

DESIGN AND ACCESS STATEMENT

ABBAY FARM

LOCATION

The site is located on Abbey Farm, Church Street, Higham, Rochester, Kent. The location is rural within close proximity to Higham for local amenities such as, schools, shops and train services.



EXISTING BUILDING

Abbey Farmhouse is a two storey 19th century red brick house with timber sash windows painted white and a hipped slate roof. The house has a single and two storey attached outbuildings, which are believed to once be used for agricultural purposes but are now part of the dwelling. They pre-date the main house and are constructed from flint, stone, and red brick with a slate pitched roof

The two storey outbuilding incorporates a small element of an upstanding portion of the Scheduled Ancient Monument of St Mary Priory, a Benedictine priory (scheduled 1994). The major part of the priory lies as buried remains.



ACCESS

The existing access is from Church Road to the north west of the site, there is no change to this arrangement.

PARKING

Existing parking is located at the front (west) of the property within a large car port and driveway, there is no change to this arrangement.

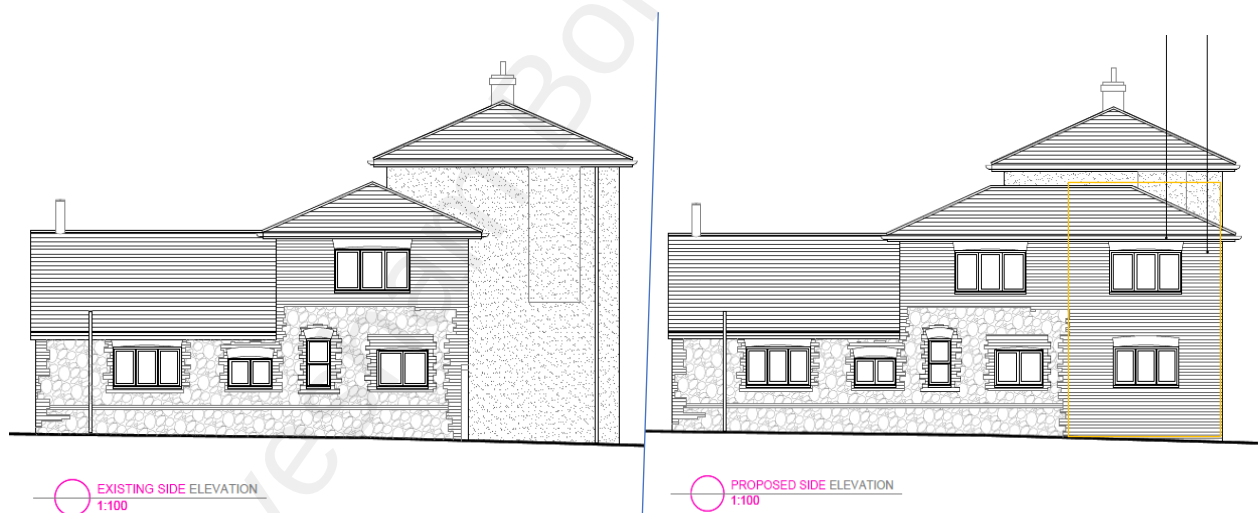
PROPOSAL

The proposal is for a relatively small two storey extension, creating a study at ground floor which is accessed from the main hallway and a double bedroom above.

In addition, bi folding doors are proposed within the existing dining room facing south, creating a light and airy room that utilises the views around the site .

SCALE

The scale of extension remains mostly unchanged in height and width. The proposal merely extends the two storey outbuilding westwards, this is thought to be a sympathetic addition to the existing building.



APPEARANCE

The appearance is thought to be in keeping with the existing dwelling, proposed materials will be of a high quality and will match the existing materials as closely as possible, helping the extension fit harmoniously with the rest of the building.

HERITAGE

The property is within a conservation area (Church Street, Higham designated on the 5th April 1979) but it is not a listed building. There is a designated historical monument on the land as discussed previously. In addition, there are two listed building within close proximity to the proposal at St Mary church and the barn adjoining the church. The proposal has been designed sympathetically, using appropriate scale, form and material palette to minimise any disturbance to these historical assets.

