



STUDIO HUDSON architects

DESIGN & ACCESS STATEMENT

Site Address: The Old Vicarage, High Street, Sevenoaks, Kent, TN13 1JD

Proposal: Demolition of the existing rear facing flat roof and construction of a new pitched roof over new first floor shower room, raising of the second floor ceilings to rafter level, new shower room to the second floor landing, introduction of a new flat rooflight to the existing ground floor larder flat roof, associated facade and internal modifications, plus replacement of the existing vehicle gate and localised external works.

Project: The Old Vicarage, High Street, Sevenoaks, Kent, TN13 1JD

Client: Mr & Mrs Goddard

Document: Design and Access Statement

Reference: 20021-P-900-DAS

Issue

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Planning Submission

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1.0 Introduction

This planning statement has been compiled in support of the householder listed building consent submission for the proposed development and works at The Old Vicarage, High Street, Sevenoaks.

This document should be read in conjunction with the associated planning drawings, documents and photographic brochure that form part of this submission.

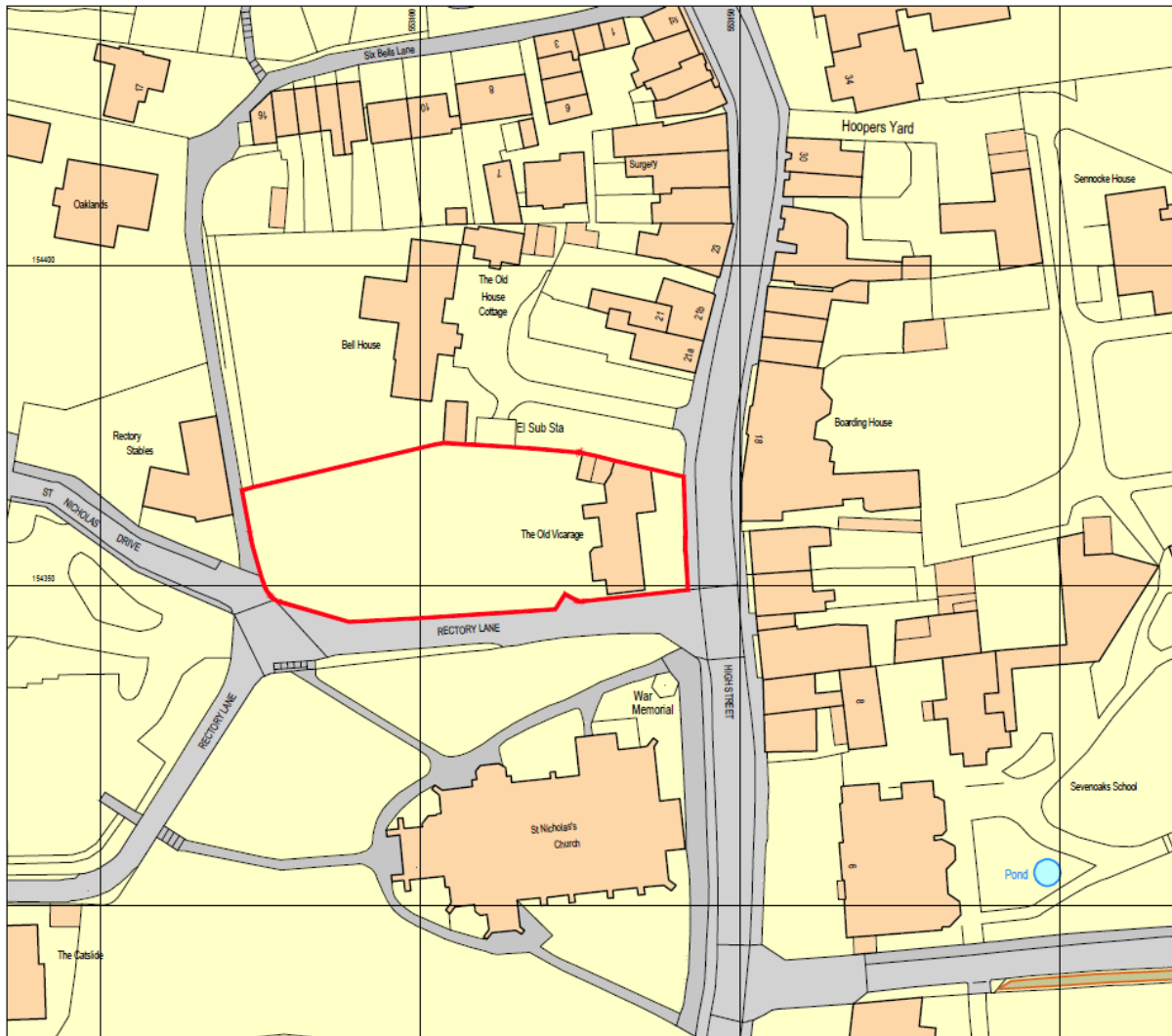


Fig 1 Location plan showing site boundary in red

2.0 Area Assessment

The site comprises of a 2.5 storey detached, grade II listed house with an additional basement level, located on the western side of the High Street in Sevenoaks.

The property is surrounded by established residential development and St Nicholas Church.

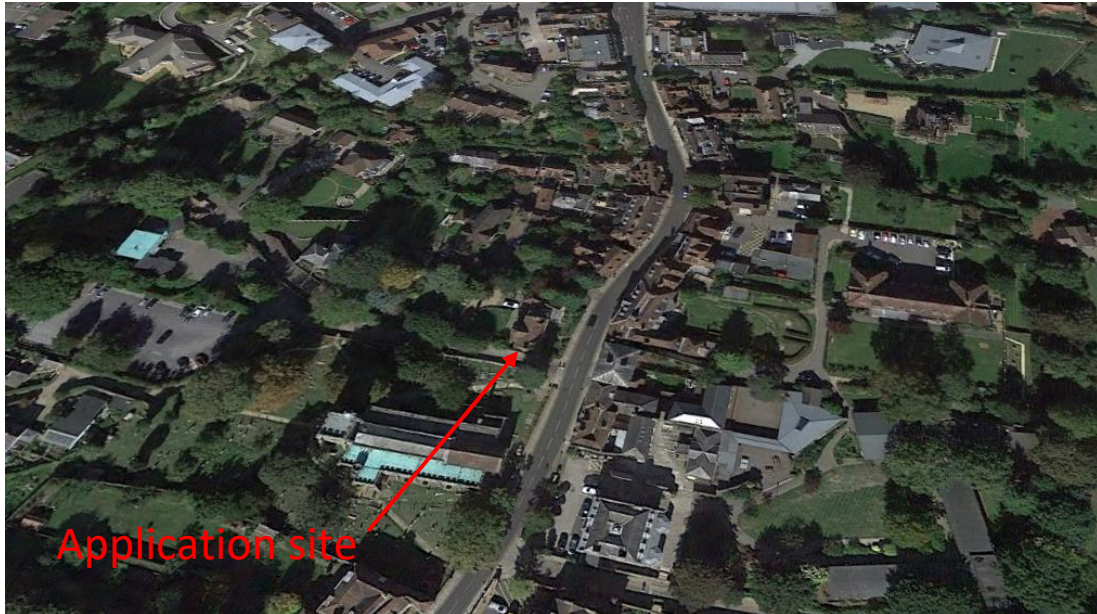


Fig 2 Aerial photograph showing the application site (Google)

The site is open to its frontage and the High Street and is otherwise bounded by mature and well-maintained hedging and planting together with fencing to some of the boundaries of the property.

The existing property, provides accommodation over four floors with the basement area and accommodation in the roof, is set close to the frontage of the plot.

Pedestrian access is provided directly from the High Street, while vehicular access to the site is via an entrance from Rectory Lane to the south.

As well as being a listed building, the site lies within the High Street Conservation Area and the built confines of the town.

The submitted Heritage Statement from Heritage Collective covers the heritage matters relating to the proposals.

3.0 Relevant Planning History

Listed Building Consent was granted on the 8th November 2000 for the painting of the front elevation of the building (00/02001/LBCALT).

Following this, Listed Building Consent was granted on the 7th September 2001 for the conversion of the attached residential storage building to residential accommodation, including a new opening and joinery (01/01311/LBCALT).

Planning permission and Listed Building Consent were refused on the 11th November 2010 for the replacement of the existing 5 bar wooden gate with iron gates (10/02416/FUL & 10/02629/LBCALT).

Finally, Householder Planning Permission has been granted on 25th July 2021 for demolition of existing summer house, erection of detached garden room, plus works for the enlargement of existing turning area, with associated landscaping (21/01742/HOUSE)

4.0 Proposal

The extent of the works and the development proposed is listed below.

Site wide

- Replacement vehicular access gates

Exterior

- New roof to existing first floor rear projection

Interior

- New shower rooms to first and second floors
- New rooflight to the existing larder modern flat roof

Please refer to the submitted drawings and HCUK Heritage Impact Assessment, plus the Structural Report from TSC Designs

The proposals seek to further the enjoyment of the dwelling for the Client through the improvement of the layout of the property, internal and external alterations to the main house, plus replacement vehicular gates.

Externally, it is also proposed to install a new roof to the existing first floor rear projection to simplify its form and to allow for new timber floating steps to link the existing bathroom into the first floor storage room, creating an enlarged bathroom with new shower room.

Internally, a new shower room is proposed to the second floor landing, along with vaulting of the second floor modern ceilings, back to their original condition and making good any internal areas affected by the works

A new low profile flat rooflight is proposed to the existing larder modern flat roof, which would be screened by the front facing parapet wall and therefore not visible from the street.

Materials and detailing will be in keeping with the existing character of the property and will complement the existing palette of materials on the house.

Within the wider site it is proposed to provide new vehicular access gates, to be installed to the rear of the existing brickwork piers. The piers are to remain intact, with all existing cable routing to be re-used for the new intercom system etc.

The gates are proposed to be black metalwork in appearance and of a fitting design to compliment the adjacent context to the church and high street, plus the existing front boundary conditions which are all constructed with a black metalwork arrangement.

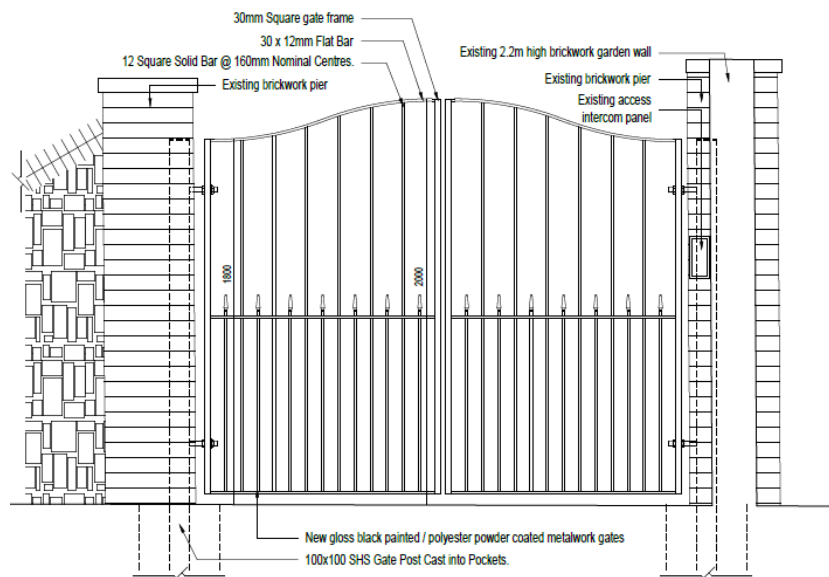


Fig 3 Proposed vehicular access gates

5.0 Policy Framework

National Planning Policy Framework (NPPF)

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. (para.10)

This presumption means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. (para.11)

At paragraph 124 the NPPF states that the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the NPPF goes on to state that development should be:

- visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- sympathetic to local character and history, including the surrounding built environment; and
- create a high standard of amenity for existing and future users.

Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The Development Plan

The Council's development plan is made up of the Core Strategy and the Allocations and Development Management Plan.

We believe that the relevant policies of the development plan are listed below.

Core Strategy:

- LO1
- LO3
- SP1

Allocations and Development Management Plan:

- SC1
- EN1
- EN2
- EN4
- T2

Other:

- High Street Conservation Area Appraisal
- Residential Extensions Supplementary Planning Document (SPD)

6.0 Assessment

Principle of the Development

The site comprises a residential dwelling set upon its own curtilage within the built confines of Sevenoaks.

The proposals comprising internal and external alterations to the main house , new vehicular access gates will not alter the residential use of the dwelling or significantly alter the character and appearance of the area.

The prevailing residential character of the area will also mean that the development will relate well to its surroundings.

Given that this is the case the development comprises sustainable development, which is supported by the NPPF.

The principle of the development is therefore one that the Council is able to accept.

The Potential Impact on the Heritage Assets

The significance of the listed building and the conservation area has been identified within a Heritage Statement prepared separately from this statement.

Any harm that may be identified to this significance will be appropriately justified to meet the tests within the NPPF.

The Potential Impact on the Character and Appearance of the Area

The proposed development will be of minimal impact to the size, scale, height and bulk to the host building, and will respect the existing character and appearance of the area.

The design and appearance of the alterations are also appropriate due to the use of materials that complement the existing palette of materials that are found on the dwelling.

The situation and subservient nature of the proposed development will ensure that its design will preserve the character and appearance of the area in compliance with the NPPF, the Development Plan and the Residential Extensions SPD.

The Potential Impact on Residential Amenity

The development has been designed to ensure that the amenities of existing and future occupants of nearby properties are safeguarded and that the existing and future occupiers of the application site will be provided with adequate residential amenities.

The proposed development would not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements to the occupiers of the neighbouring properties.

In addition, the relationship between the house and the neighbouring dwellings, as well as the distances of separation, means that the development will not cause a detrimental impact in terms of

overshadowing, loss of daylight and sunlight, outlook, an overbearing effect, overlooking or a loss of privacy.

The development will therefore be in accordance with the NPPF, the Development Plan and the Residential Extensions SPD.

The Potential Impact on Highways Safety

The development, including the new access gates to the vehicular access will continue to ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking.

The development will therefore be in accordance with the NPPF and the Development Plan.

7.0 Summary

The proposed development is in accordance with national and local planning policy.

The application proposal represents a high-quality development to an existing residential property.

The significance of the associated heritage assets has been considered and any harm that may be identified to this significance has been appropriately justified by a qualified specialist Heritage Consultant and Structural Engineer.

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

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

Finally, the development will continue to ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking

The Local Planning Authority is therefore respectfully requested to provide an informal view on the proposals and to provide guidance on the likely success of formal submissions for the development proposed, including input from the Council's Conservation Officer.