



Heritage Statement in Advance of the Proposed Development at 16-18 Church Road, Tunbridge Wells, Kent

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Heritage Statement in Advance of the Proposed Development at 16-18 Church Road, Tunbridge Wells, Kent

National Grid Reference TQ 58281 39482



Report for Lake Street Development Ltd

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Heritage Statement in Advance of the proposed development at 16-18 Church Road, Tunbridge Wells, Kent.

Summary

SWAT Archaeology has been commissioned by Lake Street Development Ltd to prepare a Heritage statement relating to the proposed development area (PDA) at 16-18 Church Road, Tunbridge Wells, Kent. There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

Tunbridge Wells is 8km from Tonbridge and 25km from Maidstone. It lies in the High Weald in south west Kent. The PDA is currently a semi-detached building of 16-18 Church Road, Tunbridge Wells, currently used as offices. Originally built just before the mid-19th century, the building is Grade II listed, and forms as part of a group with a number of other listed buildings along Church Road, of which all reside within the Tunbridge Wells Conservation Area.

Given that the PDA itself is Grade II listed, with a number of other listed buildings close-by, as well as the locations within the Conservation Area, a Heritage Statement is required. The purpose of this report is to support a Planning and Listed Building Consent Application with regards to the proposed development for the conversion of the building from office to two residential homes. In doing so the pair of properties would be renovated internally and externally sympathetically and some features reinstated. Each property will be for 4 bedrooms with a new external garage at the rear.

From our findings, the primary heritage significance of the designated asset is its architectural and aesthetic significance as a group of Post Medieval buildings built using the local vernacular and are considered to have a medium level of significance. Historical research has identified that No. 16-18 Church Road appear to have been built in the late 1830s as part of a pair called Devonshire Place after the church opened in the late 1820s. It appears virtually from their inception that they operated as lodging houses.

After years of unsympathetic alterations and use as offices, the Client is focused on reverting the building to residential use, enhancing the overall appearance of the building to have a positive effect on the street scene, along with great attention to detail, preserving and repairing what is left of any original features and adding back others long since lost. Overall, the changes to the historical building elements are considered fairly insignificant and minor internally and negligible externally to the building elements and street scene. Therefore, the assessment concludes with a 'Slight' Significance of Effect for the internal changes and 'neutral/slight' for the external elements. Both internally and externally, the alterations can be regarded as beneficial. Therefore, any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

The proposals are sensitive to that of the house and area and material details and colours can be agreed as a condition of planning. This assessment recommends that consent should be given for the proposed works.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Lake Street Development Ltd (the 'Client'), to carry out a Heritage Statement relating to the proposed development area (PDA) at 16-18 Church Road, Tunbridge Wells, Kent centred on National Grid Reference (NGR) TQ 58281 39482 (Fig 10).
- 1.1.2 This document will be used in support of a planning application and listed building consent associated with the proposed development.

1.2 The Site

- 1.2.1 Tunbridge Wells lies in the south western corner of Kent, close to the East Sussex border. It is 8km from Tonbridge and 25km from Maidstone. It lies in the High Weald Area of Outstanding Natural Beauty (AONB). The PDA is currently a semi-detached building of 16-18 Church Road in the centre of Tunbridge Wells, that is currently being used as offices. The building was built just before the mid-19th century and is Grade II listed. It forms as part of a group with a number of other listed buildings along Church Road, of which all reside within the Tunbridge Wells Conservation Area. The area of the PDA is circa 0.15 of an acre and consists of the four-storey building of 16-18 Church Road with hardstanding to the front and rear for parking. Immediately to the east are the modern residential apartments of Norfolk Heights, with further eastwards, the modern offices of No.8 Church Road, which lies next to the Grade II* Church of the Holy Trinity, now Trinity Theatre and Arts Centre. To the west is the Grade II listed 20-22 Church Road alongside Clarence Row. On the opposite side of Clarence Row are further Grade II listed buildings. On the southern side of Church Road are now offices in a number of buildings which are predominately listed. Immediately north of the PDA are the modern residential properties of Clarence Mews. The PDA lies on gently sloping ground from a high 114 aOD in the north to circa 113m aOD in the south.
- 1.2.2 Given that the PDA itself is Grade II listed, with a number of other listed buildings close-by, as well as the locations within the Conservation Area, a Heritage Statement is required.

1.3 Project Constraints

1.3.1 No constraints were associated with this project.

1.4 Scope of Document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of Planning and Listed Building Consent applications associated with the proposed development.

1.4.2 The reports sets out:

- A historical background of the building, site and location of the surrounding area.
- An assessment of the significance of the heritage assets
- An outline description of the proposed works and their impact on the building and heritage assets.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in 2018 with amendments in 2019 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.
- 2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:
- Planning (Listed Buildings and Conservation Areas) Act 1990;
 - Ancient Monuments and Archaeological Areas Act 1979; and
 - Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

- 2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:

‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

- 2.3.2 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.

- 2.3.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 2.3.4 Paragraph 185 of the NPPF states that:

‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

- c) *The desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.3.6 Paragraph 190 of the NPPF states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

2.3.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the

significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

- 2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- Evidential value. This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- Historical Value. This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- Aesthetic value. This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.

- Communal value. This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

Historic Environment Good Practice in Planning Notes

2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

GPA2: Managing Significance in Decision-Taking in the Historic Environment.

2.4.5 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF

- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting it is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets.

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting

its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.4.13 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'Historic England Advice Note 2: Making Changes to Heritage Assets' (25th February 2016) and 'Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015).

2.5 Local Policies

2.5.1 Tunbridge Wells Borough Council, has a Core Strategy Development Plan Document that was adopted in June 2010. Core Policy 4 covers the Environment.

2.5.2 The Borough's built and natural environments are rich in heritage assets, landscape value and biodiversity, which combine to create a unique and distinctive local character much prized by residents and visitors alike. This locally distinctive sense of place and character will be conserved and enhanced as follows:

1. The Borough's urban and rural landscapes, including the designated High Weald Area of Outstanding Natural Beauty, will be conserved and enhanced

2. The Borough Landscape Character Area Assessment 2002 will be utilised to manage, conserve and enhance the landscape as a whole

3. A hierarchical approach to nature conservation and the protection of biodiversity and geodiversity will be applied across the sites and habitats of national, regional and local importance within the Borough. The objective will be to avoid net loss of biodiversity and geodiversity across the Borough as a whole

4. Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats.

5. The Borough's heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens will be conserved and enhanced and special regard will be had to their settings

6. The positive management of heritage assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans.

2.5.3 The Core Strategy also provides guidance on using the Typical Urban Character Area Appraisal for assessment to consider form, layout and density of future

development in rural areas and also guided by the Borough Landscape Character Area Assessment (2002) and the Landscape Character Assessment and Capacity Study (2009), as well as considering the landscape of the High Weald Area of Outstanding Natural Beauty (AONB) through their Management Plan (2004).

2.5.4 Key saved policies include:

- POLICY EN1
- POLICY EN5

2.5.5 These policies are covered in greater detail below.

Policy EN1: Environment.

2.5.6 All proposals for development within the Plan area will be required to satisfy all of the following criteria:

1) The nature and intensity of the proposed use would be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;

2) The proposal would not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future occupiers of the development, when assessed in terms of daylight, sunlight and privacy;

3)The design of the proposal, encompassing scale, layout and orientation of buildings, site coverage by buildings, external appearance, roofscape, materials and landscaping, would respect the context of the site and take account of the efficient use of energy;

4)The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built-up area or landscape;

5) There would be no significant adverse effect on any features of nature conservation importance which could not be prevented by conditions or agreements;

6)The design, layout and landscaping of all development should take account of the security of people and property and incorporate measures to reduce or eliminate crime; and

7)The design of public spaces and pedestrian routes to all new development proposals should provide safe and easy access for people with disabilities and people with particular access requirements.

2.5.7 The Local Plan has a number of paragraphs concerning Conservation Areas. Paragraph 4.3 refers to;

Conservation areas are designated by the Local Planning Authority as areas of architectural or historic character which it is desirable to preserve or enhance. The Plan area contains 25 conservation areas within which the combination of the buildings, spaces and landscape is of great importance in creating the unique character of the area. The strong pressures for redevelopment within, or adjoining, conservation areas could, if not controlled sensitively, lead to an erosion of that character.

Policy EN5: Development in Conservation Areas

2.5.8 Proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

1) The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;

2) The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;

3) The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;

4) The scale, massing, roofscape, use of materials, detailing, boundary treatment and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;

5) The use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated;

6) The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and

7) In meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected. Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.

Royal Tunbridge Wells and Rusthall Conservation Area Appraisal (2000) and Tunbridge Wells Typical Urban Character Area Appraisal (2009)

2.5.9 A conservation area is defined as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance.

2.5.10 The Conservation Area appraisal is dated to November 2000. The appraisals also form part of the Local Development Framework. The appraisals have divided the area into small sub areas of distinct character based on date and common identities., providing details regarding character and key views. The urban character appraisal takes this further in understanding the different characteristics of the various urban settlements within the borough and these boundaries mirror the conservation area boundaries. Guidance is provided on

specific types of development and how these can be carried out in line with local policies.

- 2.5.11 In addition, a Historic Environment Review was produced in 2018. For the town guidance is provided by the Conservation Area Appraisal although it is considered that these needs updating and also the Urban Design Framework for Royal Tunbridge Wells Supplementary Planning Document (2015) to provide a blueprint for all development activity based on the town centre's distinctiveness form and character.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Built Heritage Statement was commissioned by Lake Street Development Ltd to support a Planning and Listed Building Consent application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This heritage asset study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study.*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests.*

- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings.*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping.*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address, and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of

bibliographic and cartographic documents used in this study is provided in Section 9.

Aerial photographs

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

4.3.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.3.7 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conduct a survey for archaeological features and Heritage Assets at the Site and Surrounding area.
- Understanding the setting of the Heritage assets and the wider landscape.
- Inspection of the building at the Site and analyse and identify relevant parts that would be most affected by the proposed works.

4.3.8 The observations of the walkover survey are detailed in Section 5.5 of this document.

DMRB Methodology

4.3.9 A full assessment of the effects of the Proposed Development has been made in accordance with the DMRB guidelines, Volume II, Section 3, Part 2, LA106 issued by the Highways Agency (2019). Each heritage asset will receive a significance value based on their importance, which is then evaluated as a function of the Magnitude of Impact on the heritage resource by the proposed development. See Section 10.2. for the relevant values. A matrix of the two values determines an assessment of the magnitude of Effect.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

- 5.1.1 In the prehistoric period, the region was covered by dense forest and being an area of heavy clay tended to be avoided. It was likely in this period that the area was heavily wooded and not prone to settlement, although there are Mesolithic scatters to be found. South west of Tunbridge Wells natural sandstone rock shelters were used by hunter gatherers. Forest clearance commenced during the Neolithic and by the Iron Age clearance was accelerated as the Weald became the centre of the iron industry. The Roman also utilised the area of the Weald for the iron industry but did not tend to settle in this area.
- 5.1.2 Close to nearby Pembury evidence of an Iron Age settlement has been found. The area generally began to be settled in the Anglo-Saxon period with the woodland as important resource for seasonal pannage and rural industries, with the creation of drove routes to move animals from the Downs to the Wealden forest. Within the High Weald, there is little by way of entries in the Domesday Book suggesting there was still little occupation of the area in that period. The closest entries at the time of the Domesday are Tonbridge to the north and Tudely to the east of Tonbridge.
- 5.1.3 In the Medieval period Tunbridge Wells was open countryside. In the wider area in the Weald there were small hamlets, villages and iron workings. The area was situated in Rusthall Manor, with settlements already established for Rusthall and Southborough. However, this all changes with the discovery of the original Chalybeate spring in 1606 located at the juxtaposition of a number of parish boundaries of Tonbridge, Frant and Speldhust. The town takes its name from nearby Tonbridge, also called Tunbridge until 1890, and made distinct with the 'Wells' associated with the spa and King Edward VII granted the Royal title in 1909.
- 5.1.4 Like many other famous spa towns across England, the waters began to be associated with health and healing and visitor flocked to the spring, although for a number of years there were no settlement created in the place of the spring. It was only in 1636, when two coffee houses were built and then an avenue created for local traders and their market stalls. This led to tensions with people in

Rusthall and Southborough who feared losing lodging business. Aside from the area around the Pantiles, lodging houses were situated on the adjoining Mount Sion and on the higher ground at Mount Ephraim, and along London Road with buildings avoiding the area of the common. However, in 1676 Lady Purbeck of Rusthall Manor built a chapel. When Thomas Neale purchased the Manor of Rusthall, he built The Pantiles, with the area to the north divided into plots in the late 17th century. As with other Spa towns, taking the waters became a ritual and escape. Promenading and being seen were important elements. Along with gaming and dancing. Little changed in the settlement during the 18th century.

- 5.1.5 The nearby Common itself was traditionally open in character. Livestock were allowed to graze the with heather, gorse, ferns, which also kept trees to a minimum. The common was also used for walks and other recreational activities including summer horse races.
- 5.1.6 Eventually, people wished to settle in the area, which was not just about the healing qualities but the convenience of its location to London being reasonably close by initially by coach and then later by railway. This led to roads for residential housing of Camden Road, Windmill Field and Crown Fields.
- 5.1.7 The development of the town received a major boost in 1826, when John Ward, a local landowner, Deputy Lieutenant for Kent purchased the Calverley 1,000 acre estate. This led to a formally planned design of a significant part of the town mainly to the east of the PDA, with notable buildings such as The Crescent and The Parade by the architect Decimus Burton. As a result, the focus of the town shifted northwards. By 1827 Holy Trinity Church was built, also by Burton, as well as The Priory at the eastern end of Church Road. Jordan Lane originally called after Jordan House which still exists and is located on the corner of London Road and Church Road was later renamed Church Road. Due to the building of the church, Church Road gained prominence. A 1834 drawing showing a Royal party passing the Trinity Church (Fig. 27) shows houses beyond the church, called Dorset Villa, Dorset Place and Dorset House with balconies as named in the 1839 map (Fig. 19). Previously administered as part of Tonbridge, by 1835, the town received its own governing powers. A drawing from 1863 shows the view across the common towards London Road with the church tower rising in the background and the group of houses along Church Road in between including the PDA (Fig. 26). The

area around still showing a number of large trees suggesting that at this point housing had not completely infilled the area. Clarence Road was developed with large villas designed by William Willicombe. The area north of Church Road of Mount Ephraim Road and Hannover Road, the building developments became denser by various speculative developers and were developed in the 1830s and 1840s. It was in the 1840s that the Gothic designed Belvedere Terrace opposite the PDA was built (plate 54). In between Church Road and Mount Ephraim Road, Monson Road and Lime Hill Road were developed in the 1890s and 1900s.

- 5.1.8 The growth of the town grew from around an estimated 1,200 in 1800, to 10,000 in 1851 to 24,000 by 1881 and further estates were then created fuelling growth further. Following the building of Holy Trinity Church, the area around was divided into residential plots, with many houses in place by the middle of the 19th century. The arrival of the railway in 1845, created further growth in the later Victorian period and in 1901, the population had reached just over 33,000 with only Canterbury and Maidstone larger. The characteristics of the type of residents Tunbridge Wells attracted was different to other towns with more leisured residents, which meant that the residences were larger town houses that were usually detached or semi-detached.
- 5.1.9 To the east at the crossroads of Church Road, Mount Pleasant Road and Crescent Road, a new town hall was built in the 1930s on the site that had held the Calverley Parade, Calverley Terrace and Calverley Mount and resulted in their demolition. The same crossroads also had the Ritz Cinema built and a new parade of shops all creating a focus in the town just to the east of the PDA.
- 5.1.10 Post War, the town continued to prosper, becoming A number of companies located their offices in Tunbridge Wells which led to a number of large office blocks being built in the town centre. This includes that of Telephone House immediately east of the PDA. Many of these office blocks were out of keeping with the surrounding Post Medieval grand houses, although in the centre of the town, particularly along Church Road, the houses were converted into office use. Many of the larger older houses being too large in modern conditions became offices and flats.

5.1.11 In recent years, some of these large office blocks have been replaced with more sympathetic buildings in terms of size and design, with a focus on preserving the remaining elements of the historic character of the town.

Tithes and Census

5.1.12 The tithes detailed the following for the PDA and surrounding houses. In the census, the properties are sometimes referred to as Devonshire Place. No. 1 Devonshire Place being 16 Church Road, No. 18 being 2 Devonshire Place with No. 20 and No. 3 Devonshire Place and No. 22 as No. 4 Devonshire Place. In 1851, No. 4 was a lodging house with Catherine Wells at the head and six others. No. 3 had John Holman as the head with wife and family as well as a Governor, and Lady's Maid. No. 1 was a lodging house run by Fanny Page with No. 2 also a lodging house. 1871 is the last census whereby the houses are referred to a Devonshire Place.

5.1.13 The 1881 census details that houses are still party of a number of households where they are used for lodgings.

	Name	Age		Occupation
No.16	Sarah Rangcroft	60	Head, Widowed	Lodging Housekeeper
	Jane Bedford	36	Boarder	Lodging Housekeeper
	Harriet J Eyre	65	Head, single	Private Income from Dividends
	Jane Green	29	servant	Domestic Servant
	Harriett Russell	59	Visitor, widow	Private Income from Dividends
	Lucy Whitwell	39	Head, single	Annuitant
	Anna M Whitwell	32	Visitor, single	Annuitant
No.18	William Powell	69	Head, married	Gardener
	Sarah Powell	52	Wife, married	
	Emma Powell	14	Daughter	Scholar
	Fanny Powell	8	Daughter	Scholar
	Annie Neal	22	Servant	Domestic Servant
	Harry V Pearson	46	Head, married	Retired Schoolmaster
	Frances Pearson	44	Wife, married	

	William Cropland	53	Head, married	Civil Engineer
	Charlotte Cropland	54	Wife, married	

5.1.14 No 20 is occupied by one family of 2 single mature female individuals with a private income and a servant. Nearby terraces of Clarence Row are occupied by larger families who undertake manual occupations such as bootmakers, cordwainer, grooms, fly river and labourers amongst others.

5.1.15 By 1911, No. 16 still comprises of 3 households and No. 18 of three households and each house is listed as having 10 rooms. In No. 16 three females shared 5 rooms. A retired gentleman, 2 rooms, and a lodger of private means, three rooms. In No. 18 also a lodging house, Mary Metcalfe occupied 2 rooms. The females of the Bridger family had 5 rooms between them with their occupation as lodging housekeeper and a female resident of independent means occupying 3 rooms.

5.2 Historical Map Progression

Kip's Engraving of Tunbridge Wells, 1718

5.2.1 This shows the view across Tunbridge Wells with the area of the Pantiles at the bottom of the engraving where people can be seen promenading. The common area can be seen on the left of the picture with the hill rising along the London Road in the background away from the Pantiles. The approximately location of the PDA can be seen in the far distance in an area not yet populated on the edge of the common (Fig.14).

Andrews, Dury and Herbert map of 1769

5.2.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the growth of Tunbridge Wells to the north with houses along the London Road on the east side of the common and Mount Ephraim on the west side of the common to the west of the PDA. At this point, there do not appear to be any buildings along Church Road. (Fig. 15).

Ordnance Surveyors Drawings 1797

- 5.2.3 This map shows the PDA as a field with no houses along Church Road on the northern side. However, houses have been built along London Road to the west. The main settlement area of Tunbridge Wells is the south in the area known as the Pantiles. North of the Pantiles, the area is still relatively rural with a patchwork of fields and the common to the west and south west (Fig. 16).

Mudge Map, 1801

- 5.2.4 This map is not dissimilar to the earlier OSD (Fig. 17)

Calverley Estate Map, 1828

- 5.2.5 This detailed map of the centre of Tunbridge Wells shows the new church, which had just been built. To the west of the church are the three buildings referred to collectively as Dorset Place. To the west of the PDA, the building of The Clarence has been built with its different alignment to the others suggesting this is a much earlier building from when the road was just a lane. The PDA at this point has not been built (Fig. 18).

Map of Tunbridge Wells, 1839

- 5.2.6 This shows the area of Church Road now with a number of buildings in the area. Holy Trinity Church has been built and labelled District Church. East of the PDA, it shows Nos. 8-14, being those of Dorset Place and the building next door called Devonshire Place. To the west No, 20-22 appear to have also been built. However, at the PDA, it does not appear that both 16 and 18 are in existence, with only one of the buildings built suggesting that this may still be under construction as the footprint is different, although this is not clear. The terrace housing at Clarence Row to the west are now also in place. As is the building adjacent to the northern boundary. To the south, it appears that Belvedere Terrace is also under construction with only a few of the buildings in place (Fig.19).

Tonbridge Tithe Map from 1841

- 5.2.7 The tithe map (Fig.20) shows greater detail with Tunbridge Wells falling within the Tonbridge Tithes area. This clearly shows the house at the PDA and reflects the current footprint with the steps and veranda area at the front and the rear aspect of the house that protrudes with No. 16-18 appearing identical. 16-18 is designated number 3474 in the tithes and is owned and occupied by Henry Larking

and referred to as two houses Devonshire Place. To the west at number 20, the house designated 3473 is owned and occupied by Joseph Pierce and referred to as Devonshire Place and Ground. No. 22 is owned and occupied by Thomas Beeching also referred to a Devonshire Place and Ground and also has the stables at the rear of the house designated 3475. To the east of the PDA there are houses (designated 3477) and stables (designated 3476) owned and occupied by Selina Roberts and these are referred to as Dorset Place, Dorset Villa and Dorset House and are three cottages and gardens.

Historic OS map 1872

5.2.8 This is the first properly scaled OS map. This shows the area around the PDA is now built it with the common area remaining to the west. Nos 16-18 and 20-22 appear identical in footprint. Adjacent to the northern boundary is a building in what is possibly a yard area accessed from Clarence Row. These may be stables. At the rear of 24 Church Road, on the western side of Clarence Row is a terrace of residential houses. The map also shows the tree lines nature of Church Road (Fig. 21).

Historic OS map 1897

5.2.9 There appears no change at the PDA. The steps to the buildings as well as the veranda area is clearly shown as is a small outbuilding for both 16 and 18 at the rear. Immediately north in the yard area are now new buildings. Adjacent to the north east, is a new building at the rear of the property of 12 and 14 Church Road. It also looks like that the properties west of the church have also been extended at the rear (Fig. 22).

Historic OS map 1909

5.2.10 There is little change to the PDA. This is the first maps that label No. 24 Church Road as a public house (Fig.23).

Historic OS Map 1945

5.2.11 There appears little change to the PDA and the surrounding area with the exception of the area immediately to the north. The map is unclear. This shows either one large building or that of the previous buildings have been demolished and it is now an open area. The small outbuildings at the rear of 16 and 18 are no longer showing (Fig.24).

Historic OS Map 1961

5.2.12 This clearly shows that the area immediately north is one single building. There appears little change to the PDA except for a couple of small outbuildings at the rear of No 16. The area around is a mixture of what appears to be residential and commercial use. At the eastern end of Church Road is now a cinema. It appears Belvedere Terrace now includes a surgery as does 69 London Road. To the rear of No 28-30 Church Road is a building labelled as works. To the east No 12-16 Church Road, the buildings at the rear are labelled for the first time and referred to as Norfolk Cottage and Norfolk Lodge. The main house appears to have been extended (Fig. 25).

5.3 Aerial Photographs

1926

5.3.1 This aerial photograph of Tunbridge Wells looks along Church Road. The side of the house of No, 22 can be seen on Clarence Row with the PDA situated behind followed by the three cottages of Dorset Place, Villa and House before the church. This shows a number of buildings in the rear area being the stables and other outbuildings (Plate 1).

1940s

5.3.2 This is a poor resolution photograph. The photo clearly shows the line of buildings set back off the road with there in/out driveways. The terrace of Clarence Row can be identified and the works yard to the north (Plate 2).

1953

5.3.3 This photograph clearly shows the front of the houses on the northern side of Church Road. By this time, Nos. 16-18 have lost their veranda canopy. It clearly shows that both 16-18 and 20-22 share an in/out semi-circular driveway area. Both the houses of Dorset Villa and House appear unchanged and that the building of Dorset Place was replaced by a later Victorian building and was by this time the Norfolk Hotel with Norfolk Cottage at the rear with the stable block further back (Plate 3).

1960s

- 5.3.4 The PDA contains a large tree in the front garden area and a number of other trees in the rear garden. The yard area to the north is made up of a number of different buildings. The terrace of houses on the western side of Clarence Row has been demolished (Plate 4).

1990

- 5.3.5 There appears little change at the PDA other than the front garden area has had the tree and grass removed to be replaced for car parking suggesting a change of use to an office. It also appears at the rear of the property is also car parking although this is not clear due to the large amounts of tree coverage. Immediately east, No. 12-14 Church Road, 10 Church Road, along with Norfolk Cottage and Norfolk Lodge has been demolished and replaced with the 'T' shaped Telephone House (Plate 5).

2003

- 5.3.6 There have been a number of changes. Telephone House to the east has been demolished and new buildings are in the process of being constructed. Immediately north, the yard area has been replaced by the residential buildings of Clarence Mews (Plate 6).

2005

- 5.3.7 There is little change at the PDA. The new buildings immediately east of Norfolk Heights is almost complete as is the new residential building at the rear called Cambridge Villa and is apartments (Plate 7).

2020

- 5.3.8 There appears little change at the PDA. At the rear of No. 24 are the construction of new buildings (Plate 8).

5.4 Site Assessment

- 5.4.1 A site visit was undertaken on the 17th of March 2021 to the building and its wider setting. Since some rooms were still be used as offices, access was not obtained to the first and second floor in No. 18, although the client was able to provide photographs taken of the rooms at a later date.

Conservation Area

5.4.2 The PDA lies within the Conservation area identified as Area 5: Town Centre' (Typical Urban Character Area: A3 – Town Centre'). Originally designated a conservation area in 1969 and was subsequently extended. The origins and development of the area have been covered in section 5.1. Within the TUCAA this area is described as an area of predominantly large-scale buildings, occupied for retail, leisure, office, civic and restaurants. The area is recognised as undergoing change relating to the conversion of large office uses to residential conversions. Church Road falls into the western part of the Town Centre. The appraisal was undertaken in the period when the nearby large building of Telephone House was still in existence. The form of the original street line is considered important with the buildings set back, as well as remaining boundary railings and walls and street surfaces, with the observations that the planting of trees has been lost in the middle section of the street (Plates 50-51). Nos 16-18 are mentioned in the appraisal along with 20 and 22 as being earlier buildings that remain as well as that of Belvedere Terrace opposite (Plate 54). These earlier houses have Regency/early Victorian architectural styles of grand townhouses of the 19th century even though some were later converted to offices. The gateway view towards the Common at the western end of Church Road is commented as being a key view.

5.5 Assessment of Heritage Assets

5.5.1 Situated in the heart of Tunbridge Wells, there are a large number of designated heritage assets. The designated heritage assets within a 250m radius from the site boundaries is provided in Table 1. And the location of which can be seen in Figure 13. It has been identified that the PDA is a Grade II listed building and forms part of a group along Church Road in Tunbridge Wells within the town centre conservation area and these are detailed in Section 10.1. Importantly, the building mirrors that of 20-22 Church Road and have identical footprints. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to their significance.

16-18 Church Road

Architectural and Historical Interest

- 5.5.2 It is thought that No. 16-18 Church Road was built in the late 1830s as part of a pair called Devonshire Place after the church opened in the late 1820s. It appears virtually from their inception that they operated as lodging houses.
- 5.5.3 The centre of Tunbridge Wells would have had a high proportion of townhouses. They were detached or semi-detached, usually with a frontage of more than 20 ft. to accommodate at least a large room and hall on the ground floor; they had at least two storeys, sometimes three storeys and a basement. They had at least nine or ten rooms, including several large ones, such as a drawing room, dining-room and two or three bedrooms for the family and visitors.
- 5.5.4 John Ward of Devonshire Place, London purchased the Calverley Estate in 1826. This link is most likely for the naming of the buildings in Church Road as Devonshire Place.
- 5.5.5 Symmetrical facades for these types of houses started late 18th century. The most important rooms emphasised on the exterior by larger windows. Unlike earlier in the 18th century, where basements were entirely below ground, later 18th century, basements showed the top half of basements above ground and the front door accessed up steps.
- 5.5.6 Like most listed buildings in Church Road within the Conservation Area, the front elevation is reasonably well preserved. The front and sides of the building is rendered, with the back painted brick, although the 2 storey extension has been rendered (Plate 10). In comparison, the rear of Nos. 20-22 remains entirely brick (Plate 52). There were originally three chimney stacks as seen on the neighbouring Nos. 22-22. Now only the central chimney and eastern stacks survives. The building would have had sash windows and the Regency style window is one which is graceful in style. The front upstairs windows to Nos. 16 appear to have been replaced at a later date (Plate 9) All the windows of the rear elevation appear to be original (Plate 10). On the ground floor, the French doors are part original, part replacements.
- 5.5.7 The front doorway set in pairs with a simple rectangular fanlight, which were common on this age of building. It appears than No. 18 is slightly different in size to that of No. 16, 20 and 22, which suggests it has been replaced at some time. Verandas were fashionable in the late 18th, early 19th century. Regency buildings

were notable for cast having iron verandas, particularly useful to watching people promenading. These fell from fashion in the second half of the 19th century when privacy became more important. It is not clear when No 16-18 lost its veranda canopy, but photograph (Plate 3), shows it was gone by at least 1953. The building at No. 20-22 still retains its veranda (Plate 50). The original iron work on the front veranda survives although it is broken in places. The supporting brackets to the balcony at No. 16 and 18 have been replaced at some time as these are much plainer than those on Nos. 20-22, which appear original.

- 5.5.8 Historically in these types of houses, the domestic offices for the servants and kitchens were in the basement, the formal rooms were on the ground and first floors and the bedrooms on the floors above, although with the house as a lodging house the room configuration is likely to have been different. At the back of the house there was originally a coach house, stable block and quarters for the coachmen and grooms. The basement area is divided to a main room at the front and smaller rooms of the side of a corridor. The basement rooms show evidence of damp (Plates 24, 25, 47 & 48) and include area where there have been modern subdivision of rooms.
- 5.5.9 The most sumptuously decorated and furnished rooms in the Regency town house where the dining room and parlour rooms which were the principal entertaining rooms on the ground floor and usually had the more decorated cornices and fireplaces.
- 5.5.10 For both No 16 and 18 the ground floor front and rear rooms are connected via double doorway which is a later addition (Plates 15 & 30). In these rooms, the chimneys have been blocked and boarded up (Plates 13, 14, 28 & 30). For No. 16, there are little by way of remaining features. The skirting removed and doors have been replaced. There are cornices in place for both the ground floor front room for No. 16 and No. 18. The cornice in No. 16 is decorative and heavily painted obscuring the decoration and in No. 18, plainer. For No. 18 the skirting is more ornate and possibly original and is seen in both the front and rear ground floor rooms, whereas in No. 16 the skirting is modern (Plates 28-30). The wooden panelling below the rear windows do survive in both sides (Plates 14 & 29) of the building with the ground floors also showing wooden shuttering either side.

- 5.5.11 The entrance hall for No. 18 appears to have a number of surviving features (plates 26 & 27), including the wooden panels either side of the main door, skirting and the archway in front of the stairs. In No. 16, an internal door and partition, both modern has been created in the place of the archway, although the archway does remains and has been incorporated into the stud work (Plates 11 & 12). In No. 16, there are no other features remaining and the wooden panelling either side of the front door having been removed.
- 5.5.12 The staircase was another prized feature of houses of this period. Typically, the stairs have relatively shallow treads giving the staircase a gradual slope which was both elegant and afforded ease of movement for the residents and guests. Many houses had stone staircases, at least for the lower and more public floors, but at No. 16-18 they are of wood. The staircase in No. 18 appears more original with wooden decoration along the outer string (Plate 31), which is plain in No. 16. In No. 18, the balustrades and handrails (Plate 26 & 27) are in keeping with the period whereas the style in No. 16 (Plate 16) appears more modern and lacking Regency features.
- 5.5.13 On the first floor, there was usually the drawing room at the front which were lighter and more feminine in decoration. This was where the family relaxed, where the lady of the house received morning calls and where people retired after the evening meal. The first-floor rooms for No. 18 were not accessible for the Site visit but later photographs of the rooms have been provided (Plate 33-35). The first floor in No. 16 has lost its dividing wall between the front and rear room (Plate 17) and the doorway to the rear room from the landing has been blocked up (Plate 19). The bricked-up fireplace can currently be seen (plate 18). The only historical feature remaining is the wooden panelling below the rear windows (Plate 17) otherwise all other features have gone.
- 5.5.14 The two second floor bedrooms were usually used as private family rooms and so were not finished as sumptuously as those on the ground and first floors, though they still provided spacious accommodation with a high level of comfort. Typically, main bedrooms had panelled doors and matching panelling underneath the windows, together with relatively plain cornices and skirting boards. None of these survive in No. 16 except for the panelling below the windows (Plate 53) and the doorway to the rear room has been blocked up from the landing (Plate 20).

The internal wall on the second floor between the front and rear rooms in No. 16 is a modern stud wall. The second-floor rooms for No. 18 were not accessible but later photographs of the rooms have been provided (plate 40-46).

- 5.5.15 Historically, being in use as lodging houses from their inception, the rooms would have been split differently to that of a single household townhouse with rooms allocated and split as seen in the census details.
- 5.5.16 Across the central area of the first floor and ground floor, across the ceiling the rooms are boxed in steel beams which were put in to assist with strengthening the building in order that it would take the weight of office furniture and occupants. Any ceiling features such as ceiling roses have been lost and much lighting replaced with modern office strip lights.
- 5.5.17 Reviewing the rear of the property, there are servants' entrances into the basements either side with steps down. The rear of the building above the servants' entrances is original and is rendered and matches the footprint seen in the tithe map. The upper windows are smaller in scale to the other windows at the rear of the building and it is thought that these openings have been made smaller and the render hides the alterations to allow for toilets in this part of the building on the various floors. A later door has been added to the lower part on No. 16. It is noticed that at No. 20-22 immediately next door, has a different, lower roof line to allow for an additional window in the rear of the building suggesting that the roof line on Nos. 16/18 is original and No. 20-22 by comparison is a later alteration. The windows themselves in the rear extension are not original plus additional windows openings and doors also added.

Setting

- 5.5.18 Located on Church Road, the neighbouring buildings are a mix of Georgian and Regency town houses and villas and consequently many are listed and form part of a group (Plate 50 & 51).
- 5.5.19 Immediately east was the Norfolk Hotel, a later and larger Victorian replacement to that of the earlier Dorset name townhouses. The setting significantly changed with the demolition of the Victorian hotel and replacement with a large office block in the 1960s and out of keeping with the area. In the early 21st century, the telephone exchange was demolished and replaced with a residential housing

block, which whilst smaller than the telephone exchange is still larger in scale than that of the surrounding townhouses. In addition, at the same time, residential housing was also built immediately north east of the PDA which the creation of the three storey Suffolk Mews block. Consequently, the area at the rear between Church Road and York Road has been infilled. The frontages of the earlier houses along Church Road have aesthetic features associated with grand townhouses of the period, each with individual elements of which the cumulative impact contribute towards the significance of the historic character of the area. Individually the design, craftsmanship and architectural details are considered standard and not of specific technical merit.

5.5.20 The rear setting would have originally been different with the rear garden area and stables just beyond the northern boundary (Plate 49). North of this area would later in the 19th century have been infilled with residential housing. Sometime during the 20th century, the area of the stables appears to have become a commercial area, eventually becoming a garage. In the late 20th century, this was then demolished to make way for the Clarence Mews residential development. Around the time that the PDA was turned into office use, the rear garden area became used for car parking with hardstanding. There is no evidence of any historical boundary between No. 16 and 18 and not between No. 18 and 20. In addition, the rear of No. 20/22 has recently received planning approval for an extension at the rear to replace a modern outbuilding not in keeping with the area, of which construction was in progress at the time of the site visit (plate 52).

Summary of Significance:

5.5.21 As a grade II listed building it has Medium level of significance, and this also applies to the conservation area. Its significance lies in:

- The building occupies key position along Church Road as part of the historical settlement of the Spa town. Part of a group of early 19th century structures along Church Road. Especially seen as part of a pair with 20-22. It was a lodging house with its use commensurate with that seen across the spa town. The extent of the heritage asset's original setting has not significantly altered being part of the wider residential area of Tunbridge Wells.

- In respect of Communal Value, the building is not known to be associated with any significant historical figures or groups. Nevertheless, the building remains a good example of the social and economic aspirations prevalent in Tunbridge Wells in the mid-19th century in its growth as a Georgian and Regency spa town.
- The house retains its original footprint. The architecture of the building makes a positive contribution to its visual setting of the street scene, with the building's front elevation still retaining much of its character and its original external structure and its aesthetic value externally is therefore considered high.
- Some architectural features still survive including the veranda, some ground floor French windows. Rear windows and symmetry. Internally ground floor cornice and skirting survives in parts, as does wooden panelling in entrance doorway in No. 18. Along with the wooden panelling below all rear windows. Internal walls remain on ground floor despite the more recent openings, although the original internal walls have been lost between the front and rear rooms on the upper storeys in No. 16 (upper storeys in No. 18 not viewed). The house is typical of the period and its original layout with basement and servants' entrances can be ascertained and despite its use as offices in recent years an understanding of its functioning can still be read. Overall, internally the aesthetic value is considered poor.

5.5.22 The building does have architectural, historical and townscape value. As a Grade II listed building under the DMRB criteria (Section 10.2), it is of medium significance.

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

6.1.1 The proposed development is for the conversion of the building from offices to residential use. In doing so the pair of properties would be renovated internally and externally sympathetically and some features reinstated. The properties will be for 4 bedrooms with a new external garage at the rear (Fig.5). The specification list below details the internal and external works required.

6.1.2 External

- All elevations to be repaired as required and redecorated to a preapproved heritage colour
- Stone balcony and steps to be removed, renovated and repaired. Where unrepairable an exact match will be produced and fitted in replacement
- Ironwork to be stripped down, repaired and repainted as existing
- Timber columns to be stripped, repaired and repainted
- All door furniture to match existing for both properties
- All existing office signs, lighting and door access points to be removed and replaced with approved residential applications
- Guttering to be replaced to match existing
- Soffit and fascia to be repaired and repainted
- Roof to be refurbished, existing tiles to be removed and re-laid, where damaged will be replaced with matching. Ridge and valleys to be repaired and replaced to match existing.
- Chimney pots to remain and bought back to clay finish
- All external office wiring and BT points to be removed
- Rear garden steps handrail type to be confirmed and approved

6.1.3 Internal

- All existing office strip lighting to be removed, existing plug points, cat 5 cable points, cat 5 cabling and BT points to be removed and replaced on rewire
- Existing shutters to be exposed and recommissioned, where possible
- Existing floor coverings to be removed and replaced
- Dining room and Sitting room fireplaces to be exposed, recommissioned with period styled fire surrounds installed
- All timber panelling to be stripped, refurbished, repainted and retained
- All skirting to be matching throughout, unless original if existing and therefore to be retained. Skirting of appropriate period style/type to be pre-approved for installation
- All cornicing to match throughout, unless original if existing and therefore to be retained. Cornicing of appropriate period style/type to be pre-approved for installation.
- All existing suspended ceilings to be removed and made good, all internal window industrial shutters to be removed and made good
- All floor coverings to be removed and replaced, all existing floorboards to be retained – repaired where required
- All internal doors to be replaced and to match period correct style – type to be approved
- All textured wallpaper to be removed, made good and reskimmed
- Both basements to received approved tanking system with 10 years warranty
- Existing office cupboards to be removed and made good
- All roof timbers to be treated and retained – a structural survey will be undertaken and any remedial works to be submitted for prior approval

- Period style Ceiling Roses to be installed where appropriate - type to be approved
- Exterior lighting to be approved as part of the electrical plan
- Sash window to receive secondary glazing or retro fitted double glazing panes where possible.

6.1.4 Specific

No.16

- Sash windows to be replaced/altered to match existing on 18, 20 & 22 showing central window bar on upper pane
- Rear access steps to be repaired as required, rear access door to be replaced with one to match front door
- Cornicing to be retained in dining room and pendant lights to replace existing strip lighting
- Wall light points to be installed on rewire
- Hall archway to be re-exposed and timber studwork removed to open up, hallway to match plans

No.18

- Timber columns to be replaced to match the existing on 16, 20 & 22
- Front elevation render to be hacked off, lateral ties to be installed, damage to be repaired and elevation to be re-rendered
- Front door to be replaced to match 16, 20 & 22 height and head window readjusted to match
- Basement aluminium windows to be replaced with timber sash to match
- Light well to be rebuilt to match no.16 with a raised brick boundary

6.2 Assessment of Impact

- 6.2.1 From our findings, the primary heritage significance of the designated asset is its architectural and aesthetic significance as a one of a pair and part of a group of Post Medieval buildings within the town centre of Tunbridge Wells in its days as a spa town and the house used for lodging. The conversion of use to residential means that many of the rooms revert in the main to their original layout and usage, with the dining room at the front ground level and the drawing/sitting room at the front first floor.
- 6.2.2 The property has undergone a significant number of alterations over the years. Use of the building as offices in recent year has meant loss of features and the unsympathetic internal alterations as well as the addition of strengthening beams. In general, many internal partitions are modern and much woodwork and cornicing replaced. Other than the front façade, the key internal features that remain are that of the wooden panelling below the original rear windows.
- 6.2.3 The conversion of the building back to residential is in keeping with other changes seen along Church Road. For example, many properties in Belvedere Terrace in Church Road have recently undergone conversion from office, back to residential and therefore residential use of this heritage asset would not be out of keeping with the property or street scene.
- 6.2.4 In order to assess the impact of the proposals, the external impact, then each room will be discussed in turn. Final materials used are to be subject to condition.

External

- 6.2.5 The street scene is a primary significance of these heritage assets and consequently, the repair and renovation is important, especially to the front in order to improve on the historic character of the building and therefore the street scene. The balcony ironwork will be repaired/replaced to match existing. The timber columns for No. 18 are not original, having already been replaced and therefore will be changed in style to match those on No. 16, which at the base also mirror those on No. 20/22 despite not being full height as Nos. 16/18 lost the veranda canopy several decades previously. The change to the door and fanlight for No. 18, will bring it in line to match that of No. 16, 20 and 22 and enhance the

front elevation. The original door design for No 16, 18/22 are typical of the period with six panels with square top panels.

- 6.2.6 The properties are to be subject to a roof and chimney survey, to ascertain as to whether any fireplaces are able to be brought back into use. If so, it is possible that the chimney stack on the western side of No. 18 may need to be reinstated. Re-use of existing roof tiles is welcomed and in keeping with the character of the building itself and its contemporary neighbours.
- 6.2.7 At present No. 18 does not have an opening to the rear on the ground floor. The proposals include a new doorway. There are already existing rear doors for No. 16, and nearby Nos. 20 and 22. The new proposed opening to No. 18 would allow for the rear elevations to effectively 'mirror' each other. In addition, it is clear that these small, rear portions of the buildings have been altered over the years as all properties have different window sizes and placements, as well as slightly different roof lines between that of Nos. 16/18 and No. 20/22. Therefore the loss of the small window is considered acceptable and any loss of historical fabric is minor. The inclusion of a new rear door to No. 18 is also appropriate in that it would provide an additional exit in case of fire for the main living areas on the ground floor and therefore, the benefit arising outweighs any potential harm caused. The proposals also include updating the rear door furniture from that of a modern featureless utilitarian office door to one more in keeping with the property and will enhance the historic character.
- 6.2.8 The proposed replacement of the existing non-original front windows of No. 16 for the front first and second floor will further improve upon the street scene accordingly and ensure that the pair of properties are similar especially for the highly significant front elevation. The basement windows to No. 18 are modern aluminium and to be replaced as they are not in keeping with the remaining wooden sash windows across the properties.
- 6.2.9 The proposals include a new garage at the rear of the plots with the boundary reinstated between the properties to create private gardens. The garages are of a size, material and style in keeping with that of the main property. The area to the rear of the buildings has undergone modern infill and changes. The garages are to be effectively located where historically stables and outbuildings would

have resided for the house and therefore the impact to the conservation area is considered minimal and will not be visible from the public realm of the street.

- 6.2.10 Other external proposed changes are general repair and enhancements associated with change of use from an office to residential and will improve the buildings historical character. In summary the enhancement to the building by the proposed works will contribute towards the enhancement of the street scene and therefore the Conservation Area.

Internal - Basement

- 6.2.11 The alterations to the basement include the removal of a modern partition in No. 18 and a new partition added. Damp is a common feature in basements for houses of this period. The inclusion of a removable tanking system to the walls and floor will no harm the historic fabric and will be a minor/negligible impact and allows for the viable use of the rooms.
- 6.2.12 In No. 16 the removal of the existing walls and door relates to a modern partition and will not result in the loss of historical fabric. The front rooms will revert to their original proportions.
- 6.2.13 The removal of the cupboards in the rear room at No. 16 will not result in any loss of historical fabric as these are modern and have been placed previously in an area where the chimney breast has previously been removed.
- 6.2.14 The creation of utility rooms for both No. 16 and 18 with new partitions and utilising the rear rooms existing doorway in what was historically the servants' area of the house is an appropriate use in an area of lower significance. Replacements of the modern fire doors will enhance the building's character. The rear room will reduce in proportion as a result with a minor alternation to its overall space and will result in a small loss of historical fabric with the creation of new doorways for the home office area.
- 6.2.15 The removal of the rear window in No. 18 will not result in a loss of historical fabric as this is a modern opening. In No. 16, the removal of the existing window and part wall to be removed will remove a modern window and wall and will then effectively mirror No. 18.

Internal – Ground Floor

- 6.2.16 As mentioned previously, there is little by way of internal features that remain. Where they do remain, they are to be retained and renovated. A key feature is the original wooden panelling and shuttering that remains below and aside the rear windows for both No. 16 and No. 18 and also aside the front doorway internally for No. 18. The internal modern fire doors are to be replaced with doors in keeping with the house and the removal of the office fittings and lighting will further improve the building's historical character. The internal doors are originally likely to have been similar in design as that of the front door being six panels with a square top panel. The addition of fittings such as ceiling roses will enhance the character of the building, although placement of these are likely to be disrupted by the steel structure beams that run across the ceiling.
- 6.2.17 Reinstatement of the fireplaces, with details, proportions and materials that are historically accurate to the period and status of the house is proposed. On the ground floor, the existing fireplace openings have been bricked/boarded up and therefore opening these and adding appropriate surrounds as appropriate will be beneficial in enhancing the building's historical character.
- 6.2.18 In the ground floor front room for No.18, there are parts where the coving and skirting are not modern such as on the ground floor front room, hallways and landing. These are to be retained and matched. The skirting in other rooms to be replaced by more appropriate style in keeping with the period property of materials subject to approval and will enhance the historic character.
- 6.2.19 Utilitarian areas of Regency houses were usually segregated but with today's living standards, the kitchen is more considerably more important in a family home. Consequently, modern layouts have adjoining kitchen-dining areas. The use of the rear ground floor as a kitchen would mean that the wooden panelling covered but this would be retained in-situ.
- 6.2.20 No 18. currently retains its impressive open entrance hall with its arch. The internal modern fire door and partition will be removed in No. 16 in the hall, allowing the view towards the rear and staircase to be see uninterrupted again. The change here is considered acceptable as the partition was a 20th century

alteration, which is harmful to the appearance and layout of the entrance hall and its removal would be an enhancement to the building's character.

- 6.2.21 The inclusion of a new partition at the rear of No. 18 to create a cloakroom and the layout mirrors that of No. 16 and there is no impact to any historical fabric.

Internal – First Floor

- 6.2.22 On the first-floor modern internal partitions have already been removed in No. 16 leaving the two rooms front and rear open and wall stud partitions removed and the brickwork currently exposed. A new walled partition will then be added maintaining the front room proportions as they were originally with the front room fireplaces to be opened up as per the ground floor as well as replastering. The addition of skirting and coving of the period design will improve the buildings historical character. The removal of a cupboard aside the internal front room in No. 16 will be removed as this is a later modern addition with no loss of historical fabric.

- 6.2.23 The rear bedrooms to No. 16 and 18 proposed plans incorporates wardrobes and en-suites, which will require new partition and the moving of a doorway in No. 18. The existing door is modern and will be replaced to match those being used elsewhere in the building, although the architrave appears original and will be re-used, resulting in minimal loss to any historic fabric. This will be a minor change and impact of the overall existing layout.

- 6.2.24 In No. 16, the doorway to the rear room from the landing has already historically been blocked up and therefore the reinstatement of a doorway, albeit in a slightly different place will be an improvement given that appropriate architrave and period door style will be used to match. There will be a small loss to the historic fabric.

Internal - Second Floor

- 6.2.25 On the second floor for No. 16, the current internal room partitions are modern between the front and rear. No. 18 is unknown. If these are original or modern. The front room in No. 18 will be divided to create an additional bedroom, which mirrors what is already in place in No. 16 in the front. As per the first floor ensuite and wardrobes will be created in the rear rooms with new partitions. Like No.18 on the first floor, there will be a minor change to the door placement and

small loss of historical fabric and in No. 16, like the first floor, the door has historically been blocked up here too and will have the same proposed treatment.

7 CONCLUSION

7.1 Introduction

- 7.1.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Lake Street Development Ltd in support of the application for proposed development at 16-18 Church Road, Tunbridge Wells, Kent.
- 7.1.2 This report has demonstrated that the PDA is a Grade II listed heritage asset and lies close to a number of other listed heritage assets.
- 7.1.3 From our findings, the primary heritage significance of the designated asset is its architectural and aesthetic significance as part of a group of Post Medieval buildings built using the local vernacular and are considered to have a medium level of significance. Historical research has identified that No. 16-18 Church Road appear to have been built in the late 1830s as part of a pair called Devonshire Place after the church opened in the late 1820s. It appears virtually from their inception that they operated as lodging houses.
- 7.1.4 The significance of the building is due to its age and group value with the surrounding buildings as part of the Regency housing in Tunbridge Wells particularly that of 20-22 Church Road which it is a pair. The property at the PDA makes a positive contribution to its visual setting of the street scene, with the building's front elevation still retaining much of its character and its original external structure and its aesthetic value externally is therefore considered high.
- 7.1.5 After years of unsympathetic alterations and use as offices, the Client is focused on reverting the building to residential use, enhancing the overall appearance of the building to have a positive effect on the street scene, along with great attention to detail, preserving and repairing what is left of any original features and adding back others long since lost. The proposals are sensitive to that of the house and area and material details and colours can be agreed as a condition of planning. Generally, most proposed changes to the house are in areas where alterations have already been carried out or in areas of relatively low significance

albeit with some minor changes to the historical fabric. There are benefits within the scheme that will enhance the historic character and improve the fabric of the building, ensuring its long-term use, this time as a family dwelling, which counterpoise the minor impacts to the historical fabric. These include the reinstatement of fire surrounds, replacements of doors and other features, fittings and inserts that are historically in keeping with the status and period of the house and hierarchy of the related rooms. The change of use assists in securing the optimum viable use of a heritage asset in support of its long-term conservation.

- 7.1.6 Using the DMRB assessment methodology, the designated assets of No.16 and 18 have a medium level of significance as a Grade II listed building. Overall, the changes to the historical building elements are considered fairly insignificant and minor internally and negligible externally to the building elements and street scene. Therefore, the assessment concludes with a 'slight' Significance of Effect for the internal changes and 'neutral/slight' for the external elements. Both internally and externally, the alterations can be regarded as beneficial. Therefore, any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196. The public benefits include the improvement of the listed building and the Tunbridge Wells Conservation Area. The LPA need to satisfy themselves that the public benefits from the development outweigh any less than substantial harm caused.
- 7.1.7 Historic England's "Conservation Principles" and the National Planning Policy Framework define conservation as "managing change". Buildings, designated or undesignated heritage assets, are dynamic environments that have been subject to change and in order to remain a sustainable, welcoming and pleasing place they will continue to change.
- 7.1.8 The applicant has recognised the importance of undertaking analysis necessary for the assessment of the effects of the proposed works on the heritage asset and its setting. This has led the client to consider a number of approaches and different options and deciding on one where impact is minimised and mitigated so that is beneficial to the heritage asset and its setting and ensures its use as a family dwelling that can appreciate the historic character of the building. Furthermore, by reinstating many elements that were lost or altered through previous

alterations, the proposals enhance the listed building. This assessment recommends that consent should be given for the proposed works.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Asset Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Lake Street Development Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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10 APPENDICES

10.1 Appendix 1: Statutory List Description

10.1.1 16-18 Church Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 318

List Entry Number: 1083760

National Grid Reference: TQ 58279 39480

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) Nos 16 and 18 TQ 5839 SW 2/157 II GV 2. A Mid C19 pair. 3 storeys and semi-basement. Hipped slate roof. 4 sashes with verticals only. Stringcourses. Between the ground and 1st floor is a balcony with Vitruvian scroll and anthemion motifs in cast iron and a central Tuscan porch having a staircase with cast iron balcony. Included for group value. Nos 16 to 30 (even) form a group.



Figure 1: Location map of 16-18 Church Road (yellow star)

10.1.2 20-22 Church Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 165

List Entry Number: 1223643

National Grid Reference: TQ 58264 39478

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) Nos 20 and 22 TQ 5839 SW 2/158 II GV 2. A pair of houses circa 1840. 3 storeys and semi-basement stuccoed. Eaves cornice and stringcourse. Between the ground and 1st floor is a balcony with hood over supported on slender fluted Tuscan columns with anthemion and Vitruvian scroll motifs, cast iron balcony and 7 steps to street. Nos 16 to 30 (even) form a group.



Figure 2: Location map of 20-22 Church Road (yellow star)

10.1.3 Trinity Arts Centre

Heritage Environment Record Number: TQ 53 NE 12

List Entry Number: 1223642

National Grid Reference: TQ 58375 39492

Type of Record: Grade II*

Date of Listing: 20th May 1952

Period: Post Medieval

Summary:

872/2/73 CHURCH ROAD 872/3/73 (North side) 20-MAY-52 Trinity Arts Centre (formerly Holy Trinity Church) (Formerly listed as: CHURCH ROAD Holy Trinity Church)

II 1827-9 by Decimus Burton. Converted into an arts centre in 1981.*

MATERIALS: Local tooled sandstone ashlar.

PLAN: Nave, N and S aisles, small chancel, W tower, vestibules N and S of the tower, NE vestry.

EXTERIOR: An impressive piece of Gothic Revival urban-building in the late 1820s. Although the overall lines of the church are Perpendicular, much of the detailing is from earlier medieval periods. The dominant element is the division of the aisle walls into six bays divided by buttresses with offsets, between each of which is a two-light window within deep reveals and containing acutely pointed Y-tracery with cusping. All parts of the church have shallow embattled parapets, apart from the chancel and E face of the nave where the parapet is plain. The E window is broadly based on work of the early C14 and has four lights with a ten-foiled circle in the head. The W end is symmetrically arranged about the W tower. This has angle buttresses and three loosely-defined stages. The first stage is by far the tallest and incorporates a plain moulded W doorway above which is a two-light square-headed window. Apart from on the E face there is then a short clock stage, above which comes the belfry level with two-light windows under a crocketed ogee canopy. The top of the tower is finished off with large corner pinnacles and a pierced parapet with small gablets in the middle of each face. Either side of the tower are vestibules with N and S entrances and which lead to stairs to the galleries.

INTERIOR: The interior has been much altered following conversion to an arts centre but the form of the arcades is still clearly visible with five bays with clustered columns and moulded capitals. Above is an awkward junction between the moulded arches and a vertical continuation of the piers which rise straight upwards to meet the flat ceiling.

PRINCIPAL FIXTURES: Following conversion to an arts centre the W part of the main space is filled with raked seating. There are meeting room, café and kitchen spaces on the ground floor but the galleries to a large extent survive. The E window of c1830 also survives and is an important example of pre-Victorian painted glass: it has figures of the Evangelists set under scrolls and canopies. Two good monuments survive at the W end to Maria Thomas (d. 1833) by William Behnes, and also to Lt Charles Newton (d. 1843) by Richard Westmacott junior.

HISTORY: The building occupies a prominent position in the centre of Tunbridge Wells and was the first church to be built in the town in the C19. It marked one end of Decimus Burton's Calverley estate. Unfortunately, the buildings which linked it to the Calverley estate have gone, swept away by the C20 civic centre development. The church cost, £10,591, and was paid for mainly by the Church Building Commissioners (£8,059). The builders were Henry and Aaron Barrett of Tunbridge Wells. The completed church provided 1,500 seats, 939 of which were unappropriated. In the later C20 it was threatened with demolition by the Church Commissioners but found a future as an arts centre and is in daily use. The 1820s saw a considerable expansion of Anglican church-building as efforts were made to provide places of worship in towns which were inadequately provided with them. In some cases, as here, the

Church Building Commission played an important role. The resultant buildings varied considerably in quality and style with Gothic gradually assuming the ascendancy. At Holy Trinity, Decimus Burton produced a building of considerable presence which is important in the townscape of Tunbridge Wells. Although the proportions are typical of Commissioners' churches, his detailing is more solid and genuinely medieval than was usual, although there is no mistaking the fact that this is a church of its time. Before the 1840s such churches lacked long chancels but these were usually replaced in the Victorian period with ones that emulated medieval precedent. The short projection at Holy Trinity is, therefore, a relatively rare example of the survival of the pre-Victorian arrangement. The conversion to an arts centre in the late C20 has had no significant impact upon the exterior while the interior still retains its arcades, much of the galleries, and an important example of pre-Victorian glass painting.

Decimus Burton (1800-81) began his career in the office of his father James, who was a London builder, and then worked for the architect George Maddox (1760-1843). He began his independent career as an architect in 1821 and retired from the profession in 1869. He became architect to the Royal Botanic Society in 1841. He was succeeded in the practice by his nephew Henry Marley Burton (d 1880). His output was considerable, and his reputation remains high; his contribution to the expansion of Tunbridge Wells was very significant.

SOURCES: Roger Homan, The Victorian Churches of Kent, 1984, p 97. John Newman, The Buildings of England: West Kent and the Weald, 1969, pp 556-7. Michael Port: Six Hundred New Churches: The Church Building Commission 1818-1856, 2006, p 334, Howard Colvin, A Biographical Dictionary of British Architects, 1995, pp 194-6, esp. 196.

REASONS FOR DESIGNATION: Trinity Arts Centre, formerly Holy Trinity church, is designated at Grade II for the following principal reasons: * It is a fine example of late Georgian church-building in the Gothic style by a well-known architect and which was an important element in the architectural evolution of Tunbridge Wells in the early C19. * Although much altered internally it still retains fixtures of interest, most notably an important example of pre-Victorian glass painting in the E window.*



Figure 3: Location map of Trinity Arts Centre (yellow star)

10.1.4 Wall surrounding Holy Trinity Church on all four sides

Heritage Environment Record Number: TQ 53 NE 123

List Entry Number: 1083759

National Grid Reference: TQ 58376 39471

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) Wall surrounding Holy Trinity Church on all four sides. TQ 5839 SW 2/73A II GV 2. Early C19. Wall of Tunbridge Wells stone incorporating iron railings on the South elevation. Nos 2 and 3 and Holy Trinity Church and walls form a group.

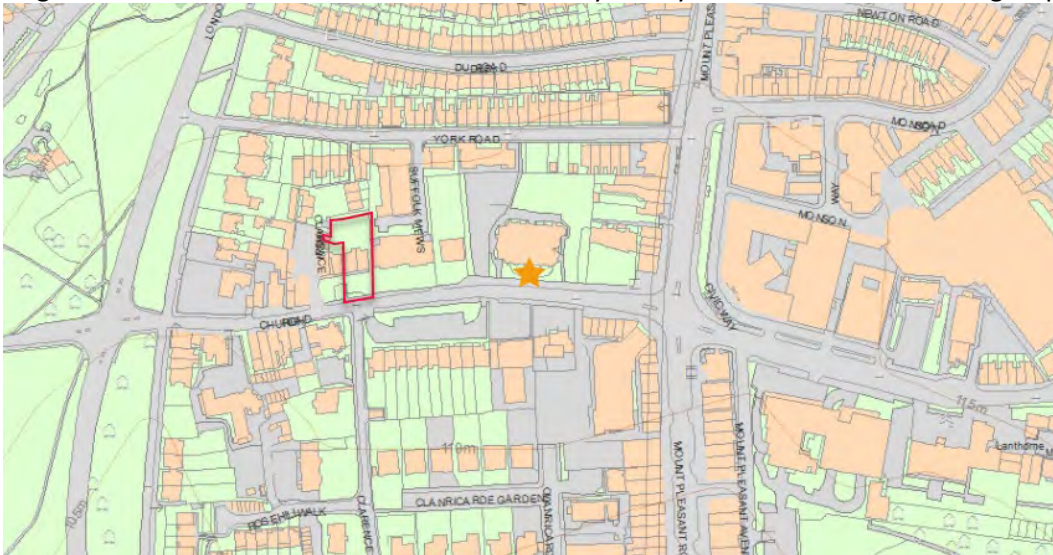


Figure 4: Location map of Wall surrounding Holy Trinity Church (yellow star)

10.1.5 11-29 Church Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 70

List Entry Number: 1083763

National Grid Reference: TQ 58319 39427

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (South Side) Nos 11 to 29 (odd) TQ 5839 SW 2/162 II GV 2. Circa 1840. A Tudor Gothic range. 4 storeys stuccoed with a shaped gable to each house, some with finials. 1 or 2 casement windows to each with dripstones over. Nos 11 to 29 (odd) form a group.



Figure 5: Location map of 11-29 Church Road (yellow star)

10.1.6 Clarence House, 1 Clarence Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 245

List Entry Number: 1223657

National Grid Reference: TQ 58263 39438

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

(Formerly listed as No 1 (Glynlea and Glynlee Cottage).

GV II A mid C19 detached house in the Italianate style of irregular plan. Two storeys stuccoed. Hipped slate roof. Sashes and casement windows. Porch with square columns.

Nos 1 and 2 form a group.



Figure 6: Location map of Clarence House (yellow star)

10.1.7 The Clarence Public House, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 287

List Entry Number: 1083761

National Grid Reference: TQ 58248 39460

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) No 24 (The Clarence Public House) TQ 5839 SW 2/159 II
GV 2. Early C19. 3 storeys stuccoed the ground floor rusticated. Hipped slate roof. 3 sashes with verticals only. Stringcourses. Tuscan porch with rectangular fanlight and steps each side. Nos 16 to 30 (even) form a group.



Figure 7: Location map of Clarence House (yellow star)

10.1.8 26 Church Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 166

List Entry Number: 1223644

National Grid Reference: TQ 58242 39460

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) No 26 TQ 5839 SW 2/160 II GV 2. C18 altered. 3 storeys and semi-basement painted brick. Weatherboarded side elevation. Hipped tiled roof and gable. 1:3:1 windows, now metal framed casements. The ground floor has a later C19 shop front and right side doorcase with rectangular fanlight and 6 fielded panelled door. 4 stone steps and iron handrail. Nos 16 to 30 (even) form a group.



Figure 8: Location map of Clarence House (yellow star)

10.1.9 28-30 Church Road, Tunbridge Wells

Heritage Environment Record Number: TQ 53 NE 69

List Entry Number: 1083762

National Grid Reference: TQ 58233 39460

Type of Record: Grade II

Date of Listing: 7th June 1974

Period: Post Medieval

Summary:

CHURCH ROAD 1. 1746 (North Side) Nos 28 and 30 TQ 5839 SW 2/161 II GV 2. C18 restored. 2 storeys and basement. The ground floor is rendered, the 1st floor tile-hung. Hipped tiled roof. 2 3-light metal-framed casements. Doorcase with flat wooden hood on console brackets and 2 panelled door. 6 steps to street and wrought iron handrail. Nos 16 to 30 (even) form a group.



Figure 9: Location map of Clarence House (yellow star)

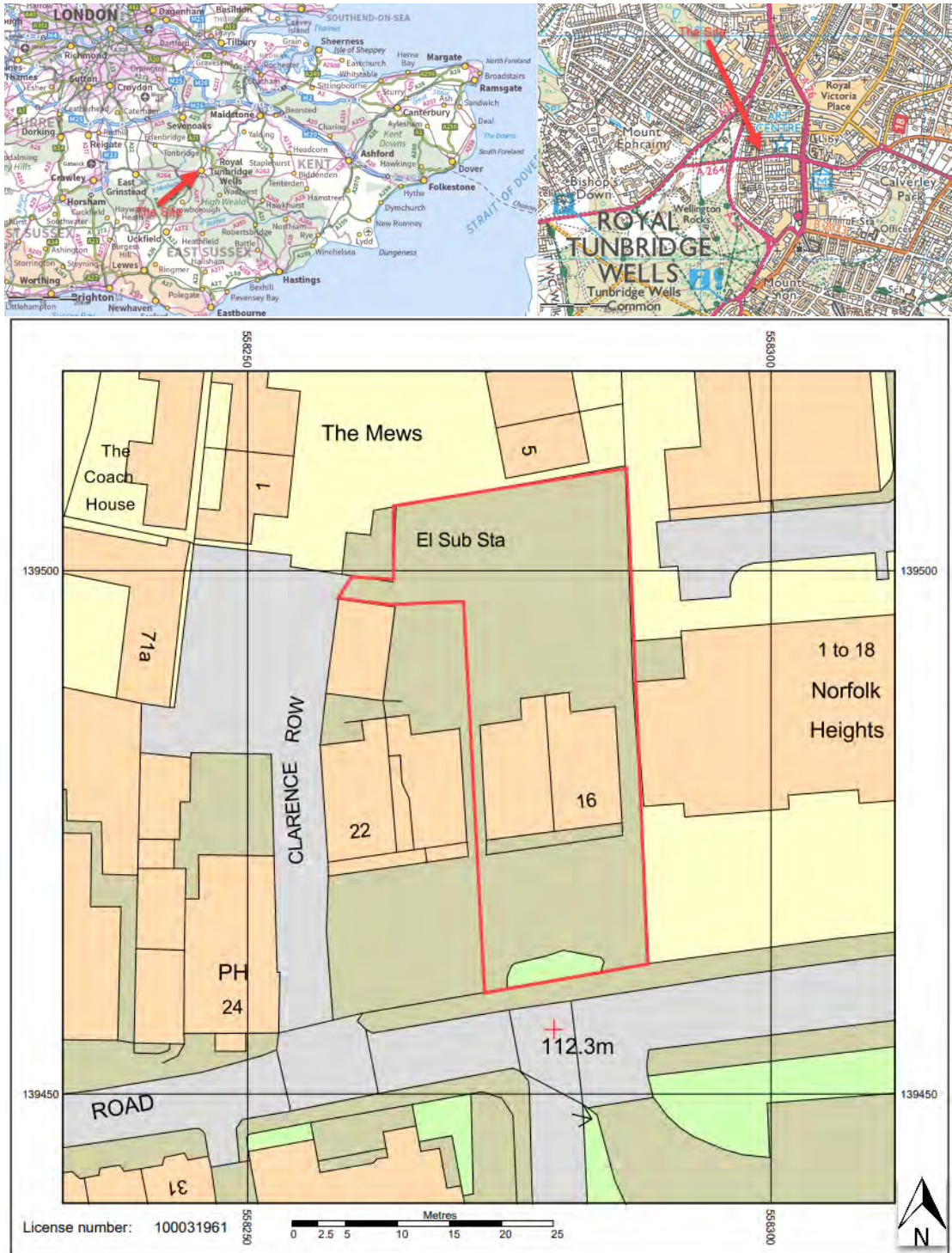
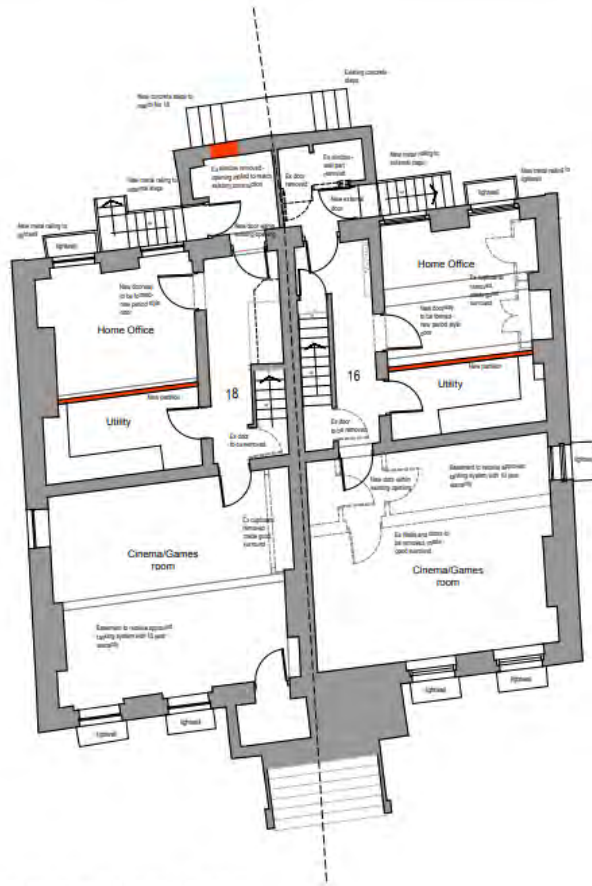


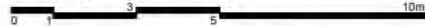
Figure 10: Site location map, scale 1:640,000 and 1:10,000; 1:500

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Lower Ground Floor Layout

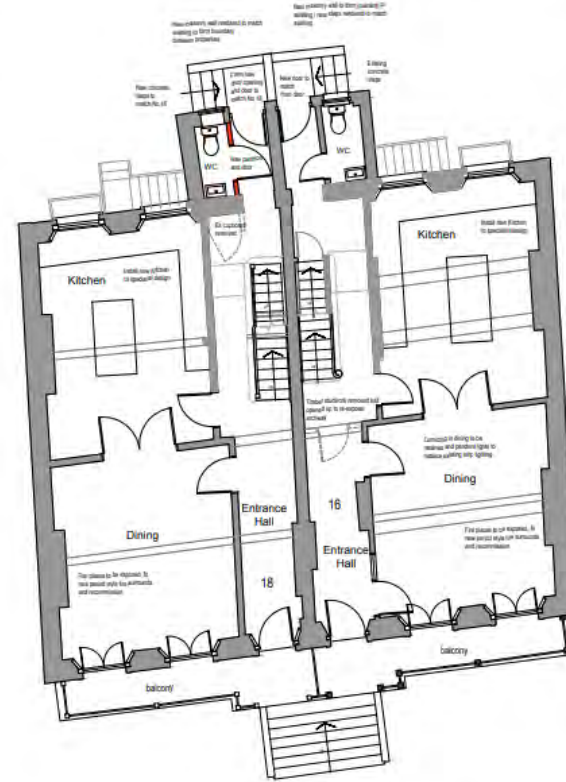
Scale: 1:100



- General**
- All existing suspended ceiling to be removed, make good surrounds, all internal industrial window shutters to be removed, make good surround.
 - All existing office strip lighting to be removed, existing plug points and 1 phase points, call 5 existing and 10 points to be replaced and replaced on rails.
 - All timber pending to be stripped, refinished, repaired and retained.
 - All non original skirtings to be removed, all new skirtings to be matching of an appropriate approved period style and type.
 - All floor coverings to be removed and replaced, all existing floorboards to be retained - repaired where possible.
 - All new original carpeting to be removed, all new carpeting to be matching of an appropriate approved period style and type.
 - All external doors to be replaced with period style to be agreed.
 - Existing shutters to be repaired and re-commissioned, where possible.
 - All latched wall paper to be removed, make good and re-adorned.
 - Period style ceiling roses to be installed where appropriate, to be approved.
 - Dark windows to receive secondary glazing or open fixed single glazing panes where possible.
 - External lighting to be approved as part of the electrical plan.

NOTE: Building/Site not surveyed by KUBE Architecture LLP. Drawing produced from information provided by ACAD Mapping

Scale for planning purposes only.



Upper Ground Floor Layout

Scale: 1:100



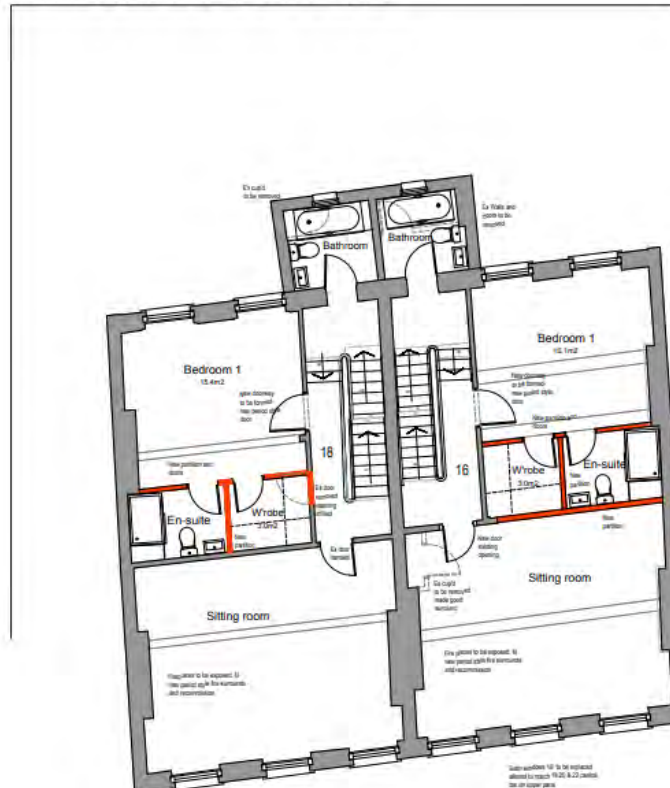
Proposed Lower/Upper Ground Floor

Drawing No.
2018 - 11-A
Date: June 2021
Scale: 1:100 @ A3
Drawn:

Proposed Residential Development
16/18 Church Road, Tunbridge Wells, Kent



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First Floor Layout

Scale: 1:100



- General**
- All existing suspended ceiling to be removed, make good externally, all internal structural window shutters to be removed, make good surrounds.
 - All existing office strip lighting to be removed, existing plug points, cat 5 cable points, cat 3 cabling and BT points to be removed and replaced as above.
 - All timber panelling to be stripped, refurbished, repaired and retained.
 - All non original wallings to be removed, all new walling to be matching of an appropriate approved period style and type.
 - All floor coverings to be removed and replaced, all existing floorboards to be retained - repaired where possible.
 - All non original ceilinging to be removed, all new ceilinging to be matching of an appropriate approved period style and type.
 - All internal doors to be replaced with period style to be agreed.
 - Existing shutters to be exposed and (re-commissioned where possible).
 - All broken wall paper to be removed, make good and re-adhered.
 - Period style calling boxes to be installed where appropriate, type to be approved.
 - Stair windows to retain architectural glazing or retain filled double glazing panes where possible.
 - External lighting to be approved as part of the electrical plan.



Second Floor Layout

Scale: 1:100



NOTE : Building/Site not surveyed by KUBE Architecture LLP. Drawing produced from information provided by ACAD Mapping

Scale for planning purposes only.

Proposed First / Second Floor

Drawing No.
2018 - 12-A
Date: June 2021
Scale: 1:100 @ A3
Drawn:



Proposed Residential Development
16/18 Church Road, Tunbridge Wells, Kent

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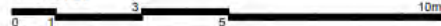
NOTE: Building/Site not surveyed by KUBE Architecture LLP. Drawing produced from information provided by ACAD Mapping

Scale for planning purposes only.



Front Elevation (south)

Scale: 1:100



Proposed Front Elevation (south)

Drawing No.
2018 - 13-A

Date: June 2021

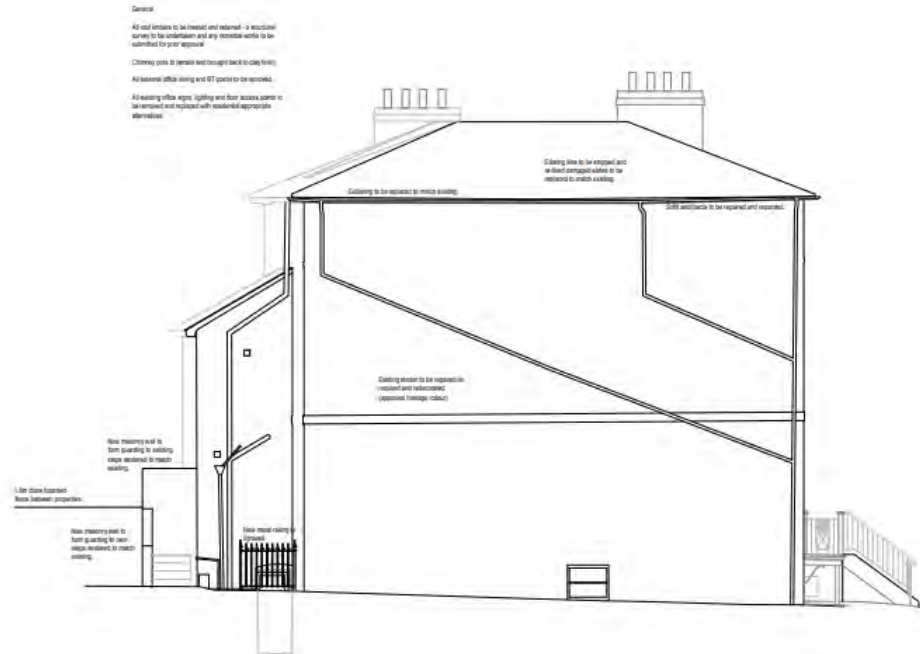
Scale: 1:100 @ A3

Drawn:

Proposed Residential Development
16/18 Church Road, Tunbridge Wells, Kent

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Side Elevation (west)

Scale: 1:100



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Scale for planning purposes only.

Proposed Side Elevation (west)

Drawing No.

2018 - 16-A

Date: June 2021

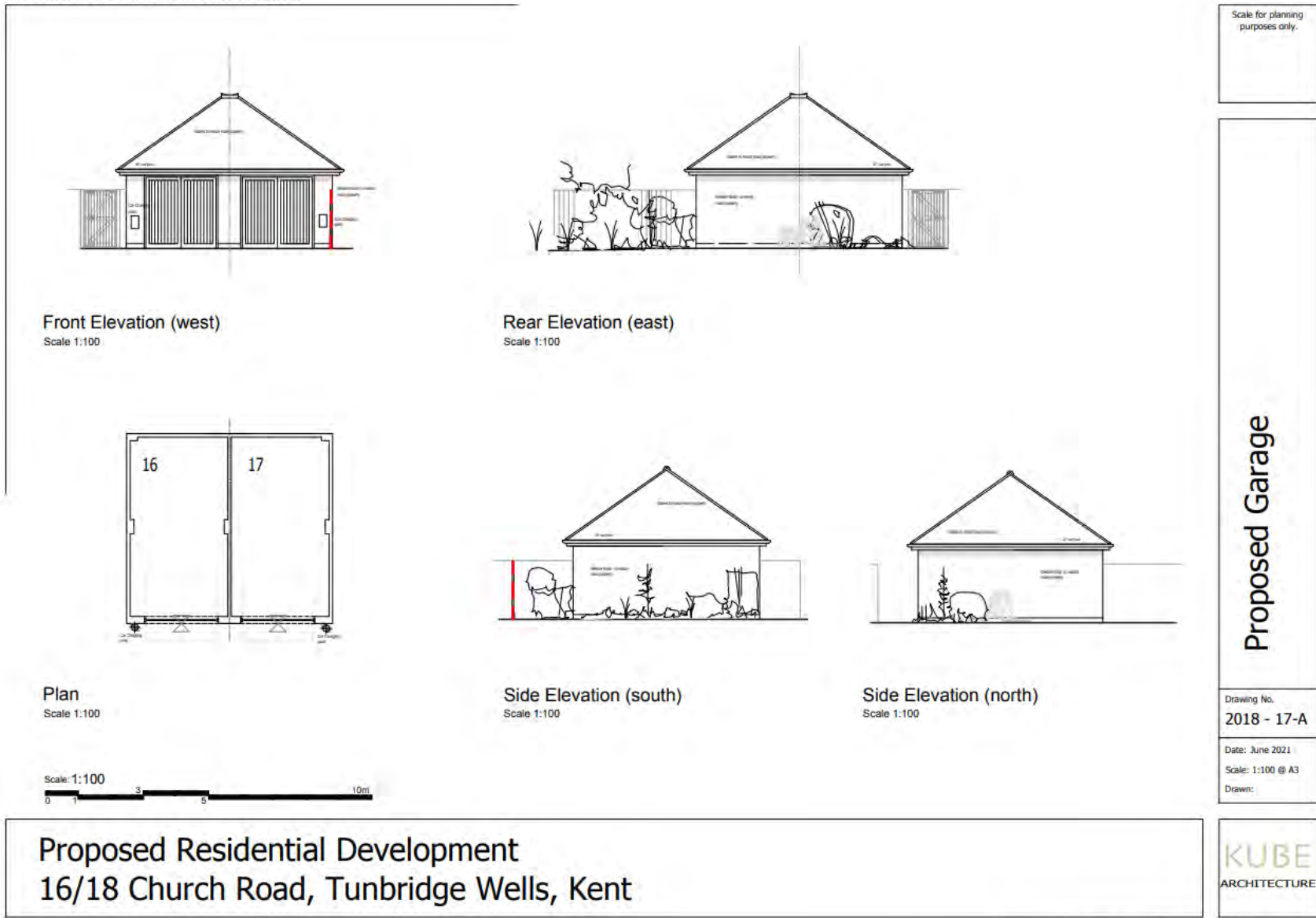
Scale: 1:100 @ A3

Drawn:

Proposed Residential Development
16/18 Church Road, Tunbridge Wells, Kent

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9 Bullockstone Road, Herne Bay, Kent CT6 7TL info@kubearchitecture.co.uk

Figure 11: Proposed Development

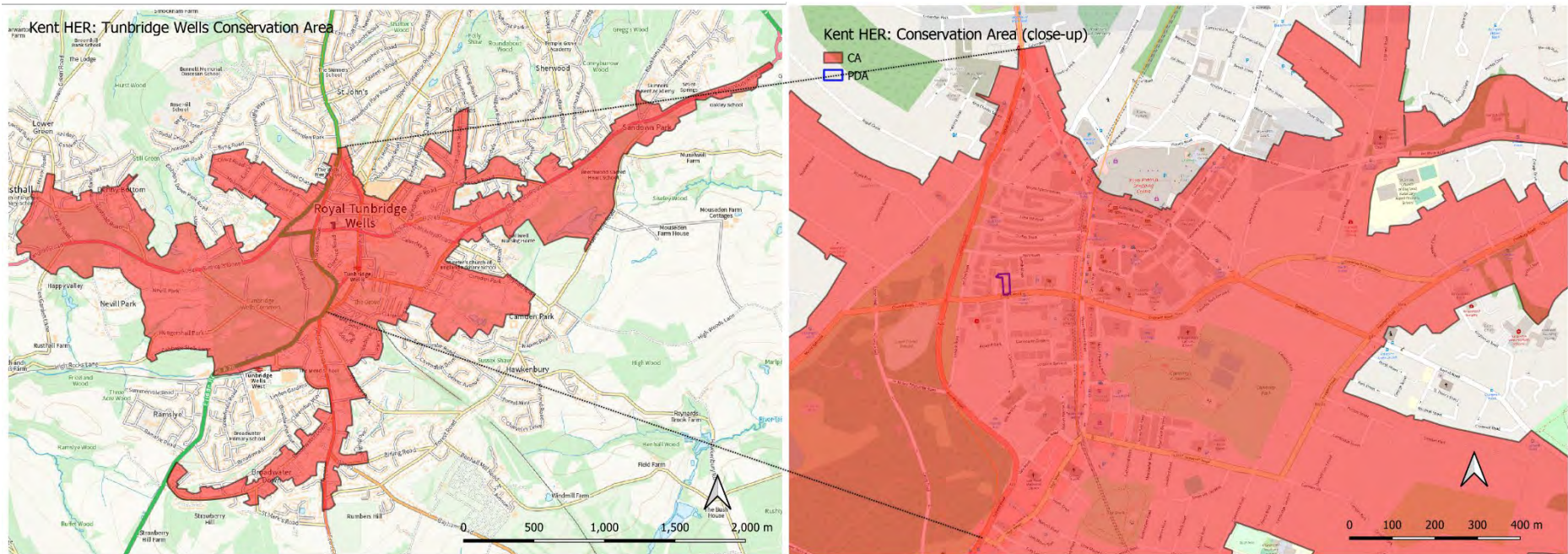


Figure 12: Kent HER Conservation Area

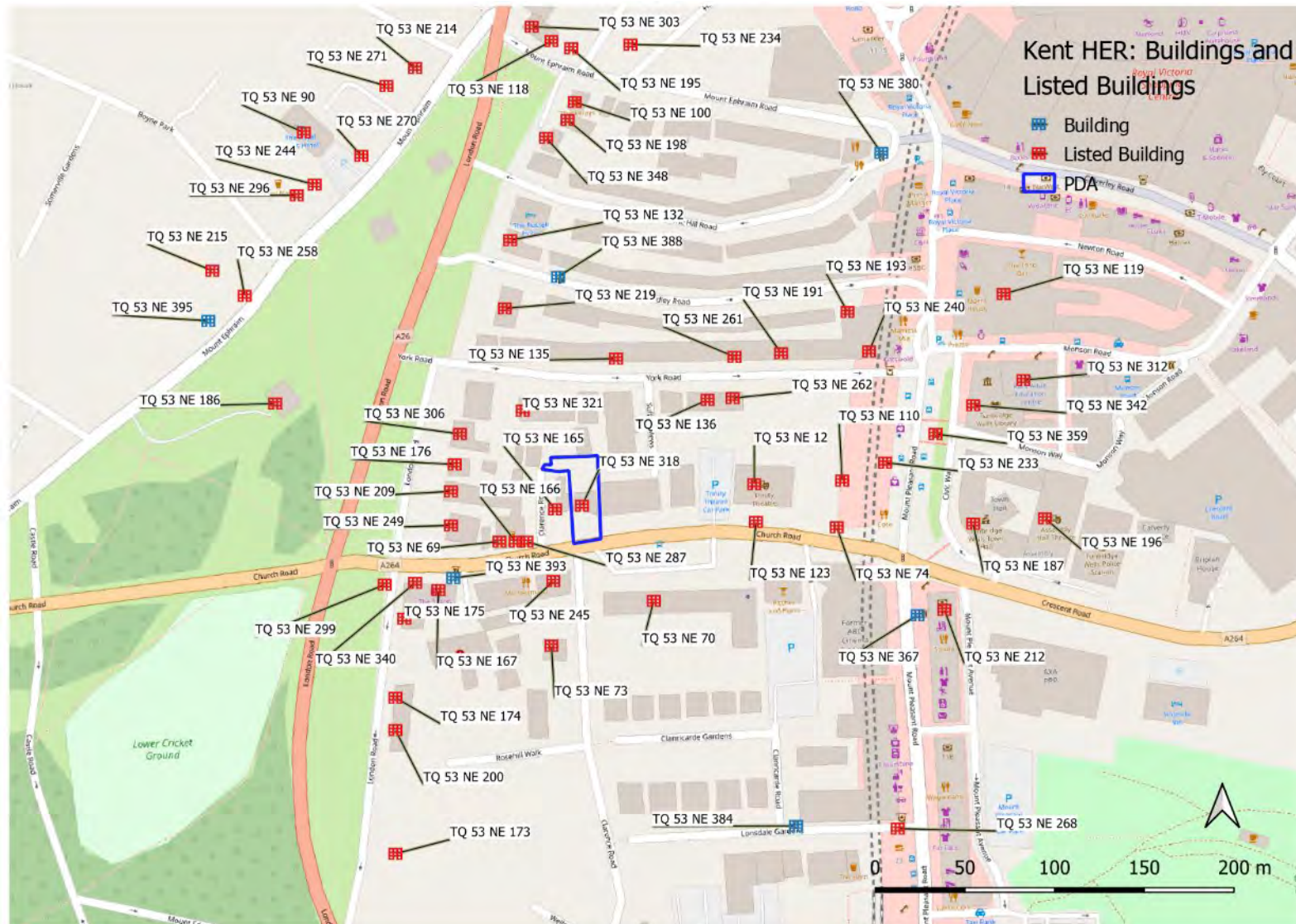


Figure 13: Kent HER Buildings and Listed Buildings

Kent HER ID	HE Listing ID	Name	Period	Grade	Type	Distance from PDA
TQ 53 NE 12	1223642	Church of the Holy Trinity, Tunbridge Wells	Post Medieval to Modern	II*	Listed Building	c. 75m E
TQ 53 NE 74	1083758	WALL TO NORTH AND SOUTH OF NOS 2 AND 3	Post Medieval	II	Listed Building	c. 120m E
TQ 53 NE 69	1083762	28 AND 30 CHURCH ROAD	Post Medieval	II	Listed Building	c. 35m WSW
TQ 53 NE 70	1083763	11-29 CHURCH ROAD	Post Medieval	II	Listed Building	c. 45m SE
TQ 53 NE 73	1083765	2 CLARENCE ROAD	Post Medieval	II	Listed Building	c. 60m SSW
TQ 53 NE 262	1084414	VICARAGE	Post Medieval	II	Listed Building	c. 80m NE
TQ 53 NE 261	1084416	16-22 YORK ROAD	Post Medieval	II	Listed Building	c. 95m NE
TQ 53 NE 135	1084417	40 AND 42 YORK ROAD	Post Medieval	II	Listed Building	c. 60m NNE
TQ 53 NE 268	1084446	2 LAMPS SURPPORTS SITUATED AT THE JUNCTION OF LONSDALE GARDENS AND MOUNT PLEASANT ROAD	Post Medieval	II	Listed Building	c. 230m SE
TQ 53 NE 271	1084455	TEMPLE HOUSE	Post Medieval	II	Listed Building	c. 235m NNW
TQ 53 NE 270	1084456	58 MOUNT EPHRAIM	Post Medieval	II	Listed Building	c. 210m NNW
TQ 53 NE 244	1084457	60 MOUNT EPHRAIM	Post Medieval	II	Listed Building	c. 215m NW
TQ 53 NE 258	1084462	PAVEMENT BETWEEN NO 52 AND 86 (THE CHALET)	Post Medieval to Modern	II	Listed Building	c. 200m WNW
TQ 53 NE 234	1084463	HANOVER HOUSE	Post Medieval	II	Listed Building	c. 235m N
TQ 53 NE 233	1084465	ARCHWAY LEADING TO NOS 2 AND 3 (THE PRIORY) CHURCH ROAD	Post Medieval	II	Listed Building	c. 150m E
TQ 53 NE 173	1084482	VALE TOWERS	Post Medieval	II	Listed Building	c. 205m SSW
TQ 53 NE 174	1084483	62 AND 63 LONDON ROAD	Post Medieval	II	Listed Building	c. 130m SW
TQ 53 NE 175	1084484	65 LONDON ROAD	Post Medieval	II	Listed Building	c. 100m WSW
TQ 53 NE 176	1084485	72 LONDON ROAD	Post Medieval	II*	Listed Building	c. 55m WNW
TQ 53 NE 186	1084487	GILBRALTAR COTTAGE AND ROCKLEA	Post Medieval	II	Listed Building	c. 160m WNW
TQ 53 NE 165	1223643	20 AND 22 CHURCH ROAD	Post Medieval	II	Listed Building	Adjacent to PDA
TQ 53 NE 166	1223644	26 CHURCH ROAD	Post Medieval	II	Listed Building	c. 25m WSW
TQ 53 NE 167	1223651	41-45 CHURCH ROAD	Post Medieval	II	Listed Building	c. 75m WSW
TQ 53 NE 193	1224186	HOLST HOUSE	Post Medieval	II	Listed Building	c. 160m NE
TQ 53 NE 209	1225332	70 AND 71 LONDON ROAD	Post Medieval	II	Listed Building	c. 55m W

TQ 53 NE 219	1225334	77 LONDON ROAD	Post Medieval	II	Listed Building	c. 95m NNW
TQ 53 NE 214	1225610	52 AND 53 MOUNT EPHRAIM	Post Medieval	II	Listed Building	c. 240m NNW
TQ 53 NE 215	1225648	63-65 MOUNT EPHRAIM	Post Medieval	II	Listed Building	c. 225m WNW
TQ 53 NE 195	1225744	20 MOUNT EPHRAIM ROAD	Post Medieval	II	Listed Building	c. 235m N
TQ 53 NE 212	1225765	82 MOUNT PLEASANT ROAD	Post Medieval	II	Listed Building	c. 190m ESE
TQ 53 NE 191	1226158	6-14 YORK ROAD	Post Medieval	II	Listed Building	c. 115m NE
TQ 53 NE 187	126550	TOWN HALL	Modern	II	Listed Building	c. 195m E
TQ 53 NE 196	1265557	ASSEMBLY HALL	Modern	II	Listed Building	c. 235m E
TQ 53 NE 198	1266379	84 LONDON ROAD	Post Medieval	II	Listed Building	c. 195m N
TQ 53 NE 200	1266435	60 AND 61 LONDON ROAD	Post Medieval	II	Listed Building	c. 145m SW
TQ 53 NE 110	1267213	THE PRIORY	Post Medieval	II	Listed Building	c. 125m E
TQ 53 NE 118	1338802	22 MOUNT EPHRAIM ROAD	Post Medieval	II	Listed Building	c. 240m N
TQ 53 NE 119	1338803	OPERA COLONNADE	Modern	II	Listed Building	c. 240m ENE
TQ 53 NE 100	1338834	ROCK VILLA	Post Medieval to Modern	II*	Listed Building	c. 205m N
TQ 53 NE 123	1083759	WALL SURROUNDING HOLY TRINITY CHURCH ON ALL FOUR SIDES	Post Medieval	II	Listed Building	c. 75m E
TQ 53 NE 136	1084415	HOLY TRINITY CHURCH HALL	Post Medieval	II	Listed Building	c. 70m NE
TQ 53 NE 132	1084486	ROCK VIEW	Post Medieval	II	Listed Building	c. 130m NNW
TQ 53 NE 90	1225637	THE ROYAL MOUNT EPHRAIM HOTEL	Post Medieval	II	Listed Building	c. 240m NW
TQ 53 NE 303	1266184	24 MOUNT EPHRAIM ROAD	Post Medieval	II	Listed Building	c. 245m N
TQ 53 NE 306	1338814	73 LONDON ROAD	Post Medieval	II	Listed Building	c. 60m WNW
TQ 53 NE 312	1338838	TUNBRIDGE WELLS ADULT EDUCATION CENTRE	Modern	II	Listed Building	c. 235m ENE
TQ 53 NE 287	1083761	THE CLARENCE PUBLIC HOUSE	Post Medieval	II	Listed Building	c. 20m WSW
TQ 53 NE 296	1084458	61 MOUNT EPHRAIM	Post Medieval	II	Listed Building	c. 215m NW
TQ 53 NE 340	1225330	68 London Road (47 Church Road)	Post Medieval to Modern	II*	Listed Building	c. 85m WSW
TQ 53 NE 342	1227044	LIBRARY AND MUSEUM	Modern	II	Listed Building	c. 205m ENE
TQ 53 NE 348	1338815	83 LONDON ROAD	Post Medieval	II	Listed Building	c. 185m N
TQ 53 NE 321	1065884	YORK ROAD MEETING ROOM	Post Medieval	II	Listed Building	c. 40m NW
TQ 53 NE 318	1083760	16 AND 18 CHURCH ROAD	Post Medieval	II	Listed Building	PDA
TQ 53 NE 299	1084445	PAVEMENT BETWEEN NOS 58 AND 85	Post Medieval to Modern	II	Listed Building	c. 100m WSW

TQ 53 NE 240	1084464	LECTURE HALL	Post Medieval	II*	Listed Building	c. 160m ENE
TQ 53 NE 245	1223657	1 Clarence Road (formerly Glynlea)	Post Medieval	II	Listed Building	c. 30m SSW
TQ 53 NE 249	1338813	ASHTON LODGE	Post Medieval	II	Listed Building	c. 55m W
TQ 53 NE 359	1401309	Tunbridge Wells War Memorial	Modern	II	Listed Building	c. 180m E
TQ 53 NE 367		Victorian pillar box, Mount Pleasant Road / Crescent Road, A26	Post Medieval		Building	c. 175m ESE
TQ 53 NE 380		Edward VII pillar box, Lime Hill Road, near Mount Ephraim Road	Modern		Building	c. 235m NE
TQ 53 NE 384		George V pillar box, Lonsdale Gardens / Clarincade Road	Modern		Building	c. 195m SSE
TQ 53 NE 388		George V pillar box, Dudley Road, at No 58	Modern		Building	c. 105m N
TQ 53 NE 393		George VI pillar box, Church Road	Modern		Building	c. 65m WSW
TQ 53 NE 395		66 Mount Ephraim, Tunbridge Wells	Modern		Building	c. 215m WNW

Table 1: Listed Buildings and Buildings



Figure 14: Kip's Engraving of Tunbridge Wells in 1718, approximate location highlighted.



Figure 15: Andrew, Dury and Herbert Map from 1769



Figure 16: Ordnance Surveyors Drawing, 1797



Figure 17: Mudge Map, 1801

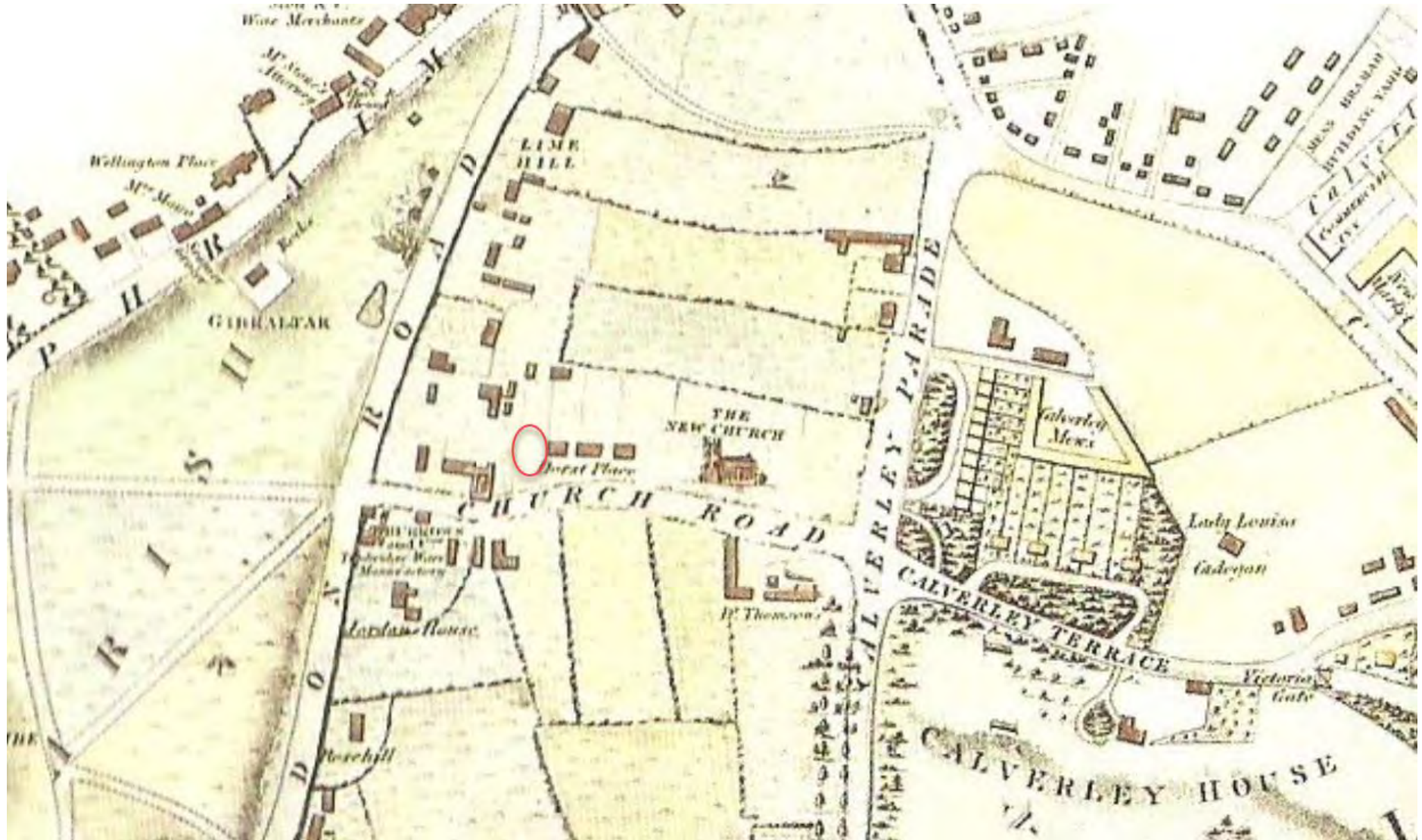


Figure 18: Calverley Estate Map, 1828



Figure 19: Map of Tunbridge Wells, dated 1839.



Figure 20: 1841 Tithe Map



Figure 21: Historic OS Map 1872

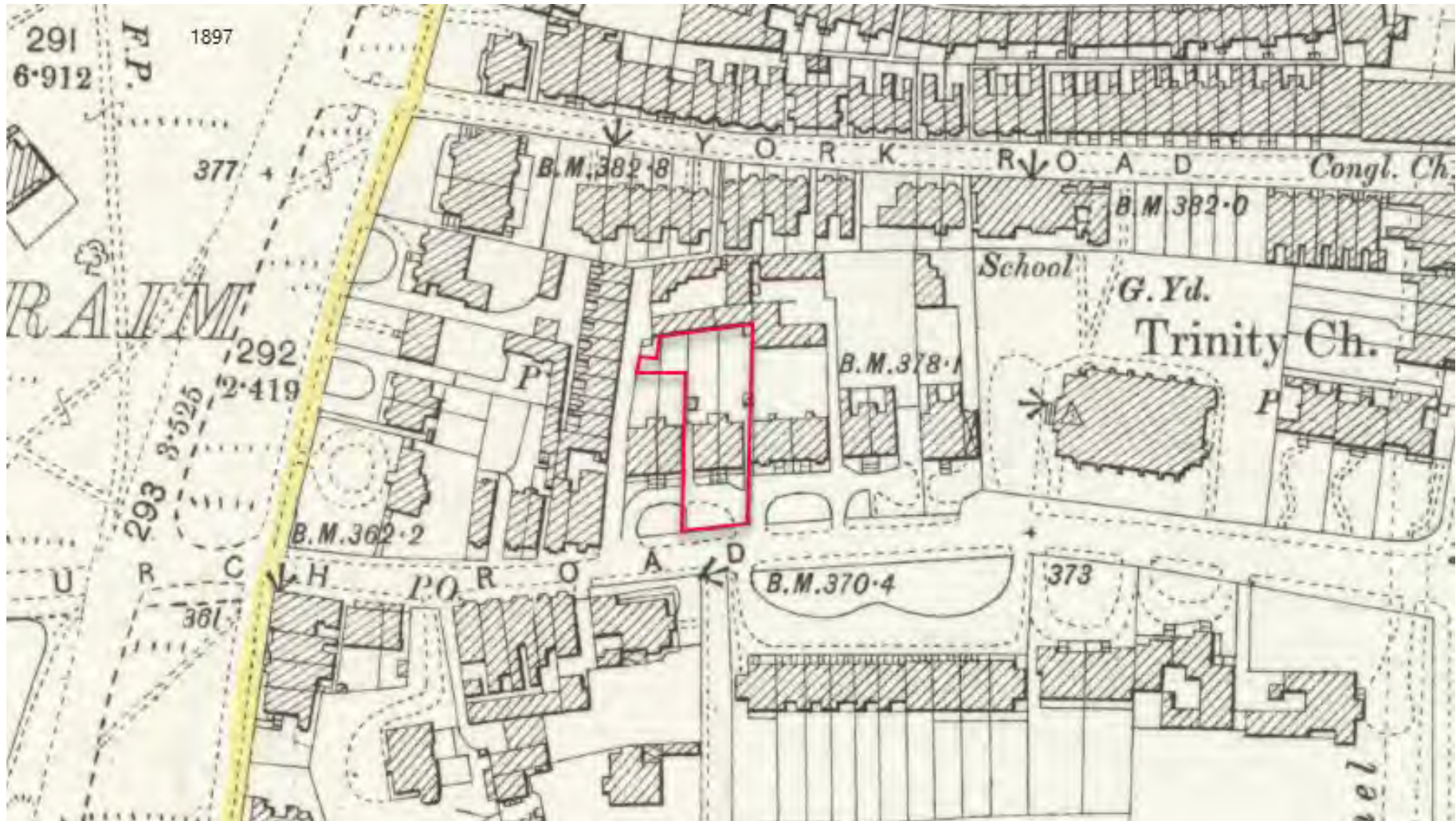


Figure 22: Historic OS Map from 1897

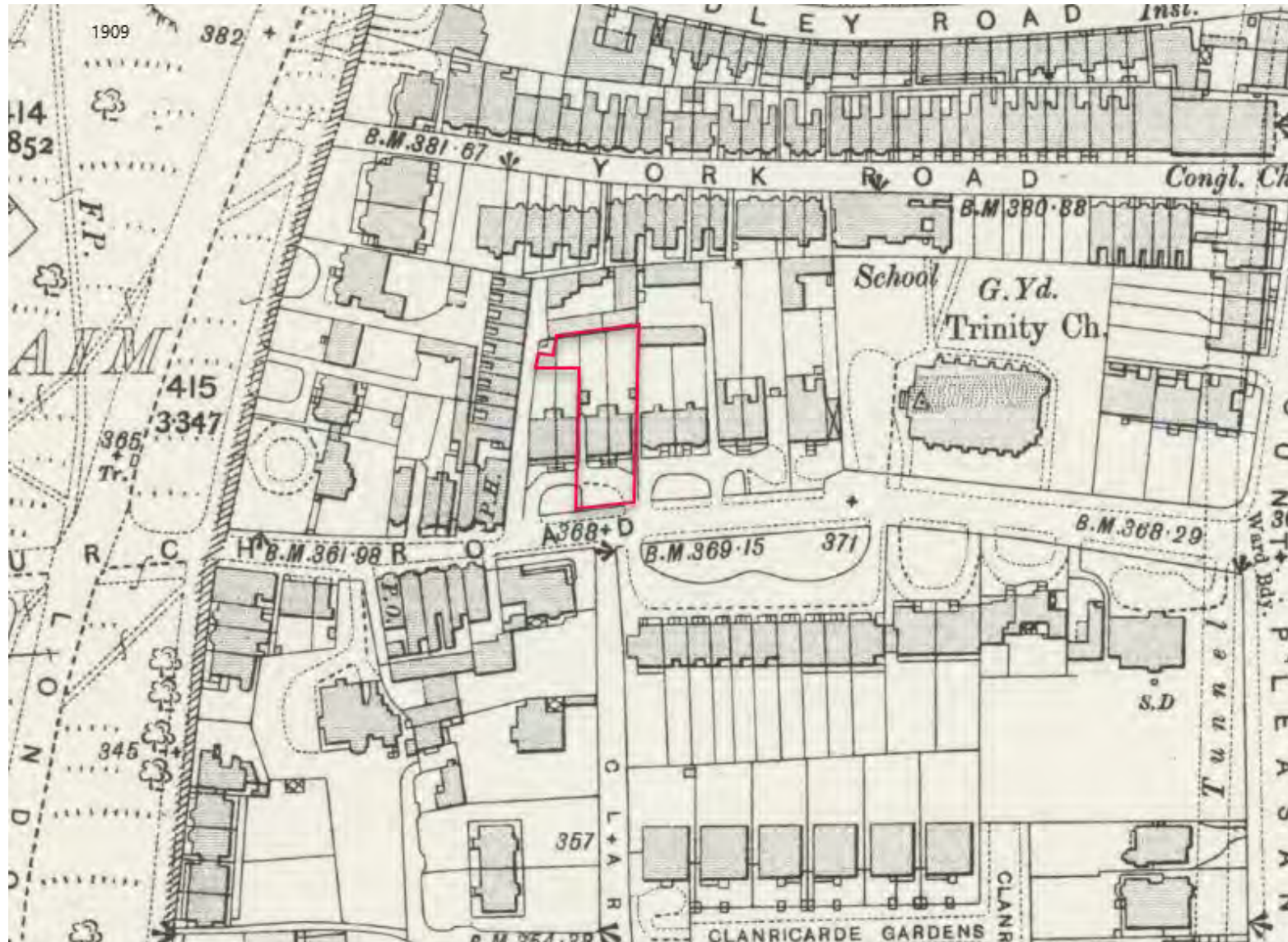


Figure 23: Historic OS Map 1909



Figure 24: Historic OS Map 1945



Figure 25: Historic OS Map 1961



Figure 26: Tunbridge Wells from Mount Ephraim 1863. Approximate location of PDA highlighted (red arrow).

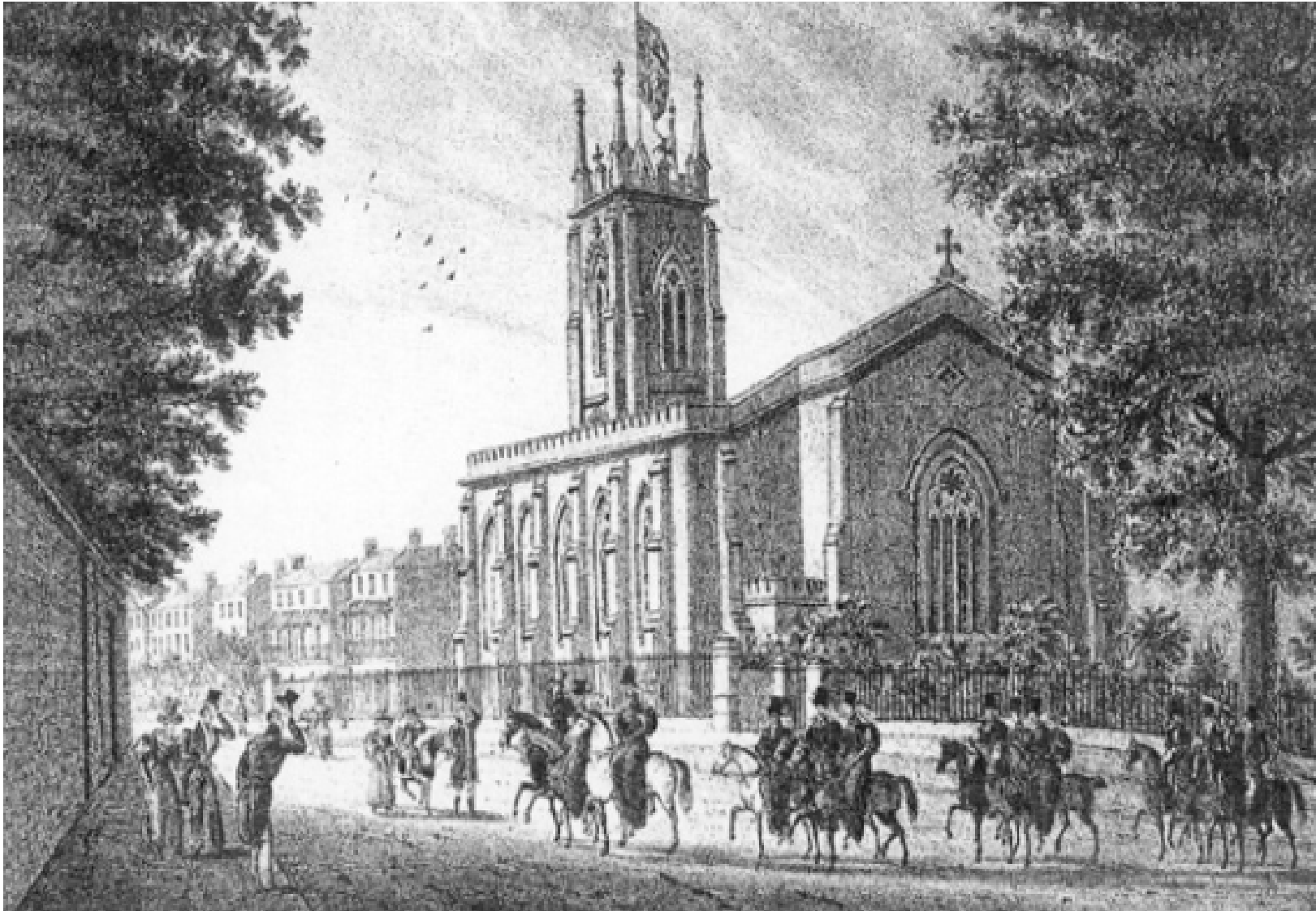


Figure 27: View along Church Road of the Calverley Development 1825-1840. Part of Nos 16-18 seen on far left.

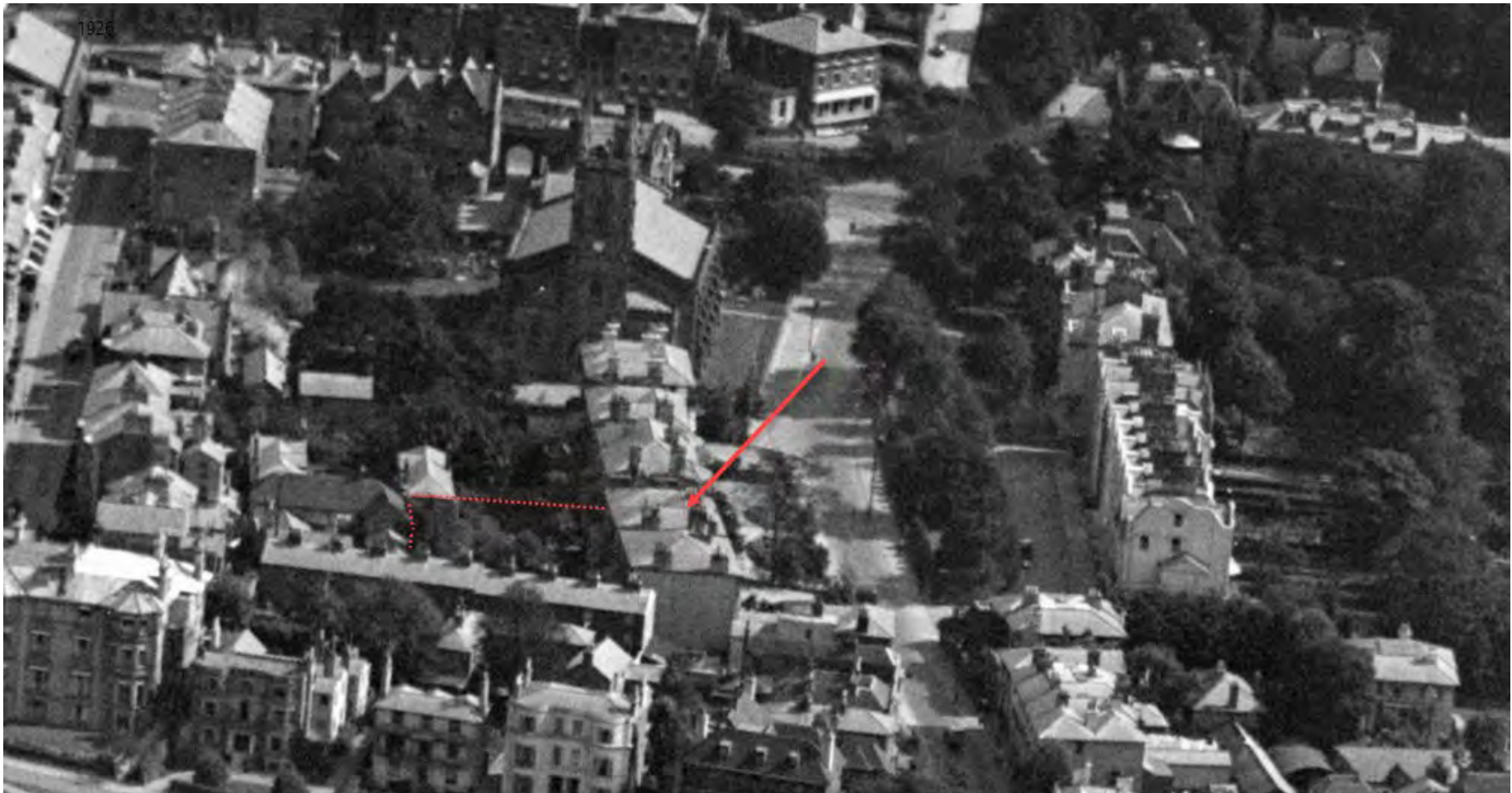


Plate 1: Aerial Photograph 1926



Plate 2: 1940s (Google Earth).



Plate 3: Aerial Photograph, 1953



Plate 4: 1960 (Google Earth)



Plate 5: 1990 (Google Earth)



Plate 6: 2003 (Google Earth)

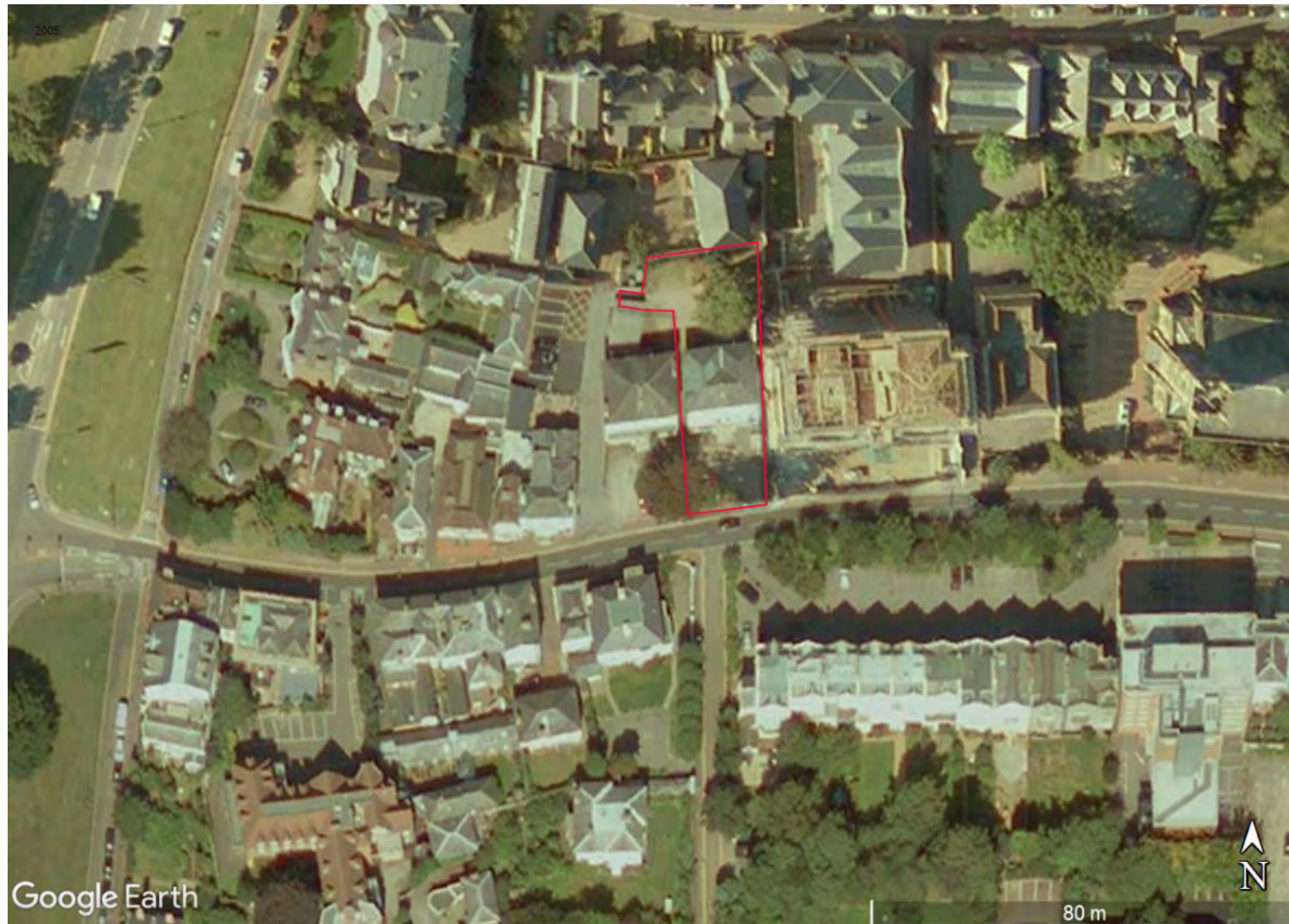


Plate 7: 2005 (Google Earth)



Plate 8: 2020 (Google Earth)



Plate 9: Front of the building



Plate 11: No.16 Entrance hall



Plate 10: Rear of the building

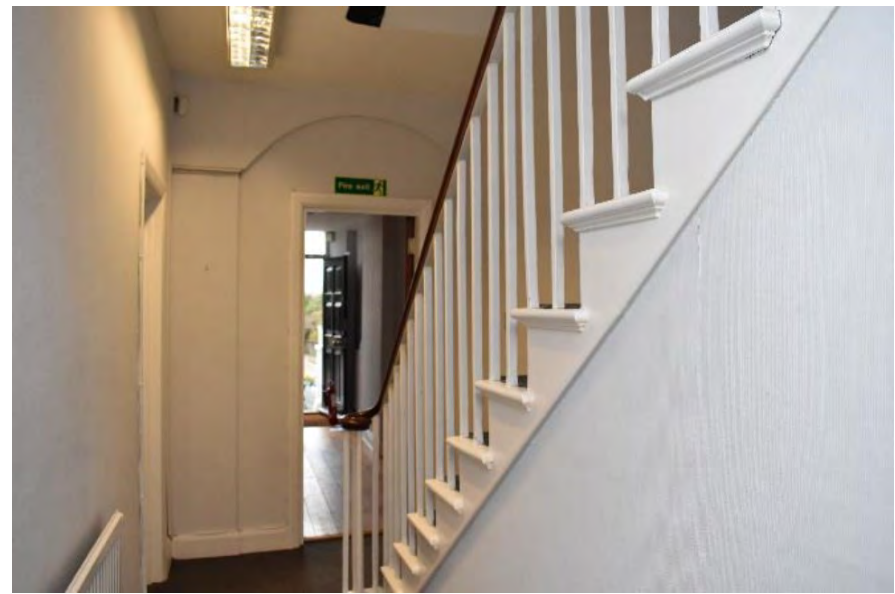


Plate 12: No. 16 Ground floor corridor



Plate 13: No. 16 Ground Floor Front Room



Plate 15: No. 16 Ground floor dividing wall.



Plate 14: No. 16 Ground Floor rear room



Plate 16: No. 16 Ground floor stairs



Plate 17: No.16 First Floor



Plate 18: No. 16 First floor bricked up fireplace.



Plate 19: No. 16 First floor room



Plate 21: No.16 Second Floor front western room



Plate 20: No. 16 Second floor landing



Plate 22: No. 16 Second floor front eastern room



Plate 23: No 16 Ground floor rear exit



Plate 25: No. 16 Front basement room



Plate 24: No. 16 Basement corridor



Plate 26: No. 18 Entrance hall



Plate 27: No. 18 Entrance hall



Plate 28: No. 18 Ground floor front room



Plate 30: No. 18 Ground floor dividing wall



Plate 29: No. 18 Ground floor rear room

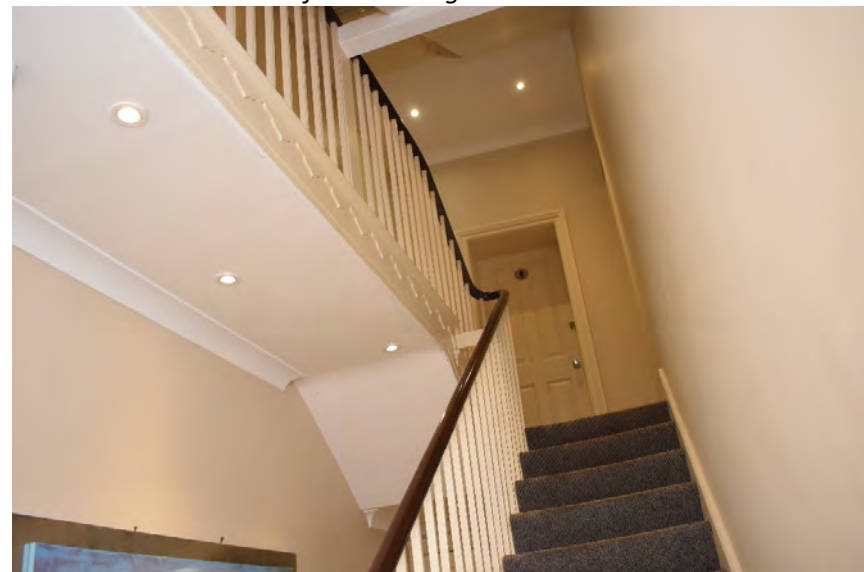


Plate 31: No. 18 Ground floor stairs



Plate 32: No. 18 First floor landing



Plate 34: First Floor front room



Plate 33: No. 18 First Floor front



Plate 35: No. 18 First Floor front room



Plate 36: No. 18 First floor rear room



Plate 37: No. 18 First floor rear room



Plate 38: No. 18 Second floor stairs



Plate 39: No.18 Second floor landing



Plate 40: No. 18 Second floor front room



Plate 41: No. 18 Second floor front room



Plate 42: No. 18 Second floor front room



Plate 43: No. 18 Second floor rear room



Plate 44: No. 18 Second floor rear



Plate 45: No. 18 Second Floor rear room



Plate 46: No. 18 Second Floor rear



Plate 47: No. 18 Basement room (facing)



Plate 49: Rear of the PDA

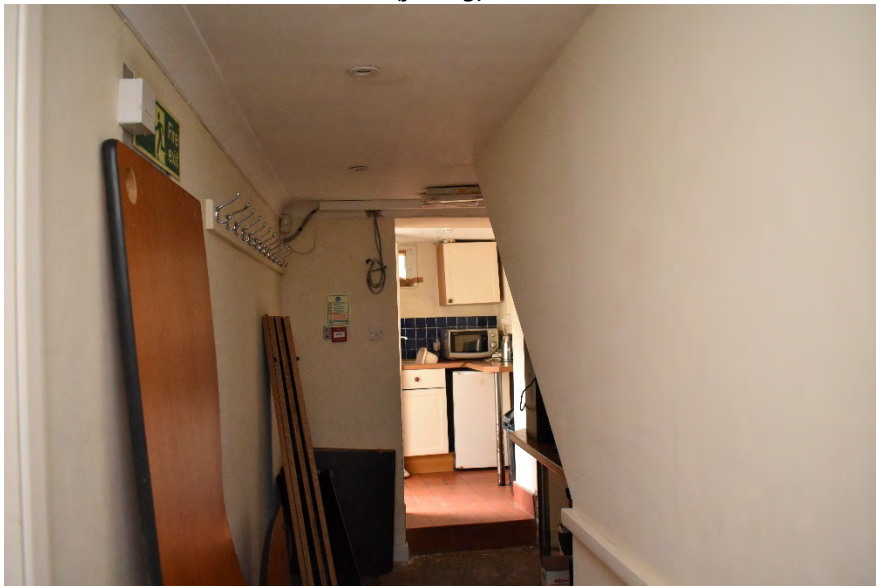


Plate 48: No. 18 Basement corridor



Plate 50: Street scene Nos. 16-22



Plate 51: Street scene Church Road



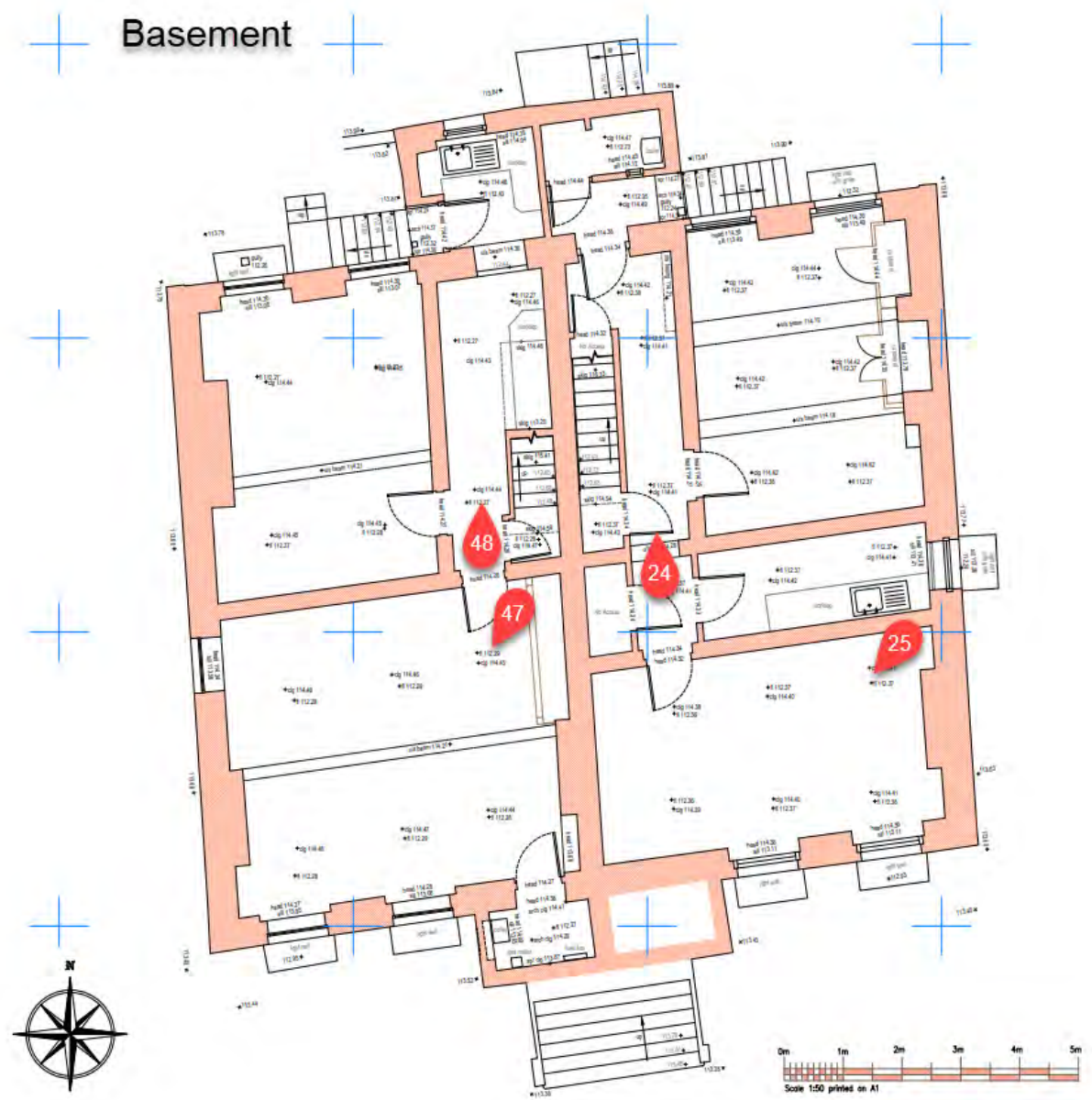
Plate 53: No 16 Second floor rear room



Plate 52: Rear of Nos 16-22



Plate 54: Belvedere Terrace



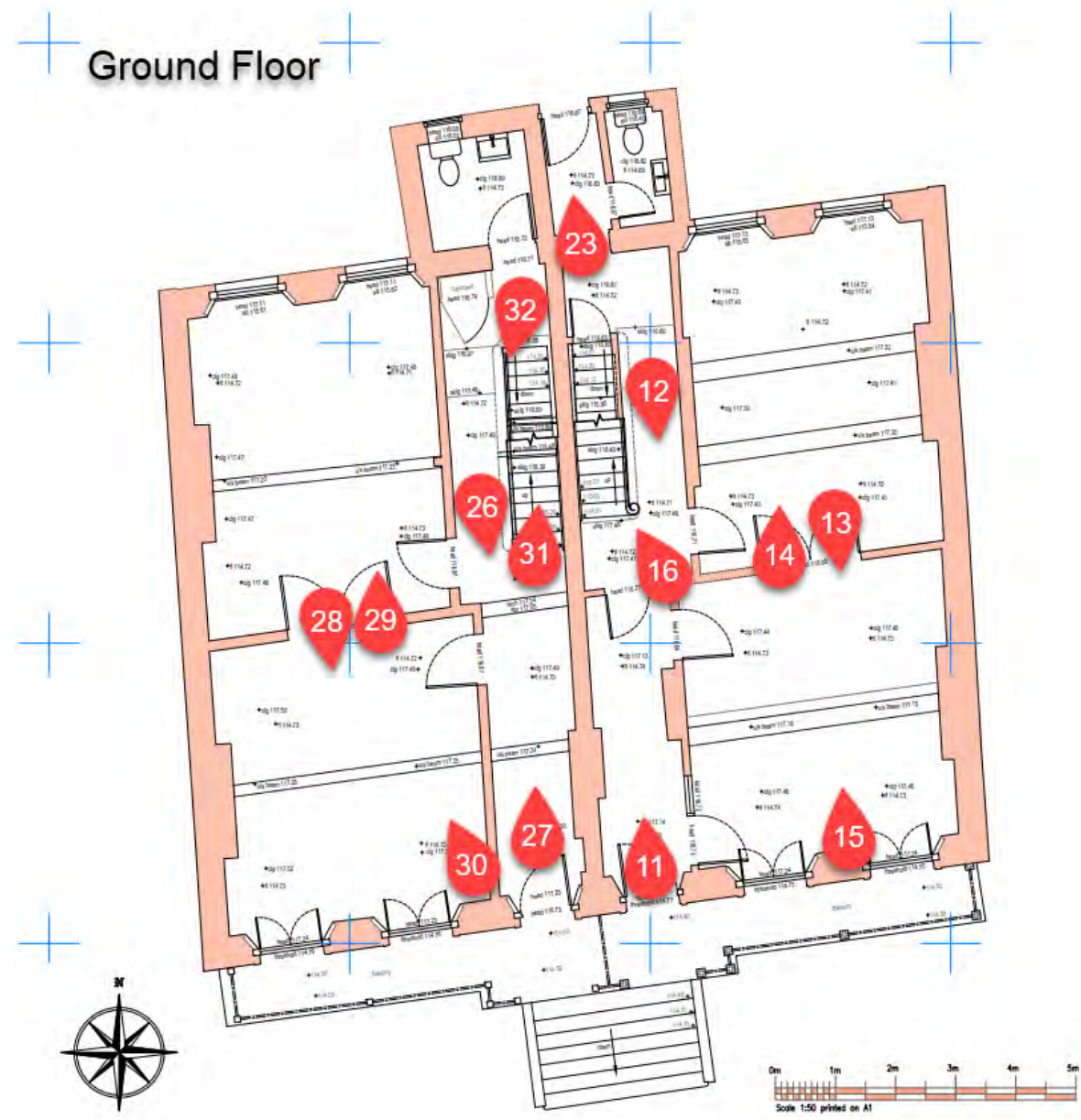






Plate 55: Plate Locations

10.2 DMRB Assessment Methodology

10.2.1 Criteria for level of significance

Level of Significance	Criteria
Very high	World Heritage Sites. Assets of acknowledged international importance.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Designated or undesignated assets that contribute to regional research objectives Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.

10.2.2 Criteria for assessing magnitude of Impact.

Magnitude of Impact	
Major	Change to key historic building elements, such that the asset is totally altered Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to key historic building elements, such that the asset is slightly different. Changes to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

10.2.3 Magnitude of Effect Matrix

Heritage Value	<i>Very High</i>	Neutral	Slight	Moderate / large	Large or very Large	Very large
	<i>High</i>	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	<i>Medium</i>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	<i>Low</i>	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		<i>No Change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>
Magnitude of Impact						