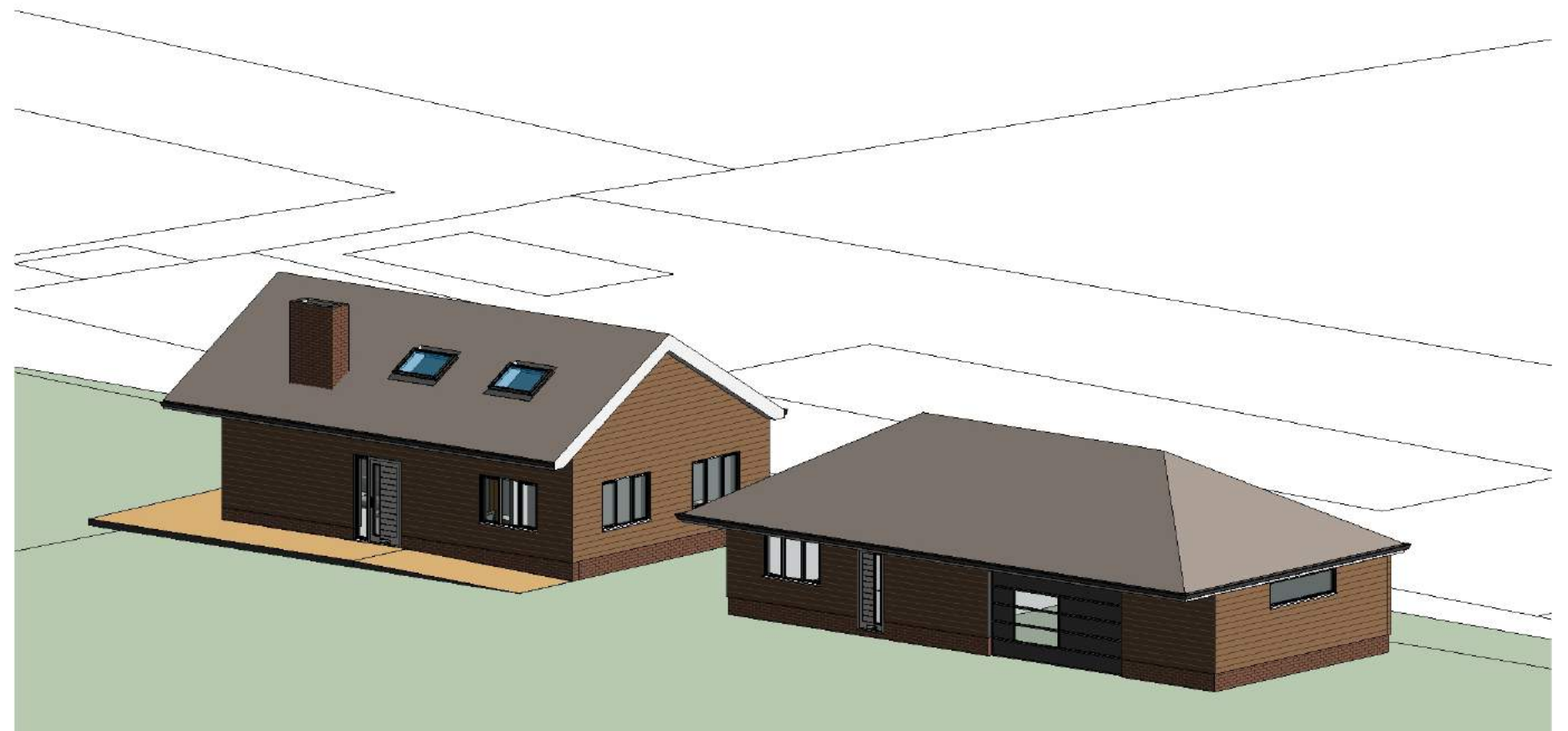


HOUSEHOLDER OUTBUILDINGS AND ANNEXE AT EASTFIELDS, HARTLIP, ME9 7SP

DESIGN & ACCESS STATEMENT

DECEMBER 2022



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1 INTRODUCTION

- 1.1 This Planning and Design & Access Statement accompanies the Householder Planning Submission for three outbuildings, including a fully disabled annexe, with fully accessible living, bedrooms and bathroom at Eastfields, Hartlip. Such statements are not mandatory for householder applications, but nonetheless can be beneficial in helping explain a proposal.
- 1.2 The application site is occupied by Eastfields, a detached home on a very large site on a residential street in Hartlip, which is owned by a family who wish to create multi-generation living.
- 1.3 The overall site has an area of 7474m² with a large front garden and very large rear garden, including a rear orchard. It is an average of 40m wide by 188m long. Excluding the rear orchard, the site is 3585m², being an average of 93m long.
- 1.4 The applicants wish to build three outbuildings:
- A car barn to the front of the property to provide sheltered parking for four vehicles.
 - A workshop and office to the south east of the existing property.
 - A fully disabled compliant annexe with parking beside the workshop.
- 1.5 The proposal also includes a new in-out driveway due to the existing poor visibility from the current exit. The new proposal will enable vehicles to enter the site at the existing location, and exit in a new, more visible location to the north of the site, onto Old House Lane.

2 PROCESS

ASSESSMENT

PHYSICAL

- 2.1 The site and context can be seen in the photographs throughout this report. As noted, this is a rectangular site at Eastfields, Hartlip, which features a detached house amongst generous gardens to the front and back.

SOCIAL

- 2.2 The proposal is of social value in providing required storage areas for the family, but most importantly, a new fully accessible annexe for the applicant's parents, who are elderly and disabled.

THE APPLICANT

- 2.3 The applicant of this subject submission is Mr & Mrs Fisher who live at the property with their family. The intention is for Mrs Fisher's parents, Mr and Mrs Bourn, to move to the annexe, which is fully disabled compliant with accessible living, sleeping and bathroom facilities. Mrs Fisher's mother is disabled, and requires urgent suitable housing close to the family.

APPLICANT'S TEAM

- 2.4 This report has been written by Charn Murphy-York, RIBA ARB at JNC Architecture, who has vast experience designing residential schemes, including fully disabled compliant schemes, and working on planning applications within Kent and London.



The proposal includes a new access driveway for exiting the site, as the current situation has limited visibility to the south (right).



The existing site from Old House Lane



Existing driveway onto the site from Old House Lane



The rear orchard looking south



The rear orchard looking north



The existing frontage along Old House Lane



Neighbouring properties to the west – barn conversions



Looking north-east from the site.

3 USE

3.1 The site is in residential use, with the proposed car barn and workshop being ancillary to the enjoyment of the property. The proposed disabled annexe is to provide fully accessible and disabled compliant living accommodation for the applicant's parents, in order to provide multi-generational living on the site. This outbuildings will all be ancillary to the main dwelling.

4 AMOUNT

4.1 The proposal is for householder outbuildings of appropriate sizes and design.

4.2 The car barn is positioned to the front of the existing property, on the western boundary. It is 610mm from the boundary.

4.3 The workshop and office are to the southeast of the existing property, alongside the western boundary. This outbuilding is set in 1m from the boundary.

4.4 The new annexe is also along the western boundary, close to the rear orchard to provide views and access to this part of the site. This is also set in from the boundary by 1m. This provides a single storey annexe, which is ancillary to the main house, along with a disabled parking space.

5 LAYOUT

5.1 The detailed layout can be seen in the formally submitted planning application drawings. The car barn provides 4no. sheltered car parking spaces from the existing driveway. The workshop provides a garage workshop and office area, including W/C.

5.2 The two-bedroom annexe provides a living/dining/kitchen area, a fully compliant bathroom and two bedrooms, both of which are compliant for wheelchair use. The layout of the annexe also provides wheelchair use, including the necessary turning circles.



Proposed Site Layout Plan showing positioning of outbuildings and access

5.3 To maximise light and space, the annexe features an exposed skieiling within the living areas, to maximise height and light, with a standard ceiling in the bedrooms and bathroom. Rooflights will further flood this room with natural light.

5.4 The site will feature a new driveway up to the disabled annexe and workshop to the west of the site. A new access to the north of the site is also proposed, enabling cars to exit the site with greater visibility than is the current situation with its existing access drive.

6 SCALE

6.1 The proposal is of sensible plan dimensions, including width, lengths and heights.

6.2 The proposal is for three, single storey outbuildings, to fit in with the wider property and the neighbouring properties within this location. It will therefore provide little or no impact on the surrounding neighbours.

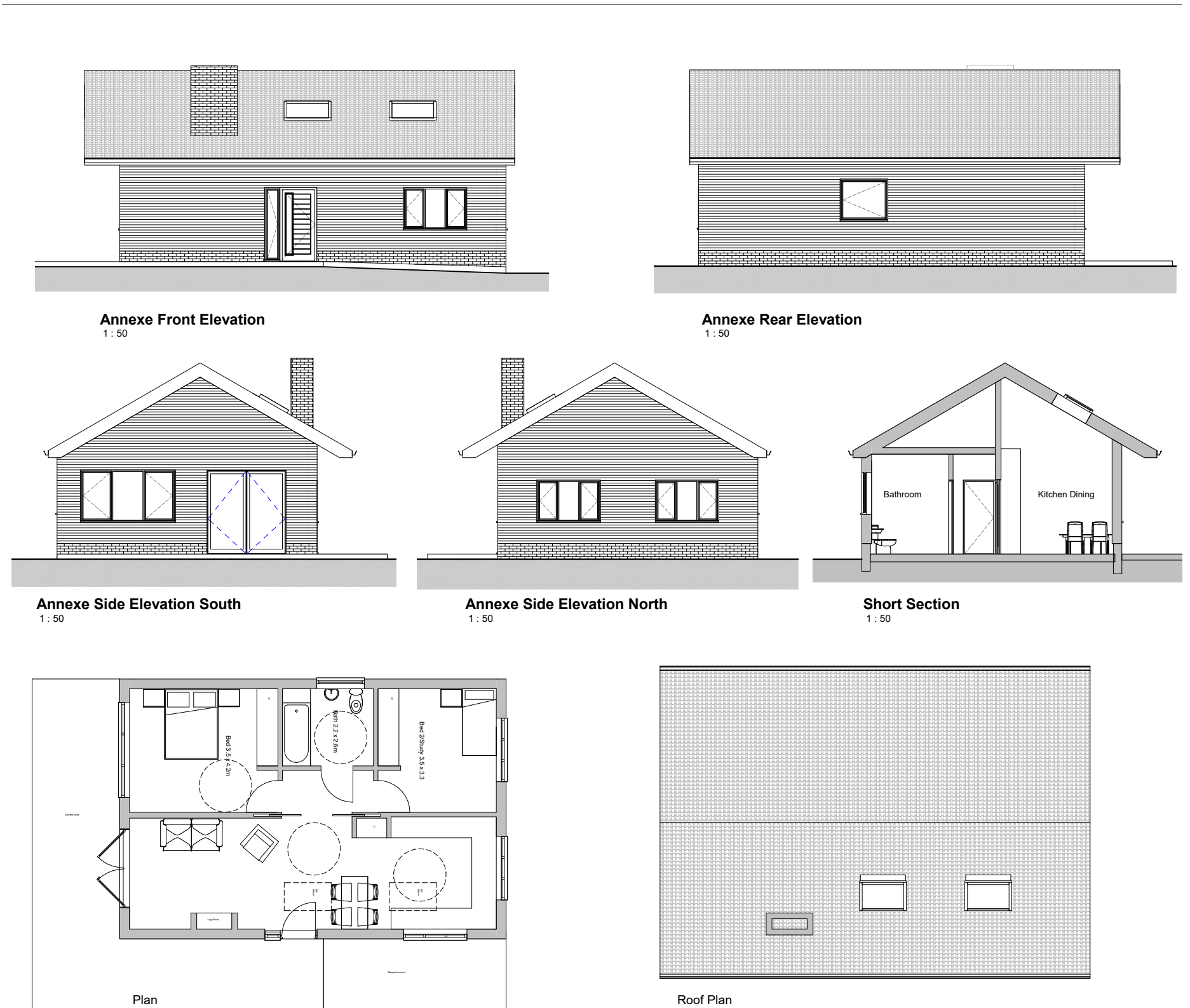
6.3 All buildings are single storey with hipped roofs, with the annexe having a pitched roof to enable the living accommodation to have an exposed skieiling.

7 LANDSCAPING

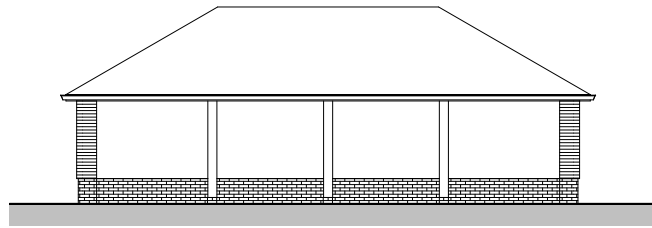
7.1 The site benefits from a large rear garden as seen in the submitted plans. The front and the rear gardens, including the orchard, would not be impacted by the works, with all outbuildings on the western boundary.

7.2 One of the key landscape benefits of the annexe proposal is qualitative. The annexe will improve the appreciation of this part of the garden from the living area and bedroom, and the office within the workshop will also provide ample views and appreciation of the vast gardens.

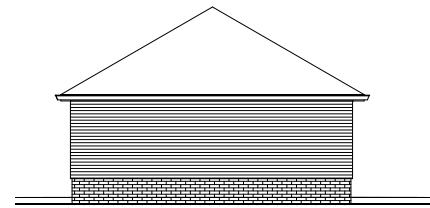
7.3 The car barn and workshop buildings fit into the landscape in terms of materiality, scale and positioning.



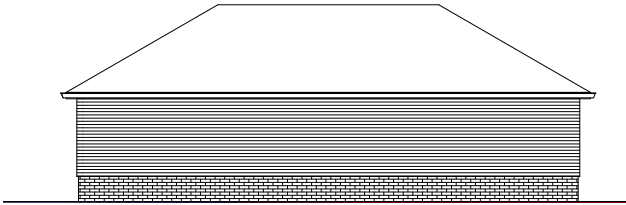
Proposed annexe plans and elevations



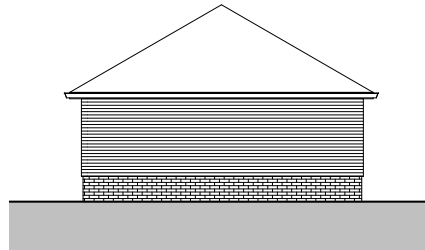
Car Barn Front Elevation
1:50



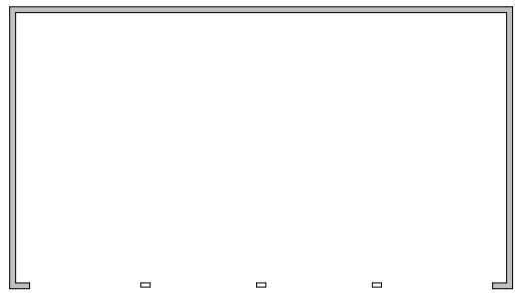
Car Barn Side Elevation (North)
1:50



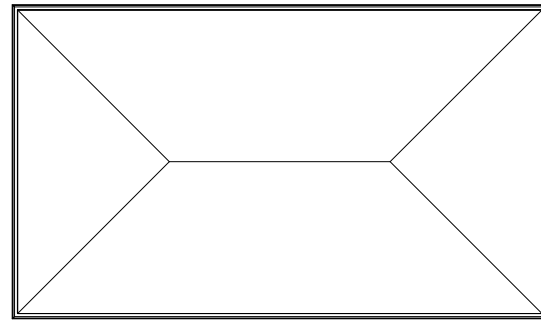
Car Barn Rear Elevation
1:50



Car Barn Side Elevation (South)
1:50

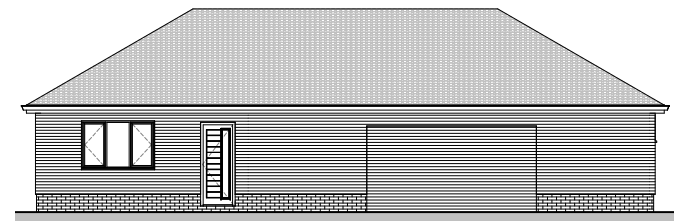


Plan

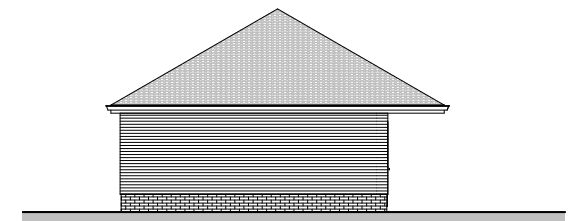


Roof Plan

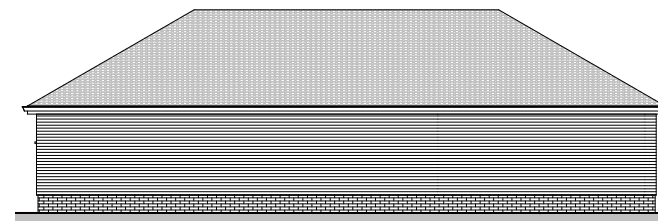
Proposed car barn plans and elevations



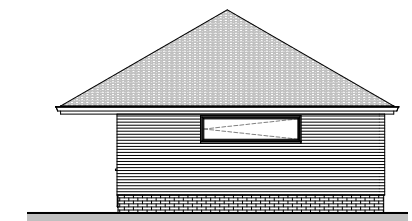
Workshop Front Elevation
1:50



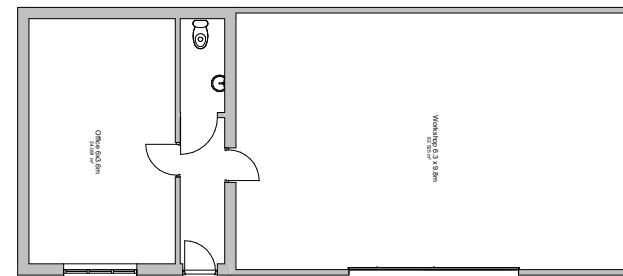
Workshop Side Elevation
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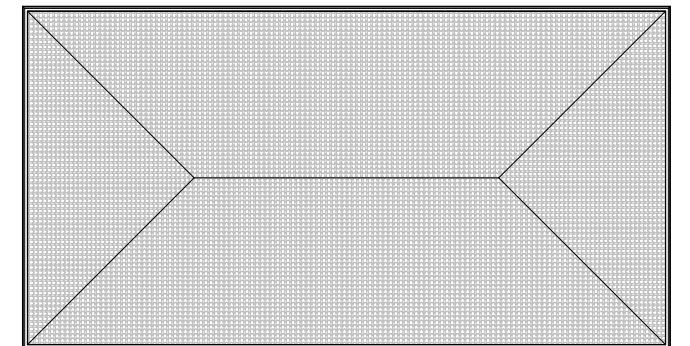
Workshop Rear Elevation
1:50



Workshop Side Elevation (North)
1:50



Plan



Roof Plan

Proposed workshop plans and elevations

8 APPEARANCE

- 8.1 Looked at in detail, the proposal is of appropriate high quality, vernacular design. All three outbuildings follow the same materiality, including a brick upstand and timber cladding, with tiled pitched roofs. This fits into the wider, rural area, in addition to matching the nearby buildings.

The annexe further features areas of glazing to provide views across the garden and orchard. It also features rooflights to further maximise natural light into the space.



Proposed annexe and workshop

9 ACCESS

- 9.1 The proposal looks to improve the accessibility of both the wider site and the new outbuildings. The existing access onto and from the site has very limited visibility, especially to the south-east (right). The proposal includes a new exit from the site, providing greater visibility. This requires a new on-off driveway, beside the new car barn, and a new driveway to the workshop area and annexe.
- 9.2 The new annexe is fully disabled compliant, meeting the regulations under Approved Document M4(3) including spaces for wheelchair use. This includes turning circle areas, and also level threshold access from a suitably sized parking space. The proposal also features new glazed doors onto the garden from both the living room and dining area, and also the snug lounge at the rear.



The positioning of the new proposed exit from the site



New visibility to the southeast from the new proposed exit



Proposed frontage looking northwest showing visibility across the front of the site



10 SUSTAINABILITY

- 10.1 The proposal embodies a comprehensive sustainable approach in many ways, as reviewed below;
- 10.2 The outbuildings, where appropriate, have maximised their locations and orientations for sustainability. Natural lighting is provided via glazing, which further maximises ventilation.
- 10.4 The annexe and office within the workshop outbuilding would meet the latest requirements regards thermal loss, being constructed to very high standards of thermal insulation and air tightness.
- 10.8 All proposals would be of straightforward construction and has no need of wasteful construction materials or components.

11 FIRE STRATEGY

- 11.1 The proposals are for single storey outbuildings. The car barn is fully open on one side. The office and annexe feature means of escape via the ground floor windows and doors and the proposals features adequate escape windows and doors throughout the scheme.
- 11.2 Further discussions will be held with Building Control to ensure the proposed strategies above can be successfully achieved.

12 CONCLUSION

- 12.1 The proposals would deliver high quality, suitably sized outbuildings on a generous plot, making use of the site. All outbuildings are single storey, with pitched roofs and are positioned on the western boundary, with very minimal impacts on any neighbouring plots, and would not give rise to harm.
- 12.2 The proposals have been carefully designed to fit in regards its detailed design, facing materials and fenestration, and are the result of a high level of design



consideration. They feature part brick and cladding, meeting the vernacular within this location.

Proposed annexe

- 12.3 The proposal would create generous storage, working and living accommodation, better meeting the needs of the occupants, whilst avoiding harm on others and meeting contemporary aspirations. The annexe especially creates fully accessible living at the site, which is very urgent for the applicant's parents.
- 12.4 It has been demonstrated that the proposals deliver modest outbuildings that meets the aspirations of the applicant. It is concluded that the proposals are entirely right for the site and context, are of demonstrably high-quality design, and are therefore suitable for approval.