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To: Planning Department

## HERITAGE STATEMENT

**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 crossovers.

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 font 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

### **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**

We have covered the main points below here within the accompanying design and access statement, but repeat here for ease the impact and assessment on the Conservation Area.

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.

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 as carefully detailed and studies. The planting is increased with soft landscaping around all hardscaping, and the design is simplified with removal of harmful elements.

### **Conclusion**

The current boundary treatment is harmful to the conservation area. The proposal completely removes the harmful elements of chainlink fence, mound of earth, poor planting and missing gate. The proposals match the conservation area in the choice of quality materials, design, sizing, massing and layout. The proposal are a benefit to the conservation area, defining the street boundary, matching the conservation area but retaining the sense of order, spacing and transparency.