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2114 BJMN DAS

The Barn at Jeskyns Road, Cobham
Design & Access Statement

Planning Application for
Mr & Mrs Nicholls

September 2021

Gravesham Borough Council

NOTES:

For all plans north is orientated:



Unless stated otherwise.
Do not scale from drawings

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8.0 Summary

This Design and Access Statement has been prepared for Gravesham Borough Council on behalf of Mr & Mrs Nicholls in support of a full planning application for the Proposed Single Storey kitchen extension of The Barn, Jeskyns Road, Cobham. It describes the observations and analysis that have informed our understanding of the context, constraints and opportunities of the site, and the potential for the proposed development to contribute to the character of the community and that of the built landscape within which it is situated.

1.0 Introduction

1.1 Application Summary

This report forms the Design and Access Statement for a Full Planning Application for the proposed extension of the existing dwelling, The Barn at Jeskyns Road (previously Dabbs Place Farm Barn).

This Design and Access Statement (DAS) is one of a number of documents that has been prepared in support of a full planning application. It is, however, the key document in that it provides a detailed explanation in terms of the background to the project, the content of the application, the factors that have influenced the design and its evolution, together with the component parts of the development proposals and how they relate to the prevailing policies of the Development Plan.

1.2 Consultant Team

TaylorHare Architects Ltd were appointed in March 2021 to provide assistance with preparing drawings and a full planning application for extending our client's home.

Client
Mr and Mrs Nicholls
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Jeskyns Road, Cobham
Gravesend DA13 9BL

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TaylorHare Architects

TaylorHare Architects is a young, ambitious and energetic architecture studio with studios in Kent, Bristol and Denmark.

We piece together the historical, cultural, spatial and material qualities of a place with the intent to complement and reinforce the particular conditions of each setting, turning the constraints of inherited situations into opportunities for delight and wonder.

We are inherently good listeners and develop our designs in conversation with our clients, helping progressive institutions do more of what they're good at. Our experience is broad and wide-ranging, from conservation and heritage restoration to regeneration, interior fit-outs and installations.

We believe that by only building what is appropriate and necessary in a beautiful and lasting way will ensure that our interventions contribute to our collective built environment whilst remaining environmentally responsible.

Prioritising and upgrading existing buildings through careful and thoughtful renovation, restoration and adaptive reuse, we believe is one of the most sustainable contributions architects can make.

In both architectural and planning terms we are concerned with making contemporary schemes that also invoke a sense of continuity; signified by a respect for historical context and which embrace an architecture of change through appropriate forms and dignified elevations.

2.0 Analysis

2.1 Location and Context

The Barn is located in the countryside in the Metropolitan Green Belt, and benefits from a linear plan facing North-East over the surrounding rural landscape.

The existing dwelling is situated parallel to the existing agricultural stables, lending itself towards a similar and inclusive design.

The dwelling benefits from a large private driveway serving 'The Barn', a neighbouring residential property and the stables for agricultural & leisure purposes. The site is also further privatised by the benefit of large existing tree buffers, as can be seen on the diagram overleaf.

2.2 Existing Site

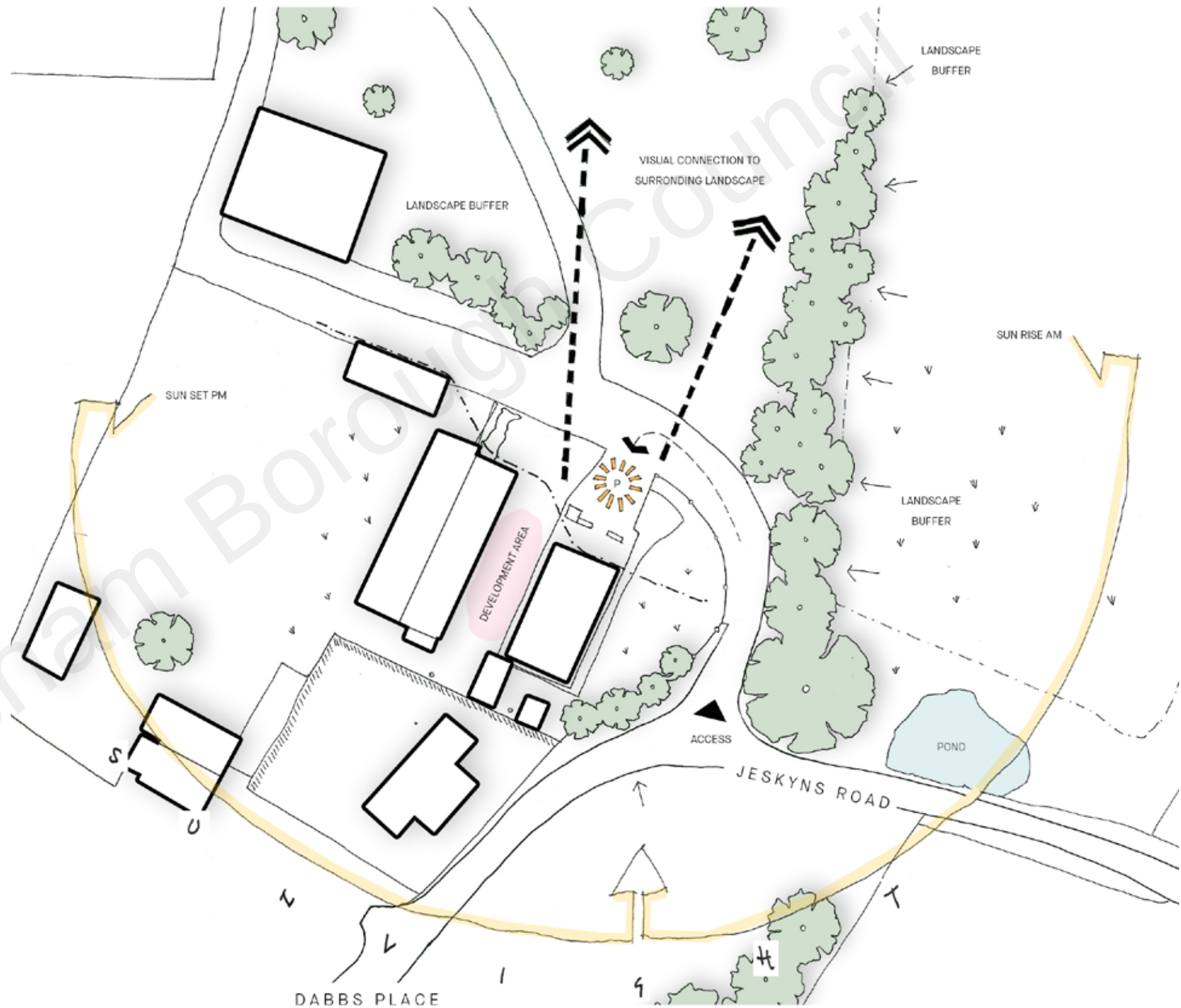
The Barn at Jeskyns Road was converted into our client's home under Class Q in 2017; however, they wish now to extend the barn by 33% of the original dwelling. This would provide a new family kitchen space & landscape alterations surrounding the existing family home.

2.3 Site Constraints

The Barn at Jeskyns Road lies in close proximity to the neighbouring property to the south located on Dabbs Place. That said, there is a robust existing landscape buffer as well as a significant height increase between the two dwellings, with the property on Dabbs Place being significantly higher than our client's dwelling.

With this in mind, it has been considered intently throughout the design to ensure that any proposed buildings/windows do not overlook the neighbouring gardens or impact the neighbours' rural presence within the contextual setting.

The proposal is not considered to impact the neighbour in any way regarding overshadowing; this conclusion has been established through the in-depth understanding of the movement of the sun against the position of the proposed development helping to reduce any impact on the neighbouring houses/gardens.



In addition to the above, it is worth noting that the barn does not benefit from permitted development rights, allowing for the extension of houses. However, Gravesham planning policy (Local Plan, policy C13) supports extensions to a limit of 33% of the original house as long as it has no overall effect on the existing bulk and appearance of the dwelling.

The diagram overleaf addresses all of the concerns raised and illustrates the site strategy.

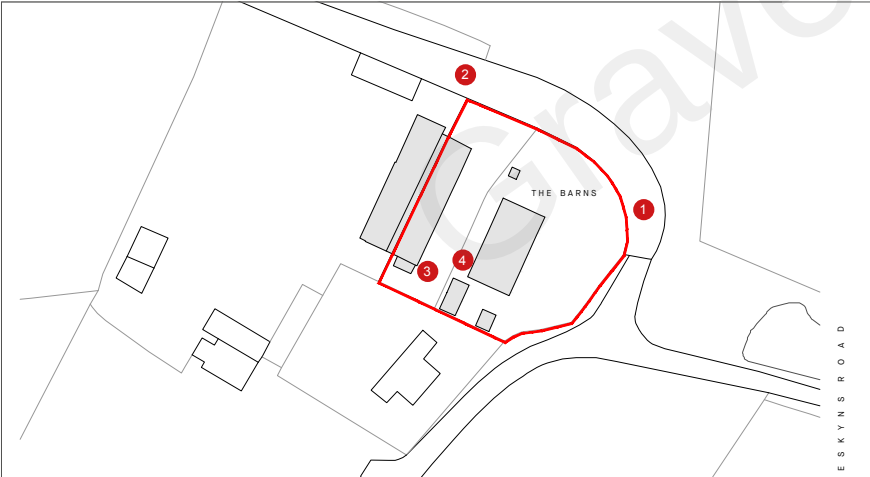
Through examining the site and existing neighbouring properties holistically, it has allowed our proposals to have a greater connection to the existing context, be sympathetic in their scale and typology, whilst at the same time remaining rooted to the site and its location.

2.4 Site Strategy

The site's strategy is to construct a flat sedum roof extension to house a new family kitchen space, in keeping with the existing context of the dwellings agricultural surroundings.

The building extension has then been designed to provide an inclusive space within a comfortable setting, distant from the neighbouring dwellings in order to allow the family home to expand within the client ownership.

- 1 Site Entrance from 'Jeskyns Road'
- 2 South-East view of 'The Barn'
- 3 North-East view of hardstanding between Dwelling & Stable
- 4 North-West view of path & hardstanding between Dwelling & Stable



Location Plan (not to scale)



1



2



3



4

Gravesham Borough Council

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3.0 Design Principles

3.1 Scale, Form and Character

The scheme seeks to respond to the character of the site, yet proposes to increase the architectural quality through means of built form.

A vital tool within this process is the production of massing models, created to mimic the architectural language of the site, highlighting both existing & proposed elements, with proposed highlighted (Yellow).

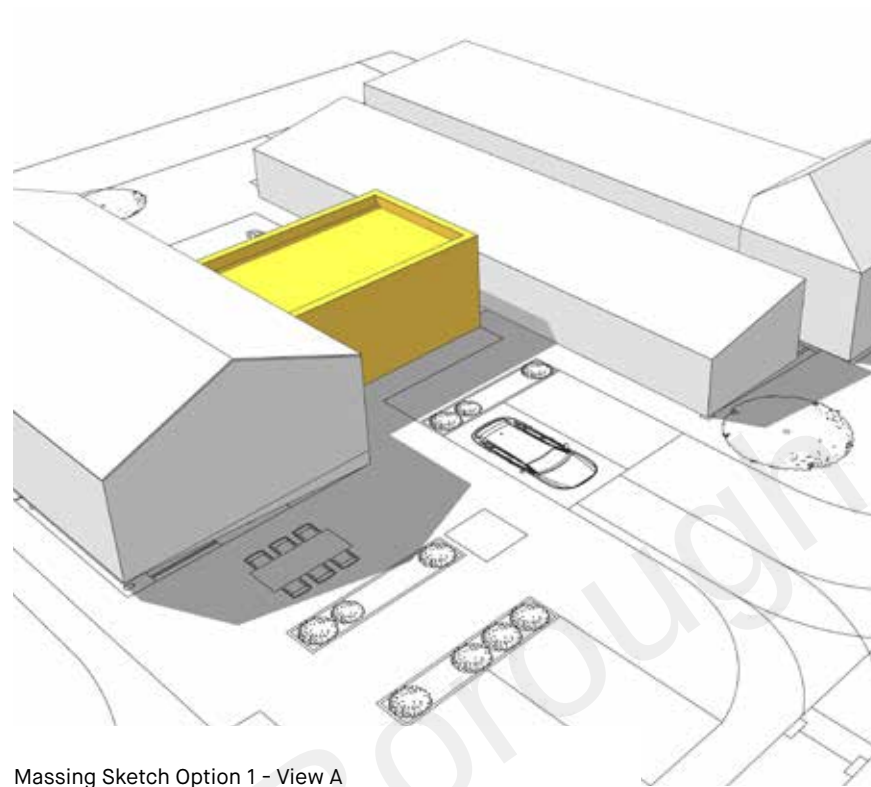
The massing model adjacent depicts the proposed massing option, highlighting the inclusion of a single storey flat roof extension to the existing dwelling, remaining sensitive to the surrounding context.

This task aims to ascertain the built form & principle of development in moving forward, identifying client preferences while supporting the conversation with architectural insight.

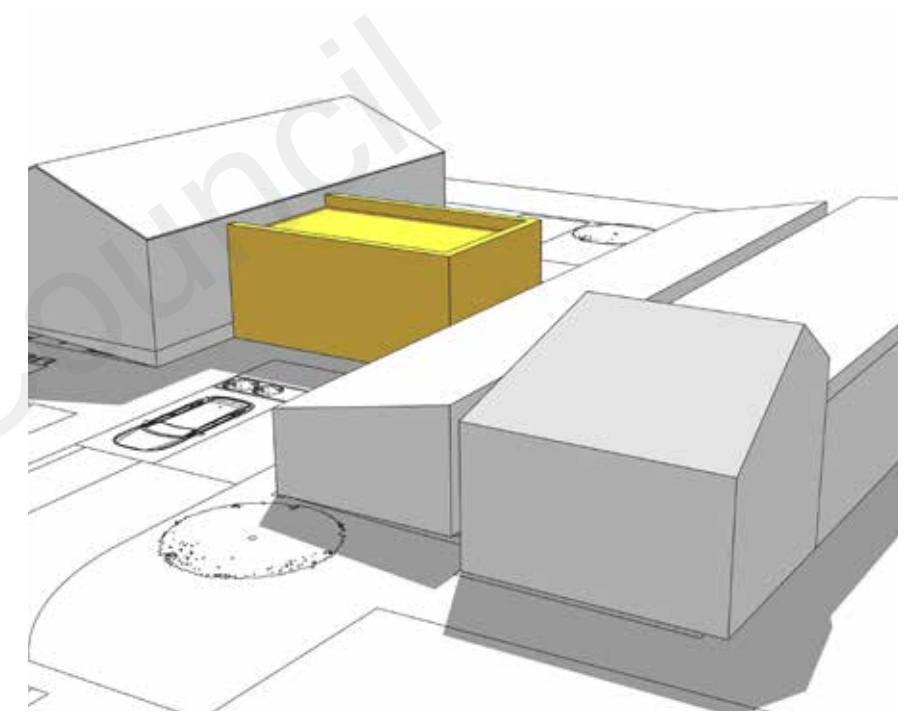
3.2 Plans and Interior Arrangement

The proposed interior arrangement although minimal will allow for a greater level of free flowing family space, creating a level of necessary separation between the family living/dining area and the proposed kitchen space.

The proposal also allows for a level of built protection to a rear courtyard space, as the existing dwelling is linear in its form and therefore the proposed will allow for the proposed property to be more inclusive of family living.



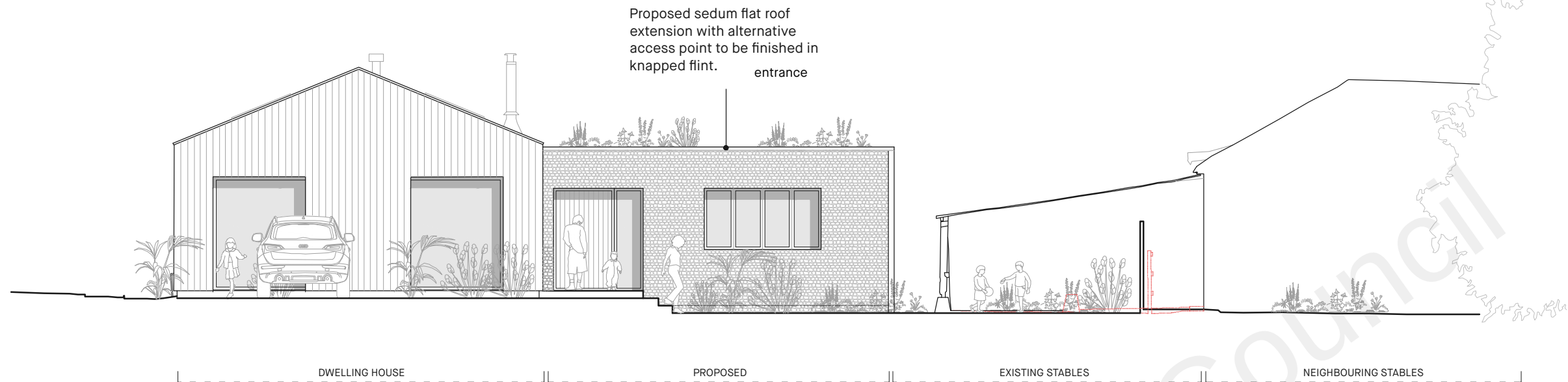
Massing Sketch Option 1 - View A



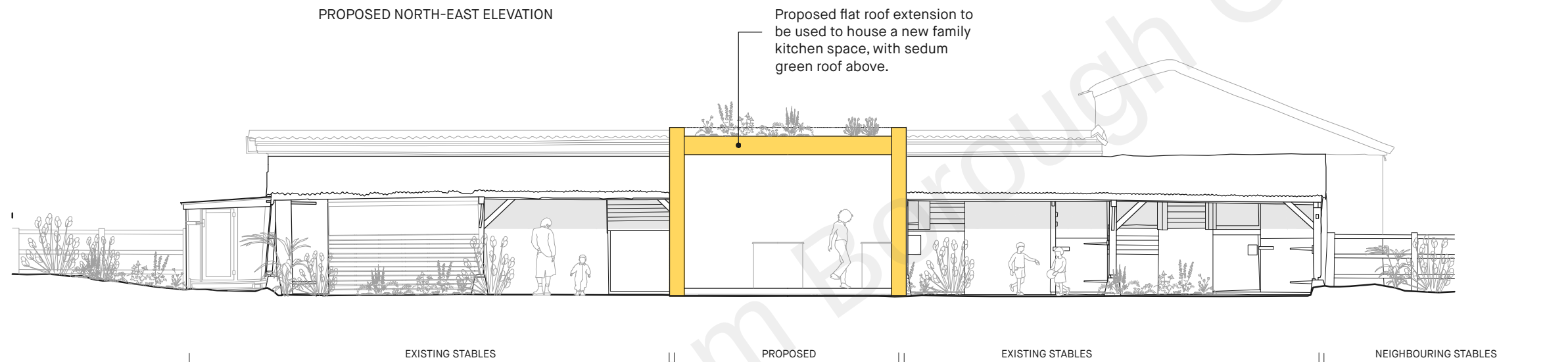
Massing Sketch Option 1 - View B

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

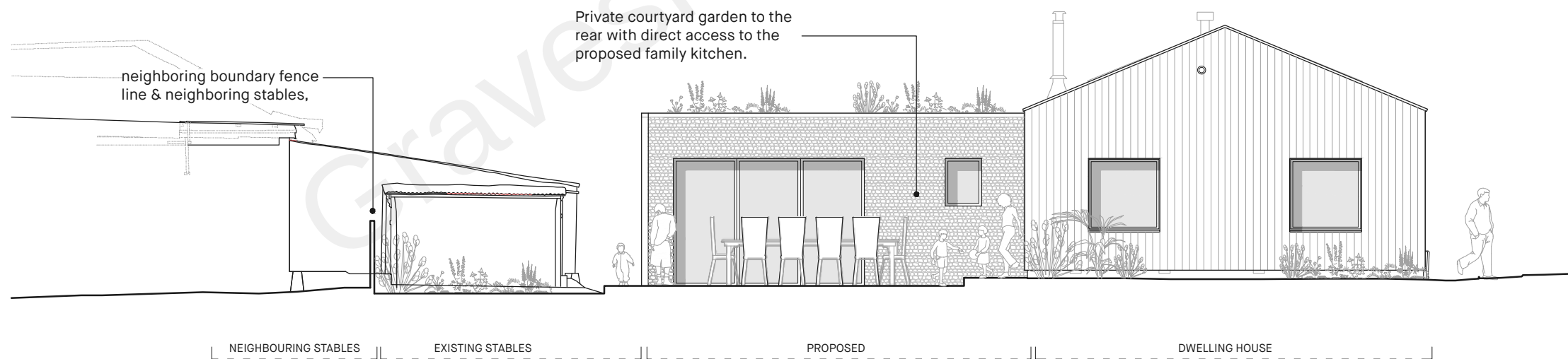
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PROPOSED NORTH-EAST ELEVATION



PROPOSED SOUTH-EAST STABLES ELEVATION



PROPOSED SOUTH-WEST ELEVATION

0 1 2 3 4 5M

REV	DATE	DESCRIPTION



PROJECT:
2114 BJMN
CONVERSION/EXTENSION TO THE BARN
JESKYN ROAD, COBHAM, DA13 9BL

DRAWING TITLE:
PROPOSED
NE, SE & SW ELEVATIONS

SCALE: 1:100 @ A3
DATE DRAWN: OCTOBER 2021
DRAWN BY: 11
CHECKED BY: 13

STATUS:
PLANNING

DRAWING NUMBER: 2114_120
REVISION: 11 B

4.0 Design Proposals

4.4 Materials

Careful consideration has been paid to the proposed dwelling's material choices, and construction detailing, of the proposed entrance space, glazed elements and pronounced knapped flint profile.

The proposal will utilise a traditional timber frame construction, with a facade construction built up of a knapped flint plinth with flush capping detail. as seen in reference image 3. This choice of flint is common in the village setting and therefore was felt to be appropriate.

The proposed would then benefit from dark powder coated glazing to break the knapped flint facade and match the existing dwelling, as seen in images 1 & 4.

Glazing will be used intelligently to flood the internal spaces with light while framing key views out across the countryside.

The roof profile would then be a flat roof with sedum planting set within creating a low profile extension within the local setting, helping to tie the proposed development in with the surrounding agricultural context.

The combination of agricultural building elements and materials have been carefully composed to reinforce a sense of place and create a dwelling that is complementary in its character, clearly of its time, yet with an identity firmly rooted in the rural setting.



4.0 Design Proposals

4.5 Design References

The proposed development takes key precedent from images 1-3 as seen.

Each of the images presented demonstrates a dwelling with distinctive yet responsive design concepts, showcasing visually pleasing materials used subtly to plant the proposed within its rural setting.

The proposed development is set to utilise the knapped flint with capping details, in additon to the use of a wild flower sedum roof.

Internally the proposed will benefit from exposed rafters creating an increase in internal ceiling heights while ensuring the proposal remains in keeping with the local context. The finishes displayed then allow for a maximised level of increased natural light & ventilation, creating a relaxing & well-balanced family home.

The dwelling will benefit from the use of intelligent glazing, as demonstrated in image 3 while ensuring to remain unintrusive on the neighbouring home and surrounding rural context.



4.0 Design Proposals

4.6 Schedule of Accommodation

You will note from the adjacent schedule that in most instances, the scheme exceeds the space standards set by RIBA Case for Space, as well as the nationally described space standards set out by the Government's design guidance directives produced in March 2015.

Whilst exceeding these requirements, the scheme aims to fulfil not merely a space by numbers exercise.

When thinking about the design, we believe the proposal needs to reflect and meet its occupants' needs and future lifestyles. Indeed the quality of space, how it is lit, how it is ventilated and providing the right space is what is important, not just the size.

	RIBA Case for Space	National Described Space Standard	Local Described Space Standard	Proposed Dwelling
Gross Internal Area (GIA)	96	96	96	120
Cooking Eating Living	42	38	38	77.5

KEY

* Note: All figures based on square metres,

Existing Area:

Existing Dwelling Footprint	89.75 - sqm (966- sq ft)
Proposed Dwelling Total Footprint,	119.7 - sqm (1288- sq ft) (33% Increase on existing dwelling GIA)

5.0 Landscape

5.1 Landscape Proposals

The proposed development will make use of natural paved walkways & dining areas, creating a level threshold access to both front & rear access points. in addition to providing a gravel area as is existing for the purposes of vehicular access & parking.

In additon to the above the proposal will also provide an expanse of planted areas, landscaped gardens & paved walkways surrounding the proposed extension & rear paved courtyard.

As can be seen overleaf, the proposed development will provide an increased level of both hard and soft landscaped areas utilising both agricultural materials and natural wildflower planters.



6.0 Planning Statement

6.1 Planning History

A search on Gravesham Borough Council's planning portal returns 3 previous applications made in reference Dabbs Place Farm Barn/ The Barn at Jeskyns Road.

- Ref. No: 20140650 – Application for determination as to whether prior approval is required for the proposed change of use of an agricultural building for the storage of agricultural vehicles to a one bedroom single dwellinghouse (Class MB(a)). Status: MB Refusal – 29/08/14

- Ref. No: 20140748 – Application for determination as to whether prior approval is required for the design and external appearance of building operations reasonably necessary to change the use of the agricultural building to a one bedroom single dwellinghouse (Class MB(b)). Status: MB Prior Approval not required – 29/08/14

- Ref. No: 20150263 – Application for determination as to whether prior approval is required for the proposed change of use of an agricultural building for the storage of agricultural vehicles to a one bedroom single dwellinghouse (Class Q(a)). Status: Prior Approval is required and granted – 22/04/15

- Ref. No: 20170459 – Application to convert into a two storey property. Status: Application withdrawn – advised this would be rejected – 28/04/17

- Ref, No: 20210865 – The previous application was refused due to the application being viewed as overdevelopment due to the existing stables structure being considered within the 33% extension increase rule utilised by Gravesham borough council.

6.2 National Planning Policy (NPPF)

The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- Replacing poor design with better design,
- Improving live, work, travel and leisure conditions,
- Widening the choice of high quality homes

Paragraph 58 of the NPPF sets out that new development should seek to function well and add to the overall quality of the area, establish strong sense of place, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including green and other open space), respond to local character and surroundings and be visually attractive

as a result of good architecture and appropriate landscaping. One of the core principles of Paragraph 17 seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. In accessing the proposals in accordance with Paragraph 17, it is felt that the proposals are a sensitive addition which is both considerate and carefully crafted to minimise any loss of light, overbearing impact, outlook or overlooking issues to neighbouring properties.

Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development and this should be seen as a ‘golden thread running through planning decision-making’. Paragraph 49 of the NPPF states that housing applications should be considered in the context.

6.3 Local Planning Policy

Gravesham Local Plan – Policy C13 – Extensions to Dwellings in the Countryside. This policy states:

Extensions to dwellings will be considered on their merits, but the Borough Council will expect the following criteria to be satisfied:

- i) The existing dwelling must be an original dwelling in permanent use as a dwelling.
- ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.
- iii) Those extensions which provide essential basic amenities such as a bathroom toilet or kitchen, which are currently not available, or are clearly inadequate, will normally be permitted.
- iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.
- v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.
- vi) The appearance, massing, scale, form, and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.
- vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

An original dwelling for the purpose of this policy means a building in permanent residential use at 1st July 1948 or subsequently erected as a permanent dwelling in accordance with planning permission in that behalf.

7.0 Environment, Sustainability & Ecology

7.1 Environment & Sustainability Considerations

The proposed development has been designed with sustainability in mind, providing a family home that benefits from extensive solar gain & cross ventilation.

The proposed development takes a note from the surrounding context regarding material choices, allowing for the use of responsibly sourced sustainable materials.

Whilst it is acknowledged that the focus in terms of sustainability draws a response to the careful and thoughtful management of depleting resources, it is also acknowledged that buildings need to be sustainable in terms of their location and meeting a demonstrable need.

The design approach will be to improve the thermal quality of the building envelope and, through careful design, detailing and specification, reduce the level of air loss through construction. This will be coupled to a general approach to water conservation touching upon the following:

- Dual flush toilets
- Low water use sprays and aeration taps
- Water-saving white goods to ensure low water and energy usage

As a measure of holistic sustainability, the residential extension will look to be constructed in line with a certified sustainable practices.

The proposal also seeks to respond to a survey undertaken by The Future Homes Commission, which looked to identify the value brought to elements of design and to list these design aspirations in order, acknowledging that through the delivery of key design items will come a natural and instinctive approach to energy conservation and general sustainability. Drawing from this list, whilst the Commission sought to make a number of important recommendations, it acknowledged the importance placed upon:

- High levels of natural light into the rooms
- Size of rooms and corridors
- Privacy and noise levels
- Storage and security

In addition to the above, the proposals also allow for the inclusion of photovoltaic panels to create a sustainable source of energy within the dwelling, minimising the properties carbon footprint and future-proofing the property for future generations.

7.2 Ecological Considerations

The current land use of the development site is of a mixed nature providing both residential & agricultural land uses, although sited within the village confine.

An ecological survey has not been conducted at this stage, although this could be arranged should the local authority deem it necessary. Potential considerations are roosting bats set within the existing stables, although not visibly present at this stage.

In addition to this, the client has informed that should further contamination assessment and remediation be required, further testing would be carried out if deemed necessary.

Our clients have also informed us of their acknowledgement of the site being located within 6km of the Kent Ramsar site to the north. And although the proposed development is not a new dwelling, they would be willing to make the recommended donation of £253.83 per dwelling to install bird boxes etc.

The development will proceed only with minimal risk of impact to protected, priority and rare species or habitats, and furthermore, steps will be taken to ensure that the development works to the benefit of local wildlife.

Ensuring that the proposed development aids in improving the site and surrounding landscape for future generations, reducing the overall existing hardstanding fronting the stables while providing an enhanced level of wildflowers and grassland with increased planting across the site.

The proposal is also bounded by the existing buildings and therefore does in no way cause detriment to the open feel of the surrounding green-belt, nor does the proposal create a separate residential curtilage, and therefore falls in line with the local plan.

Toward the north end of the existing site sits an established tree. However, its health has more recently been brought into question, as the tree is not protected. The intention, therefore, would be to re-site the existing tree further away from the proposed development, as illustrated within the drawn information accompanying this application.

8.0 Summary

In summary, it is judged that the scheme seeks to be respectful to the local setting and its wider rural environment, delivering a high standard dwelling which we feel would become very much a part of the local context rather than an awkward insertion, further complementing the agricultural nature of the village confines. In doing so, it is judged that the scheme delivers the following:

The proposed dwelling has been designed to be built to last. Traditional materials have been detailed in a modern way to produce a robust and flexible building that will weather and age well. The resulting aesthetic, both inside and out is intended to be simple, modest and timeless.

- Responds positively with a high-quality building of modest scale, but one which meets the Local Authority's requirements regarding space standards, both internally and externally.

- The scheme will be constructed using high-quality materials.

- The proposal seeks to respond positively to and respects the importance of 'Jeskyns Road' & 'Dabbs Place' whilst recognising and seeking to enhance the surrounding area's character.

- The form is in keeping with the character and typology of the neighbouring buildings and nearby farmstead's

- Provide naturally lit well-spaced family homes

- Responds positively to the comments received against the previous application, with the dwelling being restructured and reduced to become a linear profiled home with agricultural led design intent & finishes.

THA

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