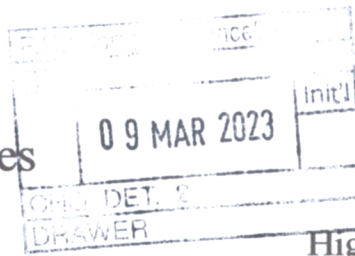


Lloyd Building Services

Sole Proprietor M H Reynhart



Crailyn Farm,
High Halden Lane,
High Halden,

To; Mid Kent Planning Support,

Maidstone House,
King Street,
Maidstone,
Kent. ME15 6JQ.

Ashford,

Kent. TN26 3HP.

Tel; 01233 850324

Mob; 07484 187664

email: m.reynhart@btinternet.com

Date; Friday 28th April 2023.

Design and Access Statement

Ref; Proposed Extension and Alterations to 'Fairleigh',
Chartway Street, Sutton Valence, Maidstone, Kent. ME17 3HZ.

'Fairleigh' lies along Chartway Street, approximately half way between Warmlake and Kingswood and as such lies outside of the Sutton Valence Conservation Area or larger Sutton Valence Village Policy SP15. It also lies outside of any SSSI, the Kent Downs or High Weald Areas of Outstanding Natural Beauty and any of the Local List A consultations. Similarly, non of the Local List B additional information requirements apply to this site.

The property is accessed off Chartway Street via a well constructed shared private crossover entrance, which is not intended to be altered.

This application relates to the Extension and Alteration of the detached older 50's style domestic dwelling, to update the accomodation to meet the applicants needs and modern standards, while embracing the need to transition away from carbon fuels to a greener environment.

It is the applicants intention to change from the current gas fired heating system to an electric air source heat pump powered by their own Solar Photo Voltaic system.

However, because the present roof configuration provides only a very small south facing roof slope - inadequation for such a task, the proposal includes a redesigned roof which maximises the benefit of the house's south facing aspect, which will enable a 4.5KW solar PV roof array, making the house self sufficient in electric PV generation.

It is proposed to use the GB-Sol Infinity Solar PhotoVoltaic roof system, the best currently on the market, which provides a completely black glazed roof surface, with matching annodised finishes to all joints and perimeter edges.

Continued Overleaf..

We are aware that historically there has been a specific planning direction relating to the six newer properties constructed around 'Fairleigh', three on each side, which required a diminishing ridge line running from East to West.

In view of this historical direction we have endeavoured to maintain Fairleigh's existing ridge height in this proposal.

As part of this intended transition away from carbon fuels some of the alterations proposed include the removal of the existing chimney stacks, internal chimney breasts and fireplaces.

Proposed alterations visible from the front of the property include;-

- i) the rebuilding of the present (l/h/s) side garage, on a slightly narrower footprint, supporting a new first floor bedroom.
- ii) an alteration of the front right hand corner of the property to provide a small new entrance porch on the ground floor and a slightly larger bedroom on the first floor.
- iii) the larger redesigned south facing roof for the Solar PV roof system.

At the rear of the property the much needed additional space required for living area, kitchen, utility and heat pump associated plant room is encompassed in a larger replacement ground floor extension that is not visible or overlooked by adjoining properties.

The overall proposal is designed to present a new clean and smart fenestration offering.
