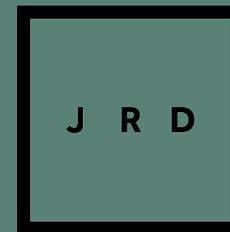


2041
WINTERFIELD FARM
DESIGN & ACCESS STATEMENT

Revision B



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CONTENTS

Drawings shown not to scale
unless otherwise stated

Project Synopsis

3 Project Brief

Site Analysis

4 Site Location

Design Proposal

7 Design Intent

7 Materials Palette

8 Change of Use

9 Proposed Drawings

PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of converting the land adjacent to the house from agricultural to residential (C3) and erecting a new detached garage for domestic use.



SITE ANALYSIS

SITE LOCATION

The site is located at Winterfield Farm along Winterfield Lane, in West Malling.

SITE CONTEXT

Winterfield Farm is located in a rural setting in-between West Malling & East Malling, in an isolated location, outside of the Green Belt and Conservation Areas.

The buildings that occupy Winterfield Farm are typical of its rural setting using materials such as brick, timber & aluminium sheeting.

The site in question is located towards the front of the site (indicated by the red marker) adjacent to the entrance from Winterfield Lane, level with the house. At present, the area of land in question is unused and occupied by shrubs and storage containers.



01. Aerial Image of the Existing Site



01.



01.



02.



03.

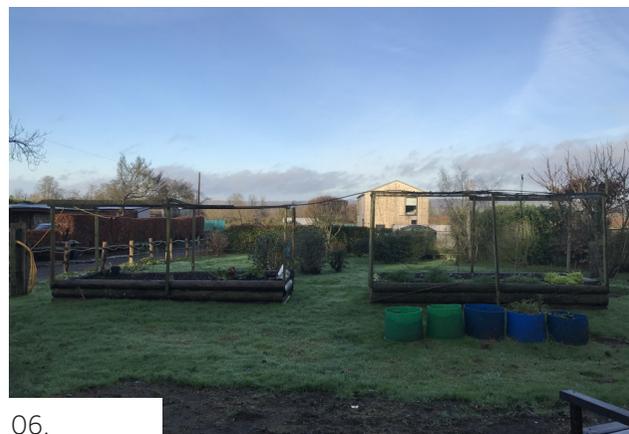


04.



05.

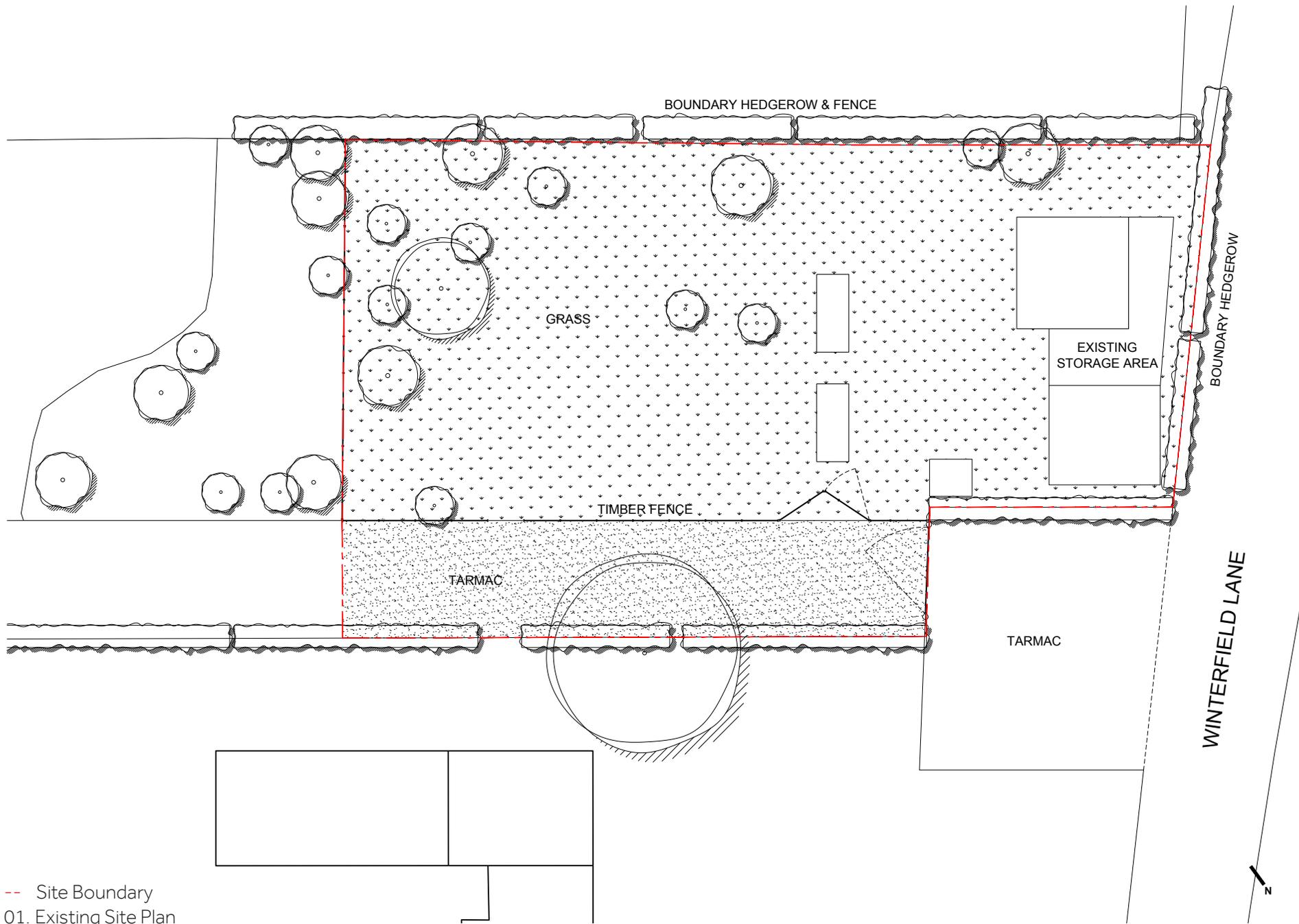
- 01. View of the South-Eastern boundary along Winterfield Lane as shown on Google Maps
- 02. View of the existing gates and lay-by off of Winterfield Lane, allowing ample space for a car to wait in front of the gates without preventing traffic along the Lane
- 03. The secure entrance onto the Farm, looking back at the Lane
- 04. Looking North-West along the existing access road on the Farm
- 05. Looking North at the proposed location of the Garage, in-place of the existing flower beds
- 06. Stood on site looking North-West towards the Haybarn property
- 07. Looking North-East towards the site boundary formed of timber fencing and established hedgerows that continue around the Northern & Eastern boundaries.



06.



07.



-- Site Boundary
 01. Existing Site Plan

DESIGN PROPOSAL

DESIGN INTENT

The project objective was to;

- Create a detached garage for domestic use
- Position the building within close proximity to the house on an unused area of grass adjacent to the entrance onto the site
- Use materials appropriate and suitable to its rural location
- Allow enough internal height for a car lift, allowing the client to continue to maintain classic vehicles without restricting the height of vehicle or causing health & mobility issues.

The garage has been located as shown due to its proximity to the house, the entrance onto the site, and the shared access road. At present, the area of land is unused and masked from the road by a row of established hedges. The building has been set back to allow a vehicle to park in front without preventing cars from passing along the private road.

The design of the garage itself is typical of a rural setting; a single-storey structure with the walls clad in timber and a mono pitch roof finished in sheet metal.

The garage has been designed to allow enough internal height for a car lift allowing the owner to continue their hobby of maintaining classic cars, raising the car to a comfortable and safe working height, without concerns regarding access or mobility.

The building is not to be converted into accommodation at a later date and therefore we would be happy for the inclusion of a condition stating this as part of an approval.

MATERIALS PALETTE

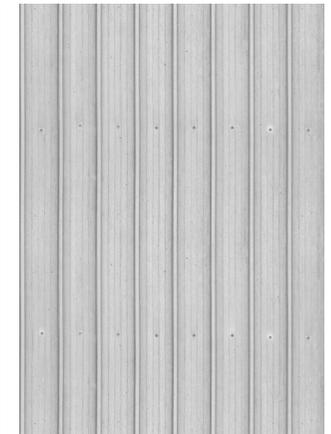
The materials were chosen to match the rural setting and the materials that are already found on the site.



The walls will be brick up to the DPC (150mm above ground level).



Above the brick, the remainder of the walls will be clad in timber weatherboard painted black; typical of Kentish agricultural buildings.



The mono-pitch roof will be finished in profile sheet metal as a practical solution that requires little maintenance; similar to the existing buildings on the site.

CHANGE OF USE

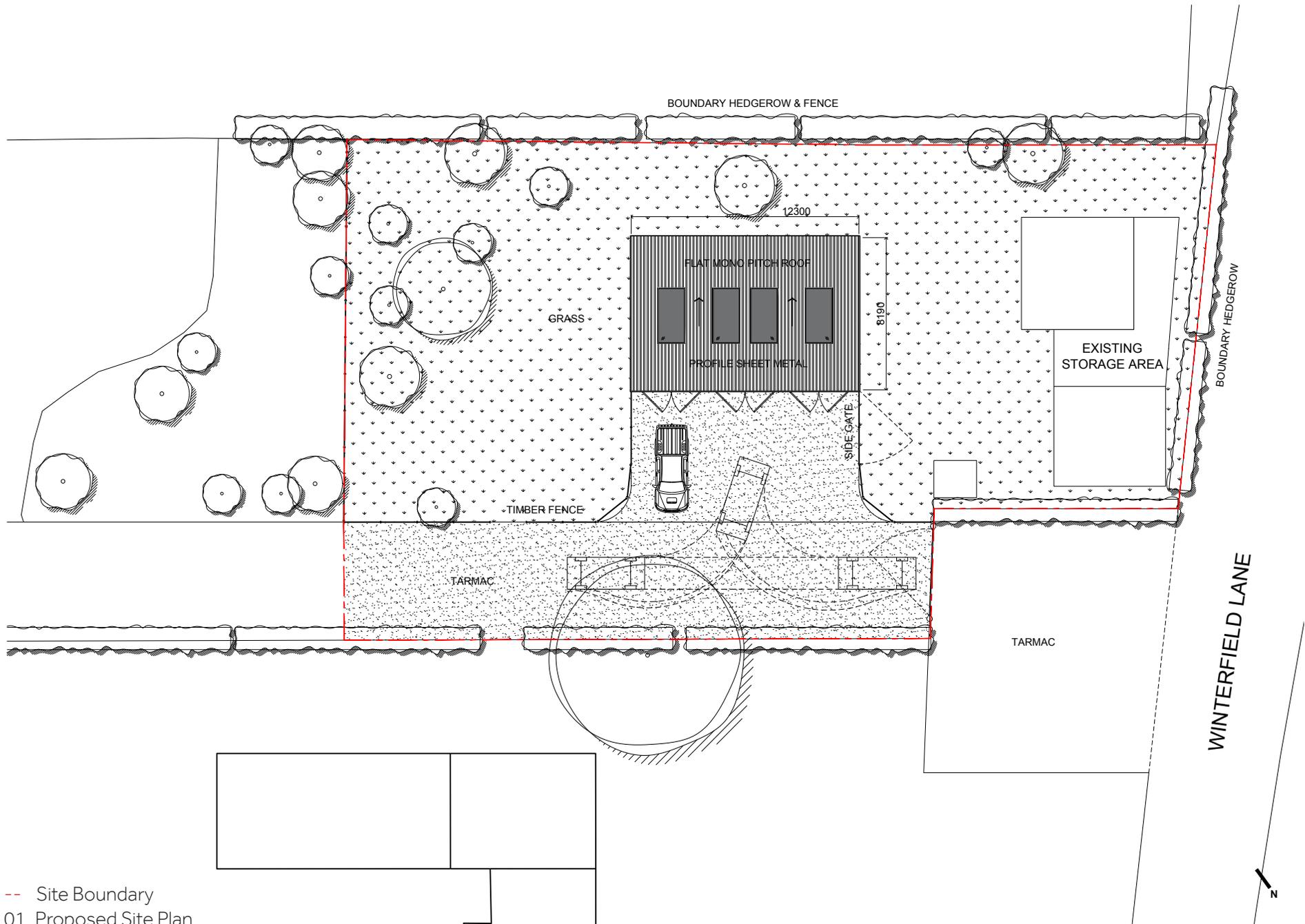
The area of land the proposed garage is intended for is currently designated for agricultural use. This application looks to convert the hatched area of land on the attached plan to domestic use for the enjoyment of the house only.

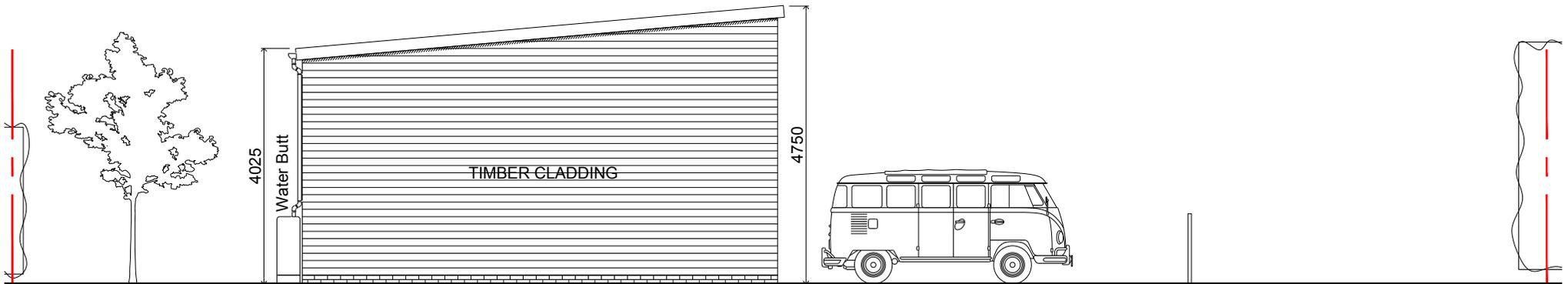
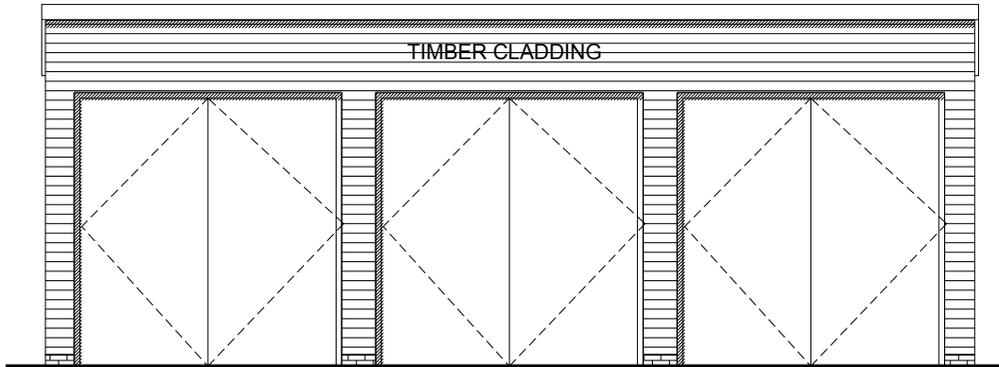


- Site Ownership
 - Site Boundary
01. Location Plan



01.



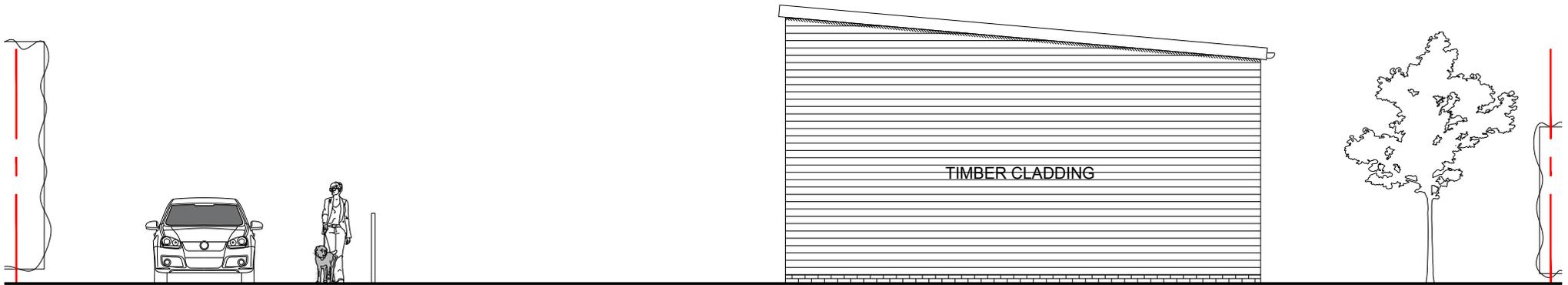
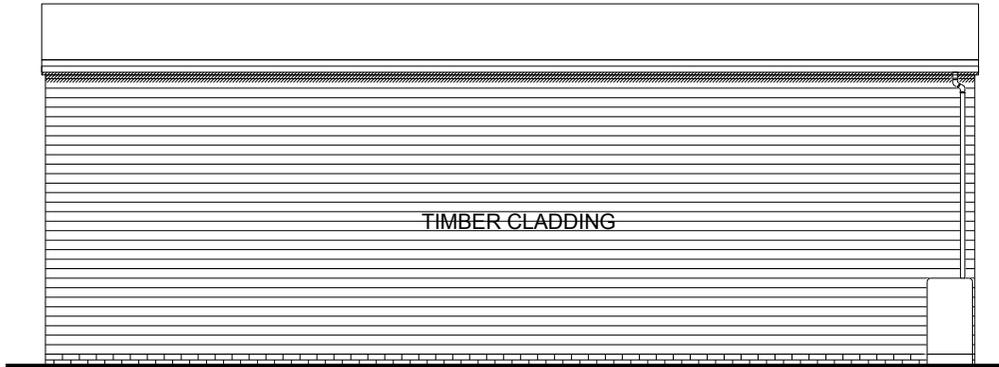


-- Site Boundary

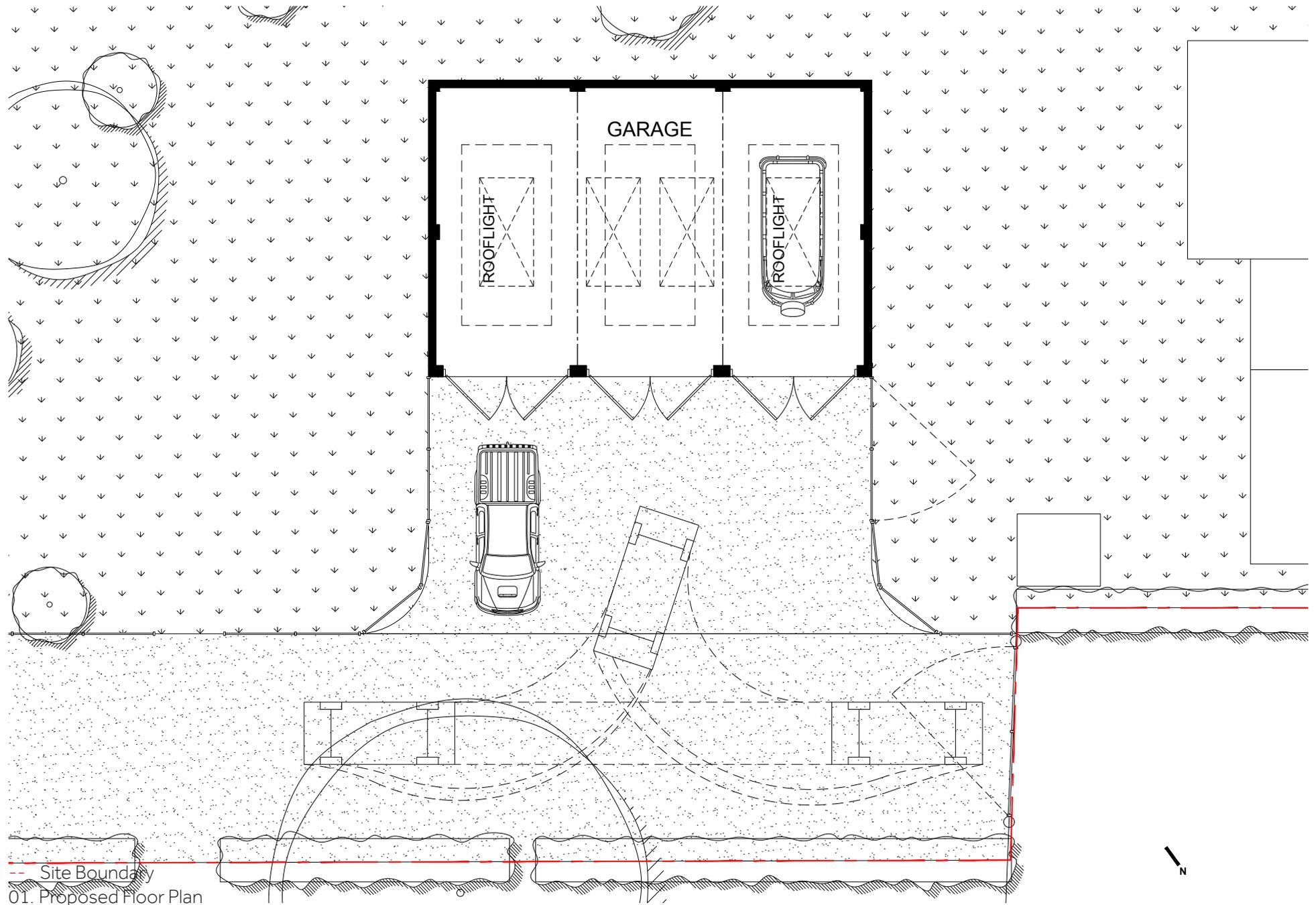
From Top Down

01. Proposed (Front) South-West Elevation

02. Proposed (Side) North-West Elevation

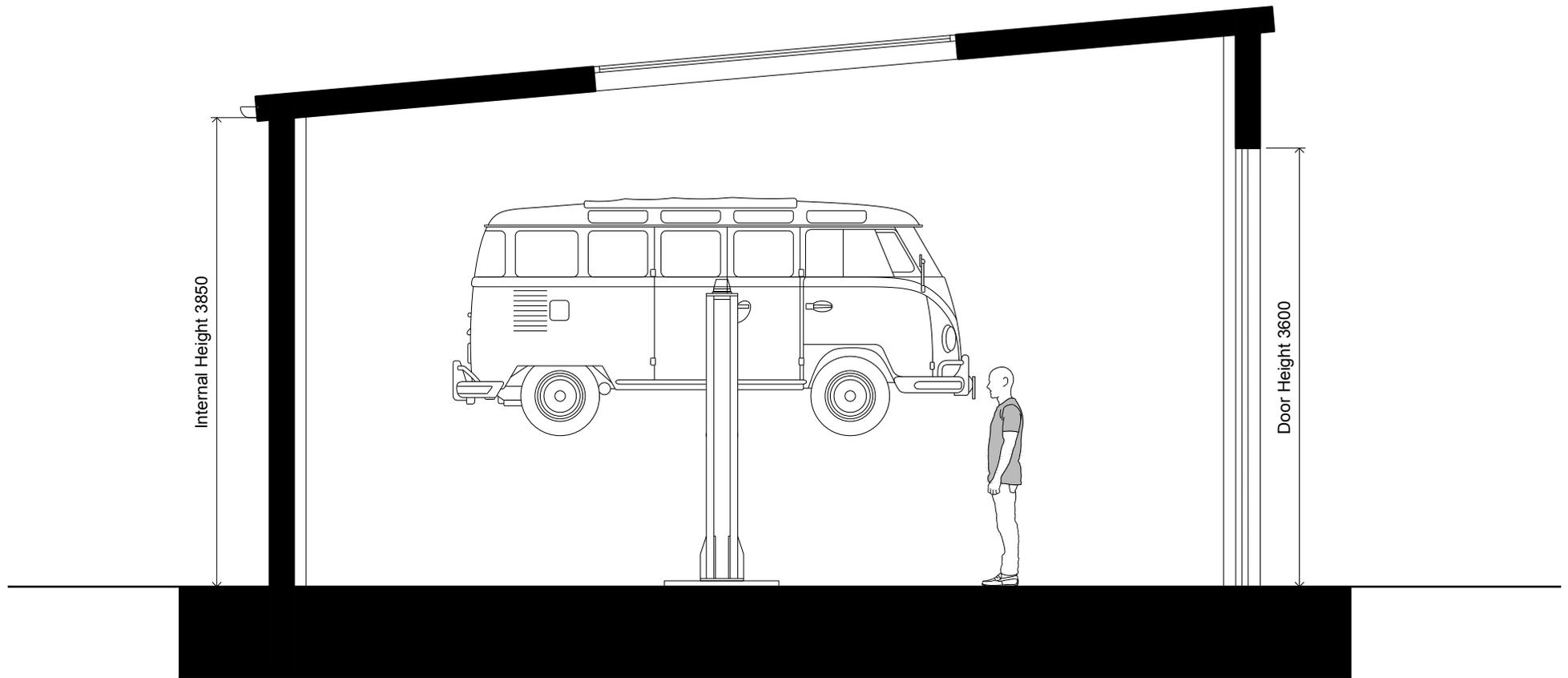


- Site Boundary
- From Top Down
- 01. Proposed (Rear) North-East Elevation
- 02. Proposed (Side) South-East Elevation



-- Site Boundary

01. Proposed Floor Plan



01. Proposed Section
(Type of vehicle lift to be confirmed. Lift shown is for illustrative purposes)

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