



Planning Application
for
A Proposed Residential Annex
to
Huntstreet Farm Cottage
Huntstreet, Crundale, Canterbury CT4 7EL

for
Mr & Mrs White

15th January 2025

Design Statement & Heritage & Landscape Impact Assessment

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1. Introduction

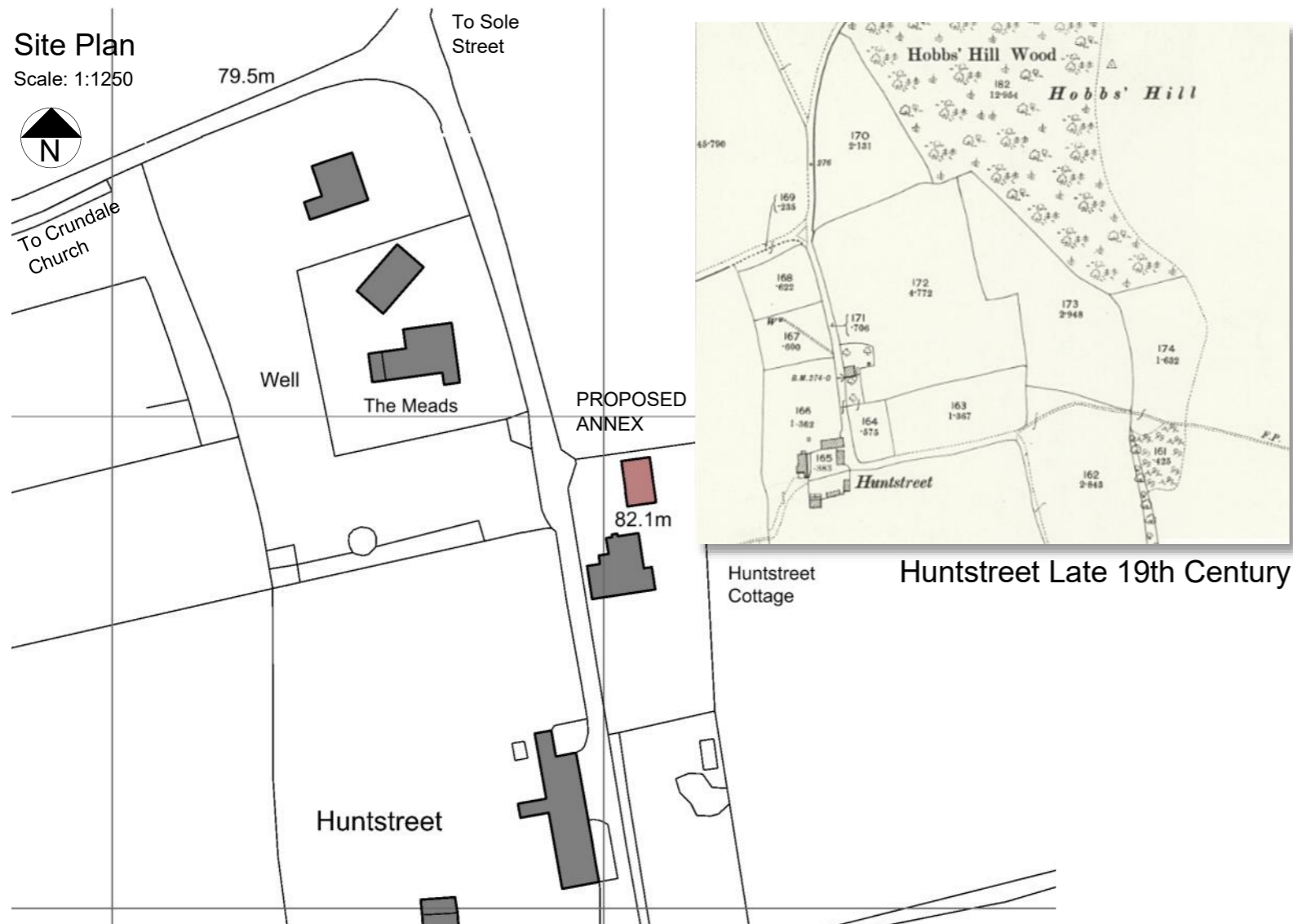
This document accompanies an application for Planning Consent for an Annex to Huntstreet Cottage, Huntstreet, Crundale CT4 7EL for Mr & Mrs White.

2. Description

The proposal is to demolish an existing garage in poor condition and erect a two bay oak framed garage with an attached store with ancillary accommodation to the main house at first floor comprising a bedroom and shower room.

3. Planning History

The original cottage, possibly dating from the 18th or early 19th Century was first extended to the side in the late 19th Century or early 20th Century and then extended at the rear later in the 20th Century. In 2018 an application for a residential dwelling for an agricultural worker 00996/AS was withdrawn. Also in 2023 & 2024 applications for a two storey residential annex were submitted (PA/2023/1474 & PA/2024/0415) and withdrawn. The property is within an Area of Outstanding Natural Beauty.



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F VIEW FROM LANE



G VIEW FROM GARDEN



A VIEW FROM BRIDLE WAY



B HUNTSTREET COTTAGE FROM SOUTH

4. Site & Surroundings

The plot in which Huntstreet Cottage sits is to the east of the lane serving Huntstreet Farm which leads off Church Lane, Crundale and is part of a group of three dwellings of which the original farmhouse, listed Grade 2* is one. All 3 dwellings, Huntstreet Farm, Huntstreet Cottage and The Meadows are owned by the White family who have farmed Huntstreet for many years. The lane running to the original farmhouse is adopted but is a no through road, terminating in the modern farmyard at its southern end. The 19th Century ordnance survey shows that Huntstreet Cottage and the main farmhouse were the only dwellings at that time.

Huntstreet is at the base of a small valley running north south with the ground rising more steeply towards the east. The only vantage point of the farm is by a Public Bridleway 0069/AE78/1, listed on the Kent County Council website as following the lane to Huntstreet and then climbing up the hill towards the east.

Surrounding Huntstreet Cottage to the north, east & south is agricultural land associated with the farm with the land on the other side of the lane also part of the agricultural holding.



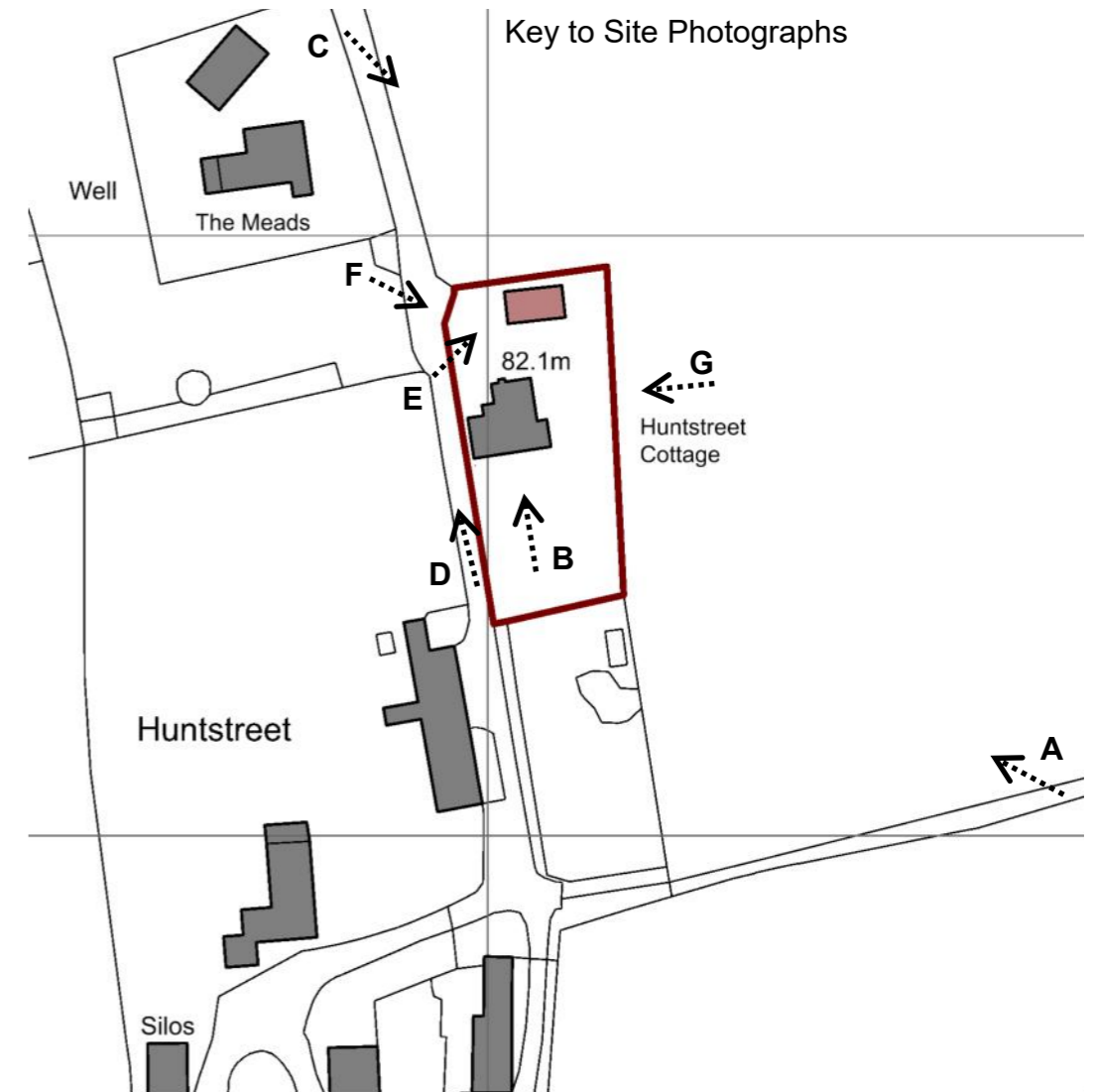
C APPROACH TO HUNTSTREET COTTAGE FROM LANE



D FRONT OF COTTAGE FROM LANE



E PANORAMA OF FORECOURT



5. Design Principles

The previous, withdrawn applications proposed substantial Annex accommodation either over 2 storey's or on the ground floor with storage over. These applications were considered too large, with too many self contained facilities to be considered subsidiary to the main house and were in effect self contained dwellings.

The Applicants new brief is to demolish the existing derelict garage and replace it with an oak framed two bay garage with an attached store, with at first floor a bedroom and shower room accessed from an external timber stair. The size of the accommodation and lack of self contained facilities means that this one bedroom is ancillary to the main house and would be for guests.

The external design is of a traditional Kentish building with a brickwork plinth to the ground floor and feather edged & lapped weather boarding, coursing at 125mm above. The roof, pitched at 45° will be of plain clay tiles under a half round clay ridge tile. The weather boarding will be painted black, and all joinery will be timber, painted.

The proposed new outbuilding will sit wholly within the existing Huntstreet Cottage plot, 1,650mm from the boundary with the adjacent field and orientated with the garage bays facing the road. The external access stair will be on the south end nearest the main house. The site rises from west to east and around the new garage will be a sleeper retaining wall with a gravelled separation to the garage. On all the rainwater downpipes will be slimline 100 litre water storage butts.

6. Heritage & Landscape Impact Assessment

Although the Cottage formed part of the farm complex, centred on the Listed main farmhouse in late 19th Century it is neither in the curtilage of, or setting of the listed building.

The setting of the Cottage within the landscape is following the lane along the valley floor with the garden rising steeply up the valley side from the dwelling. The proposed ground floor of the Garage is not set higher than the Cottage with a low ground floor ceiling height. The ridge height and mass of the proposal is considerably less than the previous proposals. The proposed materials and roof form sits within the Huntstreet Farm complex and the grounds of the Cottage as a traditional building found in the Kent landscape in this area.

7. Amount

The plot of land in which Huntstreet Cottage sits amounts to 0.1 Hectares.

The footprint of the existing garage is 29.9 M²

The footprint of the existing Cottage is 122.4 M²

The footprint of the proposed Garage is 55 M².

The proposed gross internal area of the Annex at Ground Floor: 47 M²

The proposed gross internal area of the Ancillary Accommodation at First Floor: 23 M²

8. Summary

The provision of the new Garage, replacing a derelict and unattractive structure will provide appropriate garaging for the main house. The extra bedroom will provide ancillary accommodation for the White family while still requiring the facilities of the main house and is considerably smaller than the previous proposals with the comments of the Planning Officer taken into account.



PROPOSED WEST ELEVATION