

Design & Access Statement
for

New 3-bed detached dwelling

at

Land to the north of The Cock Horse, Hildenborough

Client

Shepherd Neame

Architects

CDP Architecture Ltd

22-23 North Lane

Canterbury

CT2 7EE

Introduction

This application seeks full planning permission for the erection of a new detached house at land to the north west of The Cock Horse Public House.

The Site and its Location

The Cock Horse Public House is located on the northern edge of Hildenborough; a village located in the area of Kent known as The Weald. The Public House is located on London Road which was originally the main route to London from Tonbridge, through Sevenoaks. Since the construction of the A21, Tonbridge Bypass was built in the early 1970s, London Road has become significantly quieter.

The site sits in the green belt and is surrounded by farmland to the north east and woodland and the A21 to the south west. Immediately north east and south east of the site, following the edge of the road there is a small collection of residential dwellings. The application site sees the current public house land split into two parcels of land with this application retaining 933m² with a frontage of 18m to London Road.

The site of the proposed new dwelling is on the car park to the former public house, it is spread over two levels with a sloped vehicular access to the south a brick retaining wall separating the two levels.

The Existing Site

The Cock Horse is a former coaching inn that was built in 1502. It takes its name from the heavy horses which it supplied to assist wagon and carriages to climb the hill to Sevenoaks heading north from Hildenborough.

The site of the proposed new dwelling originally contained a stable block that would have housed both the horses of the patrons and the heavy horses that the coaching inn provided to assist the wagon and carriages.

The site is currently bounded by the London Road to the north east, the former public house to the south east and densely populated native trees and hedges to the remaining boundaries.

Proposed Use

Residential

Amount

1no. three-bedroom detached house

Layout

This proposal is seeking to create a new dwelling on the land to the north west of The Cock Horse. It is proposed to be located close to the former public house to create a cohesive frontage and the appearance of the original service stable block. This location also allows for a greater buffer zone between the proposal and its neighbours.

The proposal seeks to present a two-storey dwelling that appears single storey from the front. This is achieved by inverting the layout with bedrooms to the entrance floor and the living accommodation to the lower ground floor. The proposal benefits from the slope of the surrounding ground and the split level of the former car park which it is to be built on.

Where new boundaries are to be formed between the former public house and the new dwelling the current boundary treatments will be followed with new boundary planting used to create attractive boundaries between the proposed dwellings. To the rear of the application site there will be a 15m landscape buffer zone to the ancient woodland; boundary hedgerows will be retained and supplemented with native species.

Design and Appearance

The principle of this proposal is to recreate the stable block that would have been associated with the coaching inn; from the front the dwelling appears single storey; it takes inspiration from a stable block with the regularly spaced door and windows with recessed panels that imply the possible former use. The front elevation features traditional timber sash windows and a hipped tile roof.

To the rear the appearance is to be slightly less traditional as though the stable block has been converted and extended naturally over a period of time as the adjacent building. The brick walls and tile roof are still evident with a zinc mono-pitched single storey glazed extension to the lower ground level providing more light and a large living space to the lower ground floor with access straight out into the rear garden.

Scale & Massing

From the front the new dwelling is single storey – it is of a comparable height to the single storey extensions to the side of the neighbouring public house.

From the rear the proposal is two storey – it is designed to be subservient to the neighbouring public house; it was therefore key that it was less dominant in form and mass. This is achieved through the double gabled roof that provides a lower overall

ridge height and the single storey mono-pitched extension providing additional space whilst reducing the overall scale of the building. It is therefore of a comparable but still smaller scale than the current proposed two-storey extension to the public house. It is much less prominent both in height and width than the neighbouring public house structure.

Access

The existing vehicular access is to be retained; the proposed layout of the site provides two independently accessible parking spaces to the front of the site.

Access to the property will be via a level threshold and the property will comply with access requirements covered under the current part 'M' of the Building Regulations.

Refuse & Recycling

As detailed on the site plan, the dwelling has been provided with a dedicated refuse and recycling storage area. There will be a new collection point formed along the frontage of the application site. As identified under Building Regulations, it will be the resident's responsibility to deliver their bins to this collection point on collection days.

Sustainability

With the removal of CfSH from the requirements of a planning application, the sustainable design of a dwelling is placed under the purview of the Building Regulations. However, it is vital that the sustainable design, construction and operation of all buildings are considered at each stage of a project.

Under the Building Regulations, the approved way to evaluate the sustainability of a dwelling is to carry out a SAP (Standard Assessment Procedure) calculation under Approved Document Part 'L1A', which includes a TER and DER, and at completion of the building, an EPC.

The SAP is the methodology used to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives. The SAP includes the fabric of the building and equipment and services within it together with renewables i.e. solar panels, should they be necessary.

At this design stage, although there are many ways of achieving compliance with the Building Regulations and the actual efficiency of the dwelling will be determined by calculation, it is assumed the design will include for the following, all of which contribute to the building efficiency;

1. Fabric efficiency, or U-value, of each built element:
 - a. Ground floors - 0.13 W/(M²·K)
 - b. Walls - 0.20 W/(M²·K)
 - c. Windows and doors – 1.4 W/(M²·K)
 - d. Roofs - 0.14 W/(M²·K)
2. Specification of high efficiency boiler
3. Specification of high efficiency internal and external lighting
4. Specification of low water flow taps and showers and low water consumption appliances.
5. Specification of energy efficient ventilation systems.

Specification of sustainable materials that can potentially be recycled at the end of their design life.

With the multitude of construction methods available in today's construction industry these are simply a few of the many methods of achieving the Building Regulations requirements of Part 'L1a'.