

Staple House, The Street, Staple, Kent Ct3 1LN

Design and Access Statement 01/12/23



Application Site

Staple is a small village in Kent. It is southwest of Ash and the town of Sandwich, and is east of Canterbury. It is within the Dover District. The village dates back the Saxon period but there have been Bronze Age finds in the land surrounding the village. The village is the home of the Barnsole Vineyard and is also famous for its Country and Craft Fayre which raises money for the surrounding organisations and groups. Staple village hall and recreation ground was registered as a charity (1979). The site is located on The Street which is the central spine through the village of Staple. The Street provides connections to the village of Barnsole and Wingham. The site is next to the recent new build development at St James drive which was constructed on part of the original site and was finished earlier this year. Approximately 100m past the site entrance is Grove Road which is private access to Grove Farm .



Site Context

The site is situated near Saint James the Great Staple, a historic Saxon Age church. The site is mainly surrounded by residential dwellings with the recent St James drive development mentioned previously to the West side of the site and additional existing properties to the East with areas of agricultural land directly opposite the site. The site has one Grade II listed property which is a residential dwelling named as Staple House, formerly the Three Tuns public house. The property is a 2.5 storey building with front, side and rear gardens, a storage building to the East side of the property and a large front drive area. The land slopes downwards towards Grove Road and is surrounded by areas of hedging and trees.

The site does not fall within an area at risk from flooding (see image 1. above) The site is not within the Kent Downs Area of Outstanding Natural Beauty (AONB). There are no known tree preservation orders on site. The site is not within a conservation area.

Planning History

88/01228 - The erection of a detached house with double garage - REFUSED PLANNING PERMISSION •

91/00934 - Conversion of barn into 5 Chalets - GRANTED PERMISSION. • **91/00978** - Alterations required in the conversion of barn into five chalets - GRANTED PERMISSION •

07/00205 - Erection of Marquee - WITHDRAWN • **09/00449** - Retrospective application for the erection of a marquee - GRANTED PERMISSION.

16/00442 Erection of eight dwellings, change of use and conversion of the existing public house into a single residential dwelling, creation of vehicular access, parking area and associated works. GRANTED PERMISSION.

Tree Preservation

Tree survey was undertaken on site to understand whether trees needed to be preserved on site or not. The general consensus from this survey suggests that no trees need to remain as the three main groups of trees were of a low quality with only a life expectancy of 10 years left.

Site History

Staple House (formerly the Three Tuns public house), was built during the Reign of Queen Anne (1702-1714), in the year of 1712. The ancient sign used for The Three Tuns dates back to the reign of Richard the First (1189-1199). When first built Staple House was a farmhouse forming part of a considerable hop & fruit farm. The earliest recorded occupant of the Farm is Jacob Longman, who is mentioned in a sale document of 1735 when William Tubb purchased the property, which is described as 'One message, with barn and all that piece or parcel of land now planted with fruit trees, containing by estimation seven acres and all that piece or parcel of land thereto adjoining, containing by estimation three acres now planted with hops, which said messuage, barn and land are situate and lying within Staple in the parish of Dover, held by Johnathon Gale, previously held by Jacob Longman and purchased by William Tubb'. In 1755, the property was purchased by Abraham Marsh, a gardener, hop grower and brewer of the parish of Wingham. In September of that year, Marsh stood before two Justices at Dover and was granted a licence to sell ales and ciders. The property at this date bore no title but was registered as an Ale House. In 1767, Jonathan Cox purchased the property, and after obtaining a licence, registered the property under the title of The Three Tuns. Although the property was registered as an Inn, every owner or keeper, with one exception, until the year of 1946, was a market gardener or fruit grower, and continued to ply their trades as well as run the inn. The exception to this was Charles Hanbrook, a tax

collector who kept the inn. The Three Tuns was open for business as a wedding venue until March 2014, when the pub went into liquidation.

The current owners Mr & Mrs Clarke moved into the property in 2020 when it had been turned back into a residential dwelling by the previous owner.



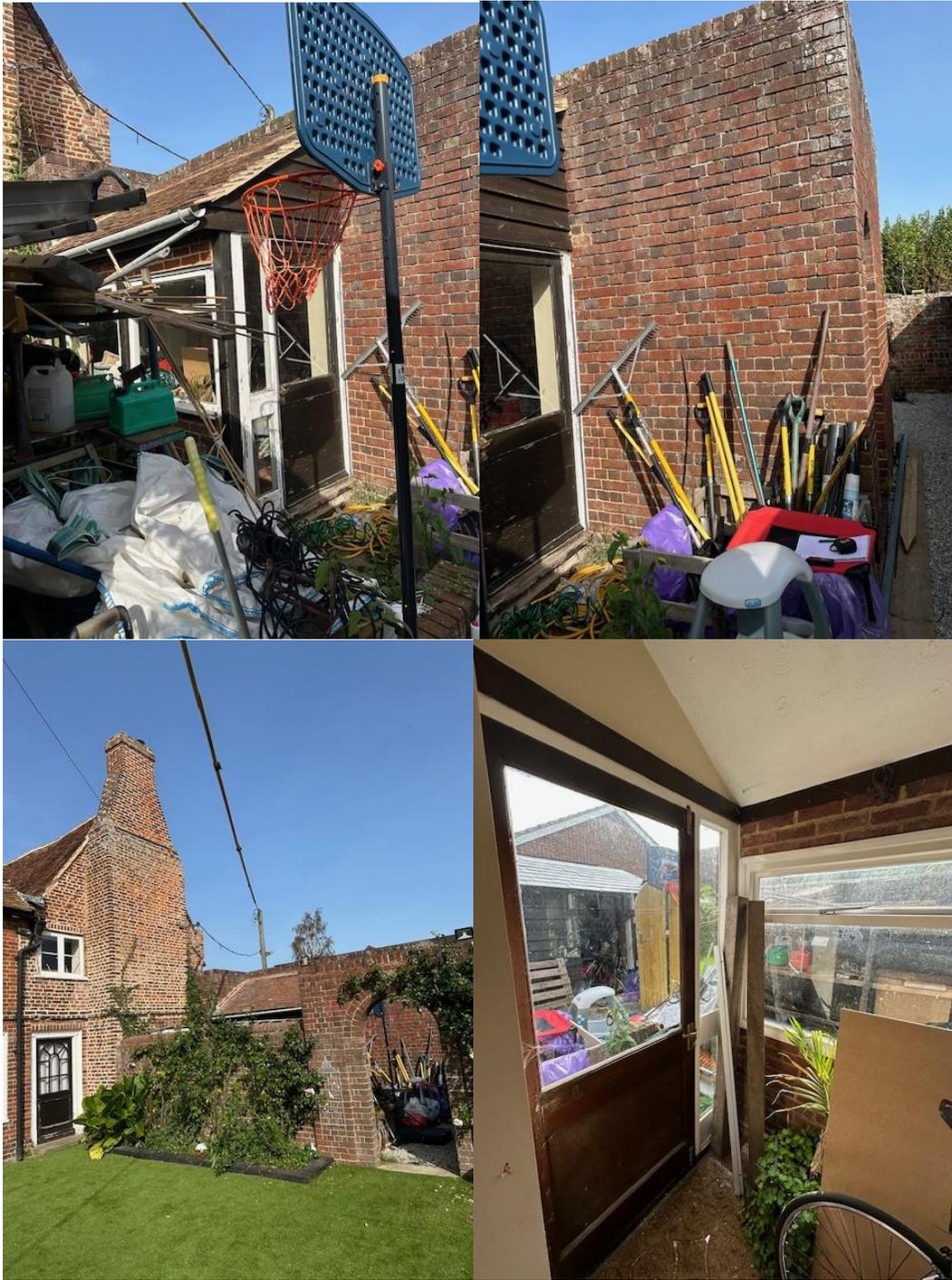
Site Photos - Areas of Proposed Alterations:

(For full details of work see Design section)

Left Side Porch - Left hand side porch lean to single skin structure, (constructed approx. 1985), Very basic construction with no internal finish, plain clay tiled roof, painted timber casement windows and upvc guttering. – Proposal to remove with new extension.



Right Side Porch – right hand lean to porch single skin structure, (constructed approx. 1985), featuring a plain clay tile roof finish, painted timber casement windows, stained timber weather boarded panels and upvc guttering. The appearance is out of character in comparison to the style of the existing building – proposal to remove and build new extension.



Kitchen – Existing commercial equipment left over from when kitchen was used as a commercial kitchen for the public house – proposed location of new conservation style rooflight



Internal photo of kitchen



external photo of rear kitchen roof

existing painted timber casement kitchen window, currently with no lintel -proposal to replace with new double doors/ enlarged opening



Internal view of existing window



External view of existing window

Existing Rooflights – existing fixed glazed roof light to upper first floor bedroom – proposal for new dormer to replace window to match dormer on adjacent roof



Existing rooflight window

replace with new dormer to match existing

Proposed Design:

Refer to drawings MD2311-01 to 2311-10 for additional details of the proposed works

Left Side Porch (see previous images)

The left side porch has been designed to be more in keeping with the design and style of the existing building. The original porch has been very crudely constructed and has not been designed with much thought of how it appears next to the existing property.

The porch roof has been designed to connect to the existing roof line helping for the extension to look like less of an add on. The exterior appearance will have a low level brickwork plinth to match the existing property and have horizontal black painted timber weatherboarding which matches the store to the opposite side of the property and also matches the new properties in the neighbouring development whilst helping to break up the brick work expanse and emphasise the side entrance.

The structure will also cover up the existing UPVC soil and vent pipe which has been fitted externally to the side of the property.

All visible pipes and rainwater goods will also be in black painted cast iron to match the style of the existing property.

The windows and doors will also be closely matched to the existing style of the property in white painted timber as detailed on the proposed elevations.



Neighbouring property in St James Place with black weatherboarding. Storage barn with black weatherboarding

Right Side Extension (see previous images)

The right-side extension replaces a single skin brick and timber frame lean to extension which again is very out of character to the existing style of the building.

The proposal will be an extension of the single storey, flat roofed portion of the existing building and will be built using the same red facing brickwork and parapet wall detail to match as closely as possible.

The main portion of the extension will be obscured from the front elevation of the property by the existing brick garden wall.

The new extension will feature a painted timber glazed screen to help add additional light to this part of the building. Again this will not be visible from the front elevation of the property.

New Double Doors From Kitchen (see previous images)

The new double doors from the kitchen will be replacing the existing casement window which currently has no lintel.

The opening will require a new oak lintel to be fitted. The doors will be a simple painted timber, fully glazed design and will provide valuable access to the rear garden of the property from the family kitchen.

New Glazed Rooflight to Kitchen (see previous images)

It is proposed that a new conservation style rooflight will be fitted to the back kitchen roof to create additional light to the family kitchen area.

New Dormer to Upper First Floor Bedroom (see previous images)

The new dormer is proposed to the upper first floor bedroom to provide additional light and to replace the existing fixed glazed rooflight. The new dormer will have a pitched, plain tiled roof, a painted timber sash window and will feature lead covered cheeks externally to match the existing dormer to the rear of the property.