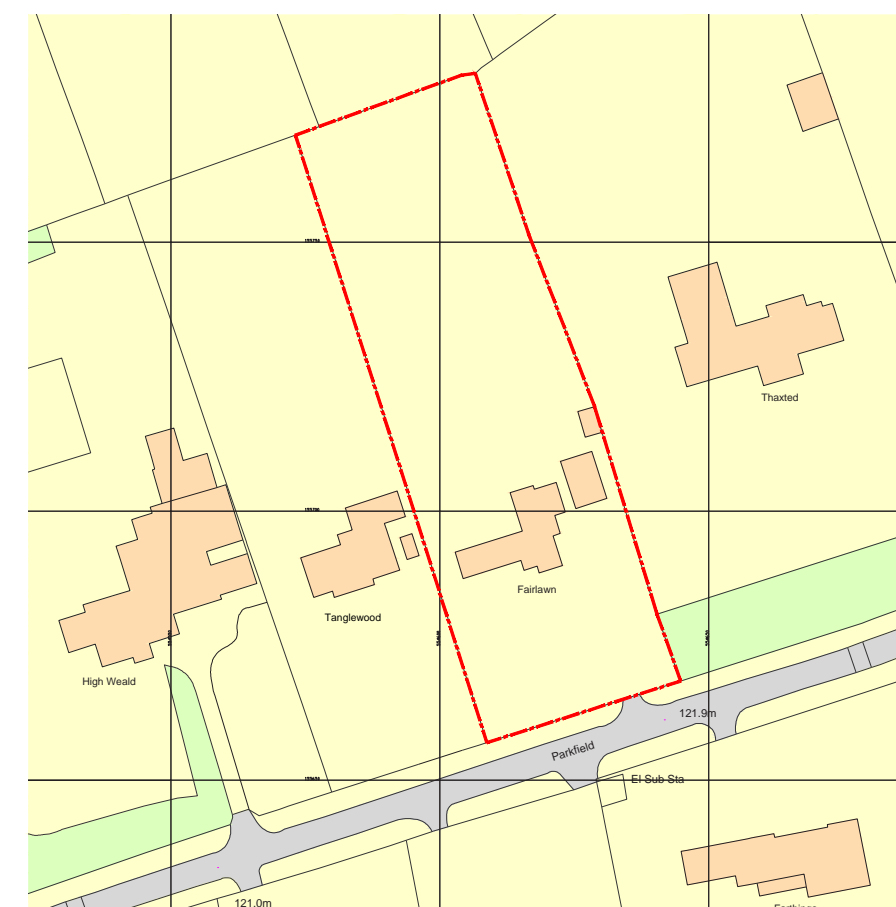


Satellite image of site

1.1 Introduction

OPEN architecture have been appointed to develop a proposal for a two storey rear extension including various internal alterations, a glazed garage link and landscape proposals at Fairlawns, Parkfield, Sevenoaks, Kent, TN15 0HX.

--- Site boundary



Site Location Plan





Image of front elevation



Image of rear elevation



Image of front elevation

1.2 Existing Building

The original dwelling was built in the 1930's with multiple alterations made. The most recent significant change was a first floor extension in 1997. The dwelling however still remains largely the same as the original in regards to form and aesthetic.

1.3 Planning History

19/01073/WTCA

Various works to trees (Conservation area)

15/03462/WTCA

Various works to trees

Status: Decision - No objection lodged

13/00480/HOUSE

Erection of two-storey side in-fill extension between the dwelling and detached garage. Raising the ridge height of the garage and conversion of roof space of garage to habitable space with one rear dormer.

Status: Decision - Refused

13/00142/WTCA

Reduce height of 1 No. conifer by 4-5m, 1 No. Conifer by 2m, 1 No. area by 2m, and reduce crown of 2 No. silver birch by 20% (Conservation area)

Status: Decision - No objection lodged

11/00420/WTCA

Reduce 1 field maple by 20%

Status: Decision - No objection lodged

08/02422/FUL

First floor extension including various internal alterations.

Status: Decision - Refused

97/00105/HIST

First floor extension including various internal alterations.

Status: Decision - Granted

1.4 Property History

The original detached dwelling was built in 1931 when it was originally called ‘Sextries’, later the property was renamed ‘Taeping’ in 1949 and then ‘Fairlawn’ by 1955.



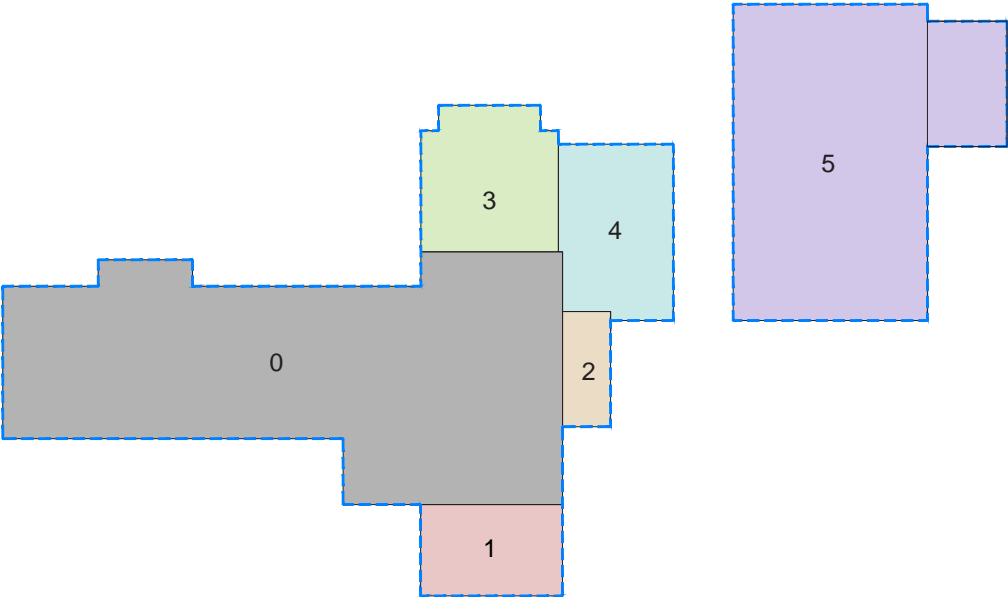
1895 - Map of the site in context prior to development of the site and surroundings



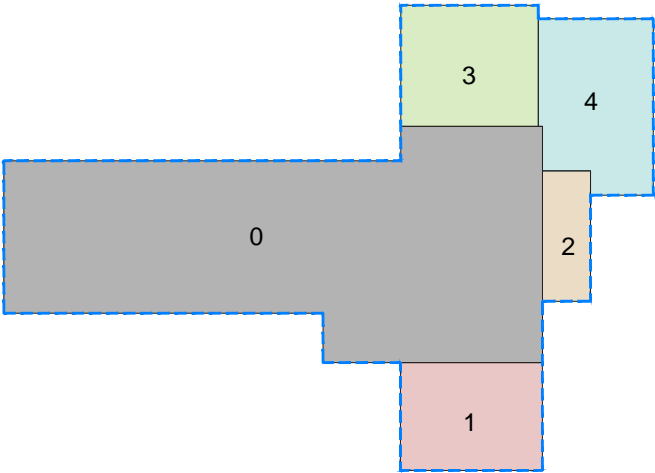
1938 - Map of the site in context after construction of the original building
The original plot was previously larger than the current site

The property has undergone a series of extensions over the years. The diagrams below show the existing property, with the original dwelling in grey and the subsequent extensions indicated in colour. The schedule of areas shows how the floor area has grown over time.

	Gross External Area		
	Ground Floor	First Floor	Total
0	120m ²	110m ²	230m ²
1	14m ²	17m ²	31m ²
2	7m ²	7m ²	14m ²
3	22m ²	19m ²	41m ²
4	22m ²	21m ²	43m ²
5	80m ²	-	80m ²
Total Existing	265m ²	174m ²	439m ²



Ground floor



First floor

1.5 Heritage Assessment - Locally Listed Building

Fairlawn is a large detached property built in 1931 and designed by Richard Cable. It is a brick and tile hung house with several chimneys and catslide roof to the left side.

Subsequent extensions have been made to the property, most notably to the side and rear as well as the addition of the detached garage.

It is highlighted in the Sevenoaks Wildernesse Conservation Area Appraisal as a building making a positive contribution. The building is also on the Sevenoaks Local List as an outstanding example of the style of the period, designed by an architect of national or local importance as well as making a significant contribution to the appearance of the area.



Front elevation



Front entrance porch



Previous side extensions



Previous rear extension



Previous rear extension in relation to the original



Previous rear extension in relation to the original



View of driveway towards the detached garage



View looking down the drive away from the house

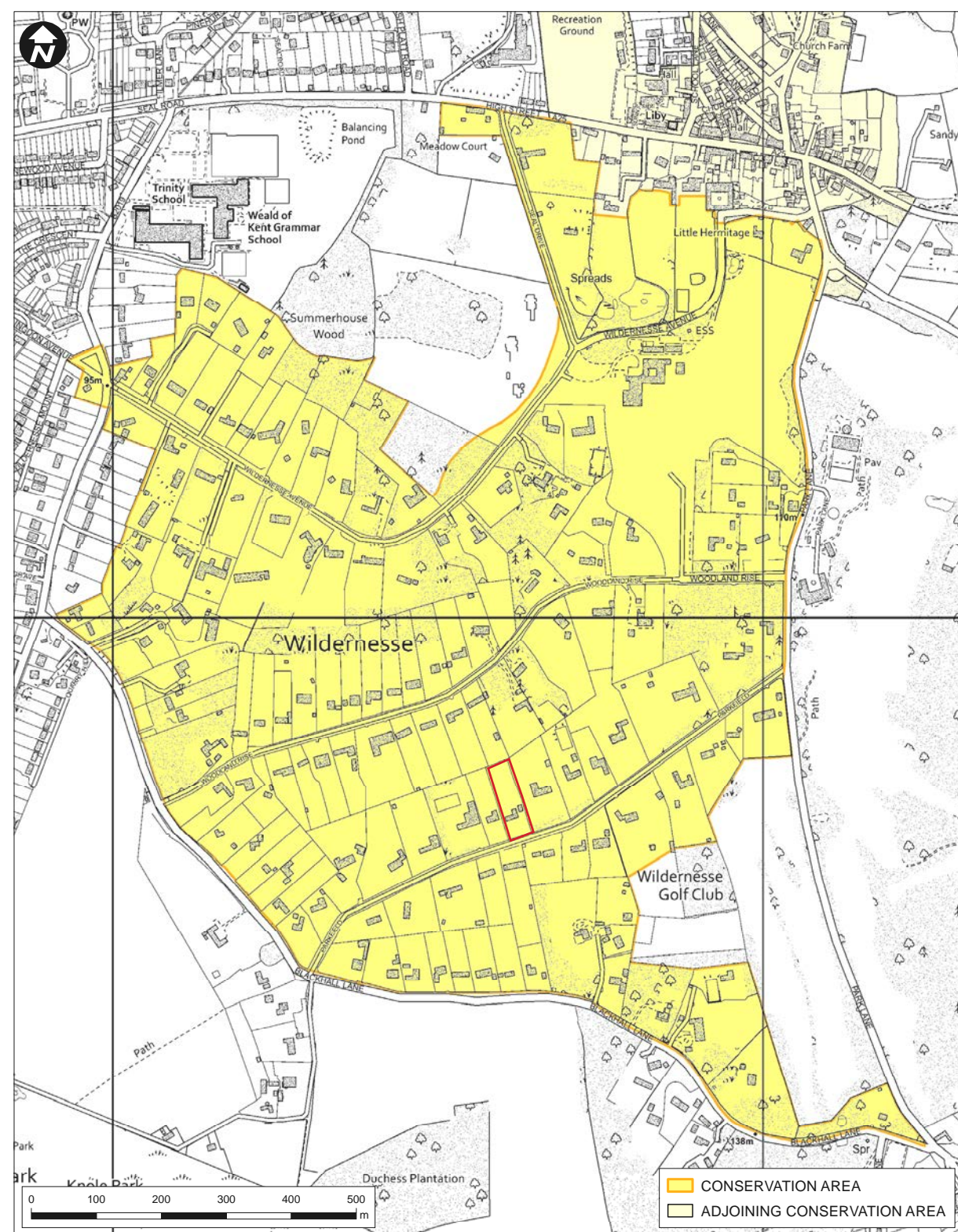


View of the rear garden

1.6 Heritage Assessment - Conservation Area

Wildernesse Conservation Area was first designated in 1994 and was extended in 1998 to include virtually the whole of the former Wildernesse Estate which was formed in the 1920s and later around an existing 18th Century large house. It is bounded on the south, west and east sides by local roads and abuts the Seal Conservation Area at its north end. Parkfield is one of three private roads which cross the area, running roughly from east to west.

The conservation area is characterised by the residential buildings within it and their setting within large plots with extensively landscaped gardens.



Wildernesse Conservation Area map

1.7 Heritage Assessment - Local Area Character Appraisal

The site lies around the middle of Parkfield, to the North side of the road. Along the length of the road, abundant foliage provides natural screening to the properties which are set well back from the road.

Much like the rest of the Wildernesse Conservation Area, Parkfield is characterised by the variety of residential properties which are set within large plots with extensive landscaping to the gardens at the front and rear.

The architectural style of the area originates from the English Arts and Crafts movement and the design of many subsequent houses has followed this manner up to the present day.

Throughout the area the majority of roofs are pitched and tiled though the facade styles range between vertical tile hanging with brickwork, half timbering with brickwork, fairfaced brickwork and painted brickwork. The window styles display early Crittal frames.

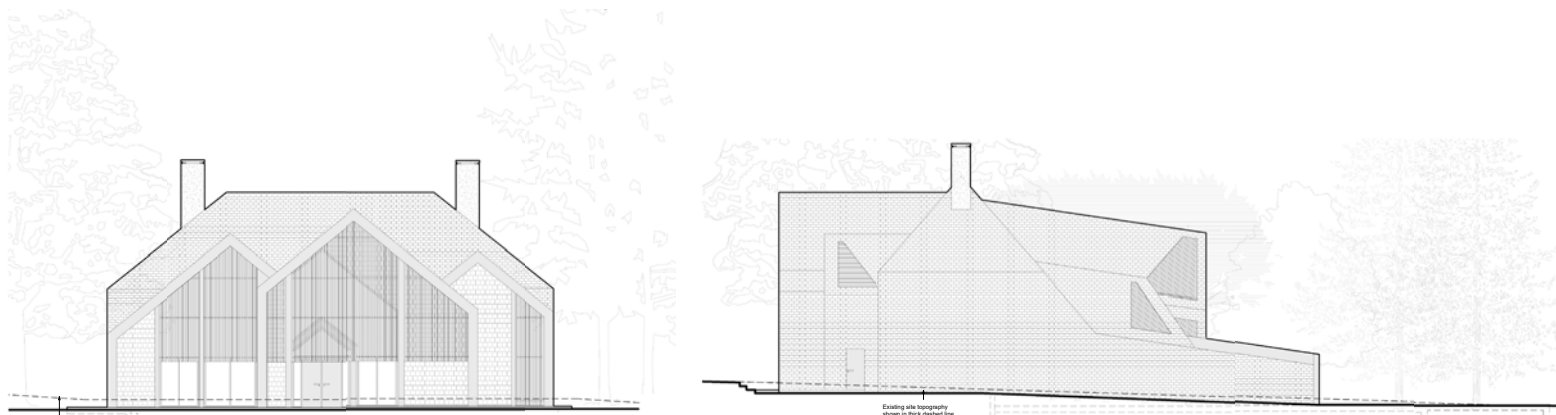
Neighbouring properties Tanglewood and Farthings have been granted approval for large two storey extensions to their front elevations in recent years and Tanglewood has also been granted approval for a replacement dwelling in a contemporary style.



Proposed front elevation of Farthings where a large two storey extension was approved
Reference: 15/02058/HOUSE



Proposed front elevation of Tanglewood where a large two storey extension was approved
Reference: 20/02208/HOUSE



Proposed front and side elevation of Tanglewood where a replacement dwelling in a contemporary style featuring timber hung tiles was approved
Reference: 19/02137/FUL



Tanglewood Farthings

Dear Leighton Thomas	
Pre-Application Advice Enquiry	
Site:	Fairlawn Parkfield Sevenoaks KENT TN15 0HX
Development:	Erection of a two storey rear extension including various internal alterations, a glazed garage link and landscape proposals.
I refer to the information submitted on 7 September 2020 for the above proposal and the meeting on 24 th September.	
Purpose of this letter	
This letter will provide feedback on your scheme and set out some key information that may be helpful to you when considering your proposal. You are advised to seek your own independent advice on the issues raised in this email, to help you understand how planning policy may have an impact on your proposal. Appended to this letter is further information and website links, to help you research the planning issues in more detail, before submitting an application.	
Summary of Pre-Application Advice	
On the basis of the information submitted, the proposal may comply with current planning policy and has the potential to be granted planning permission, subject to the further advice and guidance referred to in this letter.	
Planning Assessment	
Based on the information submitted, the main issues relevant to your proposals are considered below.	
Heritage	
The site is located within the Wildernesse Conservation Area and is a Locally Listed Building. Therefore, weight is given to the significance and setting of these designated and non-designated heritage assets. Policy EN4 of the ADMP applies here.	
The plans submitted are for a two story rear extension, a single story link extension between the main dwelling and the existing detached garage and alterations to the landscaping. The proposed alterations would have to be considered to conserve and enhance the setting of the Conservation Area and the Locally Listed Building.	
The comments from the Conservation Officer are included below.	
Conservation Comments	
Fairlawn is a large detached property built in 1931 and designed by Richard Cable. It is an attractive brick and tile hung house with several chimneys and catslide roof to the left. It is set back from the road in a generous plot with verdant landscaping. It is highlighted in the Sevenoaks Wildernesse Conservation Area Appraisal as a building making a positive contribution. The building is also on the Sevenoaks Local List as an outstanding example of the style of the period, designed by an architect of national or local importance as well as making a significant contribution to the appearance of the area.	
In terms of the bulk and massing, the principle of a two storey rear extension is considered acceptable. The proposed extension, although large, is subservient to the host dwelling and set in slightly from the side and set down from the ridgeline. Generally the legibility of the historic plan form has been retained. For a future application we would expect a demolition plan.	
Our preference would be for clay tiles rather than zinc as it is more in keeping with the style and form of the extension and would avoid creating a junction between the existing roof tiles and zinc. We are unlikely to support the proposed black weatherboarding as it is not characteristic of the materials found in conservation area. Black weather boarding is traditionally used on outbuildings in rural setting and would not be considered appropriate for a building of this size and status.	
There are some reservations with linking the garage building to the main property. The existing garage is not particularly attractive or in keeping with the rest of the house. The conversion into living accommodation, insertion of windows and removal of the driveway directly in front will emphasis this. The link between will also change the glimpses through into the garden. The property currently has a mature vegetation and garden which contributes to the setting of the conservation area. It is important that the creation of a new driveway does not dominate the front of the building and maintains the verdant setting visible from the road. It is unlikely we would support the principle of a new garage block in the front garden so the loss of garage accommodation should be carefully considered.	
Design and impact on character of the area and landscape	
The proposed development should respond to the scale, height, materials and site coverage of the area and should respect the topography and character of the site and surrounding area. Policy SP1 of the Core Strategy and policy EN1 of the ADMP	
	apply here.
	In relation to the rear extension, the bulk of this aspect would be sited to the rear of the main dwelling house and would therefore not appear visible or prominent within the street scene.
	As outlined in the Sevenoaks Residential Extensions SPD, any additions to a dwelling house should appear sympathetic and subservient to the main dwelling. As stated in the Conservation Officer comments, whilst significant in size, scale and bulk, the proposal is set down from the main ridge height of the dwelling and demonstrates a level of subservience.
	The rear aspect of the scheme would appear substantial in size, scale and bulk. Whilst the principle of a rear extension is acceptable, there is some concern regarding the massing and scale of the rear extension. It is advised that the rear aspect be reduced in size, scale, mass and bulk, to ensure it appears sympathetic to the host dwelling.
	Regarding the other alterations proposed to the driveway and site layout, as stated in the Conservation comments, the verdant and open nature of the front of the plot should be retained and any changes to the landscaping and driveway should not conflict with the existing character of the plot. It is advised a comprehensive and effective landscaping plan be submitted to ensure any changes to the front layout of the site do not compromise the existing verdant and open character of the plot that contributes to, and enhances, the setting of this part of the Conservation Area.
	The single story link extension to connect the existing detached garage to the host dwelling may be acceptable on planning grounds, however the concerns raised by the Conservation Officer should be taken into account given the historic and architectural importance of the building.
	Impact on neighbouring amenity
	The development should not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. Policy EN2 of the ADMP applies here.
	The proposal appears to be well separated from neighbouring plots and is adequately set in from the shared neighbouring boundary. However, it is difficult to fully assess any impact on neighbouring amenity without conducting a site visit. Whilst the proposal may appear to be adequately separated from neighbouring dwellings, should an application come forwards, this would be subject to a site assessment.
	Other issues
	There is a public right of way that runs along the front of the site. Any development should not impede this right of way. The proposals appear to be adequately separated from the right of way and would be unlikely to impact the access and use.
	Conclusion
	Overall, the principle of extending the property is acceptable. It is advised that the scale, bulk and size of the rear aspect be reduced and that the proposed materials be addressed in line with the comments from the Conservation Officer. Based on the advice given, with amendments, the scheme could receive officer support but certain concerns would need addressing prior to any submission for planning permission.
	Please note that this letter is not intended to provide a comprehensive response of all issues which may be relevant. The advice refers to the issues we consider likely to be the most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.
	This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.
	Please review the additional information attached to this letter.
	Yours sincerely
	Anna Horn Case Officer

Pre-Application advice letter. Reference: PA/20/00318

1.8 Pre-Application Advice

Reference: PA/20/00318

The LPA were consulted for Pre-Application Advice resulting in the report by Anna Horn issued on 2 November 2020. A copy of the letter is included adjacent.

This advice informed the subsequent amendments to the proposal which include:

- A reduction in the height and width of the extension by a further 750mm to ensure it remains subservient to the host dwelling.
- The material palette has also been reconsidered, with the black timber cladding replaced with timber shingles.
- The zinc roof has been replaced with timber shingles.
- The unattractive and uncharacteristic garage has been changed to shingle to match the new extension and to blend into the surroundings. The facade openings will remain as per the existing garage.
- The link is fully glazed and allows for an uninterrupted view of the garden beyond.
- The mature vegetation to the front will be kept and enhanced with the new landscape plan.



Existing Site Plan

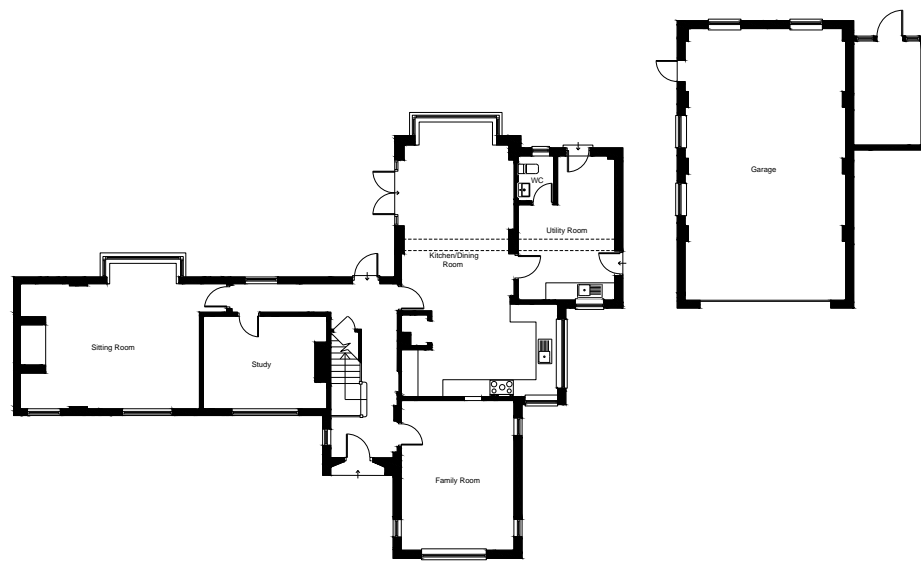
2.1 Existing Site Plan

The site is situated in the middle of Parkfield on the private Wildernesse Estate.

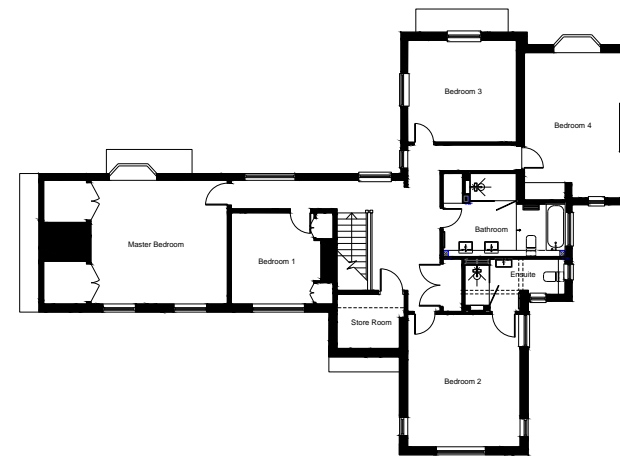
The house is set back from the road and is well screened by trees and shrubs. A gravel drive leads down from Parkfield road to a parking and turning area. The front garden is mature with large areas of planting which are overgrown and poorly maintained. The conservation area and Wildernesse Estate require the front row of trees to remain maintained and unobstructed as a street frontage.

The rear garden of 1.1 acres is predominantly lawn bordered with an array of shrubbery and trees as well as a number of sheds.

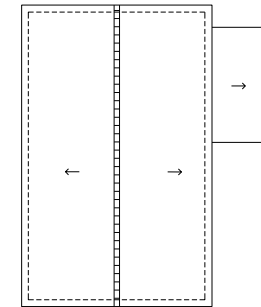




Ground Floor Plan



First Floor Plan

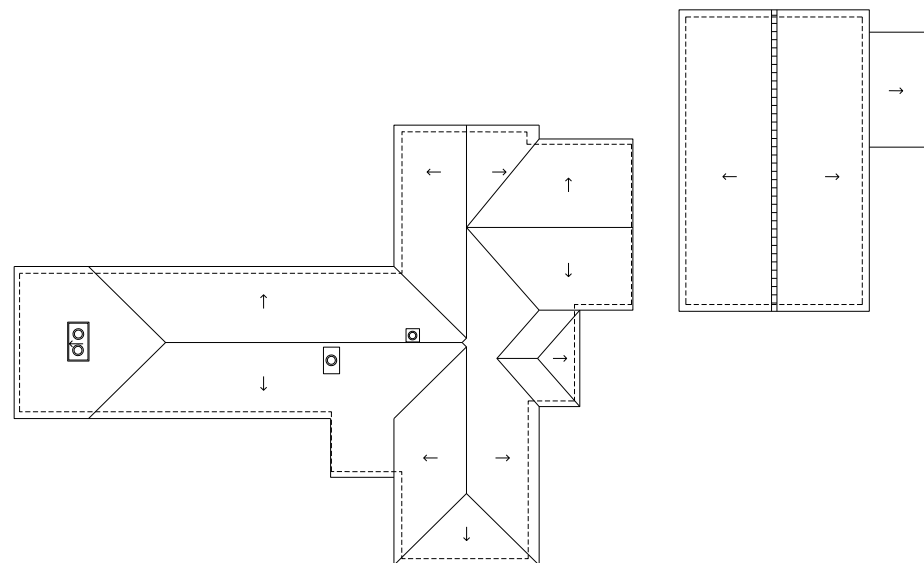


2.2 Existing Floor Plans

The front door opens to an entrance hall which provides access to all principle rooms on the ground floor. There is a family room to the front of the house and a study with feature fire place. The kitchen was opened up by the previous owner into an open place living space with views over the garden and french doors to the terrace. There is a direct connection to the utility room with a downstairs toilet.

On the first floor, there are 5 double bedrooms. The principle bedroom is to the west of the dwelling, but has no direct access to a bathroom facility. There is also a family bathroom and 2 no. shower rooms.

Whilst the plan is generous, overall the spaces are largely unconnected and as such the property is not ideally suited to modern day living.



Roof Plan



2.3 Existing Elevations

The existing elevations are made up of brick on the ground floor and red clay tiles on the first floor. The roof is clay tiles matching that of the first floor. The roof also has two prominent chimneys.

There is a gable on the north elevation that breaks up the facade, it is accompanied with a large bay window on the ground floor that allows ample light into the large, open plan living area.

A single storey garage sits to the side of the property.



Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation



Proposed Site Plan

3.1 Proposed Site Plan

The proposed site plan reorientates the driveway towards the front of the property allowing for direct access to the front of the house. This also allows for the introduction of a cottage style garden area near the garage and glazed link.

A path wraps around the side of the converted garage leading to two areas of terrace. Firstly there is the main terrace which spans the width of the rear and includes outdoor seating with a possible outdoor kitchen zone and relaxing area.

The second terrace will be gated but within reasonable distance and view of the main house and includes a pool and lounging area. The existing shed is proposed to be reused to function as a pool house.

--- Site boundary





Proposed Ground Floor Plan

3.2 Proposed Floor Plans

Ground Floor

The ground floor has been transformed to encourage family gatherings and modern living within hidden gems and unique touches along the way.

Upon entering, the hallway has been enlarged to allow ease of access for buggies to the new bootroom. A toilet is also accessed from this zone as is a small coats cupboard. The utility room is located near the bottom of the stairs with ample space and drying areas.

From the hallway a large set of crittal style sliders lead to the new open plan extension which includes a large kitchen with island, a window seat breakfast nook, as well as dining area and snug space. Directly from this area is a playroom which can change with the family over time in use.

A 'secret' cupboard is located in the kitchen accessing a larder/cold store and utility for overflow catering.

The garage has been connected via a glazed link and converted into an office and home gym with views to the garden.

The study and living room remain largely intact, however the current bay window has been removed and in its place a large set of double sliders have been added.

----- Line of existing building

----- Line of pre-app scheme





Proposed First Floor Plan

3.2 Proposed Floor Plans

First Floor

The hallway has been opened up to allow more breathing space. The cupboard has been relocated and two of the bathrooms have been combined to create a large family bathroom. The bedroom to the front remains an ensuite and there may be scope to add another ensuite to bedroom 2.

The childrens bedrooms are both smaller in size and are envisaged to share the family bathroom. which includes a storage cupboard for unsightly items as well as a large vanity unit for day to day.

The principle bedroom has been moved into the new extension and is comprised of a bedroom area, large ensuite and wardrobe area. The spaces are largely open but can be seperated with sliding doors. A unique twist to the ensuite is that the wall of the shower is opaque glass. A built in desk/shelving area is located on the wall opposite the bed to allow an additional private working area.

----- Line of existing building
 ----- Line of pre-app scheme



3.3 Proposed Elevations

The front of the home remains largely intact apart from a glazed link to the garage conversion. The garage will be clad with timber shingles on all sides, this will improve its appearance and match the cladding of the proposed rear extension to the main house.



Proposed Front Elevation



Proposed East Side Elevation

----- Line of existing building

3.3 Proposed Elevations

The rear elevation shows an extended element which tucks into the main house, remaining subservient to the existing to ensure that the locally listed asset remains clearly in view.

The proposed extension is clad with timber shingles to wrap the external walls and roof. Crittal style doors and windows are proposed, which would compliment the arts and crafts style of the house with a contemporary twist.



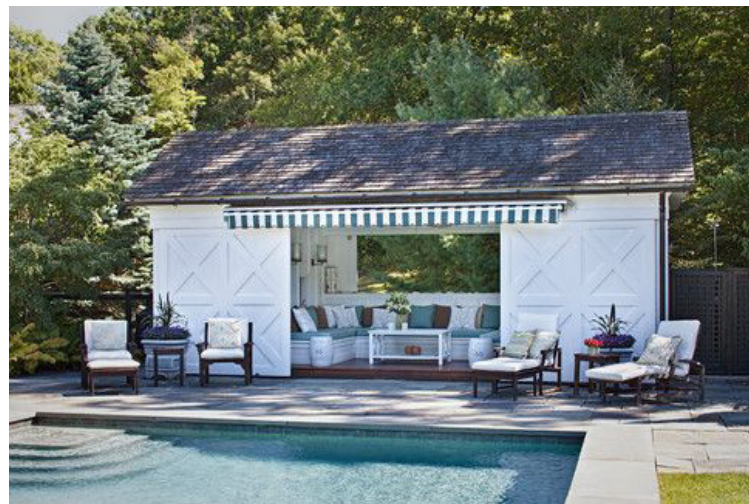
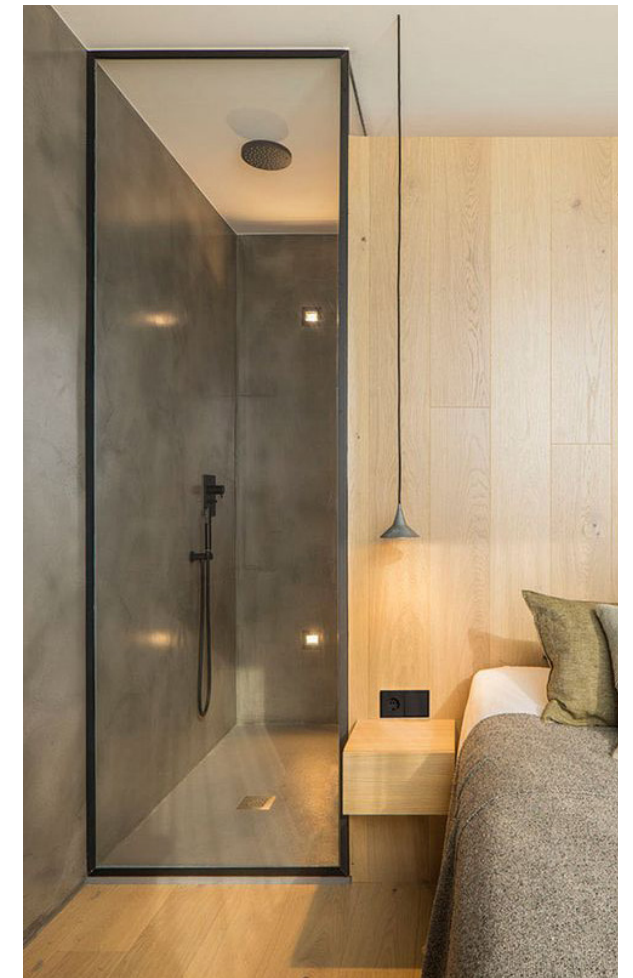
Proposed Rear Elevation



Proposed West Side Elevation

- Line of existing building
- Line of pre-app scheme

3.4 Concept Images



3.5 Material Study

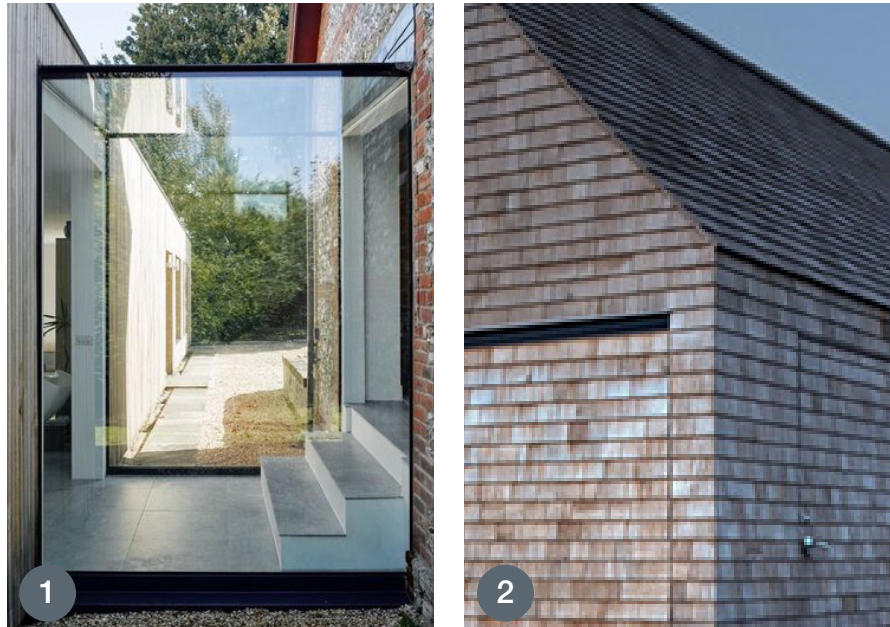
The material palette has been carefully selected to compliment the existing materials and ensure high quality additions which serve to protect and enhance the character of the building.



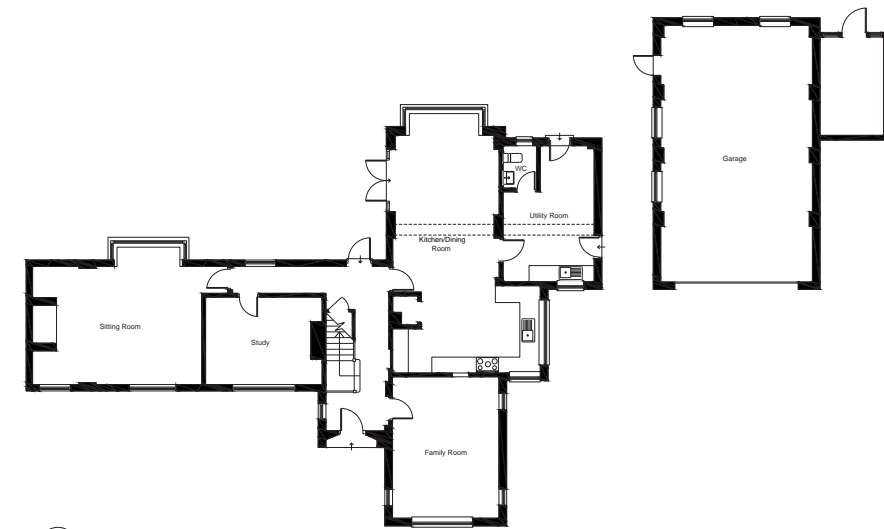
Detail of rear elevation



Detail of rear elevation



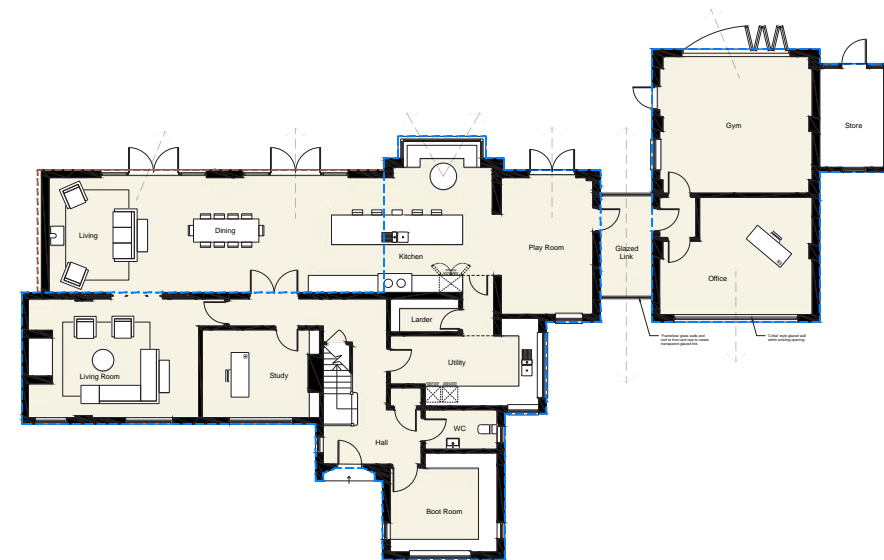
- 1 Minimalist frameless glazed link
- 2 Cedar shingle cladding to wrap walls and roof
- 3 Crittall style window and door frames



Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

4.1 Executive Summary

The proposal will enable the transformation of the dwelling into an exceptionally well functioning modern family home with moderate and carefully considered additions and without harm to the local heritage asset. The character of the existing site is respected and will be preserved with well maintained landscaping to provide the natural screening from the road.

The materials and craftsmanship are specified to a high standard to ensure that the property will maintain its contribution to the exemplary architecture of The Wildernesse Estate Conservation Area long into the future.

EXISTING GEA	m ²	sq ft
Ground Floor (Including Garage)	265	2852.5
First Floor	174	1872.9
Total	439	4725.4

PROPOSED GEA	m ²	sq ft
Ground Floor (Including Garage)	325	3498.3
First Floor	232	2497.2
Total	557	5995.5

OPEN architecture

Anton House, South Park
Sevenoaks, TN13 1EB

www.openarc.co.uk