



JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

Chartered Architect

34 Chalky Bank

Gravesend, Kent, DA11 7NY

Telephone / Fax: 01474-533793

My Ref: 526

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"The Barn", Evenden Farm, Wrotham Road, Meopham, DA13 0JE:

Mr & Mrs I. Falconer. Proposed Extension of Garage and Conversion of Part of Garage to a Gym

DESIGN STATEMENT

The Application Site

"The Barn" lies within the Hook Green Conservation Area. It is one of a group of three dwellings with a single point of access via a five bar gate from Wrotham Road, the others being "Evenden Oast House" and "Evenden Lodge". A modern housing estate "The Russets" is at the rear of the application site.

"The Barn" has been formed from a disparate assemblage of former farm buildings to create a three bedroom dwelling. Walls have been built from a mixture of materials including red/grey stock bricks, London stock bricks, yellow stock bricks, tile hanging and weatherboarding. The roofs are all clad in plain clay tiles of varying pitch.

The front garden opens out onto a lawn and beyond that a gravelled drive, which is shared with the other two properties in the group of former agricultural buildings.

The rear garden is secluded. To the north is the boundary with "Evenden Oast House". This has a densely-planted border of 3-6 metre high shrubs against a fence. To the south is the boundary with "Evenden House". This consists of 1.8 metre high waney edge fence panels, behind which is a 3.5m high Laurel hedgerow. To the west is the boundary with number 7 The Russets. This boundary is approximately 18 metres away from the back of the study and has 1.8 metre high waney edge fence panels. Against the boundary for its complete length, is a dense conifer hedgerow, 8 metres high and approximately 1 metre in depth. None of number 7 The Russets can be seen from the garden of "The Barn", as it is so secluded.

I have been involved as architect with two previous planning submissions for this property in respect of planning application number 20080101 for the erection of single storey rear extension to form a bedroom and planning application number 20160011 for the conversion of the existing attached car port to form a study. Application 20080101 was granted Full Planning Approval by your Council on 31 March 2008 and Application 20160011 was granted Full Planning Approval by your Council on 29 February 2016.

The Proposals

My clients now wish to convert the rearmost part of the existing garage into a small gym and to extend the front of the garage into the gravelled driveway. The garage sits next to the study formed from the previous carport. A pair of opposing asymmetrically pitched lean-to roofs clad with plain clay tiles are sited over the garage, car port and the kitchen part of the dwelling. The front roof slope has a pitch of about 20°. This is an unsuitable pitch for plain clay tiles which generally require a minimum roof pitch of 35°. The garage walls are built of London stock bricks.

The proposed garage extension would project 4 metres from the front of the existing garage and it would have a width of 2.8 metres, which is the same width as the existing garage. The walls would be built of London stock bricks to match the existing garage and the 30° duo pitch roof would be covered with plain clay tiles similar to those already on the garage roof. Marley Tiles produce two plain clay tiles from their Hawkins and Acme ranges, which are suitable for roof pitches down to 30°, so the choice of tile would have to be from these ranges. The ridge height of the proposed extension would be substantially lower than the height of the existing front roof slope over the existing garage and the extension would therefore, be subservient to the existing garage/study/kitchen structure.

The extended garage, together with the remaining gravelled drive, would be able to accommodate up to four parked cars. It would therefore conform to the County Council's off-street vehicle parking standards.

Conclusion

The proposed conversion of the part of the existing garage to residential accommodation and the extension of the garage will not impact adversely on the immediate neighbours and there will be no loss of light to the habitable rooms of these properties.

The proposed conversion will blend in well with the existing house and neighbourhood and no trees will be affected.

The proposal is set well back from the front boundary and the conservation area will not therefore, be adversely affected.

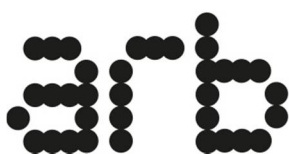
The site is large enough to accommodate proposals of this size without the site appearing cramped or overdeveloped.

The proposal will provide the additional accommodation that my clients desire, in a form that will harmonise with the original dwelling and full planning approval is therefore requested.

Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA

Chartered Architect

RIBA Chartered Practice



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