

Respondent	Comment	Response	Recommendation
General Responses			
Tonbridge Civic Society	This is a very well produced appraisal. The consultants have done an excellent job in describing the existing structures and their historic context. The document is particularly well illustrated with representative photographs and informative, detailed maps. We support the detailed recommendations made in the Appraisal including factors to be taken into consideration in relation to future developments and planning applications. Once approved the document will provide a very useful and practical set of guidelines for the future development of this important area of Tonbridge.	This supportive response from one of the principal stakeholders is gratifying and suggests a generally sound document.	No changes required to the Appraisal.
Slade Area Residents Association	Welcomes this excellent account of the Conservation Area and strongly supports its recommendations.	This supportive response from one of the principal stakeholders is gratifying and suggests a generally sound document.	No changes required to the Appraisal.
Miss E.B. Morgan	As a resident of 20 years we are getting surrounded by flats. There is increased traffic along Lyons Crescent. Would like to see the removal of cycles and boards on the pavements, as they make it difficult for wheel chair users and the two seats by the Nat West Bank as they are not fit to sit on.	The Appraisal is not seeking to prevent flats, but there are proposed design guidelines which state that the scale, massing, height, form and layout of any new development in the Conservation Area should respect the character of the area. The removal of cycles and boards from pavements is beyond the scope of Conservation legislation. The Appraisal contains a recommendation that a street furniture guide be produced for	No changes required to the Appraisal.

		the Conservation Area which will assess the street furniture in the area.	
P.J. Freeman	<p>There is nothing in the Appraisal of the demographics of Tonbridge, particularly transient residents with very little interest in conservation issues.</p> <p>Greater enforcement is required particularly with regard to satellite antennae rather than putting obstructions in the way of residents who want to make minor improvements to their home.</p>	<p>Demographics are not relevant to the definition or description of the architectural or historic quality of the Conservation Area and there is no definitive evidence that any transient population has had an adverse effect on the architectural or historic character of the area.</p> <p>There are permitted development rights to install certain satellite antennae even in a Conservation Area and enforcement matters are taken seriously by the Council.</p>	No changes required to the Appraisal.
Brian Jordan	<p>I welcome and support the well produced Conservation Area Study. I would like to see two specific aspects included:</p> <ul style="list-style-type: none"> • provision of car parking in rear gardens be discouraged; and • an additional recommendation to appraise existing trees and propose succession planting where necessary 	<p>This supportive response suggests a generally sound document.</p> <p>The provision of car parking in front gardens is already mentioned as a feature affecting the character and appearance of the Conservation Area. With climate change and increased amounts of hard surfacing in urban areas, the Government is proposing to change householders' permitted development rights so that planning permission would be required for laying impermeable surfaces in front gardens - bringing greater control over hard surfacing.</p> <p>The impact of car parking to the rear of properties may impact on the character less as it would be less visible from public views, but any loss of trees or significant change in character could be detrimental. For these reasons, an additional Design Guideline is proposed to be added to the Appraisal.</p> <p>In relation to a comprehensive tree survey</p>	<p>Add an additional Design Guideline:</p> <p><i>Off-street parking should not diminish the character of the conservation area.</i></p>

		for this, and potentially all other, conservation areas this would be extremely resource intensive. The Borough Council will rely on property owners, the Civic Society and other interested groups to report any species in poor condition and will negotiate appropriate replacement trees where feasible.	
Richard Sankey	Overall I am pleased to see the conservation area has been the subject of some active consideration and amendments and I broadly support the proposals.	This supportive response suggests a generally sound document.	No changes required to the Appraisal in relation to this comment.
Tom and Gill Wilson	The Appraisal is a good general survey of the features and buildings. The respondent questions the commitment of the Council to respecting the value and integrity of the variety of buildings which make up the conservation area, in particular with reference to the River Centre complex (both built and proposed) and the London Road/ Hadlow Road link with its adverse consequences on other parts of the Conservation Area such as Shipbourne Road and London Road. Reduced speed limits (15 or 20mph), pedestrian priority measures and prohibition of HGV deliveries from the Conservation Area and the town centre are suggested as alternatives.	This supportive response suggests a generally sound document. The River Centre proposal has been approved having carefully considered impact. On balance the benefits of the longer term London Road/ Hadlow Road link proposal are considered to be greater than the disbenefits. The High Street has the highest pedestrian usage of all the streets in the conservation area. The impact of traffic in the High Street is as a result of the volume and the speed of traffic. A reduction in the volume of traffic, with complementary traffic calming measures as mentioned in the Appraisal, is likely to have a greater benefit on the pedestrian environment of the High Street than the introduction of traffic calming alone. The prohibition of HGV deliveries is unlikely to be a practical solution.	No changes required to the Appraisal.
Mrs C. Dorrington	Contemplating the construction of a 15 storey building is incompatible	The Council has indicated that it would have refused this proposal had it not gone to	

	with conservation and could set a precedent for future buildings.		
		appeal.	
Sub Area A3: The Market Quarter			
Slade Area Residents Association	Reference to Church Fields should be to Castle Fields Detailed suggestions for additional features to be included in the Sub Area Townscape Analysis map.	Accept detailed amendments to the Townscape Analysis map with the exception of reference to visual intrusion outside the Conservation Area and reference to a single landmark tree.	Delete Church and substitute <i>Castle</i> Amend the Sub-Area A3 Townscape Map as attached.
Sub-Area A4: Church of St Peter and St Paul and the Bordyke			
Mark Brown, Vicar of Tonbridge	As a resident I am delighted to hear of this scheme. The church of St Peter and St Paul is planning enhancements to the green space which surrounds the church to give greater access to this tranquil space, visibility of public sculptures and use of nature trails for members of the public, especially local schools.	This supportive response suggests a generally sound document. The Appraisal already highlights <i>the tranquillity and intimacy of the area around the Church</i> and any enhancements which support this important asset in the town are welcomed and further discussions on the development of this project as suggested are encouraged.	No changes required to the Appraisal.
Sub-Area A5: Riverside Walk			
Slade Area Residents Association	The waterway that enters the northern branch of the Medway just north of the New Warf Bridge in fact is the New Cut canal dug between the north and south branches of the river in the mid- nineteenth century. It joins the south branch of the river at the point where the latter flows	Although this stretch of waterway is now generally indistinguishable from the character of the river, for historic accuracy minor changes to the text are proposed.	Amend the text as follows: This area is based around the historically important river <i>Medway and the New Cut canal dug between the north and south branches of the river in the mid- nineteenth</i>

	over the weir just beyond the Memorial Gardens.		<p><i>century</i> and is dominated by open space, trees and hedges.</p> <p>Two lengths of walkway are narrow. The first leads south from the New Warf Road bridge on the western side of the <i>waterway</i>.</p>
Sub-Area B: Lyons Crescent			
Mrs J.A. Pitty	Proposes removal of the 'Graffiti Shed' as an eyesore in the Town Lock area and seeks a new gate from Lyons Crescent to the river to deter inappropriate behaviour.	The shed was not covered by any graffiti in July when last inspected. The shed belongs to the Environment Agency and houses monitoring equipment. It is proposed that it should be demolished and replaced with a new purpose-built structure in a different, less prominent, location as part of the Town Lock enhancement project referred to in the Management Proposals section of the Appraisal.	No changes required to the Appraisal.
Sub-Area D: Slade Area			
Slade Area Residents Association	<p>The visual intrusion symbol given to the public house could be cited to demolition of the building and redevelopment. Wish to see removal of the symbol or explanation that the visual intrusion refers to the condition of the building rather than its intrinsic appearance. Crescent Road should read The Crescent.</p> <p>Mention should be made of the Castlefields retirement flats as an example of excellent modern development in a sensitive setting.</p>	<p>The Public House and the adjoining car park and boundary are considered to be visually intrusive features. The public house is fronted by a flat roofed single storey building with modern front door. The adjoining car park is poorly surfaced and is prominent at this focal point of the area. The 2m. high wooden fencing with concrete posts which screens part of the car park from certain viewpoints is in itself visually unattractive. The merits of the building, and surrounding curtilage, should be judged relative to any future proposals (should there be any); the setting of this important focal point within</p>	<p>Delete Crescent Road and substitute The Crescent.</p> <p>Amend the Sub-Area D Townscape Map as attached.</p>

	Detailed suggestions for additional features to be included in the Sub Area Townscape Analysis map	<p>this sub area and the Design Guidelines included within the Appraisal.</p> <p>The Castlefields retirement flats are not considered worthy of specific reference in the Appraisal.</p> <p>Accept detailed amendments to the Townscape Analysis map with the exception of reference to an additional flat roofed building which is not visually prominent, and a view of the countryside, which is insufficiently evident relative to other references.</p>	
Mr J. Boulle	<p>The Slade Area, and in particular the Lodge Road, Havelock Road and The Avenue triangle, has lost some of the original features which previously contributed to the character of the area including the replacement of slate roofs with concrete tiles, rendered brickwork, traditional doors replaced with plastic doors, external brick lobbies.</p> <p>Number 24 Lodge Road is an exemplar of how to restore a property.</p> <p>Greater enforcement is required by the Council.</p>	<p>The Appraisal acknowledges that, whilst the Victorian character and detailing have been retained to a large extent, there has been some modernisation and the example of inappropriate replacement doors and windows is given. Further examples could be added to the text to indicate how the Council would prefer to see change.</p> <p>Many of the changes to details do not require consent even within a Conservation Area and no enforcement action is possible. However, in order to seek to influence future alterations to properties the Appraisal contains Design Guideline on this matter although this could be strengthened.</p>	<p>Amend text as follows:</p> <p>Sub-Area D: Whilst the Victorian Character and detailing have been retained to a large extent, there has been some modernisation of houses with, for example, some inappropriate replacement doors, windows <i>and roofs, together with rendered brickwork and porches.</i></p> <p>Design Guidelines: Extensions and new buildings should be well designed and be subordinate to the original building. <i>Where buildings are set back a consistent distance from the street along a common building line the visual integrity of a whole street</i></p>
Jane Haydecker	<p>Agrees that changes to traditional doors, windows and roofing have had a detrimental visual impact and that concrete tiles should not be used. Questions whether grants are available for restoration of original features.</p>	<p>In recognition that the advisory role of the Council could be further strengthened in this respect, the Appraisal proposes a new Repairs to Buildings in Conservation Areas Good Practice Guide. The leaflet will be distributed to households in the</p>	

		<p>Conservation Area and will be available on the website.</p> <p>No grants are available for the reintroduction of traditional style features and materials although 24 Lodge Road acts as an exemplar of property restoration.</p>	<p><i>should not be compromised by porches or front extensions.</i> For corner buildings, careful attention to the design of prominent side elevations will be necessary.</p> <p>Replacement doors, windows <i>and roofs</i> should closely match the design <i>and materials</i> of the original features of the building. Where inappropriate new windows, <i>doors and roofs</i> are to be replaced, opportunity should be taken to put back <i>in</i> the original style and materials.</p>
Sub-Area E1: Tonbridge School and Grounds			
Jane Haydecker	Strongly agrees that some utilitarian outbuildings along the north side of Lansdowne Road are detracting features.	Noted	No changes required to the Appraisal.
R. E. E. Hart, Bursar Tonbridge School	Proposes two factual amendments.	Amend text.	<p>Originally founded by <i>Sir Andrew Judd under Letters Patent</i> as a free grammar school, <i>meaning free from Church control.</i></p> <p>To the north, the sandstone Old Chapel dating from 1859 is now the school museum <i>and used as a lecture theatre.</i></p>
Sub-Area E3: Dry Hill Park Road			

Richard Sankey	Not happy with the lack of reference to the changes to the road system in Tonbridge which lead to terrible congestion. Dry Hill Park Road, together with Yardley Park Road is a rat run for commuters and HGVs. Connecting the A26 Hadlow Road to the B264 Hildenborough Road. There has never been a mobile police radar trap.	The London Road/ Hadlow Road link proposal referred to in the Management Proposals for the Conservation Area is designed to improve links to the Hadlow Road and should divert traffic from the Dry Hill Park Road and Yardley Park Road. Nevertheless, the timing of the implementation of this scheme is determined by the County Council and Government spending, and is beyond the influence of the Conservation Area Appraisal.	No changes required to the Appraisal.
Features Affecting the character and appearance of the Conservation Area			
Jane Haydecker	For decades no effort has been made to restore the Fosse to a recognisable state. The Council should seek advice, and possibly funding, to improve the state of the Fosse.	The Management Proposals for Tonbridge Conservation Area section contains the relevant references to enhancement of the Fosse.	No changes required to the Appraisal.
Enhancement Measures			
Robert and Kim Botten	As long standing traders in Castle Street, the street has become much quieter with the departure of the Fire Service and closure of the market and we agree that it would benefit from some attention. The demolition of the public toilets is supported as opening up the area to the castle and a much more pleasant view and feel to the street. The appraisal suggests a shared surface in Castle Street but residents and businesses would still require access throughout the day.	Support for an enhancement scheme from a well established local trader is welcomed. The appraisal already states that the Borough Council will review the provision of public toilets in the area and a shared surface by its very nature would allow both pedestrians and vehicles, including delivery vehicles.	No changes required to the Appraisal.
Boundary Amendments			
Tonbridge Civic Society	We support the various proposed	This supportive response from one of the	No changes required to the

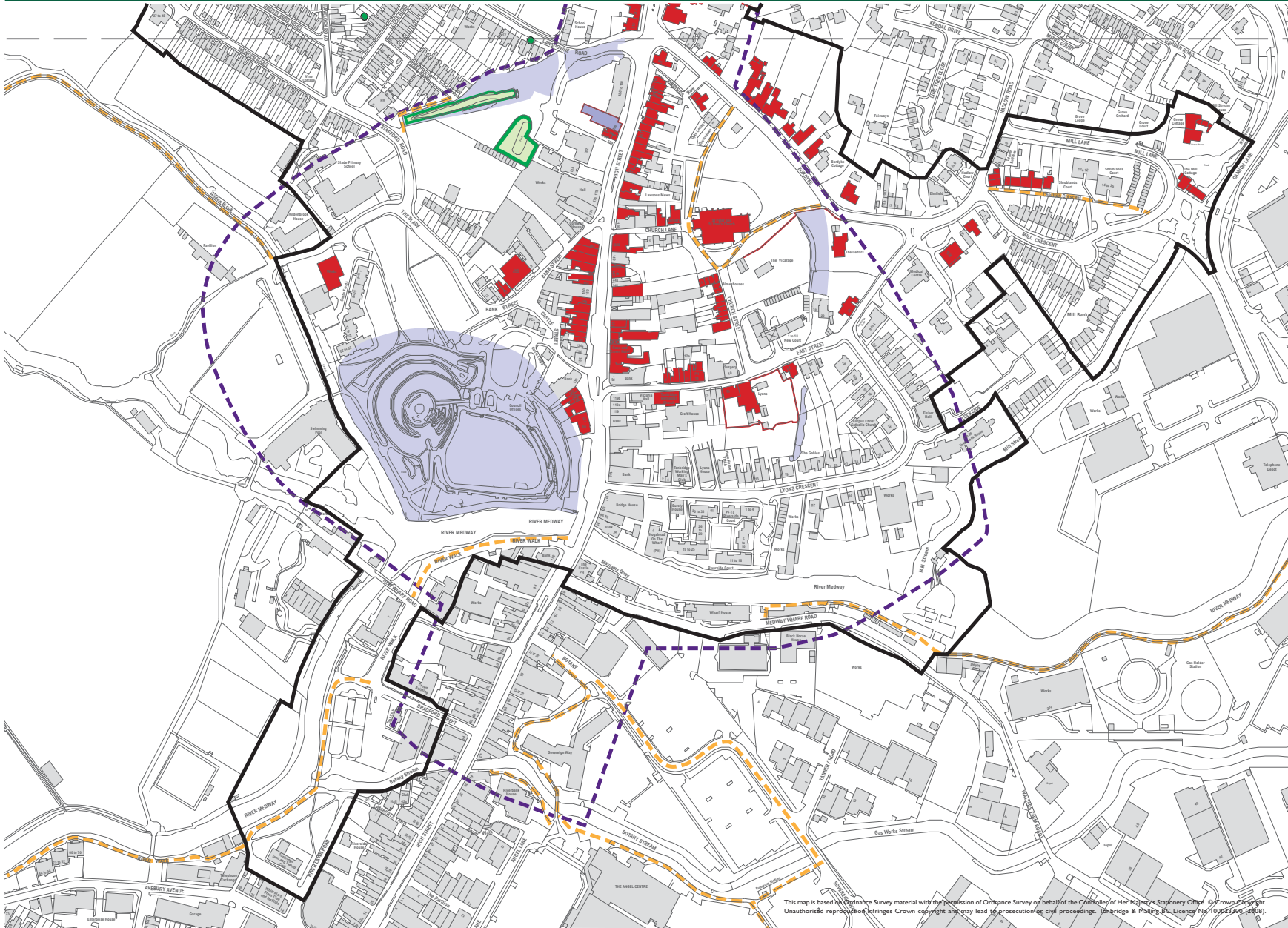
	additions to, and removals from, the existing Conservation Area.	principal stakeholders is welcomed.	proposed Conservation Area boundary or the Appraisal.
Eileen E Best	Supports the addition of land at Mill Lane (addition 5) to protect small areas of green space.	This supportive response is welcomed.	No changes required to the proposed Conservation Area boundary or the Appraisal.
Mr J. Boulle	Welcomes additions to the Conservation Area and has no comments on the deletions which are new build dwellings	This supportive response is welcomed.	No changes required to the proposed Conservation Area boundary or the Appraisal.
Mr P. Charlton	The precise line of the proposed Conservation Area adjacent to Grove House is different in Map 1b from that shown in the larger scale map 9, on page 35. The future integrity of the Mill Pond area of the Conservation area is likely to be best preserved by having the new boundary run behind the squash court. In this way, the Ash trees etc would be included in the Conservation area and this attractive vegetation, on the boundary of the area, is more likely to be preserved in any future development (as explicit approval for any trimming/removal would need to be sought from the Council). Similarly, although the squash court itself has no particular 'conservation' merit, it would help to ensure that any subsequent development would have to conform to full 'conservation' area criteria.	<p>Consistent with other proposed amendments, the revised conservation area boundary excludes areas which are not of special architectural or historic interest. The area proposed for exclusion contains new houses in Garden Road, together with the area of land to the east, containing the squash court and some mature Ash trees. Although the trees make a valuable contribution, the area now comprises mostly buildings. None of the buildings have special architectural or historic merit.</p> <p>Wherever possible, it has been the intention for the conservation area boundary to follow a recognised feature on the ground and in this case it is intended that the boundary follow the brick wall which separates the garden of Grove House from the adjoining site.</p> <p>For these reasons, this area is considered no longer to merit inclusion within the conservation area.</p> <p>Nevertheless, control over any new development will remain under planning</p>	Amend Map 1b to be consistent with the Millstream Townscape Analysis Map.

		<p>powers and the area will remain as part of the setting of the Conservation Area and be covered by Design Guidance within the Appraisal:</p> <p><i>Buildings which would be visible from the Conservation Area, or form part of its setting, should preserve or enhance the Conservation Area.</i></p> <p>A Tree Preservation Orders may be served on any important trees of amenity value which are threatened by development in the future.</p>	
Mrs C. Dorrington	There are more deletions than additions so more of Tonbridge is losing its identity.	This has been an exercise in establishing merit in Conservation Area designation based on the area being of special architectural or historic interest. The area has witnessed change over the four decades since the original designation and the Council has properly undertaken its duty to re-assess the Conservation Area boundary.	No changes required to the proposed Conservation Area boundary or the Appraisal.
James Staniland (Chairman Haydens Management Limited); Derek V Evans and a 27 signatory petition from Haydens Mews; Richard Archer; Derek A Oakley; Brian Hockinge; R.A. Sinden; Dennis and Audrey	Haydens Management is owned by the residents of the estate and exists to maintain the communal areas. We prefer that the proposed deletion does not take place as a good deal of effort goes into maintaining the Haydens as an attractive place which is enjoyed by Tonbridge residents. Whilst the Bryant homes are standard designs, the estate was	In proposing the deletion of this part of the Conservation Area, it was accepted that The Haydens was an attractive development in its own way. However, this is not sufficient to merit Conservation Area designation which requires that the area be of special architectural or historic interest. When this area was first designated it comprised open space and the original character has substantially changed. The area now comprises a significant area of	

<p>Smith; D. Richard; D.A. Bruce</p>	<p>built to conservation area requirements. The old white building at the entrance to the Haydens Mews and other smaller greens within the estate (particularly the strip that borders the top of Bourne Lane) should remain within the conservation area.</p> <p>The retention of the Crest development at the Slade seems at odds to the retention of the Haydens. In order to conserve the current aesthetically pleasing architecture, landscaping and general appearance the whole of the Haydens should remain in the Conservation Area. The homes are elegant design and blend in with the surrounding older type properties. Hayden Mews is a unique courtyard of cottages, apartments and bungalows and warrants architectural merit.</p> <p>The area was constructed less than 20 years ago and has had no chance to demonstrate historic value but is a model of careful planning. Propose retention of the reconstructed 19th Century The Elms (54 and 56 Haydens).</p> <p>The footpaths of Elm Lane, Bourne Lane and Lovers Walk were once used for taking cattle to market. It may be that if the Haydens were to be excluded from the conservation area some residents would take it</p>	<p>residual open space (fronted, and visually contained, by housing development) which provides a strong visual feature to Yardley Park Road at this entrance to the Conservation Area. For these reasons it is proposed to retain this area within the Conservation Area.</p> <p>The remaining open space areas such as Elm Lane, Bourne Lane, or Lovers Walk, whilst attractive in themselves, are now incidental open space - often narrow walkways bordered by fencing and hedging or trees - surrounded by modern development. Their character has completely changed since acting as cattle routes across open fields.</p> <p>The reconstructed 19th Century The Elms (54 and 56) at the entrance to Haydens Mews is now surrounded by modern development and a modern brick and fence boundary.</p> <p>For these reasons, the area proposed to be deleted from the conservation area no longer merits inclusion.</p> <p>Inclusion within a Conservation Area does not in itself prevent development and change. Nevertheless, control over any new development will remain under planning powers and the area will remain as part of the setting of the Conservation Area and be covered by Design Guidance within the Appraisal:</p> <p><i>Buildings which would be visible from the Conservation Area, or form part of its</i></p>	
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	<p>upon themselves to alter the ambiance of the estate. Questions the exclusion of area of land proposed for the relief road from the conservation area. Welcomes the deletion as a way of reducing Council Tax. By deleting the conservation area, owners would be able seek planning consents at a higher density. Does the Council have proposals which would only be considered if the designation was lifted? Would the leasehold on the field proposed to be retained within the Conservation Area be affected?</p>	<p><i>setting, should preserve or enhance the Conservation Area.</i></p> <p>Neither ownership, nor management, of the open spaces should be affected by deletion from the conservation area.</p>	
<p>Monsignor Michael Smith Corpus Christi Church</p>	<p>I think the scheme has a great deal of good in it but the Fisher Hall car park should be retained within the Conservation Area to prevent the wrong sort of development taking place on land adjacent to the car park.</p>	<p>The car park is proposed for deletion alongside Lockside comprising modern terraced houses and flats set around a standard cul de sac street pattern. The area, including the car park, is not of special architectural or historic interest and no longer merits inclusion within the conservation area. Nevertheless, control over any new development will remain under planning powers and the area will remain as part of the setting of the Conservation Area and be covered by Design Guidance within the Appraisal: <i>Buildings which would be visible from the Conservation Area, or form part of its setting, should preserve or enhance the Conservation Area.</i></p>	<p>No changes required to the proposed Conservation Area boundary or the Appraisal.</p>

TONBRIDGE



- KEY**
- Boundary of Conservation Area
 - Listed Buildings
 - Public right of way
 - Ancient Monuments
 - Area of Archeological Potential
 - Tree Preservation Order













Map 1b

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TONBRIDGE TOWNSCAPE ANALYSIS

SUB ARE A3- BANK STREET & THE SLADE















-  Landmark
-  Focal point
-  Views/vista
-  Visual hinge
-  Lack of enclosure
-  Important visual space
-  Visual pinch point
-  Rhythm - group of buildings with similar proportion or details
-  Visual intrusion
-  Important trees - acting as focal points etc.
-  Important hedges
-  Boundary treatment contributing to special character

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TONBRIDGE TOWNSCAPE ANALYSIS

SUB AREA C- MILL STREAM



-  Landmark
-  Focal point
-  Views/vista
-  Visual hinge
-  Lack of enclosure
-  Important visual space
-  Visual pinch point
-  Rhythm - group of buildings with similar proportion or details
-  Visual intrusion
-  Important trees - acting as focal points etc.
-  Important hedges
-  Boundary treatment contributing to special character

Map 9













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TONBRIDGE TOWNSCAPE ANALYSIS

SUB AREA D- THE SLADE



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