



# Design and Access Statement

Residential Dwelling  
Hazeldene Farm Bungalow, Egerton House Road, Egerton, Ashford, TN27 9BN

April 2025





RDA Consulting Architects (Kent) Ltd.  
**Chartered Architects** Evegate Park Barn, Evegate, Smeeth, Ashford, Kent TN25 6SX Company No. 09363947  
Tel: **01303 814455** Email: **projects@rdaarchitects.co.uk** **www.rdaarchitects.co.uk**

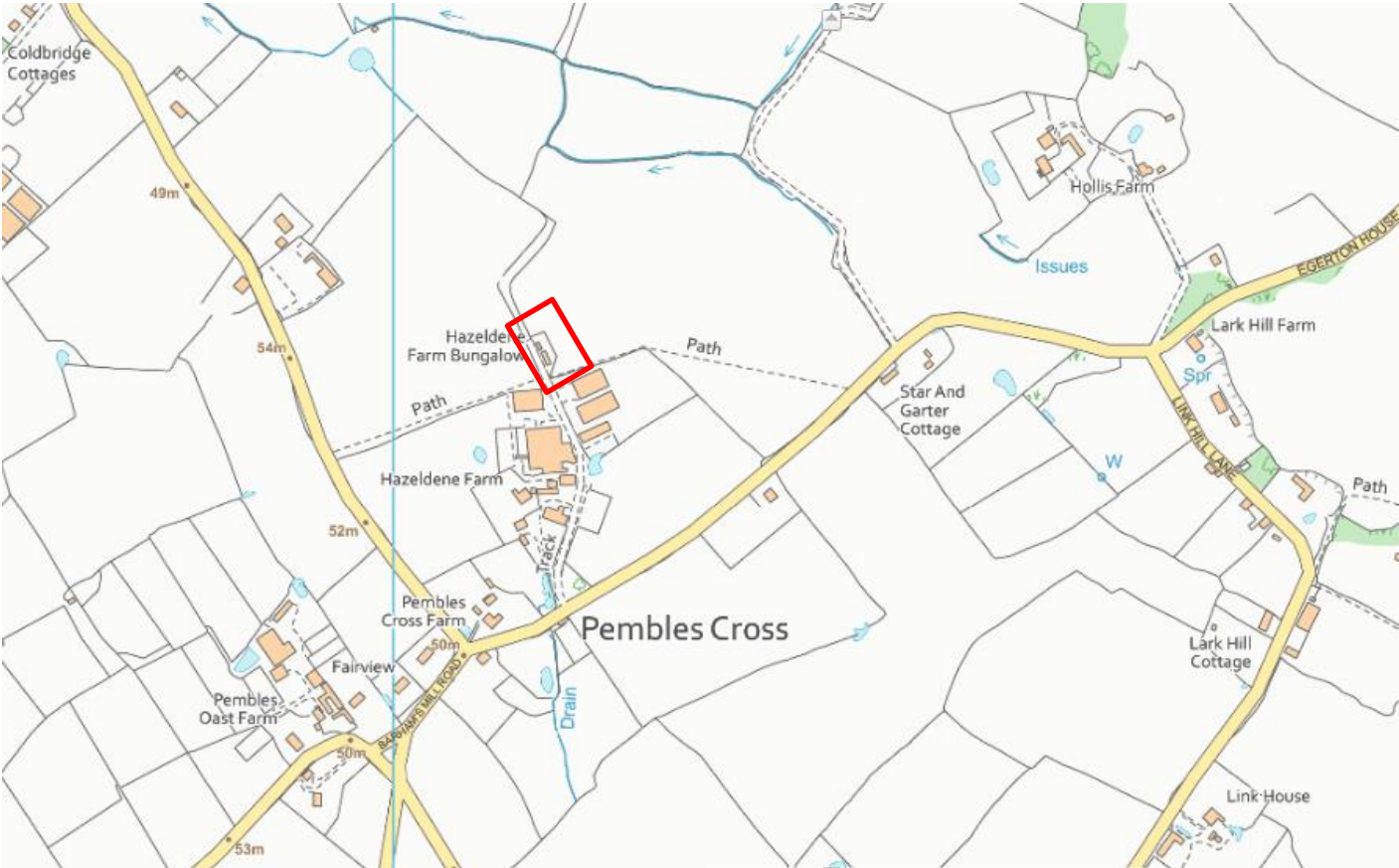
Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale

# 1.1

## Introduction

This application is for a replacement residential dwelling located at Hazeldene Farm Bungalow Egerton House Road Egerton Ashford



Location Plan

# 1.2

Proposed Residential Design

## Use and History

### The Application Site

Hazeldene Farm is situated within the parish of Egerton, a village and civil parish located in the Ashford District of Kent, England. Egerton itself resides on the Greensand Ridge, approximately 9 miles (14.4 km) north of Ashford, extending southward for three miles into the lower-lying plain bordering the West Stour. This geographical positioning contributes to the area's diverse agricultural landscape and distinctive character.



Layout circa 1870



Layout circa 1907-29



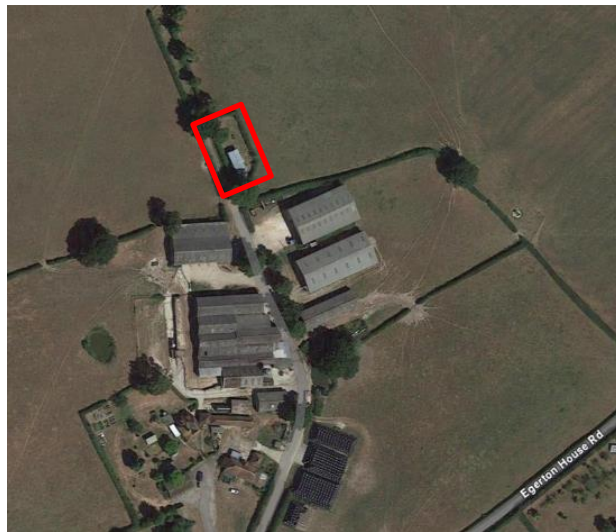
Layout circa 1929-52



View in 1944



View 1990



View Current



View of existing



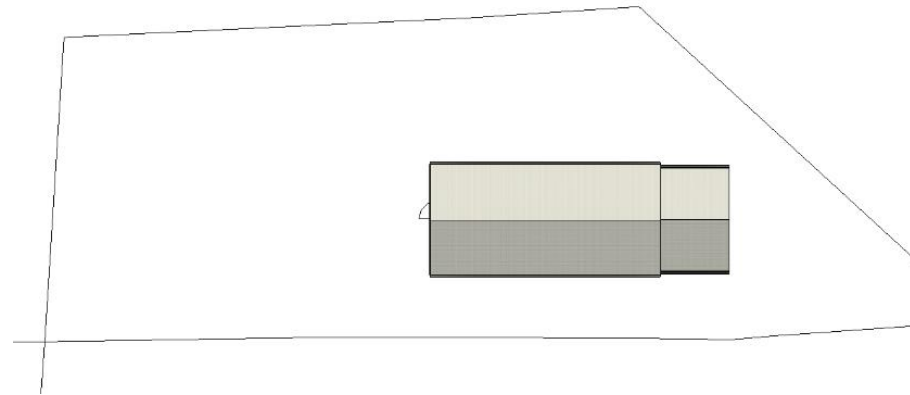
View of proposed site

The dwelling is a single storey bungalow which has been used as a separate dwelling to the Farm.

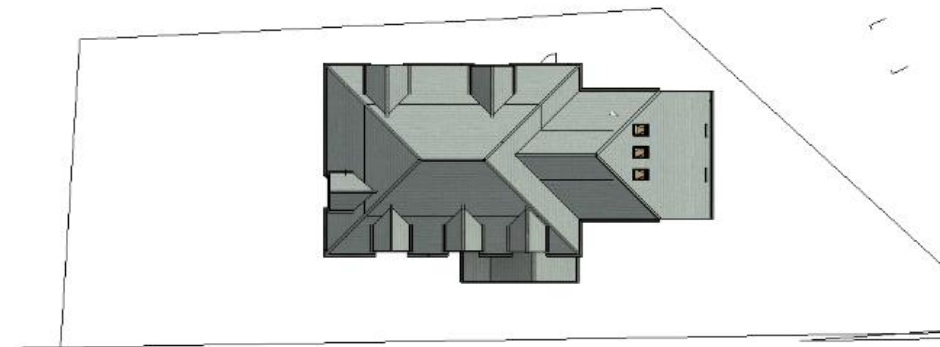
The building was originally built in the Second world war.

The dwelling is a timber framed weatherboarded building with a corrugated roof.

Due to the age and condition of the building it is proposed to replace it with a more modern and sustainable dwelling.



Existing Layout



Proposed Layout

# 1.3

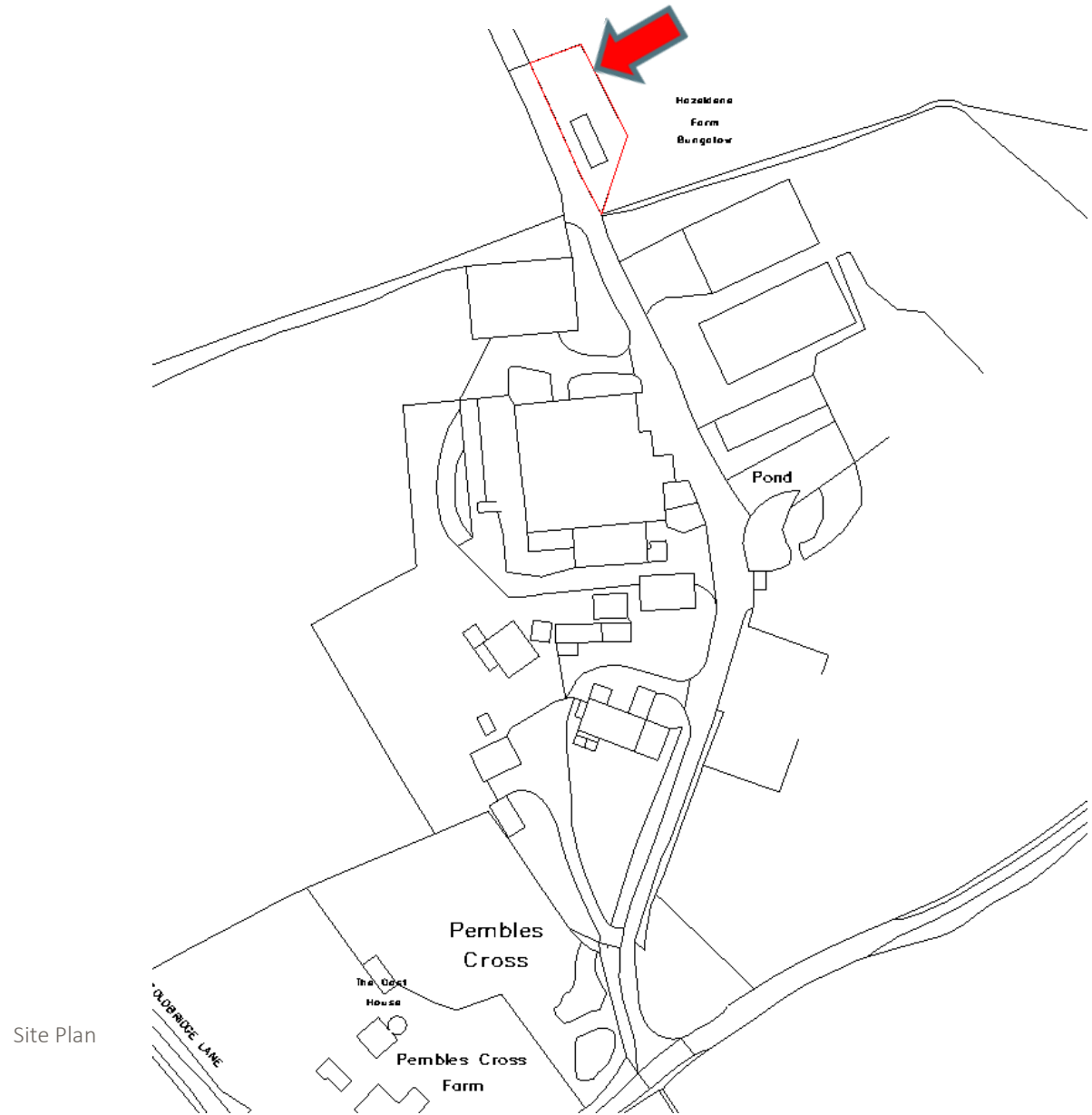
## Design Assessment

# Design

The building is a 1.5 storey building with brick to ground floor and weatherboarding to the first.

The layout is organised around a central circulation space with a large utility room as the applicants work on the farm.

The dwelling will look like a traditional county cottage with dormer windows



# 1.4

## Design Assessment

# Scale

The scheme is for a 190 m<sup>2</sup> 1.5 storey house which is over the minimum requirement according to the national housing technical standards

The site has ample amenity space around the dwelling and a 12m x 13.4m garden.

With plenty of amenity space and parking around the property



Indicative model

# 1.5

Design Assessment

## Appearance

The dwelling has been designed to match other houses in the surrounding area

Traditional materials for the area have been used being brick, with tile hanging and roof tiles

The site is not looked over by any neighbours and so there are no overlooking issues



# 1.6

## Design Assessment

# Access

Access to the site is via an exiting access of off Edgerton house road.

As Per Council guidance each dwelling has been provided with parking provision for 2no cars to the side of the property.

All new dwellings will meet Approved Document M of the Building Regulations.

The new dwelling will be provided with minimum 900mm wide level or gently sloping access routes of suitable surface material for wheelchair users, a principal private entrance with a clear opening width of 775mm and accessible thresholds to all external doors.



Proposed replacement dwelling



Existing access to the farm and bungalow

# 1.7

Design Assessment

## Other Issues

### Landscaping

The site will be landscaped using indigenous planting and vegetation.

### Contamination

According to maps the site has only been used as a residential bungalow and so no contamination is therefore expected