# Applebys, Tonbridge Road, Chiddingstone Causeway. TN11 8JH

# Big Barn Minor Alterations. Design and Access Statement.

**This Statement should be read as supplementary to the relevant parts of the Landscape Appraisal and Heritage Statement which also form part of this Application.**

1. The site lies within the Green Belt but not within an Area of Outstanding Natural Beauty and adjoins the Grade II listed Applebys. The site is to the south of the B2027 road about 440m to the east of the junction with the B2176. Access is via a shared private driveway from the B2027.
2. The Big Barn was confirmed as a separate dwelling within its own curtilage by Consent SE/14/03285/HOUSE in January 2015. The original Application for this Consent had been for ancillary accommodation. The Big Barn is neither listed or curtilage listed.
3. Experience over a period of five years has found that there is a substantial mutual problem with loss of privacy and overlooking between The Big Barn and Applebys buildings and gardens which this proposal is designed to mitigate.
4. The Pre-App Enquiry Ref PA/21/00036 concluded that, with the exception of a proposed pergola screen, the proposals were likely to be acceptable under ADMP Policy EN4 Heritage Assets. There was some concern at the possible impact of proposed new boundary treatment. Officers requested more details including a Landscape Appraisal and a Heritage Statement. These have now been provided. The existing and proposed building details are shown on drawings 20/09/SY12 As Existing and 20/09/SK11 As Proposed with landscaping on drawings 20/09/SY10 As Existing and 20/09/SK102 As Proposed.
5. Consideration of Application SE/14/03285/HOUSE concluded that whilst The Big Barn was of traditional construction and used traditional materials it was of no Architectural or Historic significance.
6. The proposed changes to the building simply comprise the relocation of two full height windows from the mutually overlooked northern elevation to the less exposed eastern elevation. The section of wall occupied by the relocated windows is to be infilled by vertically boarded untreated oak shutters to replicate barn doors.
7. Subsequent to the Pre-App: the proposed pergola has been omitted and the extension to the existing eastern screen wall reduced to the minimum considered necessary for privacy. The wall will be restricted to 1.85m in height and stepped down with the ground falling to the south. The introduction of piers on the east face will cut down the apparent length. **The wall is entirely outside the vision arc to Applebys from the SR418 footpath to the south east.** The redefined eastern boundary will be completed by 1.2m high post and rail fencing.
8. The proposal to relocate the existing garden equipment shed from the west of the Big Barn to form part of the new eastern Big Barn boundary has been reconsidered. The existing shed will now be demolished and a replacement built against existing screen walls to the north and east of the Applebys site thus reducing the bulk of built form close to the paddock boundary.
9. **It is considered that the proposal will comply with relevant sections of the ADMP policies EN4 ‘Heritage Assets’ and EN5 ‘Landscape’. It will also improve compliance with ADMP Policy EN1 ‘Development Control General Principles’ in respect of the privacy and overlooking issues.**