# Applebys, Tonbridge Road, Chiddingstone Causeway. TN11 8JH

# Proposed Landscaping and redefinition of boundaries. Design and Access Statement.

**This Statement should be read as supplementary to the relevant parts of the Landscape Appraisal and Heritage Statement which also form part of this Application.**

1. The site is located at grid reference TQ522465 with access off the B2027 around 400m to the west of its junction with the B2176.
2. The site totalling 1.67ha fronts the main road with a residential portion of 0.4425ha to the north and a paddock of around 1.2325ha backing on to the Tonbridge to Redhill railway line in a cutting to the south. The entire site slopes gently down from north to south and is approximately level east to west. It lies within the Metropolitan Green Belt but is not within an Area of outstanding Natural Beauty. Applebys is a Grade II listed C16 Farmhouse.
3. The site was gradually acquired by Sir Alan and Lady Donald over a period of years from 1973 and represents the partial re-assembly of land at one time forming part of the grounds of The Children’s Society Knotley Hall Home. The entire site remains in the possession of the Donald family. The residential portion to which this Application applies comprises three separate and lawful dwellings, Applebys Farmhouse, The Big Barn and The Little Barn neither of which are curtilage listed.
4. A Pre-App: enquiry Ref: PA/21/00036 included Landscaping proposals and the redefinition of boundaries within the entirely residential site. These proposals were considered to be relatively uncontroversial but further detail was requested as to the revised curtilages to be created and the means of definition.
5. A Tree Survey and a Landscape Appraisal have been completed and the results illustrated on drawings 20/09/TS and 20/09/LA01 existing and LA02 Proposed. The proposals are amplified on Landscape drawings 20/09/SK103 West and 20/09/SK112 East together with 20/09/SK14 showing the proposed rebuilt and relocated Equipment Shed.
6. With the exception of the Equipment Shed with a maximum height of 2.4m and shielded behind existing 2.19m brick walls and under screen planting all the new boundary treatments proposed are less than 2m high and all the proposed built features are outside the principle views establishing the setting of the listed Applebys Farmhouse.
7. An existing shed to the front of the listed building is to be removed and another close to the open paddock boundary is to be relocated within the main body of the site. An 11m run of trellis dividing The Little Barn from its historic curtilage is to be removed. An unsightly area to the west of the listed building and open to public view is to be screened by the proposed new garage and associated landscape planting.
8. **It is considered that once fully implemented the proposed landscaping and redefinition of boundary divisions within the entirely residential site will not just cause ‘less than substantial harm’ to the setting of the Grade II listed Applebys Farmhouse but will actually conserve and enhance the setting fully in accordance with the aims of the NPPF and the ADMP Policy EN4 Heritage Assets.**