

PROPOSED CONVERSION OF AN EXISTING REDUNDANT OUTBUILDING TO A NEW FAMILY HOME



DESIGN & ACCESS STATEMENT

Proposed Conversion of an Existing Redundant
Outbuilding to a New Family Home
At Fieldings, Stoneheap Road, East Studdal, Dover, CT15

Urban & Rural Ltd

Specialists in Bespoke Development

Urban & Rural Ltd is an RIBA chartered architectural practice located in the Medieval City of Canterbury servicing London and the home counties.

At Urban and Rural we specialise in contemporary, sustainable & hybrid architecture that responds to the context of the individual project – either in the urban street, outer town or rural setting.

We aim to create good architecture, which is driven by the creative design process and not by a particular style. We thrive on the unique challenges and opportunities every site, budget and program brings.

We aim to provide elegant, flexible and intelligent buildings from concept through to completion, to meet our client's brief.



Master Planning



Conversions



New Builds



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Interiors



Commercial & Health Care



Conservation



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INTRODUCTION

This document has been produced by Urban & Rural, an RIBA Chartered Architectural Practice, to aid the assessment of the proposed planning application, as set out below within this document.

This planning application is for the proposed 'self and custom build' for the sensitive re-cladding of an existing redundant building, demolition and removal of outbuildings and change of use to create a new home.

This application follows the approval of a similar application however the unattractive flat tin roof is now proposed to be a traditional Kent peg barn style roof. We feel this is more inkeeping with this edge of rural site.

The site is known as:

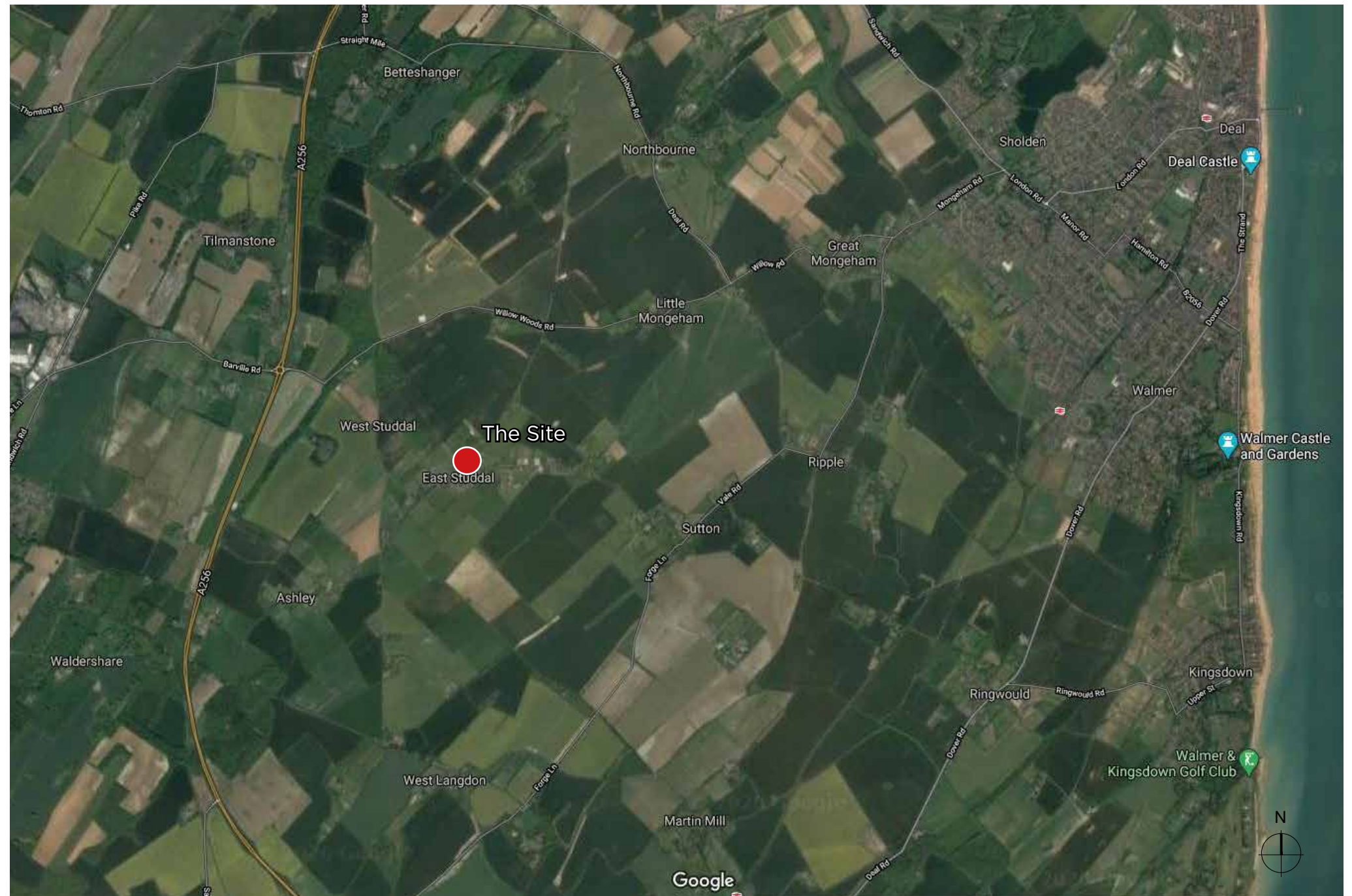
Fieldings,
Stoneheap Road,
East Studdal,
Dover
CT15 5BU

The redline site area is 1,832m².

The application is submitted on behalf of the current site owners and existing residents.

This application qualifies as a 'self and custom build' project and would be registered as one for Dover District Council's obligation to deliver sites such as this under the Self Build and Custom Housebuilding Act 2015, as noted below.

The Statutory Self Build and Custom Housebuilding Register:



The Self Build and Custom Housebuilding Act 2015 requires relevant authorities, including District Councils, to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land for self-build and custom housebuilding. The definition and operation of the register is prescribed by The Self-build and Custom Housebuilding (Register) Regulations 2016. The Act requires that prescribed authorities must have regard to each register that relates to its area when carrying out its functions in relation to planning, housing, the disposal of any land of the authority and regeneration.

FORM OF THE APPLICATION

This application is for a Full Planning approval, subject to conditions, to be agreed.

SUPPORTING DOCUMENTS

This application consists of:

- Full planning application form
- Design & Access statement
- OS Red Line Plan
- Drawing issue sheet listing all the application drawings
- A full set of Existing drawings
- A full set of Proposed drawings



LOCATION

The existing property is located on Stoneheap Road in East Studdal.

Dover's Local plan states the following for East Studdal

3.357 East Studdal is located to the south west of Deal. It lies roughly between to the two settlements of Dover and Deal. Sutton Parish has a population of 772 people (30) and 433 dwellings (31). The village is some distance from the AONB, and is not located in an area at risk of flooding.

3.358 The village is linear in form and has a village hall, Sutton Parish Community Centre and a recreation ground. East Studdal Nursery is currently the largest business in the village, although we understand from the landowner that the intention is for this to cease shortly.

3.359 The site is well screened behind hedging/trees along the north and west boundary line. Any development proposal would need to ensure mature treescape and the soft edge to the village is retained. It is also hoped that through redevelopment there could be an opportunity to enhance the services and facilities on offer in the settlement.

As one can see from the above, Dover District Council have independently identified East Studdal as being suitable and appropriate for new housing. The settlement classification for East Studdal is that of a Village.

Dover District Council's defined settlement boundary for East Studdal is a very long line stretch of development that is mainly focused on existing development off from the Downs Road.

Two sites have been identified within the local plan to try and introduce 30 new dwelling to the village. The identified need for housing in this location is intended to make the village a more sustainable location.



One of the identified sites is the redundant commercial site for the East Studdal Nursery, Policy LA35. We have identified the village centre to be the village hall, Sutton Parish Community Centre. This is the identified appropriate location for the existing bus stop in the village and also close to the East Studdal Church Hall.

The 30 new houses that Dover have identified in the adopted local plan are at the East Studdal Nursery are just over half a mile (0.6m) along the Downs Road. As in many of our rural villages, there is not an existing pedestrian path linking the 30 new dwellings to the village centre.

The site under consideration in this application is just 0.2 of a mile from the same point in the village. There are a number of existing houses on Stonehep Road, however, these are not within the defined settlement boundary.

Having identified this, the site can not be classified as being in open country site and we feel is adjacent and close enough to the settlement boundary to be considered.

The site does now benefit from a full live approval for a residential dwelling.

SITE CONTEXT

The application site comprises a group of buildings and associated hardstanding and gravelled area. The buildings sit adjacent to a detached dwelling with shared vehicular access from Stonehep Road.

The existing wider site, including the existing bungalow, has nine existing structures on it, as listed below.

Buildings

A,	Existing dwelling	69m ²
B,	Garage	34m ²
C,	Timber outbuilding	64m ²
D,	Store 1.	18m ²
E,	Barn	141m ²
F,	Store 2.	10m ²
G,	Store 3	4m ²
H,	Shed	9m ²
I,	Inspection Pit*	24m ²

(*This is a structure, but not internal)

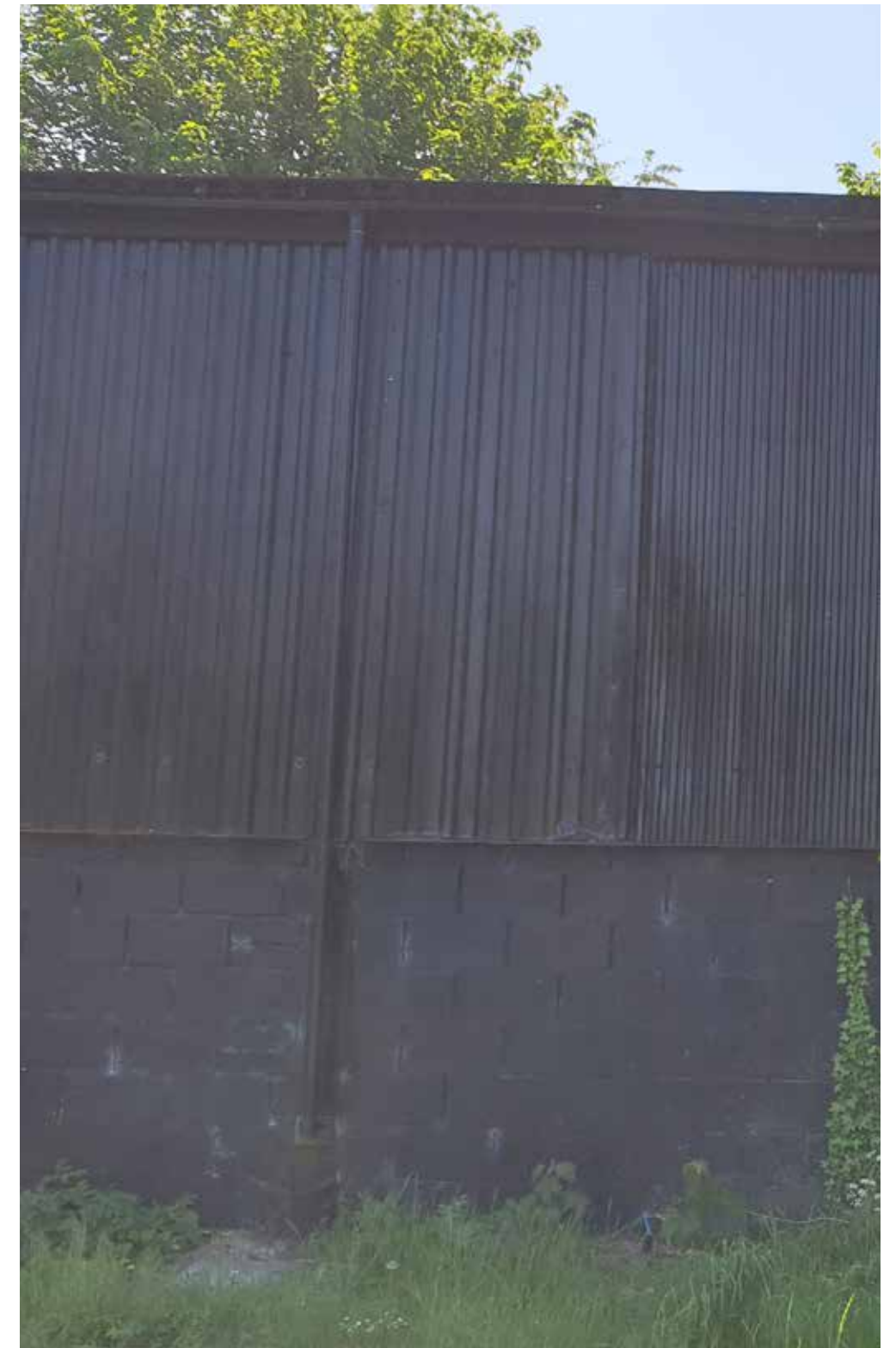
Five of the above structures are being proposed to be removed from the site and further details on this can be found in the proposal section of this document.

Within the site and on the site boundary, there are 50 existing trees. The design team has had these trees surveyed and documented on the existing TOPO survey drawing. As none of the trees are being proposed to be removed, and the proposed development related to the re-use of an existing build, it is considered that there is no detrimental impact on the existing trees.

While the barn is a redundant structure, the current owners have maintained it. It appears to be well celled. If the principle of the development is considered to be acceptable, it is proposed that an approval could be issued with pre-commencement conditions relating to any required ecological scoping surveys to be carried out and if identified, further surveys would need to be commissioned before any work was allowed to be carried out on site.

This is an enforceable and robust protection over any potential ecology on the site that will allow our client to establish the principle of the proposed works, before this family spend the thousands of pounds on the ecological reports cost, at risk prior to the consideration of the principle of the development being established.

We have recommended that this application is a full application and not an outline as this will give the case officer the architectural detail of the proposal to consider, which we feel is key in the cleaning up and enhancement of this site the proposal offers.



SITE ANALYSIS

Urban and Rural have carried out a detailed site appraisal consisting of the following key headings;

Level and Lie of the Land

- orientation of the site and how it is approached from the skyline
- views from the site or into the site from any public right of way
- ground conditions, contamination, land stability, water table
- availability of natural resources for energy generation
- flood risk, streams and drainage
- significant or designated wildlife habitats
- proximity to existing and potential sources of noise nuisance
- boundaries and whether they are clearly defined
- orientation and natural daylight.

Built Environment

- relationship between buildings and spaces
- building types, scale, height, styles and density
- historical appraisal
- boundary treatments - walls, fences, planting and verges
- important local detailed design elements such as materials, corner treatments, horizontal or vertical rhythms, windows and doors, roof lines and roof pitches, eaves heights and elevational treatments.

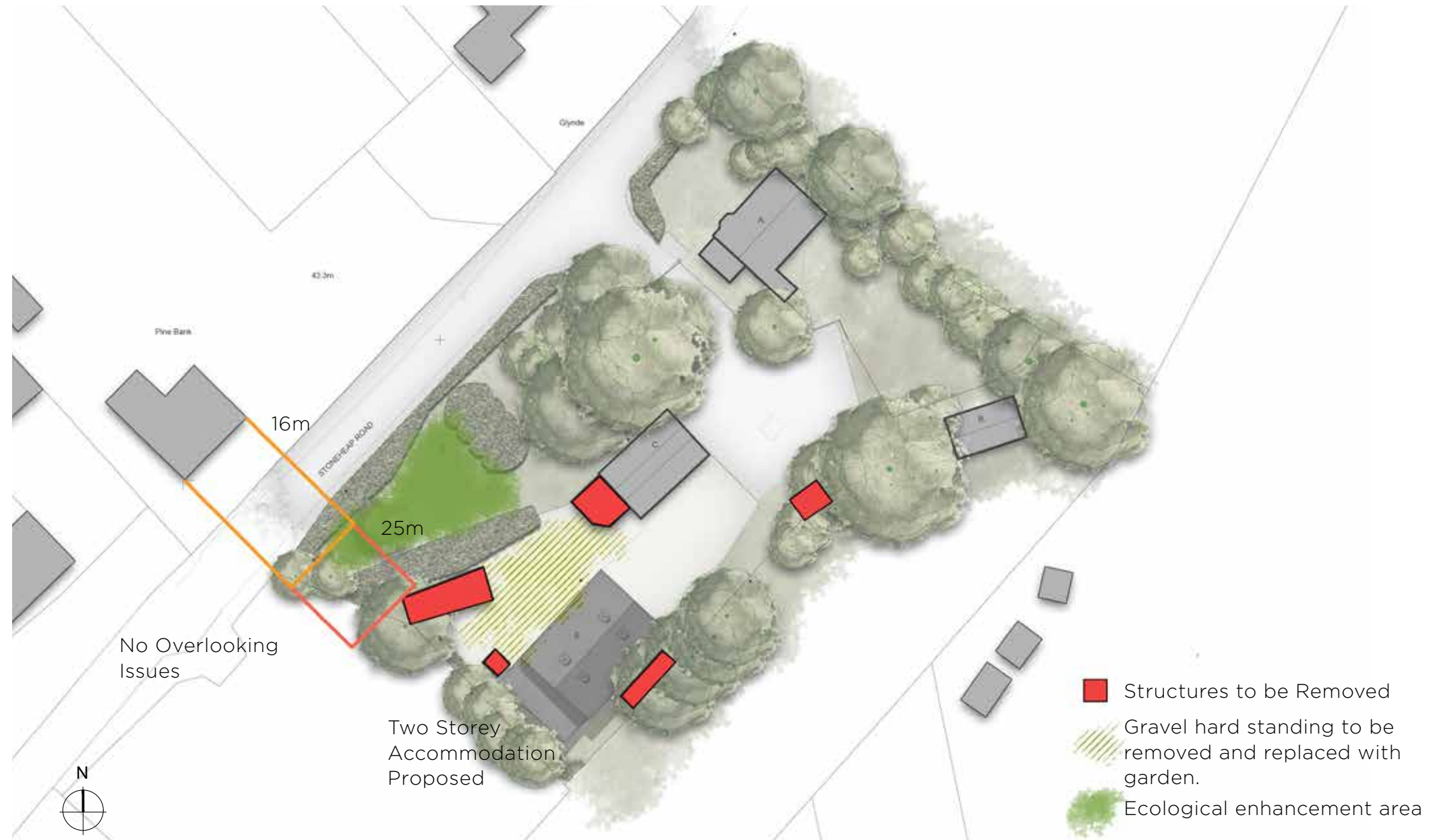
Pattern of Streets and Movement Appraisal

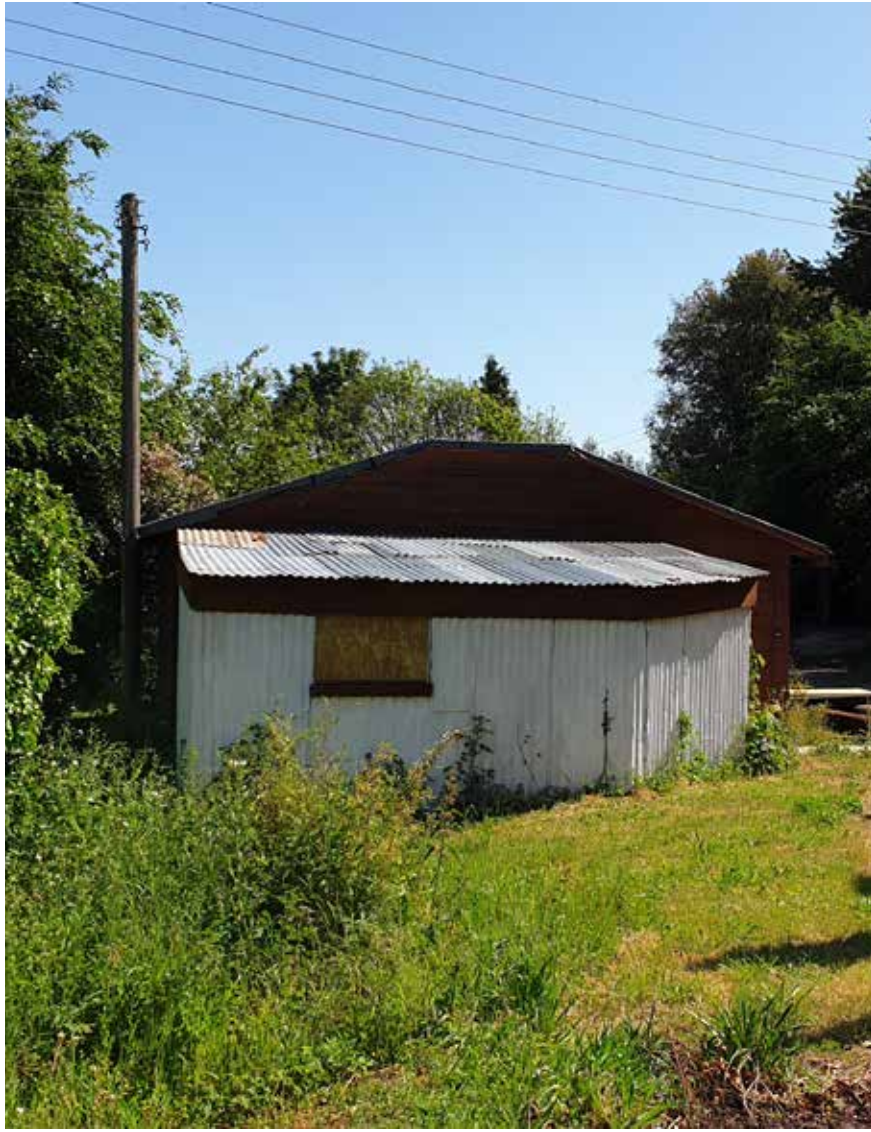
- surrounding street pattern, public rights of way and bridle ways
- local provision of public transport
- levels of local traffic and assessment of capacity
- width, curvature and dimensions of streets
- surface textures
- access provision - cars, pedestrians, cyclists, horse riders and people with disabilities

As architects, we have used the above headings to identify the main constraints and opportunities that will help shape the proposed development.

The design team have carried out desktop searches looking at the issue of flooding.

This search showed the site is located in an area classed as a level 'Flood zone 1'. Land and property in flood zone 1 have a low probability of flooding. We do not need to do a flood risk assessment as our development is in flood zone 1 and the site is smaller than one hectare.





THE PROPOSAL

As set out previously within this document, the proposed scheme for this site has been approved and is a live approval.

This application looks to enhance the appearance of the approval by the introduction of a barn style roof.

This application is for the proposed self and custom build of the sustainable re-use of an existing redundant outbuilding, within the curtilage of an existing residential dwelling.

The proposal, if approved, would see a reduction of built structure on the site and the enhancement of the setting.

There would be no new or additional use brought to the site as the existing multi-generational family currently all live in the existing small bungalow.

The proposal includes ecological enhancements to the site and full details of this are proposed to be set as pre-commencement condition to safeguard any potential ecology on the site.

The following part of this section uses the headings as set out in the CABE guidance:

USE

The approved use is residential.

It is proposed to convert this redundant outbuilding for the use of a residential dwelling as per the approved scheme.



PROPOSED SITE PLAN



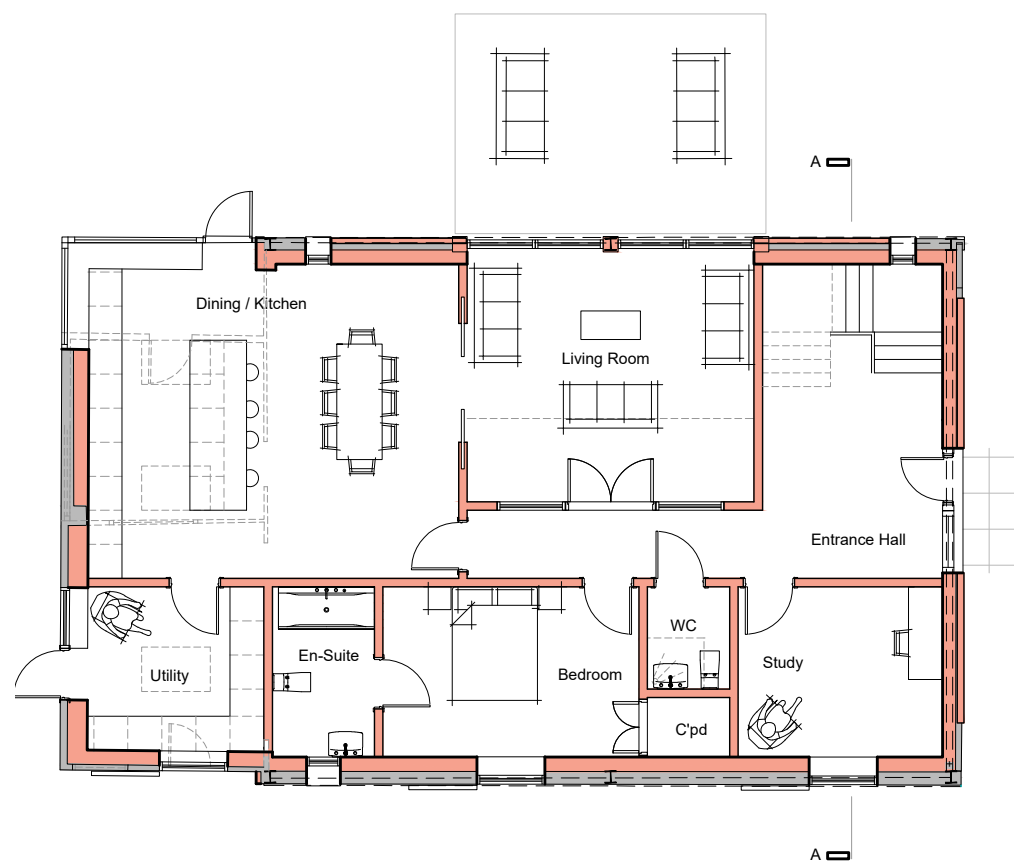
APPROVED & PROPOSED NORTH EAST ELEVATION

AMOUNT

The amount of the proposed development has been set by the existing size of the outbuilding proposed to be converted.

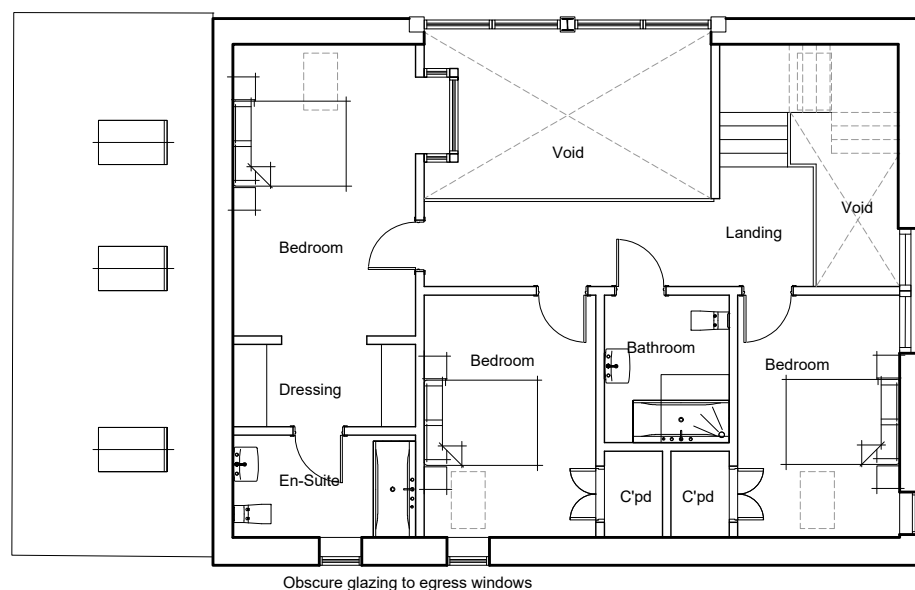
Buildings

- A, Existing dwelling
69m²
To remain as a residential dwelling for Mrs Howard’s mother
- B, Garage
34m²
To remain as a garage for the existing dwelling.
- C, Outbuilding
64m²
To remain as the garage and store for the proposed dwelling.
- D, Outbuilding
18m²
Proposed to be demolished and removed from site.
- E, Outbuilding
141m²
Proposed to be converted to residential.
- F, Outbuilding
10m²
Proposed to be demolished and removed from site.
- G, Outbuilding
4m²
Proposed to be demolished and removed from site.
- H, Shed
9m²
Proposed to be demolished and removed from site.
- I, Inspection Pit
24m² (This is a structure, but not internal)
Proposed to be demolished and removed from site.



Ground Floor Plan

- Existing Structure to be Retained
- Proposed Structure



First Floor Plan

In summary, the outbuilding proposed to be converted will provide a good well balanced four-bedroom family home. This is one bedroom more than the approved scheme.

This complies and is an improvement on the Technical housing standards - nationally described space standard.

It is proposed to demolish and remove from site five of the existing structures and outbuildings D, F, G, H and I.

The combined reduction in built form on the site is 65m2.

There will be 6 car parking spaces defined on the proposed scheme, with additional space for informal visitors, car parking.

The existing garage, building C, will provide secure cycle storage for the existing dwelling and the existing out building C will provide secure cycle storage for the proposed dwelling.

LAYOUT AND ACCESS

The layout of the site has been informed by the detailed assessment of the existing context. The windows to the neighbouring sites have been considered and are far outside the area of influence of the proposed windows regarding overlooking or loss of amenity.

There is an existing vehicular access on to the site. This current use is that of a 'private drive'.

The proposal would see a net gain of one new dwelling on the site. This would total two dwellings being serviced from the existing private drive.

The existing drive is large and considered appropriate to be used as a shared private drive to service this proposed development.

The conversion will comply with Part M of the building regulations, which provides accessible dwellings. In addition to this, all the accommodation is proposed on one level and could allow a good wheelchair accessible dwelling if needed.





SCALE

The scale of the development has been set by the scale of the existing outbuilding being converted.

There is no new development proposed on site.

It is proposed to demolish and remove from site five of the existing structures and outbuildings D, F, G, H and I. The combined reduction in footprint of built form on the site is 65m².

LANDSCAPING

The site is within the curtilage of the existing residential dwelling.

The grass areas are well maintained and are regularly cut.

With the development of this scheme the landscaping has really been left as existing. There will be no change to the appearance of the site from a broader context.

The existing trees on the site will be maintained and kept as part of this proposal.

Protection zones will be set during the conversion of the outbuilding to ensure materials are not stored under or within an area surrounding the existing trees. This is to ensure the long-term protection of the trees on site.

We would ask that a planning condition is set to any potential development agreeing the detail of the landscape scheme to be agreed as condition to any potential approval.



APPROVED & PROPOSED NORTH WEST ELEVATION

APPEARANCE

The existing appearance of the site is limited from the public realm.

When on the site, the initial appearance is that of a private residential dwelling. As one travels further into the site, one can see several disused outbuildings.

As previously stated, it is proposed to demolish and remove from site five of the existing structures and out buildings D, F, G, H and I.

The combined reduction in footprint of built form on the site is 65m².

This will reduce the number of buildings on the site, tidying up and enhancing the over all appearance of the site.

Outbuilding E, as part of the proposed works the existing building, will have the poor-quality profile metal cladding removed and replaced with a high-quality timber cladding.

At the lower level of the outbuilding, it is proposed to clad over the existing blockwork with brick slips. This is a form of tiling over the existing structure, like the traditional mathematical tiling we see on many of our listed buildings in the county.

The old yard area of the site, where the concrete inspection structure is located will all be removed and landscaped for the private garden for the new dwelling.

The existing hedge in the site, located between outbuilding E and the public highway will be retained. The existing grass land that is well maintained, will be converted to an ecological enhancement zone with wild meadow flowers planted and biodiverse features.

It is considered that the removal of the poor-quality structures on the site, along with the renovation and enhancements proposed to outbuilding E will enhance the site.



PROPOSED SOUTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



SUSTAINABILITY

Sustainability has been one of the initial design drivers for this scheme.

The sustainable re-use of an existing building is key to the sustainable credentials for the delivery of this potential new home.

Under this application it is proposed to deliver a highly insulated modern building delivering a comfortable environment to enjoy all year round, without the need for excessive heating or cooling.

Below is a quick overview of the design headings we have used to categorise this issue:

ENERGY/CO2

- Improved fabric efficiency.
- A-rated boiler.
- Lighting to be low-energy fittings.
- All white goods to be Ecolabelled
- All external lighting to be fitted with low energy bulbs, movement-detecting and daylight shut off devices.

WATER

- Rainwater collection system, for external re-use.
- SUD's
- Modern low use taps and WC's.

MATERIALS

The detailed selection of the materials will take on board issues such as their environmental impact.

SURFACE WATER RUN-OFF

There will be a reduction of surface water run-off from the site using a SUD's method.

All external hard landscaping will use a permeable surface.

A full surface water drainage strategy can be set as a pre-commencement condition to any potential approval, if required and if the principle of the development is found to be acceptable, an engineer will be appointed to carry out site testing to inform a potential design to the then be agreed.

It should be noted that 65m² of non-permeable surface will be removed from the site as part of the proposed demolition works to this application.

POLLUTION

It is proposed to specify insulating materials that avoid the use of substances that have global warming potential (GWP).

Recycling of construction site waste where possible.

HEALTH AND WELL-BEING

The scheme delivers a high level of natural light to the proposed dwelling.

ECOLOGY

It is considered that this scheme will not have any negative impact on the existing ecology, as the garden is well-maintained and the proposed works will be located away from any existing trees to

CONCLUSION

The proposal represents a sensitive scheme which will bring an existing un-used building into active use, to make 'best use of brownfield land and ensuring the countryside is used efficiently.

The application has been approved and this proposal looks to enhance the appearance of the approved dwelling.

The scheme will protect, maintain and enhance the landscape character of the site.

The number of existing structures on the site will be reduced with the proposed removal of 5 of them.

The proposed design is thought to be of a high architectural quality and technically meets all that is required of it, including the Technical Housing Standards - a new national space standards.

The conversion of this existing outbuilding will not affect the architectural feel of the street scene. This will be retained by virtue of the nature of the sensitive design, and the overall appearance of the site will be improved as part of this application.

It is not proposed to remove any of the existing trees or hedging. This will protect the existing ecology and enhance the site's potential ecological value by the provision of an ecological protection zone, to enhance the habitat available locally and encourage biodiversity.

This site, which already benefits from being within the curtilage of a residential dwelling, can be better developed, making better use of the land and helping housing delivery.

Local planning authorities need to consider the requirements of different people in the community, including those people who wish to embark on a Self Build and Custom Housebuilding and this project would be counted for Dover's Self Build and Custom Housebuilding register.

East Studdal is identified as a Village and development can enhance and aid the sustainability and viability of rural settlements.

The application site is not isolated and is within the proximity of other residential dwellings.

It is considered that the proposal makes efficient use of an under-used large site, which would see the introduction of uses entirely appropriate for this location.

The design of the buildings will reflect and complement the existing local vernacular, while providing good fit-for-purpose home for the family who live on the site and the children who can stay living in the place they call home. So with respect, we feel the scheme should therefore be granted consent.





Key:

1. Bin store
2. Bin collection point
3. Secure cycle storage
4. Gravel hard standing to be replaced with lawn
5. Proposed ecological enhancement zone

Existing Structure Key:

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To remain as a residential dwelling for Mrs Howard's mother.
- B. Garage
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To remain as a garage for the existing dwelling.
- C. Outbuilding
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PROPOSED SITE PLAN

