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ARCHITECTS

64 HENWOOD
GREEN ROAD
PEMBURY
TN2 4LH

DESIGN & ACCESS
STATEMENT
OCTOBER 2023

FOREWORD :

This document has been produced to accompany the Full Planning Application to seek consent from Tunbridge Wells Borough Council for the following works:

“Roof Alterations to Existing Dwelling, including Hip to Gable, raising Ridge Height and insertion of Dormers, together with fenestration changes and Single Storey Extension, Demolition of Garage to be replaced with Car Barn and Erection of One Dwellinghouse, with associated Car Barn and Landscaping”

At: 64 Henwood Green Road, Pembury, TN2 4LH.

This application is following the Pre-Planning Application Ref: 23/00951/PAPL.

Issue/ Revision	Date	Description
DRAFT	October 2023	Issued to Walbax
Rev A	October 2023	Issued to Walbax
Rev B	October 2023	Issued to Walbax
Rev C	November 2023	Issued to Walbax

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Ecology : ST Aubyn

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1. INTRODUCTION

The Design & Access statement has been prepared in support of the Full Planning Application for alterations and a first floor extension to the existing bungalow on the site of 64 Henwood Green, in addition to a proposed infill dwelling to the west of the site. The proposal includes improvements to the associated parking, landscaping and biodiversity enhancements following the Pre-Planning Application Ref: 23/00951/PAPL.

The site is 0.8 acre, situated in the large and well built-up village of Pembury. The site is located circa. 2.5 miles from Royal Tunbridge Wells, and is within walking distance of amenities in Pembury.

64 Henwood Green Road is currently the site of a detached chalet-style bungalow with an extensive garden to the south of the property. The site is not located within a Conservation area and the existing property is not of any historical significance or architectural merit. There are residential plots to the North and West of the site.

A pre-application submission was made earlier in 2023 which has been addressed within this document. The Pre-Planning application proposed construction of 3no. dwellings (farmstead typology) together with associated parking, garaging and landscaping.

This statement along with architectural drawings and plans is supported by additional information and reports by other specialist consultants. The reports are described below:

- Planning Statement
- Tree Survey

JCA have been appointed to provide a scheme which is carefully designed for scale, massing, materiality while adding to the character area of Henwood Green Road. This supporting statement will be illustrating how the requirements and parameters of the proposed works will be met in terms of use, layout, scale/aesthetic and access.

This statement should be read in conjunction with the supporting architectural drawings and planning statement that forms this application.

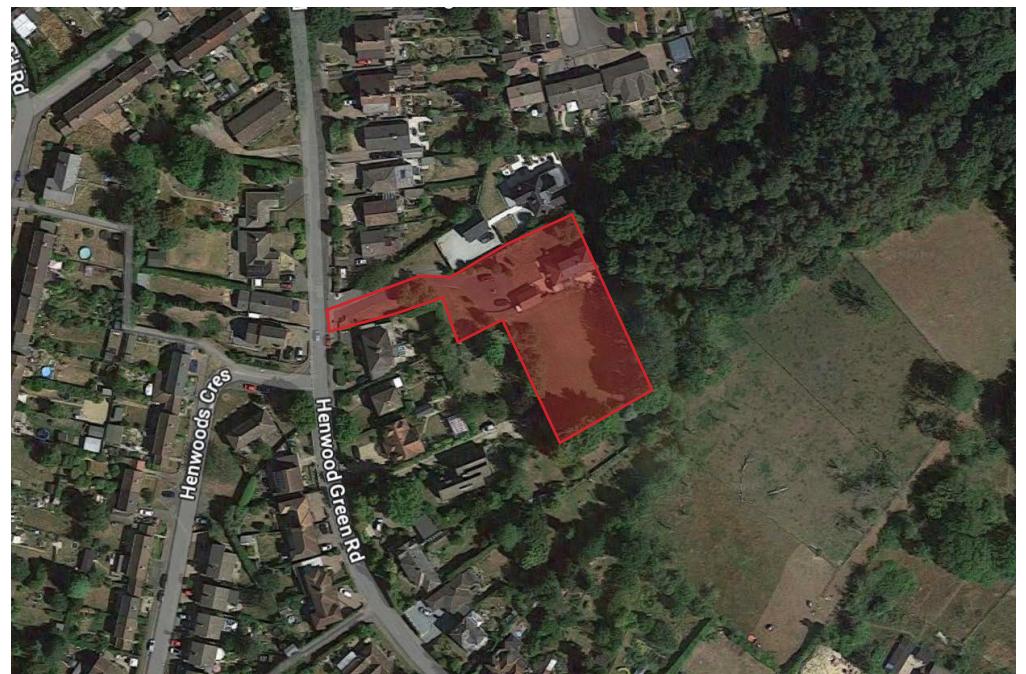


Fig. 1. Birds-eye view of site (highlighted in red). Image Courtesy of Google Maps.

1.1 EXISTING SITE PHOTOS



Existing bungalow - South east elevation



View looking North west from the garden boundary



Northern boundary



Existing driveway leading to Henwood Green Rd



Existing driveway



Existing Bungalow and garage, North west elevation



Existing access from Henwood Green Rd



Existing garden



Existing access from Henwood Green Rd



Site of Proposed new dwelling



Garden to existing bungalow



Existing garage to be removed

2.0 OVERVIEW OF SITE

CONTEXT

The site lies within the large and well built up village of Pembury, approximately 2.5 miles outside of Royal Tunbridge Wells. The site itself is accessed from Henwood Green Road, via a private driveway. Henwood Green Road is a well established and busy residential road running North to South through Pembury.

Henwood Green Road has an array of housing types which all demonstrate the use of different materials. Detached properties, bungalows and terraces are all present. There are varying examples of brick quoins, red brick, weatherboarding, clay tile hanging and render along the road.

The site is within walking distance to the centre of Pembury, where there are an abundance of amenities such as a chemist, independent shops, hairdressers and other conveniences.

There is access to the A21 - south to the coast and north to London which also connects to the M25. The site is a short drive or bus journey to Royal Tunbridge Wells train station.

PLANNING PARAMETERS

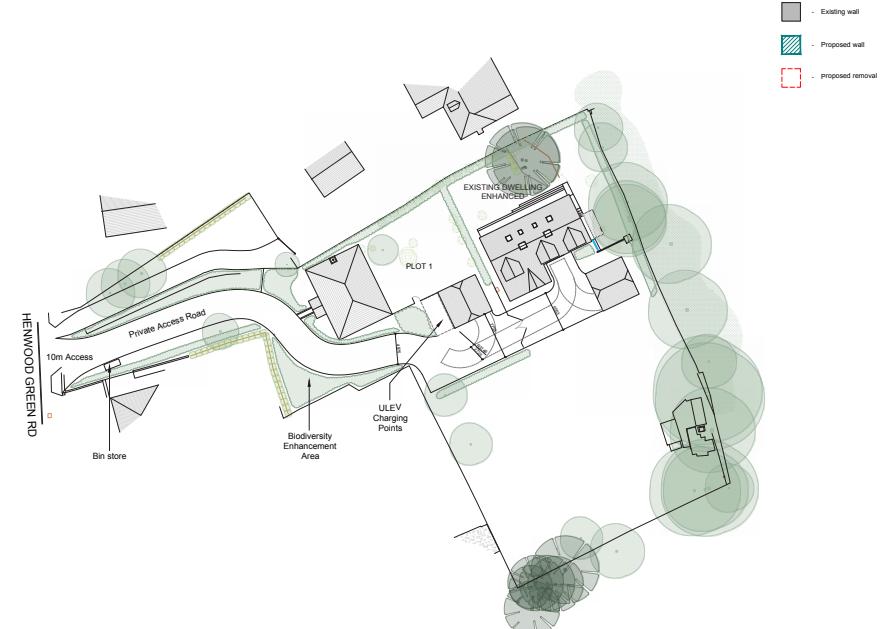
The Limits to Built Development (LBD) and the Metropolitan Green Belt boundaries runs through the site. The existing bungalow and the land to the west is within the LBD, and the garden to the south of the plot is outside of the LBD.

The garden of no.64 Henwood Green Road is adjacent to the High Weald Area of Outstanding Natural Beauty.

HIGH WEALD AONB

The High Weald AONB is 4th largest, covering 1461 km². It was designated in 1983. The current 2019-2024 management plan has been consulted and considered throughout the design process for this scheme. As discussed on pg.21 of the management plan, our site is within the AONB 'setting'....

"Section 85 of the CROW Act 2000 requires public bodies to consider whether any activities outside the AONB may affect land in an AONB, and Planning Practice Guidance (Natural Environment: 003) emphasises that this duty is relevant in considering development proposals that are situated outside the AONB boundary. Not all activities will be detrimental; conservation practices and economic ties outside the AONB can support AONB purpose."



SITE PLAN

3.0 PLANNING HISTORY

There is no relevant planning history for this site.

3.1 Pre-Application Advice/Engagement

There has been a Pre-Application submission and advice request from Tunbridge Wells Borough Council for the:

Erection of 3no. Dwellings (farmstead typology) together with associated parking, garaging and landscaping

Reference : 23/00951/PAPL

The supporting document, Planning Statement, included as part of this application identifies and assesses the proposed development in comparison to local and national planning policies and framework. Please refer to the Planning Statement for further detail.

The proposed scheme positively responds to and engages with the advice received within the pre-application which was considered positive overall, particularly regarding the elements we have taken forward within this application.

Proposed New Dwelling



Proposed Bungalow



4.0 THE DESIGN

4.1 Site Layout

This proposal is comprised of two main elements that together greatly benefit the site. The scheme improves the character and visual impact of the existing bungalow whilst ensuring the extensive residential plot is utilised efficiently. This also brings a contribution to the housing supply.

Changes to the footprint of the bungalow are very minor; however by subtly raising the roof, the property can provide additional accommodation. The second element is the proposed new dwelling to the west of the bungalow. The new 4/5-bed property to the west utilises an underused area of established garden land, and due to its positioning is a strong example of what can be classified as infill development.

ACCESS DRIVEWAY AND PARKING

Access to the site from the highway will be improved to provide a 10m wide access point. The driveway will be widened and adapted to give a more smooth and even curvature. Parking facilities on site are improved by two new car barns for the existing bungalow and new dwelling. (The existing garage is to be removed). Each car barn will provide two parking spaces, and an EVCP will also be provided to encourage and support sustainable transport. There is space on site for informal visitor parking.

There is comfortable turning and maneuvering / circulation space for delivery vehicles, and cars etc. This ensures for being able to exit the site in forward gear.

HABITAT, ECOLOGY AND LANDSCAPING

The majority of the primary garden space remains within the boundary of plot 1, the existing bungalow. The area between Plot 1 and Plot 2 (the new dwelling), becomes the garden for Plot 2. There will be a dedicated bio-diversity enhancement area on site that will be home to an array of native planting.

Refuse

It is not feasible for refuse vehicles to traverse the site due to difficulty to provide sufficient turning space.

Refuse storage is provided within a dedicated storage space.

As it is unfeasible for refuse vehicles to access the site, and operatives would have to travel more than 25m to get to the point of presentation, a management company would be employed to move the bins towards the road and present these on refuse collection days.

Key Design Attributes which Positively Contribute to the Site Layout:

- Architectural detailing and selection of materials that reflect those on Henwood Green Road.
- High quality accommodation that exceeds the *Technical Housing Standards - nationally described space standards*.
- Minor alterations to the footprint of the existing bungalow to provide a more uniform and refined floorplan and elevation.
- Retention of existing planting and vegetation where possible.
- Inclusion of a Biodiversity enhancement zone.
- Parking and turning in accordance with current standards.
- Improved access with reformed driveway.

4.2 Design Ethos and Proposals

The overall intention for this proposal was to create a farmstead / farmhouse typology through enhancing the existing dwelling and the addition of a farmhouse style property. We believe this has been through good design, that draws heavily on guidance and support provided from the Weald AONB Guidance and Management Plan, and the Farmstead Guidance. The houses have both been designed to minimise the visual impact of the site as a whole, and to improve the aesthetic of the existing bungalow which currently appears rather unsightly.

Enhancement of Existing Chalet Bungalow

The design intent has been to enhance the existing chalet bungalow through good design that improves the overall aesthetic of the site and hence positively contributes to the AONB 'setting'. The proposed alterations for the existing bungalow result in a more contemporary and balanced dwelling.

Uniform glazing brings symmetry to the elevations and the dormer windows showcase a contemporary twist on traditional detailing. The four rooflights to the rear are inconspicuous, but will benefit the interior greatly by proving additional natural light and ventilation. The fenetration pattern and materiality draw upon guidance on Farmstead typology, particularly the use of black weatherboarding.

Farmstead Typology - Proposed Dwelling (Plot 1)

The design intent for this dwelling is to create a traditional scheme, reminiscent of farmhouse which greatly draws upon Farmstead Guidance. The proposed new dwelling will be a very desirable farmhouse style family home with traditional detailing and 4/5 bedrooms. A brick plinth neatly outlines the perimeter of the property and extends to support an oak framed porch. Soldier courses are present beneath the ground floor cills, and scalloped flashing beneath first floor cills.

The varying style of architectural detailing across the two properties is supported and in-keeping with the array of architecture that can be seen throughout Henwood Green Rd. There is no obvious pattern to follow. This differentiation adds interest and variation to how the site is perceived. Furthermore, due to the relationship and proximity of the two dwellings, the considered use of materials ensures they still read as a complementary and co-ordinated pair of residential units.



4.3 Unit Layout

The 2 dwellings have been designed to combine a mixture of modern open-plan living with some cellular rooms. The 2 units are both 4/5 bedroom detached units with open plan living spaces on the ground floor.

The accommodation is generous and exceeds the requirements of *Technical Housing Standards - nationally described space standards*. Please see table opposite.

The houses have been designed with the following factors in mind:

- To take advantage of the relationship between garden and internal spaces.
- Efficiently utilise the space within the existing bungalow, and maximise the potential of the structure
- To avoid issues of overlooking and perceived overlooking to neighbouring properties with sensitively positioned glazing and openings

Space Standards Checklist - 5 Bedroom / 8 Person Dwelling (2 Storey)

		Enhanced Existing Bungalow (Scheme 1)	New Dwelling (Scheme 2)		
Essential Minimum Standard	Criteria	Proposed	Compliance	Proposed	Compliance
Gross Internal Area	128m ²	225m ²	Y	187.4m ²	Y
Bedroom 1 Area	11.5m ²	14.5m ²	Y	20.2m ²	Y
Bedroom 1 Width	2.55m	3.2m	Y	4.4m	Y
Bedroom 2 Area	11.5m ²	14.5m ²	Y	16.2m ²	Y
Bedroom 2 Width	2.55m	3.3m	Y	3.15m	Y
Bedroom 3 Area	11.5m ²	14.6m ²	Y	17.5m ²	Y
Bedroom 3 Width	2.55m	3.2m	Y	3.4m	Y
Bedroom 4 Area	11.5m ²	12.5m ²	Y	13.5m ²	Y
Bedroom 4 Width	2.55m	3.35m	Y	3.26m	Y
Bedroom 5 Area	7.5m ²	13.9m ²	Y	7.8m ²	Y
Bedroom 5 Width	2.15m	2.6m	Y	2.3m	Y
General Storage Area	3.5m ²	12.4m ²	Y	4.45m ²	Y
Ceiling Heights	2.3m	2.38m	Y	2.4m	Y
Private Outdoor Space	10m Minimum Depth	42m	Y	15.8m	Y
Further Provisions:					
		Parking:	2no. Tandem Parking Spaces including 1no. EVCP	Parking:	2no. Tandem Parking Spaces including 1no. EVCP
		Waste Storage Sufficient for:	- 1no. 240l Recycling Bin	Waste Storage Sufficient for:	- 1no. 240l Recycling Bin
			- 1no. 180l Refuse Bin		- 1no. 180l Refuse Bin
			- 1no. 23l Food Waste Bin		- 1no. 23l Food Waste Bin

4.4 Scale & Mass

Enhancement of Existing Chalet Bungalow

The proposed enhancements ensure the dwelling is more reflective of the surrounding properties, and hence is a more suitable and in-keeping asset which would make a positive visual contribution to the area. The design of the enhanced bungalow is responsive to the surrounding context whilst still sitting comfortable within its plot.

In order to keep visual impact to a minimum, the increase in ridge height for the existing bungalow is approximately 1m. This, in-conjunction with the simple roof form with two gable ends and a cat slide, keeps the overall mass of the property to a minimum. The contemporary style dormer windows are an efficient way to provide additional space whilst keeping the mass of the property to a minimum.

Farmstead Typology - Proposed Dwelling (Plot 1)

The location of the proposed new dwelling was carefully considered. It is important to highlight that it is within the built confines, and that the proposal does not encroach on the countryside.

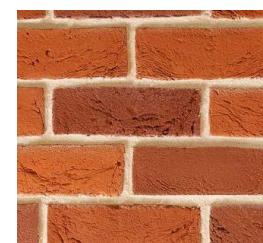
As illustrated by the contextual drawings, the proposed new dwelling (plot 2) does have a higher ridge-line however the hipped roof form is in-keeping with the more traditional detailing. The hipped roof also reduces the mass of the property, and ensures it is not dominating the site nor its surroundings.

4.5 Appearance and Materials

The materials to be used on both units are traditional and complementary to each other. Reference has been taken from the varied palette of materials in the village, and hence the proposed scheme is responding sensitively to the its fringe urban/rural location and setting.

The black weatherboarding on the improved bungalow provides a minimalist and paired back aesthetic which showcases the contemporary glazing well.

The new dwelling will be constructed with traditional materials such as clay tiles hanging and red brick. As the street scene contextual shows, this is the dwelling that will be more prevalent to passers-by from Henwood Green Road.



Red Brick



Oak Porch on brick plinth



Clay tile hanging



Black weatherboarding

5.0 LANDSCAPING

Where possible, existing trees and vegetation will be retained. For further information, please refer to the supporting documents from St Aubyn Tree Consultancy.

As shown on the block plan, as part of our proposal we have identified an area of land to be a dedicated biodiversity enhancement area to support local wildlife and habitats, which will be rich in native vegetation species.

The driveway will be carefully landscaped and lined with greenery.

The measures above will enhance the green character of the site.

6.0 HIGHWAYS & ACCESSIBILITY

This proposed scheme seeks to retain the existing entrance to 64 Henwood Green Road albeit with an enlarged entrance to enhance visibility and ease the access for 2no. dwellings.

It is not expected that the access road will be used regularly by Refuse Collection vehicles. Nonetheless, there is circa minimum 3m road width which should accommodate a variety of vehicles.



7.0 CONCLUSIONS

In conclusion, the proposals discussed within this supporting document describe a scheme that seeks to enhance the quality of the existing site while providing 1no. additional high-quality home that complements the existing area and adds to the existing housing stock. The scheme has been heavily influenced by and is responsive to the pre-planning application response.

Scheme 1, enhancements to the existing bungalow, results in an acceptable dwelling where the alterations/extensions create a visually pleasing and acceptable scheme that sits comfortably in its plot.

Scheme 2, the proposed new dwelling, is a fine example of high quality detailing that is reflective of its surroundings and creates a logical infill, as per the other dwelling next door. The design is of an appropriate scale, and form to be acceptable in all planning and design terms.

The scheme makes more efficient use of the land, providing a clear example of sensitive infill development. The 2no. well-designed homes that sit comfortably within their respective plots, and are sensitive, both in terms of their design, scale and form to the context. This is highlighted by the contextual drawings.

The proposals meet and exceed the *Technical housing standards – nationally described space standard* and provide much needed properties suitable for families in close-proximity to the town centre and local amenities. There are also elements such as a dedicated study which aims to future-proof the new property and allows some flexibility.

Therefore, this design statement concludes that the proposals would provide a scheme that is beneficial to the site and would provide needed housing stock within the local context. The dwellings, by virtue of their siting, arrangement, fenestration, scale and their context, would not be adversely harmful to the surrounding residential amenity but would be a positive contribution.



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