

ANNEX A

BULLEN CORNER CONSERVATION AREA APPRAISAL – RESPONSE TO CONSULTATION

Respondent	Representation	Response
Jenny MacDonald Rose Villa	Page 2 - Bullen Corner is located on the “western” not “eastern” side of East Peckham	Page 2 REVISE “eastern” to read “western”
	Page 2 - It was the “Addlestead Tavern” that was built in 1850 at the junction of Chidley Cross Road, Bullen Lane and Addlestead Road, not the “Horse and Groom PH”. St Ann’s Cottage was once the “Horse and Groom PH”.	Page 2 , para 6, DELETE “Horse and Groom Public House” and replace with: <i>“St Ann’s became a public house and in 1850 was sold as The Horse and Groom. It was replaced in the same year by the newly built Addlestead Public House”.</i>
	Page 6 - The bay windows on Rose Villa have peg tiles and not slate.	Page 6, Para 8, REVISE final sentence to read: <i>“In contrast, double storey canted bay windows and pitched roofs covered in slate became more fashionable...”</i>
Margaret Lawrence	Page 2 – From the second sentence, the paragraph under “Origins and Development of the Settlement” needs to be rewritten to take on board the following corrections:	Page 2 , para 6, DELETE and replace with: <i>“The thatched 16th Century Bullen Cottage (formerly Yew Tree Cottages) is the oldest surviving property</i>

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	<p><i>The adjoining Three Points Cottage, was sold in 1734 so a 17th century date is suggested. Walnut Cottage (Bullen Lane) and the Bullens (Chidley Cross Road) were apparently built in the 18th century a period led by the house now known as St Anne's Cottage built by a carpenter in 1701. This house shown on a map of 1754 was later merged with his adjoining workshop providing the present street frontage. Also shown built on site was a barn oast, later according to the deeds, converted into two cottages now known as Linden Lee. The neighbouring house Coppers and Bucklers was built about the same time on Wagon Lodge Platt, land sold by the carpenter. St Ann's became a public house and in 1850 was sold as "The Horse and Groom". It was replaced the same year by the new built "Addlestead Public House". Lying at the junction of Chidley Cross Road, Bullen Lane and Addlestead Road it is a focus point as is the prominent bread oven protruding from St Annes. Closed in ?? it is now a restaurant. Coppers and Bucklers was marked as the 'The Old School House' on a map of 1823 being the forerunner of the eventual Primary School. Rose Villa was also built in 1850 replacing an earlier ancient house. The new house was owned by an undertaker whose workshop lies to Bullen Lane with a supposed coffin door still to be seen. Thus the area has evolved to the shape it is today.</i></p>	<p><i>in the hamlet. Forming only part of a bigger house, Bullen Cottage is said to be the old manor house of the Manor of Blackpitts. The adjoining Three Points Cottage was sold in 1734 so a 17th century date is suggested. St. Ann's Cottage was built by a carpenter in 1701 and was later merged with his adjoining workshop to provide the present street frontage. Also shown built on site was a barn oast, later converted into two cottages now known as Linden Lee. The neighbouring house Coppers and Bucklers was also built around the early 18th Century on Wagon Lodge Platt, land sold by the carpenter. Walnut Cottage and The Bullens were apparently built later in the 18th century and, together, these buildings began to shape the form of the hamlet. Coppers and Bucklers were marked on the 1823 map as 'Old School House' educating those children whose parents could not afford to pay for their education. St Ann's became a public house and in 1850 was sold as The Horse and Groom. It was replaced in the same year by the newly built Addlestead Public House. By the late 19th century much of the hamlet was built. Rose Villa was built in 1850 as an undertakers with the low shop to the side. A supposed coffin door can still be seen as a reminder of the business."</i></p>

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Edward J B Whitehead Whitebine Gardens	<p>The Origins and Development of the Settlement is most interesting.</p> <p>Strongly agree that wherever possible traditional boundary enclosures should be reinstated.</p> <p>Agree that modern Finger posts should be replaced by more traditional ones as illustrated on p7</p> <p>The Conservation Area Appraisal is most interesting and well presented.</p>	Noted
Lee Kirk Chidley Cross Road	<p>Concerned about the lack of maintenance of the social housing, gardens, paths and verges adjacent to the Conservation Area.</p> <p>Concerned about the new Lylandii placed behind the old hedge along Chidley Cross Road replacing natural species.</p>	<p>Noted</p> <p>The appraisal already notes that the lane is hedged, enclosing the setting of the Conservation Area. The new hedge is set behind the indigenous hedge which should remain prominent in the street scene.</p>
D R Evans Addlestead Road	<p>Locations and Setting – para 1 – is it necessary to use the descriptor “East Peckham Rural Service Centre”. This term is not known to local residents and appears to be Council jargon.</p>	<p>We have used this technical planning term because early consultation indicated that locally the name East Peckham was interpreted at the whole Parish. REVISE the first sentence to read:</p>

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		<i>“Bullen Corner is located on the western margins of the main built up area of East Peckham at the junction of a number of lanes”</i>
	Origins and Development – para 3 The public footpath which became Westwood Road is remembered by some as the “Black Path”. This connects with para 2 in that the area was originally called “Blackpitts”	As the term Black Path is only remembered by some, and possibly not a well known local name for the path, it is not considered appropriate to include reference to it in the Appraisal.
	Map – page 3 – Believes that the Yew Trees fronting Bullen Cottage have Tree Preservation Orders on them.	The trees fronting Bullen Cottage do not have Tree Preservation Orders on them but they are protected by general Conservation Area legislation.
	Townscape/Landscape Analysis – para 2 the “small stream” is called the Coult Stream”.	REVISE the final sentence to read: <i>“A small stream, known as the Coult Stream, is visible in the front gardens alongside Addlestead Road and Westwood Road”</i>
	Townscape/Landscape Analysis – para 5 – the conifers and other trees hiding Bullen Cottage are Council owned and on Council land (managed by Russet Homes). They are out of character with the area, spoil views within the area and are in a failing state and should be felled.	REVISE para 5 to read: <i>“Unlike most properties which can be seen above the garden hedge and between the trees, the historic Bullen Cottage is hidden by conifer and other trees. Greater management of these trees would help reveal this historic cottage on this prominent corner.”</i>

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		<p>The suggested remedy is already contained in the Enhancement of Property Frontages section <i>ie</i></p> <p><i>A mix of inappropriate front boundaries has lead to an erosion of the character of the area. Wherever possible, traditional boundary enclosure should be reinstated. Where the opportunity arises, new boundaries should use the prevailing materials and designs particularly 1 metre high hedges in front of properties or 2metre high field and side boundaries</i></p>
	<p>Enhancement of Property Frontages - The first picture shows scaffold pipe fencing fronting the Coult Stream which is totally inappropriate. It was recently installed by Kent Highways. The railings running into Runnymede are deliberately not parallel making for a rather odd look.</p>	<p>The Appraisal recognises that some front boundaries have lead to an erosion of character and seeks to encourage the reinstatement of traditional boundaries wherever possible. KCC's attention will be drawn to the fact that the area is a Conservation Area.</p>
	<p>Street Furniture – The Parish Council has installed 2 litter bins that create unnecessary clutter and has generated fly tipping.</p>	<p>This response will be drawn to the attention of the Parish Council</p>
	<p>Street Furniture – agree that metal finger posts do nothing to enhance the area. Traditional style posts would be more suitable.</p>	<p>Noted</p>

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<p>Andrew Day Coppers Addlestead Road</p>	<p>Origins and Development – Coppers has a date stone suggesting 1711. It would therefore seem to be a lot older than the early 19th century.</p>	<p>On p2 , para 6, REVISE to read</p> <p><i>“The neighbouring house Coppers and Bucklers was also built around the early 18th Century on Wagon Lodge Platt, land sold by the carpenter.”</i></p>
	<p>Enhancement of property frontages – there is a picture of white horizontal boards running across the frontage of Coppers. The new resident of the property thought they were put there by the Council as some form of traffic warning but would be pleased if the Council would remove them and reinstate the hedge which has been stunted in growth by the boards.</p>	<p>The boards are likely to have been installed by a previous resident. They are not the responsibility of the Council. In terms of the appearance of the area it would be an improvement if the existing occupiers were to remove them.</p>
	<p>Most houses have drives and cars are parked off the road, but although the Indian Restaurant has a car park customers tend to park outside on the road which damages the character of the area. Whilst the Indian Restaurant looks acceptable most of the time, random signs and other fixtures can look unsightly.</p>	<p>These issues will be drawn to the attention of the Indian Restaurant. If the parking is a persistent problem and gives rise to traffic hazards then the only solution would be double yellow lines which themselves would be intrusive in this rural Conservation Area.</p>
	<p>Apart from these comments, on the whole, the report was found to be interesting and well prepared.</p>	<p>Noted</p>