

Site

Fairview
Old Beam Yard
Rhee Wall
Kent TN29 9UB

Introduction

This design and access statement has been prepared in support of the planning application at Fairview, Rhee Wall. The proposal are for the retention and change of use of the existing timber shed to offices.

The Site and Location Assessment

The existing timber building was granted temporary planning permission as a dwelling in 2017. The accommodation was for the applicant to live on site while they constructed two new dwellings. The permission was subsequently extended and is due to expire on 12th June 2019.

The building is located behind units 1 & 2 Fairview, on the South side of the B2080 short distance to the Village of Brenzett. The buildings are close to the roundabout with King street. The area has a mix of detached and semi-detached dwellings with private amenity space, a number of commercial properties. The architectural style of the area is widely varied with a range of properties from different periods.

The accommodation is on a single storey finish with timber weatherboarding. The property stands in its own grounds accessed between plot 2 & 3 and offers 3 parking spaces and a external decked area.

Proposed Development

The proposed development is for the retention of the timber building and timber deck surrounding the unit, change of use form temporary accommodation to offices. The existing building will not be altered as part of this application.

Planning History

Y11/0499/SH	Withdrawn	Erection of six two storey semi-detached dwellings and three two storey terraced dwellings following the demolition of the existing bungalow and builders yard, together with the creation of associated accesses and parking.
Y11/0993/SH	Approved	Erection of six two storey semi detached dwellings and three two storey terraced dwellings following demolition of the existing bungalow and builders yard, together with the creation of associated access and parking.
Y17/0672/SH	Temp permission	Erection of a single storey building to be used as temporary living accommodation for a period of one year
Y17/0672/SH	Temp permission	Variation of condition 1 of planning permission Y17/0672/SH (Erection of a single storey building to be used as temporary living accommodation for a period of one year) to enable the temporary permission to be extended for a further nine months

Development Amount

The site has a total area of 0.04 Ha. The existing buildings footprint of 58m² will not be altered.

Design Solution

The internal **layout** will not be changed, the rooms will be refitted to suit their new use. The **Scale** of the building will remain as built.

Landscaping there are no landscape works as part of this application.

The **Appearance** of the building will be retained as existing. The external materials were chosen to be of a high quality and sourced in terms of colour and texture relating them to the local vernacular.

Access

The parking spaces are located adjacent to the entrance to allow straightforward access to and from the vehicle.

Suitable external lighting will be provided to the front and to the parking areas. This will provide a well-lit path at any time of the day.

Summary

Proposed change of use as set out above, will have minimum impact on the building. The current owners wish to ensure all works are completed to the highest standards with the correct material and finishes. They have completed a number of projects with the area and have always worked with the local authority to ensure all works are done correctly.