

# Tonbridge Conservation Area: Proposed Additions and Deletions

## Introduction

Since the original designation of Tonbridge Conservation Area, and subsequent amendments to the boundary, there have been a number of developments which have changed the character of parts of the Conservation Area. Such developments range from minor boundary changes to more substantial housing estates. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, the boundary should now be revised to reflect these changes.

In addition, as buildings or landscape on both sides of a space (such as a street or river) form the character of that space, it is proposed that, as a general rule, the conservation area boundary be amended to include both sides of a space.

## Proposed Additions

### Addition 1

A minor addition is proposed to follow a curtilage boundary.

### Addition 2

The original boundary bisects a house. The house, together with its landscaped curtilage, should be included within the conservation area boundary as it forms part of the character of the area at this point.

### Addition 3

This addition brings in both sides of London Road and the views afforded from the south side.

### Addition 4

The addition results in the inclusion of the Grade II listed building (1 Portman Park) which abuts the currently designated conservation area boundary.

### Addition 5

This addition brings in both sides of Mill Lane, including the northern boundary which contains some landscaping which is part of the character of this part of the conservation area.

### Addition 6

This addition results in the inclusion of both sides of the river, including the southern edge which is fronted by a bank and riverside gardens both of which are proposed to be included within the conservation area. The bank is also important with the public house opposite in forming a visual gateway to the historic part of the town centre from the south.

### Addition 7

This extension includes open space which is important to the setting of the river and is enclosed from the wider open space by a row of silver birch trees. It is also proposed to include this row of trees in the conservation area.

### Addition 8

The extension includes the whole of the car park, both sides of Botany Stream and bordering landscape and the historic Ebenezer Chapel (built in 1898) which fronts Bradford Street.

## **Proposed Deletions**

### Deletion 1

When this area was first designated it comprised open space. It is now a modern housing development (The Haydens) which means that the original character has substantially changed. Whilst what has replaced the open space is an attractive development in its own way, its character is not of architectural or historic importance. For these reasons, this area no longer merits inclusion within the conservation area.

### Deletion 2

This area now comprises part of a row of modern infill housing which does not possess architectural or historic character. For this reason, this area, which is located at the edge of the conservation area, no longer merits inclusion within it.

### Deletion 3

This area includes Lockside comprising modern terraced houses and flats set around a standard cul de sac street pattern. It also includes some single storey properties and a car park. The area does not possess architectural or historic character and no longer merits inclusion within the conservation area.

### Deletion 4

The boundary bisects the swimming pool. It is proposed to exclude this large scale modern building from the conservation area.

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