

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 is currently undergoing restoration work covered under separate applications. (Repairs to external render and joinery. Structural reinforcement internally to timber-frame and chimney. Replacement of flat roof dormer with tiled, pitched roof dormer to rear. Re-roof main house and add insulation to roof.)

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:

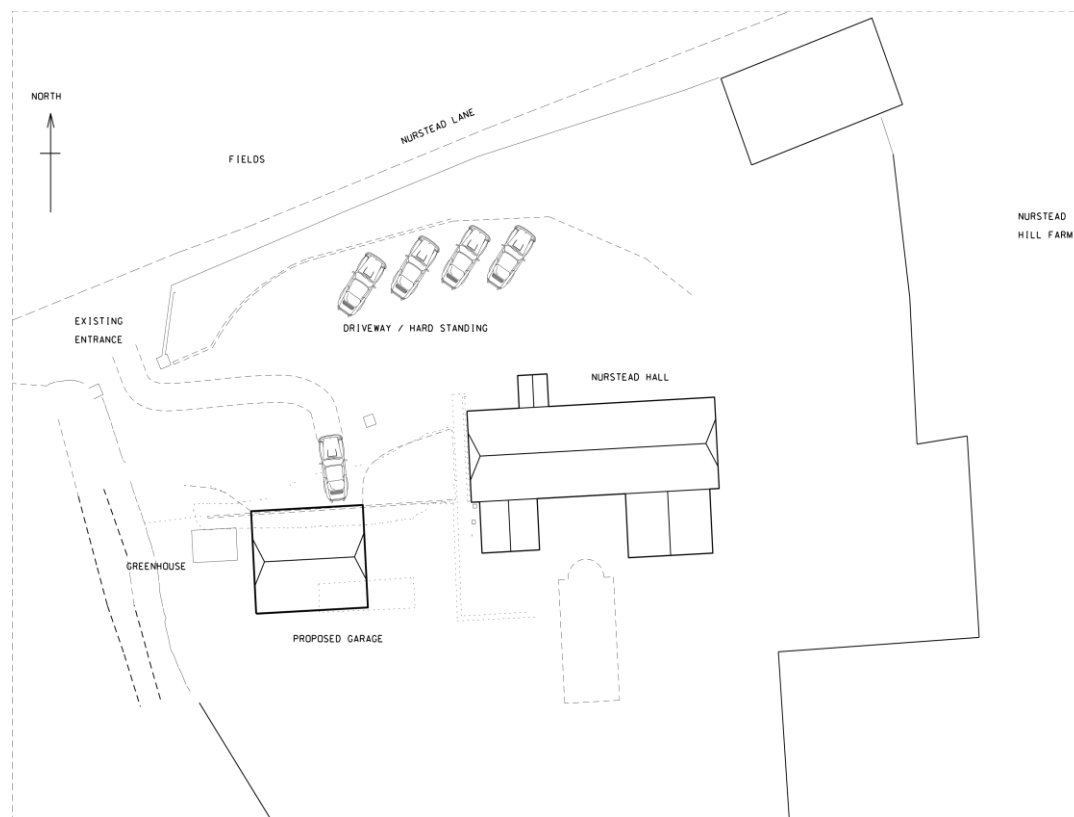
The detached garage would not be out of place when considering the size of property and grounds. The location would be away from so as not to affect the main building in anyway. Also set back from front of house to minimise any impact. Located at the edge of current driveway,

The garage would be of blockwork construction for security with white rendered exterior facades with a tiled half hipped roof in keeping with the main property. Soffits/fascia to also match the main building.

Flower beds would be reformed either 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 allowing full turning for all vehicles.



The position would not change the current access just allowing a secure lock up.
Temperature control and alarms to be incorporated in the build.

CONCLUSION

We believe the proposed garage would enhance the overall management of vehicles located at the premises and give the additional security required whilst not effecting the overall look of this period building.