

Design and Access Statement Householder planning and listed building consent

Introduction

Outbuilding - Boughurst Farm, Leyword Road, Harvel, Kent DA13 0UD

Following dilapidation to the above building we plan to restore and slightly modify the existing structure and finishes that make up the outbuilding at Boughurst Farm. Pre-application advice has been sought and we have received a response following our application back in September 2020.

Existing Features

The existing building consists of a car port on the ground floor and an external staircase leading to a recreational area on the first floor. The building is primarily made up from 1no traditionally built brick gable end on the west side elevation and what appears to be rough cast finishes to the opposite gable end on the east elevation. Infills are present to the front and rear elevations which are constructed of timber framework walls and finished externally with timber cladding. The roof structure is of timber construction with timber sarking boards, concrete plain tile finishes to the main building, tin agricultural sheet roofing to more recent rear addition and concrete plain tiles to the east side elevation addition. The ground floor varies in levels but generally consists of concrete slab which has a depth that is unknown at this stage. The existing canopy roof over the open ended car port consists of timber support posts and a flat felt finished roof.

Internal structure and coverings are limited to the original timber trusses, exposed brickwork to the internal elevation of one of the gable ends and hardboard or ply lining to the other internal gable end wall and the front and rear elevations. The existing first floor consists of timber beams and floorboards.

The existing windows are of timber construction and Georgian sash design. The existing doors are also of timber construction but do not appear to be of any particular period or design.

The existing east side elevation has some cracking to the rough cast coating which may require further investigation to assess whether superficial or structural and the remaining building shows signs of potential structural issues but a full report and remedial proposals will be created providing a positive planning application.

The front elevation ground floor is open for the use of a car port hard standing which is currently used by the occupiers but other areas of sheltered parking are available and currently unused in the large 2no garages located on site. Also, there are various other hard standings on site that present space for additional parking where required. The current occupiers currently have 2no cars so it is considered that the property offers ample space for additional parking if required.

The existing cladding to the various elevations appears to have been introduced more recently than the original building materials and the condition would suggest that this was introduced in the 1960's coupled with information obtained on site. That said, the current cladding would be considered past its working life, unsalvageable and therefore replaced when carrying out refurbishment works.

Details of how access issues will be addressed

Access to the proposed building will be via the existing front gate of Boughurst Farm and along the existing driveway and hard standing adjacent to the outbuilding. Pedestrian access to the outbuilding will be along a proposed 1m wide foot path to the side elevation of the main building and rear addition.

Details of the layout of proposed development

Details of the proposals are illustrated on drawings; 2020-10-02-002 PROPOSED PLANS ELEVATIONS REV B. Further information in relation to the build can be provided on request if necessary. The proposals will consist of a main entrance lobby to the rear addition including an internal staircase to the first floor. The ground floor will incorporate a shared use shower room, 2no bedrooms, of which 1no will have an Ensuite bathroom. The upstairs will comprise of an open planned kitchen/dining/living room with a log burner and traditional internal décor.

Details of the scale/appearance of the proposed development

The current open ended front elevation will be replaced with 2no sets of double barn doors to create the look of a barn or detached garage with opening glazed panels incorporated in the doors to provide discreet openings for fresh air into the property. The existing rear addition will have a raised ridge in line with the existing main roof fascia to allow the necessary head height for the proposed staircase. New plain tiles would be introduced to match the rest of the building with conservation rooflights for additional lighting to this area. The replacement canopy is likely to consist of a lead finished roof covering rather than a felt finish which is currently on site.

All materials used are proposed to match the existing in nature of appearance and where suitable existing materials that can be salvaged, will be preferred over the introduction of replacement.

Windows and doors will match the existing Georgian style and be constructed of timber. The proposed external staircase materials are likely to be similar to the existing although it may be proposed that a more contemporary look will be introduced. Engagement with council representatives will be sought after prior to the final design and installation.

Details of the landscaping in the proposed development

The existing hard standing adjacent to the front elevation will remain with the introduction of a path along the west side elevation to the proposed entrance to the rear addition side access and lobby. Finishes are TBC but proposals are likely to consist of a block paving finish similar to that of this period of property or that of any paving around the main host dwelling.

Impact of proposals

Construction of the raised roof height to the rear addition will be the only noticeable impact to the appearance of the property. However, the character of the building will remain by introduction of timber cladding and the sympathetic use of materials to match the existing theme. Overall, the proposed traditional design will be consistent with the current building. As the building is in need of structural and aesthetic repair we consider that the sympathetic approach to the works will be a welcomed by the local residents.