



Architectural Projects

The Spinney
Manor Drive
Fawkham
Kent DA3 8NB

Tel. & Fax: (01474) 703602

Peter Thomas

DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT AT REAR OF
56 & 58 HIGH ST FARNINGHAM DA4 0DB
Sept 2022 [updated Oct 2022]

HISTORICAL BACKGROUND : 56 High Street is a two storey terraced dwelling [Grade 11 listed] in the heart of the Conservation Area of Farningham and AONB.

58 High Street is a detached single storey building of masonry walls under a pitched tile roof located at the rear of 56 & 57 High Street, comprising business premises. Records show the last known business was formerly a workshop /retail business for the repair and sale of antique furniture and the owner [Mr Peter Beasley] owned and lived in 56 High Street. The shop has no frontage to High Street and relied on a sign to attract passing trade – which eventually dwindled and the business became unviable. In the distant past 58 High Street was a Blacksmith's forge known as 'The Old Smithy' or 'Forge Yard' but little is known of these years*.

In 2012 planning permission was granted to the owners at that time by the LPA to convert the building from A1 to C3 residential use [SE/11/02671/FUL refers]. However, before converting the premises, the owners of 56 & 58 eventually decided to sell both properties to the present owner and applicant. The new owners were not in a position to immediately convert the building and the premises have deteriorated over-time and not fit for reuse unless repairs and renewals are put in hand. The site remains a dormant business use as the LA has continued to charge the owner and applicant business rates which are paid up to date.

[*In the past Farningham was on the coaching route from Canterbury to London and a forge was no doubt a useful attribute on the route, also 'The Lion Hotel' and other facilities within the village. Farningham has other historical vignettes: Captain William Bligh [Mutiny on the 'Bounty'] lived the latter part of his life and died in the village, and the first tank ever built and used in WW1 was designed by an engineer who lived in Farningham and the first trials were carried out at Charton Manor Farm.]

PROPOSALS: The works comprise the demolition of the present building on the site of 58 High Street, the demolition of the garage within the curtilage at the rear of 56 High Street [listed asset] and erection of a smaller garage and the erection of a detached timber framed energy efficient residential annexe on the site of 58 High Street [encroaching within the curtilage of the listed asset] for the applicant's elderly Mother in need of 'Care in the Community' within a family bubble.

[The applicant's home is unsuitable to accommodate her Mother, as the accommodations include steps, small rooms, narrow passages, and a steep narrow staircase –totally unsuitable for a wheelchair and elderly Parent with mobility issues and Cancer.]

The following schedule of drawings apply Dwgs 22/A/1; 22/A/2; 22/A/3;22/A/4; 22/A/5; 22/A/6 and Heritage Statement dated Sept 2022.

DESIGN: The proposed annexe has been set-back clear of the existing external boundary walls on the north and east boundaries to avoid maintenance issues with neighbours and a car-port included in the design for the annexe. The accommodations comprise a hallway, living room, kitchen, bedroom, and wet room. In the roof space a small bedroom and shower /WC for a visiting or live-in 'Carer'. The majority of the proposed building is situated on the former site of No 58 and in-part situated within the curtilage of No 56 adjoining a smaller replacement garage for the applicant /owner of 56 High Street. An amenity space for the annexe is included at the rear of 56 High Street. Generally the annexe is designed in vernacular 'Barn-style' reflecting Kentish tradition, comprising energy efficient timber-frame clad with black weatherboarding under a pitched clay pantile roof. [See Appendix A1 photo- montage page 5 refers]

A dormer is provided on the south elevation to provide headroom and natural light – and to avoid any overlooking of neighbours gardens and privacy spaces, the glazing to the dormer is translucent 'Satin' glass [providing 80% light transmission]. Upper fanlights above sight-lines may be clear glass to view the sky. Velux conservation style rooflights are also provided on the north elevation within the roof and set at high level in the roof to avoid overlooking neighbours gardens. [The rooflights could be pole or cord operated or could have electric operation facility].

On the north side of the roof a 'Chien-Assis' dormer feature without any glazing improves headroom in the roof space over bed- space for a 'Carer'. The applicant would accept a formal legal agreement [Section 106 ?] to safeguard privacy issues and avoid any future roof windows or changes to dormer features [i.e. glazing] that might otherwise compromise neighbours privacy.

ACCESS: No 56 & 58 High Street are intrinsically co-joined - Vehicular and pedestrian access to both properties is provided by an existing private drive from the High Street, within the curtilage of 58 High Street. The access remains undisturbed . The access also includes a 1.2m [4 ft] wide pedestrian ROW on the east-side serving the dwellings in 'South Terrace'. Access is also provided to 'Forge Cottage' and a small garage to 'Forge Cottage' off the private drive.

PARKING: Casual parking is also provided from the drive for 56 & 58 only. The present proposals provide for a replacement garage and casual parking space for 56 High Street and a casual parking space within the car-port of the proposed annexe [a total of 3 car parking spaces was also a requirement under the previous planning permission for conversion of the business premises to independent residential use].

CONCLUSION: It is submitted that the proposals respect the residential enclave within this area of the Conservation Area and village environment. [Several neighbours have been consulted and agree that a residential annexe is far better use for this site within the heart of the village than any business uses and nuisance issues that could arise therefrom.

[All neighbours are unanimously concerned about noise from a workshop of any kind should a retail /workshop business use be reinstated.]

Due to the complex nature of these proposals within the Conservation Area and close proximity of listed assets, it is confirmed that an application for LBC has been submitted to the LPA and a decision due on or about the 16th November 2022 [22/02596/LBCALT refers].

Finally, the applicant would greatly appreciate the LPA's sympathetic consideration and approval of the proposals for erection of a 'Granny Annexe' on the site for the applicant's Mother in need of care in the community within the ' family bubble'. [See Appendix 'A' page 4 as attached, letter from St Luke's Hospice Plymouth in support of the proposed annexe for the applicant's Mother.]