

DESIGN AND ACCESS STATEMENT

To accompany an application for a detached double garage at Nurstead Hall, Nurstead Lane,
Longfield Hill, Kent, DA3 7AN



Background & introduction

Nurstead Hall is listed as Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) *for its special architectural or historic interest*, first listed on the 26th of July 1983 and at the time of listing the house was known as Nurstead Hill Farmhouse.

The property has undergone major restoration work covered under separate applications. Repairs to external render and joinery. Structural reinforcement internally to timber-frame and chimney. Re-roofing of main house with insulation, including replacement of flat roof dormer as required by heritage.

The existing property set in large grounds is served by an extensive driveway hard standing area seen in the aerial photo.

Reason: To erect a detached double garage.

Although adequate for parking 4-5 vehicles generally located on the property there is currently no security housing that is required for 2 prestigious vehicles.

Appraisal:

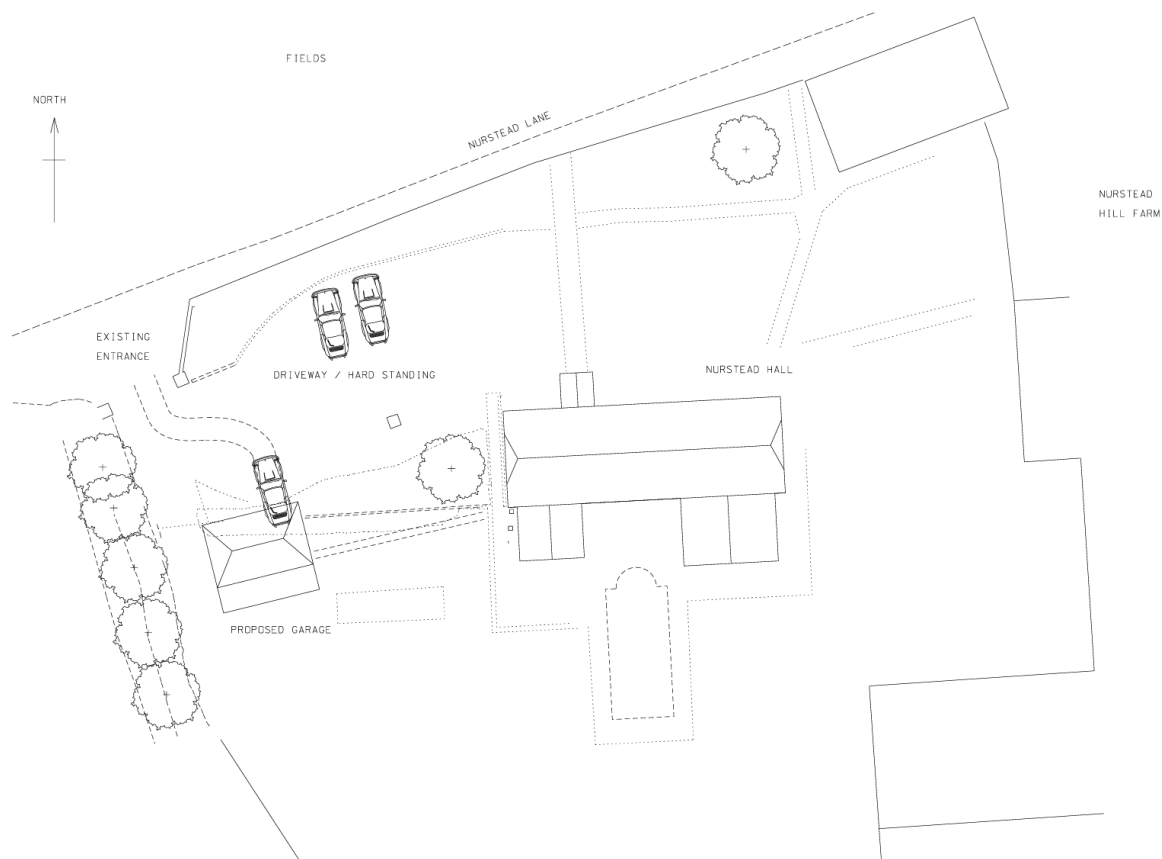
The detached garage would not be out of place when considering the size of property and grounds. The location would be away from so as not to affect the main building in anyway. Located at the edge of current driveway,

The garage now proposed as a cart lodge, oak frame construction timber clad slate tiled half hipped roof. (Rainwater collection to be added to the current harvesting system.)

Flower beds would be reformed to side of the proposed structure giving further separation and enhancing the appearance.

Access:

For access there is already a setback splayed entrance to the driveway/hard standing that allows full turning for all vehicles.



Conclusion

We believe the proposed garage would enhance the overall management of vehicles located at the premises. And the additional security should meet the terms of the ongoing insurance cover for the vehicles