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DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

Planning Application Document
Polands Farm
Four Elms, Edenbridge, Kent TN8 6LT

July 2013
Version 1.0

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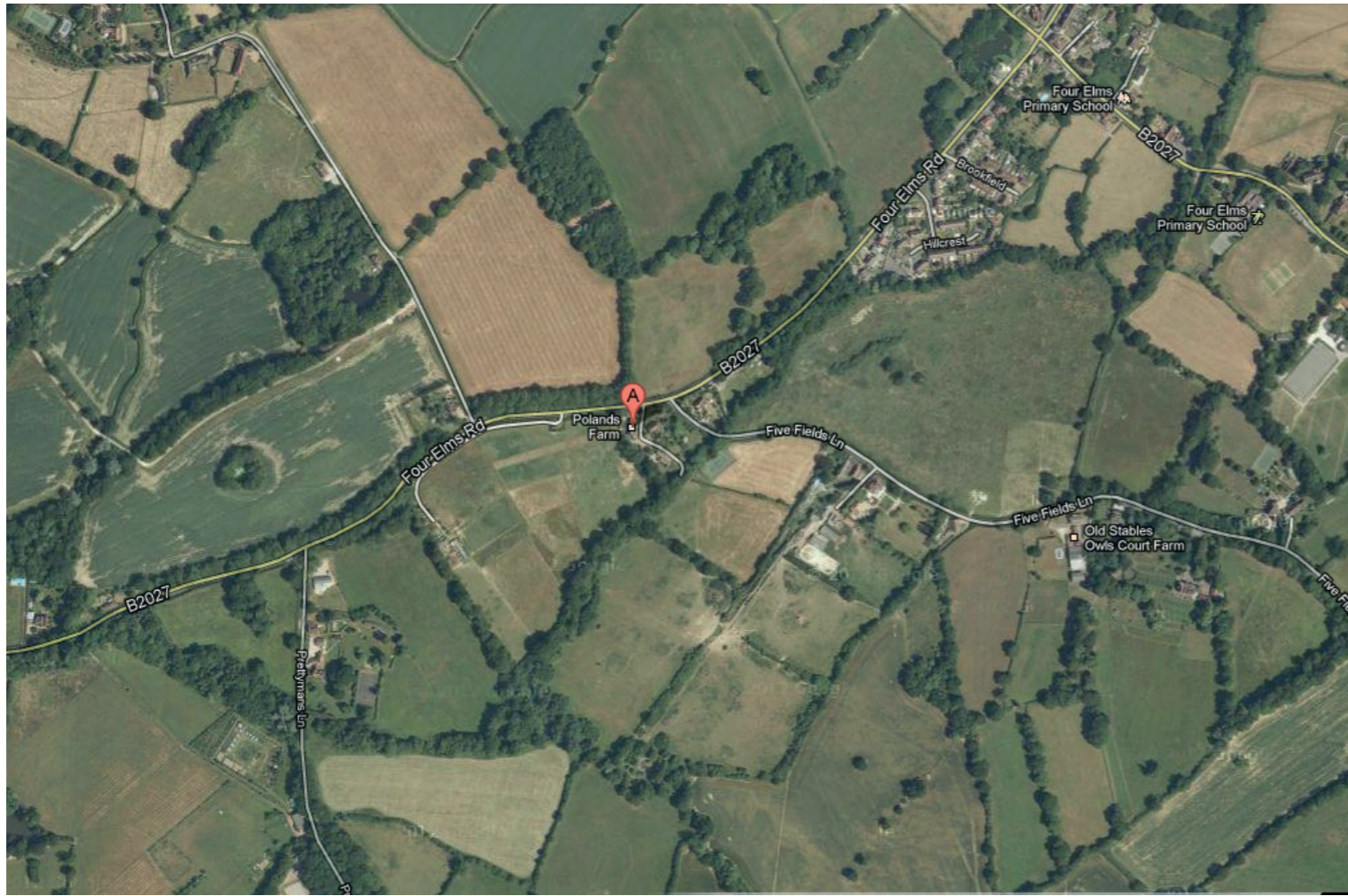
Prepared by
Miller Architects and Associates Ltd
Medway House Studio
High Street
Cowden
Kent TN8 7JQ

Architect
Susanna Miller
BA Arch (Hons), Dip Arch, Dip Historic Building Conservation (AA), RIBA

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Google Maps showing Polands Farm and Immediate area including Four Elms Village (as defined by Postcode, downloaded May 2013)



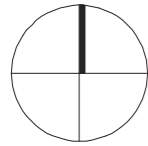
Google Maps showing Polands Farm site (as defined by Postcode, downloaded May 2013. For ownership boundary see OS Map, enclosed)

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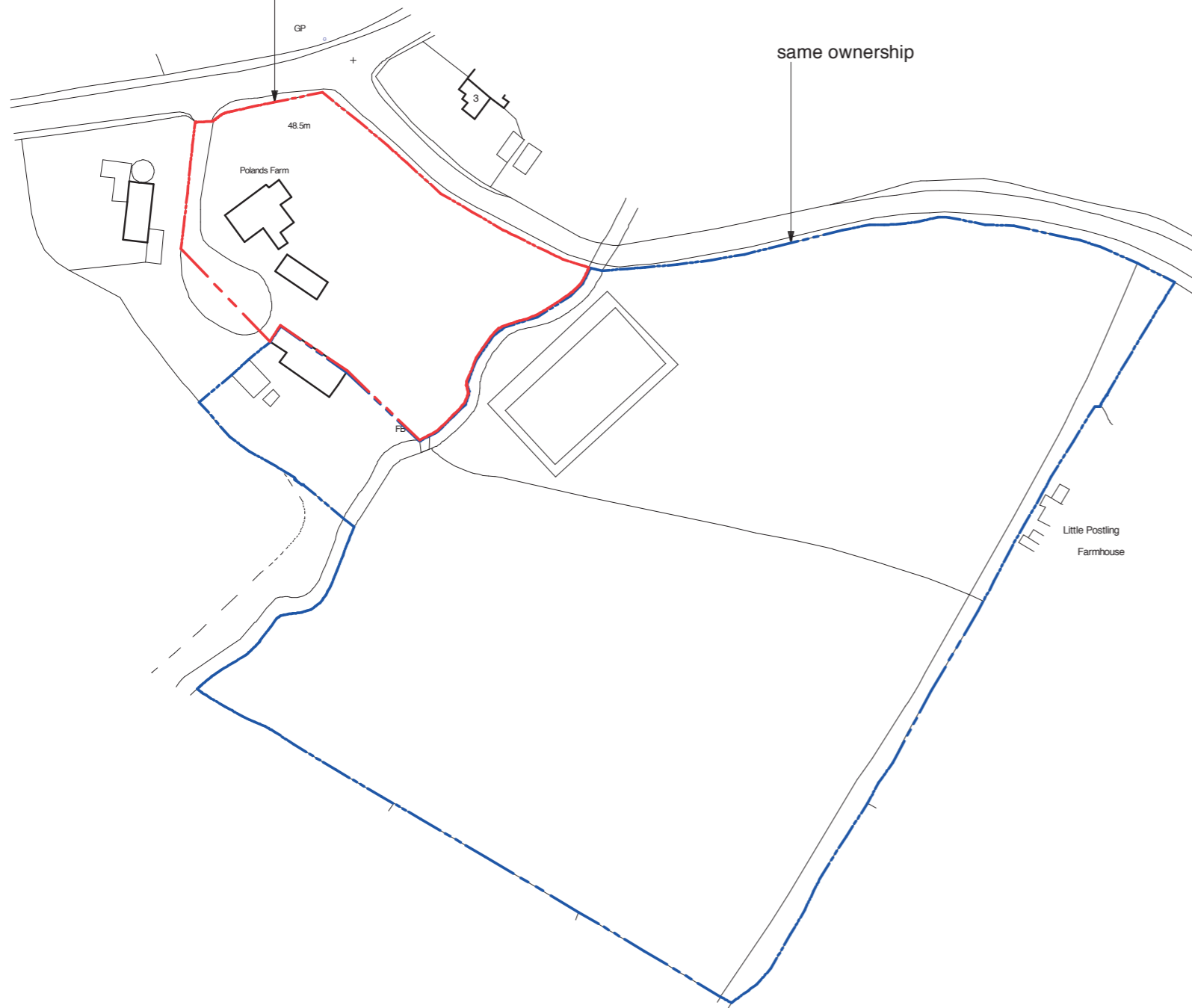
NORTH



0 5 10 50 100
scale (metres)

site subject to application outlined in red

same ownership

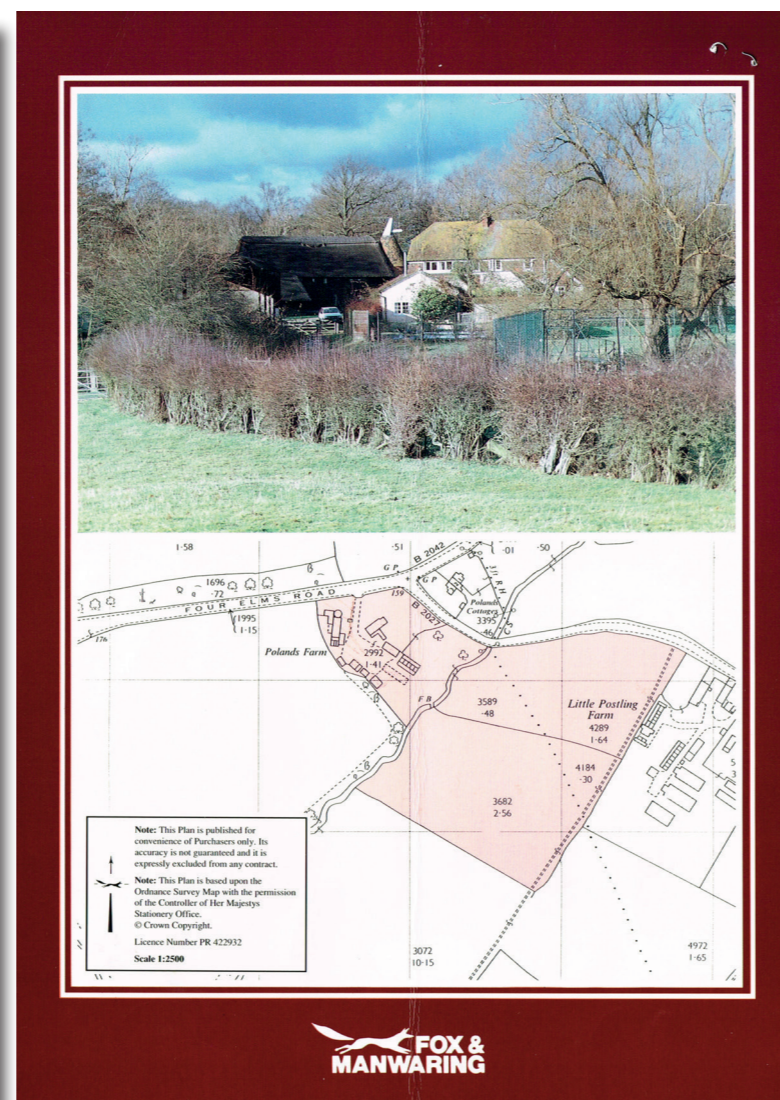
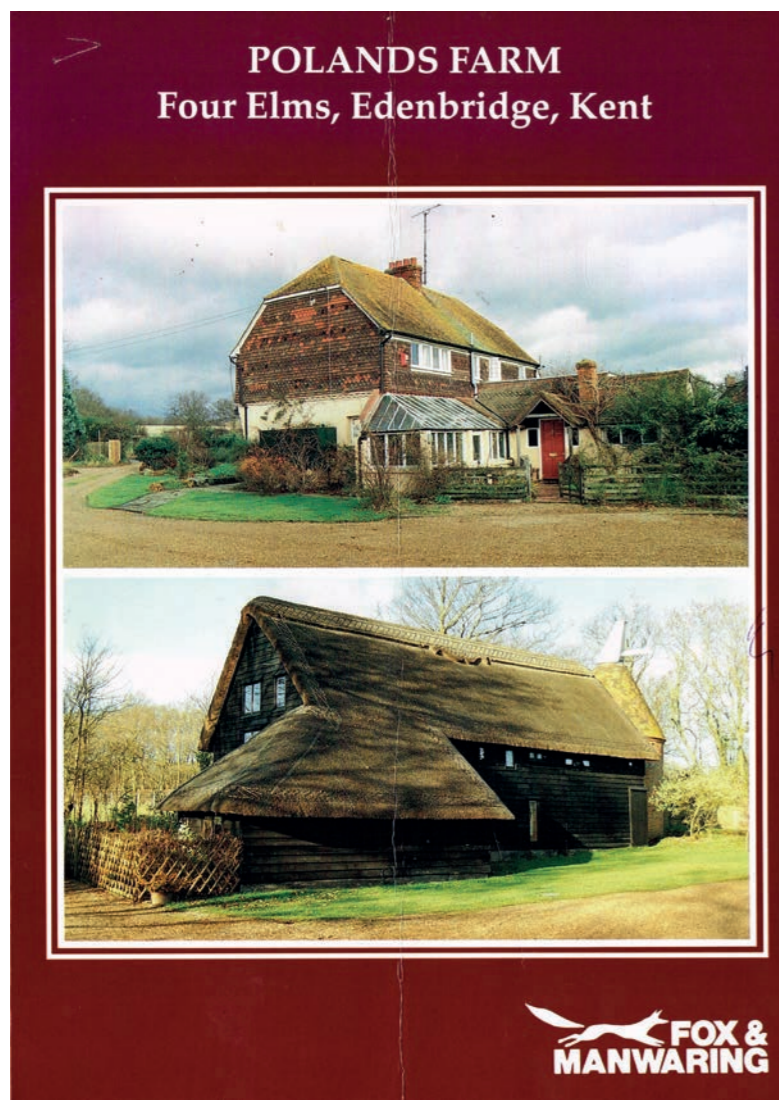


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MILLER ARCHITECTS MEDWAY HOUSE STUDIO HIGH STREET COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 01342 850500 Fax: 01342 850932	©	Location Plan	JOB No. 0834	DRG No. 10	REV No. a
		Mr and Mrs Hely Hutchinson Polands Farm, Four Elms, Edenbridge	SCALE: 1:1250 @ A4		DATE: May 2013

Introduction

Polands Farm was built in Victorian or early Edwardian era. It appears on Ordnance survey maps around 1900. Polands Farm buildings consist of an original farmhouse much extended in a haphazard fashion with assorted additions added over many years. Most of the additions are pre 1948 although the playroom is a modern addition. In 2002 Miller Architects were instructed by the current owners Mr and Mrs Hely-Hutchinson to obtain Planning Permission for an extension. SE/03/00725/FUL was granted on the 20th May 2003 however this consent was never implemented and has now lapsed. Miller Architects have been approached again to apply for Planning Permission to extend the property, based on SE/03/00725/FUL, but on a slightly different brief. The proposed extension property will now be fully wheelchair accessible and be a 50% of the existing area rather than the previous 35%.



Flood Map



Map of Flood Plane and Flood Risk as provided by the Environment Agency, April 2013.

Planning Statement

The Planning Constraints of the site are that Polands Farm is in Designated Green Belt Land and is on Flood Plane 3. Polands Farm is itself not Listed, however the neighboring oast house is listed Grade II. The site is not in a Conservation Area or in an Area of Outstanding Natural Beauty and there are no current Tree Preservation Orders on the site. It is assumed that the property has full Permitted Development Rights. The design of the building has been prepared and reviewed with reference to the following National and Local Planning documents:

National Planning Policy Framework

Sevenoaks District Council Local Development Framework.

Sevenoaks District Council Residential Extension Supplementary Planning Document.

Flood plane

We are advised by the Environment Agency that the site is in flood plane 3 designation, with an annual 1% likely hood of flood. The Environment Agency have sent the flood map for the site, this is included in this report. It should be noted that the Environment Agency were a statutory consultee for SE/03/00725/FUL. Their consultation response dated 6th May 2003 (KT/2003/014106-1/1) commented as follows: “the Agency’s records indicate that the property lies on the fringe on an area that has been subject to flooding in the past and remains at risk of flooding under extreme conditions.

The Agency raises no objection to this proposal provided that there were no ground floor sleeping accommodation proposed as part of this application”.

Accordingly there are no bedrooms proposed for the ground floor. The ground floor is on one level set well above the flood line. The proposed wheel chair accessible lift has been carefully sited so as to be beyond the flood line and specified to be a nut and screw mechanism. This mechanism means that all electric parts will be 1100mm above finished floor level at ground floor.

Use and Amenity

The use as a residential single-family dwelling is not intended to change. There are believed to be no amenity, overlooking, rights of light issues raised by the previous consented scheme or the current proposals.

Landscape

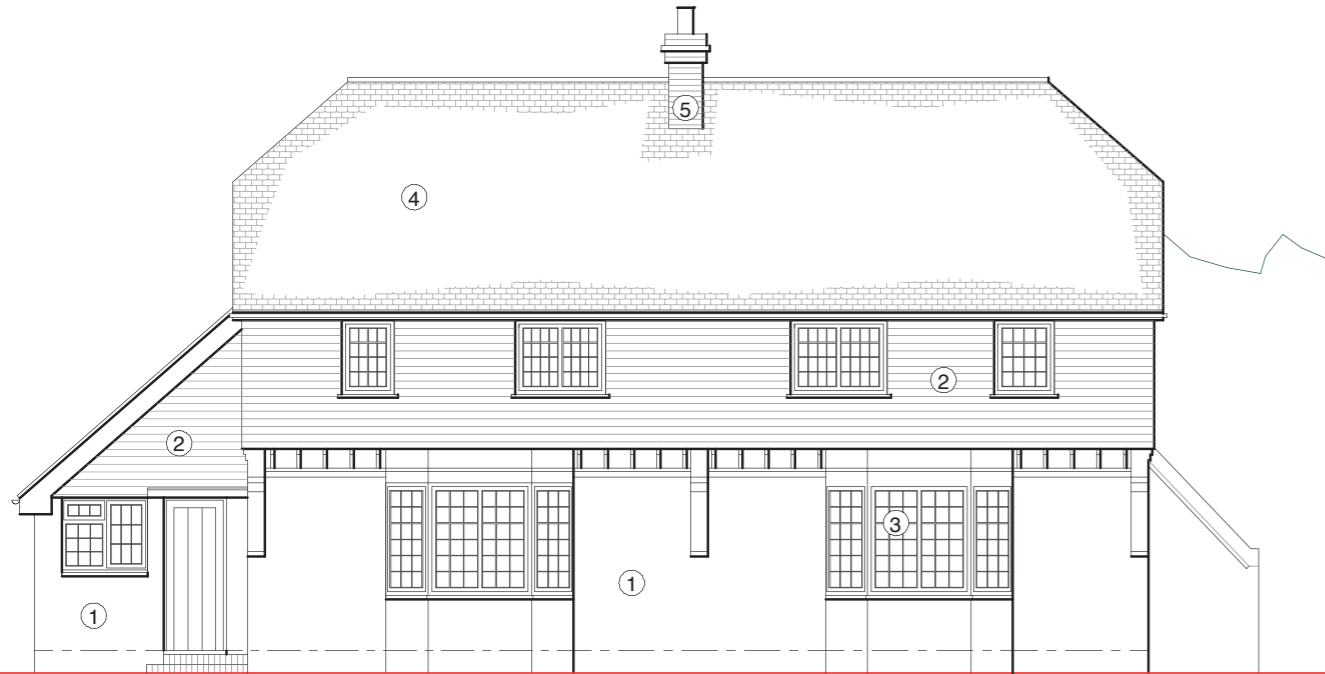
The proposal involves making a new site entry road (as previous consent SE/03/00725/FUL). The existing site entrance is on the heavily trafficked Four Elms Road (B2042) and it is proposed to reapply for the new entrance on Five Fields Lane (B2027).

The current vehicle and pedestrian access is shared with the adjacent oast house conversion and the additional separate entry would be an obvious advantage, particularly in view of the hazardous entry to and from the Four Elms Road (B2042).

There will be a landscape plan developed for submission with an application for Planning Permission in due course. The landscape design will be developed with the requirements of the Flood Plane, land drainage and bio diversity in mind.



REVISIONS FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT THIS DRAWING IS SUITABLE FOR TOWN PLANNING PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS ©	MILLER ARCHITECTS MEDWAY HOUSE STUDIO HIGH STREET, COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 01342 850500 Fax: 01342 850932	Existing Block Plan		JOB No. 0834	DRG No. 11	REV No.
		Mr and Mrs Hely Hutchinson Polands Farm, Four Elms, Edenbridge		SCALE: 1:200 @ A3	DATE: Mar 2013	



existing north elevation

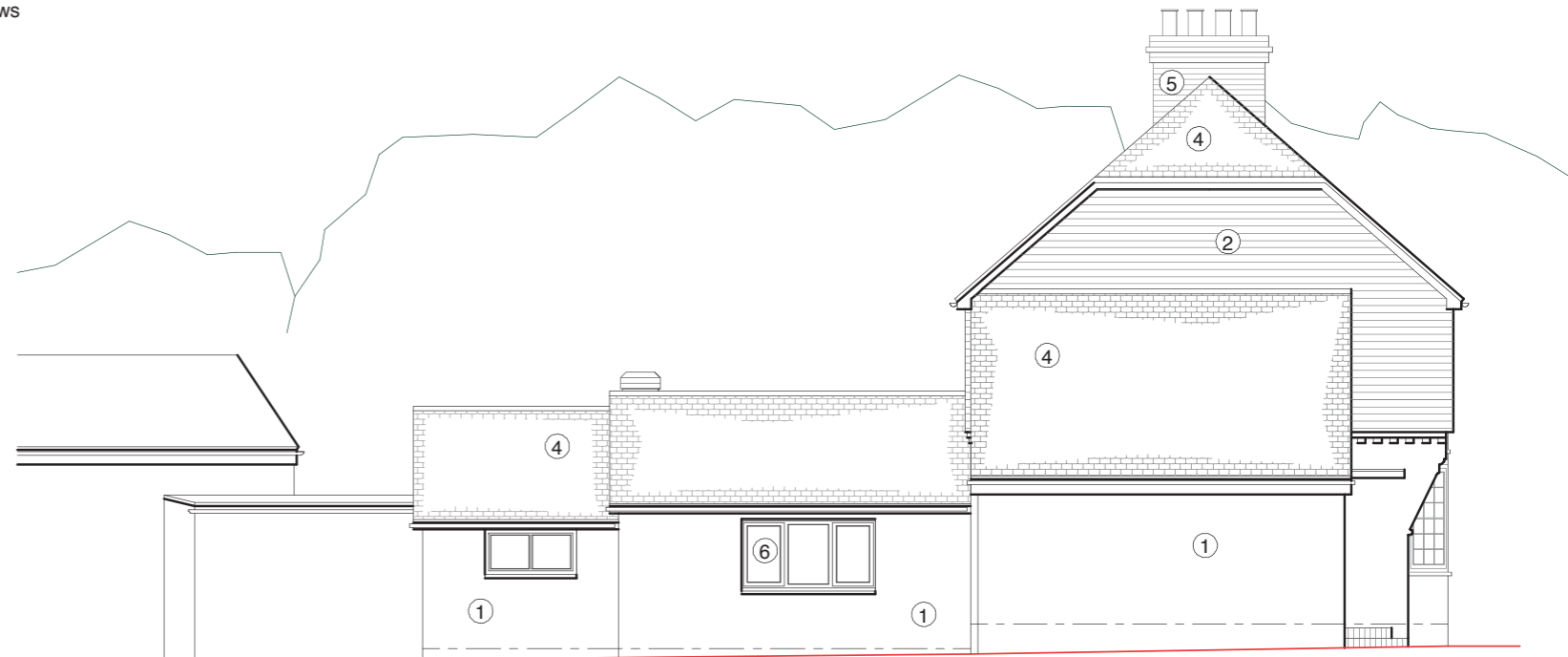


existing west elevation

- ① existing painted brickwork
- ② existing patterned tile hanging
- ③ existing leaded light windows
- ④ existing plain tiles
- ⑤ existing brickwork
- ⑥ existing windows



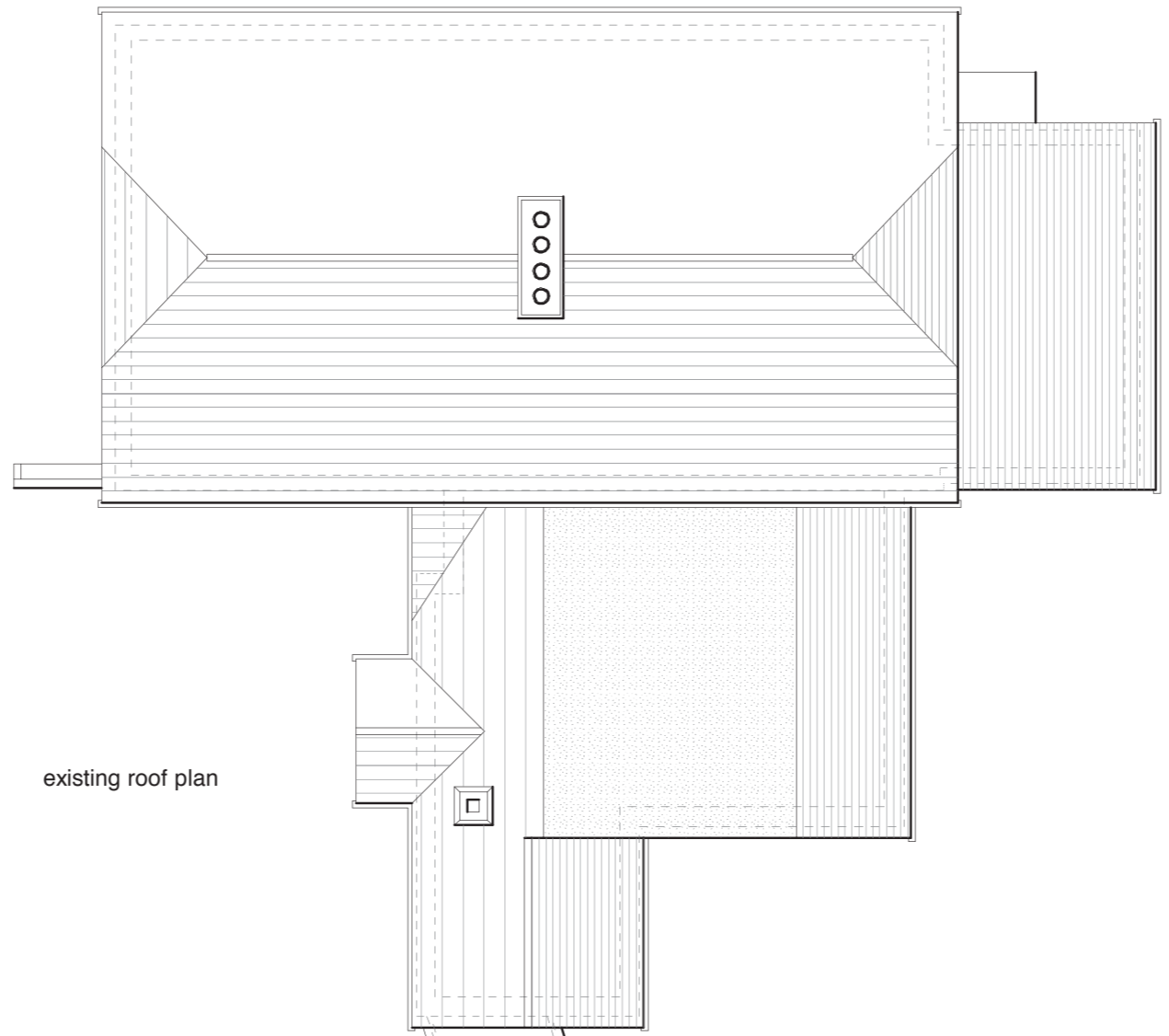
existing south elevation



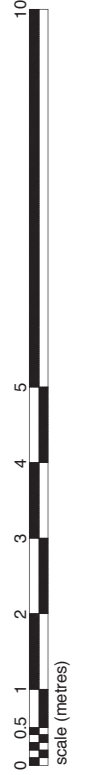
existing east elevation

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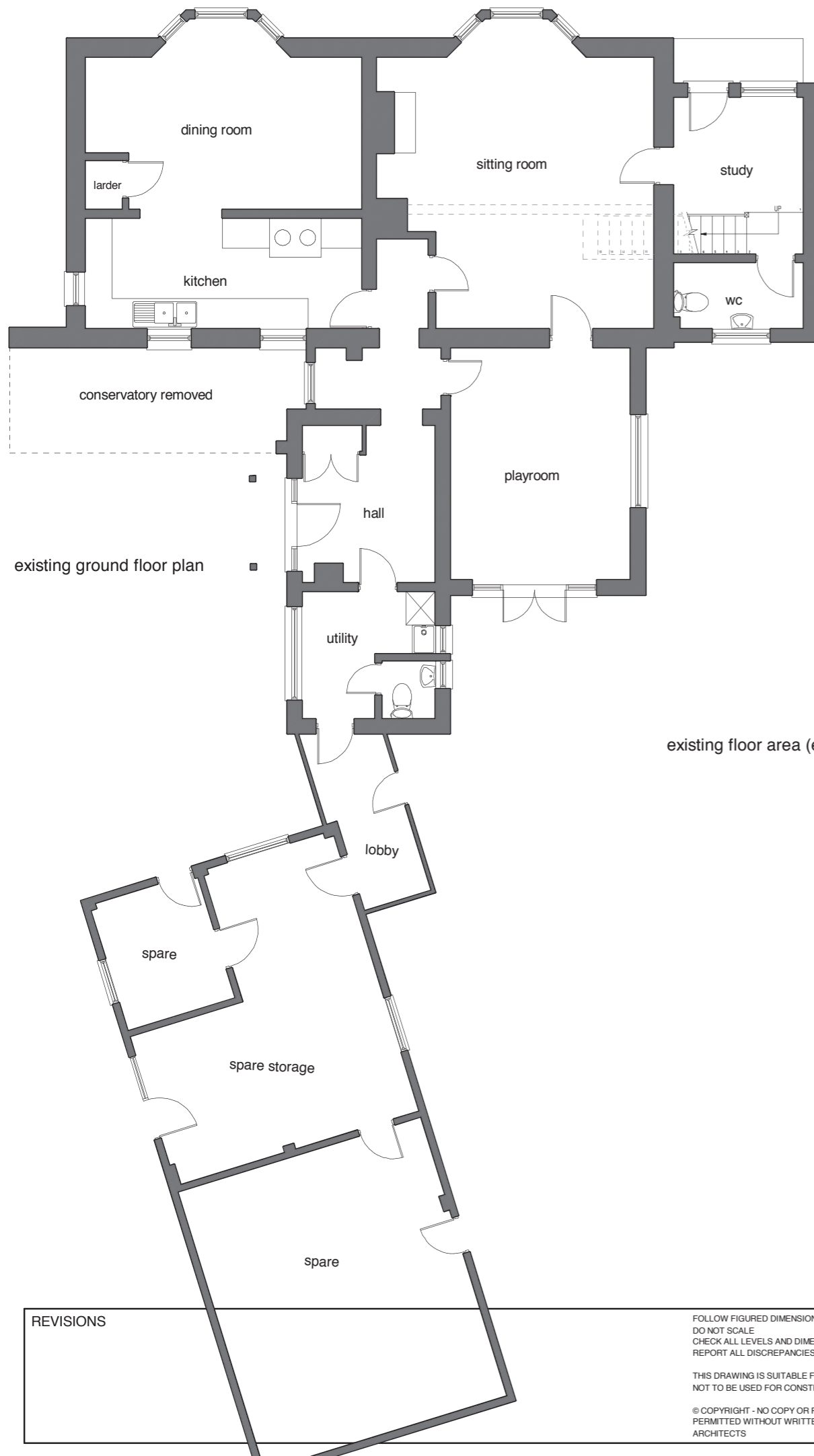
MILLER ARCHITECTS MEDWAY HOUSE STUDIO HIGH STREET COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 01342 850500 Fax: 01342 850932	© Existing Elevations	JOB No. 0834	DRG No. 03	REV No.
		Mr and Mrs Hely Hutchinson Polands Farm, Four Elms, Edenbridge		SCALE: 1:100 @ A3



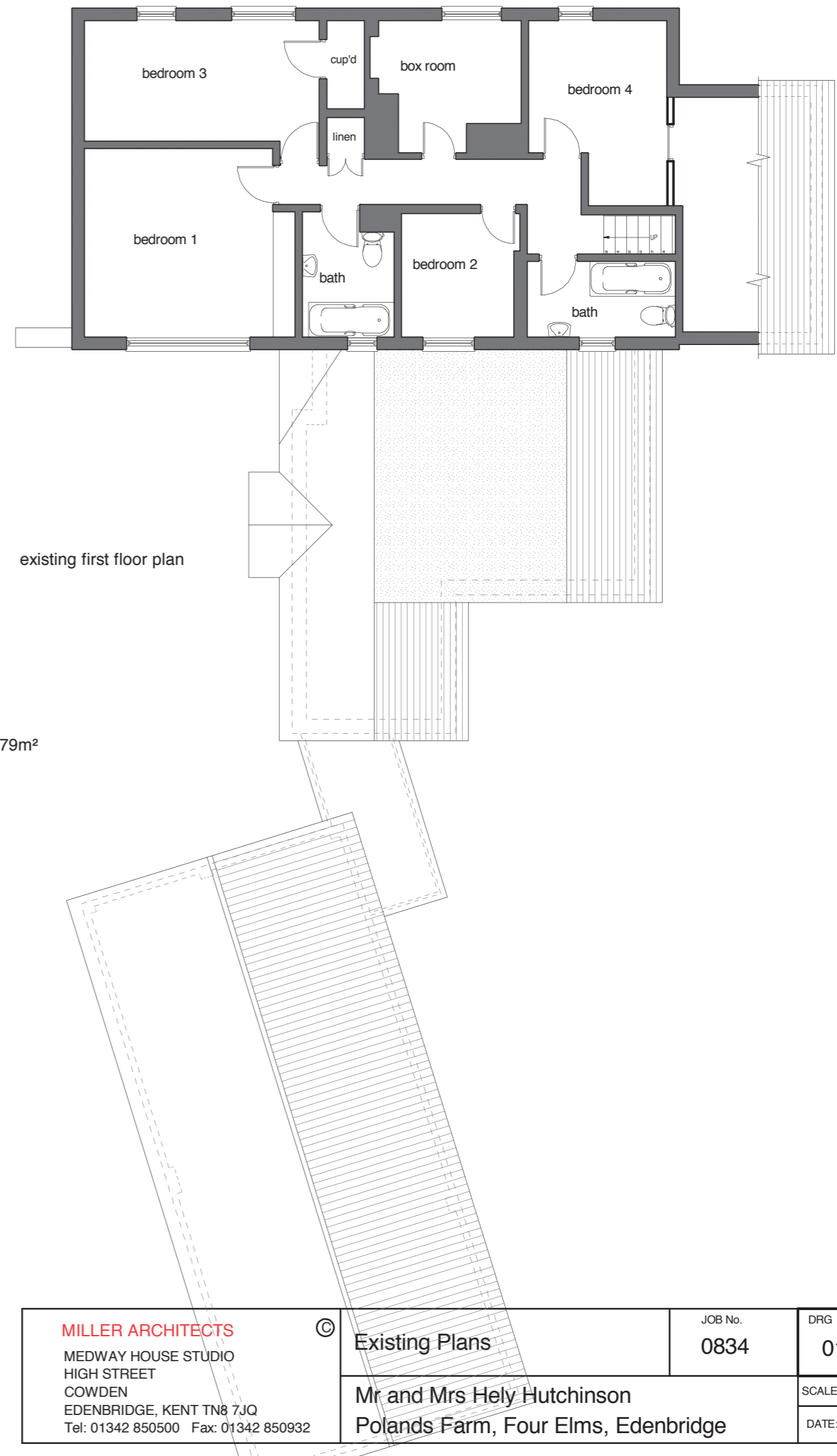
existing roof plan



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			Mr and Mrs Hely Hutchinson Polands Farm, Four Elms, Edenbridge	SCALE: 1:100 @ A3		DATE: Mar 2013

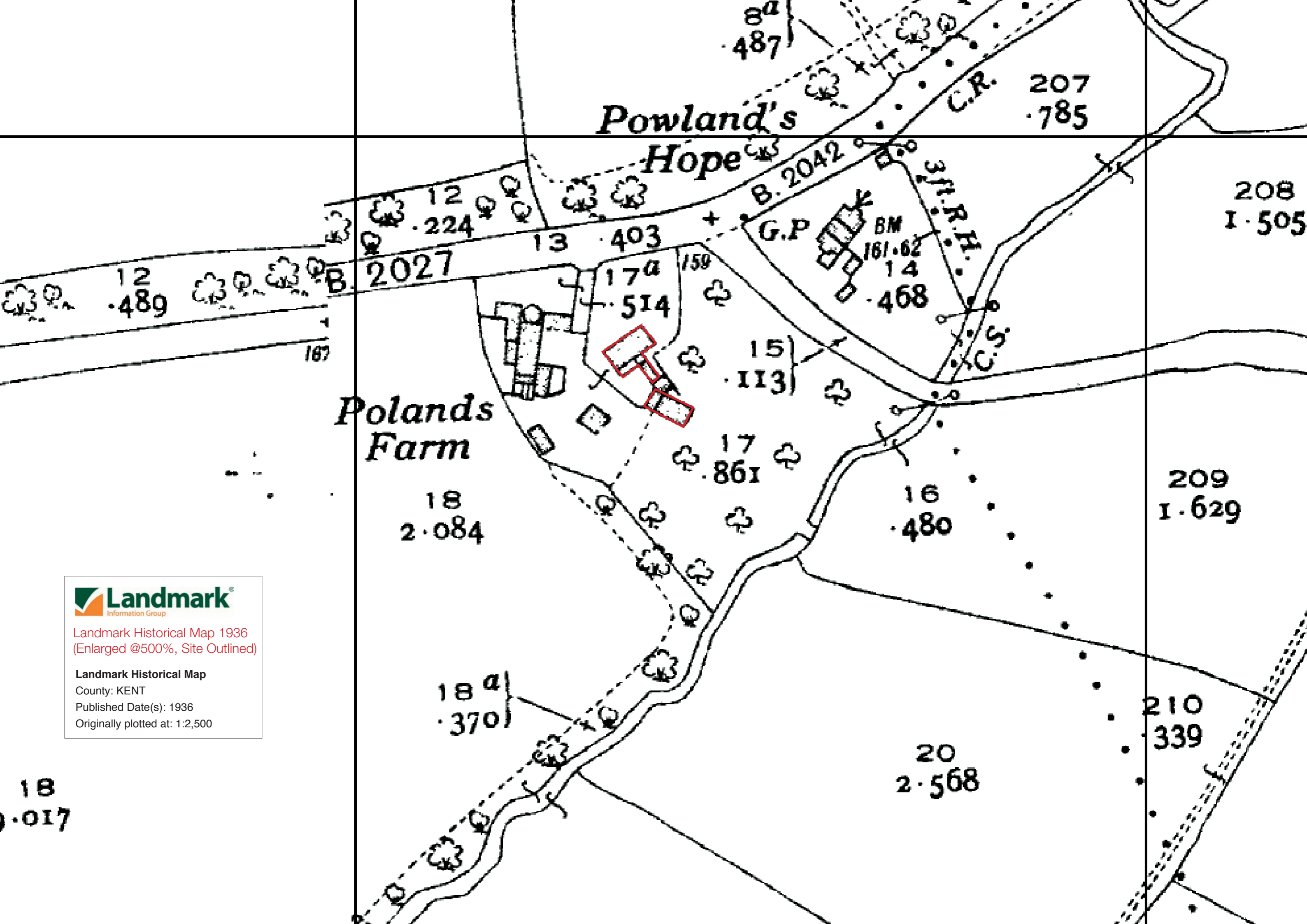


existing floor area (excluding playroom) - 286.79m²



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MILLER ARCHITECTS MEDWAY HOUSE STUDIO HIGH STREET COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 01342 850500 Fax: 01342 850932	© Existing Plans Mr and Mrs Hely Hutchinson Polands Farm, Four Elms, Edenbridge	JOB No. 0834	DRG No. 01	REV No. a
		SCALE: 1:100 @ A3		DATE: Feb 2013



Landmark Historical Map 1936
(Enlarged @500%, Site Outlined)

Landmark Historical Map
County: KENT
Published Date(s): 1936
Originally plotted at: 1:2,500

18
017

SE/03/00725/FUL Planning Permission [Lapsed]

SE/03/00725

MATERIALS
 PLAIN CLAY TILES TO ROOFS
 AND UPPER FLOOR ELEVATIONS
 WHITE PAINTED BRICKWORK TO GND. FLOOR
 WINDOWS - TEAK TIMBER WHITE PAINTED
 LARG ROOFS TO GY WINDOWS AND PORCH

**TOWN & COUNTRY PLANNING ACTS
 PERMISSION GRANTED**

SEVENOAKS DISTRICT COUNCIL
 REC'D 27 MAR 2003
 PLANNING & TRANSPORTATION DEPT.

ALAN MILLER ARCHITECTS BLACKMOOR STUDIO FOUR ELMS EDENBRIDGE KENT TN11 4PG Tel: 01732 700208 Fax: 01732 700608 Email: alan@mlarch.co.uk	CLIENT: MR AND MRS HELE HUTCHINSON PROJECT: POLANDS FARM - FOUR ELMS - EDENBRIDGE PROPOSED EXTENSIONS AND ALTERATIONS	JOB No: 202	DRG No: 17	REV No:
SCALE: 1:100		DATE: 23.3.03		

SE/03/00725

**TOWN & COUNTRY PLANNING ACTS
 PERMISSION GRANTED**

SEVENOAKS DISTRICT COUNCIL
 REC'D 27 MAR 2003
 PLANNING & TRANSPORTATION DEPT.

AREAS AS EXISTING PER 1948
 GROUND AND FIRST FLOOR MEASURED OVERALL EXTERNAL WALLS
 = 293 m² (EXCLUDES PLAYROOM - POST 1948)

ALAN MILLER ARCHITECTS BLACKMOOR STUDIO FOUR ELMS EDENBRIDGE KENT TN11 4PG Tel: 01732 700208 Fax: 01732 700608 Email: alan@mlarch.co.uk	CLIENT: MR AND MRS HELE HUTCHINSON PROJECT: PROPOSED EXTENSIONS POLANDS FARM - FOUR ELMS - EDENBRIDGE	JOB No: 202	DRG No: 15	REV No:
SCALE: 1:100		DATE: 5.03.03		

SE/03/00725

**TOWN & COUNTRY PLANNING ACTS
 PERMISSION GRANTED**

SEVENOAKS DISTRICT COUNCIL
 REC'D 27 MAR 2003
 PLANNING & TRANSPORTATION DEPT.

NEW WALLS
 EXISTING WALLS

FLOOR AREAS: EXISTING = 293 m² (PER 1948)
 EXISTING RETAINED PLUS NEW PROPOSED = 398 m²
 INCREASE IN TOTAL AREA = 105 m²
 EQUIVALENT TO 35% INCREASE

ALAN MILLER ARCHITECTS BLACKMOOR STUDIO FOUR ELMS EDENBRIDGE KENT TN11 4PG Tel: 01732 700208 Fax: 01732 700608 Email: alan@mlarch.co.uk	CLIENT: MR AND MRS HELE HUTCHINSON PROJECT: PROPOSED EXTENSIONS AND ALTERATIONS	JOB No: 202	DRG No: 14	REV No:
SCALE: 1:100		DATE: 21.3.03		

Appearance and Design

The proposed extension is very much based on the same design principles as the previously consented scheme. It is proposed to retain the main elements of the original farmhouse with some internal alterations to remove some modern additions. The consented extension was designed to fit in with the style and massing of the original with a clay tile roof and upper elevations with white painted brickwork to the ground floor. Windows and doors on the original building where extended would be installed with leaded lights to match the originals. The current scheme also introduces a more contemporary feel to the south garden elevation with a largely glazed single story extension and more modern long windows.

The proposed scheme respects the architecture of the original building but with updated contemporary touches. The materials and architectural detailing have been carefully matched in the proposed design to allow the extension to blend in with the original building. The individual architectural elements of the proposed extension are taken from the existing elevations of the house to keep the relationship with the scale, proportion, and architecture of the existing building.

Consented scheme SE/03/00725/FUL

Through negotiation with Sevenoaks Planners in 2002 it was agreed that the as existing layout of Polands Farm was as pre-1948, with the exception of the playroom. The increase in area for the consented scheme was 35% giving an overall consented size of 398 square meters.

Current Proposal

The proposed increase in domestic floor space for the new proposals would be 420 square meters a 50% increase over the existing area.

Access

One of the primary generators of this new scheme is to make the building accessible for wheel chair users. One of the building owners is a wheel chair user and the building needs to be upgraded to meet his needs. There would be level access at ground floor and despite the sloping site a level ground floor. Access to the bedrooms would be via a lift. The doors and corridors have been widened, window cills dropped in parts, and other numerous wheel chair accessible features introduced through out the scheme.

The proposals have been developed in line with the Royal Institute for British Architects: Guide for Assisted Living, Building Research Establishment: Wheel chair Housing design Guide and Building Regulations Part M.

Pre-Application Advice - PA/13/00541

Robin O'Neill	Tel No:	01732 227000, Option 3
Miller Architects & Associates Ltd	Ask for:	Ben Phillips
Medway House Studio	Email:	planning.preapplication.advice@sevenoaks.gov.uk
High Street	My Ref:	PA/13/00541
Cowden	Your Ref:	
TN8 7JQ	Date:	14th June 2013

Dear Robin O'Neill

Pre-Application Advice Enquiry

Site:	Polands Farm Four Elms Road Edenbridge KENT TN8 6LT
Development:	Proposed extension and renovation

I refer to the information you submitted on the 13th May 2013 in relation to the above development. I have considered your proposal and I have the following comments:

The application property is located within the Green Belt, and therefore strict policies of constraint apply.

Policy H14A of the Local Plan states that proposals to extend an existing dwelling in the Green Belt must comply with Policy EN1 and with the following criteria:

- The "gross floor area" of the existing dwelling plus the "gross floor area" of the extension does not exceed the "gross floor area" of the "original" dwelling by more than 50%;
- The proposed extension would not facilitate the creation of a separate residential unit;
- The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;

At first glance, the proposal does seem excessive in scale, mainly due to the two storey gable being added to the rear. However when compared to the previously approved scheme (03/00725/FUL), which was very similar, the small additional width of this two storey element is not sufficient to warrant concern in terms of massing.

The remainder of the additional floor space (an increase as you say, from approximately 35% to 50%) is single storey in nature. The additional impact of this part of the extensions upon the openness of the Green Belt is considered to be limited. Should the 50% calculation prove to be correct, (and this will be checked in detail should a full application be submitted) then, on balance, we would accept that the proposal complies with the relevant policy in this respect and would be supported.

In terms of the design of the extensions, the more modern elements (largely to the ground floor extensions but including the first floor rear elevation fenestration) is considered to be complimentary to the existing character of the property and will not

appear incongruous. As the property is located next to a Grade II listed building (Polands Oast House), the development should also not have a detrimental impact upon the setting of this property.

Finally in terms of the impact of the development upon neighbouring properties, given its location, the siting of the extension and the separation distances to the adjacent neighbours, it is not considered that the development will have any unacceptable impact in this regard.

The new access off Five Field Lane, as with the previous approved scheme, would be considered with the benefit of comments from KCC Highways, who will be consulted should a full application be submitted.

Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning application.

Any views or opinions expressed are given without prejudice to the consideration of any planning application, which will be subject to public consultation and statutory / non-statutory consultations, and the formal decision of the Council.

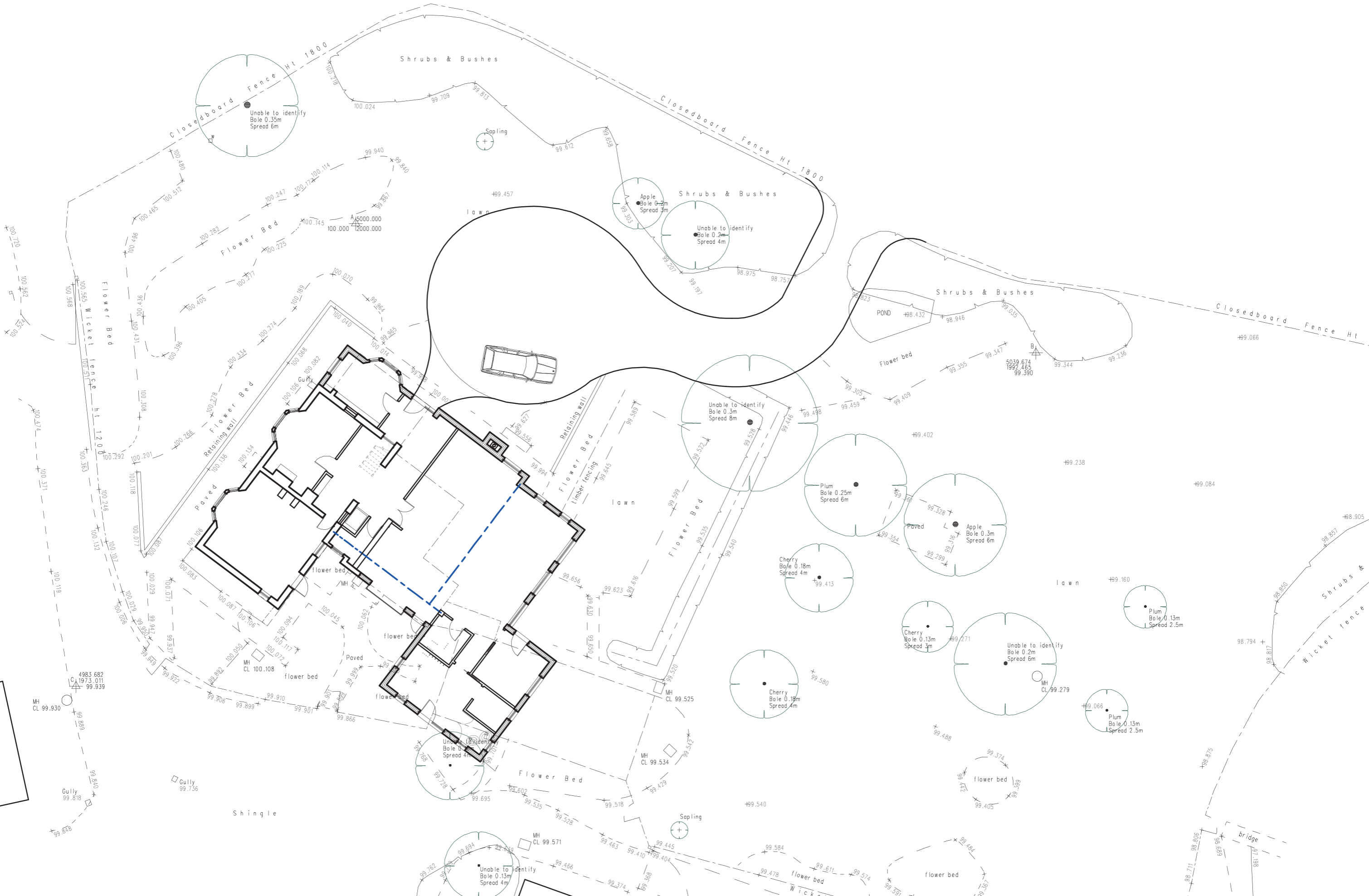
I would recommend that you research all relevant policies and guidance and consider how they apply to your proposal, before submitting any planning application.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the pre-application advice will be taken into account in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

In addition, it should be noted that if the planning application is delayed for a significant period then any pre-application advice may be overtaken by changes in national, regional or local policy and guidance.

Yours sincerely,

Ben Phillips
Case Officer



REVISIONS

No.	Description

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MILLER ARCHITECTS
MEDWAY HOUSE STUDIO
HIGH STREET
COWDEN
EDENBRIDGE, KENT TN8 7JQ
Tel: 01342 850500 Fax: 01342 850932

Proposed Block Plan
Mr and Mrs Hely Hutchinson
Polands Farm, Four Elms, Edenbridge

JOB No. 0834	DRG No. 12	REV No.
SCALE: 1:200 @ A3		DATE: Mar 2013

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