

DESIGN AND ACCESS AND HERITAGE STATEMENT
55 High Street, Farningham, Kent DA4 0DB
October 2021



SEVENOAKS DISTRICT COUNCIL
REC'D 11 NOV 2021
COMMUNITY & PLANNING SERVICES

1.0 THE SITE

55 High Street is located in the Farningham village Conservation Area opposite the historic Pied Bull Public House which dates from 1612 AD.

The property is a two bedroom two storey terraced house dating from the around the 1830s AD. It is not a Listed building.

There is a single storey rear extension with a flat roof dating circa 1940s/1950s.

This extension is a bathroom.

There is no record of a Planning Consent for this.

There was an outside toilet which existed in the 1960s in the patio/courtyard area.

Behind the extension and courtyard patio there is a small walkway with a retaining wall with steps up to the rear garden which is approximately one metre higher.

There is also a bespoke shed between the extension and the concrete block boundary wall at Number 56. This is used as a store for bicycles and garden tools with Refuse bin located near the shed door.

The front brick façade is at the back of pavement and access to the rear is through the front open plan reception room.

There is also a side access to the High Street through the gardens of Numbers 54, 52 and 52 to a side alley which joins the High Street. There is a gate in the alley for security, This access is not used by the Applicants.

The adjacent terraced house to the east is Number 56, built circa 1600s. This is a Listed property which has been refurbished and would not be affected by the proposals, and it appears that the owner is happy with the extension which could only be seen from the first floor window.

Number 54 would be affected by the proposed extension.

At present there is an uneven brick boundary wall which would require demolition. Discussions have taken place with the owners, Mr and Mrs Rose, who have lived at the property since the 1990s. This property dates from the early 1800s and is **not** Listed. The Design drawings were discussed and they are happy with the design. They would benefit from a new boundary wall in place of the rather poor garden wall.

There is no history of flooding as the property is on a slight incline and is not low lying.

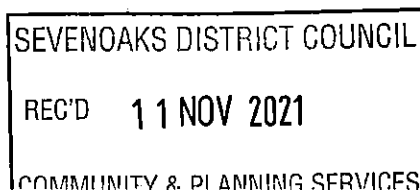
2.0 THE PROPOSAL

No works will be undertaken to the front façade, the main tiled roof or the first floor, both internal and external.

There is no dining room at present and the infill extension would provide a light, airy open plan room with an improved kitchen. The infill extension would consist of a cavity wall at the boundary with Number 54 which would be a total of 2 metres high including a powder coated box gutter non-projecting over the boundary. This wall would be faced with second hand Stock bricks to match the existing in both bonding and pointing.

This wall would enhance the appearance from Number 54 and would be a positive contribution to the properties in the Conservation Area.

The roof would connect to the flat roof fascia of the existing extension and



would be double glazed with powder coated aluminium slim glazing bars. The roof would slope to the gutter and would drain into a powder coated hopper and rainwater pipe which would discharge into the existing combined drainage system.

The patio doors at the rear would be in powder coated aluminium and would double glazed. All powder coated aluminium would be dark grey colour. There would be a fixed double glazed spandrel panel between the patio doors and the end of the roof.

The existing flat roof extension area would remain as is with a change of boiler flue location being the only visible external change.

The interior would be rearranged with new sanitaryware, relocated boiler, decoration and revised door location.

There would be no works to the existing reception room.

3.0 PRECEDENT

A similar type of glazed infill extension has been built at 9 Protea Cottage, Farningham High Street.

This has a glazed roof sloping from the rear main wall towards the rear garden and patio doors, all in powder coated aluminium.

SEE APPENDIX A PHOTOGRAPHS.

4.0 CAR PARKING

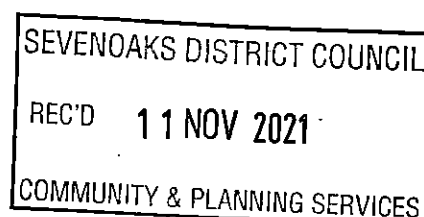
The High Street is not a controlled zone and has on-street parking.

5.0 REFUSE AND CYCLES

Existing arrangements would remain.

6.0 SUSTAINABILITY

Where possible, materials would be obtained from local sources. The village of Farningham has a number of local shops, post office, restaurants and public houses. A bus service passes through the Village. There is a main line station at Swanbley and access to the M25 and M20. Close by is the village of Eynesford which is also close to a main line station.



APPENDIX A

**SITE PHOTOGRAPHS
PHOTOGRAPH OF 9 PROTEA COTTAGE**

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REAR GARDEN



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CORNER OF NO 55
NUMBER 54 ON RIGHT



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REAR SHOWING FLAT
ROOF EXTENSION



9 PROTEA
COTTAGE

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