



CONSERVATION AND DESIGN
STATEMENT

79C FRANT ROAD
TUNBRIDGE WELLS
KENT
TN2 5LP

FEBRUARY 2021

1.0 - INTRODUCTION

1.1 This statement comprises two sections, a) a character analysis of the immediate Frant Road area and b) the design rationale for the scheme.

1.2 The proposal is for the demolition of the existing single storey attached garage / utility room and construction of a new two storey side and rear extension, together with a new roof.

1.3 This statement will demonstrate that the new development will: -

- a) through the character assessment, respect the sylvan appearance of the area and reinforce the grain of development in the road, using the prevailing Italianate vernacular for the design of the new building
- b) retain boundary planting
- c) respect the immediate adjoining neighbours' privacy and amenity
- d) use a highly insulated fabric to the building to reduce energy waste and CO2 emissions through the building's lifetime

2.0 - CHARACTER ANALYSIS

2.1 The site area is roughly rectangular in shape, and is located on the eastern side of Frant Road. The site area is 399 sq. metres (red line).

2.2 The house lies at the southern edge of the Tunbridge Wells Conservation Area.

2.3 The road has a mix of styles although the wider area is characterised by the regency style for which Tunbridge Wells is famed. The road generally consists of fairly substantial houses of a high level of architectural merit.

2.4 79C Frant Rd was formerly the entrance to a nursery / garden centre, with the house, the adjacent property and area behind, developed in the late 60's. Being of an archetypal sixties design, the house has no redeeming architectural features whatsoever, and as such, substantially detracts from the overall look of the conservation area.

2.5 Buildings in the immediate vicinity have a wealth of architectural details, including decorative rendered brickwork, string courses, stone parapets and prominent chimneys.



Aerial view of the approximate immediate site area – Google Earth

2.0 - CHARACTER ANALYSIS

2.6. The upper part of Frant Road is of a sylvan character.



Street view looking South up Frant Road
Google Earth

2.0 – CHARACTER ANALYSIS

2.7 The adjacent property at 81, and also the opposite property at 48, are striking late Victorian Italianate styled villas.

2.8 They have a visual richness and balance with canted bays, expressed quoins, moulded strings and window surrounds. The frontages are dominated by large sash windows at ground floor level, with half round arched front door details. Large chimney stacks and slate roofs with rendered facades complete the design.



2.0 – CHARACTER ANALYSIS

2.9 A recently constructed property at 83 Frant Road, reflects aspects of the Italianate design of the surrounding area.



3.0 - DESIGN

3.1 The current property is not fit for purpose, and suffers from both a poor U value rating and movement caused by the tree to the front of the property (earmarked for removal as part of the application).

- a) Half of the current double garage was shoddily converted into a utility room several years ago, whilst the remaining “garage” space is too small for modern cars. The building is therefore redundant, the structure is not watertight and has suffered from movement due to the tree (T1) to the front of the property. There is sufficient off road parking for several vehicles.
- b) It is proposed to demolish the flat roofed garage and porch structure and construct a bay fronted gable to create a symmetrical form, with the front door being moved to a central position.
- c) The new design pulls the footprint away from the adjacent building (79b) with the extension into the space above the existing garage matching that previously approved and built out by 79b.
- d) An extension to the rear, creates more useable space with the form reflecting the Italianate design of the property.
- e) A newly pitched roof offers interest to the design with the chimneys enhancing the look.
- e) The revised window arrangements likewise take their design cue from the surrounding properties, and decorative surrounds, a string course and other features enhance the look.
- a) Materials – render to match existing properties, together with slate roof tiles. Fascias, barge boards, soffits, windows and doors will be painted timber, again in keeping with the area and the overall desired aesthetic.



Front elevation of current property



Front elevation of proposed building

4.0 – CONCLUSION

4.1 The proposals positively impact on the Conservation Area, turning an architecturally deficient building into an Italianate style villa.

4.2 The scheme has been carefully designed so as to respect the siting of the adjacent properties, with the separation distance to 79B increased. The “lop sided” look to the existing building will be replaced by a symmetrical design reflecting the character and design of the local vernacular.

4.3 The Sylvan character of the area is retained, with the exception of the tree abutting the existing garage, all trees and hedging to the front being retained

