



Tudeley Brook Stables, Crittenden Road,  
Matfield, Tonbridge TN12 7EW

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## Design & Access Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL  
January 2024



## John Bullock Design

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John Bullock Design is a trading name of John Bullock Associates Ltd.

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## 1.0 Introduction

Planning permission was refused by Tunbridge Wells Borough Council under 23/00175/FUL for the conversion and partial demolition of an existing redundant stable building to form a single dwellinghouse with associated parking and ecological enhancements.

The application was refused for the following reasons:

*1. The details submitted in support of the application fail to adequately demonstrate that the building is capable of conversion into residential properties without excessive works and alterations that would constitute a new dwelling in the countryside. The proposed development is therefore contrary to Policies LBD1, EN1, EN25 and H13 of the Tunbridge Wells Local Plan 2006 and Core Policies 1, 4 and 14 of the Tunbridge Wells Core Strategy 2010.*

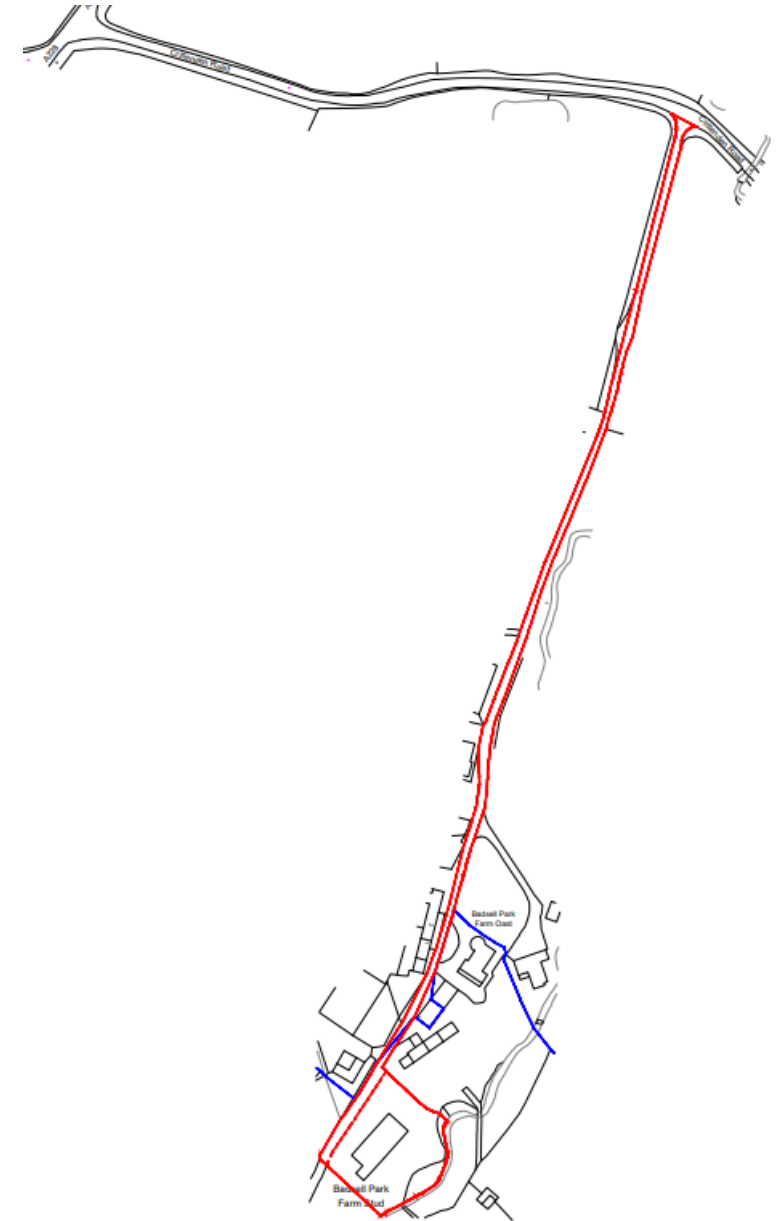
*2. The proposed development would result in the creation of a new dwelling within an area at high risk of flooding. The application has failed to adequately demonstrate that future residents and the proposed dwelling would be appropriate flood resistant. The benefits of single dwelling are not considered to outweigh this harm, The proposed development is therefore contrary to Policy EN18 of the Tunbridge Wells Local Plan 2006, Core Policy 5 of the Tunbridge Wells Core Strategy 2010 and Paragraphs 159, 162, 163, 164 and 167 of the National Planning Policy Framework 2021.*

This application is a resubmission of this application, which has been amended to overcome these reasons for refusal.

## 2.0 Site Location

The application site relates to a stable building located to the south of Crittenden Road, accessed via a private track, in the Capel Parish of the Borough. The site is located within a rural setting, albeit there are a small number of properties located to the north of the application site.

The site is located Outside of the Limits to Built Development (LBD) and within an Area of Outstanding Natural Beauty (AONB). The site also falls within Environment Agency Flood Zones 2 and 3 and a Strategic Flood Risk Area. The site is adjacent to the Historic Farmstead of Badsell Park Farm or Home Farm (Bogs Hole) and there are two Grade II Listed Buildings located to the north of the site (Badsell Park Farm Oast and The Farm House situated approximately 60m to the north of the application site). Crittenden Road is also a designated Rural Lane.



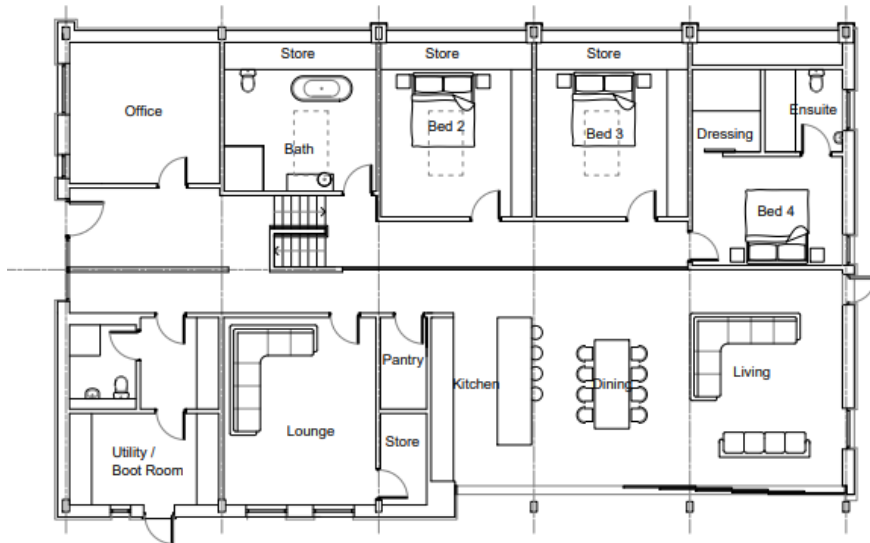
### 3.0 Existing Building

The existing building is a disused stable building. The stable block, subject of this application, is rectangular in shape and made up brick, blockwork, concrete, timber and metal sheeting. It is a predominantly single storey building, but includes a small section which includes a mezzanine floor.

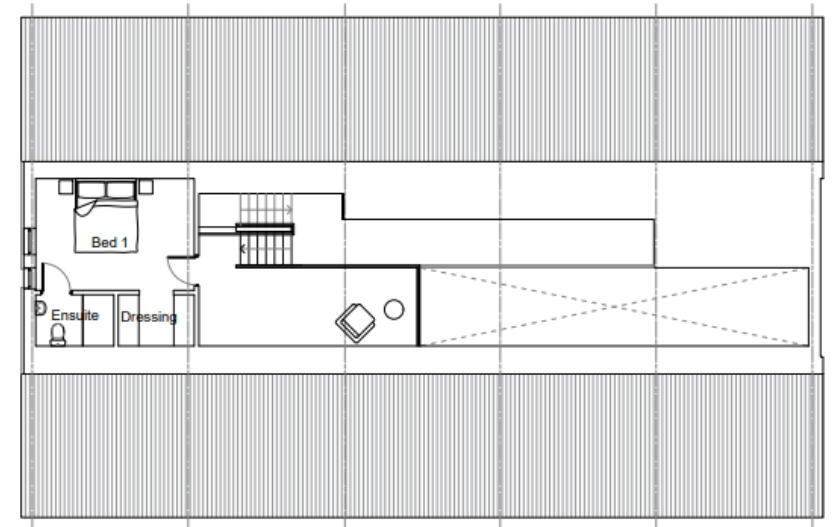


## 4.0 Proposals

The application seeks permission to convert the stable building into a single dwelling. A small section of the existing structure is proposed to be demolished. The property is proposed to be finished in timber cladding with a zinc roof. The proposal also includes the use of the land immediately around the building to provide an enclosed private curtilage area. No alterations are proposed to the site's existing access point and a parking area is proposed to the front. Ecological enhancements are proposed in the form of a wildflower meadow along with additional planting. The boundaries of the site are proposed to be marked with post and rail fencing. The ground floor of the property is proposed to comprise an entrance hall, home office, utility/boot room, bathroom, lounge, three bedrooms (one of which has an en-suite) and an open plan kitchen/dining/living space. The mezzanine level is proposed to host a fourth bedroom which includes an en-suite and dressing space.



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan

## 6.0 Use

This proposal seeks to bring an existing redundant stable building back into use by converting it to a single residential dwelling.

## 7.0 Quantity

The proposal relates to the conversion of one building to a single dwelling.



## 8.0 Layout

The layout of the proposal is largely dictated by the existing building. It is proposed to convert it into a 4-bedroom dwellinghouse, with a mezzanine accommodating one bedroom, and three other bedrooms being provided on the ground floor.

## 9.0 Access

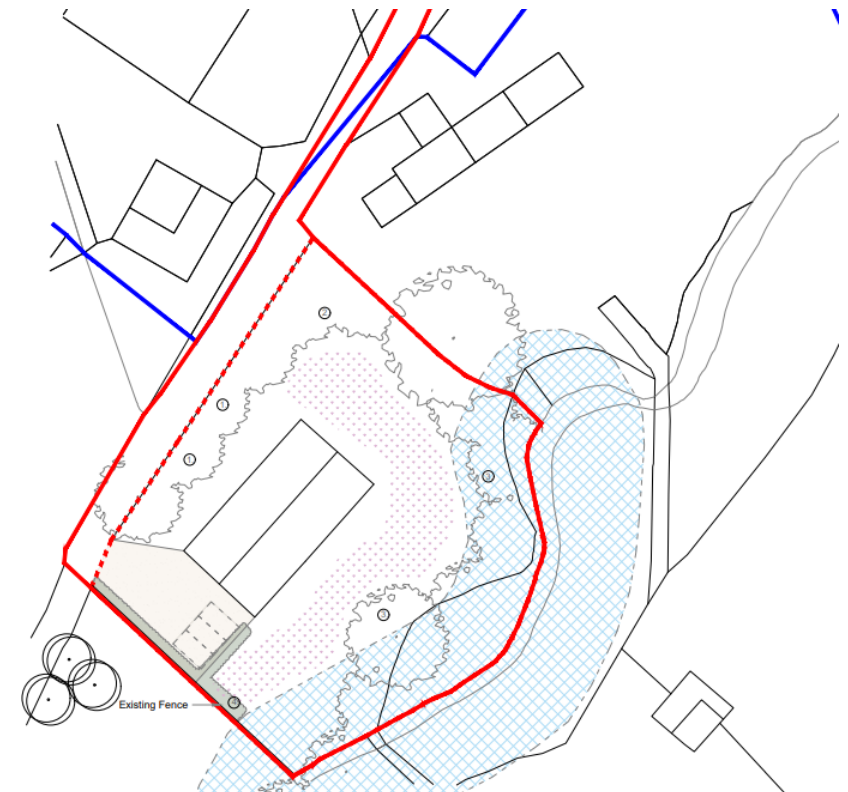
It is proposed to use the existing private access road to access the proposed dwelling, which provides access from Crittenden Road.

## 10.0 Scale

Whilst it is proposed to retain much of the existing building, to convert it into a dwelling, it is proposed to remove 308 cubic metres of building. This will result in a visual enhancement and improve the setting of the building within the surrounding rural landscape.

## 11.0 Landscaping

The existing mature trees to the north, east, south and west of the building provide natural screening from surrounding properties. It is proposed to retain and enhance the existing boundary treatment within the site.

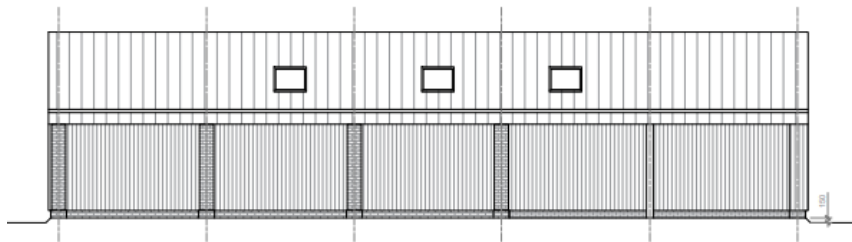


## 12.0 Appearance

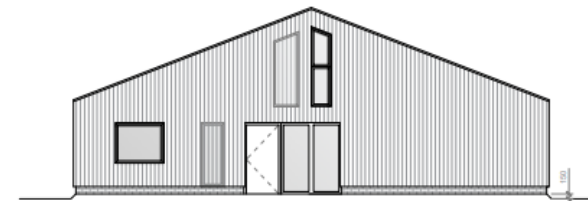
The proposal has been carefully designed to ensure that the agricultural nature of the building is retained. The alterations proposed have therefore been minimised. The proposal includes additional timber cladding to the building, and it is proposed to reclad the roof with zinc. This will retain the rural character of the building, whilst ensuring that it is suitable for use for future generations.

New fenestration has been minimised, to allow the rural character of the building to be retained, whilst still allowing sufficient daylight into the building.

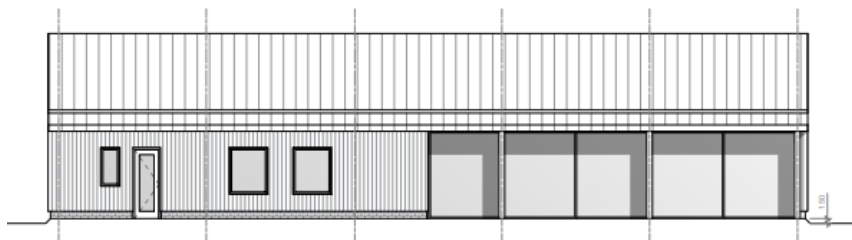
Alterations are proposed to the previous scheme, which include the creation of a new floor slab and reinforced concrete external wall, along with demountable flood gates. The Structural Engineer has confirmed that these alterations can be sympathetically incorporated within the building envelope.



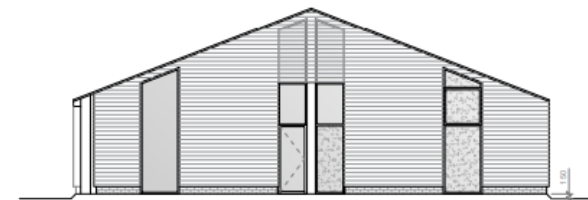
Proposed North West Elevation



Proposed South West Elevation



Proposed South East Elevation



Proposed North East Elevation



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