

DESIGN AND ACCESS STATEMENT

Introduction

Culver House is a Grade II listed property on the outskirts of Penshurst, Kent. The house was first built in 1848 as a country retreat and has subsequently been extended numerous times.

This application is for the replacement of damaged single glazing panes with heritage double glazing units with a view of reducing the property's carbon footprint.

This proposal does not include any structural works and no alterations are proposed to the external envelope of the building. The numerous stone casements in the property will be unaffected by the proposed changes. This document is to be read in conjunction with the Heritage Statement.

Context

Culver House forms part of the larger original Hammerfield house which has subsequently been subdivided. The house is grade II listed and is set within gardens originally said to have been designed by Joseph Paxton, though no garden plans survive, and little remains of the original estate. The building is set within a residential area on the outskirts of Penshurst Village which is accessed via a shared road on the north of the dwelling. The building is outside of the Penshurst conservation area.

Use

The use of the property will remain unchanged as a private residential dwelling.

Amount

The footprint of the building will remain unchanged.

Layout

The numerous changes to the property over the years have meant that no original glass is thought to remain. Neighbouring parts of the building were double glazed many years ago, though this was never done to the Culver house section of the original house.

The proposed changes are limited to the following:

- Replacement of single glazed glass panes with double glazed units from a heritage specialist glazing company to ensure the replacement can be done without damage to the structure of the property.

No changes are required in the internal layout of the property.

Scale

The external massing of the dwelling remains unchanged. The scale of the development is limited to alterations only as outlined above.

Landscaping

No external works form part of this application.

Appearance

The external appearance of the building will be unchanged.

Access

The building is accessed from a shared drive. No changes to the access are proposed as part of this application.