



Architectural Projects

The Spinney
Manor Drive
Fawkham
Kent DA3 8NB

Tel. & Fax: (01474) 703602

Peter Thomas MCIAT

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS / EXTENSIONS TO 'BLACK HORSE COTTAGE'
ROUND STREET COBHAM KENT DA13 9AY

April 2022

HISTORICAL BACKGROUND: 'Black Horse Cottage' is a Grade 11 listed dwelling. [listed 1983] comprising a detached two storey cottage with single storey addition. The building was built in the 15th century and extended in around 17th century. The accommodations comprise on the ground floor a Living Room, Dining room, inner Hall and a single storey Kitchen extension. On the first floor two Bedrooms and a Bathroom. A cellar is under the living room with external access via steps. The cottage is mainly timber frame with black weatherboarded elevations under a pitched clay peg-tile roof.

PROPOSALS: The works comprise alterations to convert the present kitchen to a Hallway with a small canopy over the external doorway, an adjacent toilet and Utility room. No other alterations are proposed within the interior of the listed dwelling.

Proposed extensions comprise a single storey Bedroom and a Kitchen extension and breakfast room [family hub] with glazed link to the present living room.

Dwgs 22/C/1; 22/C/2; 22/C/3; 22C/4; 22/C/5; refer.

The design complements the 'listed' dwelling with timber framed insulated walls clad with black stained weather boarding [to match existing] and glazed elevations under a 'leaded' or zinc flat roof with a glazed rooflight over the proposed breakfast room [family hub] and a pitched clay peg-tile tile roof over the proposed kitchen.

The dwelling is in the Green Belt and under the LPA's Policy C13 extensions are limited to a maximum of 1/3rd the original gross floor area of the dwelling as it existed in 1948. The gross floor area of the original dwelling is approx 140 sq.m. over external walls [One third equals approx 46 sq.m.]. The proposed extensions are approx 30.3 sq.m. and under 1/3rd the original floor area. The extensions are therefore in accord with GBC's Policy.

An application has been submitted for 'Listed Building Consent' to the LPA together with a 'Heritage Statement'.

ACCESS: The existing car- parking facilities remain unchanged. The car parking area and large forecourt has a gated access to Round Street and to remain as existing. A single garage exists adjacent the western boundary and casual parking spaces, all to remain as existing.

The site curtilage is approx 1 acre [edged in red on site plan] and other land within the applicant's ownership [edged blue on site plan].

CONCLUSION: The family are compelled to move from their home in Shorne due to compulsory purchase by 'tHighways England' and would greatly appreciate the LPA's approval of the proposals. A Householder planning application to be made in due course.

The LPA's sympathetic consideration would be greatly appreciated.

ooo000ooo