



DESIGN & ACCESS STATEMENT

Site Address: Newlands Barn, Delaware Farm, Hever. TN8 7LD

Proposal: Conversion of existing barn into a 3-bed detached dwelling,
with associated access and parking

Project: Newlands Barn, Delaware Farm, Hever. TN8 7LD

Client: Ms K Dixon

Document: Design and Access Statement

Reference: 20017-P-900-DAS

Issue

Date

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Planning Submission

CONTENTS

1.0	Introduction	Page	3
2.0	Area Assessment	Page	4
3.0	Design Evolution	Page	7
4.0	Proposal	Page	12
4.1	Use		
4.2	Amount		
4.3	Layout		
4.4	Scale		
4.5	Landscaping		
4.6	Access		
4.7	Character and Appearance		
5.0	Summary	Page	15
6.0	Appendix	Page	15

1.0 Introduction

This statement has been compiled in support of the conversion of the existing barn at Newlands into a 3-bed detached dwelling, with associated access and parking.

This document should be read in conjunction with the attached site photographs, appendices, and associated planning drawings as part of this submission.

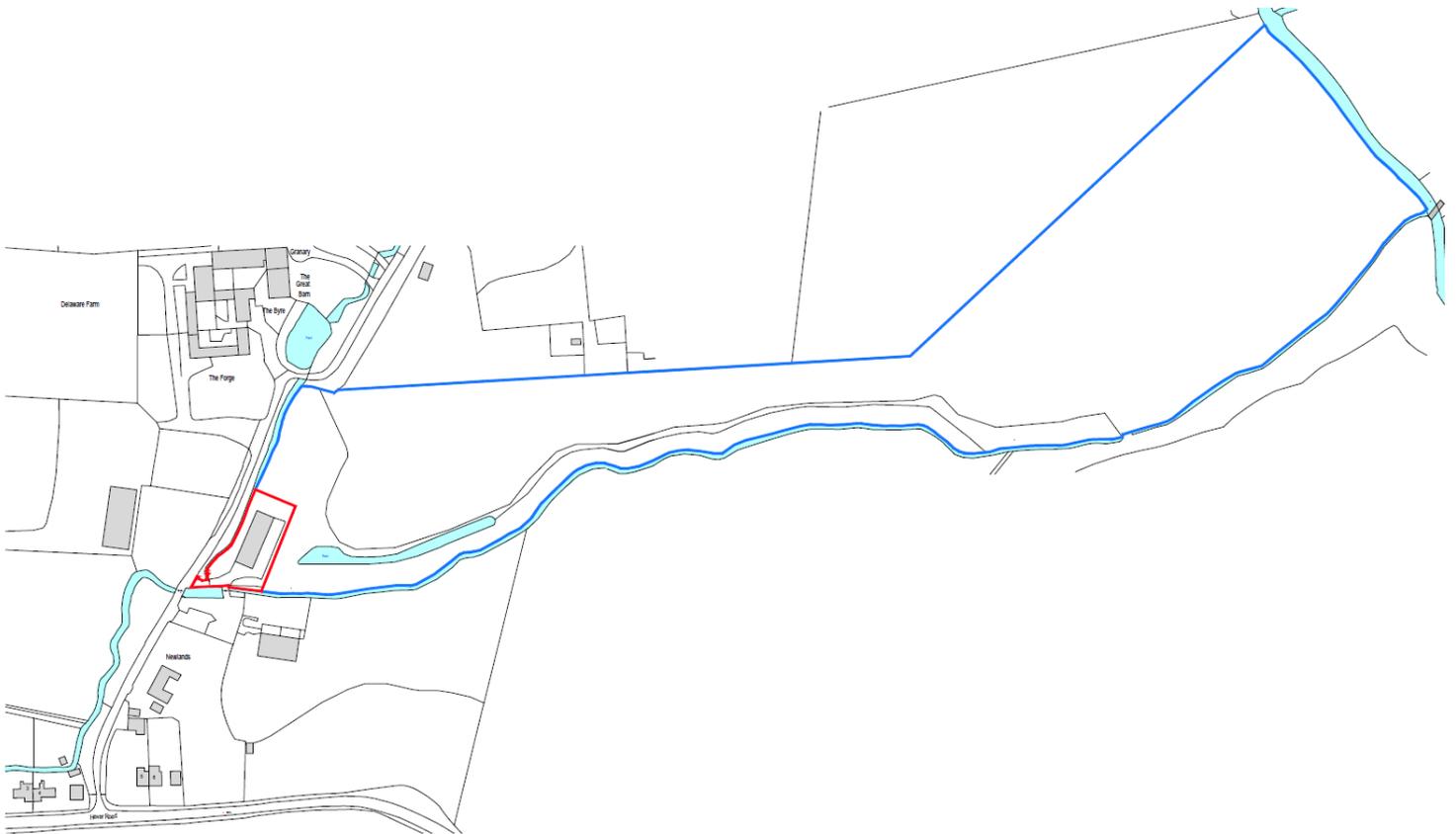


Fig 1 Location plan showing Planning Application boundary in red and land ownership in blue

2.0 Area Assessment

The site is located on the Eastern side of the North-South lane from Hever Road, to the north of the existing Newlands and to the south of the collection of dwellings at Delaware Farm.



Fig 2 Aerial photograph showing the application site (Bing Maps)

The site is accessed via an existing gate onto the access lane

The site is predominantly flat with gentle undulations and is generally bounded by dense mature hedges and lines of tree to the perimeter.

The site is screened with a gated access, post and rail fences and watercourses to the southern and western boundaries.

The site is expansive, with the proposed planning application boundary containing the proposed residential curtilage and access to the lane only.

The following images illustrate a selection of the existing site condition:



Fig 3 View of the site from the lane



Fig 4 View of the existing building from within the site



Fig 5 View of the existing building

The existing structure is single storey in height and is of a robust steel frame construction

The building is finished with fair faced blockwork walls up to the visible heights witnessed with remainder of the steel frame clad in corrugated steel sheeting along with a sheet clad roof.



Fig 6 View outwards towards the wider site

The site is largely open and is well screened from the surrounding area by the boundary tree lines and post and rail fences.

3.0 Design Evolution

The site has the benefit of a previous prior notification in place with reference 18/02174/PAC for a similarly presented 3-bedroom residential dwelling.

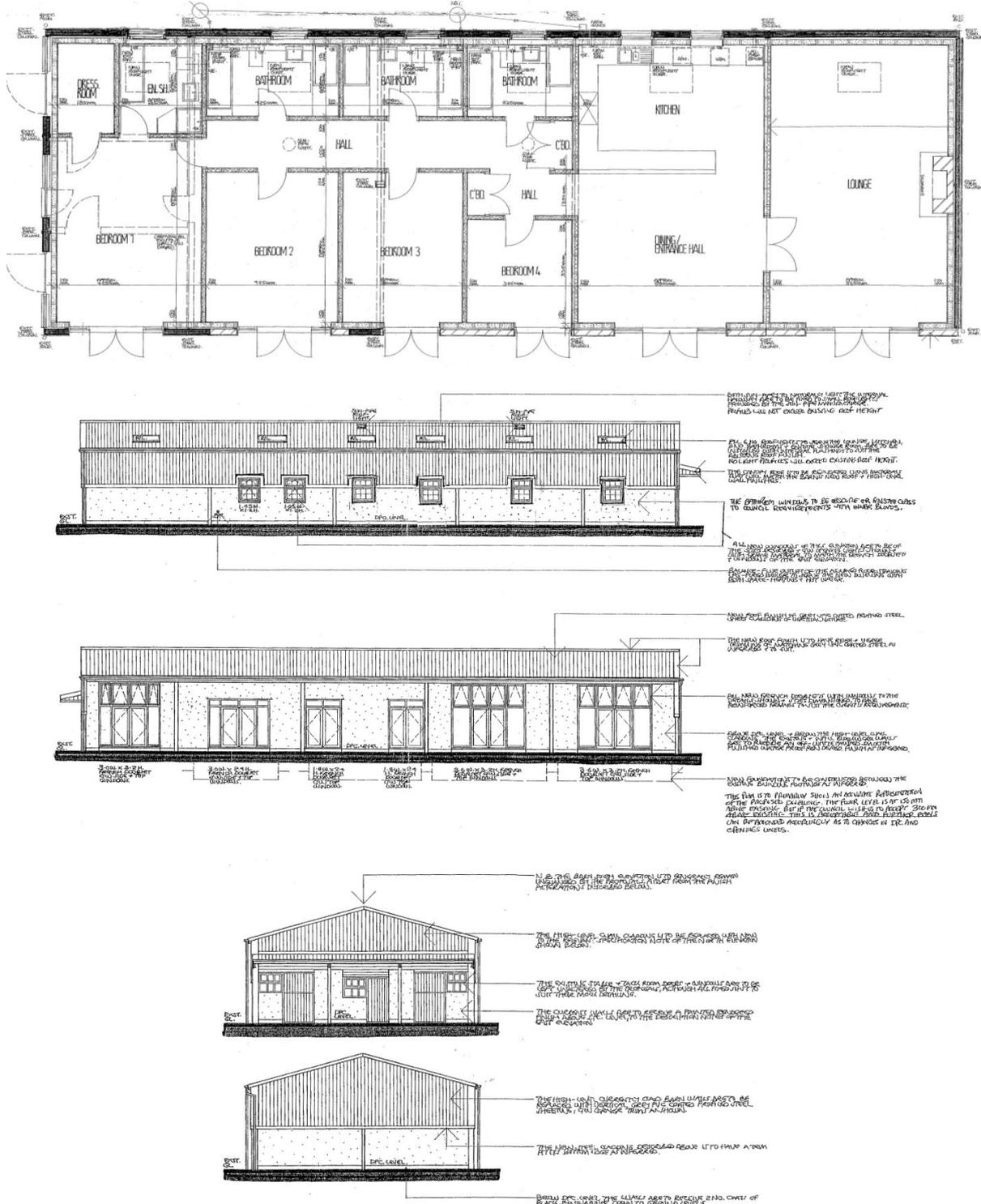


Fig 7. Historic floor plan and elevations as submitted with reference: 18/0174/PAC

The Client is keen to create a dwelling with its access and internal arrangement, designed specifically to their needs, with an architectural response to the façade using high quality and high performance materials, but true to the nature and form of the building structure contained within.

To engage with the Council in advance of a formal planning application, a pre-application enquiry was submitted to the Council under reference number PA/21/00076.

The plans submitted are included below and the proposals sought advice regarding a similar scheme to the one presented in this planning submission, for change of use of the existing building to a 3-bedroom dwelling with associated external landscaping and access.

A selection of the submitted plans are extracted in the following images:

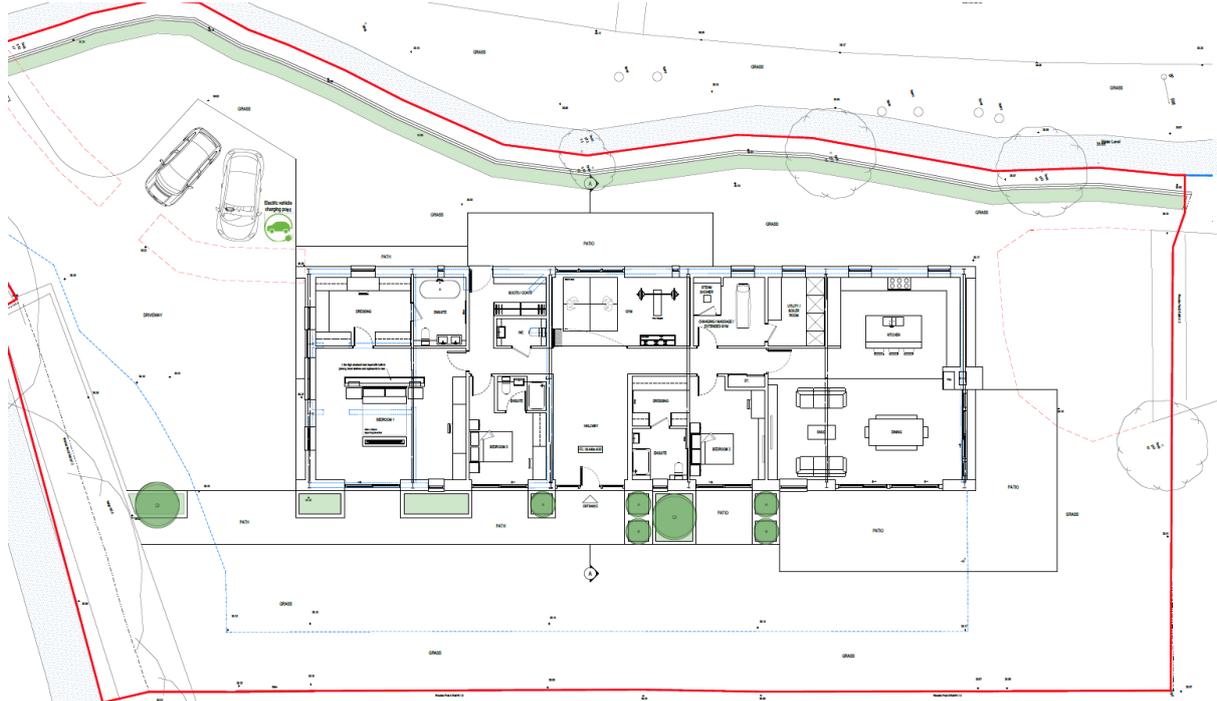


Fig 7 Proposed site layout / ground floor plan for the pre-application scheme



Fig 8 Proposed eastern elevation for the pre-application scheme

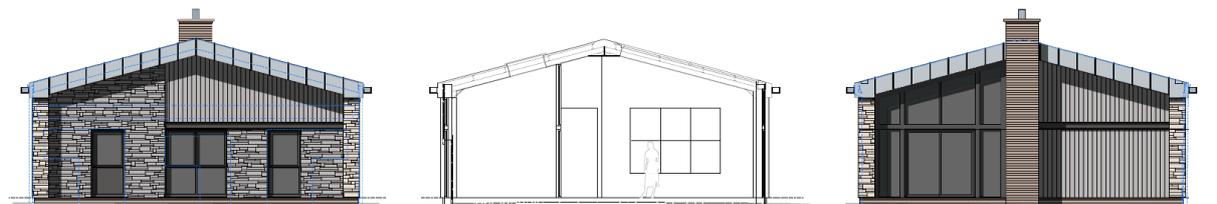


Fig 9 Pre-Application South Gable elevation (Left), Section and North Gable elevation (Right)



Fig 10 Proposed Western elevation

The proposals were positively received from the Planning Officer, with some items of design to finalise in advance of a planning submission along with procurement of specialist consultant reports.

Notably, to review of the extent of windows / glazing when viewed from the access lane, to review the size of the proposed chimney and to provide information regarding the proposed palette of materials in relationship to the local character.

Our Client has taken on board the helpful advice within the pre-application response and has made amendments to the scheme, illustrated in the following plan extracts:



Fig 11 Ground floor plan / Site layout for the application scheme

A number of windows have been removed from the access lane and the internal arrangement adjusted to show the kitchen on the garden side façade to capture the long-distance views and morning sun.

A native hedgerow and 1.5m high woven willow fence screening is introduced to the access lane boundary to provide a degree of screening and privacy to the west facing patio which will have access to evening sun.

New tree screening is introduced to the northern façade to enhance the existing screening that is present in this area.



Fig 12 Proposed Eastern Façade

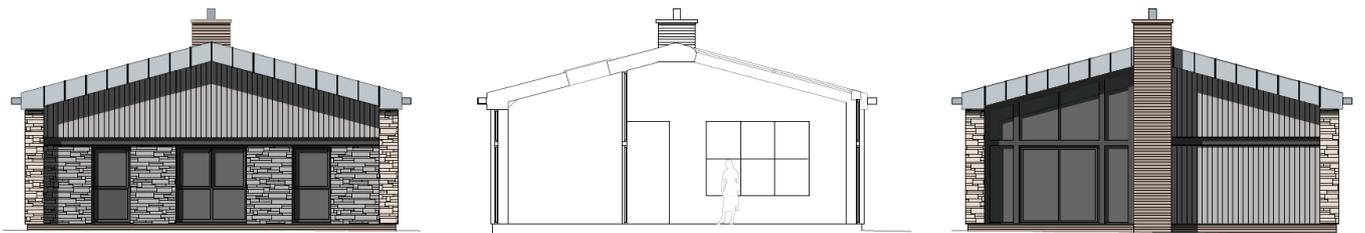


Fig 13 South Gable elevation (Left), Section (Centre) and North Gable elevation (Right)



Fig 14 Proposed Western Façade

The number of windows and rooflights on the western façade facing the access lane have been reduced to retain a more solid look to the façade, which is the current state.

The central glazing has been retained to provide a dual aspect to the layout and evening sun to the depths of the hallway.

The size of the chimney has been reduced, but the form has been retained in the proposed location to provide a visual break and appropriate weathering junction to the roof cladding on the northern gable façade. The Client wishes for an open fire to be integrated into the design and the chimney breast / stack has been sized to suit.

Note that the presence of a chimney was accepted on the historic layouts of the prior notification 18/02174/PAC, albeit the stack is missing from the proposals.

The rhythm and spacing the proposed windows are set out to co-exist with the existing steel framed structure of the building. The pattern of window openings is kept within the existing apertures where feasible to follow the existing fabric. The existing blockwork walls are to be extended up to the eaves to allow for a consistent internal substrate and thermal line.

The composition of the southern façade cladding has been simplified, to be more in keeping with the existing condition.

Generally, the lower stonework / cladding is separated from the high-level timber / stone cladding by a profiled channel section, which provides interest, a nod to the agricultural heritage and a clearly defined and considered architectural and construction break between the materials.

The proposed material of a stone clad façade has been chosen specifically for this building.

The accompanying structural report highlights that the steel structure is likely to be prone to a degree of flex, so a rendered façade over the existing blockwork (as accepted on the prior notification 18/02174/PAC) is not an appropriate design response and will ultimately crack and weathering between blockwork and steel frame will be affected. The proposed stone cladding will be floated in front of the blockwork walls and steel frame and allow for full weathering and movement.

The roof material is illustrated on the proposed drawings and respective material legend as a seamed zinc roof. This is consistent with modern barn conversions as an appropriate response. Turning back to the structural report, the proposed materials are suitable for the existing roof structure without substantial re-construction / strengthening required. A more traditional slate tiled roof would be too heavy for the existing supports and the existing roof pitch too shallow without additional weathering to be added.

With regards to the proposed materials generally, we have carried out a local character assessment, which is set out in the following pages.

The dwelling will sit comfortably within the site and varied context.

The design of the house is well considered, taking account of the existing prevailing character and appearance of the area. A simple palette of materials is proposed, and the external appearance of the house has also been given further consideration since the pre-application proposals.

The palette of materials would remain as being stone and timber cladding for the walls of the proposed dwelling to provide articulation and some contrast, which will break up the otherwise monolithic facade. High quality powder coated aluminium frames were proposed for the entrance glazing, sliding doors and windows.

A pitched seamed zinc roof is illustrated to all roofed areas, to provide a simple, low impact design, which, coupled with the natural, soft facing materials, will provide a suitable balance and harmony to the composition and in keeping with the theme of conversion from an agricultural use.

Overall, the proposed design has responded positively to the pre-application advice provided by the Planning Officer and creates a wholly acceptable scheme.

4.0 Proposal

4.1 Use

The proposals seek to add to the housing stock within the District through the introduction of a new 3 bed dwelling on the site.

As noted above, materials and detailing will be of a high quality palette, consisting of stone and timber cladding for the walls of the proposed dwelling, aluminium frames are proposed for the sliding doors and windows, and a zinc seamed pitched roof covering.

4.2 Amount

The proposed new dwelling is located approximately 145m from Hever Road and 12m set back from the lane accessing the site.

The dwelling would have maximum dimensions of approximately 10m deep and 30m wide.

As established above, the dwelling is a conversion of an existing barn within the constraints of its existing steel frame structure.

4.3 Layout

The proposed dwelling will be served by the existing single driveway into the site from the existing access lane running north from Hever Road.

The existing gated access is set back from the lane to allow other vehicles to pass.

Parking will be provided for a minimum of two vehicles and an electric vehicle charge point will be installed to the exterior of the demarked parking area.

The internal layout allows for the main front door entrance from the eastern side of the building, access centrally, with bedrooms to the south with an additional bedroom to the north and open plan kitchen, living and dining area to the northern aspect of the layout.

Ancillary areas such as an access door, plant, wc, boot and coat storage are located to the western façade to allow the main habitable rooms to benefit from the east facing glazing and long views to the countryside

Access to the patios will be via each of the rooms that face out onto the external area. The western facing small patio is accessed from the central gym doors and the secondary access door.

Refuse and recycling is to be located outside adjacent to the parking area, which is screened by the new hedge and willow fencing. Refuse and recycling is to be brought to roadside on collection day by the tenant.

4.4 Scale

The scale of the development will respect the site and setting, being located within an existing built form.

The proposals do not seek to exceed the height of the existing finishes with the new roofing to be built from the existing structure and insulated internally.

4.5 Landscaping

The existing concrete and hardstanding are proposed to be reduced in favour of a new lawn area to east, north, and western areas of immediate amenity.

The residential garden area is limited to the curtilage defined on the submitted plans, retaining as much of the existing character as possible and containing the domestic use locally to the house, albeit the site ownership is expansive.

All existing 1.3m high post and rail fences are to be retained and made good to match the existing condition.

All perimeter tree lines and hedges are to be retained and further enhanced.

4.6 Access

Thresholds will be levelled to allow access for all.

Provision for electric charging is indicated.

Refuse, recycling, and cycle storage are proposed to be located in the area demarked on the site plan, which serves the proposed dwelling and screened from general view.

4.7 Character and Appearance

All proposed materials are noted in the planning application and details are noted on the individual layout plans.

The following character assessment has been carried out to identify the materials used on the local dwellings / buildings.

The following plan demonstrates that there is no particular architectural type or appearance to the properties about the access lane from Hever Road.

Each dwelling has its own identity with very varied external materials including brickwork, tile hanging, timber cladding, painted stucco render and varying roof tiles and sheet roof cladding.

In principle, the materials and detailing proposed for the submitted scheme will be of a very high-quality finish and will add to the existing varied character of the area.

The materials have been further illustrated in precedent examples for similar projects and are easily identifiable as materials commonly used for a barn conversion.



I View towards The Threshing Barn



H View towards The Great Barn



G View towards The Forge / Byre



F View towards application site



E View towards adjacent Barn



D View towards Newlands



C View towards existing garages



B View towards No's 4 and 5



A View towards No's 3 and 4



J View towards adjacent Barn

5.0 Summary

The proposed development has been carefully considered to ensure that it respects the landscape character and appearance of the locality.

It will also ensure that existing and future residents have adequate levels of amenity and that the development does not cause any harm to the amenities currently enjoyed by the occupiers of neighbouring properties.

Highways safety will be preserved, and parking provision is at an appropriate level given the circumstances of the site.

6.0 Appendix

List of submitted architectural drawings and documents:

- 20017-E-100 LOCATION PLAN
- 20017-E-200 EXISTING SITE PLAN
- 20017-E-201 EXISTING ROOF PLAN
- 20017-E-300 EXISTING FLOOR PLAN
- 20017-E-700 EXISTING SECTION
- 20017-E-800 EXISTING ELEVATIONS
- 20017-E-801 EXISTING ELEVATIONS
- 20017-P-200 PROPOSED SITE PLAN
- 20017-P-201 PROPOSED ROOF PLAN
- 20017-P-300 PROPOSED LAYOUTS
- 20017-P-800 PROPOSED ELEVATIONS AND SECTION
- 20017-P-900-DAS DESIGN AND ACCESS STATEMENT