

Planning, Design and Access Statement.
Proposed orangery and kitchen extension to The Old Parsonage, Butcher's Hill, Shorne, Nr Gravesend, DA12 3EB.

Introduction

The Old Parsonage is located between Butcher's Hill and Mill Hill Lane and sits within extensive landscaped grounds with mature trees within the garden to the south and west of the house and a wooded bank of trees on the higher ground to the north and west which screen the house from view from virtually all vantage points in the village.

To the southwest of the house there is an existing conservatory which links the house to the pool room to the west. This existing conservatory is to be taken down and replaced by the proposed orangery.

To the northeast of the house is the current kitchen and to the east of the kitchen a part timber/part brick garage with the garage located in front of the kitchen when arriving at the front of the house from the drive. It's proposed to extend the kitchen by removing the garage and extending more or less where the current garage is located. The current kitchen is very small for the size of the house.

Both proposed extensions have been the subject of a pre-application enquiry.

The Old Parsonage is within Shorne Conservation Area, within the rural settlement boundary and is Grade ii Listed. About 70 metres to the east and on lower ground is the village church, St Peter & St Paul's Church, a Grade ii* listed building.

The Proposal

The existing conservatory extension is to be replaced by a new build orangery extension in dark grey powder coated aluminium frame and dark grey aluminium windows. There will be sliding doors as shown on the proposed floor plan drawing to the front and opening doors to the west side which lead to the path to the rear of the house. All glazing will be triple glazed, argon filled and with thermal treatment to the glass surface, possibly Low E coated or ClimaGuard® - ClimaGuard Premium2, a product from Guardian Glass, specification attached. The glass finish will be clear and not tinted.

The roof will be a solid roof with a dark grey single ply membrane finish and with zinc sheet covering the roof projection turned from the top around the front and to underside of the roof projection. The deck of the roof will be insulated with high performance rigid insulation.

The junction with the existing pool room required a great deal of consideration as there are varying roof heights and slopes to the pool house building. In order to simplify the junctions it is proposed to take new walls up on the outside of the current lower roof section of the pool room with this wall going to eaves level and in filling between the lower roof slope and the new orangery. In other areas the roof will run across and will meet the orangery wall. In some areas the new roof will run up to facing brickwork and in other areas there is blockwork behind the horizontal timber

weatherboard so where this is the case the weatherboarding will be removed so that the roof structure runs up to the block wall. The weatherboarding will be put back above the points where the roof meets the pool room walls with the junctions formed with appropriate suitable lead flashings.

The weight of the roof and it's steel or aluminium structure will be transferred via the external frame to the foundations, subject a full structural evaluation and we cover this later in this statement.

To the west side there will be a low wall in facing brickwork just as the current conservatory has a brickwork wall below the glazing. This is required due to the slope to the site which runs downhill from the house to the west.

Internally there will be a change of level with the back section of the orangery having a lower floor level. The current conservatory is linear in arrangement and doesn't extend to the side of the pool room so there is a step down to the patio between the house and pool room at present and this area has a trellis over it giving a feeling of enclosure and providing shade. Under the proposal this area will be enclosed and at this point the ceiling height is higher than the main area of the orangery to provide the feeling of openness. The upstand between the main roof and this raised roof section will be glazed.

Planning matters

Pre-application enquiry

This proposal has been the subject of a pre-application enquiry, reference PRE20210239 with an exchange of ideas and proposals having been discussed with the case officer, Mrs Webster and Conservation Officer, Allan Cox with the discussions having led to the proposals being submitted with this application.

The pre-application response letter provided an extensive list of planning history going back to 1952. Other than the application for a pool room and conservatory in 1987 there's no other applications particularly relevant to the extensions now submitted.

The response in relation to the orangery and kitchen extension proposal indicate that these are likely to be acceptable as the orangery is primarily a replacement of an existing conservatory with an infill to the rear of the conservatory between two existing buildings. The kitchen extension is a side extension on the site of the existing mainly timber frame garage.

The Old Parsonage is a Grade ii listed building as stated above.

The house is within the rural settlement boundary and within the Shorne Conservation Area Boundary. All of the extensions are outside the Green Belt and the house is close to a BAP area and an SSSI. We understand the house to be within the Shorne Woodland Landscape Character Area.

We consider that the extensions have no determinantal impact on the listed building nor on the Conservation Area. There is some 70 metres or so between the house and the nearby Grade ii* Listed church with extensive landscaping in the form of mature trees and hedging between the two buildings. The Old Parsonage is completely screened from view from the drive leading to the church gates.

The orangery extension is on the south-west side of the house and away from view from any neighbouring properties. The kitchen extension is on the side of the nearest and only neighbouring property. There are existing trees along the northern boundary and a 1800mm high close boarded fence between the Vicarage and The Old Parsonage. There are no windows directly looking towards the proposed kitchen extension and the extended kitchen only has small high level windows to the side.

The details of the design of both extensions will be considered in full as part of this application and if alterations are required the applicant will be happy to listen and to make such alterations in order to gain approval.

We consider that the proposed extension comply with the objectives of Policies TC2 and TC3 of the Gravesham Local Plan 1994 and with Policy CS19 of the adopted Gravesham Local Plan Core Strategy, adopted in 2014.

Policy CS19: Development and Design Principles.

The policy relates to new development and is also applied to extensions to house. The requirement is for new development to be visually attractive, fit for purpose and locally distinctive and to integrate well with the surrounding area. New development to incorporate sustainable construction techniques and resilience to climate change.

In response to this the proposed kitchen extension design in terms of roof pitch, reflection of the existing kitchen roof in the design of the new roof with valley gutter between, use of external materials, facing brick and tiled roof to match the existing house etc is in accordance with CS19.

The orangery is a modern proposal which enables the use of thermally efficient glazing, insulation in the roof structure and the floor and the use of renewable heating sources to heat or cool the orangery. At this stage it is most likely that air sourced heat pumps will be utilised to warm/cool water in underfloor heating as the main source of heating which will be supplemented by electric panel heaters which can be switched on as needed. The current conservatory is single glazed in a timber frame with no insulation and is therefore of very limited use because for most of the year the temperature inside the conservatory is controlled by the weather and it's too cold or too hot to be used.

With regards to Policy CS12 it is proposed to replace trees lost by works to the kitchen extension by planting 3 crab apple trees, Malus x zumi "Golden Hornet" within the garden. These trees provide fruit that stays on the tree well into the winter months and is an invaluable source of food for birds. Also, its flowers encourage bees into the garden.

Design

As described above, the proposal for the orangery is modern and includes a significant area of glazing. The design was largely agreed prior to our involvement by the previous architects via a pre-application enquiry procedure with the design proposed being supported by the Conservation Officer. It is quite often accepted and preferred by Conservation Officer's that an extension of this type when added to a listed building doesn't replicate a traditional garden room or orangery extension and instead is of modern design so it doesn't conflict with the main design of the building. In the case of the kitchen extension, this is a less significant extension and in a position where matching existing features and materials is appropriate.

Structural information.

The pre-application response mentions that structural details will need to be provided. The applicant would like to supply the structural design details to clear a planning condition rather than at this stage. The reason for seeking approval to the principle of the extensions first and then supplying full details later on the structure is because a structural engineer and a specialist aluminium frame manufacturer need to consider together how the structural loads will be taken to the foundations. The original proposals showed a series of columns set inside the glazing. These would interfere with the internal space and will break up the interior which the applicant is aiming to avoid and so once approval has been granted for the orangery, full structural design will be undertaken and the details submitted to meet a planning condition requirement, if this is acceptable to the Planning Authority.

Consultations

The applicant, Mr South, has notified written to Shorne Parish Council to advise the Parish about his proposed extensions and has also spoken to the Vicar, his nearest neighbour at the adjacent Vicarage. There hasn't been any comments made to the applicant by these parties at this time to indicate that there are any concerns from these parties.

Access

The access drive and parking will not be affected by these extensions. The timber garage is used to park a hobby car which is used a few times a year. Provision has been made for this car to be stored elsewhere.

The main pedestrian access to the house is unchanged being by way of the front steps and front door. There is gated access from the rear path to the conservatory and this will be one way to access the proposed orangery with a door to the south by the pool room entrance and access via the living room in the same way as the conservatory is accessed at present. There is an existing side door to the current kitchen.

Access during the building works will be via the main drive. There is sufficient room at the top of the drive for vehicles to park and to unload materials with the area being cleared of the applicant's vehicles during this time.

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