

Architectural Projects

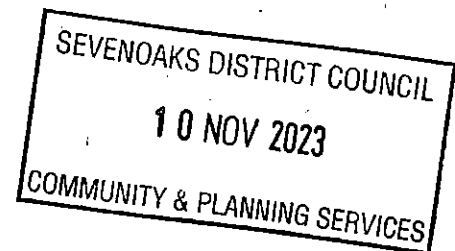
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DESIGN & ACCESS STATEMENT
CONVERSION OF BUILDING FROM A1 USE TO C3
AND PROPOSED NEW GARAGE.
56 AND 58 HIGH STREET,
FARNINGHAM DA4 0DB

[October 2023]



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 clay pantile roof located at the rear of 56 & 57 High Street, comprising 'A1' 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' and at one time a builders yard.

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 SDC has continued to charge the owner and applicant business rates which are paid up to date.

PROPOSALS: The works comprise conversion and extension of 58 High Street and change of use from A1 to C3 to form a modest dwelling and erection of a replacement garage to the rear of 56 High Street, Farningham.

The following drawings refer: 23/1A; 23/4; 23/5; 23/6; 23/7 and 23/8 together with Heritage Statement, Structural Engineer's report & Planning Statement.

DESIGN: The conversion and extension of 58 High Street provides an open-plan living room / kitchen, Bedroom, Utility room and garage and a first floor bedroom and en-suite. Generally the existing building of masonry construction under a pitched clay pantile roof is to be renovated and sympathetically extended. A paved amenity space is provided. A replacement garage for the applicant is proposed in the back garden at the rear of 56 High Street.

The existing ground floor is sub- standard in poor condition and to be replaced with new insulated concrete ground floor slab on Radon gas proof DPM.

Within the roof a dormer window is provided on the south front elevation to improve headroom and natural light to a bedroom and a 'Conservation Range' rooflight provided on the north elevation within the roof set at high level in the En-suite.

Dwgs 23/4; 23/5; 23/6; 23/7; 23/8 and Site Plan plan/Block Plan Dwg 23/1A refer [site edged red other land edged blue]

ACCESS: The Access remains as existing.

PARKING: Casual parking exists in the present forecourt off the private drive for 56 & 58 only and also a large garage for No 56. The present proposals include a replacement garage and casual parking space for 56 High Street and a garage for No 58 High Street within the converted building.

[A total of 3 car parking spaces including the garage was also a requirement under the previous planning permission for conversion of the A1 business premises to independent residential C3 use.]

CONCLUSION: It is submitted that the proposals respect the residential enclave within the Conservation Area and village environment. Neighbours have been consulted and agree that a residential dwelling is the best use for this site within the heart of the village in the conservation area than business uses and nuisance issues that could arise. Neighbours are concerned about noise from a workshop of any kind should a retail /workshop business use be reinstated.

CONTAMINATION : Enclosed Planning Statement refers.

ARCHAEOLOGY: Historically, Farningham is rich in archaeology and it is appropriate that where excavations are undertaken a 'watching brief' should be undertaken on site by competent persons.

FINALLY: The applicant would greatly appreciate the LPA's sympathetic consideration and approval of the proposals for conversion of 58 High Street from A1 to C3 use to provide a sustainable future for the present redundant building, which has no future as a business use in the conservation area.