

DESIGN AND ACCESS STATEMENT

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Design

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To: Planning Department

Address: 17 Boyne Park, Royal Tunbridge Wells, Kent, TN4 8EL

Proposal: Landscaping to front drive and new boundary to street



Introduction

The property is a large detached Edwardian house, in the Tunbridge Wells Conservation Area. The property is a single family home, having been de-converted from a residential care home. From it's former use there remains a large drive and very open street frontage without any gates.

The conservation area and Boyne Park in particular is characterised by large detached properties with drives, verdant greenery behind brick or stone wall. Larger properties enjoy both a vehicular and separate pedestrian access, some have sweeping drives with in-and-out cross overs.

Planning History

Planning permission was granted in 2020 to landscape the side of the building along with rear extensions, 20/00645/FULL.

Recently, permission to fell trees and conifer hedge was granted, see 20/02785TCA.

Both are shown on this application for clarity where relevant, but permission is not sought

again separately.

Assessment

The drive was designed and altered for the use of a nursing home, and no longer suits the purpose of a family home with children. There is no separation between cars and people, there is lack of security and with increased traffic lack of safety to allow children to play (bikes, roller skates etc) on the front drive. The bins and log store (for sustainable winter heating) are not easily accessible.

The drive is resin bonded and has a single vehicular access that also serves as the pedestrian access. The drive has been designed to allow for turning whilst also other cars parked there, as well as retaining access to both sides.

The bin store is located to the side and rear, that makes presentation to the street a drag, particularly for less able persons or whilst supervising children and is now undersized for present day recycling targets and separation of waste.

The original boundary treatment has been removed and replaced with a chain link fence and conifer trees. The gate has also been lost. This presents difficulties with no separation of pedestrians and vehicles, particularly with an overgrown mound to the immediate side of the entrance making stepping out the way treacherous.

The boundary treatment is scruffy and unsightly. Permission has already been granted to remove the dense conifers.

The owners have diligently walked around and recorded the boundary treatments to the Park to assess the character and how to best improve their street interface. A character study photo sheet is included in this application (see PL11).

The general pattern of the area is:

- (i) low detailed brick or stone wall, with capping (creasing tile, soldier course or stone coping)
- (ii) full height pillars in brick with detailing of creasing stones on stone coping
- (iii) indigenous hedge behind in bed or hardscaped planter
- (iv) larger properties have two vehicular entries/exit, or separate pedestrian gate
- (v) pedestrian and vehicular gates in black painted metal
- (vi) above low brick walls railings to full height (with hedge growing through) or poorer examples with fence.
- (vii) drives are resin bonded or brick – both are good examples.

The general vernacular is of low wall in materials of stone or brick with pillars, railings and hedge over, allowing a for a distinct high quality boundary that allows transparency beyond. Ornate gates in painted metal.

Proposal

The proposal is:

- Level mound and move bin store to front/side to allow for presentation to the street, with planting around
- Increase planting to front boundary with raised planting bed with new hedge
- Remove chain link fence and replace with new low brick wall with soldier course, interspersed with brick pillars and black painted metal railings over
- New black painted metal vehicular gate to existing area of dropped kerb and new pedestrian gate to front door

Presently the streetscape is harmed by the scruffy appearance of the chain link fence and poor quality planting. The proposals closely follow and enhance the character of the conservation area. The planting is increased with soft landscaping around all hardscaping.

Safety for children and pedestrians is improved with gates and separate foot gate. The gates do not open over the foot path or highway.

Security is increased with a boundary wall and railings.

Access

Access to the site remains the same for vehicles, however more room for manoeuvre is now allowed and more space for pedestrians to pass. The introduction of gates also slows the speed of turning into the drive which is safer.

A new separate pedestrian access is proposed which allows for easier access for less able persons with a smaller gate to operate, it also allows for safer access away from cars.

The bin and recycling store is moved closer to the street but concealed from view, allowing for easier use to present to street.

Access to the property itself remains unchanged.