

# DESIGN AND ACCESS STATEMENT

## HERITAGE STATEMENT

**PROPOSED DWELLINGS TO REAR 31 STONE STREET CRANBROOK**  
**DWELLING 1 (New three bedroom dwelling together with the**  
**DWELLING 2 Extension and conversion of Grade 11 Listed Building)**

### LOCATION

The site lies to the rear of 31 Stone Street Cranbrook Kent (outlined red on the location plan).

To the SE boundary there are a number of timber sheds. To the SW boundary there is an existing brick built structure currently un-used and attached to the rear addition of 31 Stone Street.

Access to the site is via a right of way from Stone Street running to the side of The Bird in Hand.

31 Stone Street is classified Grade 11 circa early 19C timber framed with yellow mathematical tiled front elevation to Stone Street IOE Number 169082.

The rear boundary (NE) is shared with Cranbrook School and consists of a single storey building running the full length of the boundary.

The single storey building (the subject of this application) forms an addition to a 19<sup>th</sup> century two storey rear extension of the shop constructed in brickwork with king post from roof

The small addition is of solid brickwork construction and had a pair of doors set centrally at the east flanked by windows, there is a dividing wall at 90 degrees

to the centre of the pair of doors, and this contains a chimney breast with fireplace at the right hand room

The building has been re roofed and the chimney re built in recent years

There is no information as to the pair of cottages at the North East of this site

The NW boundary consists of a 2.05 M high 225mm thick brick wall circa 19 C

The SW boundary is shared with other properties fronting Stone Street

The SE boundary is shared with Brewhouse Cottage (new development) and the Bird in Hand.

### **DEVELOPMENT OF THE SITE**

#### *Archive Research*

At the time of the Tithe Map of 1840 (Traced copy from Cranbrook museum) the bulk of the site formed part of Plot 32 (The present Bird in Hand) described as a house and buildings, owned by William Hudson and occupied by Thomas Wood. Building is shown at the North East corner of the site next to the boundary with Cranbrook School

The site of the present single storey building formed part of Plot 29 owned and occupied by William Hudson

The same configuration is shown in the 1870 Ordnance Survey. By the date of 1907 revision the building at the north east corner appears to have been a pair of cottages. A building is shown on the site of the single storey building but smaller than existing judged from adjoining buildings to the North West

The present No 31 is understood from local researcher Tony Singleton to have been a draper's, outfitters, tailors and dressmakers occupied by Charles Stokes in 1901 and by Merchant and Tubbs in 1913

The single storey building is shown on the present width on the 1936 ordinance survey perhaps suggesting rebuilding by Merchant and Tubbs after the building

changed hands in 1913 possibly as a dressmaking workshop.

## **RESEARCH**

Research has indicated that the site together with the adjoining land to the SE, which has been developed recently (Brewhouse Cottage), clearly had two properties built on it; these were demolished late 19<sup>th</sup> century, an existing building to the NW boundary and attached to the rear addition of 31 Stone Street (part of which it would appear was demolished at sometime prior to 1874) is thought could have been workers accommodation, documentation relating to the above is included in this application.

## **SIGNIFICENCE**

The single storey building is attached to the listed building 31 Stone Street and is considered to be of historic significance in the history of expansion of the Drapers business in the early 20<sup>th</sup> century

Surviving historic fabric is confined to the walls, partition and chimney breast It is suggested that the proposed extension over the building, reinstating the windows openings preserve the surviving fabric and elements of its original appearance as part of a Sympathetic contrasting modern development

## **PROPOSAL**

Removal of the existing timber sheds etc, lowering of the site area by approximately 300mm (mainly consisting of made up ground).

Removal of 1.2 Meter high internal fence

Construction of a Single timber framed two storey three bed roomed dwelling together with the extension and conversion of the existing single storey listed grade 11 building attached to the rear extension of 31 Stone Street into a three

bed roomed dwelling

The provision of a single parking bay to each proposed dwelling and landscaped amenity areas

Each dwelling to be provided with bin/recycle and combined Cycle store

### **AMOUNT**

It is considered that the proposal for two dwellings on the site is in keeping with the general layout of Cranbrook and how the Town has evolved over the centuries and is in part a reinstatement of a dwelling previously demolished on the site.

### **LAYOUT**

#### ***DWELLING 1***

The construction of a two story three bedroom timber framed dwelling with a floor area of 120 M2 Consisting of

- . Entrance hall
- . Downstairs cloakroom/shower room (providing the ability to adapt and alter the facility to accommodate lifetime needs)
- . Utility with separate access from parking bay
- . Kitchen/Dining with access direct to amenity space
- . Three Bedrooms one with en-suite facilities
- . Master bathroom
- . Separate Bin store and cycle shed

#### ***DWELLING 2***

Comprise the extension and alteration to an existing store with a combined floor area of 100.40 M2

- . Entrance Hall
- . Kitchen (existing structure)
- . Study (existing structure)
- . Ground floor cloakroom (existing structure)
- . Sitting room leading to amenity area
- . Three bedrooms (one with en-suite shower room)

- . Master bathroom
- . Separate Bin store and cycle shed

It is considered that the scale of the building proposed does not overpower surrounding buildings or have an impact on their amenities.

## **APPEARANCE**

### *DWELLING 1*

The proposed dwelling will be timber framed with stock brick plinth above plinth clad in white painted timber weatherboard, with white painted softwood windows under a clay plain tile roof synonymous with the style of buildings in Cranbrook.

#### *External Fabric*

- |              |                           |
|--------------|---------------------------|
| . Roof       | Clay plain tiles          |
| . Walls      | White timber weatherboard |
| . Plinth     | Stock facing bricks       |
| . Windows    | White painted timber      |
| . Doors      | White painted timber      |
| . Front Door | Oak                       |
| . Chimney    | Stock facing bricks       |

### *DWELLING 2*

The preservation of the outline of the existing structure has been considered and it is proposed to highlight this by way of setting the proposed extension line back from the external wall face combined with a separate two storey structure linked with glass

Within the existing structure it is proposed to retain the window openings together with the chimney breast preserving as much of the original fabric of the building as possible

## *External Fabric*

- . Roof Traditional Slate
- . Walls Combination of white render and Rondo wood cladding (Western red Cedar)
- . Walls Link Glass in aluminium frame color RAL 7016 Grey
- . Windows/Doors Aluminium colour RAL 7016 Grey
- . Gutters Aluminium colour RAL 7016 Grey
- . Downpipes Square aluminium colour RAL 7016 Grey

## **SCALE**

The overall site area for dwellings one and two covers 355.60 M2

### *Dwelling 1*

- . Proposed allocation of land 176.0 M2
- . Footprint of proposed dwelling 72.4 M2
- . This equates to 58% amenity space

### *Dwelling 2*

- . Proposed allocation of land 120 M2
- . Footprint of proposed dwelling 58 M2
- . This equates to 52% amenity space

Shared area forming rights of access for vehicles and foot traffic with  
combined turning circles 59.60 m2

## **LANDSCAPING**

Existing Tree Survey see drawing SP 001C

Common to each proposed dwelling

The proposal will include for a bin/ re-cycling and combined cycle store

One car parking space to each dwelling

External terrace areas and garden

Boundary walls incorporating bin stores to Flats above and to the rear of 31

Stone street

## **USE**

The proposed two three bedroom dwellings will occupy a parcel of land currently un used, previously garden and right of way to the rear of 31 Stone Street in the heart of Cranbrook.

It is considered that the proposed scale of the building is inherently in keeping with the layout and takes into account the comments made by the Planning Officer at pre-application stage

## **SUSTAINABILITY**

The proposed dwellings are in walking distance of all the towns' amenities, including public transport and it is considered the use of a car would not be essential.

## **ACCESS**

Access to the site is via an existing drive to the NW side of The Bird in Hand. Consideration in landscaping design will be given to provide a flat amenity area around the dwellings, with a gentle slope to Stone Street for disabled and ambient disabled users.

Developments within the Town afford easy access to public transport.

The site currently benefits from existing parking bays and the intention is to provide one bay with each property. It is considered that there will no increase in the traffic flow to and from the site once the properties are constructed

## **CONCLUSION**

Consideration has been given to the planning officer's comments, the number

of proposed dwellings has been reduced to Two. Parking spaces included for each dwelling

Consideration has been given to Planning constraints

- . Inside the limits to Built Development (LBD)
- . Within AONB
- . Within Cranbrook conservation area
- . Grade 11 Listed Building

The site lies within the development framework of Cranbrook

It is considered the proposal does not affect the amenity of surrounding dwellings.

it is considered that there will be no additional vehicle movement onto Stone Street

It can be shown that properties did exist on the proposed site up to the end of the 19<sup>th</sup> century.

Good communication, Transport and Local amenities within walking distance

There is a need in the Borough for additional dwellings of this scale.

Signed .....  
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