

# A Design and Access Statement and a Heritage Impact Assessment

For

Swingle Swangle Cottage

Brenchley Road,

Matfield, Kent.

TN12 7DT



North East (Front) Elevation - Brenchley Road

## 1. Introduction

1.1 This design and access statement and heritage impact assessment has been prepared in support of an application to carry out the extension, renovations and alterations to this property. It sets out:

- a. A description of the special character and the reason it is listed.
- b. A schedule of the proposed works.
- c. A description of the impact of the works on the special character of the property and how it will maintain the original design.

1.2 This proposal is designed to a suitable quality to reflect the existing layout of the building and its listed status. The proposed design, appearance and siting have all been subject to a Pre-Application planning submission, including an all parties site meeting with Tunbridge Wells Borough Council's Planning Officer Mr J. Taylor and Principal Conservation Officer, Mr M. Stephenson. With the principal of the proposed extensions and alterations having been explained and discussed in detail.

1.3 Swingle Swangle Cottage along with the adjacent terraced properties are collectively Grade 2 listed. Within the High Weald Area of Outstanding Natural Beauty but outside the Limits to Built Development.

1.4 Historic Environment Record. The desk based research included reference to the Kent County Council Heritage web site, Maps, Historic England Listing Records, the National Monuments Records, Swindon as well as applicant owned historic documents.

1.5 Swingle Swangle Cottage is an end of terrace/ semi-detached two storey period building, within its own defined residential curtilage.

1.6 Swingle Swangle Cottage: Historic England Listing, No - 1249093, dated 24th August 1990, reads as follows:

"Row of cottages, formerly alms-houses. Probably early C19 with some C20 alteration. English and Flemish bond brick with plastered dressings in imitation of stone; slate roof; brick stacks.

Plan: Row of 4 cottages on the roadside, facing north east. The outer cottages have doors to the right, the 2 centre cottages have adjacent doors. The left hand (south) cottage is separately-roofed, with a wider span and an axial stack. 2 axial stacks to the rest of the range, one with a corbelled brick cornice. Interior not inspected, details of plan unclear at time of survey (1989).

Exterior: 2 storeys. Asymmetrical 5-window front. The doorways all preserve attractive plaster detail, the jambs rendered, the lintels plastered to imitate stone voussoirs, including incised panels and imitation keystones with rusticated ornament. The original ground floor windows have similar decoration over the lintels, shouldered architraves and sill brackets. First floor windows with eared shouldered architraves. The left hand block is Flemish bond brick with imitation quoins in plaster at the abutment with the adjacent block. The left hand door is a C20 replacement, the 2 centre doors are C19 and panelled; plank door to the right. 3 original ground floor 16-pane C19 sash windows. 2 windows have unfortunately been replaced by a C20 bow and a C20 bay window. 5 first floor 16-pane C19 sashes."



South West (Rear) Elevation I



South West (Rear) Elevation II

## 2. Site Location and Description

2.1 The application building lies within a long established semi-rural location on the western side of Brenchley Road. The application building formed part of what was a group of Alms Houses, estimated construction C19.

2.2 The site is accessed via a single vehicle access track to the North West of the property.

2.3 There are no public Rights of Way over/ through the application site.

2.4 This proposal does not affect or alter the existing parking arrangements for the property.

2.5 There are no trees with in close proximity to the property or this proposal.

2.6 Both the application building and its attached neighbours, have undergone considerable change from their original forms. But, generally, the principal front elevation still retains the simple architectural lines using a limited, quality, pallet of materials. The building has undergone various cycles of historic alterations, repairs, extensions and refurbishments over the many years. With the rear elevations changing the most, alterations, extensions, openings being reworked, infilled and formed to the "as seen" today.

2.7 Generally the property is constructed of English and Flemish bond, stock red brick with detailed plastered dressings/ surrounds to openings to the principal front and side elevations. The rear elevation consisting of colour washed modern brick work and render finish. With an area of plain clay vertical tile hanging to the first floor.

A mixture of painted softwood joinery, 4 panel front doors, sash and bay windows to the principal front elevation with a mixture of modern timber, Upvc joinery to the rear elevation, all under a slate and plain tiled roof covering. With detailed brick work chimneys

The main dwelling sits under a slate and plain clay pegged tile roof, the rear projection covered in a modern built up flat roof membrane all with Upvc guttering.

2.8 The Heritage Officer confirmed that the building had been altered, adapted and extended many times in his issued reply/ report to the Pre Application submission.

## 3. Description of Development

3.1 The description of the proposal is for: "Proposed single storey rear extension, removal of one staircase, alterations to a second staircase, internal partition alterations, and fenestration alterations."

3.2 The application comprises this statement and the following plans:

Drawing No - 2023- 313- 001 - Existing floor, roof, block, location plans and elevations.

Drawing No - 2023/ 313/ 002. Proposed floor, roof plans and elevations.

## 4. Planning History

4.1 Swingle Swangle Cottage has not been subject to any previous Planning or Listed Building applications.

4.2 A Pre Application submission [REDACTED] was submitted to Tunbridge Wells Borough Council, acknowledged on the 22 November 2023, a site meeting on the 23<sup>rd</sup> January 2024, with a reply being received 13 February 2024.

4.3 Compilation of this proposal incorporated consideration of recent Planning and Listed Building Approvals in the local area, taking note of comments made by the various statutory consultants.

## 5. Planning Policy

5.1 The planning policies and criteria relevant to this application are contained in the following statutory documents:

The National Planning Policy Framework (NPPF): 2019

National Planning Practice Guidance (NPPG)

Tunbridge Wells Borough Council, Local Plan 2006: Policies

EN1 - Development Control Criteria.

EN25 - Development control criteria for all development proposals affecting the rural landscape.

H11 - Extensions to dwellings outside the Limits to Built development.

LDB1 - Development outside the Limits to Built Development (partially superseded by Site Allocations Local Plan)

Tunbridge Wells Borough Council, Core Strategy Development Plan Document 2010:

Core Policy 4 - Environment (5)

Core Policy 5 - Sustainable Design and Construction.

Core Policy 14 - Development in the villages and rural areas.

Brenchley and Matfield Neighbourhood Development Plan:

Impacts on visual and residential amenity.

Impact on HWNL

Impact on listed building



## 6. Schedule of Proposed Alteration Works

### External Alterations.

#### 6.1 Single Storey Rear Extension.

6.1.1 To construct, limited in size, single storey extension, to provide additional floor area to both the Sitting Room and provide for a separate Wc and Utility area.

6.1.2 Generally constructed in painted brickwork, with painted softwood joinery. Under a combination of single ply high performance, dark grey waterproofing membrane to the flat roof and plain clay tiles to the mono pitched roof.

6.1.3 Roof lights are to be high performance "conservation" type, fitted with blackout blinds for "dark sky" protection.

#### 6.2 Fenestration Alterations.

6.2.1 To remove North East (Front) elevation modern bay window. To replace with an in keeping, historically sensitive, heritage, timber bow window. To make good, repair adjacent wall construction and finishes all to align, match existing adjacent

6.2.2 To reposition first floor South West (Rear) elevation bedroom. To make good, repair wall construction and finishes all to align, match existing adjacent

### Internal Alteration Works.

#### 6.5 Ground Floor.

6.5.1 To remove staircase and enclosure to Sitting Room. To infill, complete first floor construction, to align, match existing adjacent. To make good, repair ground floor and exposed wall construction and finishes all to align, match existing adjacent

6.5.2 To alter existing staircase to Kitchen. To adapt upper flight and form new lower, turning flight. To make good, repair ground floor and exposed wall construction and finishes all to align, match existing adjacent.

#### 6.6 First Floor.

6.6.1 Remove Bedroom stair well enclosure, doorsets and cupboards. To make good, repair first floor boarding and exposed wall construction and finishes all to align, match existing adjacent.

6.6.2 To studwork infill designated existing door-ways, openings etc. Wall construction and finishes all to align, match existing adjacent.

6.6.3 To form new access and studwork partition walls from remaining Hallway to Bedroom 2. Wall construction and finishes all to align, match existing adjacent.

## 7. Impact of works on special character and maintenance of design

### 7.1 Heritage Impact Assessment:

All the alterations proposed and detailed were submitted under the Pre Application [REDACTED]. The application was considered by Tunbridge Wells Borough Council, their Planning and Heritage Officer and a positive reply was received, with comments, which have been duly accepted and this proposal incorporates all of the statements there in.

The proposed alterations will be sympathetic in design to the original historic building, it is proposed to re-use materials salvaged during the works from the property, where possible, and using quality reclaimed, like materials to complete the project. This is particularly relevant to the roof coverings.

The work proposed will allow improved the applicants use/ facilities whilst conserving the original fabric of the listed property and extend its life. The work proposed will be in keeping with the remainder of the property, and is intended to maintain the present design and enhance its special character.

Acknowledging the principal that there should be no deterioration to the property, as identified above the proposed works will make the building more usable for the family and minimise the alterations on the historic fabric of the building.