

## **HERITAGE STATEMENT**

### **Proposed single storey rear extension, changes to fenestration and internal alterations at**

#### **The Lodge, Sherwood Park, Tunbridge Wells, Kent, TN2 3QG**

The property is a former entrance lodge that is located within the Tunbridge Wells Conservation Area on the northern side of the Pembury Road. The area is now predominantly residential but the lodge does remain quite detached when viewed from Sherwood Park and Pembury Road.

The Lodge is a single storey dwelling with painted render facades and a slate roof. There are feature corner stones, window sills and window surrounds to the south and east elevations, which are in painted render.

There have been a few extensions to the lodge in the past which have included in 1999 a detached double garage, in 2000 conversion of the garage into a bedroom and in 2002 a single storey rear extension. However, being a single storey former lodge there is a requirement for slightly more floor space and an improved layout. Three further planning applications have been submitted and refused in 2010, 2011 and 2012 all of them siting the proposed extension on the north side of the property, facing the garden. These planning applications have been refused due to a large redwood tree to the north of the property.

#### **The Proposal**

The proposal is to construct a rear extension to the west of the existing property, which is the rear elevation when viewed from Sherwood Park and carry out internal alterations to improve the layout of the property for living on a day to day basis.

The proposed extension is sited to the far side of the property from the redwood tree and therefore the construction of the extension will cause no harm to the tree, either now or in the future. The proposed extension is sited well away from the spread of the branches of the redwood tree and would not be affected by possible falling branches or debris.

The proposed extension is set to the rear of the property and has been designed to match the existing architecture and style of the original lodge using the same materials. The extension remains subservient to the host dwelling but maintains the character of the building. The south elevation of the proposed extension does face Pembury Road but because of the design it will not have any adverse affect on the street scene.

#### **Conclusion**

It is felt that the proposal will not affect the visual appearance or amenities within the Conservation Area and will have no impact on the heritage of the building or the area.