



SITE ADDRESS: LAMBARDE HILL, GLEBE ROAD, SEVENOAKS WEALD, TN14 6PD

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INTRODUCTION

Lambarde Hill (the site) is a detached rag stone property located in Sevenoaks Weald. Access to the property is from Glebe Road. It is not visible from the road. The original house was built in 1824, with a further large extension to the property in 1860 and again in 2001. It's a 6-bedroom house with 4 living rooms and utility room on the ground floor connected via a long corridor.

We are seeking planning for a single storey rear extension and demolition of the vestibule entrance which was added on in 2001. The proposal aims to update the house for modern living and increase space for a large family. The proposal considers old building techniques and materials sympathetic to the historical building.

1. PLANNING HISTORY

Lambarde Hill (THE SITE):

SE/00/00004/FUL- Jan 2000

Proposed alterations and additions to include conservatory and proposed garage and reconstruction of outbuilding APPROVED

2. SITE CONTEXT

Lambarde Hill is located within an area of outstanding natural beauty (The Kent Downs) and within the Metropolitan Green Belt. It is not within a conservation area nor is there tree protection order. It is also not listed either locally or statutory. (refer to Fig.17)

The property sits close to the St Georges Church which is a listed building. However, the property is not within the curtilage of the church. The original front door to Lambarde Hill (the site) would have provided direct access to St Georges Church, this door is still in use.

3. PROPOSAL

The proposed single storey 3m rear extension is designed for an open plan kitchen and dining room with views and direct access to the rear garden and terrace through 2 large timber framed glass doors, and a casement window to the side which is a match to the existing kitchen window. The design also incorporates 2 glass lantern skylights which should draw light into floor plan.

As well as the rear extension we are proposing to demolish the existing vestibule entrance on the east facade which was built in 2001. The proposal is to bring this facade back to the same plane and recess the entrance door within a new stone arch. The door is to have glass fan lights and fixed panels which should draw light into the hallway. As well as the east entrance we also propose to replace the existing arched timber door to the front entrance with a new glazed door made to measure the existing opening, the reason for doing so is to provide improved security and weathering seal. Aesthetically it will also draw light into a dark hall.

Lambarde Hill sits at the top of a hill with a high gradient to the garden as well as around the property. The existing rooms to the rear of the house and terrace look onto the garden but has limited access. Access is only through one door which is off the TV room. The level difference between the finish floor internally and the garden level also make access difficult. It is proposed to landscape the rear terrace as one level with the house and with wider and more gradual steps to the garden, making the house feel more connected to the grounds. The reason also to relocate the kitchen to rear of the house where the family spend majority of their time.

The extension is intended to tie in with the original fabric of the building, using similar materials and building techniques. The proposed material is Kentish ragstone with galletting mortar joints. The dressings and lintels above the doors and side window of the extension are proposed as Limestone to match existing as well as the coping stones.

The footprint of the house is also top heavy with the first floor being larger than the ground floor, making the living spaces feel disproportionately smaller and at full capacity for the occupants. The proposed rear extension is intended to create a larger, functional living space.

4 SUSTAINABLE DESIGN AND CONSTRUCTION

Renovating the house provides an opportunity to upgrade the properties energy efficiency. Upgrading insulation, installing a new boiler and low energy lighting. The stone extension is proposed as cavity wall construction with double glazed timber windows, doors, and skylight. This will improve the thermal rating of the building and reduce the heat loss from an existing house which currently has little thermal insulation. Such measures can help reduce running costs as well as emissions of carbon dioxide.

We aim to reuse as much materials as possible from the demolition, for example the stone from the demolition of the rear wall and entrance vestibule could be used in the construction of the rear extension. We would also aim to reuse as many of the existing paving stones for the new terrace.

The landscaping scheme to the rear garden will provide permeable surface areas equal to or greater than the existing.

5 APPEARANCE / MATERIALS

- Kentish ragstone with galletting mortar joints on the rear extension to match existing. (Refer to Fig. 13)
- Timber framed double glazed glass doors to the rear
- New double glazed timber casement window on the side of the extension matches existing windows.
- Aluminium framed glass lantern skylights.
- Timber framed double glass door to original entrance
- Stone recessed arch to east entrance with timber framed double glazed entry door with fan light.
- Tumbled limestone pavers with bullnose edging to steps.
- Kentish ragstone with galletting mortar joints on retaining walls of patio.

6 SCALE AND IMPACT:

1. The proposed extension is considered a modest intervention. It sits subservient to the original building in depth and height. The proposal of a flat roof results in a limited palette of materials rather than including a pitched roof which would have resulted in the additional material of dark grey slates. We believe the proposal ties the extension in with the original building sympathetically. Refer to Fig 18. which is a photo of the Thyme Hotel in the Cotswold's. This is a reference image to the design and style of the proposed extension. The extension is constructed in similar materials of stone walls and timber doors with a flat roof. The design sits subservient to the original building.
2. The form of the proposal is well proportioned and presents a considered composition with the original house. On the rear of the extension the proposed doors and skylights are symmetrical to one another and side window reflects that of the existing kitchen, compositionally tying the design with the original.
3. The property cannot be seen from street view and therefore the proposed rear extension will not be in view.
4. The extension proposal works with the proportion of the long garden. Maintaining a large garden plot area and enlarging the internal footprint for enhanced living space.
5. We considered that a few extensions have occurred on the property over the years which why we propose to demolish the existing entrance vestibule as we feel it does not tie into the original design of the property. It's an obvious 'add-on', we are therefore proposing to recess the front door within an arched porch.
6. The proposal does not affect boundary lines or hedgerows of the property
7. The proposed extension involves removing an existing magnolia tree to the east corner of the building. The removal of this tree has been considered and reflected in the design of the extension where it is proposed to wrap the perimeter of the extension with deep flower beds to allow for new creepers and bedding plants.

7 POLICY

Our proposal respects the existing buildings and wider context including local architectural language and character. We have considered the planning guidelines and believe the proposal complies with the Sevenoaks 'Residential Extensions SPD adopted May 2009':

3. AONB- The impact on the openness of the Green Belt and the character of the countryside, the impact on the form and appearance of the original building, and the size of the extension.
4. Design Considerations.
6. Sustainable Design and Construction

8. PHOTO REFERENCES OF EXISTING HOUSE



Fig 1- Rear Elevation. Note the gradient of the garden and single door access to the patio



Fig 2- Corner view of rear and side elevations, note the level changes of the patio



Fig 3- Side Elevation view, entrance vestibule. Archway to the right leads to the original front entrance. Note: window above the entrance appears to have relocated over the years. The proposal is to reinstate it to sit centred on the ground floor corridor.



Fig 4- Proposed visual 'sketch' of recessed arched entrance



Fig 5- Kitchen Window



Fig 6 - Archway built in 2001



Fig 7- Single storey extension built in 2001 to accomodate utility room



Fig 8- Single storey extension built in 2001 to accomodate utility room



Fig 9 - Front elevation. Original front door.



Fig 10- Rear Elevation. Note: Height difference between patio and garden



Fig 11- Corner view of rear and side elevation. Note: Magnolia tree, level changes in terrace



Fig 12- Corner view of rear and side elevation. Note: level changes in terrace

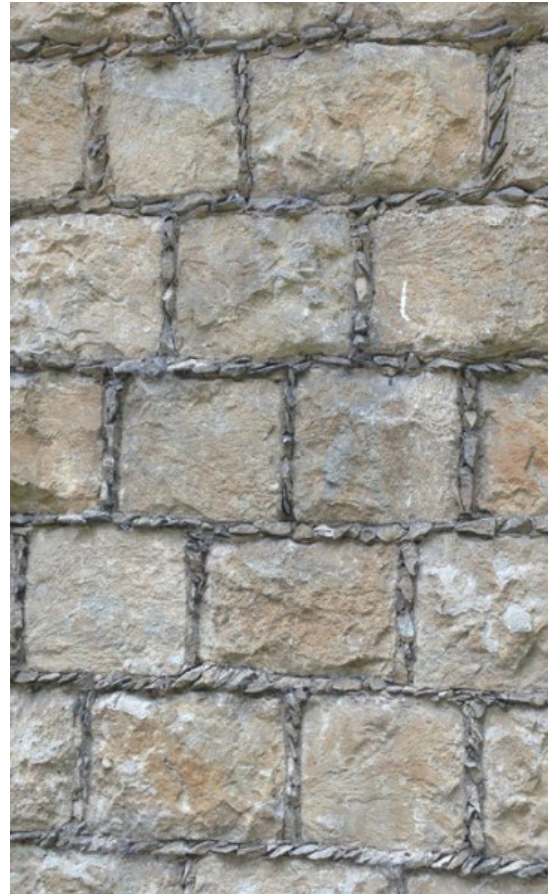


Fig 13- Dressed ragstone construction example



Fig 14- Entrance from Glebe Road.



Fig 15- Outbuilding converted into annex in 2001



Fig 16- Outbuilding converted into 2 garages in 2001

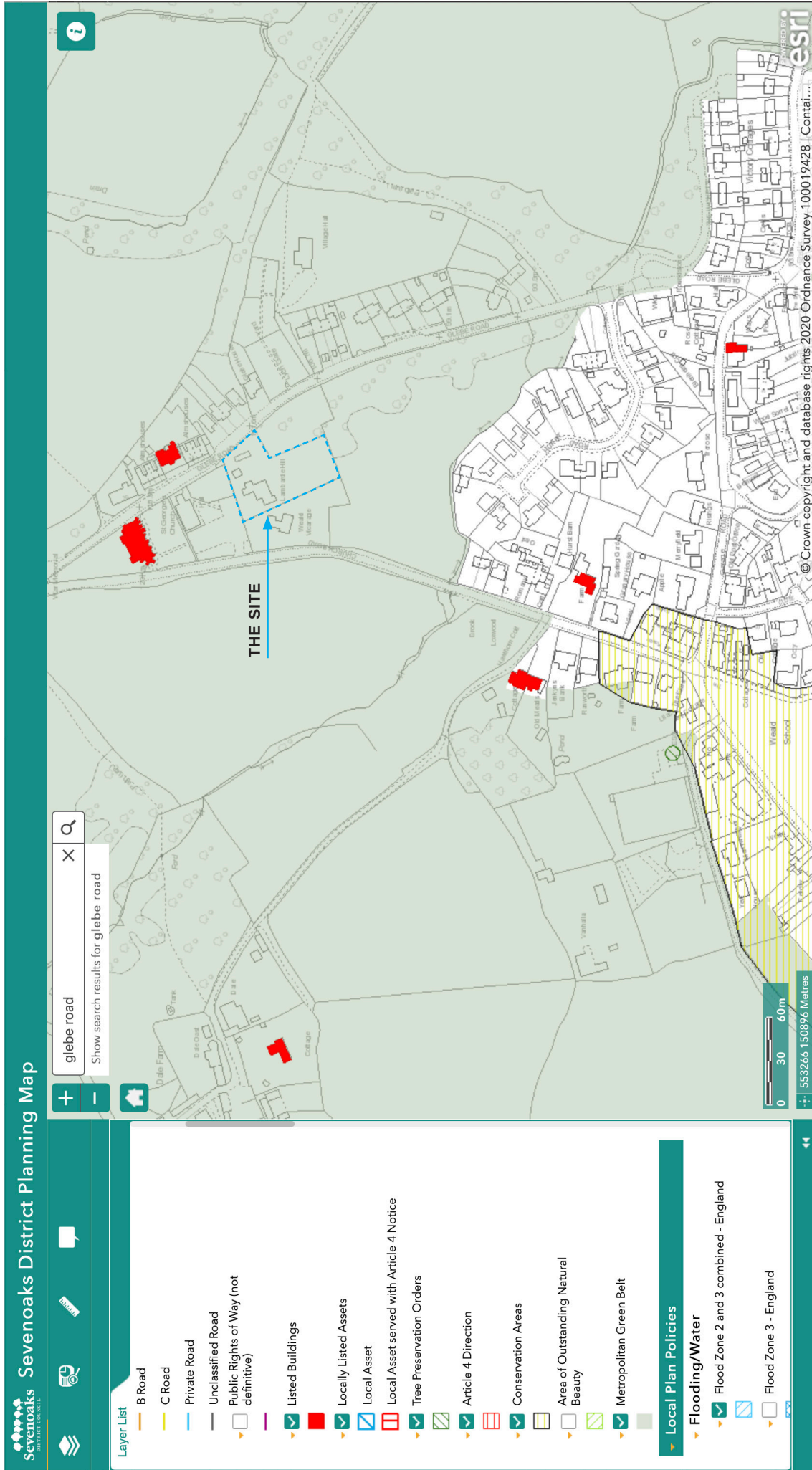


Fig 17- Sevenoaks District Planning Map.

Note: Site located in Area of Outstanding Natural Beauty and included within the Metropolitan Green Belt, it is not in a conservation area, no Tree Protection Order, not a listed building or within the curtilage of a listed building



Fig 18- Thyme Hotel in the Cotswolds.

Note: the side extension with a flat roof to the right of the building, it is constructed in similar materials of stone and timber doors, the design sits subservient to the original building. This is a reference image to the design and style of the proposed extension.