

Design and Access Statement

**Applications other than Outline applications,
including applications for Listed Building Consent.**

This form is a Design and Access Statement based on the guidance in DCLG Circular 01/2006.

If this application is an application for planning permission (and not an outline application), sections 1 to 8 will be completed. A separate form will be provided for outline applications.

If this application is for listed building consent, sections 1, 4 to 6, 8 and 9 will be completed.

Proposal	Refurbishment and extension of existing redundant ragstone and clay tile roof barn to provide a single residential dwelling.
Location	Dryhill Farm Barn, Dryhill Lane, Sundridge, Kent TN14 6AA

1.	Response to context
	Please describe your proposals, the design principles and concepts that have been applied, how these have been derived from the characteristics of the site and its surroundings, and how they have led to the physical characteristics of the proposal, as set out in the following sections.
	<p><u>This Design & Access Statement should be read in conjunction with :</u></p> <p><u>Documents</u> Design & Access Statement Fuller Long - Heritage Report Sonnex Surveying Ltd - Building Survey Report Quaife Woodlands - Arboriculturist Report Marsh Environmental - Ecology Report</p> <p><u>Drawings</u> Location Plan - 1:2500 Block Plan Existing - 1:500 Block Plan Proposed - 1:500 SS/201526/1 : Plan and Elevations and Section - Existing SS/201526/2/Rev3 : Ground Floor Plan and Elevations and Section - Proposed SS/201426/3/Rev3 : First Floor Plan - Proposed Conservation Rooflight Plans – Scale 1:5 & Technical Data Sheet 2019 Conservation Doorset Design - Scale 1:2 Traditional Window Design - Scale 1:5 & 1: 10</p>

Dryhill Farm Barn is a Grade II Listed, detached single storey building, sitting towards the west of its own plot dating back to the 18th/19th Century and is currently provided with parking area to front north elevation for 2/3 cars and garden areas to north south and east elevations.

The Dryhill Farmhouse is a Grade II Listed Building.

The barn stands remote from Dryhill Farmhouse on the east side of Dryhill Lane and is sited level with Dryhill Lane.

The building was originally constructed as an agricultural building but has not been in agricultural use for at least 80 years. It has been more recently was used for storage of gardening items but is now no longer used due to the holes in the tiled roof.

Externally the building fabric comprises a clay plain tiled roof on softwood battens and rafter framing supported by ragstone walls with red brick quoining to structural corners, door and window openings.

Generally, as noted within the Sonnex Surveying Ltd Building Survey, the building is run down but is in fair structural order and will lend itself well to conversion to a residential dwelling.

Internally, the building comprises what present as more recent softwood rafter roof framing with two large queen post trusses.

The Applicants very much respect the importance of the original structure on the street scene and thus it is proposed to retain the existing building and roof ridge height unaltered. The building has been inspected by Mr M. Di Palma of Colin Toms & Partners Structural Engineers who has confirmed that the existing ragstone walls can be under-pinned and retained unaltered in their existing locations and that this will be achieved by extending downwards by some 1.5m to create a semi-subterranean ground floor and utilising the existing openings to the front, for window and door openings to light into the lowered ground floor areas. See Section AA on drawing No SS/201526/2/Rev3.

The character of the current open bay cart shed to the east end of the structure will be retained/defined by the glazed front door and surrounding glazed screen which will reflect the existing open nature of this feature.

The existing barn door openings will remain in the form of glazed screens with the barn doors retained either side and able to close which will maintain the original front elevation almost unaltered.

The side extension will be the size of a single bay of the existing 3 bay barn (i.e. approximately 1/3 of the existing floor area) and the front elevation of the extension will be constructed in ragstone provided with a glazed screen and barn doors to match the existing two sets of barn doors.

The gross external area of the Barn is 97.98 SqM and the gross external area of the extension is 32.43 SqM and thus, because the ridge height of the building will remain unaltered, the impact on the Green Belt and AONB will be nominal.

No roof windows are proposed for the front elevation roof slope, and the roof will be provided with matching ridge and barn hipped ends with clay bonnet tile fittings to the hips, thus preserving the overall character of the existing building when viewed from Dryhill Lane.

As the ground rises at the rear, windows will be semi-subterranean at ground floor level and unobtrusive. At first floor level, only black Conservation Rooflights flush with the roof slope will be provided, in order to maintain the original utilitarian agricultural character of the existing barn.

Internally, the fully glazed front entrance door will give access to oak steps which lead down to the lowered ground floor hallway. This bay will be open vaulted to roof level with a galleried landing at first floor level, to maintain the high roof line internally and the character of the barn.

The Living Room to the west will be similarly open vaulted to the roof, to maintain the high roof line internally and the character of the barn. Beam A on drawing No SS/201526/2/Rev3 shows the location of the existing truss which will remain unaltered and be exposed as a feature in the Living Room to reflect the character of the original barn structure.

Where beam B is shown on drawing No SS/201526/2/Rev3 (See Section A-A) you will note that the original lower cross member beam of the truss, will be retained in its entirety and dropped into the first floor structure to allow access through to the west bedroom, bathroom and ensuite. The queen posts will be extended down to beam B to allow the original queen post truss design and character of the structure to remain unaltered.

	<p>Waste and recycling bins will be located screened behind the beech hedge adjacent the front entrance of the driveway to assist Local Authority Refuse collection. The bins will be stored in a low level timber enclosure 1.6m high x 1.8m wide with a concrete base bituminous flat felt roof and brown stained feather edge boarded elevations and doors facing east into the garden.</p> <p>Cycle storage will be provided for 4 bicycles adjacent the refuse and recycling enclosure screened by the beech hedge. The cycles will be stored in a low level timber enclosure 1.8m wide x 1.8m high with a concrete base, bituminous flat felt roof and brown stained feather edge boarded elevations and doors facing east into the garden.</p> <p>It can therefore be seen that considerable thought has gone into the design of the conversion works to this barn in order to minimise any impact it could have on the Green Belt, AONB and its position and character on the street scene, which will remain largely unaltered.</p>
2.	Use
	<p>Explain the use or uses proposed, their distribution across the site, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the site.</p>
	<p>The use will change from a redundant outbuilding to a residential dwelling and there will be no alterations/issues with regards to privacy or rights of light or amenity to neighbouring properties.</p>
3.	Amount
	<p>The amount of development is how much development is proposed. For residential development, this means the number of proposed units for residential use and for all other development, this means the proposed floor space for each proposed use.</p> <p>Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings, and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floorspace for a particular use, the reasons for this should be explained clearly in the design and access statement.</p>
	<p>Two previous Pre-Planning Applications have been made to Sevenoaks District Council, in order to confirm that the proposed Barn design satisfies Local, Regional and NPPF Planning Policy requirements.</p>

	<p>The previous designs have now been much reduced and amended as per the advice of the Planning and Conservation Officers. The amount of work is modest and comprises retaining the existing structure and carefully altering and extending the structure to the same design, dimensions and height as the original Barn, in order to provide suitable living space within a structure retaining the character of the original building.</p>
4.	<p>Layout</p>
	<p>The layout is the way in which buildings, routes and open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.</p> <p>Explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will help to create safe, vibrant and successful places.</p>
	<p>The design allows the property to retain the historic layout, although many of the internal partitions appear to have changed or been removed over time, the design retains the character and important external structural elements and layout of the original building.</p>
5.	<p>Scale</p>
	<p>Scale is the height, width and length of a building or buildings in relation to its surroundings.</p> <p>Explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site's surroundings and the relevant skyline. Also explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to the human scale.</p>
	<p>The scale of the proposal is modest and designed to match and be retained within the existing structural envelope with nominal extension and alteration to the interior and external facades.</p>
6.	<p>Landscaping</p>
	<p>Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures. Statements should also explain how landscaping will be maintained.</p> <p>Explain and justify the proposed landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area.</p>

	<p>The existing building sits within its original curtilage and this will not be extended or altered.</p> <p>Boundaries will remain in place, as will the hard and soft landscaped garden areas. Some groundworks will be required due to the contours of the land but the site will be generally unaltered and will continue to rise in gradient in a southerly direction. See Quaife woodlands Arboriculturist Report.</p>
7.	Appearance
	<p>Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. Explain and justify the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings.</p>
	<p>The appearance has been designed to be sympathetic to the existing Barn structure which will remain largely unaltered and to retain the character of the original structure on the street scene adjacent Dryhill Lane in both built form and materials with the use of Conservation Rooflights and period joinery.</p>
8.	Access to the development
	<p>Explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. Address the need for flexibility of the development and how it may adapt to changing needs.</p> <p>Explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account.</p> <p>Provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals.</p>
	<p>Externally access to the property will be retained as existing, from Dryhill lane top the existing parking area at the front which will be extended across the front of the barn by some 4.0 M</p> <p>Pedestrian access to the property at the front will be from existing ground floor level, down steps to the internal hallway.</p> <p>A ramp is provided to the east side of the building specifically to allow level access to the ground floor accommodation via the rear should non ambulant or wheelchair access be required.</p>

9.	Heritage Statement - Additional information required in respect of applications for Listed Building Consent
	Include a brief explanation of how the design has taken account of paragraph 3.5 of PPG15 (Planning and the Historic Environment), and in particular, the historic and special architectural importance of the building, the particular physical features of the building that justify its designation as a Listed Building and the building's setting
	<p>See the attached : Fuller Long Heritage Statement.</p> <p>The Fuller Long Heritage Statement deals in depth with the Significance and Impact Assessment in relation to the proposed works to the Barn and justifies the design approach to ensure that the Listed Building preserves and enhances its special historic and architectural importance both structurally and within the landscape.</p>