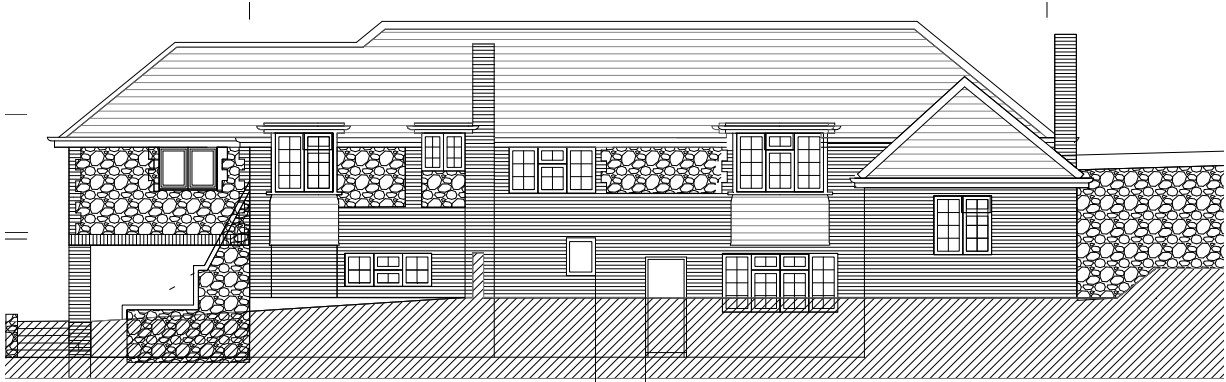


**Design Statement, October 2021**  
**Proposed Extension,**  
**Old Rosings, Farley Lane, Westerham, TN16 1UD**



**Proposed Rear Elevations**

## **Design and Access Statement**

### **Introduction**

Full attention has been paid to the Westerham Conservation Area Proposal, which states, The management of our national cultural and historic inheritance is of paramount importance and Conservation Areas are a vital 'grass roots' starting point from which to safeguard the continuing care of our environment.

The proposal fully addresses the following of the Local Conservation Area Policies. EN21 1 -5, EN22, EN23. This document should be read in conjunction with the Heritage Statement and the Westerham Conservation Area Policies document.

The key purpose of this Design and Access Statement is to set out the architectural design intentions for the proposed development at Old Rosings and is to be read in conjunction with all drawings and documentation submitted as part of the Full Planning Application.

The purpose of the development is to create a first-floor bathroom and dressing area, of minimal proportions on a site which is part of the **Westerham Conservation Area**. The final design was achieved with careful attention to the **Westerham, Design Statement**.

The proposed extension will provide:

- 1 no. 1<sup>st</sup> floor bathroom
- 1 no. 1<sup>st</sup> floor dressing area
- Eco friendly construction techniques

## Site location

Old Rosings is situated on Farley Lane, on the western outskirts of the Westerham Conservation Area at the furthest end of the High Street and beginning of the A25 out of Westerham. The principal elevation of Old Rosings faces west overlooking the drive, Farley Road, and open land across the road. The listed wall and the buttress, which is atop the listed wall, cannot be seen from the road side or from the rear garden side by anyone else other than the occupants of Old Rosings. There are no glimpses of Little Rosings to the north east, or from Farley Cottage to the North West of Old Rosings. Wolfelands Place and Wolfelands House lie to the South and have no views. Tudor House to the North East is hidden from the site with trees and shrubs, and also has no views of the site.



**Existing side elevation**

## Description of the site

The site comprises a detached house two storey dwelling which is located in Farley Lane. There are neighbouring properties to the front side and rear of the application site, none of which has a view of the siting of the proposed side extension.

The property itself is not listed, however the remains of a stone rubble wall, approximately 2.5M x 1M high, is listed, but not attached to the house, the buttress atop the stone wall is not listed, and also is not attached to the house. The northern area of garden has a listed stone wall bounding the north and western boundaries of the property.

## Site assessment

The existing property is located on Farley Lane and is set back a considerable distance from the road.

The proposed 1<sup>st</sup> floor extension would not be highly visible in the street scene as it is screened by the carport and a yew tree. It is therefore not considered that the proposed 1<sup>st</sup> floor extension would not have a detrimental impact on the character of the surrounding area.

Alterations to the landscaping also will not have detrimental effect and are not visible from the street scene. The proposed alterations to landscaping include a new retaining wall below and on the line of the 1<sup>st</sup> floor above, new steps and replacement block paving. These are considered to be minor alterations would not alter the character of the existing property. The alterations will not affect the listed wall, instead the proposal is designed to protect and enhance the setting of the listed wall.

There is yew tree on which a protection order exists, however, SDC Tree officer states 2Providing care is taken to minimise disturbance to the adjacent yew trees, there are no objections to the proposal.

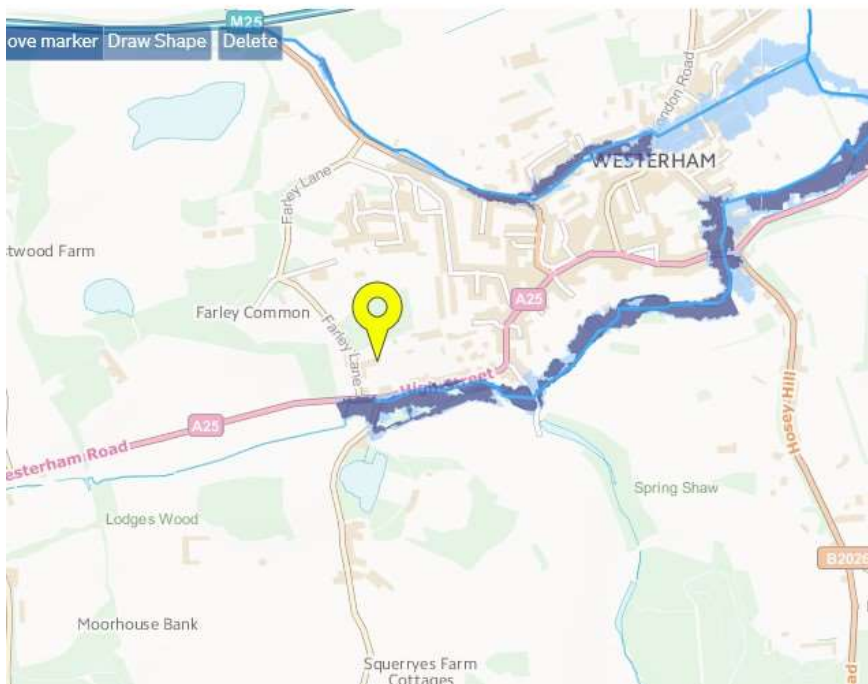


Site location



**Existing front elevation of Old Rosings**

The original paved area outside of the existing kitchen was raised above floor level of the adjoining kitchen, to the extent of 900mm, and when excavated the 2.5M length remains of the wall, now considered listed, were exposed. The proposed extension, and its foundations, have been designed around this feature. Drawings attached to the application, are clear on how this is to be achieved.



**Flood Plain Map**

This map shows the extent of the flood plain relation to the property. This shows the property is in no danger from flooding and that no special precautions require to be taken in respect of the construction.

### **The Proposed Extension**

The proposed development will see a 1<sup>st</sup> floor extension, constructed on piers, one to each outer corner. The extension will be used for a bathroom and dressing area for the adjacent bedroom. The design allows for minimal disturbance of ground adjacent to the proposal as the piers will be constructed on pads corner pads. The 1<sup>st</sup> floor construction requiring only the least amount of ground disturbance. The extension has been designed to over sail the listed wall and pass behind the buttress. The listed features will be retained and appear as enhancements to the proposed extension.

The proposed extension will use stone to rear 1<sup>st</sup> floor elevation to match the stone of the listed wall, and have reclaimed clay tiles to match those of the existing house. The design of the extension is to echo that of the existing house and to place the listed wall and associated buttress in a protected situation which is both in keeping with its location and that of the new extension.

### **Relationship to grade 11 listed wall**

The proposed development will have no material or physical change to the two Grade II\* listed wall, with minimal work to the unlisted buttress, which is to be incorporated into the design of the rear elevation. The proposal has taken full account of Historic England guidance.

The proposal is mindful of the largely rural setting, both it and the surrounding buildings continue to enjoy and has therefore been designed to be sympathetic to the heritage assets. The proposed design will use materials that are sensitive to the heritage assets to ensure that the proposed building will not challenge the pre-eminence of the listed assets

The proposal has been carefully designed to be subservient to the existing house and the listed walls to ensure that it does not compete with their significance.

It will occupy the same location of the listed wall, but is designed and constructed to include the listed wall and the buttress in the design of the rear elevation, at the same time embracing the setting of the wall. The new building has been designed to be not at odds with the listed wall, and will be set back from the frontage of the dwelling, and set at 1<sup>st</sup> floor level further reducing its perceived aspect from the listed wall as they will be in open view.

In assessing the significance of the setting, the proposal has also taken account of Para.137 of the NPPF which states that

***“proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.***

This is particularly acute in the case of Grade II\* listed assets. The setting around a heritage asset is of particular significance and any proposal that can better enhance that should be looked at favourably. In this instance the setting of the proposed new building and that of the grade II listed wall are important to each other and their shared significance.

The proposal will therefore be fully capable of enhancing the significance of the heritage assets.

The existing remains of the former walls are of significance in relation to the use of that site, forming a prominent feature in the landscaped aspect of the garden. But, taking account this, the proposed development will not be harmful to the listed wall, and will see the site of the wall reinstated whereby the lower part of the wall will remain fully visible, and protected, at ground level, and the buttress which will be fully visible from the rear of Old Rosings, remaining untouched by the proposed development.

The proposed new extension will be a positive contribution to the heritage asset and will better reveal its significance within its setting, as directed by the NPPF.

### Relevant Planning History

76/00815/HIST	ALTERATIONS AND EXTENSION TO DWELLING	GRANT	28/09/1976
94/00239/HIST	Erection of detached bungalow with associated parking.(Outline).As per amended plans received with letter dated 15.4.94.	REFUSE	21/06/1994
94/00466/HIST	Erection of a Conservatory and single storey link between house and ancillary building.	GRANT	07/06/1994
94/00467/HIST	Demolition of outbuilding and the erection of a Conservatory, and single storey link between house and ancillary building.(LBC).	GRANT	07/06/1994
07/01891/FUL	2 single-storey side extensions. 2 x two-storey rear extensions and conservatory	GRANT	30/07/2007
08/00677/FUL	Erection of 3/4 bed chalet style bungalow. retention of existing garages for new dwelling.	REFUSE	28/04/2008
08/00711/FUL	2 single storey side extensions, 2 x 2	GRANT	10/06/2008

	storey rear extensions and conservatory (Amendment to SE/07/01891/FUL - changes to window locations/detail, roof to single storey rear extension and new roof link).		
09/01040/FUL	2 single storey side extensions, 2 x 2 storey rear extensions and conservatory (Amendment to previous approval SE/08/00711/FUL).	GRANT	27/07/2009
09/01059/LBCALT	2 single storey side extensions, 2 x 2 storey rear extensions and conservatory.	GRANT	27/07/2009
10/02724/FUL	2 x 2 storey extension to side and rear. 1 x single storey extension and conservatory to rear. (Amendment to previous approval SE/09/01040).	GRANT	06/01/2011
10/02728/LBCALT	2 x 2 storey extension to side and rear. 1 x single storey extension and conservatory to rear. (Amendment to previous approval SE/09/01040).	GRANT	06/01/2011
11/03126/FUL	Construction of new roof over existing retaining walls to form carport.	GRANT	26/01/2012

## **Planning Policy Site-Specific and Area-Based Policies**

### **DESIGN PRINCIPLES**

Respect for local building design, materials, and general colouration should be evident in any planning proposal.

(SLPPC EN1: CS LO7; ADMP EN1 and EN2)

Whenever possible, natural materials should always be employed on fascia's in preference to look-alike substitutes.

(RESPD 4.48)

Proposals to introduce front-facing dormers giving the perception of a third storey are not encouraged.

(RESPD) 4.34

The scale and mass of any proposed dwelling should be comparable to the majority of existing homes within the adjoining community.

(SLPPC EN1.4; ADMP EN1 and EN2)

Most houses within the village have individual designs or features. Proposals for urban style designs which employ repeat or 'mirrored' features, are therefore not encouraged.

(SLPPC EN1: SP1: LO7; CS LO7, ADMP EN1 and EN2)

It is recommended that any new development or an extension which increases the number of bedrooms, should take account of the number of off-street parking spaces it will require and include this in its application.

Proposals for any developments or extensions sited on rising ground, should carefully consider their perceived affect upon near-by properties.  
(RESPD 4.16)

Wherever possible, only the minimum of the available front garden area should be replaced with hard-standing for cars.  
(RESPD 4.56 and 4.57)

NPPF= National Planning Policy Framework  
CS = Sevenoaks District Council Core Strategy  
RESPD = SDC Residential Extensions Supplementary Planning Doc.  
CAAMP = Conservation Area Appraisal and Management Plan  
SLPPC = Saved Local Plan Policies Compendium.  
ADMP = Allocations and Development Management Plan

When assessing such designs in future, the Planning Authority should assess the degree to which the proposal is well integrated and complements the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. It is important to villagers that designs for proposed new buildings/houses are typical of the settlement and do not appear to erode the coherence of the overall local area.

SDC are asked, whilst having regard to the provisions of PPS3, to use the flexibility allowed to them within the policy to ensure that new developments are compatible in scale and character with current housing within the village.

### **Addressing the Area of Outstanding Beauty Total site area**

The Countryside and rights of Way act states that the Local Planning Authority should conserve and enhance area of AONB. Designating and AONB protects its distinctive character and natural beauty and can include human settlement and development.

The design and intentions of the proposal are sensitive to the host dwelling and utilizes a similar pallet of materials. It is not considered that the development will erode the character of the wider landscape and blends sympathetically upon the distinctive architecture of the area, conserving and enhancing the landscape character of the AONB

### **Impact on Listed Buildings and their Setting**

Both this document, the heritage statement, and the attached drawings and details, illustrate fully the proposals awareness of the effects the development has on the heritage assets, and that sufficient weight has been given to the appropriate conservation of these assets. The conservation of the wall is in compliance with Policy EN4 of the ADMP and the NPPF

### **Impact on the Conservation Area**

The proposed first floor extension would be in keeping with the character of the existing property and would not have any detrimental impact on the character of the street scene, due to its limited visibility. The proposed extension will preserve the character and appearance of the wider conservation area. The listed wall is not located in a



prominent position in the conservation area, and although the walls removal as part of the proposed development would not have a harmful impact, it is fully intentioned to preserve the wall as part of the proposal and its long-term protection.

In relation to the Conservation Area, the proposal complies with policy EN4 of the ADMP

### **Area of Archaeological Potential**

The site is located in an area of archaeological potential. However, the existing property has been extended that the proposal will have an impact.

### **Amounts**

Area of site (0.5Ha)

Area of extension  
15 sq.M

Area of ex house ground and 1<sup>st</sup> floor = 193sq.M

The extension increases the area of the property by 8%

### **Elevation Treatments**

The building has very simple elevation treatments  
(and these comply with the general design principles described in the VDS document)

**Ground Floor** – Handmade facing brickwork (colour TBC) to piers, constructed in hand made facing bricks to match existing.

**First Floor to Roof** – white painted feather edge boarding to match that on existing first floor adjacent, rer wall from random rubble to match existing random stone wall construction. The buttress is to be utilized as part of the rear 1<sup>st</sup> floor wall construction.

**Roof** – handmade reclaimed plain clay roof tiles (colour match existing)

### **Site**

The site is accessed via Farley Lane via automatically opening double gates, via a drive entrance into the internal parking area and garaging area. From the road a lightweight surface exists for light weight traffic, i.e. the family car, and is made with cobbles or paving blocks/bricks.

### **Parking**

Parking is prohibited on Farley Lane There is a garage for one car/storage. Open parking will allow for at least 4 cars.

### **Waste**

All household waste will be separated and filtered as per the local authority's requirements and will be incorporated into a waste management system onsite.

**Emergency Services Access**

Generally, in this circumstance from the road but the access gate/width is wide enough to accommodate such vehicles if it is required to be off road, such as an emergency ambulance.

**Building access and circulation**

The building will be designed to fully comply with Building Regulations, with access points and circulation routes through the house, which will meet all of the relevant criteria.

**Conclusions**

This document and the Heritage Statement fully demonstrate the impact of the proposal on the significance of the listed wall and its relationship to the proposal, and comply fully with EN4 of ADMP and the NPPF





