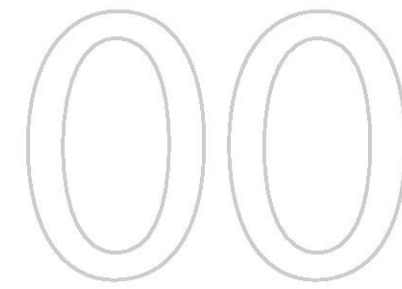


Design and Access Statement

Vicarage Farm, Postling, Kent, CT21 4ET

Version	1.0
Date	January 2018
Project Number	17.034

guy hollaway
ARCHITECTS



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01

Practice Profile



About Us

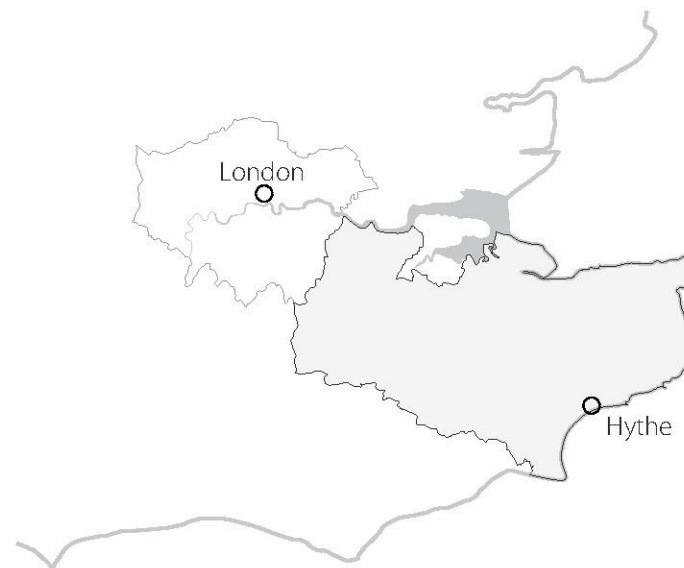
Guy Hollaway Architects is an RIBA award-winning architectural practice that has a strong reputation for high quality design, competing on a national and international level.

Based in Kent on the South East coast and in London, the firm offers both architecture and interior design expertise. We employ youth and experience in balance and the team is passionately involved in all projects from inception through to completion, ensuring delivery of quality and reinforcement of the design concept. The design processes, in which we sketch, build physical models and create computer visualisations in order to experiment and innovate, delivers architecture that balances sensitive contextual response with elegant functionality.

We are committed to delivering high quality projects that present innovative design solutions and excellent value through careful control of cost and programme that ensure client satisfaction.

For all projects undertaken, regardless of scale or budget, we strive to gain a clear understanding of our client's brief to define clear objectives and requirements. We spend time working with our clients and specialist consultants to identify opportunities, allowing us to investigate design options to produce an optimum proposal.

Underlying the approach to all our projects is an unwavering pursuit of the right solution, meaning that we strive for simple yet subtle designs that work efficiently, have a clear delivery of concept and are enjoyed by end users, and ultimately contribute to the context of place.



Guy Hollaway BA(Hons) DipArch RIBA
Principal Partner



Guy is the sole owner and Principal Partner of Guy Hollaway Architects consisting of 45 staff over three studios, two based in Kent and one in London. Under his leadership and hands on approach he has created a design-led practice committed to innovative building solutions, with work ranging from prestigious one-off commissions to large scale regeneration projects.

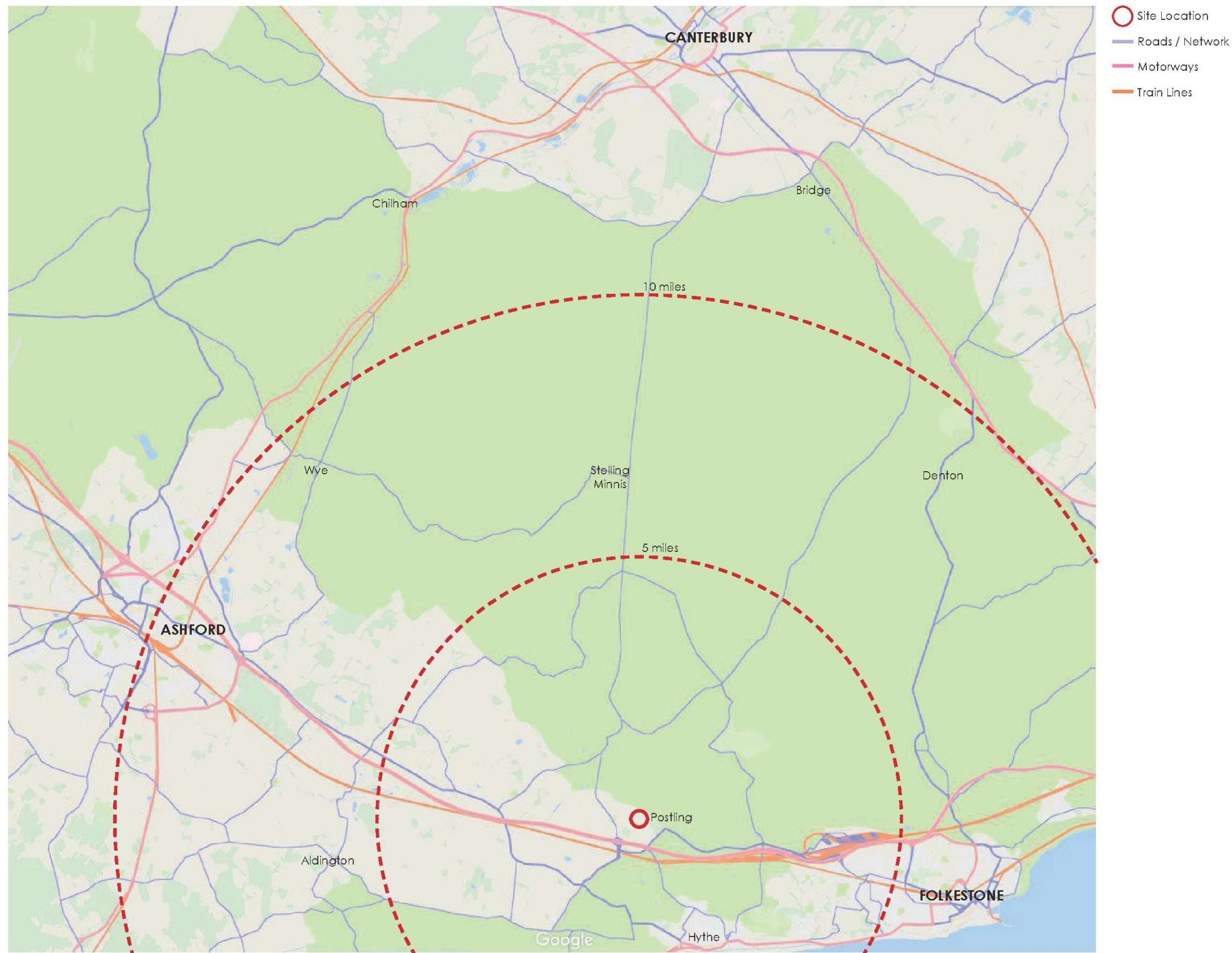
He has been successful in securing competitions against national and international practices, winning commissions including Margate Town Centre regeneration (£75m) and the Buckland Mill renovation and redevelopment (£50m). Along with securing major current regeneration projects such as Bromley South Central consisting of a 9 screen cinema, hotel, 200 residential units, public square, restaurants and multi-storey cinema; and Spirit of Sittingbourne providing a new leisure quarter consisting of a 7 screen cinema, restaurants, 200 apartments, retail units and a multi-storey car park both for U + I PLC. Other major regeneration projects throughout Kent include Elwick Road, Ashford for Stanhope developers and 472 Hackney Road, a complex mixed use scheme consisting of 218 residential units, restaurants and commercial units for Heath Holdings Ltd.

Guy works extensively for The Roger De Haan Charitable Trust, having successfully completed projects for the Trust for over 10 years. He also works for Kent County Council and other local authorities specialising in education (successfully delivering thirteen schools), and major town centre regeneration. As a result of his success, Guy has become a figurehead for architecture in the South-East of England, he is a member of the design panel for Design South-East and sits on the board of Kent Design and Development (KDDA) along with Ashford Design Panel. Guy is a Kent Ambassador. He is also a guest lecturer and sessional tutor at the University for Creative Arts, Canterbury, and also lectures at the University of Kent.

In recognition of Guy's ongoing commitment to architecture and spatial design Guy Hollaway Architects have received two RIBA National Awards and numerous RIBA regional awards for his completed buildings which exhibit design excellence, including winner of World Architecture Award Façade of the Year. Guy was also shortlisted for the Architect of the Year, One off House by Building Design (BD) and has won the Kent Design Award Project of the Year.

02

Site Analysis





1 Staple Farm



2 Pent Farm



St. Mary &
3 St. Radigund
Church

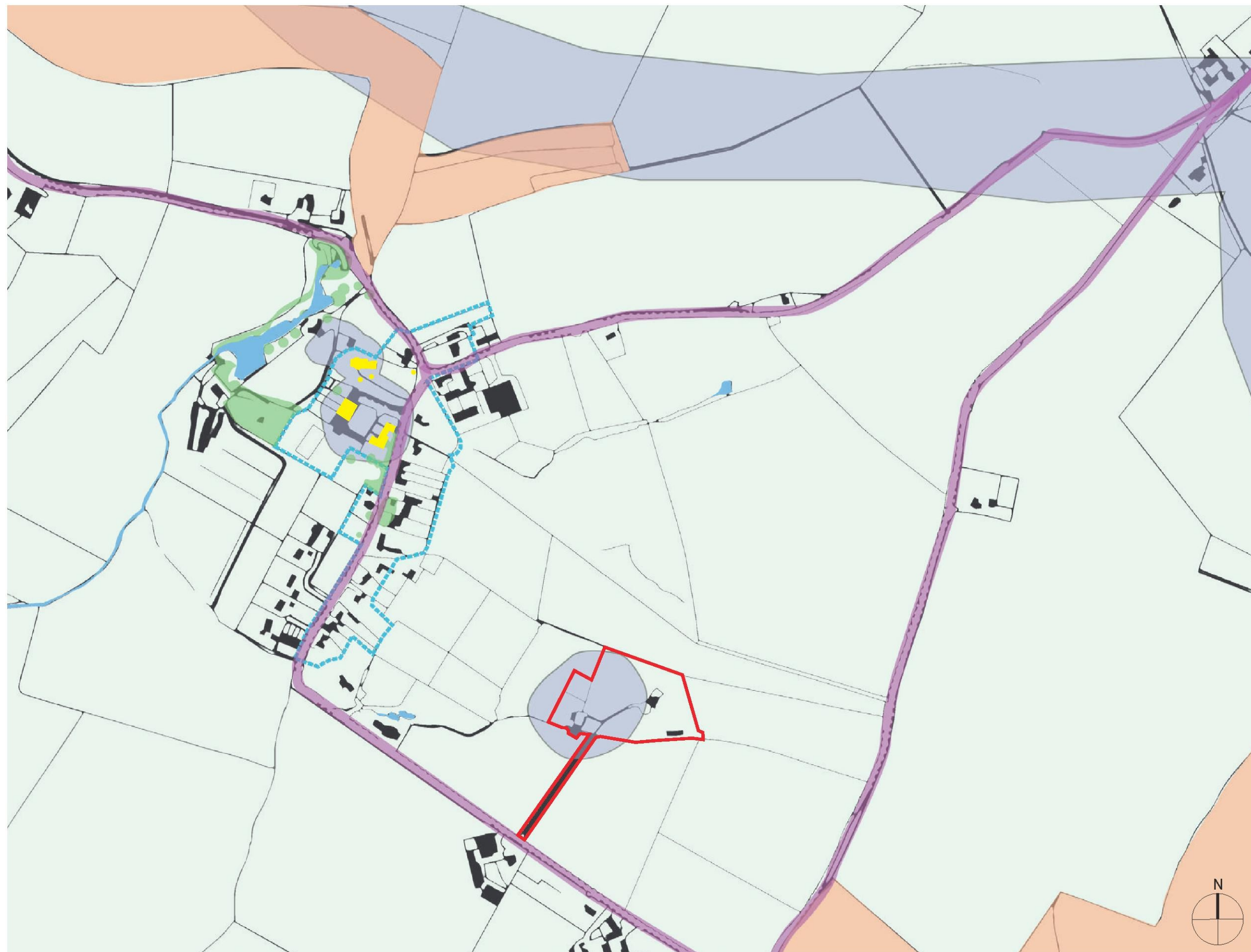


4 Site Location



5 Lees
Farm

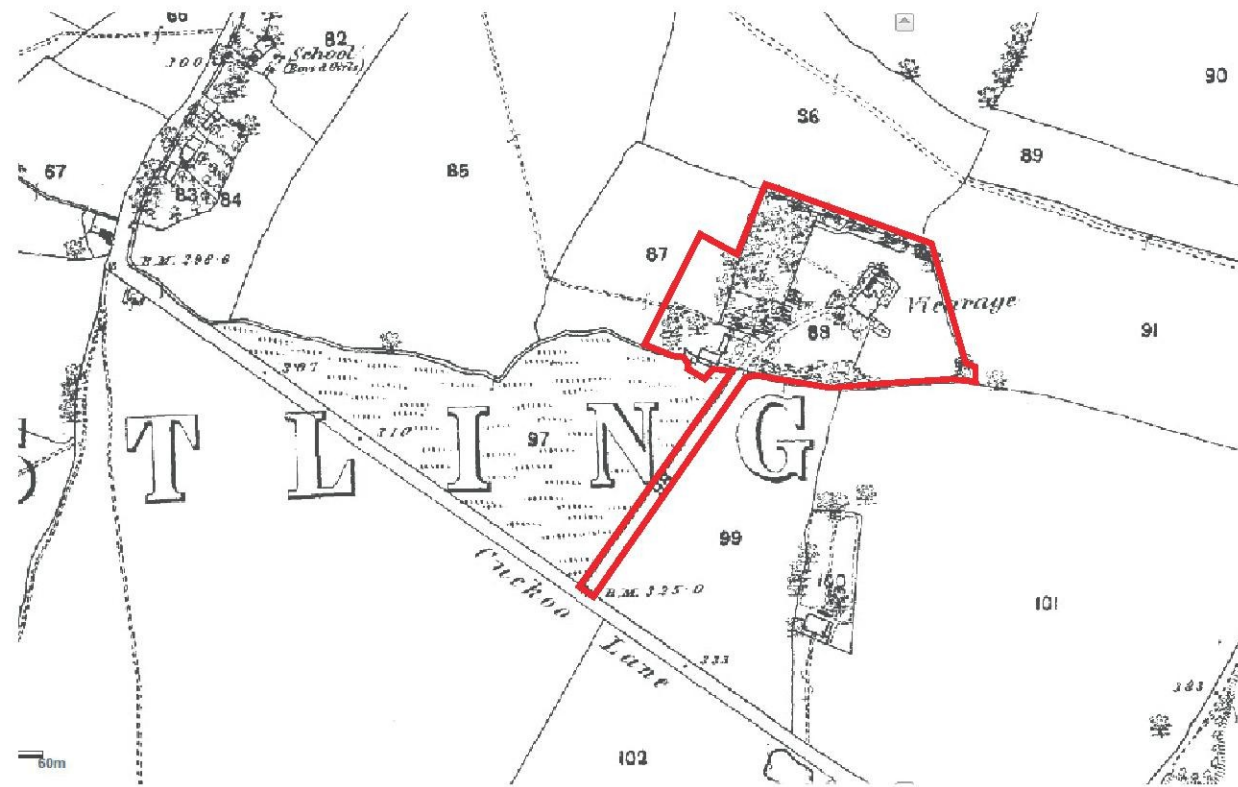
Site Location



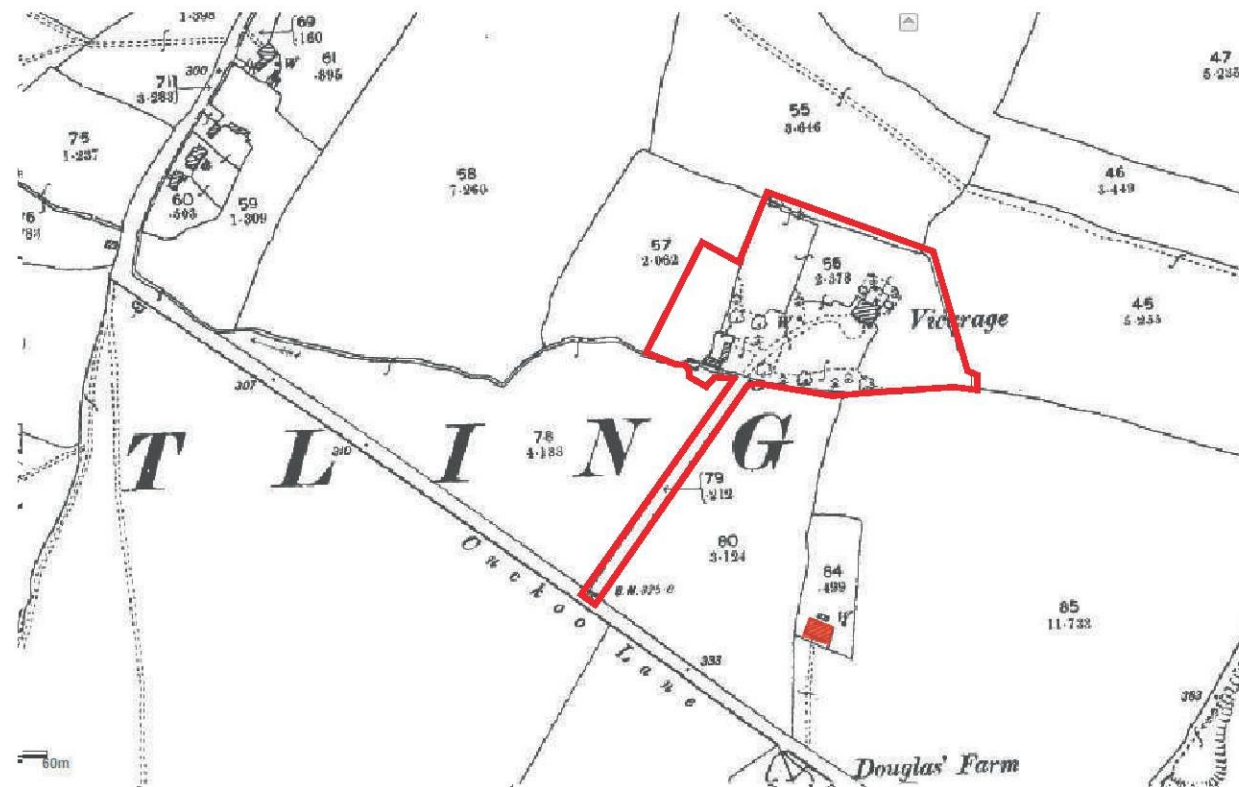
-  Primary Road
-  Site Ownership Boundary
-  North Downs - Elham Valley AONB
-  TPOs
-  Local Wildlife Sites
-  Postling Village Conservation Area
-  Iron Age Pot Discovered
-  Listed Buildings

Information obtained from the Shepway District Council website

Planning Constraints

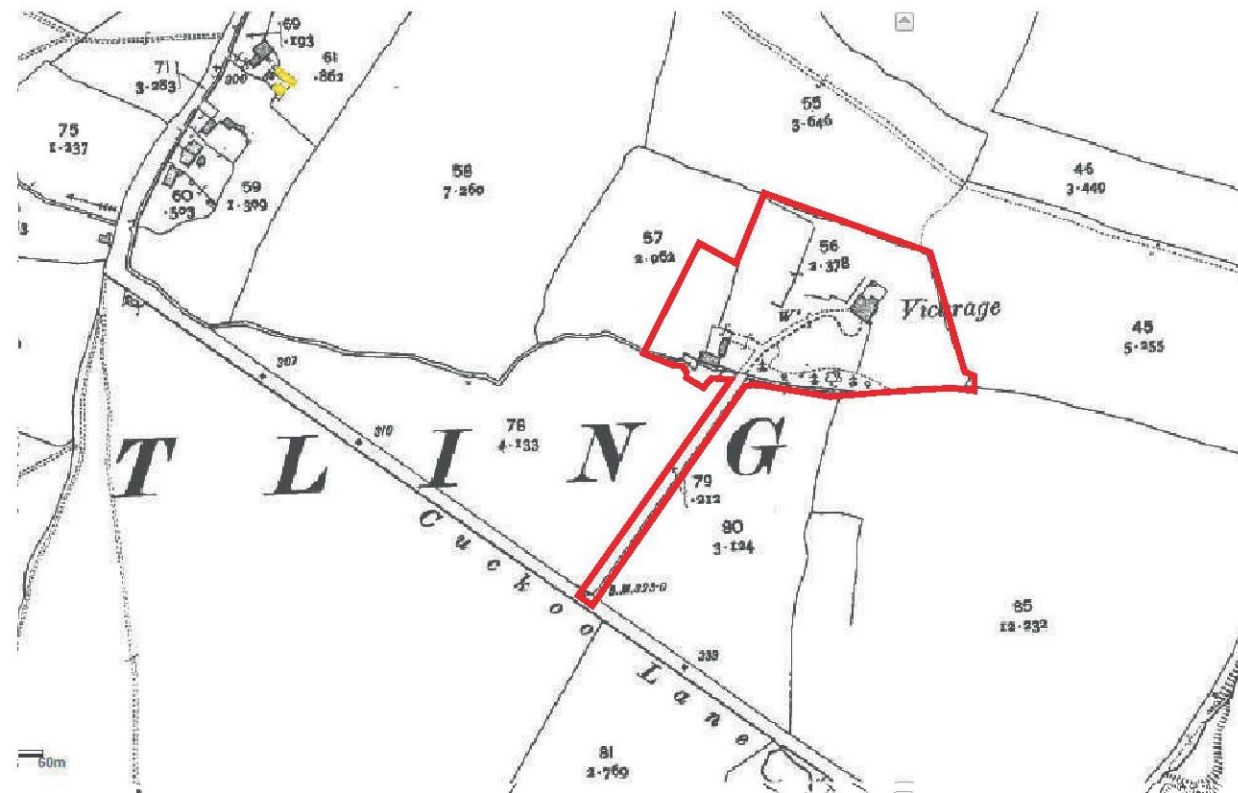


1. HISTORIC MAP - 1871-1890



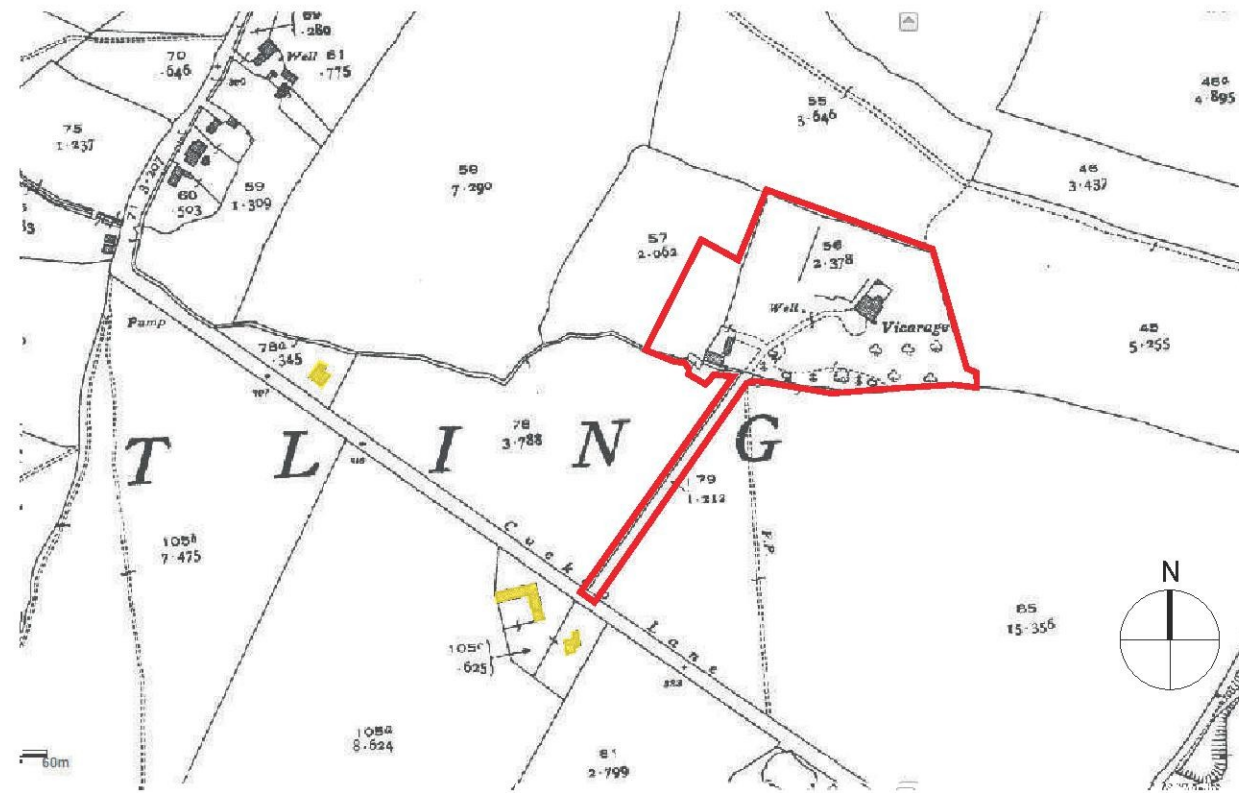
2. HISTORIC MAP - 1897-1900

Image 2 suggests that 1 building was demolished near the site between 1897-1900.



3. HISTORIC MAP - 1907-1923

Image 3 suggests that 2 buildings were introduced to The Street between 1907-1923.



4. HISTORIC MAP - 1929-1952

Image 4 suggests that 3 buildings were introduced to Cuckoo Lane between 1929-1952.



1946



1990

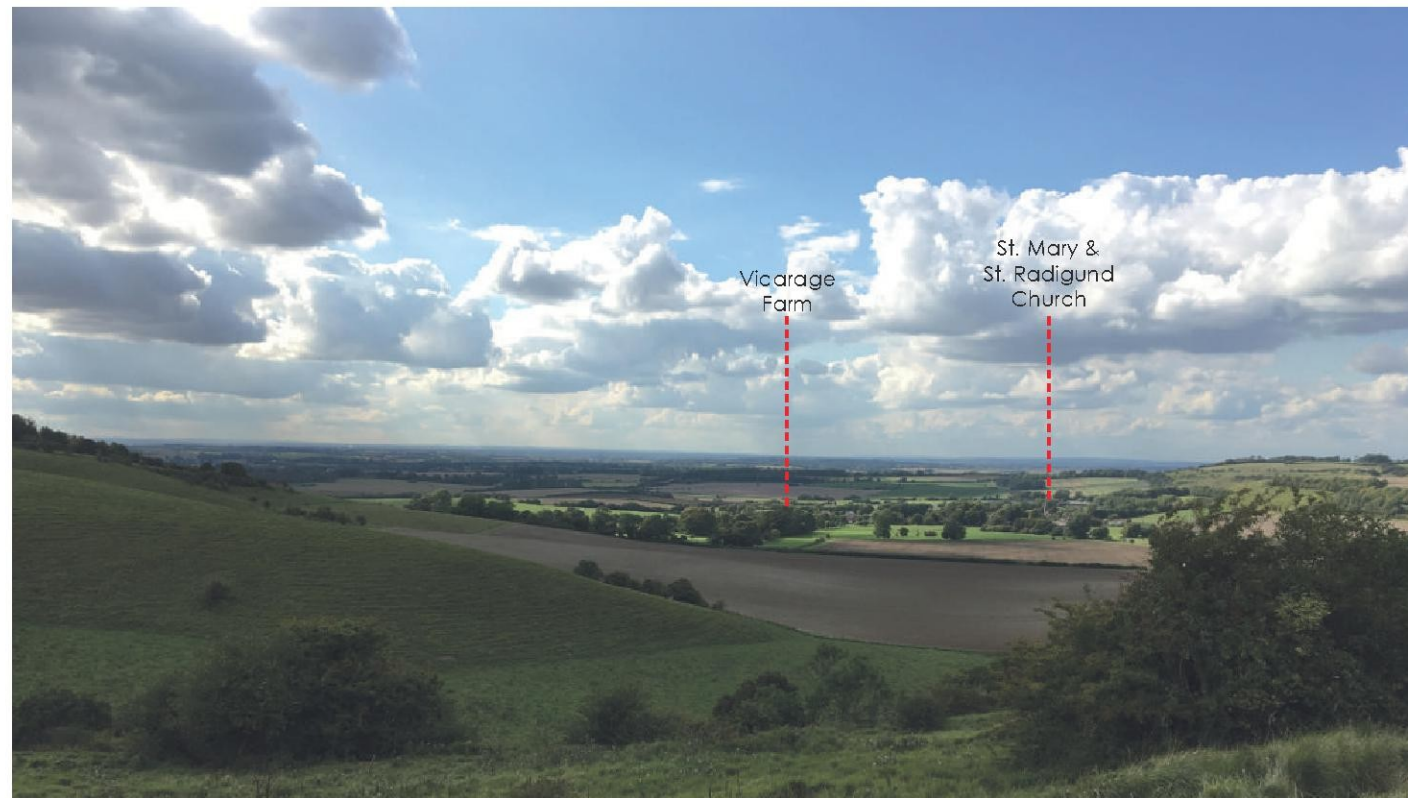


2008



2016

 SITE OWNERSHIP BOUNDARY



1. View from the hill looking east of the site.



2. Vantage point from the hill North East from the site.



The surrounding trees of Vicarage Farm provides privacy to the site. The dwelling is not visible from the vantage point (east of the proposed site.)

Vantage points

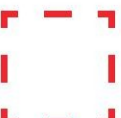


Archaeology

There is a site of archaeological potential that lies outside the immediate vicinity of the proposed building works. Previously, a sherd of Belgic pot (thought to be from a pedestal urn) was found at the location indicated and is dated to the Iron age (800BC to 42AD). (Information obtained from KCC.)

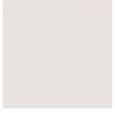
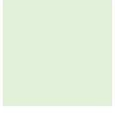
An Archaeological Assessment & Report was commissioned by the client. Canterbury Archaeological Trust completed the assessment and their report recommended that an archaeological watching brief should be undertaken on all site investigation procedures that entail groundworks, in liaison with the Local Authority Archaeologist.

Immediate Site Context

-  Proposed Building Works
-  Surrounding Countryside
-  Existing Buildings
-  Main Road - Cuckoo Lane
-  Site Ownership Boundary
-  Site Access
-  Trees
-  Archaeological Potential
-  Location of Iron Age Pot Discovered



Aerial Photograph of Vicarage Farm

-  Banking
-  Hard Surface
-  Site Access
-  Existing Buildings
-  Tree grouping/shrubbery
-  Category B - Moderate quality & value tree
-  Category C - Low quality & value tree
-  Category U - Unsuitable for retention tree

Arboricultural

None of the trees within the site have a Tree Preservation Order. The majority of the trees on the Proposed site are of low quality and value. Two trees are to be removed to facilitate the development and one tree will be removed due to its poor health and condition, regardless of any development. These are all located inside the boundary screening groups and as such not easily visible from areas of public access.

The Scheme has been specifically designed to minimise the loss of trees, keeping the new construction outside the Root Protection Areas of any of the retained trees and ensuring the screening and visual amenity of the boundary groups is maintained. Much of the area beneath the footprint of the new construction is currently taken up with brick or timber outbuildings, while the choice of location adjacent to the existing driveways turning head ensures that no new hard surfacing is required. As such the impact of the scheme is minimal in arboricultural terms. (Information obtained from Sharon Hosegood Arboricultural Consultations (See Report))

Ecology

The proposed area where the extension will be is an area of well maintained domestic garden that is regularly mowed. This has no ecological impact.





1 Principle Elevation



2 Side (West Elevation)



3 Rear (North Elevation)



4 Side (East Elevation)

Vicarage Farm Existing Photos



Vicarage Farm is an early Victorian period country house within 8 acres of grounds with outbuildings. It is surrounded by the North Downs countryside approached via a long tree lined driveway from a quiet lane.



03

Proposed Concept

Pre App Response

The client requested a pre-application meeting with Shepway District Council on the 26th of September 2017.

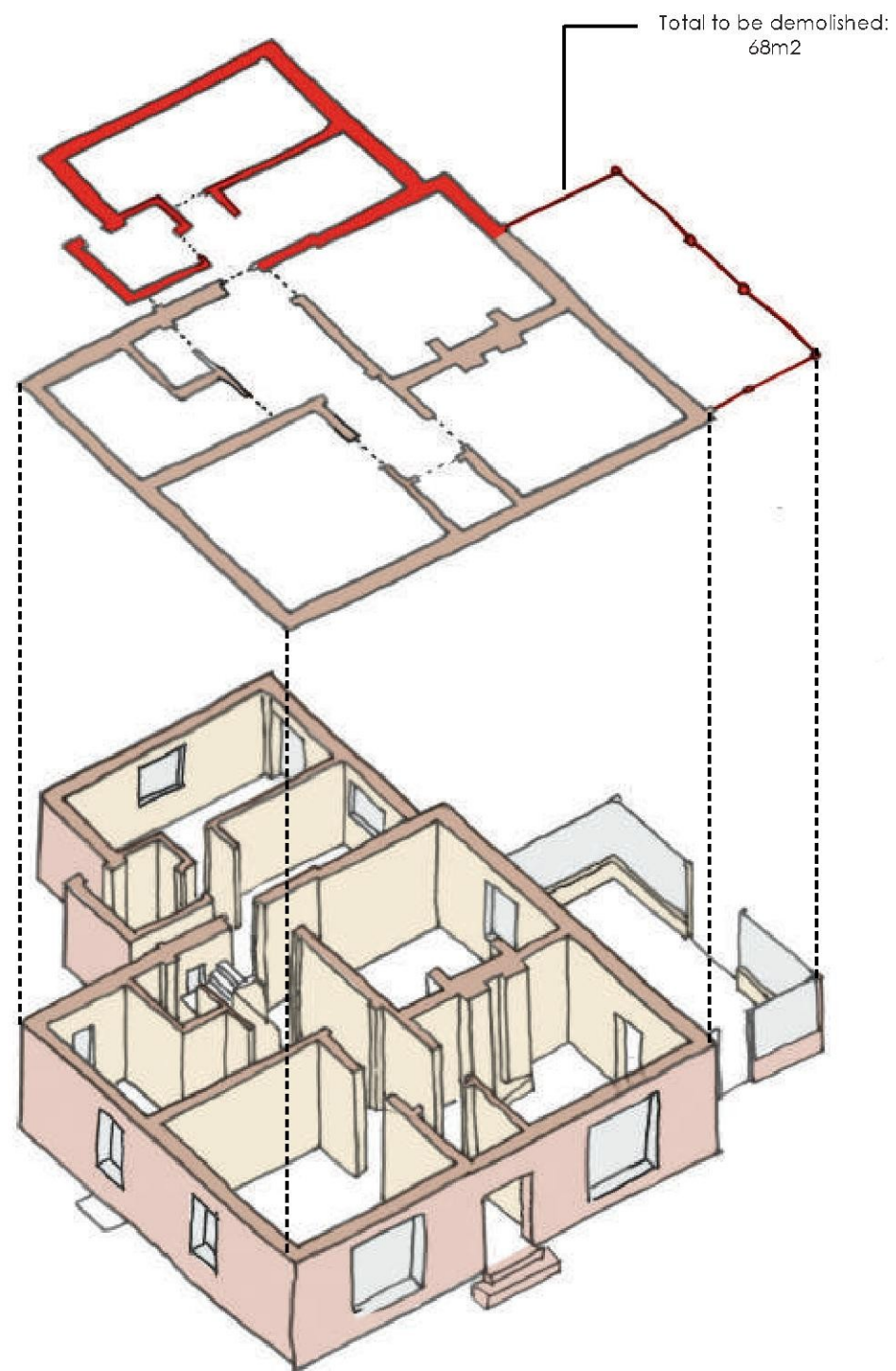
The feedback was positive and picked up on the following points:

"...The design is good quality and due to the approach used allows the original house to be clearly appreciated and the two storey element would remain dominant. The use of the green roof and the existing tree screening around the boundaries of the site will, in my opinion, conserve the AONB's key qualities."

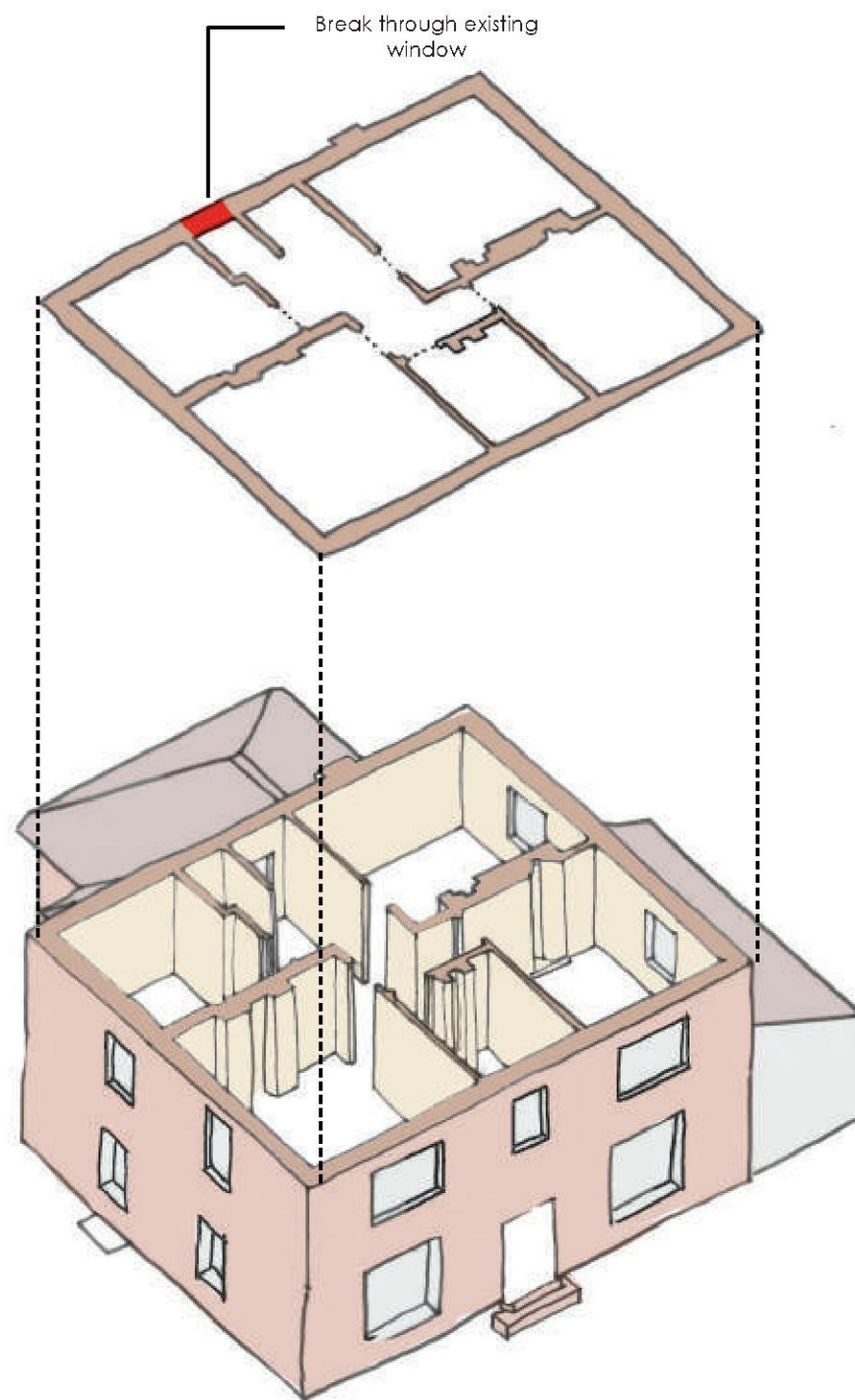
The pre-app feedback advised that an ecological appraisal and contamination report are not needed to support the planning application.

However, the submission of a desktop archaeological assessment will be required.





Ground Floor



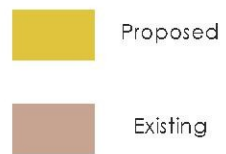
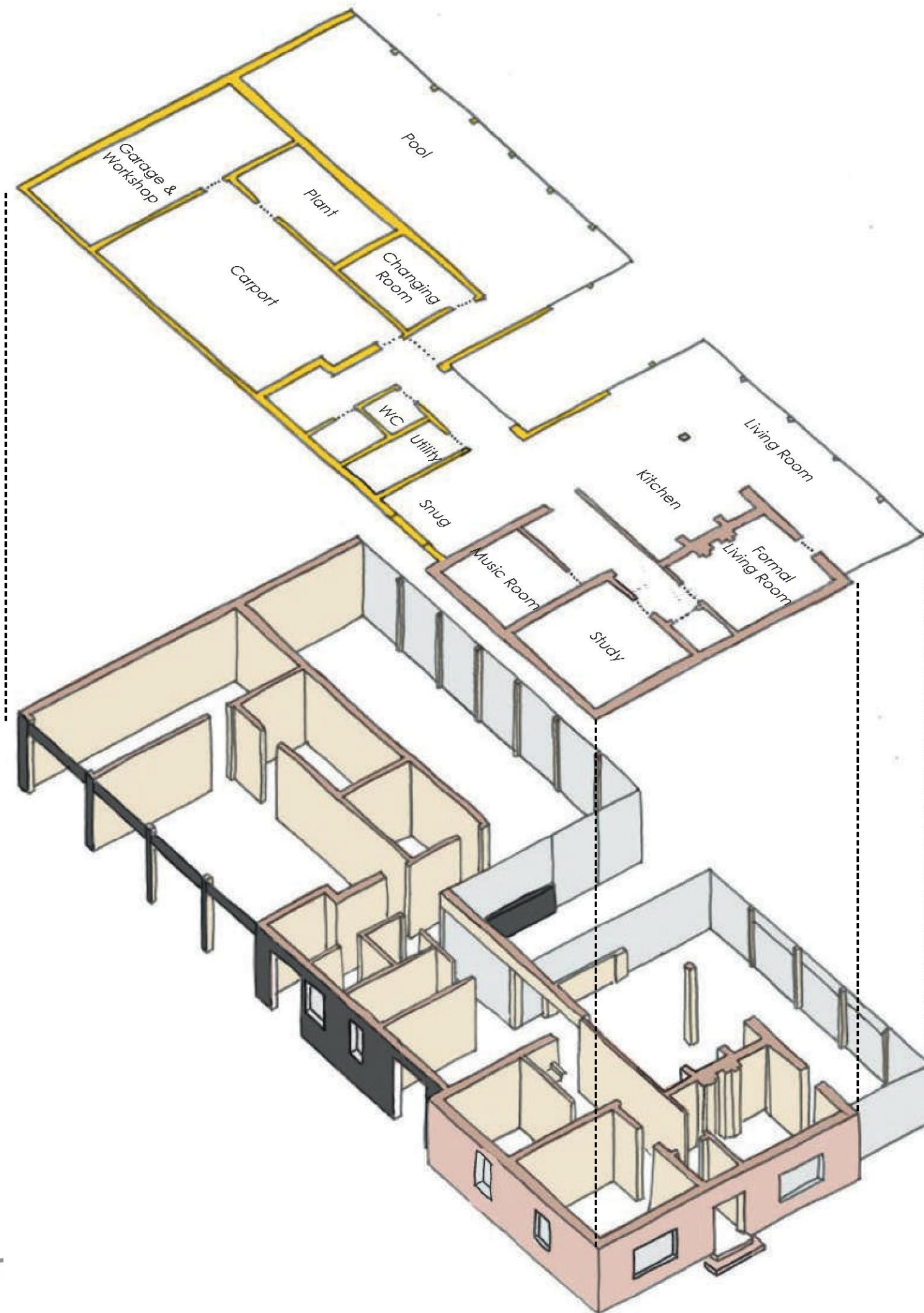
First Floor



Roof

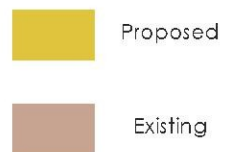
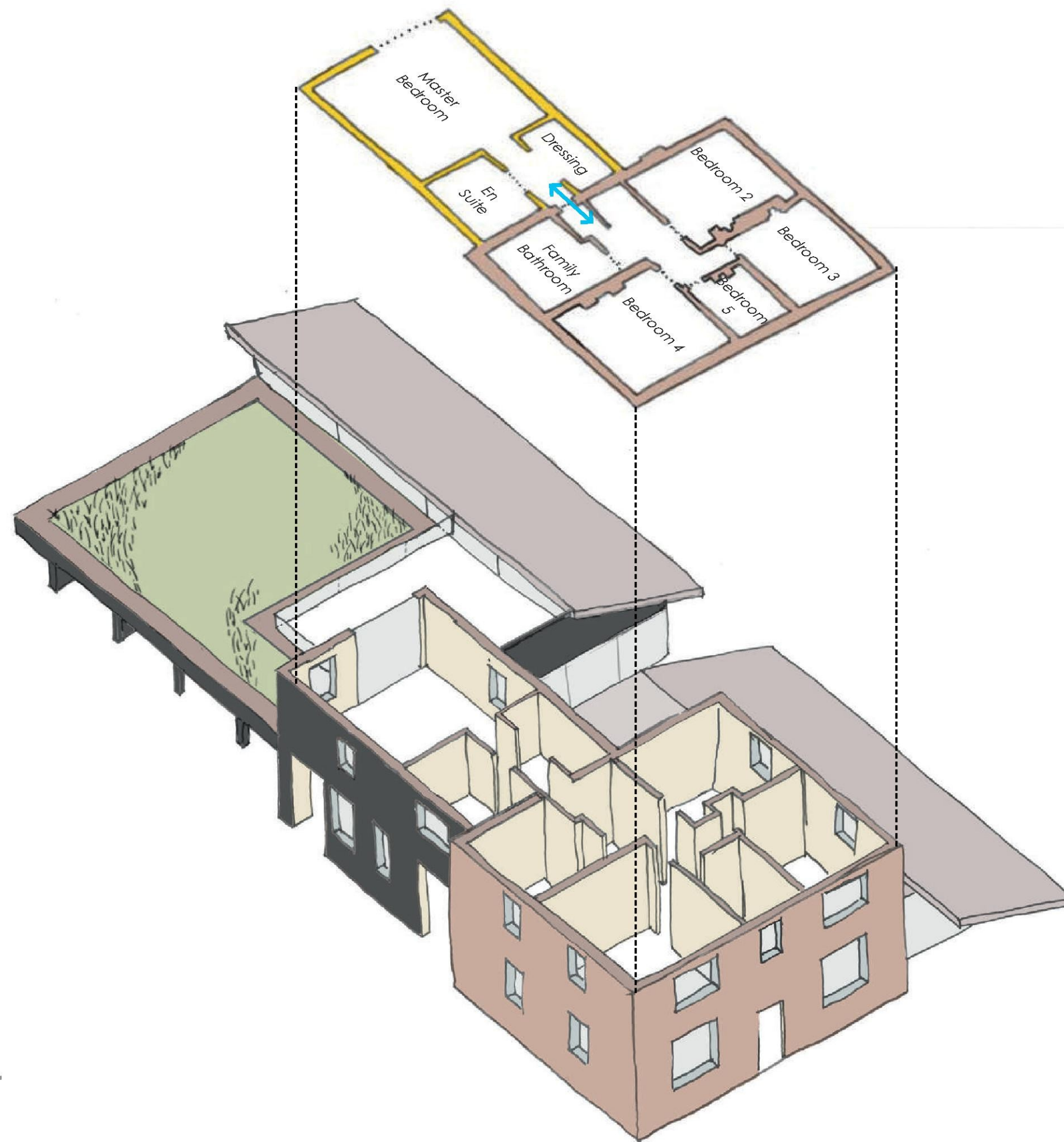


Existing & Demolition Plans



Proposed Ground Floor





Proposed First Floor





Slate Roof



Grass Meadow



Timber Cladding



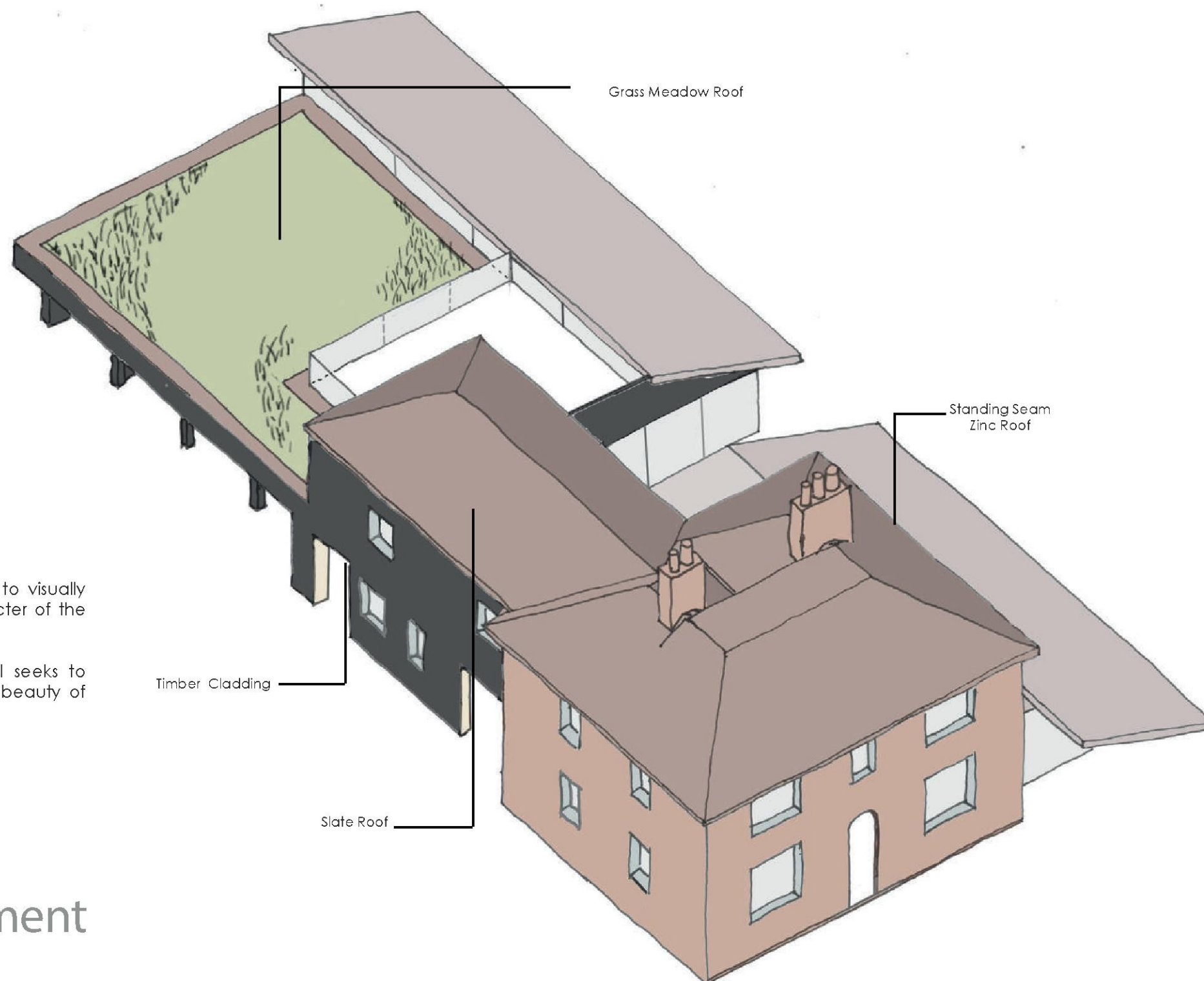
Existing Brickwork



Existing Sash Window



Standing Seam Zinc Roof



The proposal has been designed as not to visually dominate or substantially alter the character of the existing dwelling and its context.

In doing so, the nature of the proposal seeks to conserve the landscape and the scenic beauty of the AONB.

Proposed Development

04

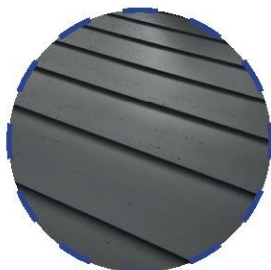
Design Proposal



1. Slate Roof



2. Meadow Grass Roof



3. Standing
Seam Zinc Roof



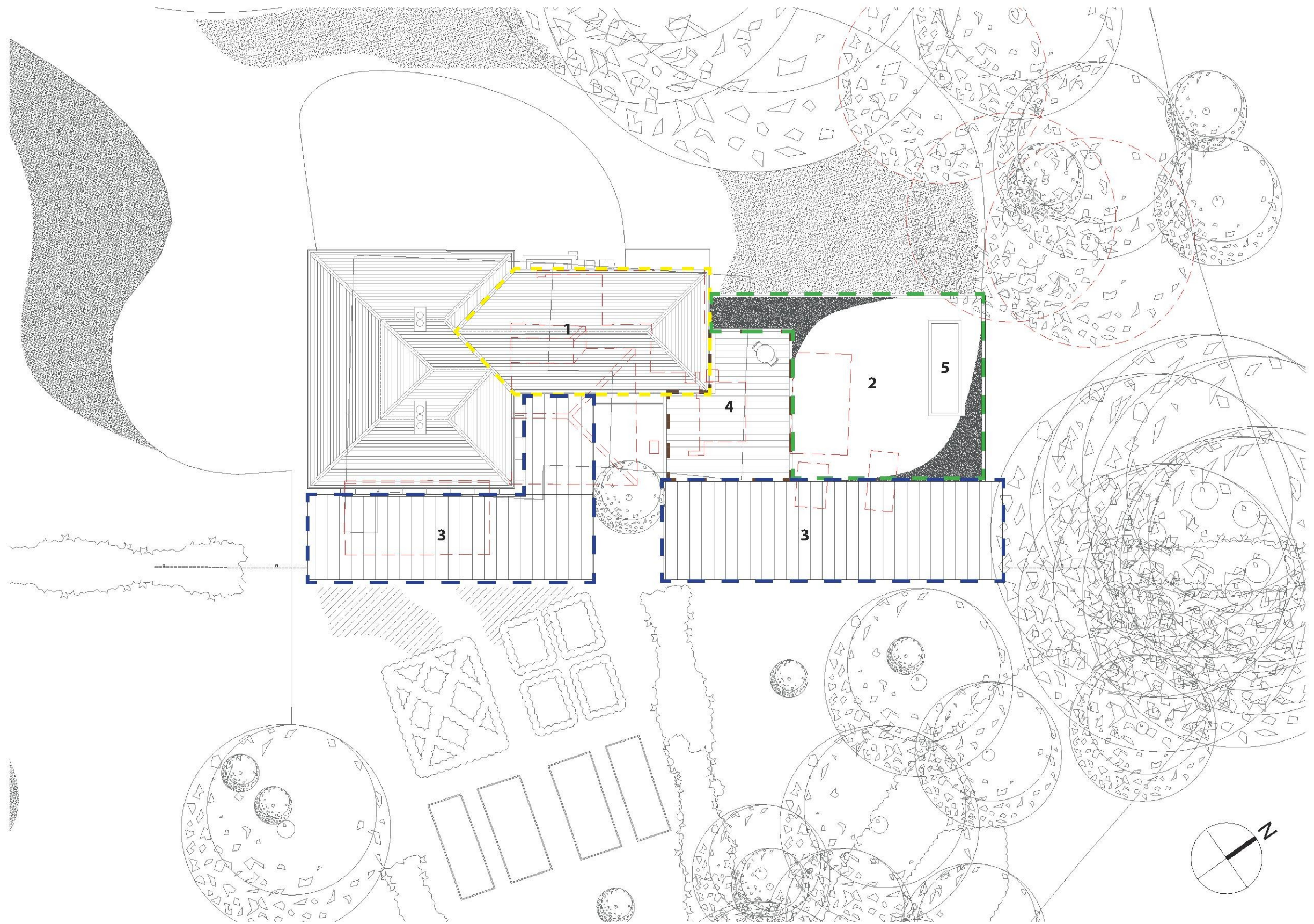
4. Timber
Decking



5. Roof Light



Demolition





Existing Brickwork



Timber Cladding



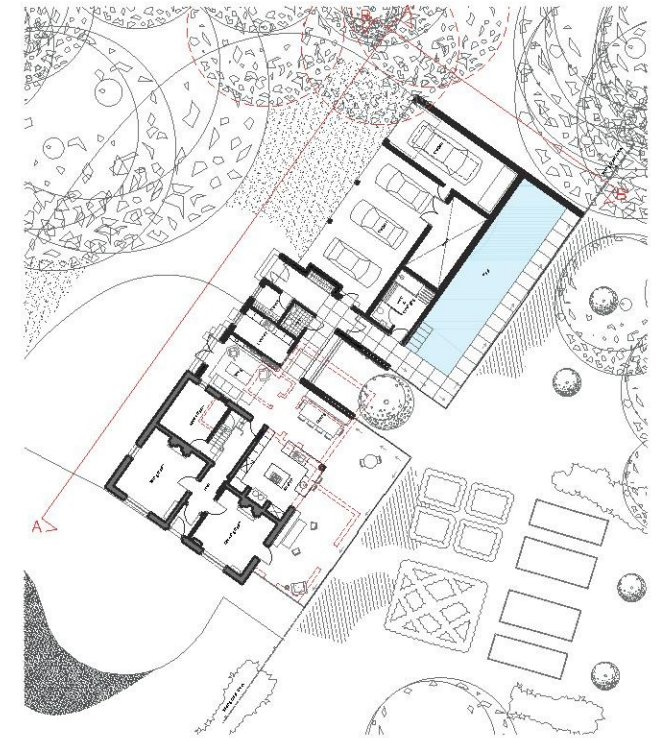
Frameless Glass Balustrade



PROPOSED NORTH WEST ELEVATION A-A'



PROPOSED NORTH EAST ELEVATION B-B'



GROUND FLOOR KEY PLAN

Proposed Elevations



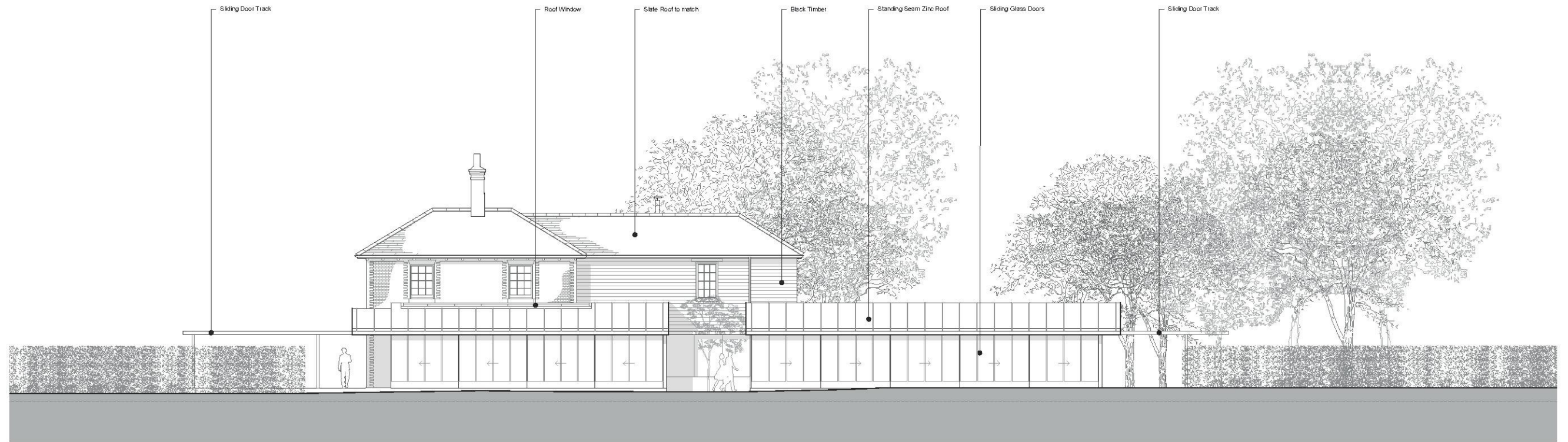
Existing Brickwork



Timber Cladding



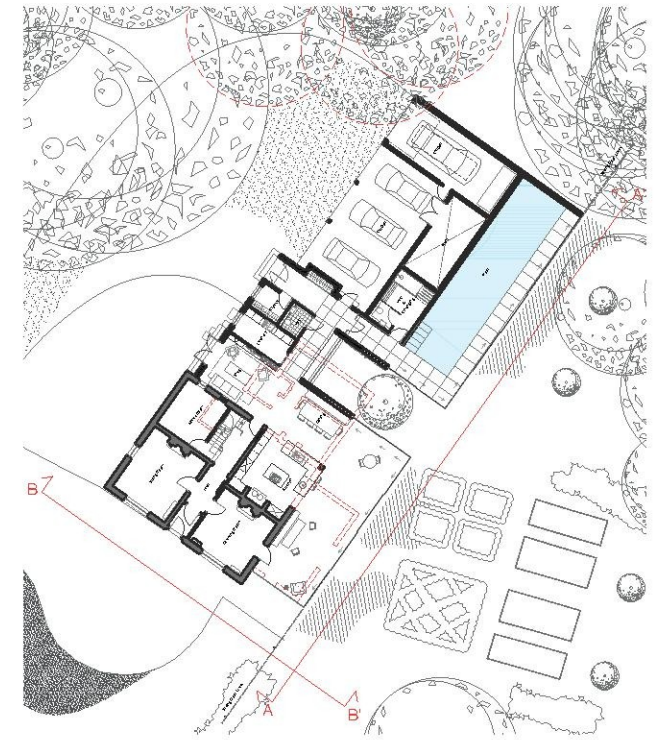
Bonded Aluminium Sliding Doors



PROPOSED SOUTH EAST ELEVATION A-A'



PROPOSED SOUTH WEST ELEVATION B-B'



GROUND FLOOR KEY PLAN

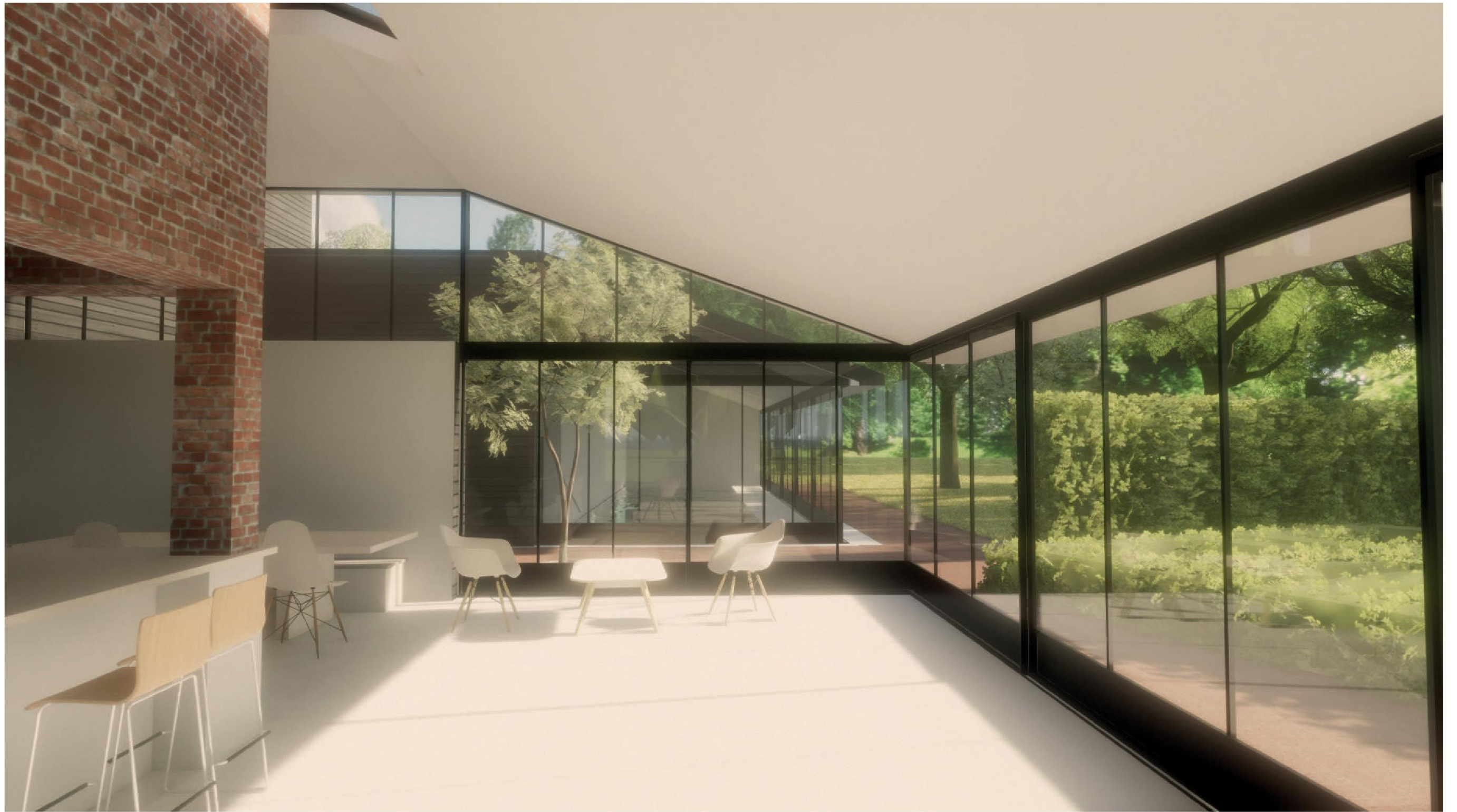
Proposed Elevations





Visuals - CGI

guy hollaway
ARCHITECTS



Visuals - CGI

guy hollaway
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2015	RIBA Regional Award <i>(Pobble House, Dungeness)</i>
2014	Kent Design Awards - Best House <i>(Pobble House, Dungeness)</i>
2013	World Architecture Award - Facade Of The Year <i>(The Crit Building, University Of Kent)</i>
2012	Kent Design Awards (Overall Winner) <i>(Rocksalt Restaurant)</i> The Steven Lawrence Award Finalist <i>(The Marquis, Boutique Hotel & Restaurant)</i> RIBA Regional Award <i>(Rocksalt Restaurant)</i> RIBA Regional Award <i>(The Marquis, Boutique Hotel & Restaurant)</i>
2011	RIBA National Award <i>(Mill House - Private Dwelling)</i> RIBA Manser Medal (Finalist) <i>(Mill House - Private Dwelling)</i> RIBA Regional Award (Commended)
2010	Kent Design Awards (Best Education Category) <i>(St. James the Great School)</i> Building Design & Construction Award <i>(St. James the Great School)</i> Building Design & Construction Award <i>(Ashford Oaks School)</i>
2009	Evening Standard New Homes Award <i>(Home Farm - Private Dwelling)</i>
2008	RIBA Regional Award (Residential Leisure) <i>(Home Farm - Private Dwelling)</i> 'Britain's Best Home' <i>(Admiralty House - Private Dwelling)</i>
2007	Kent Design Award (Best Small Project) <i>(Admiralty House - Private Dwelling)</i> RIBA Regional Award (Best Conversion) <i>(Admiralty House - Private Dwelling)</i> Kent Design Award (Education) <i>(Phoenix School)</i>
2006	'What House' Award (Best House in UK) <i>(Admiralty House - Private Dwelling)</i>
2005	RIBA National Award <i>(St. Augustine School)</i>

QMS ISO 9001 registered firm
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