

# REAL design

85 High Street, Tunbridge Wells, Kent, TN1 1XP  
01892 533321      [studio@realdesign.org.uk](mailto:studio@realdesign.org.uk)

[www.realdesign.org.uk](http://www.realdesign.org.uk)

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[January 2024](#)

## DESIGN, ACCESS AND HERITAGE STATEMENT

Roof extension, replacement single storey extension and alterations  
[Amendments January 2024](#)

at

Grey Gables, Langton Road  
Tunbridge Wells, Kent, TN4 8XA

for

Charlotte Thomson and Doug Thomson



Plate one: Front elevation

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## 001 Introduction

The subject property comprises a substantial semi detached house with accommodation over four storeys likely to have been constructed circa 1850. The original property consisted of one larger dwelling that appears to have been split into two dwellings during the early 20th Century.

The property has been subject to alteration and extension in the past as evidenced by a conservatory to the front (north) elevation and a dormer extension to the east elevation which provides space for a lift that serves all four floors of the property. To the front (north) elevation a particularly unsympathetic flat roofed first floor extension has been constructed, to enlarge a bedroom, refer to Appendix A, plate 10.

The property is of traditional construction, and finished as follows:

### Roofs:

Pitched and slated. Flat roof dormer to flank and flat roof extension to front elevation.

### Walls:

Solid load bearing masonry walls with an external finish of white painted render.

### Floors:

The majority of floors are of suspended timber design, i.e. square edged boards supported by intermediate timber joists, however the basement floor is of solid ground bearing concrete construction.

### Joinery:

Timber windows and doors. Many of the sash windows have been replaced in recent years.

### Front elevation conservatory:

Glazed roof. UPVC windows and doors. Brick walls. Suspended floor.

Refer to plates 1 - 4 within Appendix A.

002 The proposed works

Planning permission was granted for the following works was granted in October 2023 (23/02214/FULL):

#### General

- Apply external insulation to ground, first and second floor elevations to improve the thermal efficiency of the dwelling. The external insulation will replicate the protruding string courses. External insulation will be finished with white synthetic render to match existing.
- Apply acoustic insulation to party wall to majority of basement, ground and first floor accommodation
- The lift will be removed from within the dwelling
- Provide photovoltaic panels to the south roof slope, to generate electricity reducing the occupier's reliance upon the National Grid.

#### Basement

- Apply internal insulation and tanking to the basement. The basement cannot easily be insulated externally, hence the provision of internal insulation.
- Upgrade existing lower ground floor storage areas to create games / music room, sitting room, living room and larder

#### Ground floor level

- Replace conservatory with orangery type extension. Foundations and lower walls remain with new construction over. External wall insulation and render to remainder of house. This creates an office / study for working from home. The existing kitchen is to become a utility area.
- The front door is to be blocked and a new front door and canopy porch provided
- Access to be provided between the rear two reception rooms to create a kitchen and dining area with a new staircase down to a basement living room. The stairs down have a landing at external ground level to improve access to the rear. Consequently the bay window doors become taller. The proposed kitchen window to be removed and French windows provided, with metal steps down to patio area.

#### First floor level

- Small infill extension to join previous unsympathetic front extension to the remainder of the property. The appearance of the front elevation is enhanced by rationalising roofs, as part of the roof extension.
- Create ensuite shower room to bedroom 1 and install obscure glazed window
- Amalgamate existing WC and bathroom
- Form airing cupboard
- Alter internal layout to create office / study 2

#### Second floor level

- Create storage area within former lift enclosure
- Create guest bedroom and shower room through roof extension to west side of property. This also harmonises the existing roofs and removes the flat roof to the front elevation.

## External

- It is proposed to widen both the entrance to the site, and the gated access property, by 600mm as the existing access is narrow for modern vehicles. The stone wall will be adjusted to enlarge the aperture.
- The low level close boarded fence adjacent to the existing gate will be removed to enable a larger timber gate to be installed.

The applicants have been liaising with their contractors and the design has developed. The following amendments to the consented works are now being applied for:

1. Remove the rear central chimney to below roof level. Replace with a black powder coated metal flue.
2. Change the materials for the rear dormer. To have white rendered walls and GRP roof.
3. Change the locations of the PV panels.
4. Change how the driveway is widened (600mm to one side, rather than 300mm to both sides), therefore one pier to be demolished and rebuilt.
5. Adjust gate position, install wider gate and reduce size of herbaceous border
6. Provide a roof window to serve the second floor bathroom.

## 003 Amount

### Ground floor extension:

The ground floor extension is of identical footprint to the conservatory to be demolished. The proposed extension is 4.5M wide by 3.15M deep. The height of the structure is 4.2M above ground level. Internal floor level is raised above external ground level by 700mm as existing. The existing conservatory has a maximum height of 4M to the apex. The new structure will be taller than the existing by 20cm.

### First floor extension:

The infill extension is 1.2M wide by 2.1M deep, equating to an additional gross external area of 2.52 sqm.

### Roof extension:

At second floor level it is proposed to amalgamate the front flat roof and the two side roofs to create one single roof clad with slate to the north and south elevations with an up flat section. A small lead clad dormer window is proposed to the rear elevation and three velux windows to the front elevation. The height of the new roof does not exceed the height of the main roof. The roof extension equates to an additional internal floor area of approximately 26 sqm.

## 004 Layout

There are no proposed changes to the layout of the site.

At its closest the front elevation of Grey Gables, i.e. the existing conservatory, is 14m from Langton Road.

## 005 Scale

The proposed works are in scale with the proportions of the dwelling. The ground floor replacement extension is more in keeping with the style of property. The proposed roof height is 20cm greater than the existing roof.

The roof / loft extension to the west is no higher than the main roof. The proposed design reconciles the awkward combination of a flat roof and the two different heights.

pitched and slated roofs. A small gable is provided to the front elevation, to add interest to this facade. The proposed dormer window to the south elevation is considered to be both modest and proportionate to the age and style of dwelling.

#### 006 Landscaping

It is proposed to widen both the entrance to the site, and the gated access to the property by 600mm, as the existing access is narrow for modern vehicles. The stone wall will be adjusted to enlarge the aperture.

The low level close boarded fence adjacent to the existing gate will be removed to enable a larger timber gate to be installed.

#### 007 Appearance

The external materials will have the same visual appearance as the existing.

The roofs will be covered with natural slate materials. A dormer window will be provided to the south elevation. The flat roofs will be formed in dark grey GRP materials to blend with adjacent materials.

The external walls are of white painted rendered masonry construction. The external insulation will be coated with white painted synthetic render.

New windows will be of sash style with proportions to match existing.

#### 008 Use

The use of the property is residential and this will not change.

#### 009 Access

No changes are proposed to the access to the dwelling, nor to the layout within the site. As noted in section 006 it is proposed to increase the width of the access to the site at the gated access to the dwelling by 600mm as they are too narrow.

## 010 Heritage statement

The subject property is located within the Tunbridge Wells Conservation Area. The original single dwelling is likely to have been constructed circa 1850 and was subdivided into two dwellings during the early 20th Century. The local area is characterised by lodges, smaller buildings and large dwellings in extensive grounds.

There are three listed buildings in the general vicinity consisting of 5 - 11 Langton Road, the former Major York public house, first listed in 1966, together with 1 and 3 Langton Road also Grade II listed, both located some distance to the east. To the rear (south) numbers 1 and 2 Nevill Park are Grade II listed. These are approximately 75m away. No other designated heritage assets are a considerable distance away from the subject property.

The frontages to this and adjoining properties are characterised by boundary fences and dense planted frontages. The exception to this being the car dealership opposite the site. Refer to plates 5 - 8 within Appendix A. Older dwellings are set back from the road, whilst newer infill development is closer to the street.

From a design perspective, the owners wish to enhance the existing property rather than adopt a contemporary approach. In this regard unsympathetic additions to the elevation at ground and first floor level have been re-designed to compose a more sympathetic and aesthetically pleasing appearance.

Due to the distance between the property and the public realm, and mature trees and shrubs to the front, the front and flank elevations are largely screened from the road. The proposed works enhance the subject property and the street scene. Refer to plates 5 - 8 within Appendix A.

## 011 Planning

### Principle of the development

The site is within the limits to built development of Tunbridge Wells, where there is no objection to the principle of extending the dwelling, subject to the proposal meeting relevant planning policies and material considerations.

### Impact on visual amenity and Conservation Area

The proposal demolishes the front conservatory and enhances the appearance of the clumsy flat roofed first floor front elevation extension. A loft extension to create a guest bedroom and bathroom is to be provided to the western elevation. During the 12 months some of the proposed works will be visible from the road. It is considered that the proposed works create a more harmonious appearance than the somewhat disjointed assemblage of roofs and forms.

The roof extension is of no greater height than the main roof. Its eaves are 1100mm lower than the upper roof, reinforcing its subservience. A small gable roof has been provided to the front elevation to add interest to this facade.

The works to the rear, such as the new dormer window and photovoltaic panels, will not be visible from the public realm and therefore would not impact the Conservation Area. The proposed works are an improvement over the existing arrangement and of higher quality appearance.

The front ground floor extension replaces a basic conservatory which detracts from the overall appearance of the property. The replacement structure is set back 14.5M from Langton Road and is well screened by extant vegetation. External materials are to match the host property and are designed to compliment and enhance the existing house.

### Impact on residential amenity

The proposed works replace a conservatory to the front that is fully screened. The replacement enhances the privacy of the adjoining property, Clare Lodge, 13B Langton Road.

At first floor level one single front facing window will be replaced by two windows. For reasons of privacy, no windows are proposed in the flank / west elevation of the new loft area.

A modest dormer window is provided to the rear elevation, together with three roof lights to the front elevation, two serving the landing area and one serving the guest bedroom shower room. Consequently, there is no increase in the amount of overlooking nor impact upon residential amenity.

Due to the orientation of the properties and the extant trees, there is no increase in overshadowing of neighbouring dwellings as a consequence of the proposed works. The side space to the west of the property remains unchanged, which at its minimum is approximately 6.75M.

### Other material considerations

No trees will be impacted by the proposed works as no foundations are to be dug.



### Commentary on amended works:

1. Remove the rear central chimney to below roof level. Replace with a black powder coated metal flue.

*Significant dampness is affecting the chimney breasts within the upper floor of the dwelling. The applicants want a long term solution and therefore have decided to design out the problem, by removing the chimney stack above roof level, and installing a black metal flue to serve the wood burning stove.*

2. Change the materials for the rear dormer, to have white rendered walls and GRP roof. *To harmonise the appearance of the dwelling the applicants would like the rear dormer window to have white rendered walls, to match those of the rest of the property. The roof of the dormer received planning consent to be GRP, and this has not changed.*

3. Change the locations of the PV panels. *A solar PV specialist has determined the optimum number and location of the photovoltaic panels, and these are shown on the proposed elevations.*

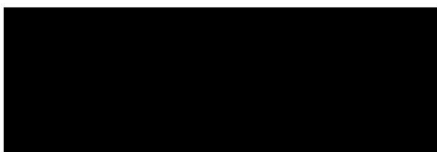
4. Change how the driveway is widened (600mm to one side, rather than 300mm to both sides), therefore one pier to be demolished and rebuilt. *It is more cost effective to demolish one pier and rebuild it than both. There is no material change to the proposal from a planning perspective.*

5. Adjust gate position, install wider gate and reduce size of herbaceous border *The existing gate is very narrow. There is inadequate room to park a vehicle to the front of the dwelling. The gate is being increased in width to approximately 3.5m. By moving the gate closer to the road by approximately 2.0m, and reducing the herbaceous border additional parking and manoeuvring space is created. Screening / planting is retained to the north and west of the driveway to maintain privacy and the street scene.*

6. Provide a roof window to serve the second floor bathroom *A roof window is proposed to the west elevation roof slope to provide extra daylight. This causes no overlooking of private spaces. The roof window is a substantial distance from the western boundary.*

### 012 Summary

The proposed amendments are uncontentious 'fine tuning' of the previously approved scheme. They have no impact upon neighbouring properties nor their occupiers. The proposed scheme, as amended, continues to make a positive impact upon the street scene and therefore consent should be granted.



Daniel Cooper MScCHE BSc(Hons) MRICS DipSurv MFPWS  
For and on behalf of  
**REAL** design