

Site

Green Court & Green Court Cottage
High Street
Staplehurst
Kent
TN12 0AP

Introduction

This design and access statement has been prepared in support of the applications to the rear of Green Court, Staplehurst, the proposal is for a small timber framed conservatory.

It sets out the factors behind the submitted design proposal, putting it into the context of urban design, planning and other factors influencing the site and hence the design solution.

The Site and Location Assessment

Staplehurst High Street is approximately 9 miles south of Maidstone town centre and serviced by a regular bus service. The site is within easy walking distance to the village centre and the local amenities. The proposed house is a two-storey dwelling finished in traditional brickwork under a Kent peg tiled roof, with parking spaces to the front. The property is detached with a land surrounding the proposed building. The site is surrounded with similar designed houses and is well screens from the public highway.

The proposed site has a few mature trees to the boundaries, none of which will be affected by the proposed works. The south boundary faces onto the garden to Green Court, to the east is Green Court and Green Court Cottage, both listed buildings. To the north and west is existing planting that will be retained, screen residential gardens beyond.

Constraints

The site is located within the centre of the village and falls within the designated Conservation Area and upon land identified as having archaeological potential. To the east of the proposed site is a listed building Green Court. To the northeast three further listed building are present Drey Cottage, Saddlery Stores and Chestnut Cottage.

RELEVANT PLANNING HISTORY (Green Court)

- Listed Building Consent for construction of conservatory
Ref. No: 16/505402/LBC | Status: Approved
- Erection of rear conservatory
Ref. No: 19/504228/FULL | Status: Approved
- Listed Building Consent for the erection of rear conservatory.
Ref. No: 19/504229/LBC | Status: Approved
- Erection of a rear conservatory.
Ref. No: 22/504252/FULL | Status: Withdrawn by Applicant

RELEVANT PLANNING HISTORY (Green Court Cottage)

- Erection of conservatory
Ref. No: 16/508274/FULL | Status: Approved
- Listed building consent for erection of conservatory
Ref. No: 16/508275/LBC | Status: Approved
- Erection of a conservatory.
Ref. No: 19/505306/FULL | Status: Approved
- Listed Building Consent for the erection of a conservatory.
Ref. No: 19/505307/LBC | Status: Approved
- Erection of single storey rear conservatory
Ref. No: 22/505457/FULL | Status: Withdrawn by Applicant

Description as Listed

STAPLEHURST HIGH STREET TQ 7843 (West side)

GV II

House or house row, now house row. C17 or earlier, with C18 and C19 alterations. Clad with channelled render. Plain tile roof. 2 storeys. Low brick plinth to left of door, rendered plinth to right. Moulded wooden eaves cornice. Gabled. Projecting red and grey brick gable- end stack to left. Panelled and filleted red and grey brick stack in rear slope of roof to right of centre. Irregular fenestration of 6 windows in open boxes; one pair of 6-pane sashes with central mullion to left end, one 12-pane sash, one 6-light mullioned and transomed window, one cross window under stack, and one 3-light and one 2-light mullioned and transomed windows towards right end. Ground-floor windows with moulded cornices, two towards left end also with pulvinated friezes. Door of 6 fielded panels, in architrave with rusticated Doric pilasters, pulvinated frieze and moulded and modillioned triangular pediment, under second window from left. Half-glazed door with moulded cornice to right end. Short rear wing to left, rendered on ground floor, tile-hung above, with hipped roof and lower ridge. Small rectangular panel under eaves towards centre of main range. Interior not inspected.

Listing NGR: TQ7856443140

Heritage Impact

The proposed conservatories will be located to the rear of the dwellings both with modest footprints. Due to exiting layout and enclosed nature of the gardens, the works will be unseen by neighbouring properties. Therefore, the impact on the existing dwellings will be minimal and the garden layout will be unaffected by the works.

The three further listed building are Drey Cottage 43m away, Saddlery Stores 50m away and Chestnut Cottage 61m away. All of these buildings are well scened by mature trees and will be unaffected by the proposed works.

The design would employ the use of painted softwood to reflect similar materials used in Green Court. The small brick base will be Wealden stock facing bricks.

Relevant Policies

Maidstone Borough Local Plan 2017:

SP5 – Rural service centres

SP10 – Staplehurst Rural Service Centre

SP18 – Historic environment

DM1 – Principles of good design

DM4 – Development affecting designated and non-designated heritage assets

DM11 – Residential garden land

The scheme seeks to compliment the area though good design and use of suitable materials, this will minimise any impact to the amenity of surrounding dwellings.

Policy DM1 states that proposals must “Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate.”

Policy DM4 states “Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.”

Proposed Development

The proposals are for the construction of two new conservatories, one to the rear of Green Court and one the rear of Green Court Cottage. The space created will offer living space ancillary to the main dwelling. The existing access will be retained, and any alterations to the historic building fabric will be minimal. By utilising the existing landscaping, it will ensure the proposed works will complement the Staplehurst conservation area and surrounding listed buildings.

Both of these conservatories, with similar designs, have been previously approved in 2016 and 2019. The applications were withdrawn in 2022, due to lack of listed building information. The applicant now wishes to proceed with the works, hence the resubmission at this time.

Development Amount

The proposed conservatories have a combined footprint of 20m².

The **Scale** of the design has been kept in-line with the dwellings on and surrounding this site.

The **Appearance** of the proposed conservatories has been designed to complement the existing properties in the area and allow the garden space to provide separation to other properties. External materials will be of a high quality and include facing brickwork, timber framed glazing.