

Design and Access Statement

Introduction

The site is located on the North-Western edge of Stone in Oxney village, accessible via Lower Road.

It is approximately 1.2 miles from Stone in Oxney village, 1.3 miles from Ebony village, and 2.3 miles from Appledore village.

Additionally, the site is about 3.4 miles from Appledore railway station, which offers connections to Eastbourne and Ashford International, including High-Speed train services to London St Pancras.

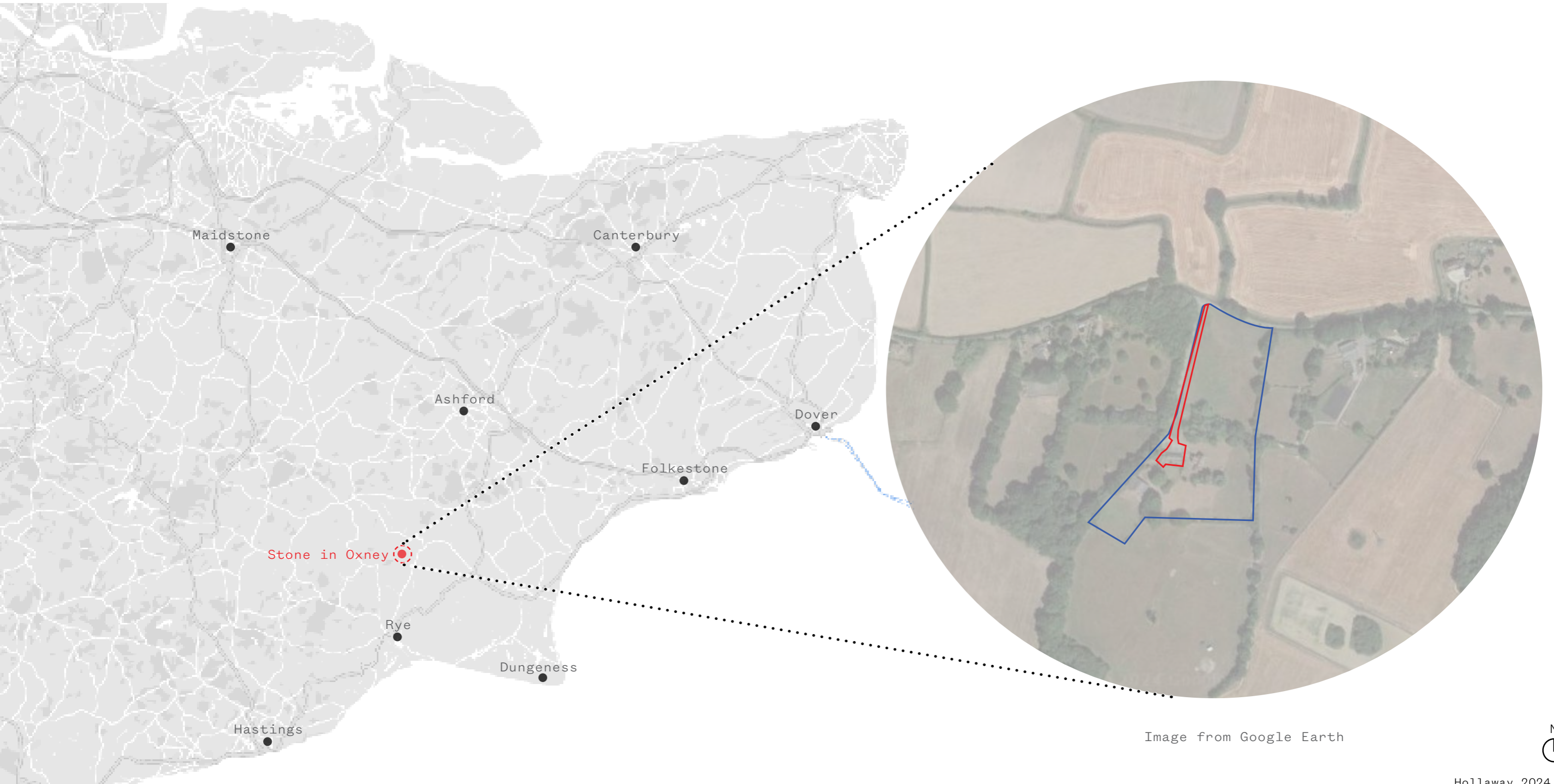


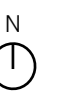
Image from Google Earth



Site Wider context

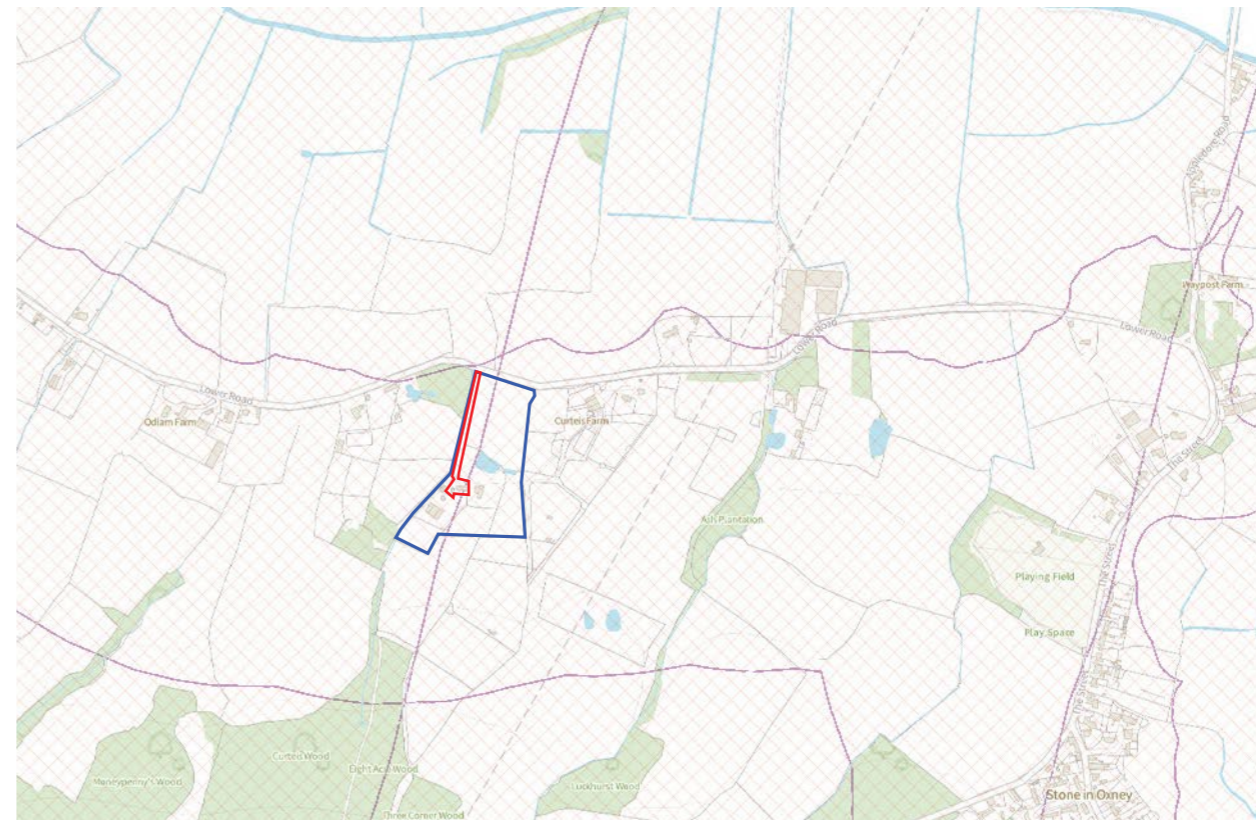


- Lower Road
- The St
- Church Hill
- Appledore Rd
- Catt's Hill
- Application site boundary
- Ownership boundary

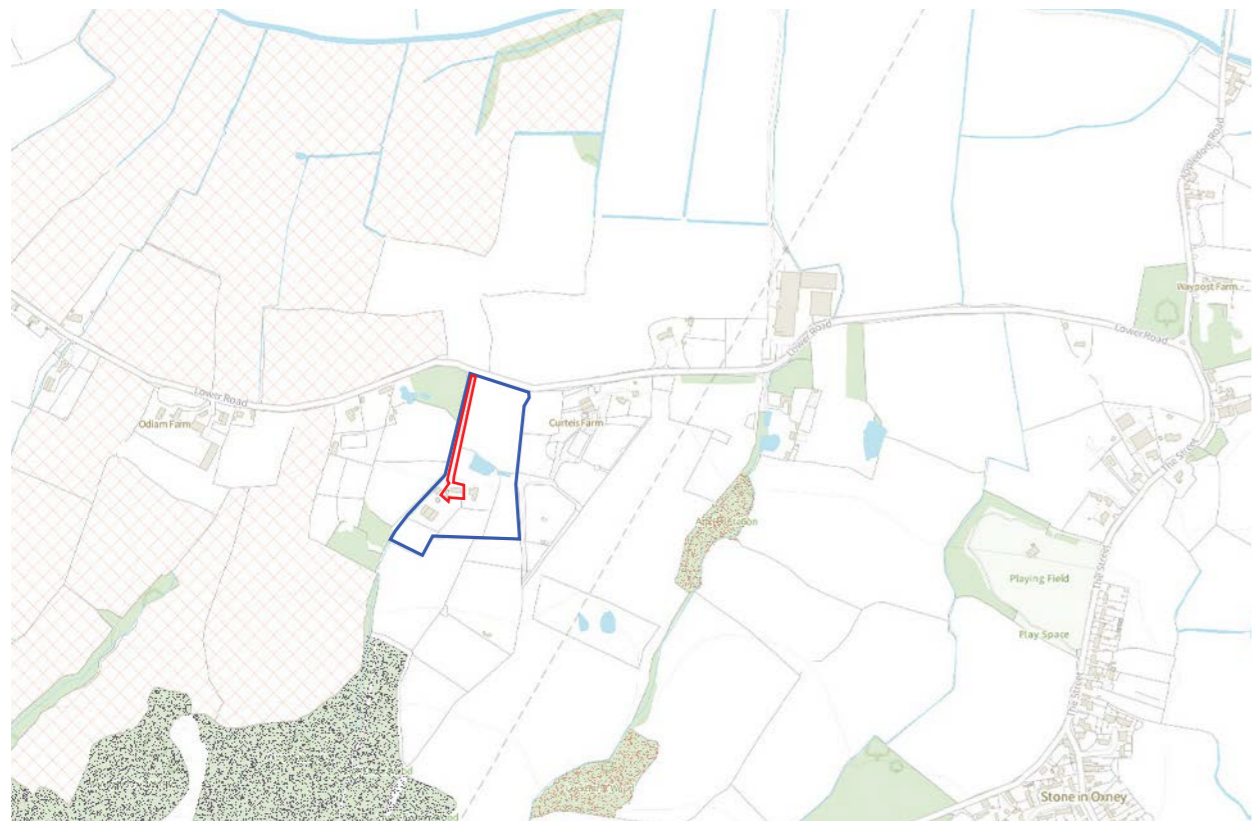


Site Statutory constraints

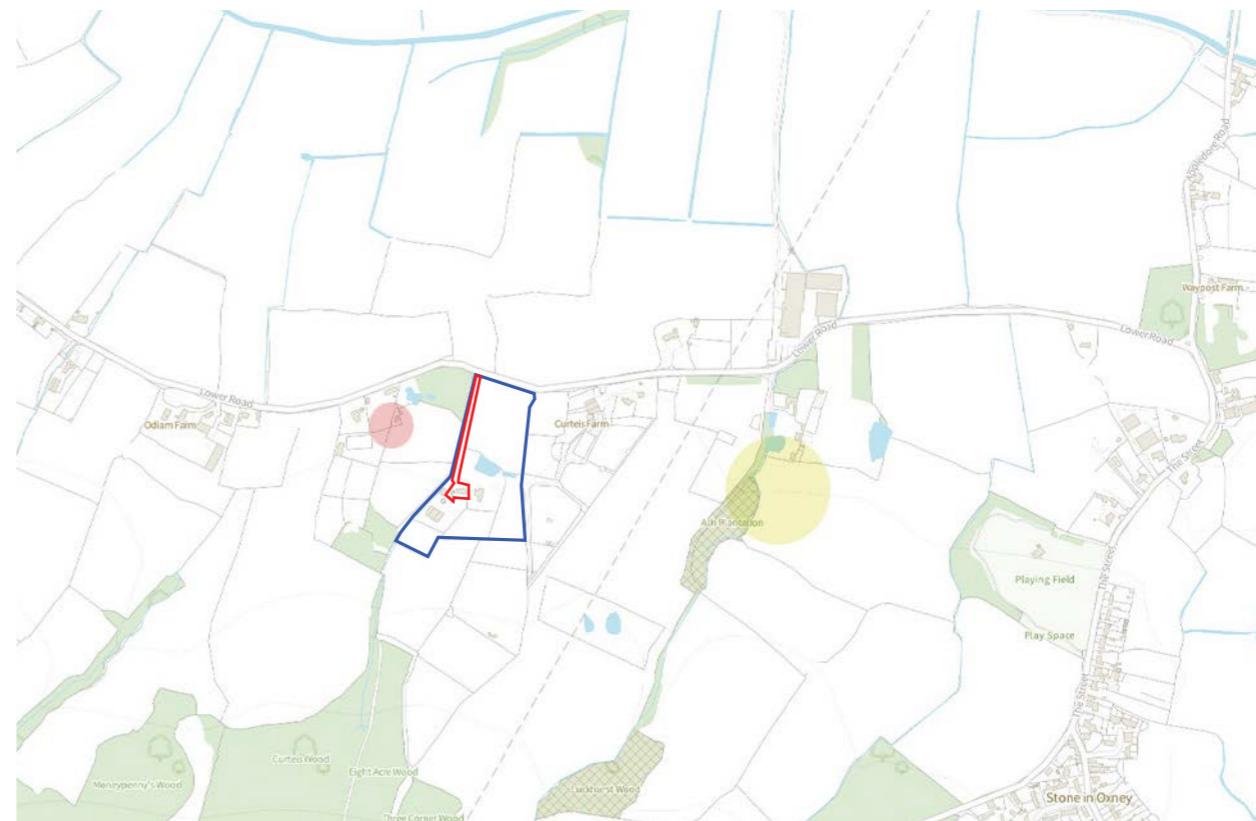
The application site sits within the National Landscapes and SSSI Impact Risk Zone



National Landscape SSSI Impact Risk Zones



Countryside Stewardship English Woodland Grant Scheme Woodland Trust sites



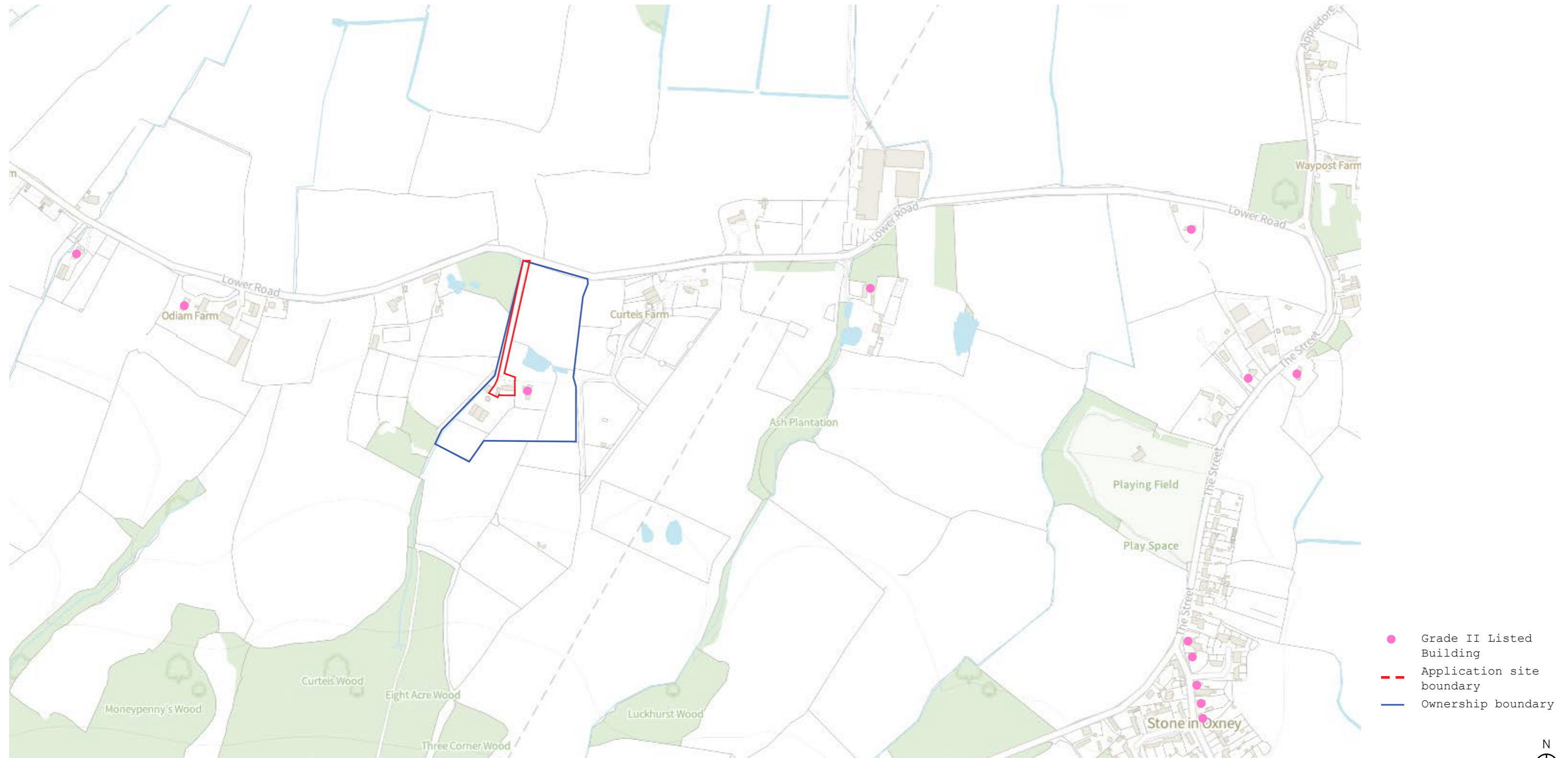
Woodland Grant Scheme 01 Woodland Grant Scheme 02 Woodland Grant Scheme 03

Application site boundary Ownership boundary



Site Listed buildings

The application site sits within the curtilage of a Grade II Listed house known as Stone Farmhouse.



Stone Farmhouse

Building Name: Stone Farmhouse
Parish: Stone Cum Ebony
District: Ashford
County: Kent
Postcode: TN30 7JH

Lbs Number: 180443
Grade: II
Date Listed: 09/08/1979
Date Of Last Amendment: 09/08/1979
NGR: TQ9303928194

Listing Text:

STONE-CUM-EBONY LOWER ROAD

1.

5272

Stone Farmhouse

TQ 92 NW 13/412

II

2.

Early C19. Two storeys and attic in gable end. Red brick. Tiled roof with modillion eaves cornice. Three modern windows. Doorcase with flat hood on brackets.

Listing NGR: TQ9303928194

Stone Farmhouse



View to front facade circa 1929

Stone Farmhouse

Existing storage building



View from the pond circa 1929

Site Historical maps



1872 - Sussex Sheet XXXII

1872 to 1897

Surrounding changes:

- The demolition of barns and removal of farm land to the Western side of the site.
- Addition of a building structure to the Western side of the site.
- Removal of boundary trees of Luckhurst land

Site changes:

- The reduction of barn to adjacent to the front pond
- Demolition of barn structure on the Western boundary
- Linked expansion of barn building to the middle
- Expansion of orchard land

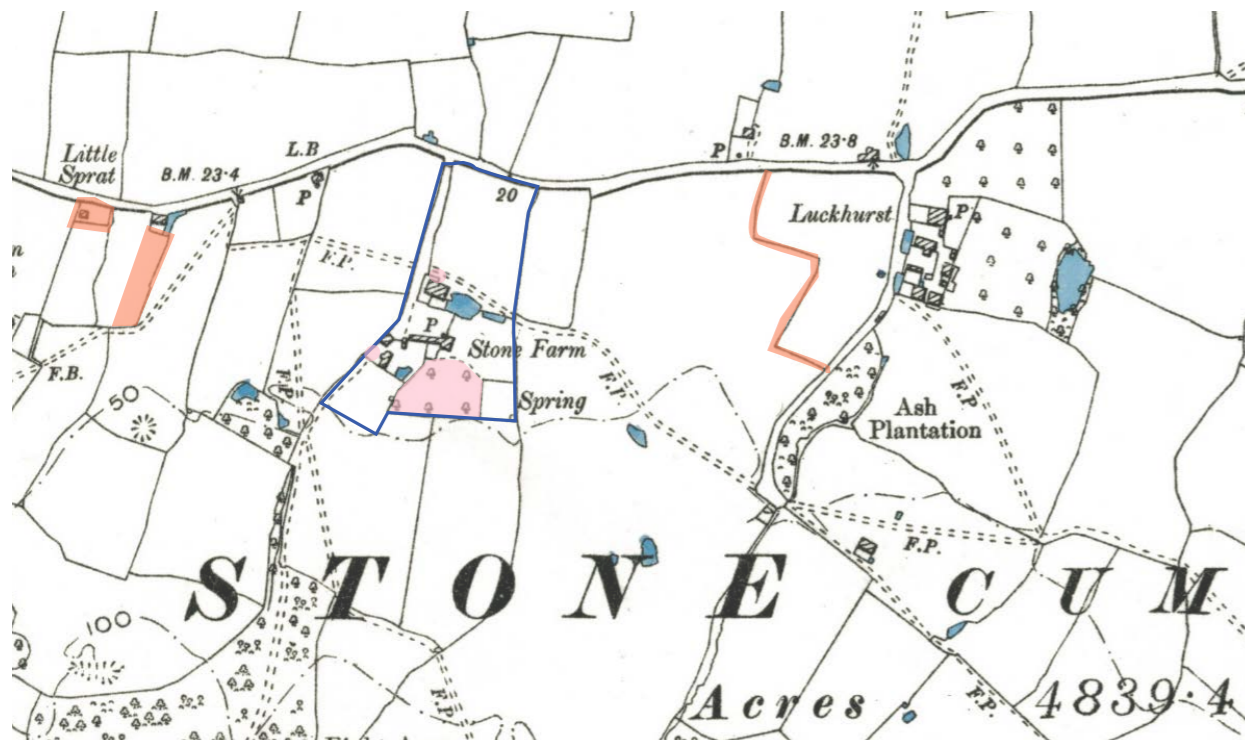
1897 to 1906

Surrounding changes:

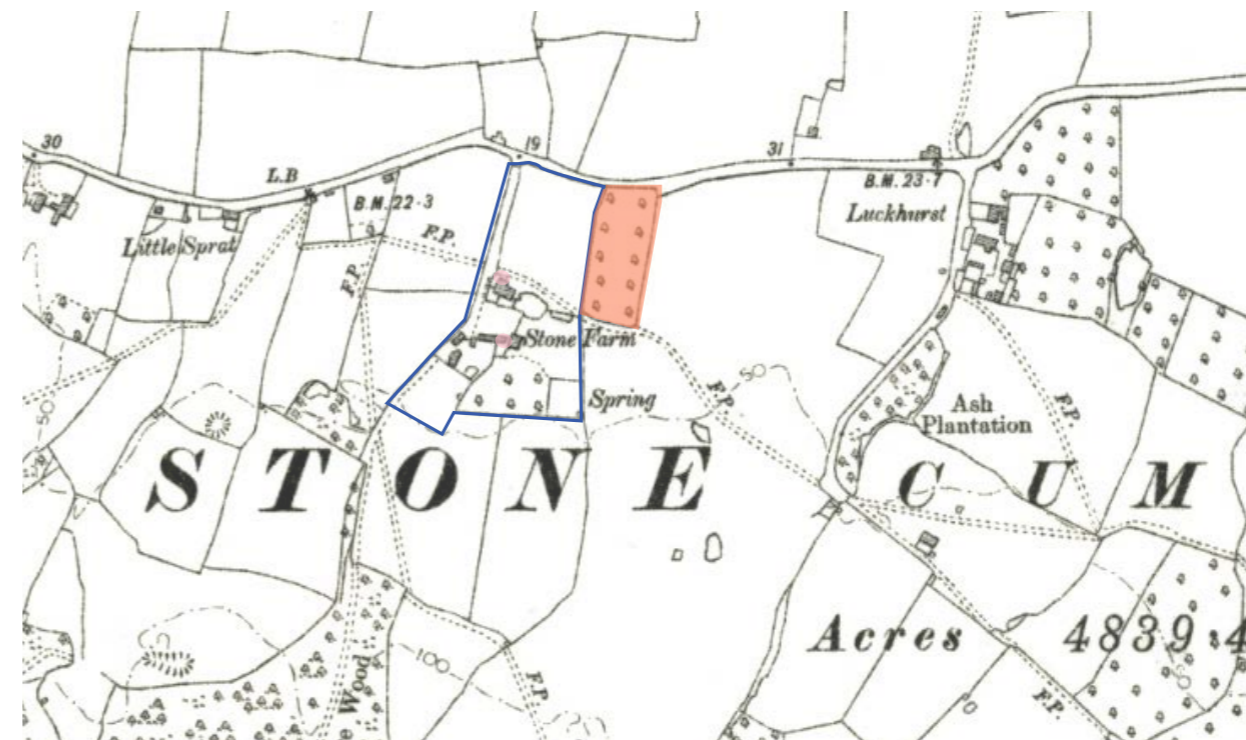
- Orchard land adjacent to the Eastern boundary

Site changes:

- Small extension to the barn adjacent to the front pond
- Demolition of portion of linked expansion to buildings in the middle



1897 - Kent Sheet LXXX.SW



1906 - Kent Sheet LXXX.SW

- Site specific development change
- Surrounding development changes
- Ownership boundary



Existing Floor plan and Site photographs



Key



1. View to Lower Rd from access road



2. View to store from access road



Existing floor plan



3. View to the store



4. View to the rear of the store

Use and Amount Proposed Site Plan

Construction of new timber framed garage/ carport building following the demolition of an existing storage building, within the curtilage of the Grade II Listed Building known as Stone Farmhouse.

The existing storage building is of poor quality and not per standard size required to be used as a garage/carport, therefore the changes proposed to the footprint, scale and form of the existing building will significantly enhance the overall use of the building as well as appearance.

Given the approximate and location of the Listed Building, the enhancement of the existing store will be a low-level harm that does not seriously affect the significance of the designated heritage asset.



- ← - - -> Approximate route of Public Right of Way (0254/AT103/3)
- Garage
- Carport
- ← · · -> Existing driveway
- ← - - -> Existing Access gate
- ◇ Lower Road
- - - Application site boundary
- - - Ownership boundary

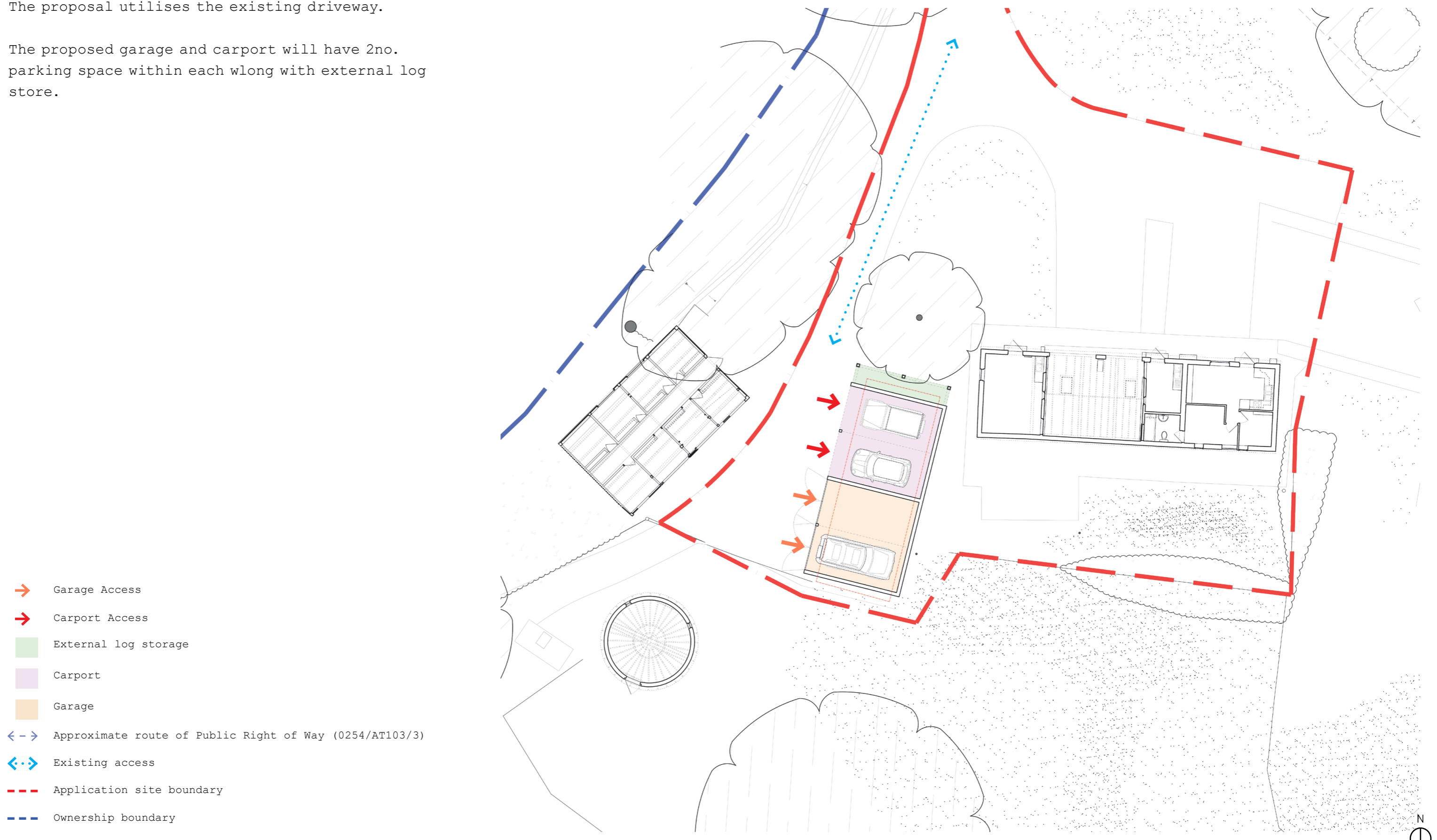


Proposed Layout

Proposed floor plan

The proposal utilises the existing driveway.

The proposed garage and carport will have 2no. parking space within each wlong with external log store.

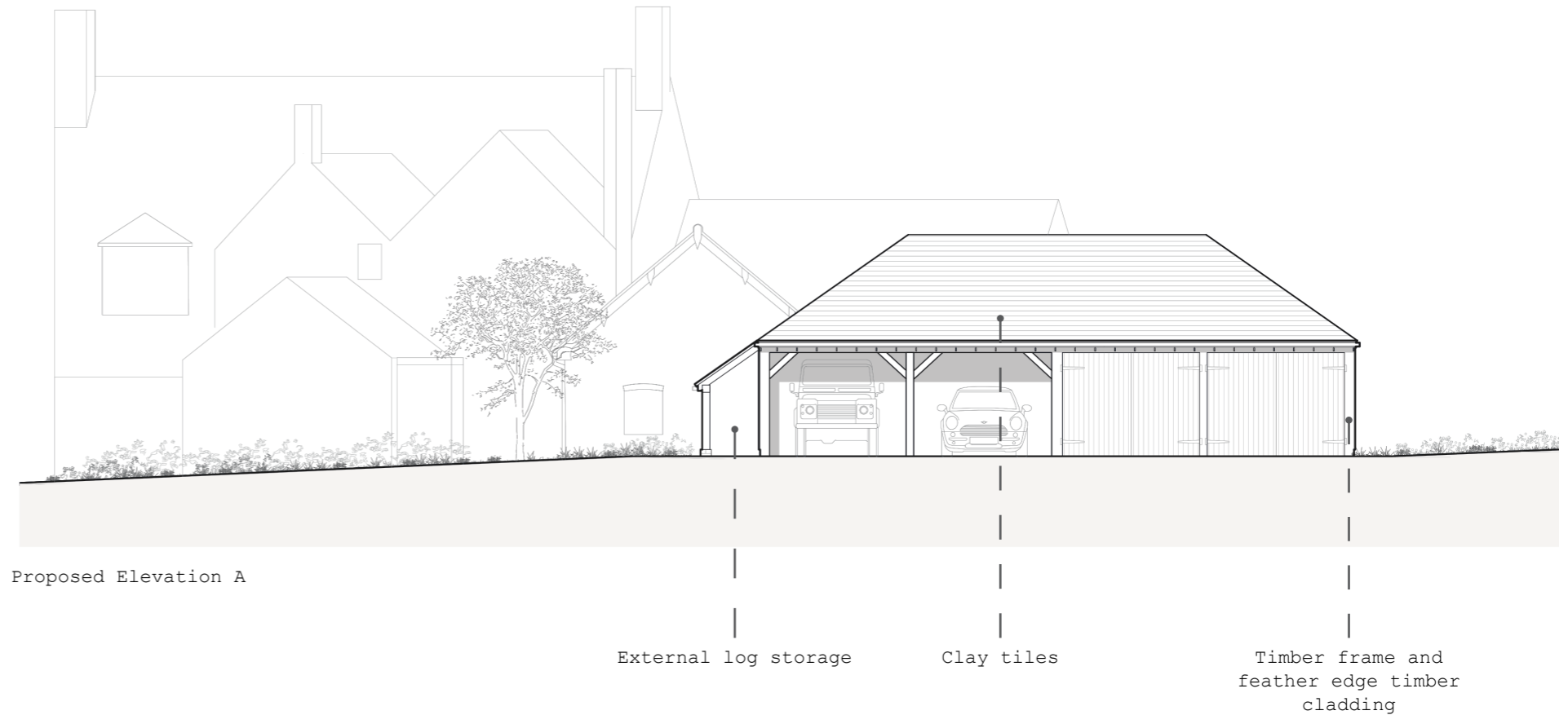


Proposed Scale and Appearance

Proposed elevation

The proposed footprint is shorter in length, allowing the garage to be positioned further back from the adjacent Cottage. The proposed hipped roof is of similar height to the adjacent Cottage which will minimise the visual impact from the existing driveway.

The materiality and colour scheme have been thoughtfully selected to enhance the building's overall appearance to ensure a low-level harm that does not seriously affect the significance of the designated heritage asset.



Proposed Access Proposed Site Plan

There are no changes proposed to the existing access and driveway.



- ← - → Approximate route of Public Right of Way (0254/AT103/3)
- Garage
- Carport
- ← · · → Existing driveway
- ← - - - → Existing Access gate
- ◊ Lower Road
- - - Application site boundary
- - - Ownership boundary

2023 Architect of the Year Winner (Retail and Leisure)
2023 RIBA South East Award Winner (F51)
2023 RIBA South East Award Winner (Upper Maxted)
2023 RIBA South East Award Winner (Vicarage Farm)
2022 AJ Architectural Awards - Leisure Category (F51)
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)
2022 WAF - Completed Buildings: Sport (F51)
2020 Hackney Design Awards - People's Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards 'Best Luxury House' Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 'Britain's Best Home' (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007 Kent Design Award (Education Shortlisted)
2006 'What House' Award (Best House)
2005 RIBA National Award
2004 Kent Design Award (Overall Winner)
2004 Kent Design Award (Education Category)
2000 National Built In Quality Award

London
london@hollawaystudio.co.uk
+44 (0)20 7014 4900

Kent
kent@hollawaystudio.co.uk
+44 (0)1303 260 515

hollawaystudio.co.uk