

Kents Farmhouse

Design and Access Statement for the Minor Amendment Application

June 2021

- 1) **Reason for this application:** - is to align the documentation and drawings with regards to changes to the approved scheme by the National Trust and the owners for minor variation in layouts internally and reinstatement of previous building work.

- 2) **The headings covered by this submission and their description are:-**

2.1 Elevational/door/windows variations to the approved extension to remove the bi-fold door system (that already exists) and replace with a pair of traditionally glazed doors and a side window to match the joinery of the adjoining windows. The specification for the facing brickwork, parapets and roof lanterns remain unchanged (see drawing no's 112/168/4b and 5b).

2.2 The current kitchen is now proposed to be moved to the sunroom as it is much the same size, but with more light, aspect and terracing. Consequently the old kitchen becomes an entrance hall/back lobby off the parking area. Direct access from the cars is preferred, so the proposal is to remove the north west facing window, reduce it in size with brick coins to match and fit a single door with top glazing (see photographs) (see drawing no's 112/168/4b and 5b).

2.3 There is on the first floor above the southwest side window and current kitchen door, a section of brickwork which has filled in where a previous window once existed. The Proposal is to reinstate this window to improve the lighting and aspect of the Master bedroom. It leaves undisturbed the blank flint wall to its right (see photographs). The window joinery is to match other windows in the same room (see drawing no's 112/168/4b and 5b).

2.4 Approval was given for the creation of a light well for the cellar/basement room. Railings were contemplated, but it has been agreed to not fit this protection, but to install a horizontal slatted grill. This will still allow light and ventilation to below, but will not obstruct the ground floor sitting room door or pathway.

2.5 There is a replacement staircase approved to access the central second floor rooms. There is space for this floor to have a shared shower room, but it means winding the last four risers of the staircase for it to fit (see drawing no 112/168/4b).

2.6 We have approved the conversion of the detached garage into a one bedroom annex to the house. The changes involved a new opening to the wing to provide a front door. This is considered too tight and a preference is to include it within the garage door replacement. The joinery is little changed and there is now less building works (see drawing no 112/168/6c).