

Design and Access Statement

Introduction

The proposal concerns minor modifications to a maisonette flat situated across the ground and basement floors of a converted mid-terrace Victorian house in a conservation area of Tunbridge Wells. The site, located at the rear, is private and without views from public rights of way (please see photographs).

Design Principles and Concepts

Given the location of the site, the principal aim of the proposal is to restore the original Victorian aesthetic of the exterior of the flat, focusing primarily on improved fenestration and the removal of non-original elements. The proposal also aims to significantly improve the flat's energy efficiency and resilience to humidity in the basement window-well area.

On the ground floor, a painted timber sash window and French doors, both with traditional mouldings, are proposed to complement the original fenestration still present in neighbouring properties. Due to humidity issues in the linear window well, high quality painted uPVC "timber-like" sash windows (featuring butt joints, slim frame sight lines, and slimline low-e glazing) are proposed. The use of uPVC, although not traditional, has been employed by neighbouring properties also dealing with similar issues in equivalently secluded and humid locations.

A painted white finish and low-e slimline glazing is proposed for all fenestration, including uPVC sashes, to match neighbouring properties as closely as possible while significantly improving energy efficiency.

Matching reclaimed brick is proposed for use in repairs of walls and the creation of new openings for fenestration as appropriate. It is also proposed that the unfinished scratch coat of lime render in the linear window well be improved, by creating a section of contiguous breathable lime render facia, painted white, as used on the exterior reveals of the bay windows at the front of the property and by nearby properties with similar brick perishment.

Contextual Considerations

The proposed changes are in keeping with other long standing improvements undertaken by neighbouring properties, specifically those featuring French / bi-fold doors at the rear and humidity resistant materials for coping with secluded damp basement areas, hopefully demonstrating the proposal's suitability within the local context.

Access

No access or parking arrangements are altered as part of this design proposal. Modification of the main rear door and its aperture would not impact accessibility.