



Architects

Minor elevational changes to existing dwelling

at

**Dreamscape, Oak Farm lane, Fairseat
KENT
TN15 7JU**

Planning Design & Access Statement

9 April 2021

**DAC Architects
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Introduction & Use

This is an existing dwelling on a large plot of land. Extensions and alterations have been secured under a permitted development notice but these mainly effect the side and rear of the building. The building itself is in a poor state of repair so my client wishes to obtain planning consent for some very minor elevational changes to the front areas of the building.

The Site:

The site is located far back from Oak farm Lane with a long driveway from the Lane onto the site. The site consists of two single storey buildings to the east and south of an existing swimming pool with a large garden to the north-west and a paddock to the south. This application affects the main single storey building only, there are no alterations proposed to the small building or to any of the outbuildings.

Existing Building:

The building features white painted timber cladding & upvc windows with shallow pitch pantile roof coverings & some felt covered flat roofed areas.



The alterations entail the addition of render on insulation mechanically fixed to the face of the existing building. This will provide enhanced thermal efficiency, help to address damp problems inside the building and cover up areas where the existing timber cladding is nearing the end of its useful life.

The single storey part of the building facing east is now in a very poor state and whilst carrying out 'like for like' repairs by way of re-covering the existing flat roof my client wishes to create a more substantial wall at the lower level by way of Kentish ragstone walling, with rendered insulation above.