

Introduction	<p>This Design and Access Statement has been produced by DHA Planning on behalf of Harlequin New Homes Weald Ltd to support the Listed Building Consent application for proposed conversion works at Halls Green, Hale Oak Road, Sevenoaks, Kent, TN14 6NW.</p> <p>Listed Building Consent was previously in place, granted on 9 May 2017, but this has now expired (Ref:16/03319/LBCALT). Planning permission remains in place, as it was granted at a later date in February 2019 as part of a wider redevelopment proposal (ref: 18/03418/FUL).</p>
Proposed Development	<p>The proposed works relate to the conversion of the existing building into a five-bedroom dwelling. Elevation and floor plans of which are shown in the Design section.</p> <p>The proposals comprise alterations to the external and internal parts of the existing building, including a new rear porch canopy, internal removal of an existing stud partition on the ground floor, the addition of a ground floor window on the front elevation and the replacement of a ground floor door on the rear elevation. The proposals are identical to those previously proposed and approved through 16/03319/LBCALT.</p>
Design	<p>The alterations have been designed to sensitively respond to the existing building. This is set to be achieved through the careful use of a traditional material palette matching the historic parts of the building.</p> <p>The elevations of the dwelling are made up of a traditional material palette. Materials such as render, red/brown facing brick and weatherboarding are proposed.</p> <p>The porch provides a welcoming entrance to the proposed dwelling and the entrance leads into a hallway and the staircase which has direct access to the first and second floor levels. The ground floor comprises of an open plan living/dining area, WC, and a kitchen with a secondary external access through a utility/storeroom. The first floor comprises of three bedrooms and a family bathroom and the staircase leading to the second floor which comprises of an additional two bedrooms.</p>



PROPOSED FRONT ELEVATION
EAST FACING



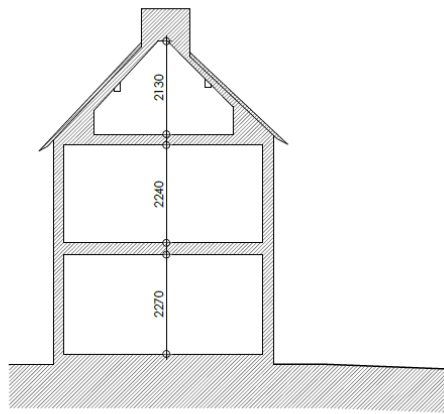
PROPOSED REAR ELEVATION
WEST FACING



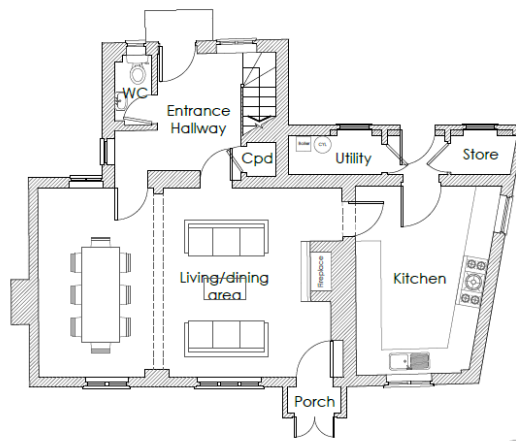
PROPOSED SIDE ELEVATION
NORTH FACING



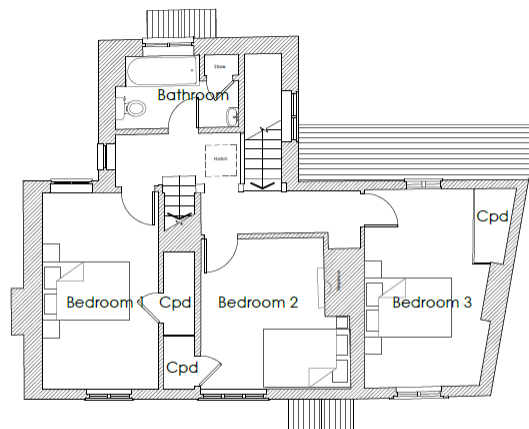
PROPOSED SIDE ELEVATION
SOUTH FACING



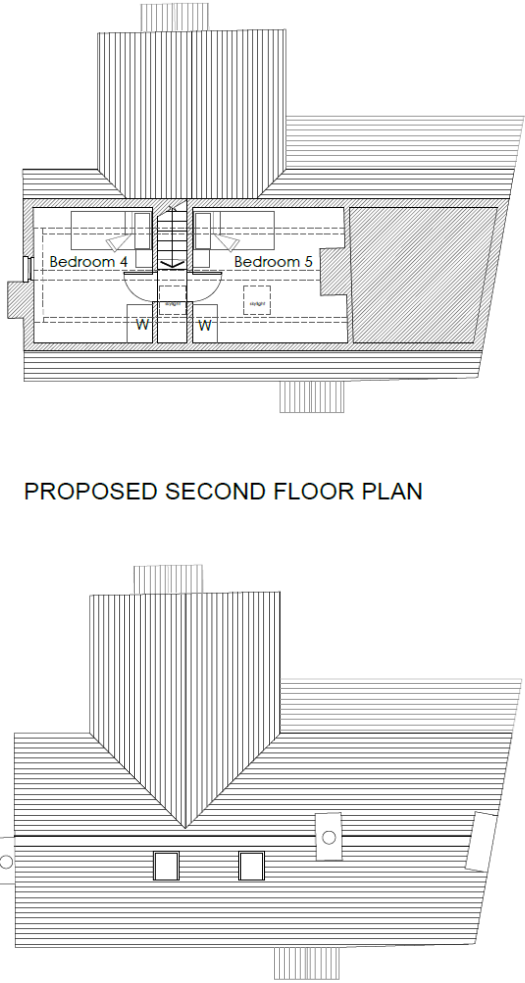
INDICATIVE SECTION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

	 <p style="text-align: center;">PROPOSED SECOND FLOOR PLAN</p> <p style="text-align: center;">PROPOSED ROOF PLAN</p>
Access	<p>The main vehicular access will remain off Hale Oak Road with gates marking the entrance.</p> <p>The dwelling has direct access to a private garden amenity space to the rear and sides, which will feature planting. High level roof lights will provide natural daylight to the dwelling.</p> <p>In accordance with 18/03418/FUL the proposed dwelling is set to be accompanied by two private parking spaces, on a permeable driveway. Within the larger site pedestrian access paths will lead occupants to their front door and a new shared lane will be created within the site for vehicular access. Road and pedestrian differentiation are to be achieved through a change in surface materials rather than level change to enable flexibility but with a visual separation of uses.</p>

Conclusion	<p>The proposed alterations to this Grade II listed cottage have been carefully developed to conform to local and national planning policy. The proposal has been designed to be well proportioned and create a pleasant and organic rural vernacular composition.</p> <p>The proposed conservation works should not be considered to have an adverse visual impact on the importance of the heritage asset. The proposal is identical to that previously proposed and approved under Ref 16/03319/LBCALT. The proposal conserves and enhances the heritage asset and should therefore be approved.</p>
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