



Shrubs Corner, Ide Hill, Sevenoaks, Kent TN14 6BS

## Design & Access Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL  
March 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

This document has been prepared by John Bullock Design, on behalf of our clients, in connection with a proposal for alterations and extension to the main house and for the conversion of the existing garage to annex accommodation at Shrubs Corner, Ide Hill, Sevenoaks.

## 2.0 Site Location

Shrubs Corner is a detached house, located outside of any defined settlement confines, within the countryside and Metropolitan Green Belt.

The site lies adjacent to a Public Right of Way.

It lies within an Area of Archaeological Potential Area of Outstanding Natural Beauty.

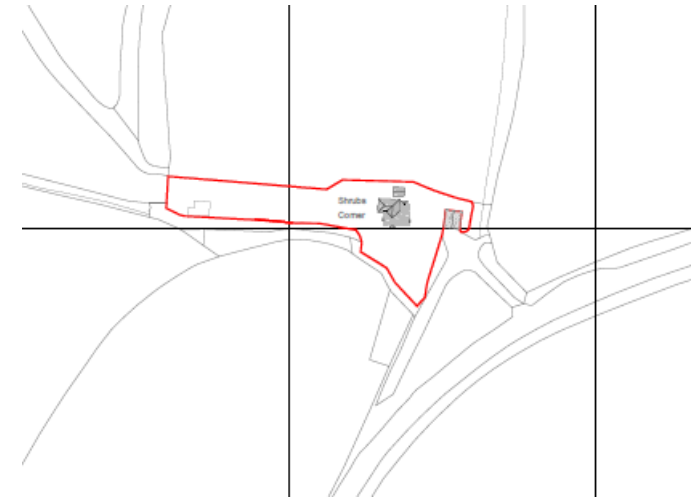
Shrubs Corner is a Grade II Listed Building with the following Listing Description:

1. 5280 CHEVENING WHITLEY FOREST Shrubs Corner TQ 55 SW 46/178

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2. Cottage of C17 appearance. 2 storeys, 2 windows. High pitched tiled roof sweeping low at back. End chimneys partly rebuilt. Tile hung 1st floor, brick ground floor. Square paned casements. Square bay at ground floor left. Some visible timber-framing with plaster filling on ground floor of right return. Weatherboarding above. Modern rear extensions.

Listing NGR: TQ5063553805

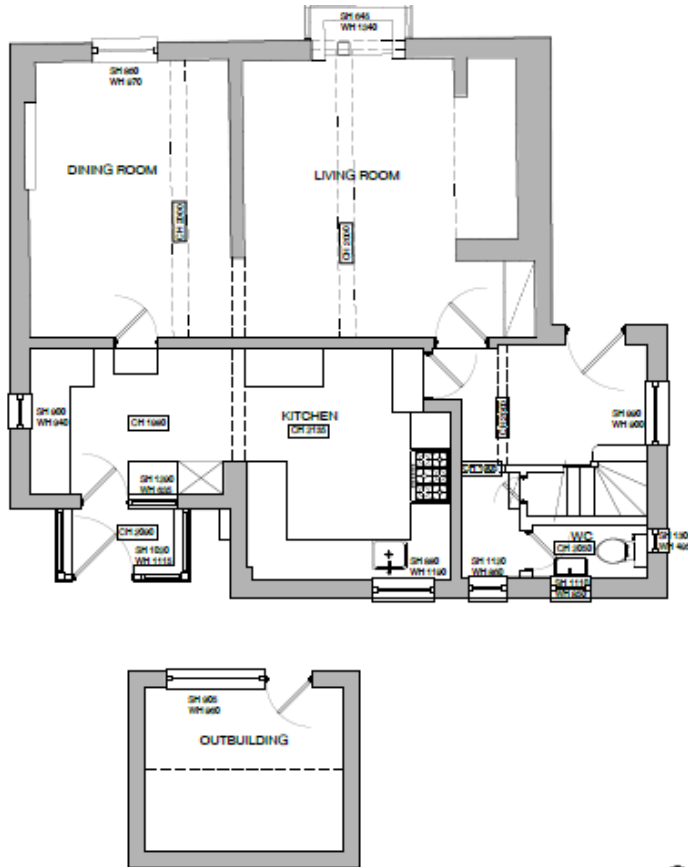


### 3.0 Proposals

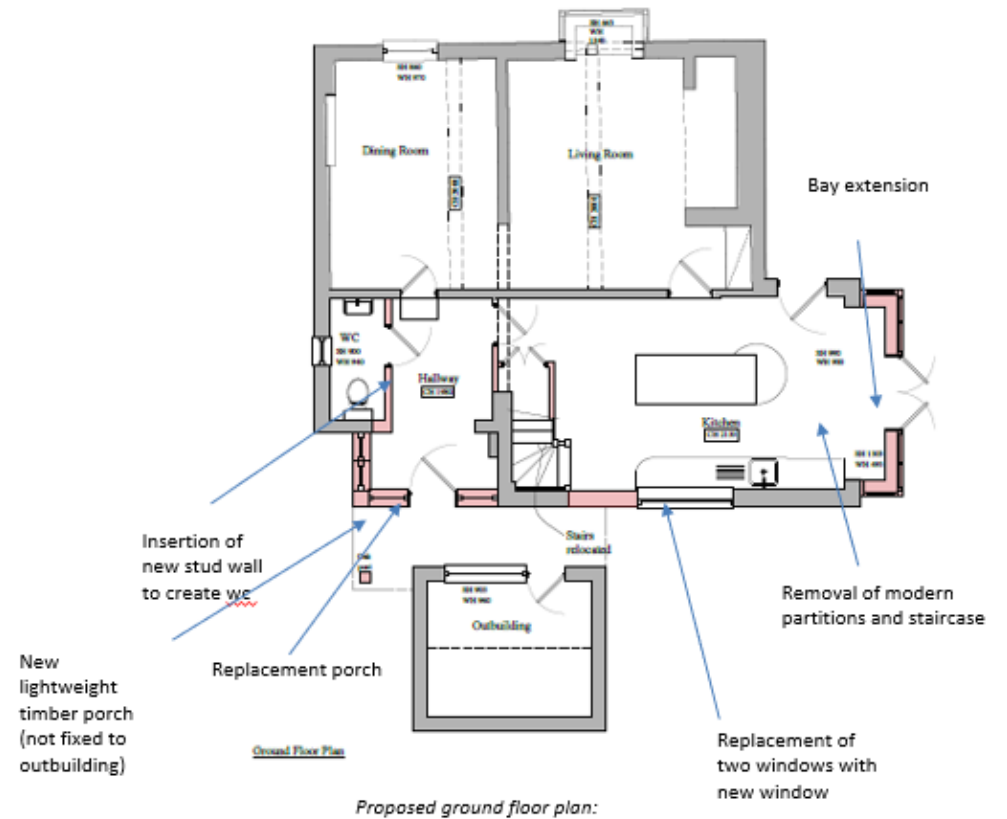
The following alterations are proposed:

- Alterations and Extension to House
- Conversion of existing garage to annex accommodation.

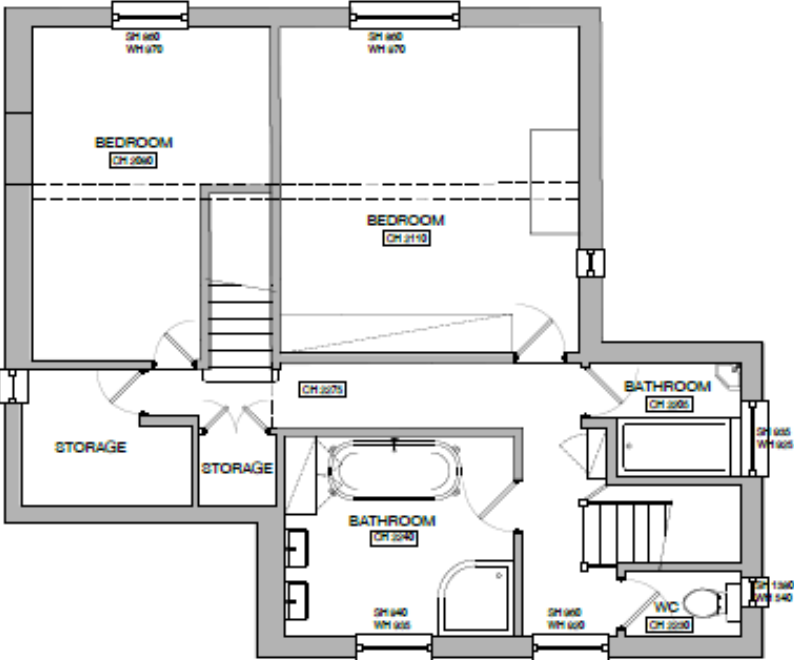
Existing ground floor plan:



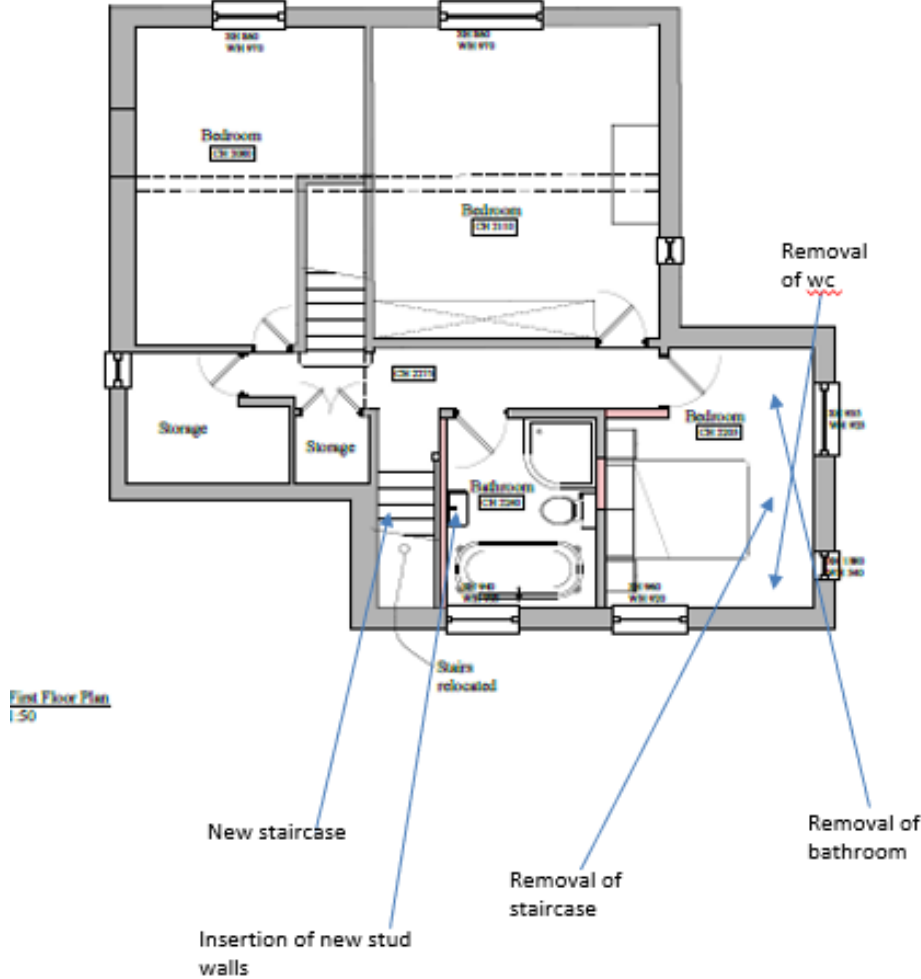
Proposed Ground Floor Plan



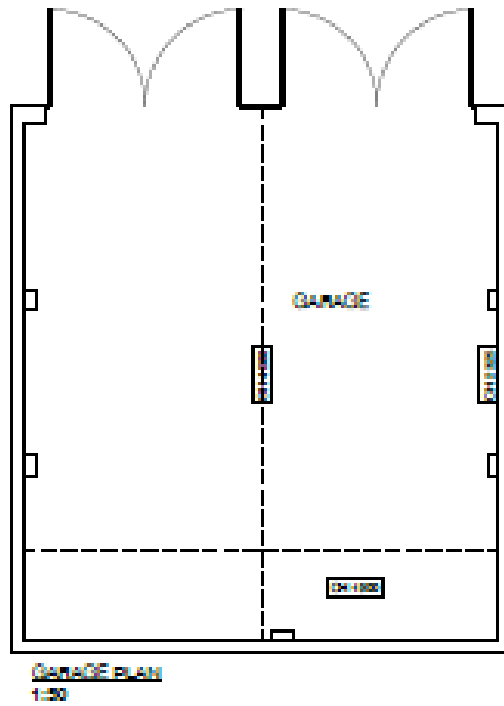
Existing first floor plan:



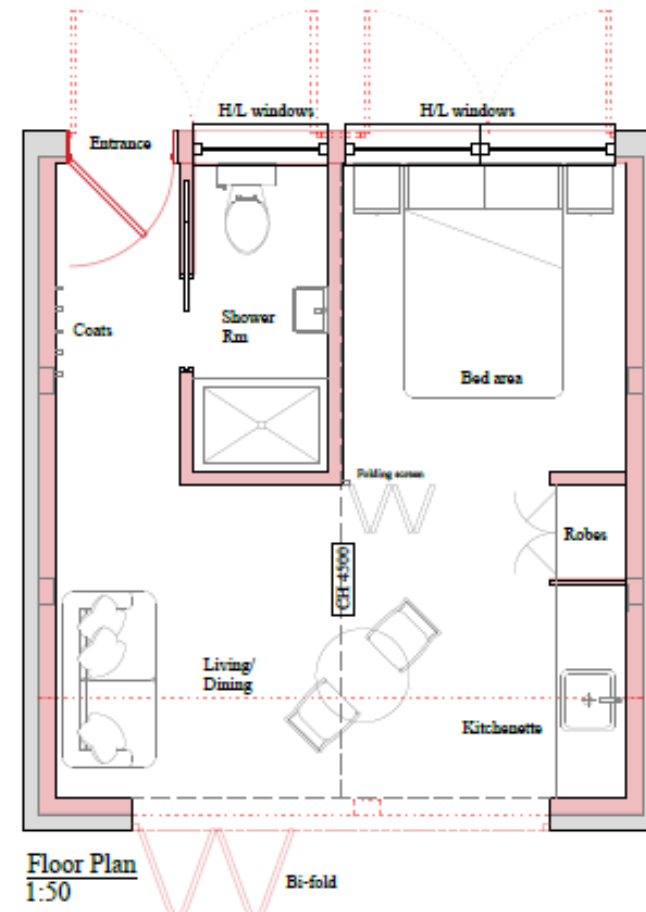
Proposed First Floor Plan



Existing ground floor garage plan:



Proposed Ground Floor Annex Plan





## 4.0 Use

The proposal is in connection with the existing residential use of the property.

## 5.0 Quantity

The proposal relates to one existing dwelling.

## 6.0 Layout

The proposal includes a number of small alterations to the existing building.

## 7.0 Access

The proposal will not alter the existing vehicular access. The proposals include providing a new access in the kitchen, and a new entrance porch.

## 8.0 Scale

The scale of the proposed alterations is minimal. Most of the alterations are internal, with the exception of a small bay addition to the kitchen and a lightweight covered pergola between the house and the outbuilding.

## 9.0 Landscaping

The proposals will retain the existing mature landscaping within the site.

## 10.0 Appearance

The proposals have been sensitively designed to reflect the historic character of the property. The proposed porch extension between the existing house and the outbuilding will be an open timber structure, with a lightweight lead roof. The proposed bay extension will be constructed with bricks and clay tiles to match the existing.



Appearance of proposed annexe:





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