

HERITAGE STATEMENT (2)

1&2 Franks Bridge Cottages, Smarden Road, Headcorn, TN27 9SX

Description of property

1&2 Franks Bridge Cottages are semi detached former residential dwellings that have been combined as one property and used as a commercial outlet for a Chiropractic and health clinic in the more recent years.

The property is situated on a narrow strip of land between Biddenden Road and Smarden Road. Despite its historic character, it has uPVC windows and doors with a gable end roof weathered with modern concrete interlocking tiles. The rear and Biddenden Road elevation has been clad with shiplap boarding whilst the remaining elevations are of the original face brickwork.

A single storey rear extension (currently being enlarged), was added to provide WC and office facilities and is of face brick construction with a mineral felt flat roof.

Proposed Development

The property is now vacant from being a health clinic and this proposed new ownership is to use the existing facilities with only minor internal alterations to use as an early learning pre school facility for the local area.

The significant aspect of the proposed development (2) is to build over the existing single storey rear extension of WC facilities, office and welfare accommodation (enlarged following planning approval ref 23/502281/FULL). This new application is to explore the usefulness of a first floor classroom addition over the whole rear extension to further benefit the local and expanding community.

Design considerations

The proposed development has been designed to be a lightweight timber framed extension to reflect the existing external elements of Franks Bridge Cottages with fire retardant cladding (matching the existing) to all elevations including Smarden Road. A flat roof has been maintained to reduce the overall impact of the enlarged extension.

Effect of Development

For the proposed use of the property (pre-school), the enlargement of the single storey rear extension to two storeys will be significant for its efficient and commercial use. The proposed development sits behind the main property of Franks Bridge Cottages and does not impact visually from the Headcorn direction.

From an Historical viewpoint, the proposed development should have little or no impact as the design reflects existing features of the property.

Richard Simpson

Agent

