



# DESIGN AND ACCESS STATEMENT

## FOR SITE AT 1 WALNUT CLOSE, EYNSFORD DA4 0ES

Prepared by FAP architects  
198 Providence Square  
London SE1 2DZ

April 2021

## INTRODUCTION

Planning Application is seeking to develop a site created after subdivision of existing site at 1 Walnut Close in Eynsford, Kent. Walnut Close is seven dwelling cul-de-sac off Station Road being main road through the village.

The site currently comprises a detached family dwelling with two garages and front and rear gardens. Existing site has a long rectangular shape with total area of approximately 1055m<sup>2</sup>. A portion of site facing Station Road is currently under-used due to site topography and building layout.

Area of proposed new site following sub-division will be approximately 305m<sup>2</sup>.

Application is for a new detached dwelling with south-facing garden.

Application Site is not located in a Town Centre or a Conservation Area and it does not contain any listed buildings. It is located in High Weald Area of Outstanding Natural Beauty. There are some protected trees on site.



*Aerial View*



*View of 1 Walnut Close*



*View down Walnut Close*





*View from cottages opposite Station Road*



*View from cottages opposite Station Road*



*Location Plan*

## USE

Application is for private family dwelling with private garden and two car spaces.

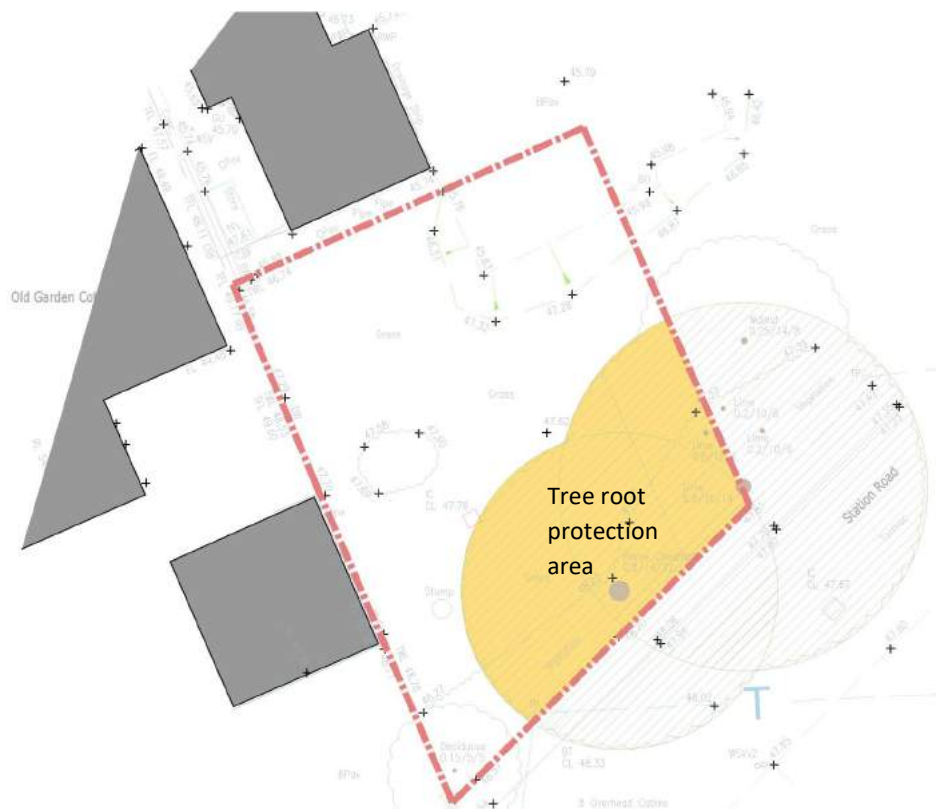
## AMOUNT

Proposal is for a detached Single-family dwelling with 3 no bedrooms and space for 2 no cars. Total proposed GIA of 131.2m<sup>2</sup>.

## site constraints

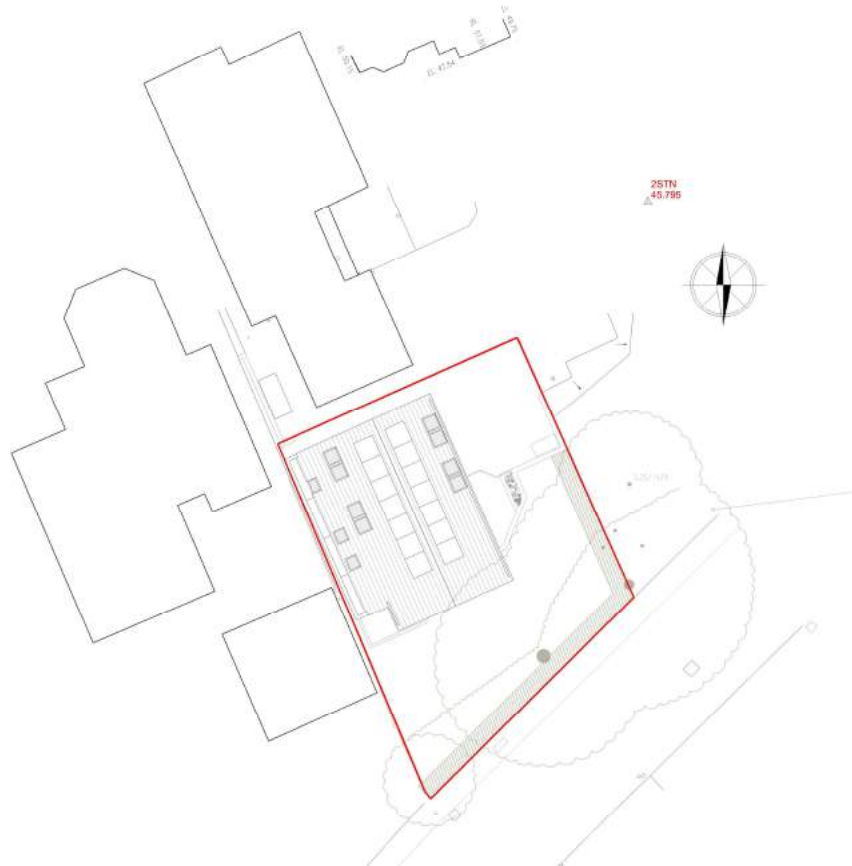
It is recognized there is an existing soakaway to discharge Station Road storm water. Following consultations with Highways Department it was suggested the Soakaway could be moved further East, down the green and away from the proposed development. 6 metre distance is required from the proposed new foundations.

There are existing large trees on site, root protected area has been identified by tree specialist and taken into account with setting out of the proposed development.



*Topographical Site Plan Showing Root Protection Area*

## site constraints



### *Proposed Site Plan*

## LAYOUT

Due to site topography and to protect nearby trees' roots, to benefit from good daylight and direct access to private garden, an inverted (up-side-down) floor arrangement is proposed with sleeping accommodation on ground level and living space on first floor. Three double bedrooms are proposed at entrance level on ground floor with windows created by retaining adjacent ground in form of lightwells.

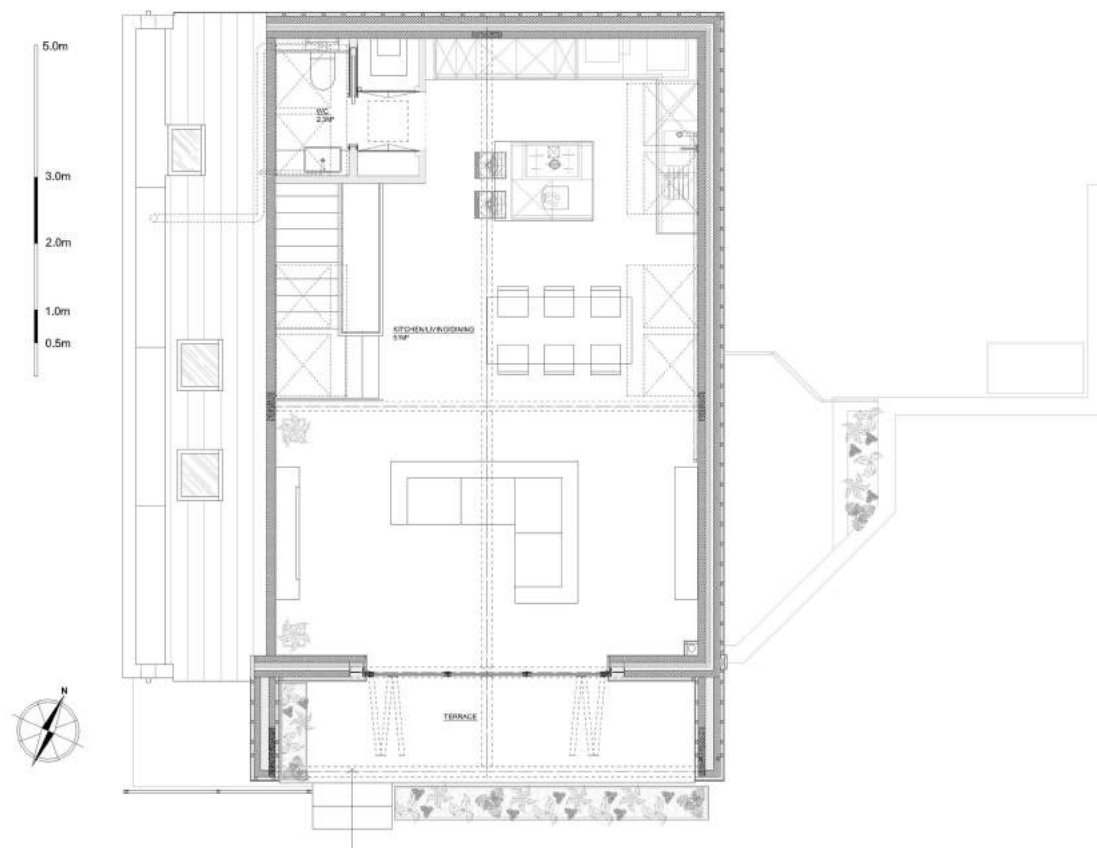
Open Plan Living accommodation on the first floor will benefit from extra ceiling height with open roof space.





Ground Floor Plan

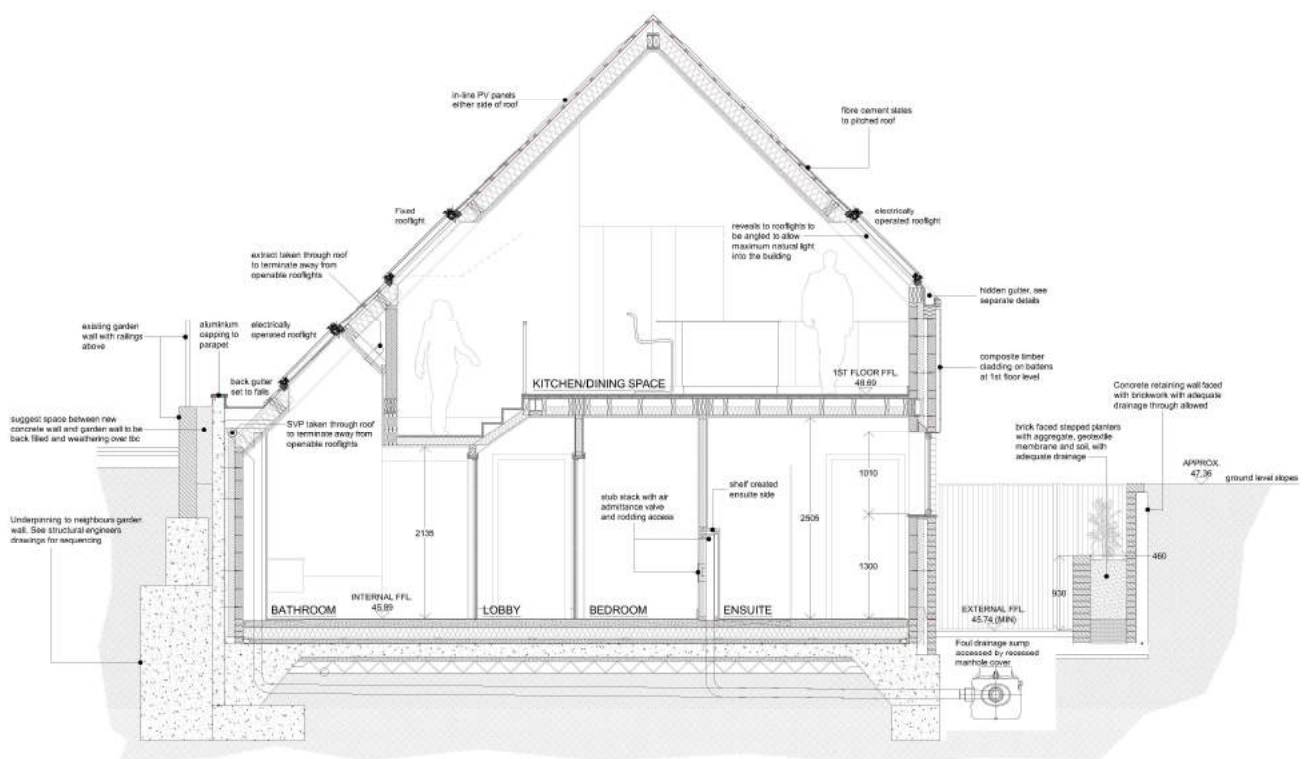




*First Floor Plan*

SCALE

Two storey dwelling is proposed with dual pitch roof to match adjacent dwelling at 1 Walnut Close. Generous floor to ceiling height is proposed throughout. Maximum ridge height lower than any of the adjacent buildings. Proposed development is set approximately 1.2 meter lower than adjacent property at Old Garden Cottage. With First floor entirely under roof it will have minimal impact on outlook. All rooflights facing West will be obscure and fixed therefore respecting privacy of the neighbouring building.





#### *Proposed Sections*

### ACCESS

Spaces for two cars are proposed in front of dwelling entrance accessed via existing drive to 1 Walnut Close. Under cover approach with low threshold front door.

Comfortable tread to going stair into first floor level. Rear garden can be accessed from First Floor via terrace steps.

### APPEARANCE

Contemporary and minimalistic building form is proposed respecting scale of surrounding properties.

Brick masonry finish to ground floor portion with composite cladding to first floor and slates to roof element.

Rooflights to pitched roof with fixed, obscure lights where overlooking of adjacent site possible.

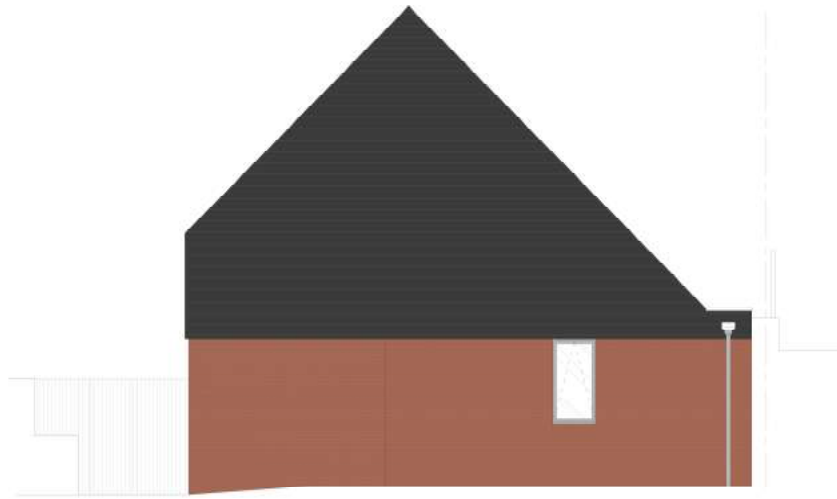




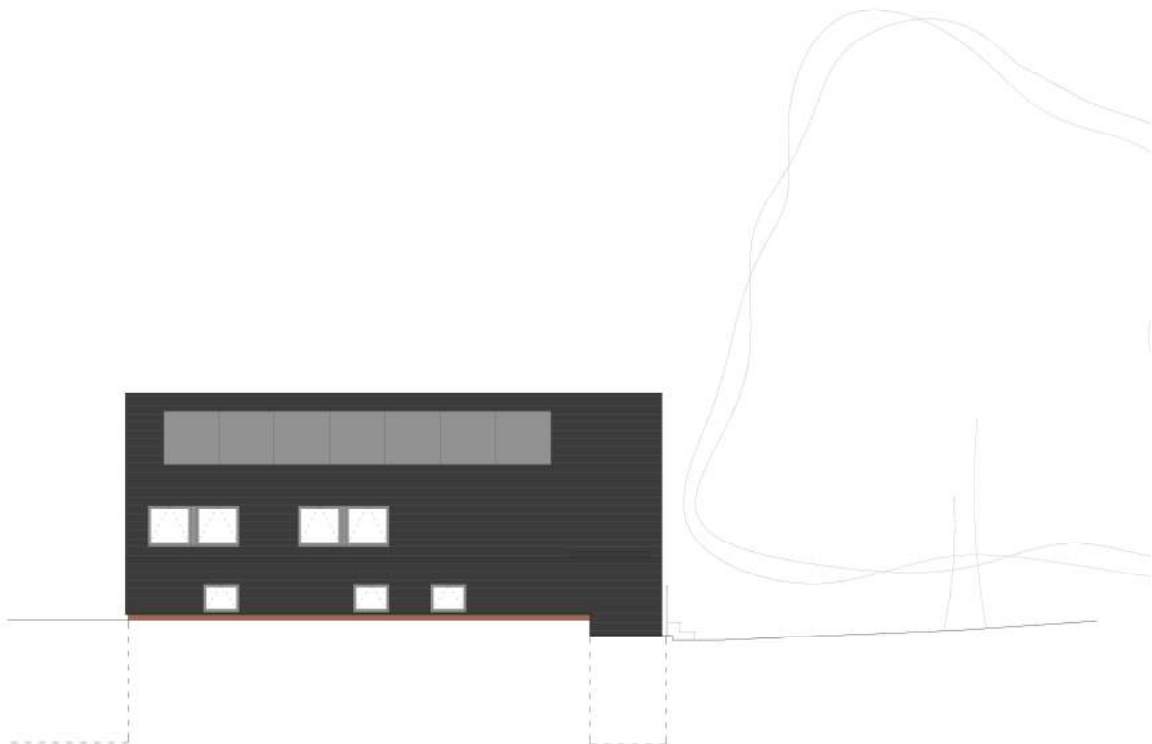
*Proposed South Facing Elevation*



*Proposed East Facing Elevation*



*Proposed North Facing Elevation*



*Proposed West Facing Elevation*

## LANDSCAPING

Direct access from first floor level to rear garden via terrace steps. Fencing is proposed to boundaries on Station Road and adjacent site at 2 Walnut Close for security and privacy reasons. Some changes to land topography will be required with structural retention of ground.

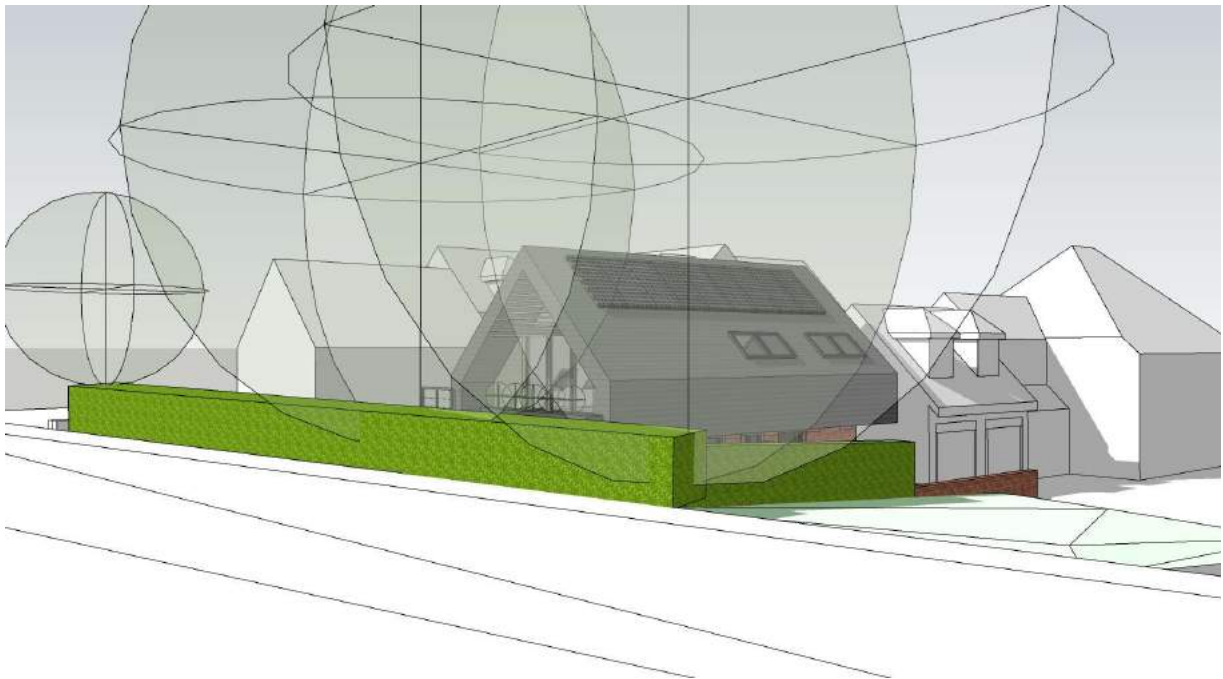
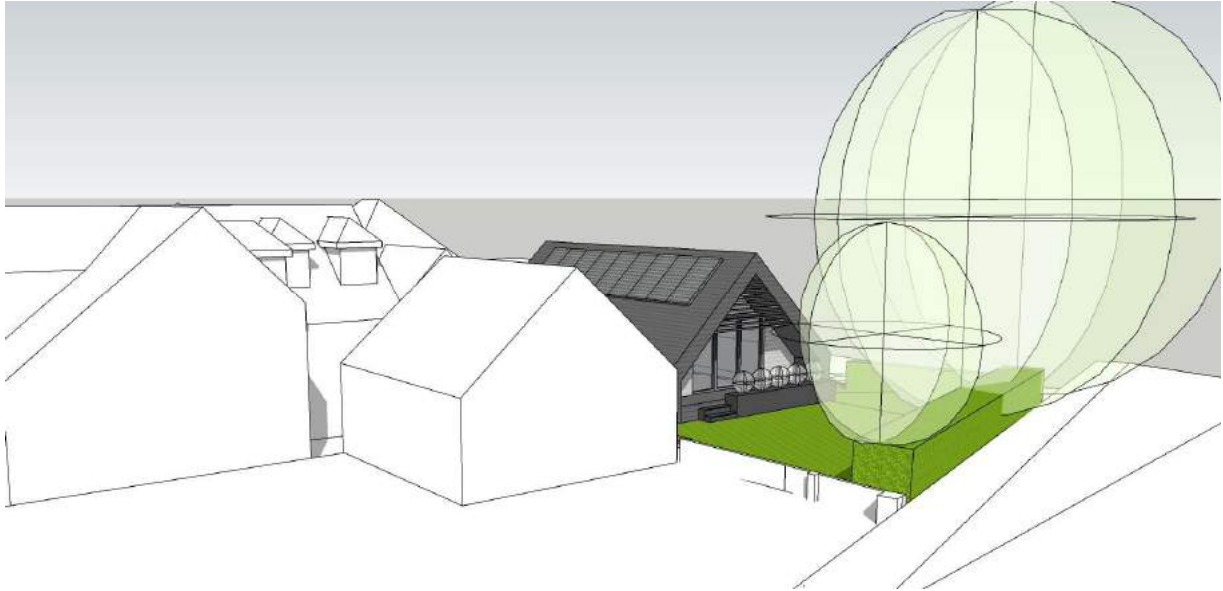
## SUSTAINABILITY

Number energy efficiency measures are being considered in line with passive house principles to reduce carbon footprint and will be subject to specialist design and viability assessment. To include:

- PV solar panels
- Ground source heat pumps
- Thermal insulation exceeding Building Regulations as minimum standard
- Means of natural ventilation



## MASSING



*3D model – Street Views*