



Elliot's House, Rouges Hill, Penshurst,
Kent TN11 8BQ

Design & Access Statement

11-13 High Street | Tunbridge Wells | Kent | TN11 1UL
23.08.2021





John Bullock Design

11-13 High Street, Tunbridge Wells, Kent, TN1 1UL

tel: 01892 525732

email: enquiries@johnbullockdesign.com

web: www.johnbullockdesign.com

Registered Office: 2nd Floor, 11-13 High Street, Tunbridge Wells, Kent TN1 1UL VAT
Number: 840295335

Registered in England & Wales No. 4891342

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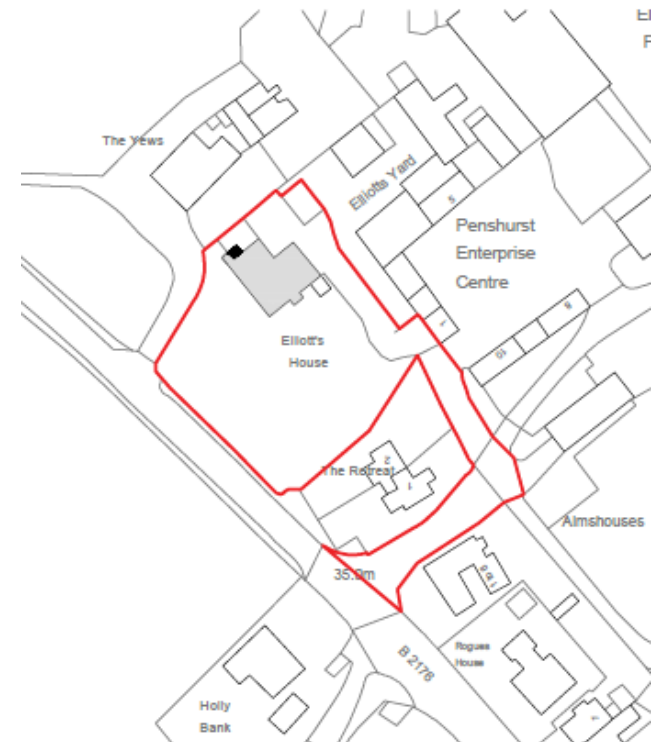
1.0 Introduction

This document has been prepared by John Bullock Design on behalf of our clients for the single storey side extension insertion of French doors and rooflight, and removal of stud walls at Elliots House, Rouges Hill, Penshurst.



2.0 Site Location

The site lies within the Metropolitan Green Belt, and within the High Weald Area of Outstanding Natural Beauty. The site also lies within the Penshurst Conservation Area.



3.0 Context

The Planning History associated with the property has been reviewed and is very limited:

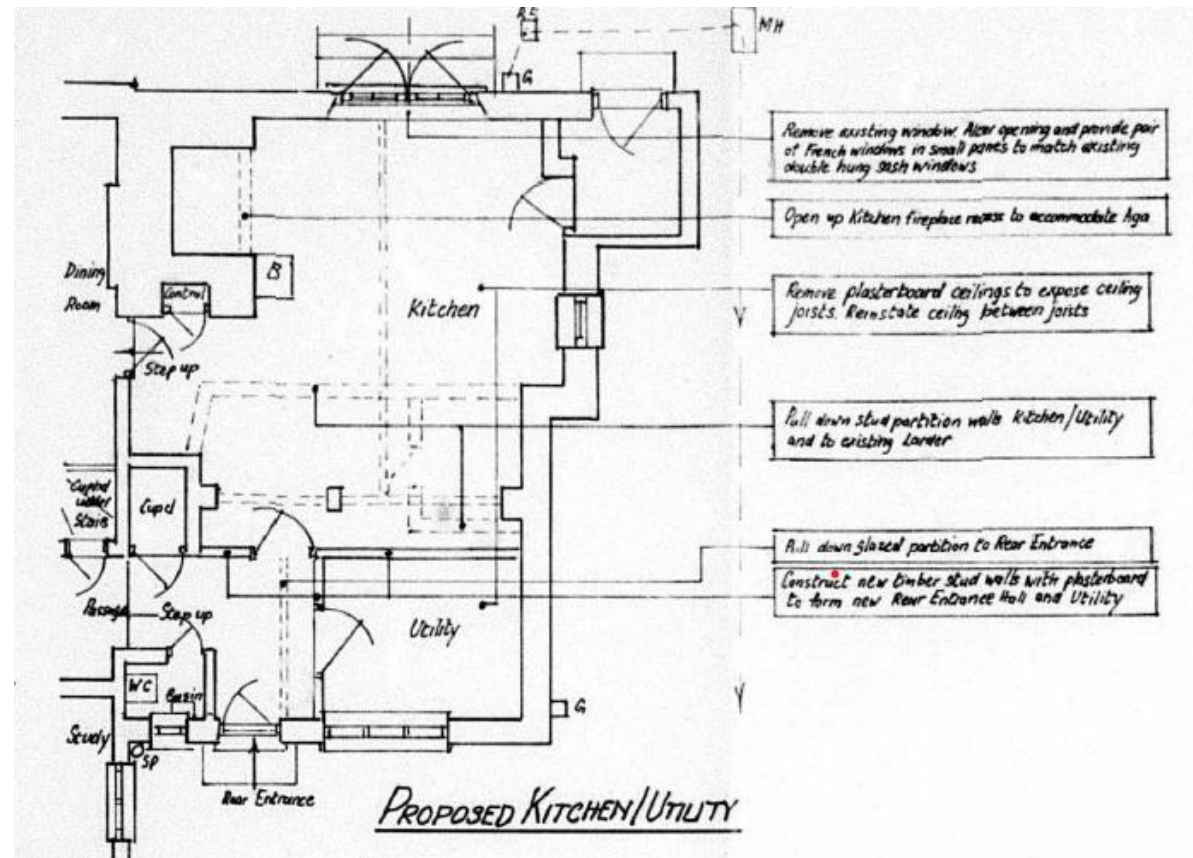
96/00458/HIST Approved
Listed Building Application: Internal alterations to kitchen and utility rooms, and formation of French windows to kitchen

92/00454/HIST Approved
Erection of traditional style conservatory (LBC)

92/00292/HIST Approved
Erection of traditional style conservatory as amended by applicants letter and plans dated 13th April 1992

The plans relating to 96/00458/HIST for the internal alterations to the kitchen and utility rooms and formation of French windows to kitchen have been reviewed and the approved plans shown opposite.

This consent is extant, given that the internal stud partitions were removed and the new stud walls have been constructed. Approval was given to remove the existing window opening and replace it with French doors. However, this part of the approval has not been carried out to date.

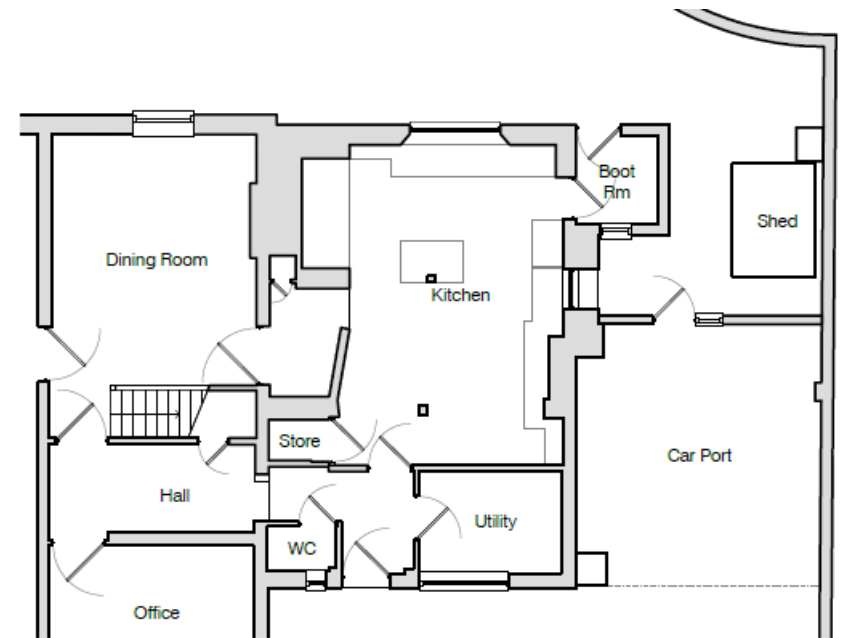


4.0 Existing Building

Elliot's House is a detached house of red brick construction, with a hipped roof and red tile hanging at first floor level.

The property is a Grade II Listed dwelling, with the following Listing Description:

"Double span house with C18 elevations probably masking older framed structure. Main elevation at side, of 2 storeys and attic, 3 windows. Half hipped tiled roof with 2 hipped dormers. Moulded wood eaves cornice. C18 and C19 1-bar iron casements. Tile hung 1st floor, brick ground floor. C19 gabled central porch. On road front C18 sash windows. 1-storey stone wing and modern lean-to extensions to north".



Existing Ground Floor Plan



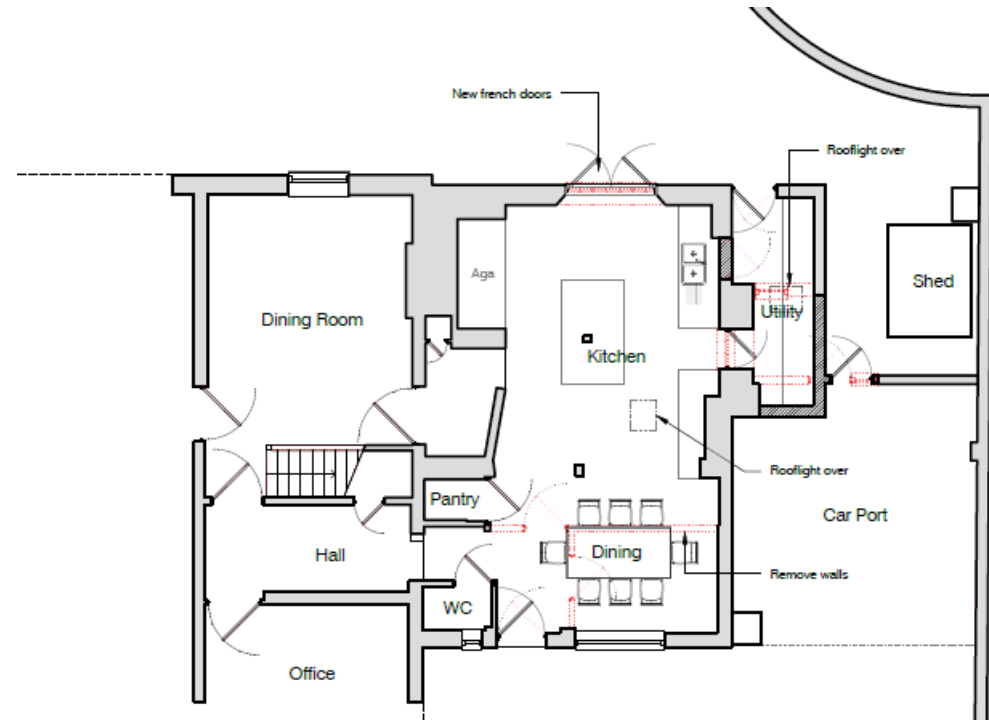
4.0 Existing Building



5.0 Proposals

The proposed works comprise of:

- a single storey side extension to create a utility room. This is a very small extension that respects existing proportioning and will be in-keeping with the existing dwelling;
- It is also proposed to insert French doors in the rear of the dwelling, to create an access into the garden;
- and a conservation rooflight in the roofslope above the kitchen. This has been sensitively positioned within the valley return and will be a small-scale conservation rooflight;
- Removal of stud walls. It is proposed to remove a number of stud walls to open up the kitchen area, to allow a kitchen/ dining area to be created. The planning history has been researched, and it is clear that the walls are stud walls and are not part of the original building:



6.0 Use

The proposal will allow the internal layout to be reconfigured. It is proposed to relocate the utility room into the small side extension that is proposed, and then remove the stud walls that currently form the hallway and utility room, to allow a kitchen dining room to be created.

7.0 Quantity

The proposed single storey extension measures 1.2 metres wide x 2 metres deep x 2.9 metres high, extending the existing roofline along.

8.0 Layout

The proposal will be discreetly sited to the side of the existing house, and will connect the existing car port with the single storey boot room.

9.0 Access

It is proposed to remove an existing rear window and insert French doors into the rear garden. The proposal does not affect the existing vehicular access to the property

10.0 Scale

The proposed extension is modest in scale, and given its single storey nature, would remain subservient to the main dwelling. The proposed extension is very minor and responds well to the scale, height, materials and site coverage of the surrounding area, in accordance with Policy SP1 of the Core Strategy and policy EN1 of the Policy GB1 of the Allocations and Development Management Plan (ADMP). The site lies within the Metropolitan Green Belt, where Policy GB1 of the ADMP states that when a proposal is submitted for an extension on a property which is situated in the Green Belt, in order to be permissible the total floorspace of the proposal together with any previous extensions, alterations or outbuildings must account for no more than 50% of the floorspace of the original dwelling (measured externally). This is supported by the Supplementary Planning Document: Development in the Green Belt (Adopted February 2015). The original floorspace of the dwelling was 309.38sqm and the floorspace for the car port that has been constructed and the conservatory/ glasshouse is 32.92sqm. The proposed extension will create an additional floorspace of 4.2sqm. This proposal, along with the previous additions to the property would result in an increase of 12% floorspace, which is within the 50% allowance as set out in Policy GB1.

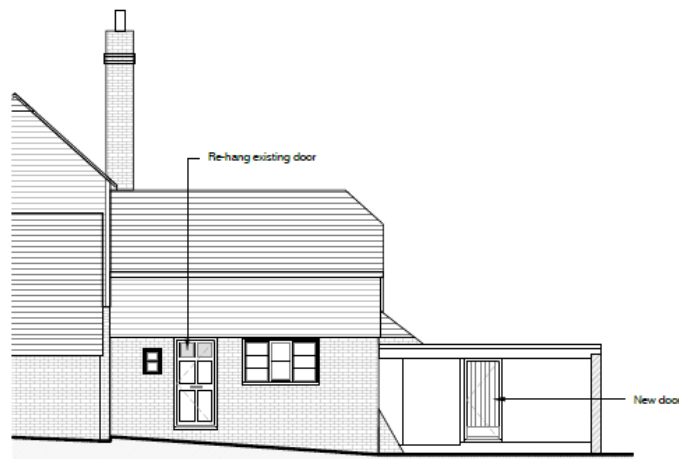
11.0 Landscaping

It is not proposed to amend the existing landscaping within the site.

12.0 Appearance

The site is situated near to Penshurst village, within a spacious plot, but is surrounded by properties. The proposed extension measures 1.2 metres x 2.2 metres, and will provide a continuation of the boot room. The proposed extension has been designed as a small lean-to addition, which is quite typical for a historic building such as this.

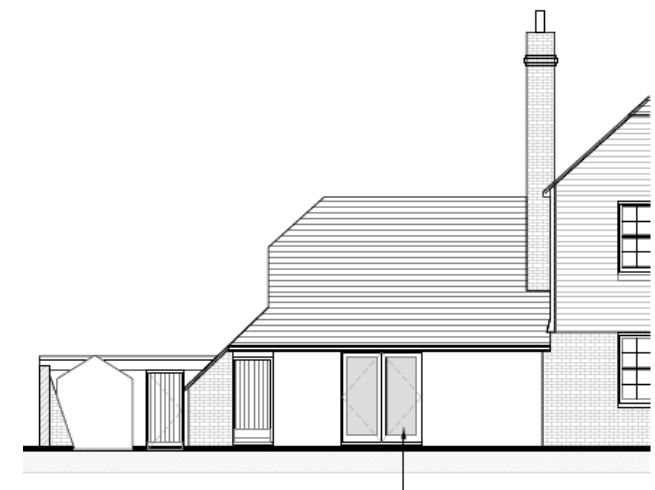
The proposal is in-keeping with the style of the existing building, and will be constructed of materials that are in-keeping with the existing building. The proposed extension is not considered to have a detrimental impact upon the character of the surrounding landscape, nor upon the scenic quality of the area, in accordance with Policy EN5 of the ADMP.



Proposed Front Elevation



Proposed Side (Right) Elevation



Proposed Rear Elevation



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