

Design and Access Statement

Proposed revised extensions and new triple garage at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN16 3NQ

Date:

19.01.15

Prepared by:

Philip Hiscocks



Design and Access Statement

Proposed Revised Extensions and Triple Garage at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ

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1.0 Introduction

This statement forms part of the planning application in respect of Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN16 3NQ. The proposal seeks to replace partly implemented Planning Permission ref: WD/2010/1900/F dated 28th October 2010 that granted planning permission for a new two storey extensions. These latest proposals seek to provide a dwelling of a similar size that already permitted but to a revised design. Additionally this application includes a proposal to replace the two outbuildings that were previously to be retained with a new 3 bay detached garage/garden store. The proposed driveway is also clarified as this was only referred to in the Design and Access Statement in Planning permission WD/2010/1900/F, it was not indicated on the drawings.

This statement has been prepared in accordance with statutory requirements and subsequent guidance.

2.0 Planning History

2.1 Previous Relevant Approved Planning Applications

On 28th October 2010 Wealden District Council granted planning permission under reference WD/2010/1900/F for “Front Extension”. That planning permission also referred back to a much earlier planning permission reference WD/87/4640/F dated 10th February 1988 that remained partially implemented back in 2010 and remains partially implemented today.

The Design and Access Statement attached to the planning application WD/2010/1900/F also states “The Access will be widened to enable a car to be driven up to the front of the house for occasional use.” There are no details on the drawings submitted to show how this will be achieved. It implies the existing single garage and large single storey out building will be retained.

Copies of the approved drawings and the Design and Access Statement are attached at Appendix A for ease of reference.

Planning Permission reference WD/1987/4640/F is described as “Erect Breakfast Room, Cloaks, Lounge, Bedroom and Roof Access”. This earlier Planning Permission remains only partially completed on site. The principal of ‘Commencement’ having been accepted by Wealden District Council.

The later Planning Permission WD/2010/1900/F was commenced in September 2013. This commencement was acknowledged on the 13th September 2013 Wealden District Council who issued an “Acceptance of Initial Notice” ref 1/134/0197. A copy of the Approved Inspector’s report dated 16th September 2013 confirms their initial inspection for the commencement of the foundations associated with the Front Extension and is attached in the Appendix B.

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The drawings provided under Planning Permission WD/2010/1900/F are hand drawn therefore the drawings have been scaled to establish the approved floor plan gross internal floor areas area which are as follows:

Ground Floor: 154m²

First Floor: 154m²

Existing Garage: 14m²

Existing Outbuilding: 16 m²

TOTAL: 338m²

Copies of the approved drawings are attached to this Design and Access Statement at Appendix A

3.0 Site Context, Analysis and Assessment

3.1 The Site and Context

Seven Bishops is located on the south side of the B2100 Catts Hill and between Mark Cross to the east and Rotherfield to the west. There are a number of detached dwellings of various sizes and styles along Catts Hill most of which are set back from the road with only occasional views of the properties from the highway.



Site proximity

3.2 Site Analysis and Assessment

The existing dwelling is set in a substantial plot (approx. ¾ acre) and is set back some 30 metres from the road. The property is accessed from Catts Hill via an existing driveway located in the northern corner of the site. There is a short driveway apron providing access to a parking and turning area and the existing garage.

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Site access and parking area

The north west road frontage to the west of the driveway is steeply banked with the site some 3 metres above the road level. Along the top of the bank there is an established hedge with several mature trees including Oak and Hazel.



Site access and north west boundary

North west boundary seen from Catts Hill

The south western boundary is partially screened by trees and shrubs including mature Yew, laurel, Beech and Hazel. Beyond the boundary is the driveway to Quarry House. The driveway to Quarry House being approximately 2.5 metres below the site levels to Seven Bishops.



South west boundary from Quarry House access and also as seen from the site

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South west boundary looking west



South west boundary looking south

The south eastern boundary separates Seven Bishops from Quarry House and is screened by mature Yew trees, a yew hedge and various shrubs including mature Magnolia and a mature Oak located in the south east corner of the site.



South east boundary looking south



South east boundary looking east

The north eastern boundary is partially fenced. There are also mature Cypress trees and a section of Cypress hedging. There is a further mature oak approximately at mid point along the boundary.



North east boundary looking east



North east boundary looking north

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The existing house with the partially constructed extensions sits centrally on the site with the primary (front) elevation facing north. There is a 4 metre gradient across the site with the highest level in the eastern corner falling to the lowest point in the western corner. The gardens are laid mainly to lawn with occasional flower/shrub beds. There is a mature Eucalyptus tree to the east of the dwelling and a number of mature cypress trees that would originally have been planted as a hedgerow. There are a number of other shrubs and trees including Holy, Hazel, Spruce and Laurel.

There are three outbuildings located on the site. Adjacent to the vehicle parking area and visible from Catts Hill there is a concrete prefabricated single garage. To the south of this and adjacent to the eastern boundary is a large timber framed garden store and workshop. Adjacent to the house is a timber framed external WC under a pitched roof.



Existing garage



Existing garden store



Existing outside WC

Views into the site are extremely limited due to the amount of mature planting around and on the site.

Seven Bishops is outside of any development boundary for the area and it is located within the High Weald Area of Outstanding Natural Beauty and is also located within the Ashdown Forest 7km Protection Zone.

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3.3 Existing Building

The existing dwelling is a three bedroom cottage of modest proportions. It has painted brick elevations under a pitched plain concrete tiled roof. Windows are a mix of single glazed steel 'Crittall' casement windows with leaded glazing in hardwood sub-frames mixed with some aluminium double glazed opening and fixed light units. The property has not been worked on for a number of years and requires modernisation and refurbishment. At the west and north of the existing house there are partially constructed elements of the two storey extensions. The house could perhaps be described as having been designed in the 'Arts and Crafts' style. It is not listed.



Existing north elevation



Existing south elevation



Existing west elevation



Existing east elevation

There are two previous planning permissions that have only been partially implemented WD/2010/1900/F. and WD/87/4640/F and it is felt by the current owner/applicant that the layout and the appearance of the building permitted schemes is poor resulting in an unattractive looking building with rooms that do not relate well to one another and are badly proportioned.

In addition the currently approved two storey extensions would compromise the mature Eucalyptus tree immediately to the east of the existing dwelling. The driveway leading up to the house that was referred to in the Design and Access Statement in 2010 is not shown on

the associated planning drawings, it is unlikely this could have been easily provided with a suitable turning head.

4.0 Architectural Proposal and Approach

4.1 Brief

- To evaluate the layout of the site and to sensitively redesign the extensions ensuring the floor areas do not increase the building footprint beyond that previously permitted so that it that directly relates to the site and its surroundings whilst providing accommodation to suit current living requirements and specifically those of the owners and their family for now and the future.
- To attain the highest 'Arts and Crafts' design standards and attention to detail that will enhance the current building design.
- To improve vehicle access to the property and provide a complementary design of garage and garden store that replaces the poor quality existing buildings.
- To significantly improve the energy efficiency of the property to provide a low energy sustainable development with the smallest possible ecological footprint.
- To retain the existing mature indigenous trees without compromising them.

The requirement is to provide the following accommodation:-

- Open plan family kitchen and breakfast area opening onto the garden
- Formal lounge with separate dining area opening up onto the garden
- Utility/ W.C
- Double height hall with gallery landing
- 5 bedrooms (all with en-suite)
- Family Bathroom
- Provide vehicle access from Catts Hill up to the house
- Provide garaging for two cars plus storage for garden equipment
- Improve the architecture from the currently approved design for the house without increasing the footprint

4.2 Proposal

The existing house with the proposed extensions provides a design that results in poorly laid out internal accommodation and an external appearance that is poorly proportioned bulky, particularly from the primary north elevation. The current garaging and parking arrangements are poorly laid out and the single garage and garden stores are poorly laid out on the site and unattractive.

Officers commented as part of the current planning permission considerations that there are predominantly large detached dwellings along Catts Hill and the proposed scale of the extensions was consistent with the general scale of dwellings in the area. These current proposals therefore seek to retain a similar scale of building already permitted and

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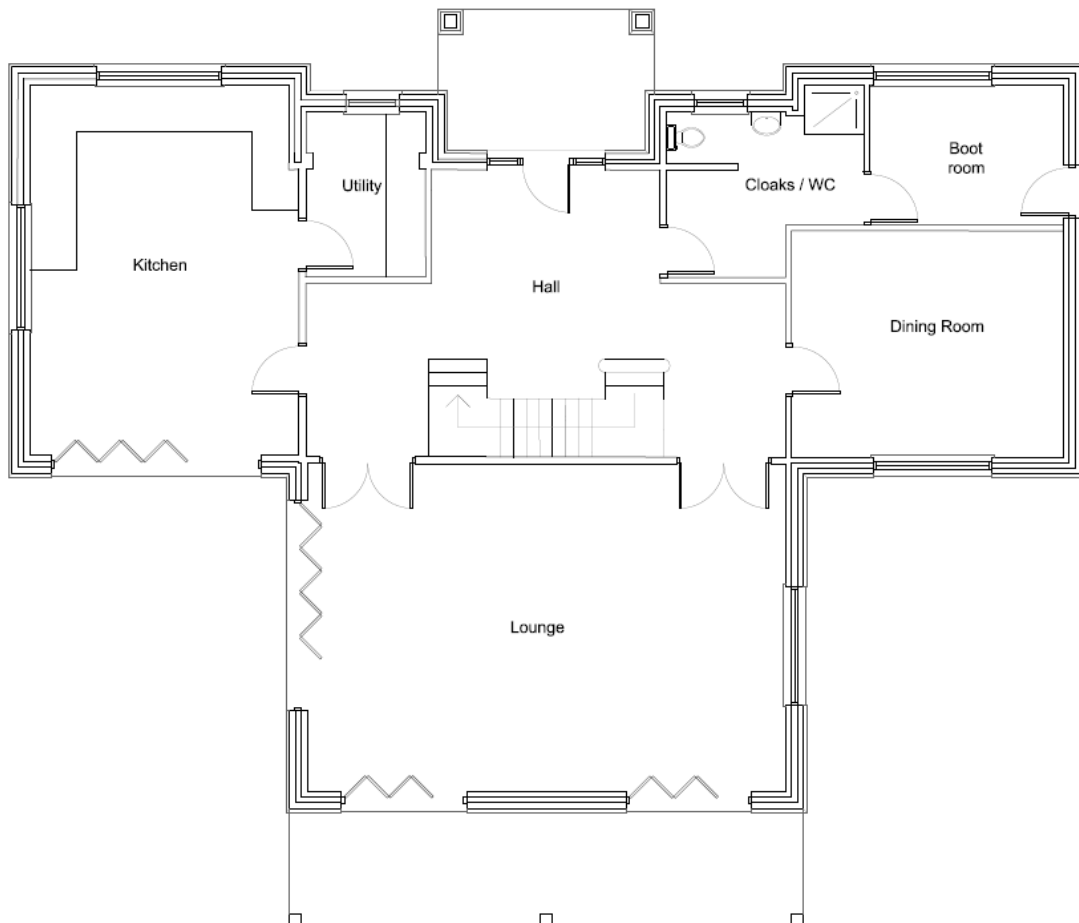
commenced on site but to a revised design. The layout of the driveway and replacement garaging and garden store have also now been included

It was thought that extending the building in accordance with the currently approved plans would result in an ugly building that is poorly laid out.

4.3 Layout, Plan and Massing

Due to the large number of mature trees around the boundary of the site and the existing planting within the site these proposals seek to arrange the accommodation so as to retain all of the mature and indigenous trees. This approach limits the useable space on the site in terms of development.

The current approved scheme allows for a building with a gross internal floor area of 308m² spread over two floors. This latest proposal aims to change the design to produce a building with the same internal floor area still spread over two floors. Hence the scale of the development for the house will be broadly in line with the current consented building.



Proposed Ground Floor Plan

Design and Access Statement

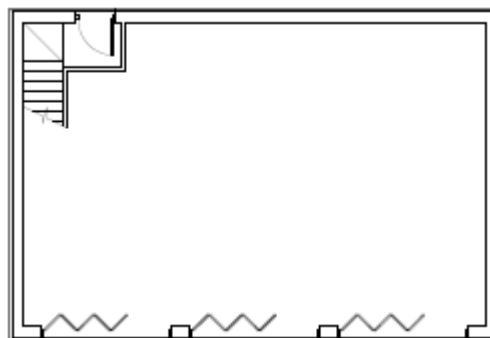
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Proposed First Floor Plan

The proposed detached garage replaces two of the outbuildings that currently are site to the east of the site increasing the amount of proposed footprint by 42m². It is hoped this modest increase in floor area and the improved standard of design will be deemed to be acceptable given the size of the plot.



Proposed Garage Plan

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The height of the proposed new design is broadly similar to the existing building. The proposed front (north Elevation) will now have well proportioned articulated elevations, a significant improvement over the approved two storey extension that presents a bulky poorly presented front elevation.

The internal layout of the rooms now seek to maximise the southerly aspect with the main living accommodation facing south.

The existing building has painted brick to all elevations and the previous scheme would have continued with this treatment (Note: the previous application incorrectly referred to the elevations as being "painted render"). It is extremely unlikely this house would have been painted when first constructed, it is most likely the original stock bricks have been painted at some later date.

These latest proposals for Seven Bishops seeks to reinstate stock bricks to the ground floor with render and exposed timber (oak) to the upper floors. The steeply pitched plain tile roof finish with large eaves overhangs will be maintained with oak barge boards and exposed rafter ends at eaves level.

The original house would have had a degree of symmetry which these revised proposals also seeks to achieve. The current house has partially lost this symmetry due to poorly laid out historic extensions. The previous planning permissions would have simply made things much worse. The total gross area of the proposal is 310m² which is almost identical to the currently approved design. The submitted drawings with these proposals do confirm these floor areas.

It is proposed that the existing dilapidated garage building (14m²) be demolished, as too are the external timber framed garden store/workshop and the old external WC with floor areas of 15.9m² and 5.7m² respectively.

It is proposed that these secondary buildings are replaced with a new detached triple bay garage which in part will also provide a secure garden equipment store. The garage (2 bays) will provide secure parking proportionate to a family house of this scale and will also provide space for storing tools and equipment such as mowers etc (one bay and in the roof void above). The design and siting of the garage takes due account of the sites topography/gradients, the position of the mature trees and the design and layout of the proposed dwelling.

The existing ridgeline to the house has been retained under these proposals however the two projecting gables at either end to the house will have a ridge 300mm higher. This small increase in the height of building it is hoped will be acceptable as it greatly assists the framing of the elevation and adds to the drama of the building as a whole. The central projecting porch has a ridge level that matches the existing.

The height of the garage being single storey is much lower than the house however it will be partly visible from Catts Hill. Its siting respects the position of all the existing mature trees

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within the site (excluding the mature Cypress hedge which is to be removed) we would like to retain as well as shielding some of the traffic noise from the private gardens

None of these proposal result in overlooking to the adjoining dwellings due to the large size of the gardens and the amount of screen planting. Dell House to the east and Silver Birches to the west are the nearest structures but these are barely visible from Seven Bishops. These proposals do not increase overlooking into either of the adjoin properties, in point of fact overlooking towards Dell House is far less with this scheme than the scheme approved in 2010.

4.4 Design and Concept

The materials proposed are entirely consistent with the local vernacular – stock bricks, oak framing, painted render all under a pitched roof finished with plain tiles. The external windows however are proposed to be contemporary thermally broken aluminium frames with a polyester powder coat pale olive green finish. This will ensure the additional glazing provides a durable sustainable glazing solution that the current relatively small steel framed windows

The current house was designed in what could be described as being ‘Arts and Crafts’ style and it is proposed to enhance this with attention to detail with lead flashings, brick plinths, timber finials, some brick detailing.

The aim is to provide a building with a traditional feel but with contemporary detailing. The client moved into the property with the intention of revising the current planning permission to provide house that was far more appropriate to the setting and took greater account of the surroundings and the existing architecture.



Proposed North (Front) Elevation

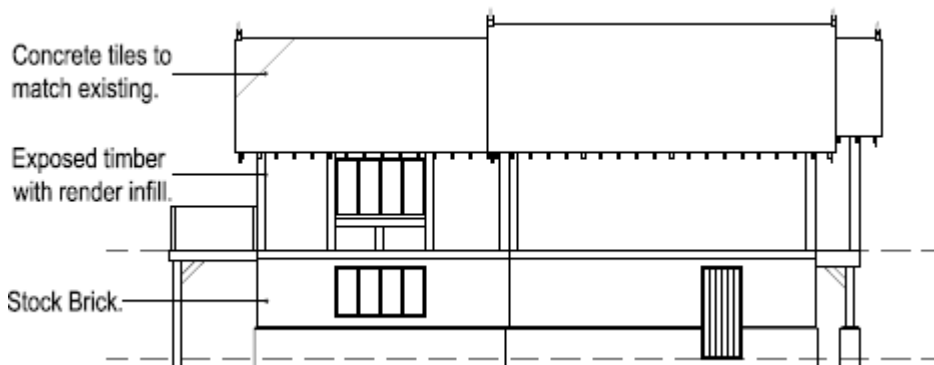
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Proposed South (Rear) Elevation



Proposed West Elevation



Proposed East Elevation

4.5 Landscaping

The landscaping of the site is already well established around the perimeter. Some additional planting and the introduction of a post and rail fence along the western boundary is proposed. The western boundary will run parallel to the proposed driveway will also be replanted and a post and rail fence will be introduced. The existing close boarded fence requires overhaul and replacement and this will be done as part of these works to maintain privacy to the adjoin property.

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Within the site there is a mature cypress 'hedge' that we propose to remove to make way for the garage and vehicle access. The remainder of the gardens will be retained as lawns. Some small planting beds will be provided next to the house and the driveway where it affects the existing landscaping.

Adjacent to the proposed lounge and kitchen there will be a small terrace area that will be used for summer outside dining. It is envisaged this will be finished with natural stone slabs.

The new driveway will be finished with resin bonded gravel and the edgings will be granite setts. The gates to the driveway and new fencing within the site will be close boarded timber 1.8 metres high.

4.6 Access

It is currently only possible to access the front of the house front door area by foot. There is a concrete footpath that leads up from the small parking area that is at a lower level in the northern corner of the site. Vehicle access up to the house is currently not possible.

The proposal will allow for vehicle access to the dwelling by both vehicles and pedestrians. There is a 3 metre change in level between the highway and the floor level of the house. The proposed route for the driveway provides the best opportunity of introducing a regular gradient over a reasonable distance without having to result in extensive excavations into the sandstone substrate that sits immediately below the finished ground level. In point of fact there has been some sand stone removals in the vicinity of the current garage and it is proposed that these levels will be partially refilled to create the regular gradient up to the house. The level in front of the house and proposed garage will remain relatively level.

All other garden levels will be retained and left as they currently are.

Level thresholds will be provided in compliance with the Building Regulations.

A downstairs WC and shower room are proposed and this will be designed to allow for disabled access.

The main circulation areas within the house are generously laid out with a minimum of 900mm wide door openings to provide good access for wheelchairs. The main staircase is galleried and divided into three flights that could be adapted for a stair lift if required in the future. The main bedrooms to the house have en-suite and the main family bathroom is adequately sized for disabled occupants to use with ease. Side access to the C is provided

4.7 Planning Statement

A pre-application for these proposals has not been submitted as these proposals largely seek to revise an existing planning permission. The additional of the garage to replace existing structures was also thought to be fairly non-contentious, albeit there is a small nett gain in floor area on the site.

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It was therefore felt that as the principals of a house of this scale on this site in a similar location have already been approved and that as both of the previous relevant consents have been partly implemented it is nature of the design changes and the introduction of the garage that are effectively under consideration. Given the poor standard of design currently approved it is hoped that these new proposals will be seen as a positive improvement and can therefore be supported.

The changes to the design of the house are more of a revision to the current permissions rather than a completely fresh set of proposals. That said, it is recognised that the changes warrant a fresh application and that the addition of the garage raises further issues.

It is hoped in policy terms and in terms of precedence that these proposals are considered to be non-contentious and that planning permission can be granted. If this were to be the case it would be anticipated that the new planning permission would refer to these current proposals as having replaced WD/2010/1900/F.

4.8 Planning Policy

It would seem that in terms of planning policy Wealden have already accepted the principal of dwelling of this size on the site. What is being sought here is approval to an alternative design of the same size and the replacement of various outbuildings to provide improved parking and storage arrangements.

Core Strategy Local Plan (February 2013)

It is acknowledged that this document has been adopted since permission was granted for the previous extensions to Seven Bishops in 2010 however as these permissions have been partially implemented it is envisaged that the proposed changes now before you can be set in context of those previous consents. There do not appear to be changes to policy that would now present grounds for refusal.

Ashdown Forest Protection Special Protection Area

With regard to the policy covering the Ashdown Forest SPA the proposal does not involve the creation of an additional dwelling. Therefore overall there is no net increase in the number of residential units on the site. This means that there will be no recreational impact on the forest and therefore no Suitable Alternative Natural Green Space (SANGS) and Strategic Access Management and Monitoring Strategy (SAMMS) will need to be provided.

With regard to nitrogen deposition (the majority of which originates from vehicle omissions), the proposal does include parking for an additional car, however this is provided more for convenience (access and parking located adjacent the front door of the house) rather than due to an increase in the number of vehicles on the site. The proposal is for a single dwelling and therefore it is not expected that there will be any more vehicles on the site than there is currently.

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Policy Conclusion

Considerable enlargement of the house has already been approved and work has commenced on site. These new revised proposals do not increase the size of the house beyond the footprint already approved and will result in a much more balanced form and overall a better design.

The massing and proportion of the proposal is much more in line with that of the existing, the roof eaves and ridge levels are the same along with the roof pitch with only a minor raising of the ridge line at each end to enhance the design.

The proposed garage although larger in footprint than the sum of the existing current outbuildings it is in scale with the proposed house and sits well within this large site. Furthermore its design will be in keeping with that of the house. Both of which will use materials consistent with the local vernacular.

4.9 Summary

Overall this revised design proposal has been put forward by the current owner due to grave reservations regarding the current designs for the approved schemes.

The layout and design of the proposed buildings shows a greater respect for the existing dwelling and its setting in this sensitive rural location. The mature vegetation on the site is largely retained and those trees that are to be removed (the mature Cypress hedge) have simply outgrown the site. All of the mature trees including the oaks, beech and Yew trees are to be retained. Under the previous scheme the mature Eucalyptus would have been felled.

The house and the garage are largely screened and there will be no overlooking from the proposed extensions into adjoining gardens or dwellings.

The creation of the driveway up to the front door and the replacement of the outbuildings rationalise and tidies up the access and parking arrangements enhancing the overall standard of accommodation.

All of this within a substantial ¾ acre plot that will retain a large amount of garden space and will retain the rural feel of the property.

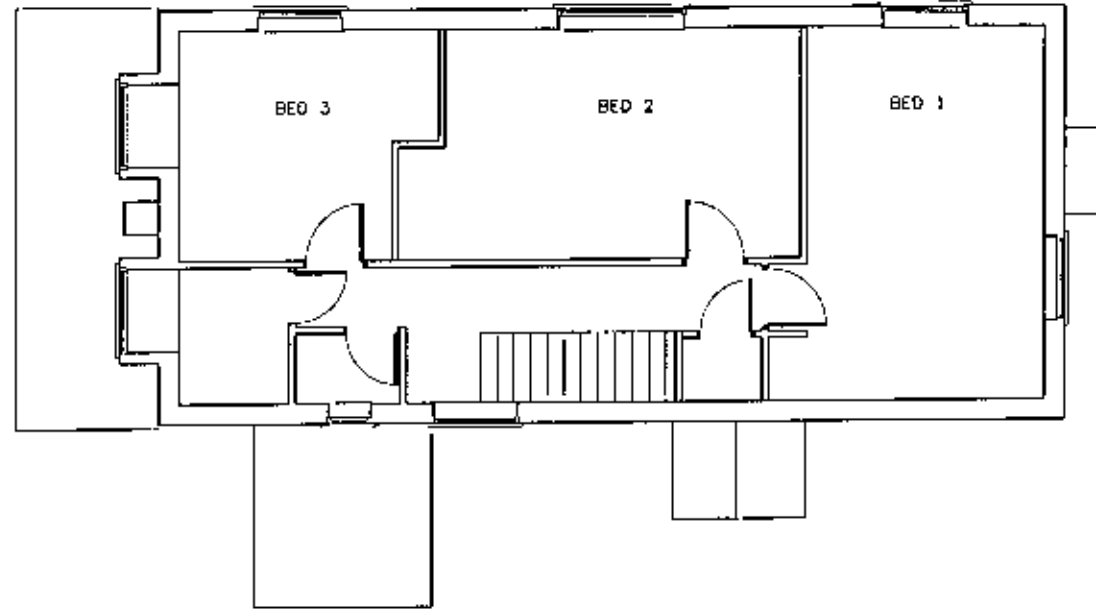
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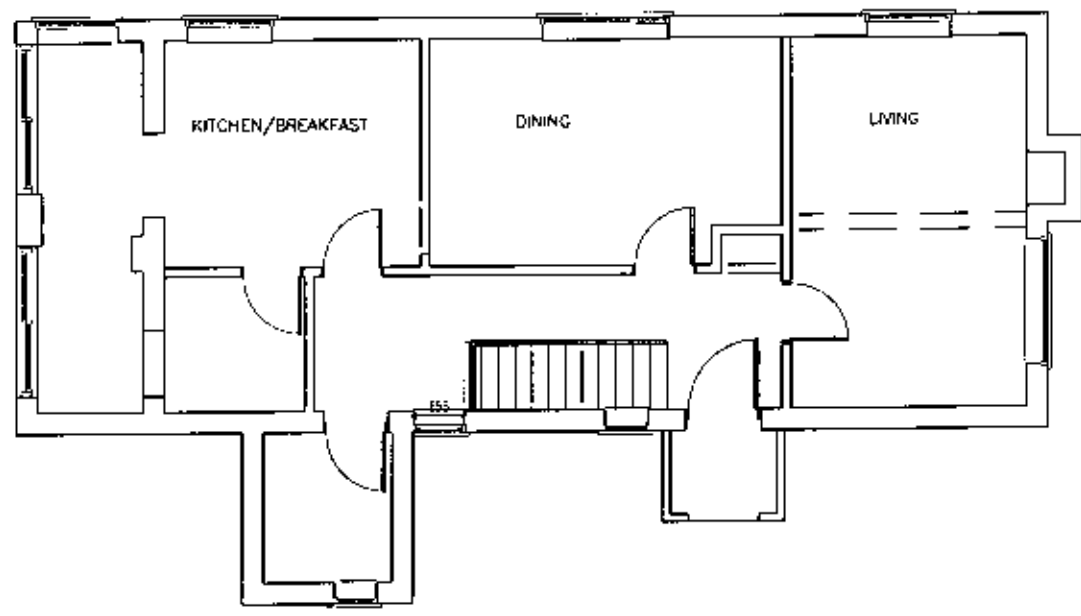
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5.1 Appendix A – Existing planning consent.

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FIRST FLOOR PLAN



EXISTING FOUNDATIONS

GROUND FLOOR PLAN

WEALDE DISTRICT COUNCIL
 16 AUG 2010
 ACTION BY
 WEALDE DISTRICT COUNCIL
 DATE RECEIVED
 24 AUG 2010
 DECISION PLANNING

P/01	ISSUED FOR PLANNING	OS	07/08/10
P/00	ISSUED FOR COMMENT	SE	25/03/09
Rev	Description	By	Date

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Project
**SEVEN BISHOPS
 CATTS HILL
 TN6 3NQ**

Drawing Title
EXISTING FLOOR PLANS

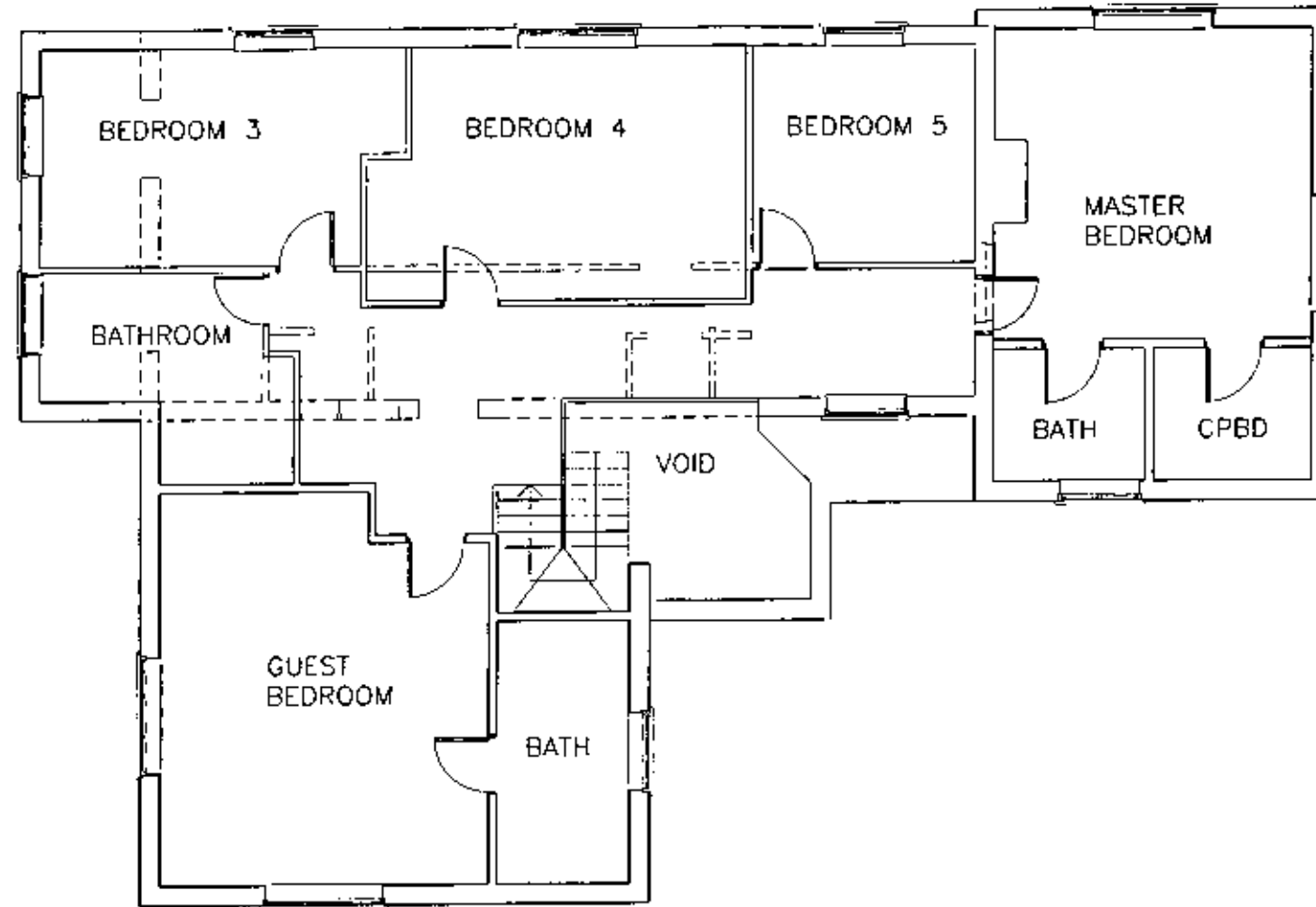
Drawing No.	Revision
11260/002	P/01

Scale	Date
1:100	24.05.09
Computer File No.	Project No.
11260	11260
Drawn By	Checked By
SE	SE
Coordinated By	Approved By
SE	SE

Client
Mr POWELL

PLANNING

/ 10 / 1900



FIRST FLOOR PLAN

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P/01	ISSUED FOR PLANNING	ES	12.08.10
EX/03	ISSUED FOR COMMENT	ES	10.08.10
EX/00	ISSUED FOR COMMENT	SE	25.01.09

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Project
SEVEN BISHOPS CATTS HILL TN6 3NQ

WILTONS DISTRICT COUNCIL
 16 AUG 2010

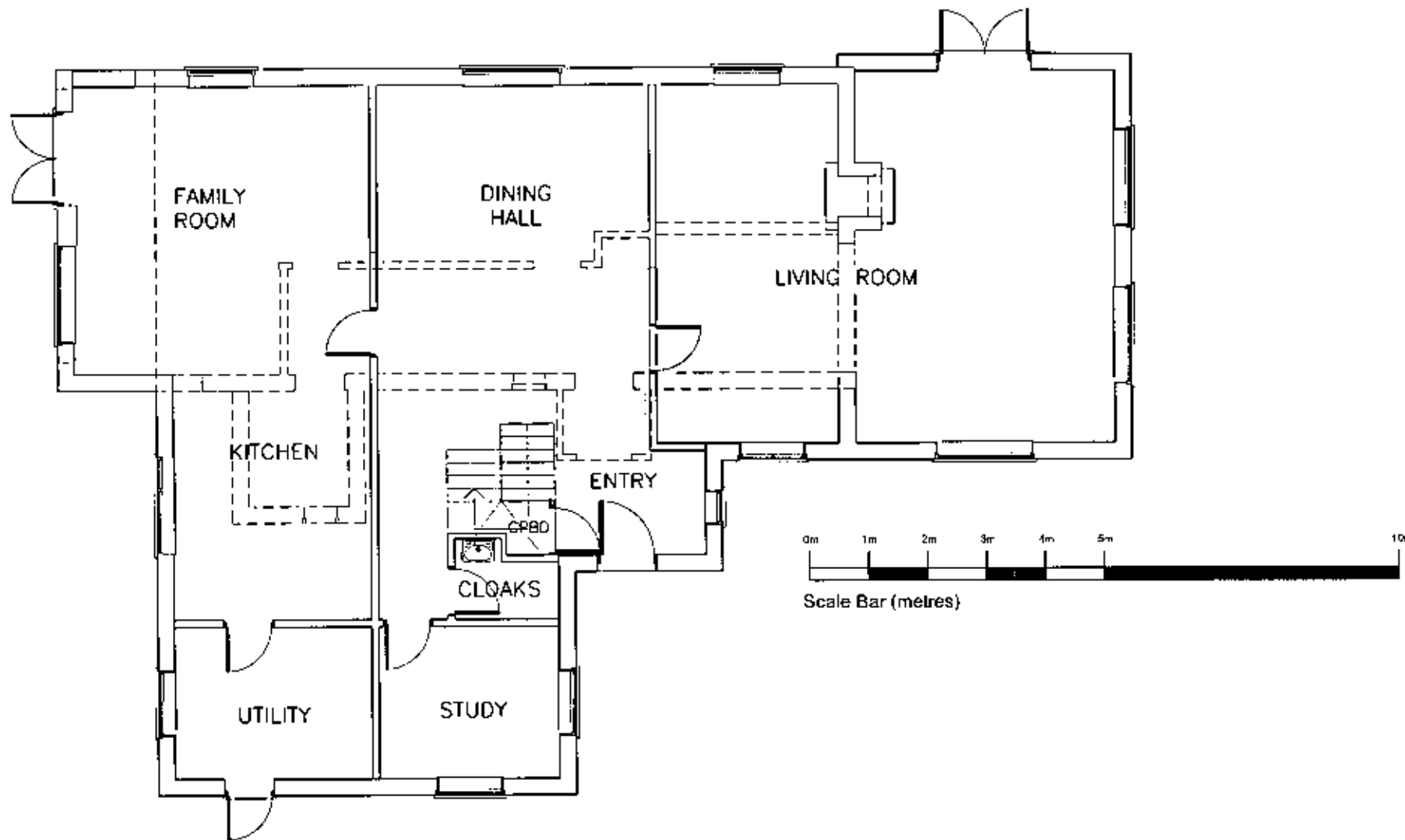
Drawing Title
PROPOSED FIRST FLOOR PLAN

24 AUG 2010
 DISTRICT

Drawing No.	Revision
11260/005	P/01
Scale	Date
1:100	10.08.2010
Computer File No.	Project No.
11260	11260
Drawn By	Checked By
SE	SE
Coordinated By	Approved By
SE	SE

Client
Mr POWELL

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WEALDEN DISTRICT COUNCIL
 24 AUG 2010

P/01	ISSUED FOR PLANNING	CS	12.08.10
SK/03	ISSUED FOR COMMENT	CS	10.08.10
SK/00	ISSUED FOR COMMENT	SE	23.03.09

Rev Description By Date

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 SEVEN BISHOPS CATTS HILL
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Drawing Title
 PROPOSED GROUND FLOOR PLAN

Drawing No. 11260/004
 Revision P/01

Scale 1:100
 Date 10.08.2010

Computer File No. 11260
 Project No. 11260

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 Checked By SE

Coordinated By SE
 Approved By SE

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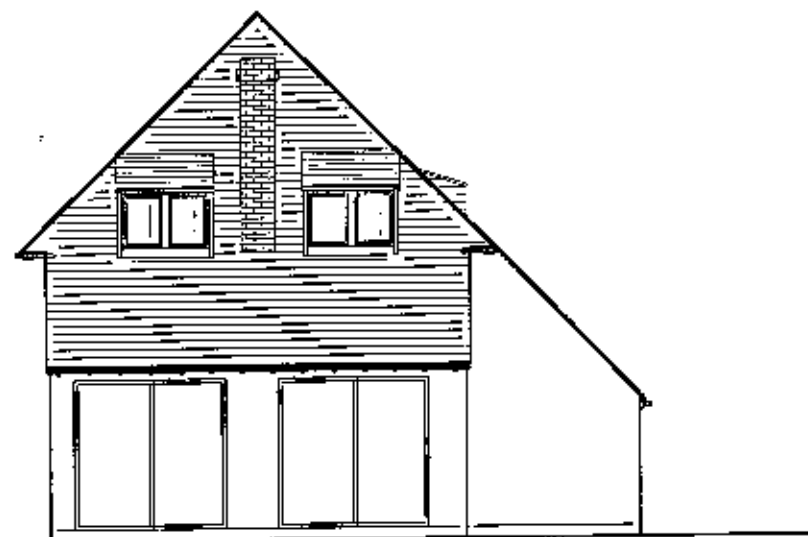
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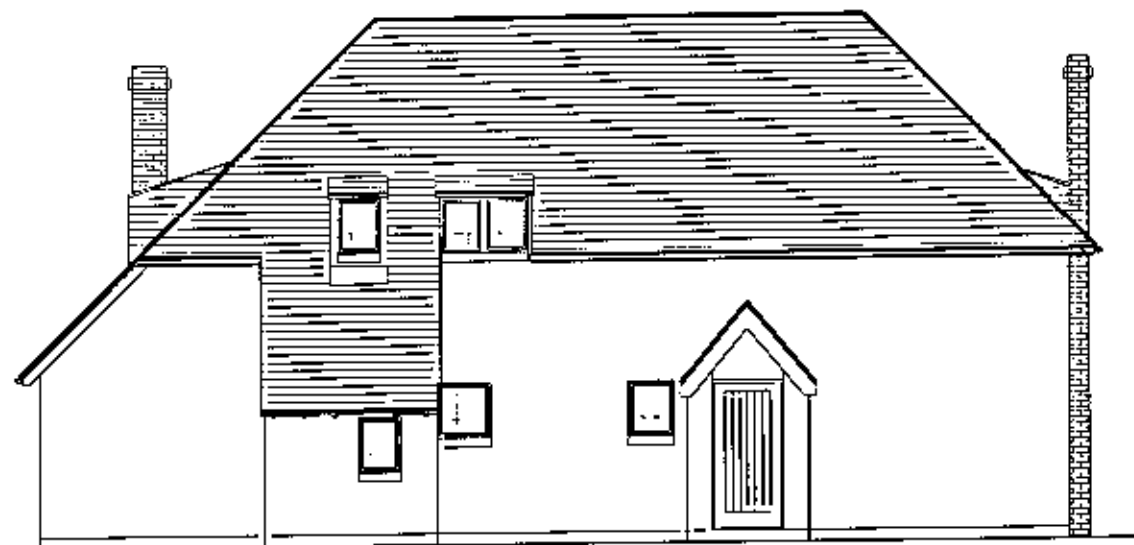
FINISHES:

- PLINTH: FACING BRICKWORK
- WALLS: RENDER, PAINTED
- ROOF: PLAIN CEMENT TILES
- WINDOWS: TIMBER, TREATED
- CHIMNEY: FACING BRICKWORK

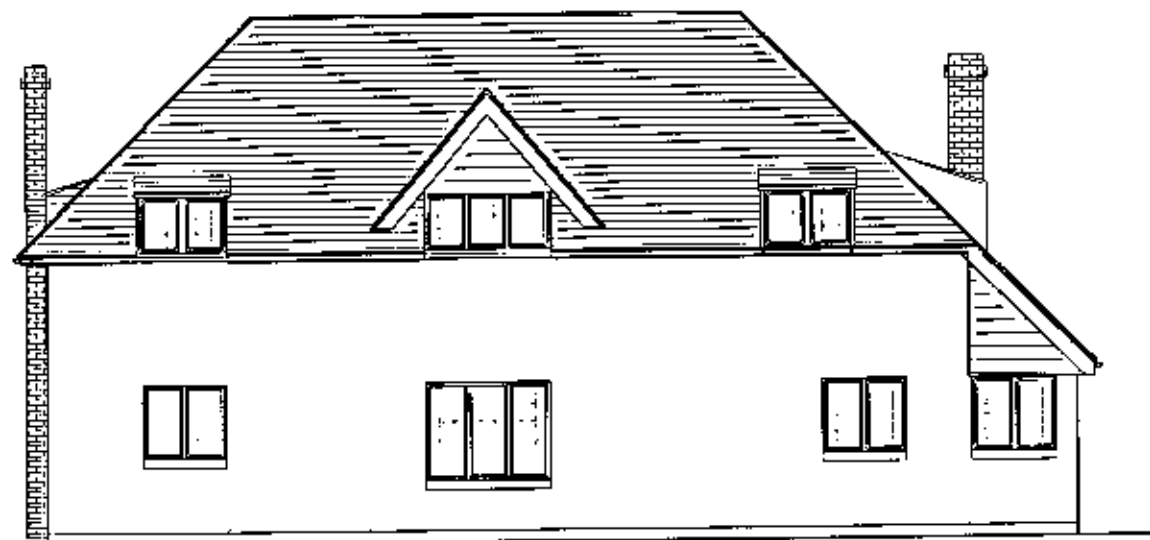
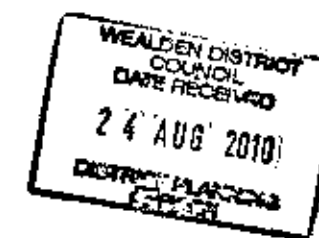
P/01	ISSUED FOR PLANNING	SE	12.08.10
P/00	ISSUED FOR COMMENT	SE	25.01.09
Rev.	Description	By	Date



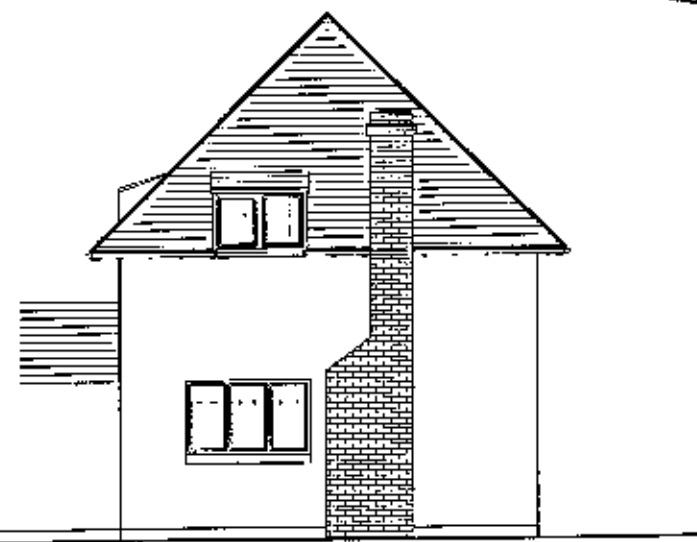
SIDE (EAST) ELEVATION



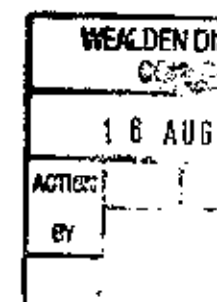
FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



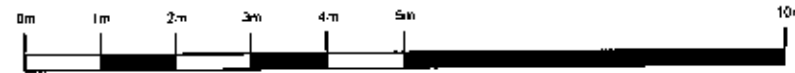
STEPHEN EVANS ASSOCIATES LLP
 Little Battenhurst, Battenhurst Road,
 Stonegate, Wadhurst,
 East Sussex, TN3 7DU
 Tel 01435 884884 Fax: 01435 884801
 E-Mail: office@evans-structures.co.uk

Project	SEVEN BISHOPS CATT'S HILL TN6 3NQ
Date	16 AUG 2010
Drawing Title	EXISTING ELEVATIONS
Drawing No.	11260/003
Revision	P/01
Scale	1:100
Date	24.03.09
Computer File No.	11260
Project No.	11260
Drawn By	SE
Checked By	SE
Co-ordinated By	SE
Approved By	SE

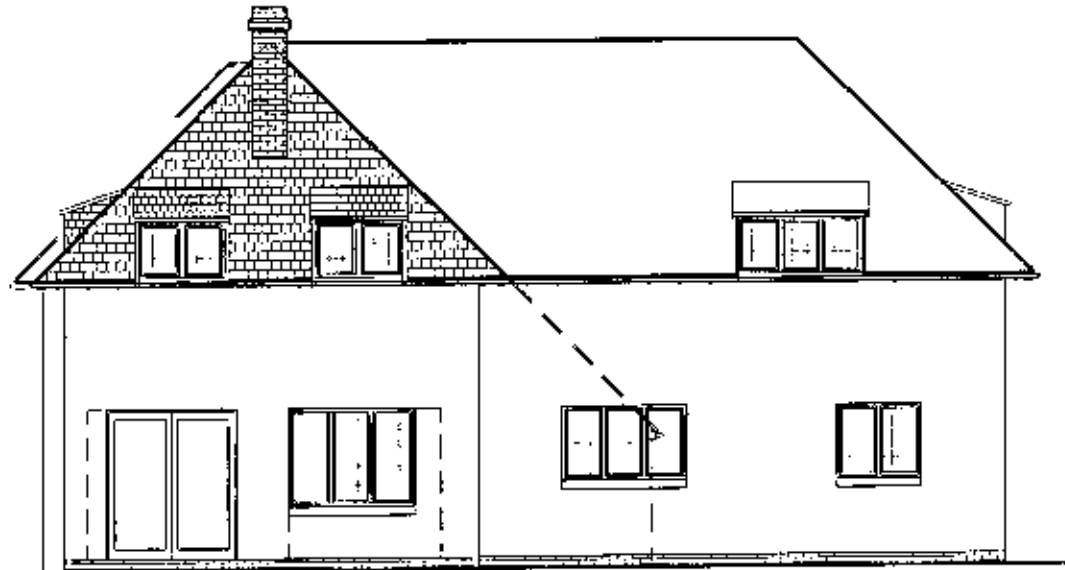
PLANNING

Client
Mr POWELL

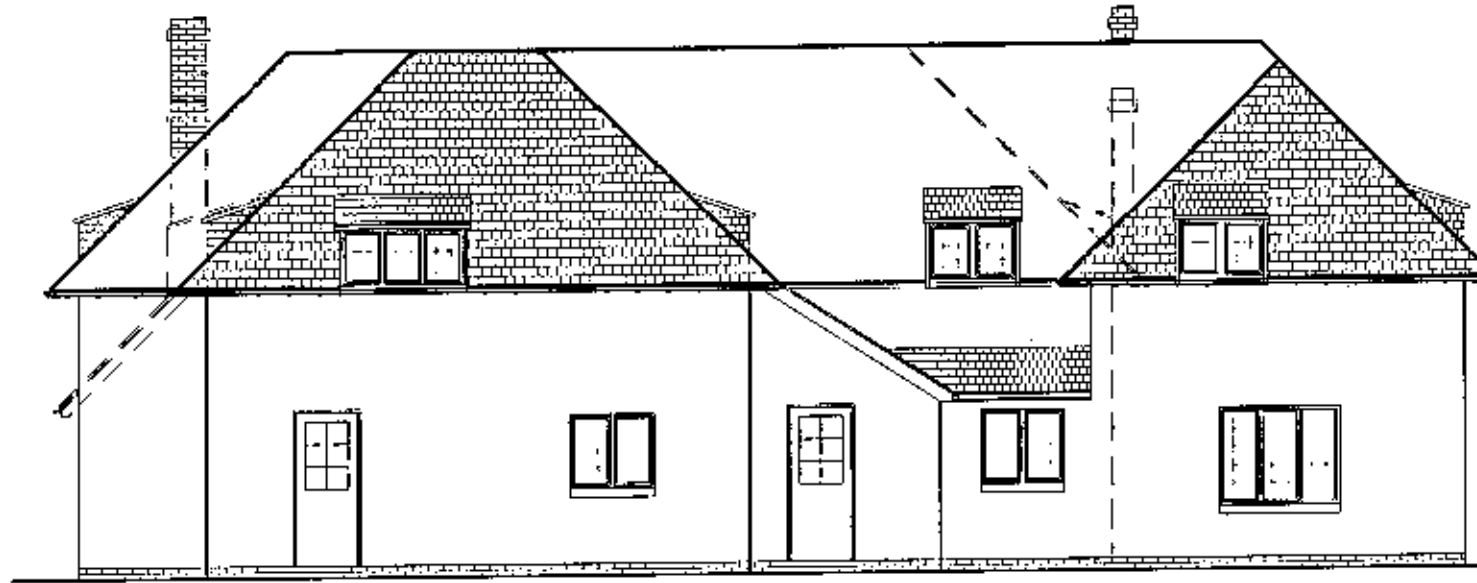
/ 10 / 1900



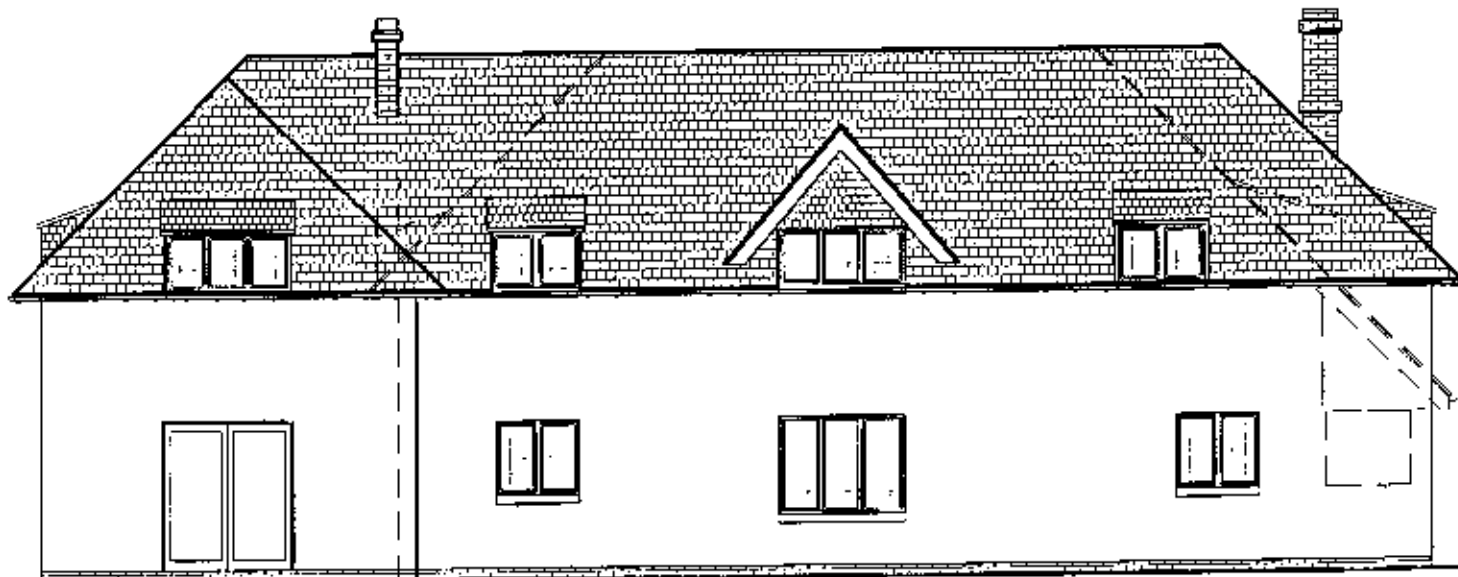
Scale Bar (metres)



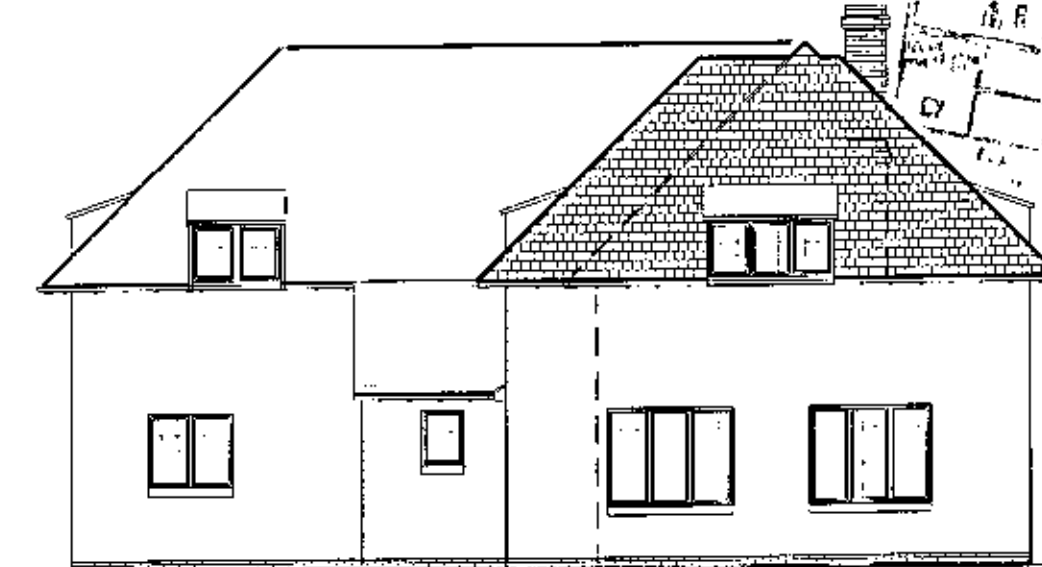
SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

ALL DIMENSIONS TO BE VERIFIED ON SITE.
 Figured dimensions take preference to those scaled.
 Any areas indicated on this drawing are for guidance only.
 No responsibility is taken for their accuracy.
 This drawing is the property of the designers.
 Copyright is reserved by them and this drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part, without the consent in writing of the designers.

FINISHES:

- PLINTH: FACING BRICKWORK
- WALLS: RENDER, PAINTED
- ROOF: PLAIN CEMENT TILES
- WINDOWS: TIMBER, TREATED
- CHIMNEY: FACING BRICKWORK

P/01 ISSUED FOR PLANNING	CS	11.08.10
SA/01 ISSUED FOR COMMENT	CS	19.08.10
SA/02 ISSUED FOR COMMENT	SE	25.01.09
Rev. Description	By	Date

STEPHEN EVANS ASSOCIATES LLP

Little Battenhurst, Battenhurst Road,
 Stonegate, Wadhurst,
 East Sussex, TN5 7DU
 Tel 01435 884804 Fax : 01435 884801
 E-Mail: office@evans-structures.co.uk

GALDEN COURT
 DATE RECEIVED
 24 AUG 2010
 NOT PLANNING
 GALDEN COURT
 16 AUG 2010

Project
 SEVEN BISHOPS
 CATTS HILL
 TN6 3NQ

Drawing Title
 PROPOSED ELEVATIONS

Drawing No.	Revision
11260/006	P/01

Scale	Date
1:100	10.08.2010
Computer File No.	Project No.
11260	11260
Drawn By	Checked By
SE	SE
Coordinated By	Approved By
SE	SE

Client
 Mr POWELL

PLANNING

ALL DIMENSIONS TO BE VERIFIED ON SITE.

Figured dimensions to take preference to those scaled.
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WEALDEN DISTRICT COUNCIL

24 AUG 2010

ACTION
BY
PLANNING AND BUILDING CONTROL

P/01 ISSUED FOR PLANNING	DS	12.08.10
Rev	Description	By Date

STEPHEN EVANS ASSOCIATES LLP

Little Battenhurst, Battenhurst Road,
Stonegate, Wadhurst,
East Sussex, TN5 7DU
Tel 01435 884804 Fax : 01435 884801
E-Mail: office@evans-structures.co.uk

Project
SEVEN BISHOPS CATTS HILL TN6 3NQ

Drawing Title
PROPOSED SITE/LOCATION PLAN

Drawing No.	Revision
11260/001	P/01

Scale	Date
1:500, 1:1250	10.08.2010

Computer File No.	Project No.
11260	11260

Drawn By	Checked By
SE	SE

Coordinated By	Approved By
SE	SE

Client
Mr POWELL

SITE PLAN
SCALE 1:1250

BLOCK PLAN
SCALE 1:500



PLANNING

Design and Access Statement

Proposed Revised Extensions and Triple Garage at Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ

19.01.15

5.2 Appendix B – Building control documents.

OUR REF: I/134/0197
ASK FOR: **Mark Gray Tel: 01892 602489**
DATE: 13 September 2013
YOUR REF:



Mr P Hiscocks
24 Northfields
Speldhurst
Tunbridge Wells
Kent
TN8 0PN

Kelvin Williams
Head of Planning and Environmental Services

Dear Mr Hiscocks

THE BUILDING REGULATIONS 2010
PROPOSAL: CONSTRUCTION OF TWO STOREY FRONT EXTENSION
AT: SEVEN BISHOPS, CATTS HILL, MARK CROSS, TN6 3NQ
APPLICATION NO: I/134/0197

The Council has received an initial notice from an approved inspector namely J M Partnership Surveyors Ltd in respect of the above proposed work.

Please note that as you have decided to use an approved inspector, in this instance, to supervise the work relating to the Building Regulations rather than the East Sussex Building Control Partnership service, this authority will not be undertaking checking and approving your plans, undertaking site inspections on your behalf, or issuing a completion certificate on the satisfactory completion of the work.

Yours sincerely

Building Control Partnership Manager

OUR REF: I/134/0197
ASK FOR: Mark Gray Tel: 01892 602489
DATE: 13 September 2013
YOUR REF:



Mr P Hiscocks
C/o J M Partnership Surveyors Ltd
Suite 10 Christchurch House
Beaufort Court
Sir Thomas Longley Road
Rochester
Kent
ME2 4FX

Kelvin Williams
Head of Planning and Environmental Services

BUILDING (APPROVED INSPECTOR ETC.) REGULATIONS 2010

ACCEPTANCE OF INITIAL NOTICE

Application re: SEVEN BISHOPS, CATTS HILL, MARK CROSS, TN6 3NQ

Proposal: CONSTRUCTION OF TWO STOREY FRONT EXTENSION

Application No: I/134/0197

Receipt is acknowledged of an initial notice in respect of the proposed building operation specified above. The initial notice has been **accepted.**

This approval is not permission under the Town and Country Planning Act 1990.

Building Control Partnership Manager

cc: Mr P Hiscocks
24 Northfields
Speldhurst
Tunbridge Wells
Kent
TN8 0PN

East Sussex Building Control, providing building control services on behalf of:



Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX

T 01323 443322 F 01892 602777

E building.control@wealden.gov.uk W www.wealden.gov.uk



JM PARTNERSHIP (SURVEYORS) LTD

Suite 10, Christchurch House
Beaufort Court
Sir Thomas Longley Road
Medway City Estate
Rochester, Kent
ME2 4FX

Tel No. 01634 733270

Fax No. 01634 733279

E-mail: admin@jmpartnership.uk.com

To:- Phil Hiscocks	From:- Andy Byard
Company:-	Date:- 05 February 2015
Email:- phil.hiscocks@ahpltd.co.uk	Total no. of pages:- 2 (incl. header)
Copied to:- N/A	
Our ref:- AB/KD/ROC/13/12409	
Subject:- CONSTRUCTION OF A SECTION OF FOUNDATION IN ASSOCIATION WITH TWO STOREY FRONT EXTENSION UNDER PLANNING REFERENCE WD/2010/1900/F AT SEVEN BISHOPS, CATTS HILL MARK CROSS, TUNBRIDGE WELLS, KENT, TN6 3NQ	
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please reply	

MESSAGE:-

Please find attached the latest site report for your information. Please contact me, at your earliest convenience, if you wish to discuss any issues further.

Similarly, please advise me if any details are incorrect or if other parties are to be copied with this report.

Regards

Andy Byard

**JM PARTNERSHIP (SURVEYORS) LTD
SITE INSPECTION SHEET**

REF. NO:- ROC/13/12409	DATE:- 16/9/13	VISIT NO:- 1
SITE:-	CONSTRUCTION OF A SECTION OF FOUNDATION IN ASSOCIATION WITH TWO STOREY FRONT EXTENSION UNDER PLANNING REFERENCE WD/2010/1900/F AT SEVEN BISHOPS, CATTS HILL MARK CROSS, TUNBRIDGE WELLS, KENT, TN6 3NQ	

A.I. Representative:- Andrew Byard

Tel. No:- 01634 733270

Fax No:- 01634 733279

Mob. No:- 07943 806037

(Items marked with an * are required to be actioned for compliance with the Building Regulations)

A commencement site visit was carried out to view the progress of the works.

The following observations were made:-

1. The first section of foundation has been excavated for the two storey extension.



2. The foundation is 500mm wide and 750mm deep and excavated into the sandstone.
3. The new section of foundation has been excavated to the depth of the existing foundations.
4. A further inspection shall be carried out as work develops.