

Design and Access Statement

Project: Proposed Two Storey and Single storey extensions and ned traditional sash window to the rear façade to the rear of, Thornby Farm, Stowting, Hythe, Kent. TN25 6BA.

Client: Mr. Mrs. Hunt

Project Reference: 01.525

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1.0 Site Analysis



1.01 Site Location

The application site is located within the village of Stowting which lies due north-north west of Hythe and is situated within the designated North Downs Area of Outstanding Beauty. The site is situated within an area designated as having archaeological potential.

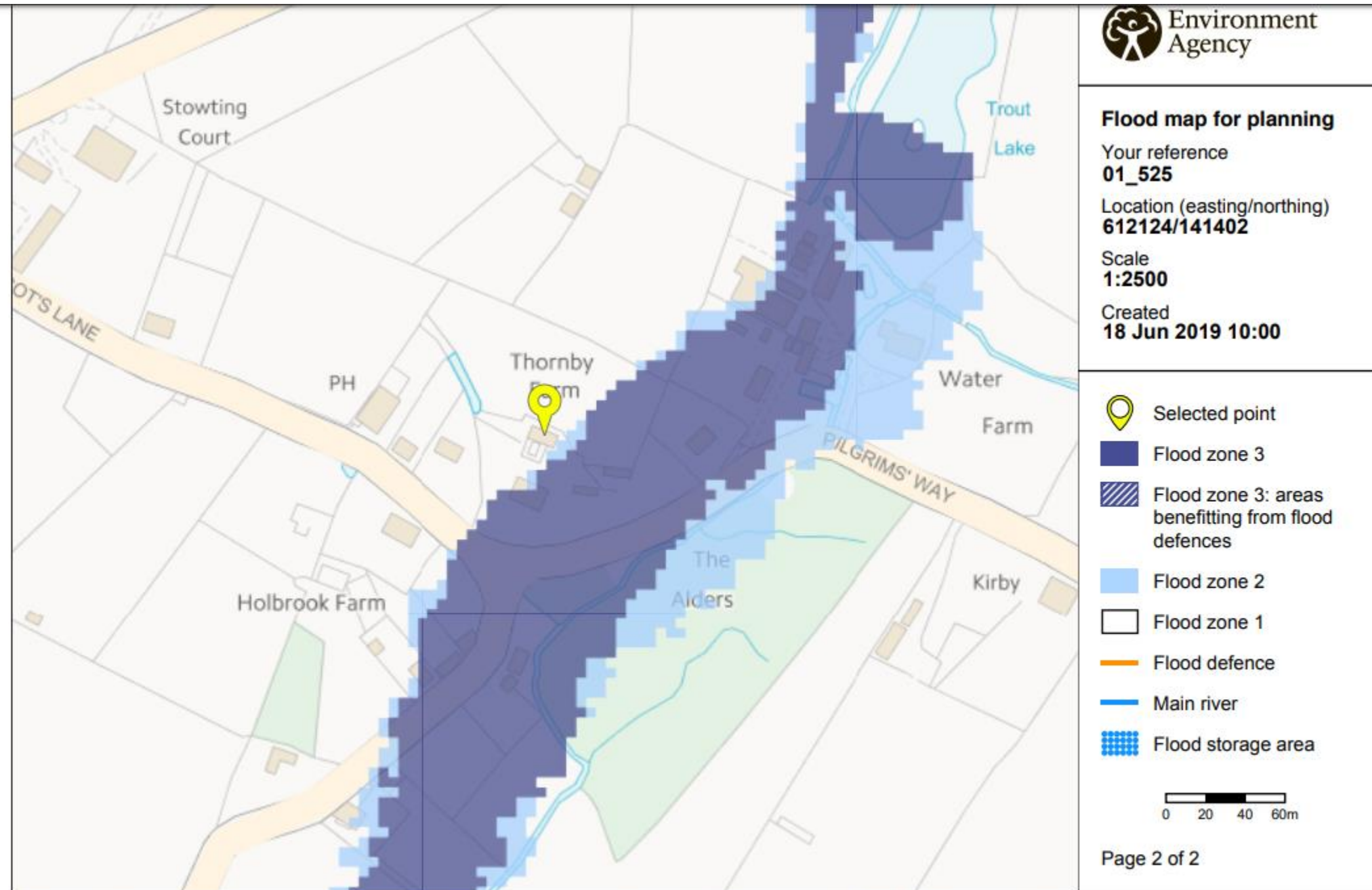
The farmhouse is located within a Flood Zone 1 area as designated by the Environment Agency, Flood Zones 2 and 3 lay on the south eastern corner of the site, please refer to the Environment Agency Flood Map for Planning below.

There are no tree preservation orders within the curtilage of the application site

The site is not located within a designated conservation area

The nearest other listed buildings are Water Farm House lying due north east of the application site and Brook Forstal to the west.

The site is not located within an area of special scientific interest



1.03 Site Photographs



Front (south west) façade of Thornby Farm



Rear (north east) façade of Thornby Farm showing the two single storey extensions to be demolished



Existing rear extension

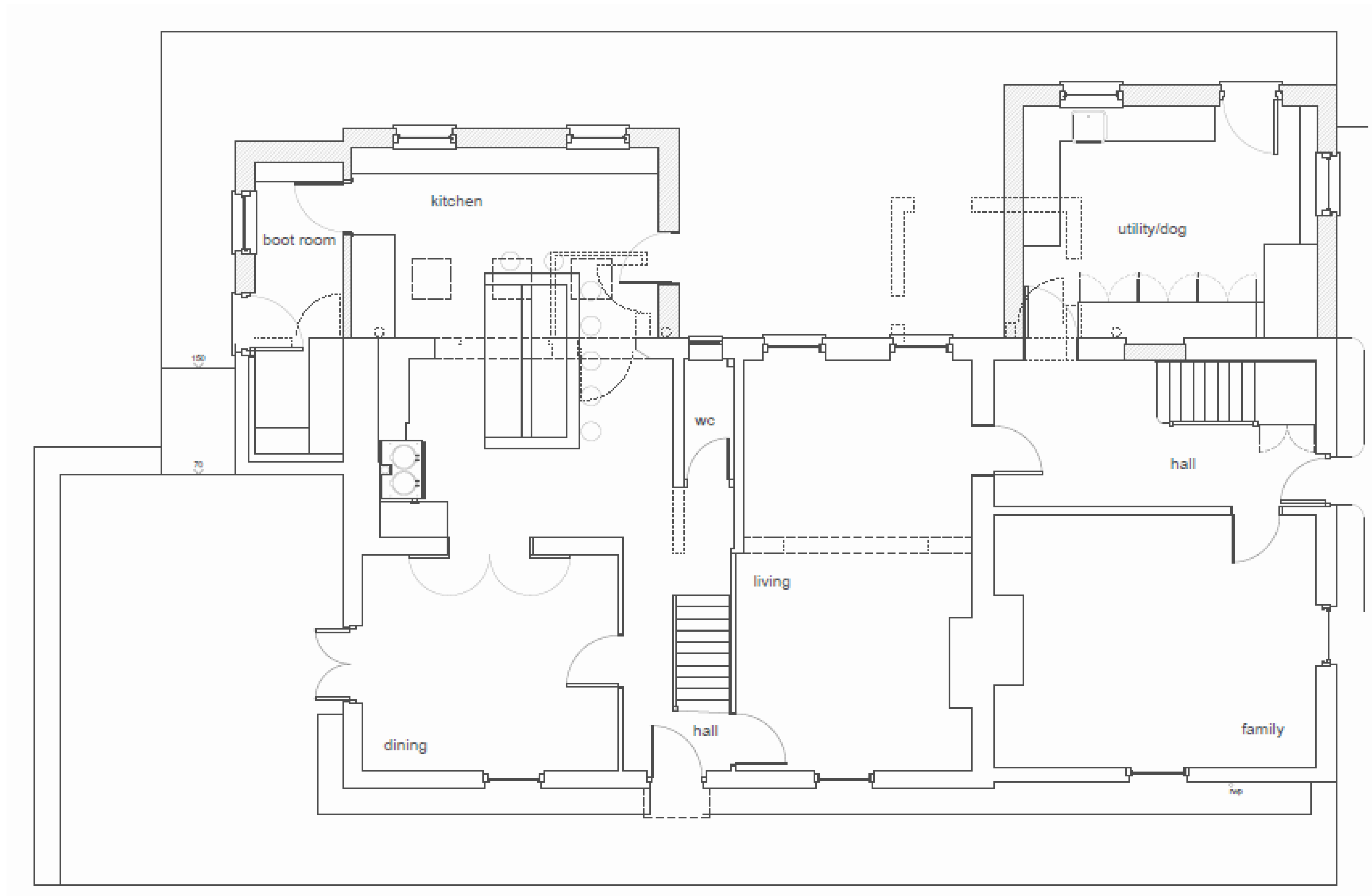


Existing side store extension

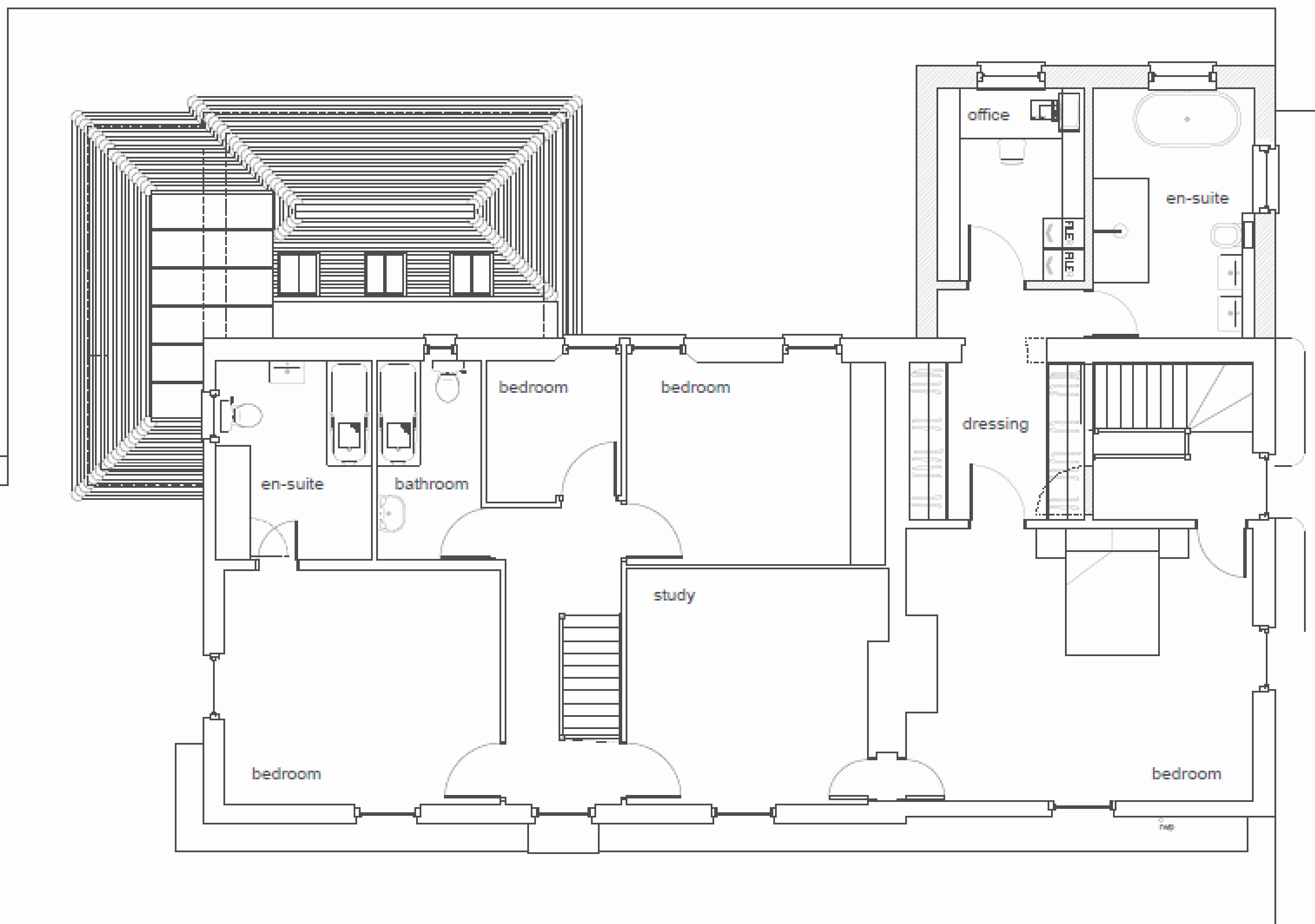


Existing rear extension

2.0 Design and Access Statement



Ground Floor Plan as Proposed



First Floor Plan as Proposed

2.01 Use:

The proposal is to extend the existing dwelling house to provide additional domestic accommodation comprising to the ground floor an extended kitchen area, a utility and boot room. The first-floor extension will provide an en-suite and office serving the master bedroom both accessed through a new dressing area.

2.02 Amount:

The resultant areas are as follows:

Existing Gross Internal Floor Area: 235.0m²

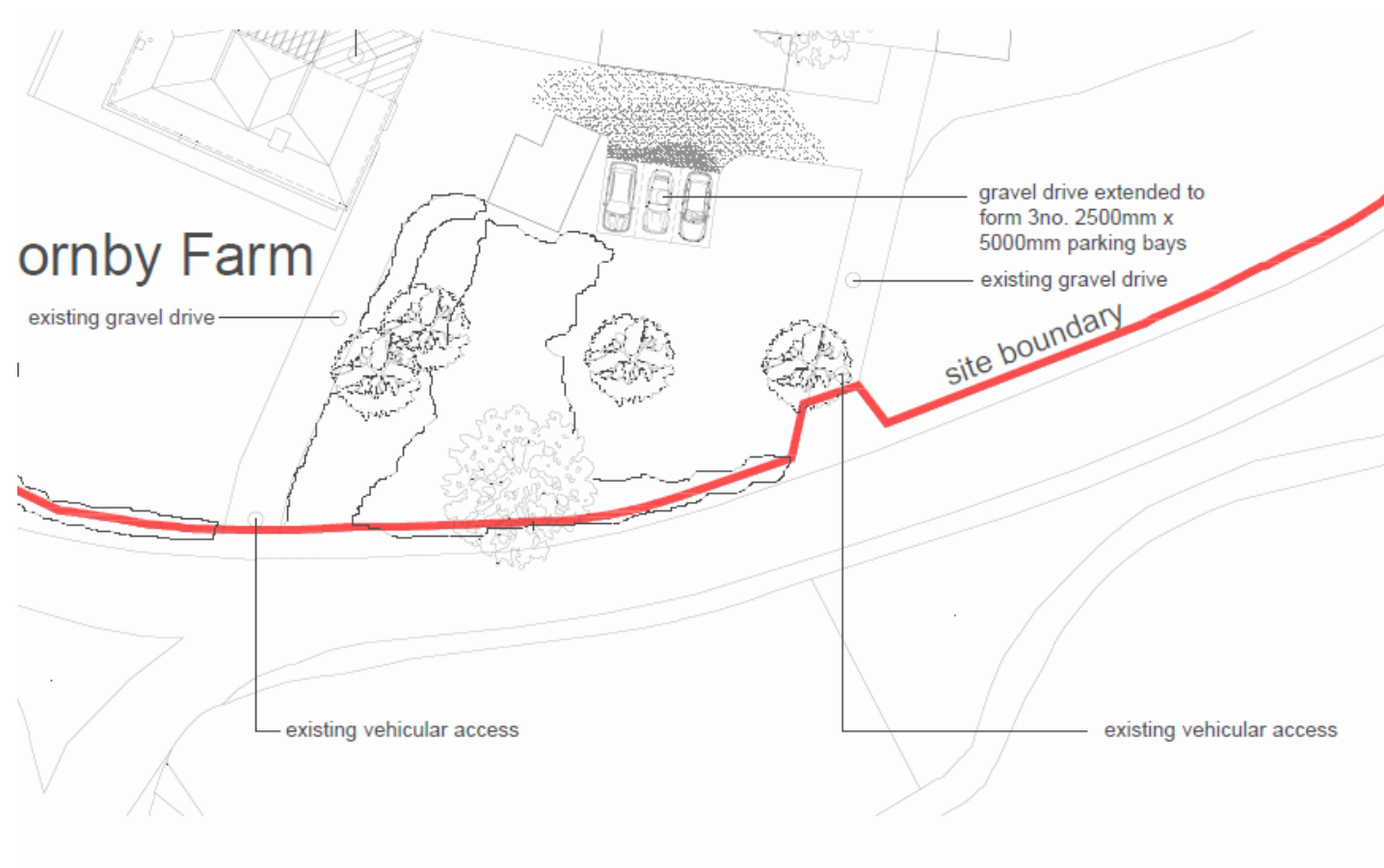
Proposed Gross Internal Floor Area: 295.6m²

2.03 Layout:

To the ground floor it is proposed to extend the property to the rear, comprising a two-storey extension to the eastern corner of the property with a single storey pitched clay plain tiled roof to the western end including a single storey extension to the existing store extension. The extensions to the ground provide increased kitchen accommodation more suitable to family use and in scale with the size of the dwelling. A new traditional box sash window to match the existing is proposed to the rear elevation at ground floor level, serving the existing living room, providing additional natural daylight to the back of the living room. The utility and boot rooms both providing informal entrances. The boot room to be located within the extended external store with coat and boot storage. The first-floor extension will provide an en-suite and home office accommodation serving the master bedroom incorporating a walk-through wardrobe.

2.04 External Layout:

The proposed extensions have been situated deliberately to the rear of the property to retain the original frontage of the residence and to also directly face and relate to the extensive amenity space to the rear.



Visitor parking provision is currently provided within the existing gravel driveways which is an inadequate situation, particularly when visitors leave at differing times. It is therefore proposed to provide three parking bays located behind the extensively planted area, screened by mature trees and general planting. The bays will be formed as an extension of the gravel areas, each bay being 2500mm x 5000m with a 6000m turning area.

2.05 Scale and Appearance:

The rear of the property is divided into three asymmetric hip ends. The two-storey extension extends the hip to the south east corner of the dwelling and retains the asymmetry of the original and will be finished in handmade plain clay tiles, ridge tiles and bonnet hips, plus incorporating exposed rafter feet, all to match existing. The extension will be formed in mock Flemish bond reclaimed heritage brickwork to match the existing bonded in conservation lime gauged mortar, colour profile and texture to match the existing. Glazing within this section of the extension incorporates traditional 16 pane timber box sash windows. The windows will be glazed using Slimlite double glazing allowing traditional timber moulded glazing bars to be utilised to match the existing. The rear door within the two-storey extension will be a traditional half glazed door set within a timber frame all in compliance with the Conservation officer's comments.

The single storey extensions are to be formed in mock Flemish reclaimed heritage brickwork to match the existing bonded in conservation lime gauged mortar, colour profile and texture to match the existing. The roof will be a traditional pitched roof serving the kitchen extension and will be finished in handmade plain clay tiles, ridge tiles and bonnet hips plus incorporate exposed rafter feet, all to match existing. The pitched mono pitch roof the external store extension and will be finished in handmade plain clay tiles, ridge tiles and bonnet hips plus incorporate exposed rafter feet, all to match existing capped with a traditional lead sheet flat roof. Glazing will be traditional timber 16 pane box sash windows to match existing. The windows will be glazed using Slimlite double glazing allowing traditional timber moulded glazing beading to be utilised to match the existing.

All rainwater goods will be heritage black cast iron half round gutters and circular downpipes, all to match the existing.

2.06 Landscaping:

The existing landscaping will remain unaffected by the proposal apart from some pruning and clearing of minor shrubs within the footprint of the proposed parking bays. No trees will need to be removed or pruned. As described above, the three proposed parking bays will be an extension of the existing gravel surfacing. An improved permeable stone surface will be provided to serve the rear extensions utilising materials of a higher quality to the existing slab surface.

2.07 Access:

The existing two vehicular access points will be retained.

2.08 Climate Change Mitigation:

Construction methodology will satisfy current legislative standards offering a high efficiency low carbon emission design solution by means of high levels of fabric insulation and high efficiency gas fired condensing boilers. All materials will be sourced from as sustainable source as practical.

All new hard-surface landscaping solutions to the rear of the property will adopt permeable technologies enabling surface water to permeate through the surfacing to dissipate into the underlying geology.

03 Heritage Statement

03.01 Thornby Farm is located within the village of Stowting and is listed Grade 2, Historic England list entry number 1367033; the date of listing being 15th May 1986.

03.02 The farmhouse was constructed circa late eighteenth century to early nineteenth century and is two storeys with red Flemish bond brickwork on a rendered plinth, English bond to the left gable and clay plain tile pitched hipped roof to the front façade and triple hipped roof to the rear. The primary brickwork constructed chimney stack is centres to the main ridge line with a small subservient chimney to the left-hand hip. Extensively traditional 16 pane sash windows to the front and side elevations with some timber flush casements to the rear

03.03 There have been two extensions to the rear of the property and one small external store extension to the north east facade

04 Internal Alterations



Section of wall proposed to be demolished within the kitchen area



Pier proposed to be removed opposing pier also to be remove
which is a handed copy