

DESIGN AND ACCESS STATEMENT

To accompany Householder Planning Application, January 2024

32 Linden Gardens
Tunbridge Wells
Kent
TN2 5QT

Version 1: 08.01.24

ref: 22.114



32 Linden Gardens

1. Introduction

1.1 32 Linden Gardens is an end of terrace house in a residential area of Tunbridge Wells.

1.2 The buildings dates from 1964, constructed of face-brick with a tile hung upper storey under concrete tiled roof.

2. Proposed Development

2.1 The proposal:

- a. Construct a new porch.
- b. Rear extension (part double-storey).
- c. Side extension to first floor.
- d. Reconfigure interior to form a boot/utility room with exterior access.

2.2 The Design

(i) The proposed new porch is to provide family coat and boot storage, a secure parcel drop-off facility and improves the appearance of the house.

(ii) The rear extension is designed for modern, open-plan, family living, with direct access to a paved patio and garden.

(iii) The 1st floor extension provides a new master bedroom with en-suite and storage.

(iv) The side extension relocates the family bathroom and provides an additional separate shower.

(v) Bedroom 4 is enlarged to make it a useful bedroom, which can accommodate a double bed.

(vi) Internal alterations make better use of the space, as well as providing a utility/boot room with new side access.

2.3 The existing ridge height is retained.

2.4 The design does not impact neighbours right to light.

2.5 Materials: The new elevation materials are intended to modernise the appearance of the house- facebrick plinth, white painted render ground floor and vertical timber boarded upper storey. Windows and doors are to be double glazed, powder coated al. The rainwater goods are black, to match existing.

2.6 The new gable window is obscure glazed and serves the family bathroom.

2.7 The proposal has no impact on the amenity of adjacent properties.

2.8 The proposal has no overlooking over adjacent buildings, or other impact.

2.9 Access to the site is via an existing footpath. There is no change to the current parking arrangement.

3. Planning History

3.1 There is no Planning History on the Council website.

3.2 It is clear on visiting the property that there is a single-storey side extension. The owner thinks it was possibly constructed in late 20th C under previous ownership.

4. Environmental considerations:

- 4.1 The porch prevents cold air entering the house and a secure parcel drop-off.
- 4.2 The building fabric, including the roof, will be highly insulated to improve the thermal efficiency and reducing the requirement for additional heating.
- 4.3 Masonry structure and concrete floor provide thermal mass, which regulates thermal fluctuations during the heating and cooling cycles.
- 4.4 The house is connected to an existing foul drainage via existing manholes.
- 4.5 Surface water will drain as existing.

5. Access

- 4.1 Pedestrian access to the house will be over a flush threshold to the new porch. Patio doors will have a flush threshold to the patio and garden.

6. Conclusion

- 6.1 The proposal provides flexible accommodation for an updated family house, which will allow the family to remain in the property for many more years. Materials, form and scale are appropriate to the location.