

Design and Access Statement

Householder planning & demolition in a conservation area

Application Details:

Reference:	Kingsley Cottage
Application Type:	Householder planning & demolition in a conservation area
Local Authority:	Tonbridge and Malling Borough Council
Reference	PP-09821531

Proposal:

Installation of new vehicle 'exit' driveway to improve visibility splays, especially important as we will have two children learning to drive imminently. Move existing small brick/tile/wooden shed to end of garden. Build low retaining brick wall topped with iron railings to replace dying hedge. Construct new tasteful brick, wood and tile two bay cart lodge.

1. What features are on the existing site?

There is an existing small brick (various types of brick incl. London stock), wood and tiled garden shed built c11-14 years ago. There is an old hedge which has unfortunately seen better times, it is now riddled with holes and the majority is actually ivy. The driveway is made of Type 1 and mixed aggregate, bordered with concrete edging strips.

2. Please provide details of how access issues will be addressed

The new 'exit' driveway will be joined to the existing driveway to form an 'in / out' flow for vehicles. Access to the proposed new shed and cart lodge will be from the existing driveway.

3. Please provide details of the layout of proposed development

Attached to this planning request are numerous diagrams and sketches that far more accurately lay out the details of the proposed development than words.

4. Please provide details of the scale/appearance of the proposed development

The new 'exit' driveway will be sized to match the existing driveway of 11½ ft (3.5m) wide and be of similar finish using type 1 and various aggregate as a surface. The new retaining low brick wall will be 3ft (0.9m) high and constructed of bricks (london stocks) to match the existing house and outbuildings. The iron railings situated on top of the retaining low brick wall will also be matched with those situated at the front of the existing house (see image), these railings are 32 inches (0.8m) high and painted black. The new shed will be 8ft (2.4m) wide at the thinnest end of the garden, increasing to 15ft (4.6m) wide by the new exit driveway. The new shed will be 15ft (4.6m) long and have a maximum height of 13ft (3.9m). The new shed will be constructed of london stock bricks (same as low wall), with wooden slatted walls (stained) and grey slate tiles to match existing outbuildings. The new two bay cart lodge will be 5.5m deep by 6.0m wide and a height of 3.95m (see image) and will use same london stock bricks as the low wall, with wooden slatted walls (stained) and grey slate tiles to match existing outbuildings.

5. Please provide details of the landscaping in the proposed development

There is no landscaping required, other than to create a smooth incline to the new 'exit' driveway.

6. Please provide details of how Heritage Assets issues have been addressed

The property is situated in the East Peckham conservation area. Its character is predominantly residential and comprises a mix of dwellings from early-Victorian to 70's bungalows laid out in either single detached dwellings or as terraces. Local residential properties are constructed of various brick with a mix of roofs of old kent peg, newer red concrete and grey slate tiles. The property subject of the application exhibits the characteristics of a mid-victorian (c1850) cottage but makes no greater or less significant contribution to the local heritage asset as many others in the village.

Impact

The construction of a low brick retaining wall and iron railings will clearly have an impact on the appearance of the property at the end of the garden. It will entail the loss of a rather threadbare, 'tooth/gap' hedge which has over the years become riddled with ivy. Both the new shed and cart lodge roofs will be visible over the top of the wall and railings, just as the current roof is currently visible above the hedge. The sensitively matched wall and railings will positively enhance the frontage to the drive and parking area, not to mention the improved safety aspect of the new 'exit' driveway. Both the new shed and cart lodge will be designed in a traditional brick / timber style in keeping with the property. The works covered in this application are all at garden / ground level and clearly separate (50m away) from the main residential property, it is considered to have little impact on the character of the heritage asset. The traditional design of the new 'exit' driveway, shed and cart lodge will be consistent with the character of the conservation area.

