

DESIGN, ACCESS & HERITAGE STATEMENT

Minnis Farm, Worth, CT14 0DL

0029C

Rev A



BWW Architects Ltd.

ARCHITECTURE

CONSERVATION

TEACHING

DESIGN





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1. Introduction

This Design and Access Statement has been prepared by BWW Architects (BWW Architects Ltd.) on behalf of Ms S. Rook. It relates to the proposed development of Barn 2 at Minnis Farm, Worth CT14 0DL.

The proposals seek to change the use of a concrete frame ATCOST barn (Barn 2), from agricultural use to residential use.

This document describes the proposals and supporting documentation for turning this redundant building into a family home.

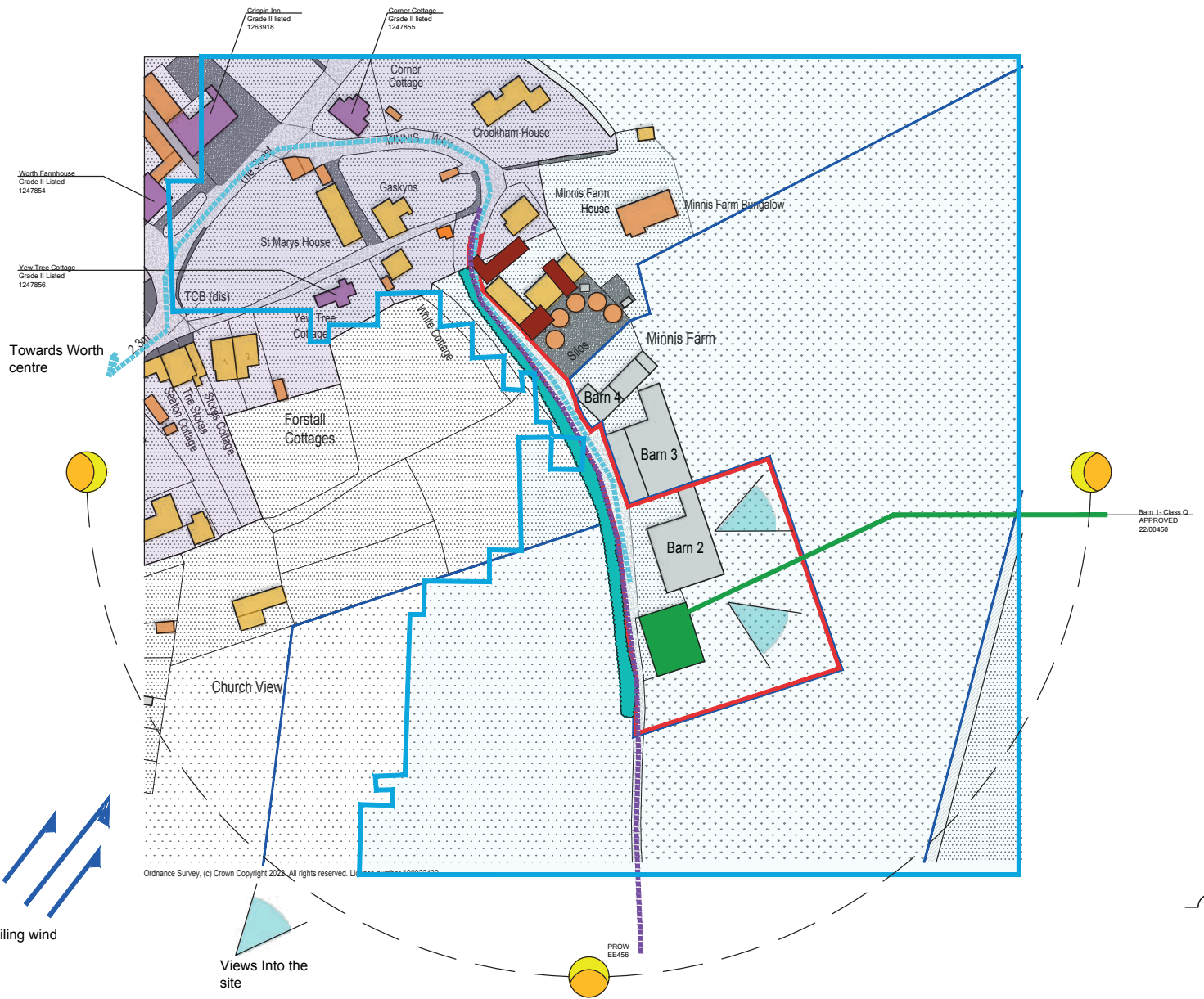
Additionally, this document will look into the heritage impact on Worth and discuss that there is no significant impact on any heritage assets in the area.



Fig 1 Map showing site outlined in red



2. Site Analysis



KEY:








-  Flood Zone 3
-  Two Storey Buildings
-  Single Storey Buildings
-  Listed Buildings
-  Conservation Area
-  Tree and hedgerow buffer
-  Historic Structures

Fig 2 Site Analysis

3. Opportunities and Constraints

Prior to starting the design, it is important to understand the site and its context. This document is to be read in conjunction with the proposed drawings. The site analysis, showing opportunities and constraints, assesses whether development is feasible and establishes the parameters to implement the best design.

3.1. Strengths:

- 3.1.1. Close proximity to Worth Village centre.
- 3.1.2. Great amenities making the development sustainable.
- 3.1.3. Good connections to the surrounding area.
- 3.1.4. Barn 1 to the South already approved under Class Q so site is deemed as a sustainable location for residential use.
- 3.1.5. Plenty of space for parking.
- 3.1.6. Right of access to the West for utilities.
- 3.1.7. Existing concrete frame is structurally viable to be reused for a two storey dwelling.
- 3.1.8. Flood Risk Assessment (FRA) indicates that development is feasible.
- 3.1.9. Existing flood defences as per FRA.
- 3.1.10. Environment Agency have no objections to the location being residential.

3.2. Weaknesses:

- 3.2.1. Roof covering and wall coverings need to be replaced.
- 3.2.2. South facing so potential overheating.
- 3.2.3. Poor condition to the existing cladding.
- 3.2.4. Redundant structures that will continue to become an eye sore within the context.
- 3.2.5. Public right of way going through the site.

3.3. Opportunities:

- 3.3.1. Provide better surveillance to the existing area.
- 3.3.2. Upgrade to existing, redundant structures.
- 3.3.3. Add housing to the surrounding village.
- 3.3.4. Good views to the East and South.
- 3.3.5. Green buffer between the barn and the village.
- 3.3.6. Enhance the areas surrounding the conservation area.
- 3.3.7. Sustainable approach for a whole site approach.
- 3.3.8. Re-wilding the site.
- 3.3.9. Replace the orchard to the North West of the site.
- 3.3.10. Solar field to the South East of the barn.
- 3.3.11. Many roofs are able to provide grey water harvesting.

3.4. Constraints:

- 3.4.1. Keeping the floor plan within the footprint of the existing concrete frame.
- 3.4.2. Close proximity to the conservation area.
- 3.4.3. Drainage.
- 3.4.4. Utilities.



4. Site Photos



Fig 3 Entrance road leading into the site.



Fig 4 Entrance to the site.



Fig 5 Looking South at the existing barns.



Fig 6 Existing barn adjacent to the proposed barn.



Fig 7 Existing photograph of the Atcost barn to be converted.



Fig 8 View from site to wards Jubilee Road.



Fig 9 View back across site from Jubilee Road.



Fig 10 View from the cross roads of the PROW.



Fig 11 St Peter and Ste Paul Church.



Fig 12 Corner Cottage.



Fig 13 Worth Farmhouse.



Fig 14 Crispin Inn.



5. Historic Maps

The historic maps show the decline of the site and how the village of Worth has changed throughout the past 150 years.

Historically, the site had an orchard to the North. Within the sustainable strategy of the proposals, an orchard to the North of the site would enhance the surrounding area and have a positive approach to the carbon offset to the proposed building and the village of Worth.

As seen in the historic maps, there has always been a farmstead for the whole site. The farmstead shows that there was originally a sustainable residential use throughout the past two decades and that this site needs an owner resident on the site.



Fig 15 Map showing Worth published in 1877.

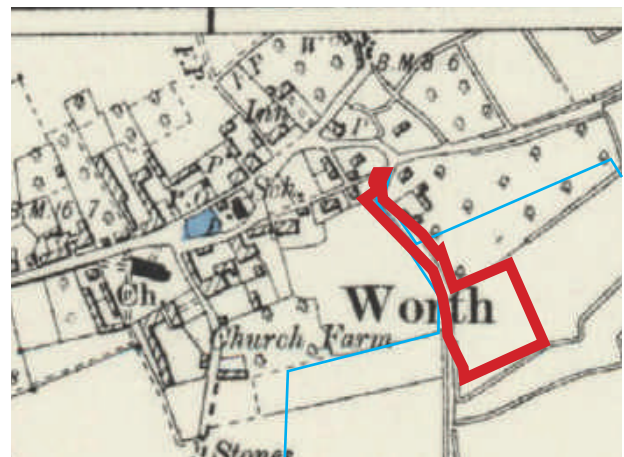


Fig 16 Map showing Worth published in 1899.

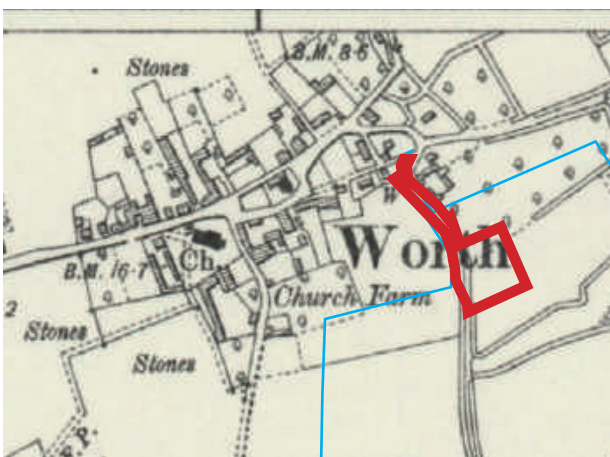


Fig 17 Map showing Worth published in 1933.

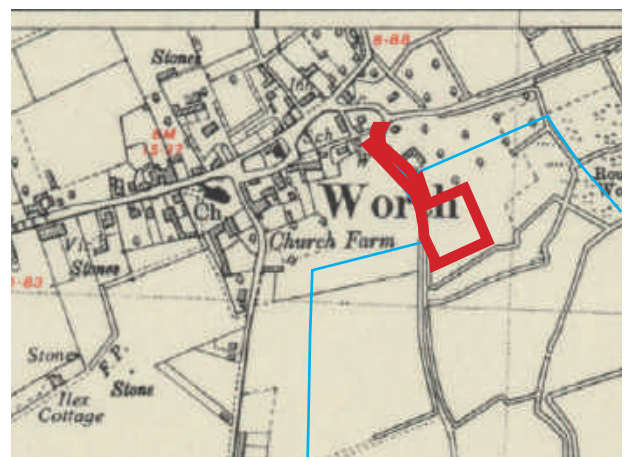


Fig 18 Map showing Worth published in 1950.

6. Heritage Statement

6.1. The Site and its Context

6.1.1. The site is located to the South West of the village of Worth and adjoins its settlement boundary. It accommodates four detached, irregular shaped, redundant, barns where one, Barn 1 to the South of the site, has been approved under Class Q, 22/00450 to be converted to a residential dwelling.

6.1.2. Worth's conservation area is located below:

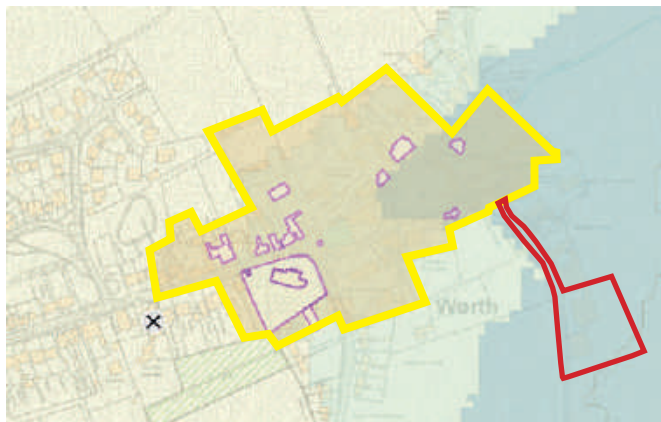


Fig 19 Map from Dover Council showing Worth conservation area in dark yellow.

The site entrance, to the north, is adjacent to the conservation area, however, the proposed building is set back by over 100m from it. Therefore, there will be no significant impact from the development onto the conservation area.

6.2. Surrounding heritage assets

6.2.1. The closest heritage asset is the Grade II listed Yew Tree Cottage. This is a late C18, timber framed and weather-boarded house with a thatched roof. It is one storey and has a weather-boarded out-shot. The site can not be seen in context with the cottage and the roof-line is hidden behind trees so there is very little impact from the proposals.

6.2.2. There are three other heritage assets at the east end of the conservation area. One of these is Corner Cottage. It is a Grade II listed building dating from 1675. This building is built from red brick and plain tiled roof. It is two storey where the hipped dormers allow for accommodation within the roof space. The house is bookended with single storey flanking wings and decorative parapet gables and forms a visual node to the end of The Street.

6.2.3. Another heritage asset is the traditional Kentish pub of the Crispin Inn. The Grade II listed building is believed to be circa 1800 and is two storey, constructed out of white render and plain tiles.



6.2.4. Worth Farmhouse is a Grade II listed building dating from 1675. Constructed in red brick and a plain tiled roof, it has two storeys with segmental Dutch gables and it is on a plinth with a plat band.

6.2.5. The three buildings listed above are far from the application site that the proposed development will have little to no impact on the significance of these buildings. If anything, the conservation area will be improved significantly by the renovation of the barns. Residential accommodation also will add more custom to the Crispin Inn.

6.2.6. Many of the other heritage assets to the site are more to the west of Worth's conservation area. Only one asset that may be affected is the church. The Church of St Peter and St Paul was originally C12 but remodelled in C13 and C19. It was heavily interfered with in 1885 by James Brooks. He had incorporated the strange west steeple, an octagonal shingled spire perched on a square louvred bellcote, his the composition of lancets and vesica in the wall below as described by John Newman. It is built in flint and rubble with a ragstone chancel, plain tiled roof and shingled spire. The spire is barely visible from the site but below is a visual to show the site in context with the church and how little impact the proposals will have on the heritage asset.



Fig 20: View from the south east corner of the site with the proposals in context with Worth.

6.3. Conclusion

6.3.1. The site entrance adjoins the conservation area of Worth, however this is the only impact on the heritage assets in the local area. As shown in the drawings and photographs, the proposals are significantly far enough away from the conservation area for it to have any effect. Furthermore, the upgrade to the existing building is improving the eye saw of the existing building mass that currently resides on site and therefore will be a considerable improvement to the area.

6.3.2. In the Pvsner Guide, John Newman writes 'The little village, with the church at its centre, has largely fended off the creeping approaches of nearby Sandwich.' This is quite interesting when discussing the site as Mr and Mrs Dyer have no intentions of obstructing their view to the East and therefore this mass of land will never be built upon. This development will improve Worth's defences of keeping Sandwich at bay.

7. Structural Assessment

The Structural Assessment found that the barn is in **good condition and is structurally robust** and permanent. Alan Baxter Partnership consider that the building appears **suitable for conversion to a residential property**.

However, as is always the case, some minor works will be required to convert the barn into a habitable building. An outline of the likely works and the reasons for them are given below:

7.1 Some works may be required to improve the structural capacity of the roof to support the additional weight of required insulation and other internal finishes. We do however note that the erection of internal walls or mezzanine floor will allow for such support without any significant works to the roof structure itself.

7.2 The lack of an external plinth wall and perimeter foundation will require internal works to provide consistent support for the timber sole plate. Based on current information, a raft slab foundation with a down-stand edge is considered to be most appropriate. As noted above, site investigation works will be required to confirm the subsoil profile, which combined with necessary laboratory testing, will allow the most suitable foundation system to be design and specified. We consider all internal walls and applied loading will be adequately supported by such an internal raft foundation.

7.3 Should there be a requirement for the internal ground floor level to be raised above existing levels due to flood protection requirements, suspended concrete or timber floors could be used.

7.4 External and internal walls and proposed internal structure should be connected to the existing barn frame to provide additional stiffness and bracing to it. Plywood sheathing could be added to the internal face of timber-framed walls to provide sufficient stability against racking of the structure.

7.5 It is believed that the above works to the barn will result in a building that will remain structurally secure and in use for the longer term.

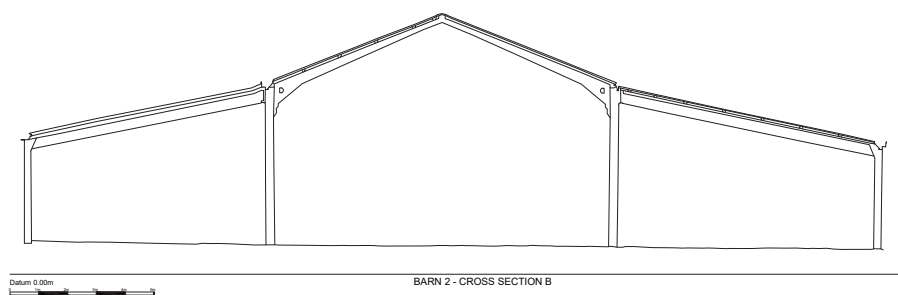


Fig 21 Existing cross section of the barn.



8. Flood Risk Assessment (FRA)

The overarching objective of the FRA is to ensure that the proposals for development are acceptable and that any risk of flooding to the occupants of the proposed residential unit is appropriately mitigated.

The risk of flooding has been considered across a wide range of sources for this building and the surrounding buildings. It has been identified that all the buildings are shown to be at low risk from the majority of sources. Whilst the overall site could be at risk of flooding from tidal sources, when the risk of flooding is appraised in more detail, it has been identified that the site benefits from existing flood defences which continue to protect the site up to and including future climate change scenarios. It is only in the extremely unlikely event of a breach of sea defences that the site could be affected by flooding. Considering the high maintenance of defences in this area the probability of a breach event occurring is considered to be low.

Even though the risk is considered low the following mitigation measures are proposed to be incorporated as best practice:

- The internal ground floor of the building should be raised as high as possible.
- Flood resistance measures should be retrofitted into the design of the building up to a height of 0.6m.
- Floor resilience measures should be incorporated into the design of the buildings where possible.
- The residents of the dwelling should sign up to the EA's Floor Warning Service.
- A Flood Warning and Evacuation Plan (FEP) should be prepared.
- The applicant has confirmed that a grey water recovery system will be included within the house.



9. Pre-Application Advice

Proposal: Change of use of ATCOST barn from agricultural to dwelling

Location: Minnis Farm, Minnis Way, Worth

I write further to your inquiry received on 9th February 2023 and our meeting on 30th March 2023. You wish to be advised if there is scope to convert the existing ATCOST barn to a dwelling house and have provided site location plans and proposed site plans, as well as floor plans, elevations, topographical surveys, artists impressions and a design and access statement.

Relevant Planning Policies and Guidance

The relevant planning policy is identified in the National Planning Policy Framework (NPPF) 2021, Dover District Council Core Strategy 2010, Dover District Council Land Allocations Local Plan 2015, the Saved Policies within the Dover District Local Plan 2002, and the Ash Neighbourhood Plan (2021).

Local planning policy can be found in the Core Strategy (2010) and is available to view on our website at the following link: <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Adopted-Development-Plans/Home.aspx>

The Submission Draft Local Plan has been submitted to the Planning Inspectorate for examination. The Plan is at an advanced stage and is considered to be an important material consideration in the determination of applications, with the policies attracting varying weight in the planning balance, depending on their compliance with the NPPF. The plan and accompanying submission documents (particularly SD06 – Schedule of additional modifications) can be viewed at the following website address:

<https://www.doverdistrictlocalplan.co.uk/examination-home/submissiondocuments/submission-documents>

Planning History

DOV/96/01051 – Agricultural onion store – Granted

DOV/21/01875 – Prior approval for the change of use of agricultural building into a dwelling – Prior approval refused

DOV/22/00450 – Prior approval for the change of use of agricultural building into dwelling – Prior approval not required

Assessment

Site & Proposals

The site relates to an existing ATCOST barn at Minnis Farm. Three elevations of the building are partially clad and a structural report has been submitted, indicating that the barn (2) appears to be structurally robust and suitable for conversion, subject to minor works to the foundations and to improve the structural capacity of the roof (to support the weight of insulation and internal finishes). The building would be converted to form a three bedroom dwelling, with an associated garden and parking areas created.



There are at least four other barns at the site, one of which (barn 1) has obtained prior approval under Class Q (enabling it to change to a residential use). This is proposed to be retained to form a garage and would be re-clad in natural black boarding.

Principle

The site is located outside of the settlement confines set out in Policy CP1 and DM1 of the adopted Core Strategy (2010). As such, development in this location would not be permitted unless specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or policies.

Policy DM4 permits the re-use or conversion of structurally sound, permanent buildings within rural service centres, local centres and in villages for commercial, community or private residential uses. Beyond these confines, permission will be given for the reuse/ conversion of such buildings for private residential uses in buildings that are adjacent to the confines (in all cases, the building to be re-used/converted must be of suitable character and scale for the use proposed, contribute to local character and be acceptable in other planning respects. The site and access shown in the red outline on the submitted site location plan would be outside of the settlement confines and the building in question is not considered to be adjacent to the confines. As such, the proposals would not appear to accord with the Policy.

Policy DM11 sets out that development that would generate travel will not be permitted beyond the settlement confines unless it is justified by development plan policies. The proposals do not appear to be justified by the other policies set out above and would generate additional travel outside the confines, contrary to the policy.

As discussed at our site meeting, the tilted balance approach of paragraph 11 of the NPPF is engaged in the assessment of applications. This is because the settlement confines on which Policy DM1 were based were on the basis of delivering a lower number of dwellings per year than are currently needed. As such, the policies are considered to be more restrictive than the NPPF and to varying extents, hold reduced weight in the planning balance.

The Submission Draft Local Plan has been published and the draft policies are considered to be material to the determination of planning applications.

Policy SP4 relates to residential windfall development and sets out that development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or immediately adjoining the settlement boundaries, as shown on the policies map. The draft settlement confines for Worth extend further east than those associated with DM1, however the site would still be outside of the draft settlement confines. For proposals to be considered 'immediately adjoining' the confines of a settlement listed in Part 1 of this Policy, the Council will require at least one of the principal boundaries (in its entirety) of the application site to immediately adjoin the existing confines of the settlement, as shown on the Policies Map. However, where the proposed built form within the site is not well related to the existing built form, the site will not be considered to meet the 'immediately adjoining' criteria. This could, for example, occur where the access road forms the principal boundary

immediately adjoining the confines, but the main site proposed for built development does not adjoin the settlement confines.

The third part of the draft policy (SP4) sets out criteria whereby new dwellings elsewhere in the countryside, outside of settlement boundaries will be permitted. In relation to this application, the development would re-use redundant or disused buildings and enhance its immediate setting (point iii). The proposals would then need to demonstrate compliance with points a-k of section 2 of the draft policy.

The site is located within Worth Neighbourhood Area, where there is an adopted neighbourhood plan (available to view at the following website address: <https://www.dover.gov.uk/Planning/Planning-Policy/Neighbourhood-Planning/Worth-Neighbourhood-Plan.aspx>) This is a material consideration in the assessment of applications.

Character & Appearance

As the site is located outside of the settlement confines, Policies DM15 and DM16, as well as draft Policy NE2 would be relevant to the assessment of the impact of the proposals on the character of the countryside. NPPF Paragraph 174 would also be relevant and seeks for development to contribute to and enhance the natural and local environment, recognising the intrinsic character and beauty of the countryside.

In terms of public views of the development, public footpath EE456 passes through the site, along the access to the west side of the barns in question, continuing further south and turning east (following the outline of Worth Nature Reserve) towards Pinnock Wall.

The proposed works would result in substantial external alterations, including the installation of a significant amount of glazing, particularly on the rear (east) elevation, overlooking fields and open countryside beyond. I note that timber louvres would be installed which would reduce the visual impact of the extent of the glazing, however you may wish to consider adding a similar treatment to the other half of the first floor glazing (e.g. serving the ensuite). Glazing is proposed on all elevations, with rooflights also proposed. The building would be clad in black timber boarding, with sections of natural timber cladding, particularly around and between the windows to break up the expanse of the dark timber boarding.

The design and access statement sets out that it is proposed to change the cladding to barn 1 (required to allow for storage and act as a garage for the new dwelling). Natural black boarding is proposed to reduce its visual impact, and would tie in with the proposed cladding to the larger barn.

Given the scale of the glazing and alterations proposed, further boundary planting and screening would be expected to soften views of the development from the surrounding countryside, as the building is seen in the context of the cluster of agricultural buildings, rather than as part of the residential dwellings within the nearby settlement. The proposed site plan submitted indicates that the garden would be split into two areas, however I would recommend that more substantial planting is proposed along the southern and eastern garden boundaries to soften views. Details of boundary treatments would also be important and we would generally seek for these to be native hedgerow, perhaps with a low level post and rail fence. An existing row of leylandii are positioned to the west of the buildings, partially



screening distanced views of the western elevation of the building from Jubilee Road. Notwithstanding this, there would be direct views from the adjacent public right of way and planting which could soften immediate views of the development should be considered. This could also assist in informally demarking the correct route of the public right of way to provide more privacy and enclosure to the application site.

At the site, the applicants advised they wished to create a secondary access (for emergencies) onto Jubilee Road to the west. Part of the land in question is a proposed housing allocation within the Submission Draft local plan, with an estimated capacity of 10 dwellings. If the access is to be included within the proposed application, I would recommend that details of visibility splays are included, and the access and informal route through to the barns should be included within the red line boundary. Given this is to be a secondary, emergency only access, I would suggest this should not be hard surfaced.

The red line site boundary will also need to include the area where the solar panels are sited and I would recommend that specifications are included in any forthcoming application, to indicate the scale and appearance of the panels. An alternative you may wish to consider would be to position the solar panels on the roof of the barn to be converted, or the barn to the south which would be used as a garage. The proposed site plan also indicates an air source heat pump would be installed to the south of barn 1 (although section 8.5 of the design and access statement and the zoning diagram also includes air source heat pumps – any forthcoming application should clarify if both would be provided and if it is the intention for the development to be entirely self-sufficient).

Impact on Heritage Assets

The site is located to the south of Worth Conservation Area which contains a number of Listed Buildings. Whilst the building in question is separated from these heritage assets, I would recommend a brief assessment of any impacts on their significance is included in a planning or design and access statement.

Impact on Residential Amenity

Section (f) of Paragraph 130 of the NPPF requires development to provide a high standard of amenity for existing and future users (also sought by draft Policies PM1 and PM2). It would be of assistance if the gross internal floor areas could be included within any supporting statement accompanying an application, to demonstrate the proposals would meet the nationally described space standard.

It would also be of assistance if details of secured bicycle storage (which may be located within barn 1) and refuse/recycling storage are shown on any block plan which may be submitted in support of an application. I would recommend that any supporting statement addresses how refuse/recycling would be collected from the site given the narrow access and distance from the main highway.

Other Matters

Highways & Parking – the proposed residential use of the building would generate additional travel beyond the confines which would be contrary to the objectives of Policy DM11. From the information provided, it is not clear what the existing vehicle movements associated with the agricultural use of the site are, and whether the proposed use would result in an overall reduction which could weigh in favour of the proposals. The proposed site plan indicates that 6no. parking spaces would be provided for the three bedroom dwelling. In addition, it was discussed at out meeting that barn 1 to the south would be used as a garage/workshop/store. As such, the proposals would result in an over-provision of parking and I would suggest that part of the parking to the west is incorporated in the landscaped area. Under policies DM13 and draft policy TI3, two parking spaces would be required for a three bedroom dwelling in this location, with an additional parking space for visitors likely to be acceptable given the location and distance from on-street parking. Given the proximity to the public right of way and the narrow access to the site, I would recommend that details are included in any forthcoming application to demonstrate there would be sufficient space within the site for turning and manoeuvring.

Ecology – given the location of the site in the countryside, there is the potential for the conversion works to result in an impact on wildlife and ecology. Having informally discussed the proposals with the Senior Natural Environment Officer, there are limited concerns in respect of the potential for the barn to contain protected species such as bats. However, given the rural location, external lighting would need to be limited in order to avoid potential disturbance to bats in the area.

Drainage, flood risk & contamination – the site is in flood zone 3 and if an application for planning permission were to be submitted, a flood risk assessment would be required. The proposals would result in a change of use of the building such that the sequential test would not be required on this occasion. The zoning diagram indicates a septic tank would be installed and I would recommend that details of surface water drainage and foul sewage disposal are included in any forthcoming application as it may be subject to consultation with the Environment Agency.

Conclusion

The site is located outside the settlement confines of Policies CP1 and DM1, as well as the draft confines of SP4. Subject to complying with criteria a to k, the proposals would re-use a redundant or disused building and enhance its immediate setting, in accordance with paragraph 3 (iii) of SP4. At this stage in the plan making process, the draft policy is considered to attract moderate weight, being devised in line with current housing targets and the up to date NPPF.

Whilst the overall scale and massing of the building would remain as existing, a number of external alterations are proposed to facilitate the conversion to a residential dwelling. Due to the extent of the glazing proposed, particularly on the east elevation, and the dark coloured cladding (also to be added to barn 1 to the south), there is the potential for the development to affect the character and appearance of the countryside. It is recommended that the scale of glazing is reduced on the eastern elevation (perhaps with additional louvres or similar window treatments installed to part of the first floor glazing) and that the boundary treatment and planting is significantly enhanced to soften wider views of the development from the countryside beyond.



10. Pre-Application Summary

The approach to DM4, DM11, DM1 and SP4 will be detailed within the planning statement accompanying this application.

The significant amount of glazing has been considered and it was suggested more timber louvres should be implemented to reduce the glazing to the first floor. This has been included and significantly reduces the amount of glazing.

The adjacent barn is proposed to have the cladding coloured to match the dark colour of the proposed and therefore be more contextual with the surrounding.

Boundary planting, screening the development, is proposed and a landscape plan is attached with boundary treatments of post and rail fencing with native hedging. The hedging and improved planting strategy will improve the PROW.

A clear turning has been shown on the parking strategy to show that access for a fire engine or ambulance can be achieved.

Solar panels have been placed on the roofs of barn 1 and the proposed. Both solar and ASHP will be included within the application. It is not possible to be entirely self sufficient but the applicant wishes to make the scheme as sustainable as possible. Details of the solar panels are included within the application documents.

A short heritage statement is found within this document discussing the low impact on the conservation area and heritage assets in the local area.

Cycle and refuse storage are shown on new strategy drawings.

Parking has been reduced to outside the front door only.

An external lighting plan has been provided within the application documents.

A detailed drainage plans and flood risk assessment are included within the application. No sleeping accommodation is proposed for the ground floor.

11. The Proposals

Following review and outcomes of the site analysis and feasibility studies, of the existing building's structure, and the advice from the Local Authority, it is proposed to convert the existing ATCOST building into a 3 bedroom house with associated parking, landscaping and sustainable strategies.

11.1. Proposed Site Plan

The proposed site plan shows the intentions of the strategy that encompass the whole site. Access to the site is proposed from Minnis Way. This is an existing approach and entrance that will be maintained by the resident of the new property. The residents will drive along the existing track to 3 parking bays outside of the main entrance to the house.

Significant native hedging and trees will surround the site and form a natural buffer.

Solar panels have been proposed to the roof rather than being ground mounted as suggested within the pre-application advice. Air sourced heat pumps are proposed to the bottom of Barn 1 for a sustainable source of energy to heat the building.

Sustainability is also present in food production as there are 5 raised beds proposed for sustainable food growth.

The Public Right of way is maintained and a new native hedge grown adjacent to it with native trees to improve the landscape buffer to the site from Jubilee way.

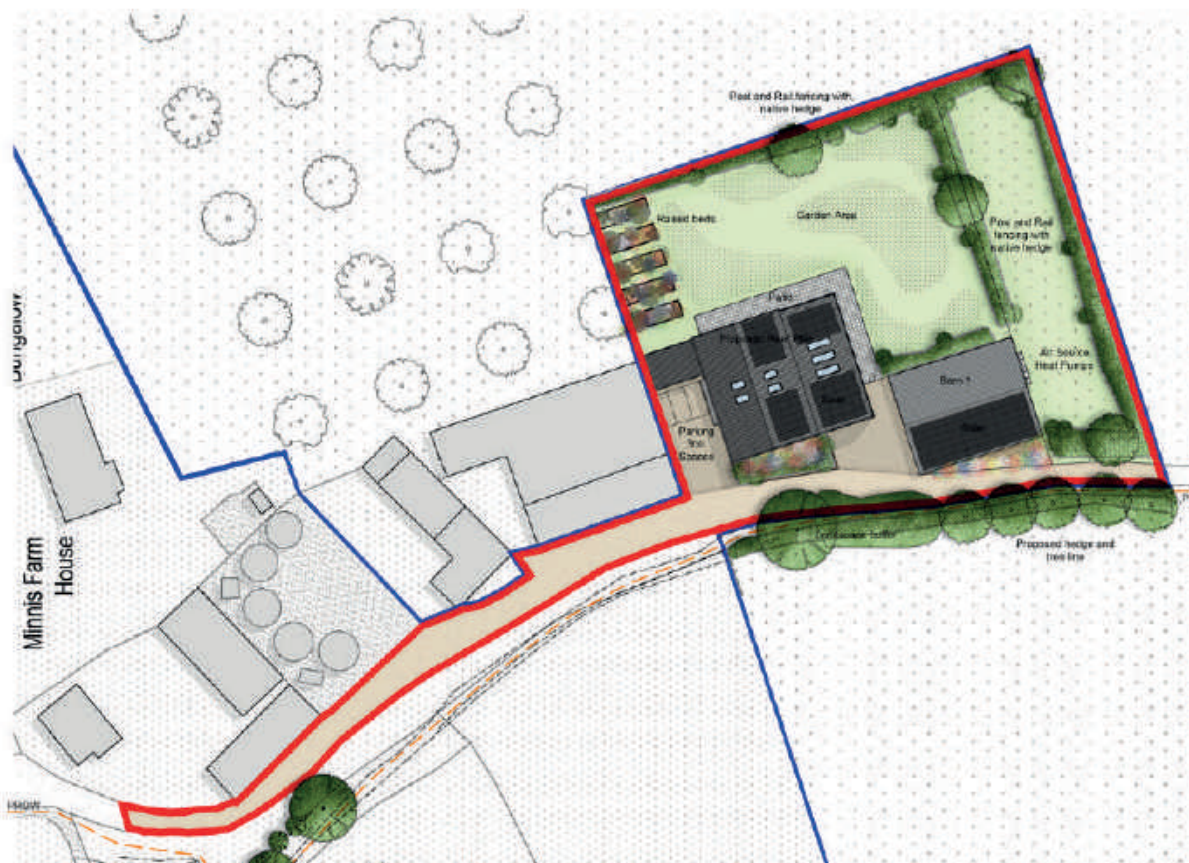


Fig 22 Proposed site plan.



11.2. Proposed Plans

The proposed plans show a scheme for a 3 bedroom house with large kitchen dining and amenity spaces to the West of the building.

The building design is influenced primarily by traditional Kentish Barn design and has been supported through using the Historic England Guide for designing barn conversions. Although this building is not historic, it has a similar relationship with one.

One of these is that it is a three bay barn and the spaces have been split in relation to this. The first Hall Houses in Kent were constructed similarly from the same construction as barns and therefore were also split into three with the Hall in the centre of the house. Therefore, this barn has been designed similarly with a central Hall which has a reception area and circulation for the rest of the house. The living room is to the East of the building where it will get a lot of natural light. A gym, studies and cinema rooms are proposed to the West Elevation where there will be less natural light, particularly as this space is overshadowed by Barn 1 and the existing poplar trees dividing the site from the PROW.

A kitchen and dining room are proposed to the South Elevation as these are spaces that the occupant will use most and will therefore benefit from maximising the best views out to the South and the utilising the better natural light to these spaces.

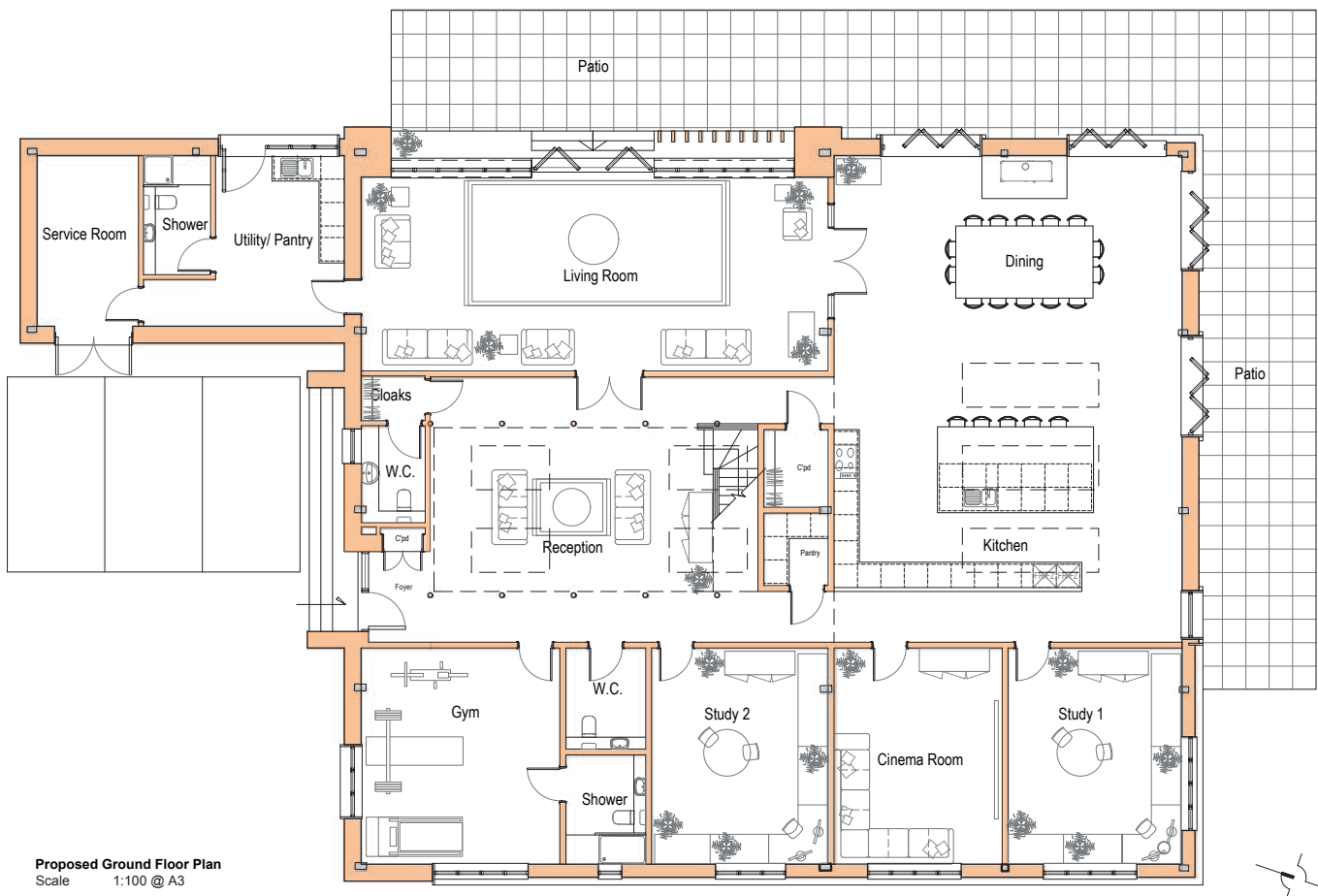


Fig 23 Proposed Ground Floor Plan.

11.3. Proposed Elevations

Similarly to the plans, the elevations have been designed using Historic England's guide to barn conversions. The windows have been designed in an agricultural style using timber casements with diamond mullions that really enhance the original use of the building.

Additionally, a pre-cast concrete plinth to the building is designed, at differing heights, around the building to inherit the agricultural nature of the building but make it seem contemporary as the concrete will have a smooth finish unlike agricultural concrete that is more rough.

The remainder of the elevation treatment will be 'hit and miss' black timber boarding. This is like much of the agricultural buildings, past and present, that surround the site and are prominent in Kent. The boarding changes from horizontal to vertical in areas exposed to the elements. This was a common design feature throughout agricultural buildings as horizontal boarding weathered in these areas due to their exposure so vertical boards were placed over the horizontal to improve the buildings weather tightness.

Natural boarding is used between parts of the windows to give relief to the vast areas of black boarding. A natural timber reveal is used over all of the windows to pronounce them but it also gives a sense of this agricultural barn aesthetic.

The entrance is unique to the barn and gives it a contemporary form and notable entryway. Natural boarding and zinc cladding have been used to enhance this space and the sheltered area forms an interesting porch and integrates the change in level of the finished floor.

Timber louvres have been proposed on the rear elevation to break up the large area of glazing. This will also help with any potential overheating issues.



Fig 24 Proposed West Elevation



11.4. Proposed Materials

The proposed materials are considered because of their close link to the original agricultural setting of the existing barn.

Fig 25 Concrete:



Fig 26 Black timber Cladding:

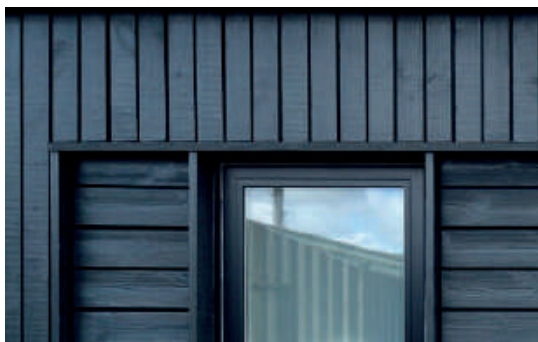


Fig 27 Natural Boarding:



Fig 28 Aluminium guttering:



Fig 29: Aluminium Standing Seam:



Fig 30: Timber casements with diamond mullions:



Fig 31: Zinc Cladding:



11.5. Proposed Strategy Plans

All refuse and cycling will be stored in Barn 1. This will also house apparatus to maintain the fields surrounding the site and the garden equipment for the residential areas. There is plenty of turning for a fire truck/ refuse vehicle/ ambulance as shown in the drawings.

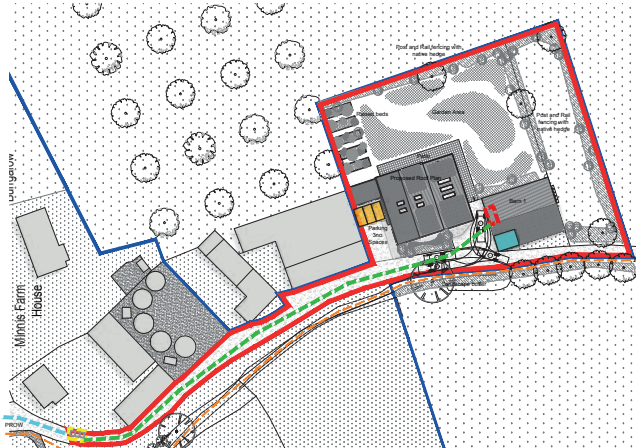


Fig 32 Proposed fuse and parking strategy

Lighting is to be domestic lighting and all down lights.

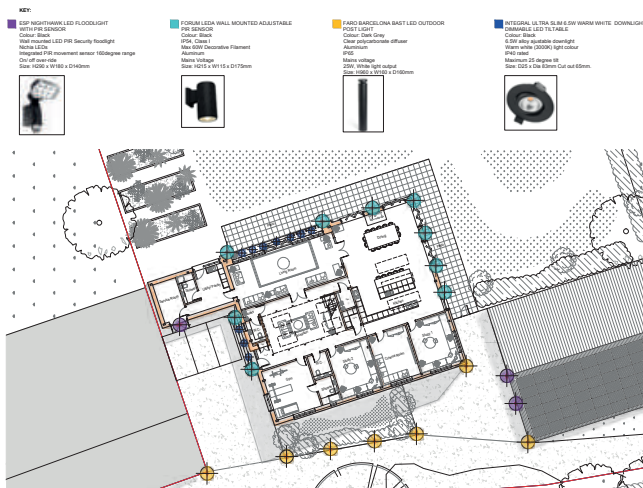


Fig 33 Proposed lighting plan

The landscape strategy is to naturally buff the site with native trees and hedging. The tree buffer will be extended along the site to create more cover for views across from Jubilee Road.

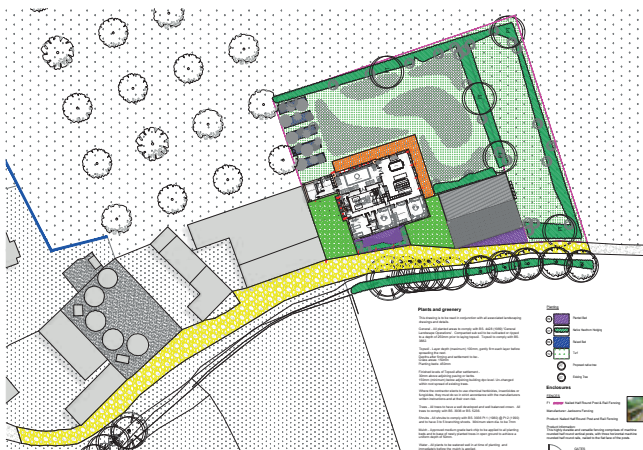


Fig 34 Proposed landscape plan



11.6. Proposed Artist's Impressions

The artist's impressions show the building within its context and illustrate how the proposals will enhance the surrounding area. The building uses high quality design and materials to enhance the local vernacular and re-homes the existing structures in a sustainable way.



Fig 35 Proposed frontage.



Fig 36 Proposed rear elevation.

12. Summary

This Design and Access Statement studies feasibility of the site through Planning Policy, the history of the site, analysing its strengths and weaknesses, determining whether the structure is readily convertible, and whether the flood risk is one that is of concern.

Following in-depth analysis on all of this, the outcome is revealed that a dwelling in this location is both feasible and sustainable.

The building's aesthetics have taken great precedent from the surrounding, historic agricultural forms that have come together to form a sophisticated, elegant building that embodies its agricultural history, whilst becoming a beautiful family home.

The importance of this development lies in that it tries and tests the clients aspirations of becoming as close to net zero as possible with many ways to produce, store and offset energy production.

We have worked collaboratively with the Council to achieve improve the prospect of an alternative dwelling on this site by working through their concerns constructively.



Fig 37 Proposed west elevation



BWW Architects Ltd.