



Figure 1: cover photograph of houses in Blatchington Road

# **Madeira Park and Warwick Park: conservation area appraisal and management plan**

**The Built Heritage Consultant  
Tunbridge Wells Borough Council  
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Figure 2: photograph of a Home Farm milkmaid

## **1.0 Background**

- 1.1 Tunbridge Wells Borough Council has been asked by the Warwick Park Area Residents Association (WPARA) to extend the Tunbridge Wells conservation area so as to include the entire Warwick Park locality. Members of the WPARA, with some professional guidance, have carried out an assessment of the architectural and historic character of the proposed locality. The results of this assessment, together with discussions held with members of the WPARA, have been included in the draft document. The document is formed of two parts:
1. The Warwick Park draft Conservation Area Appraisal, defining the boundary; analysing the special character and appearance of the area; and explaining its significance.
  2. The Warwick Park draft Conservation Area Management Plan, which provides a framework for managing change, development and enhancement within the area.
- 1.2 Tunbridge Wells Borough Council considers that the existing Royal Tunbridge Wells conservation area should be amended, so that Madeira Park and the southern section of Warwick Park be included in a new conservation area, together with the northern section of Warwick Park, Blatchington Road, Upper Cumberland Walk and Nevill Gate (all of which are not designated at present and which, together with Madeira Park, all formed part of the former Home Farm Estate). The southern section of Warwick Park was developed from 1898 and Madeira Park was laid out in 1893. Development continued in these localities during the Edwardian period, and beyond, and they have a similar historic and architectural character. Indeed it could be argued that Madeira Park has stronger architectural and historic links with Warwick Park than it

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does with the Regency housing developments in the Mount Sion locality. The coherent nature of the Madeira Park and Warwick Park late Victorian/Edwardian developments would justify their removal from the Tunbridge Wells conservation area and being established in a new separate conservation area. A conservation area linking the late Victorian/Edwardian parkland developments of Warwick Park and Madeira Park would be a logical step.

- 1.3 Guidance from Historic England advises that a document comprising of a conservation area appraisal and management plan is prepared before designating a conservation area, in order that the special interest of the area can be defined and understood. The aims of this appraisal and management plan are:
- To generate awareness of exactly what it is about the Warwick Park and Madeira Park areas that makes them of special architectural or historic interest;
  - To improve the understanding of the history and the historical context of this area of Tunbridge Wells;
  - To provide residents and owners with information, and options, concerning the designation of a conservation area;
  - To provide residents and the local authority with suggested enhancements that could be made to the proposed conservation area;
  - To provide the Borough Council with a tool with which to inform its planning practice and policies for the area.

## **2.0 Introduction**

- 2.1 This appraisal examines the key elements that contribute to the special architectural and historic character of the Warwick Park locality. The character of any area is determined by its topography, location, the layout of its streets and open spaces and the age, material and style of its buildings. The combination of all these factors creates the character of an area and, in the case of Warwick Park, a special 'sense of place'.
- 2.2 Conservation areas were first introduced in 1967 and are currently defined as *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"* (Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The appraisal defines those key elements that contribute to the special historic and architectural character of Warwick Park and Madeira Park. The appraisal will supplement the policies contained in the Tunbridge Wells Borough Local Plan 2006 (as updated). It will be a key document in maintaining character and promoting appropriate, sensitive proposals in the locality. Other purposes for preparing the appraisal include defining and agreeing a possible conservation area boundary in accordance with section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities *"from time to time to determine whether any further parts of their area should be designated."* The appraisal also highlights particular issues affecting the area and the elements that detract from its appearance or character. These provide the basis for potential future management and enhancement of the area.
- 2.3 The process of designating and reviewing has changed significantly since the first areas were designated in England under the Civic Amenities Act of 1967, and the current appraisal follows the format proposed by Historic England in various guidance documents and advice notes. Government planning guidance stresses that our built and natural heritage should be valued and protected as a central part of our cultural heritage, and that everyone shares the responsibility for environmental stewardship.

## **Summary of the special interest of Madeira Park and Warwick Park**

- 2.4 Rapid changes in transport, in particular the development of the railway in the mid-19th century, meant that a growing proportion of people were able for the first time to live at some distance from their work. This gave popularity and momentum to the development of the suburb in Tunbridge Wells. Suburbs were considered to be healthier and happier places to live. The basic conditions sought in the new suburbs were green space and the availability of a self-contained family home. These conditions were planned for and achieved in different forms across the town. The ideal vision was one of detached villas in naturalistic parkland setting with winding, tree-lined roads and large gardens. Warwick Park and Madeira Park contain good examples of speculative parkland residential development which appropriated the

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picturesque English rural idyll and made it available for purchase in a sub-urban setting.

- 2.5 The development of Madeira Park commenced in 1893 and the original plan envisaged 74 residential plots. In the end 60, mainly detached houses, were built, with 39 of them completed before 1914. The developments were carried out by a number of small building firms who were capable of only constructing a limited number of houses at any one time. Although the houses have a degree of uniformity in appearance and scale, there is diversity in architectural detailing and in the use of materials.
- 2.6 Warwick Park was developed from 1896 onwards, following the Marquess of Abergavenny's sale of the Home Farm land for development. A plan for the development was drawn up by his surveyors, Henry Currey and William Roper, between 1894 and 1896, shortly followed by the inclusion of the recreation ground which brought county cricket back to Tunbridge Wells. Potentially the Warwick Park at 99 acres was the largest speculative development site in the town. The roads and sewers were laid out in 1896 and 65 plots were offered for sale to local builders. By 1924, 78 houses had been built on 45 of the plots, with 20 plots remaining vacant.



Figure 3: 'Plots for Sale' prospectus map from 1897

- 2.7 This development process produced a townscape which is both attractively cohesive and informal. Of note are the spacious residential streets with strong boundary features, including laurel hedges, and mature garden trees in large



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gardens. The majority of the properties in the area have remained in single family occupation, and this has limited the need for large parking forecourts and has minimised the pressure for alterations. Many of these streets retain sections of traditional red brick pavers, which are a distinctive feature of the town.

- 2.8 Architecturally, the late Victorian and large Edwardian villas are of special merit, with their tiled roofs and decorative tiled front elevations, white-painted timber casement windows, half-timbered decoration (usually to prominent gable fronts) and panelled front doors.

### **The main characteristics of the area that create special interest are:**

- An attractively cohesive and informal townscape appropriating elements of the rural landscape into a 'parkland' development, a type particularly distinctive of Tunbridge Wells;
- Largely intact speculative residential developments planned in the 1890s with integral recreation grounds;
- Warwick Park is the largest and one of the last of the speculative parkland developments by large landowners in Tunbridge Wells, and is the culmination of what began with the nationally important development of Calverley Park, by Decimus Burton;
- Spacious 'sylvan' residential streets with mature trees, strong boundary features including laurel hedges, and many sections of traditional red brick paver footpaths;
- Substantial detached and semi-detached houses that are generously proportioned;
- Vernacular detailing including turrets, balconies, half-timbered gables, tile hanging and leaded light windows.

## **Designation statement**

- 2.9 A potential locality for conservation area designation can be identified in several ways. In this case it has been suggested by a local community group. The Warwick Park Area Residents Association, together with the Royal Tunbridge Wells Civic Society, has carried out an assessment of the character of the locality using a standardised survey format. This assessment has been discussed with Tunbridge Wells Borough Council and consultants appointed to assess the area's special interest and its appropriateness for designation as a conservation area.

- 2.10 When considering the designation of conservation areas, local planning authorities are recommended to ensure that the area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest (National Planning Policy Framework paragraph 127). This draft appraisal discusses the special interest of Warwick Park and Madeira Park, and makes recommendations concerning the designation of a



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conservation area. Historic England recommends that a draft conservation area appraisal be circulated for comments prior to designating the conservation area. Following this, the proposal to designate the conservation area has to be formally agreed by Tunbridge Wells Borough Council. The Secretary of State for Housing, Communities and Local Government then has to be notified and the proposal advertised in the London Gazette and a local newspaper.

### **Legal description of proposed boundary**

- 2.11 Madeira Park and Warwick Park are located to the south of the town centre; the northern most edge of the proposed area is adjacent to the Nevill Street road junction. The proposed boundary runs along the rear gardens of the properties on the western side of Warwick Park, from number 8 to the junction with Roedean Road, (which is within the existing conservation area) and then continues south and east towards the road junction with Forest Road. In addition the proposed area includes Tarquin and Standish on Roedean Road. The boundary then turns northwards to include the Nevill Cricket Ground, the adjoining top cricket pitch and rifle range. The boundary continues northwards to join the edge of the Hastings to Tunbridge Wells railway line. The boundary then turns to the north-west and runs along the line of the railway including the rear gardens of the properties in Upper Cumberland Walk. At the junction with the former railway line it turns to the north and runs to the rear of the numbers 8 to 22 Madeira Park. The boundary then continues around the rear gardens of all of the properties in Madeira Park. The north-eastern boundary runs along Cumberland Walk from Rodmell Road to the rear of number 1 Warwick Park. The area includes the properties 1 to 35 Warwick Park and the houses off Rodmell Road (some of which are included in the existing conservation area). For a discussion on the recommendation to designate the area described above, refer to paragraphs 3.70 to 3.73.

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## Madeira Park and Warwick Park: conservation area boundary

### CONSERVATION AREA BOUNDARY

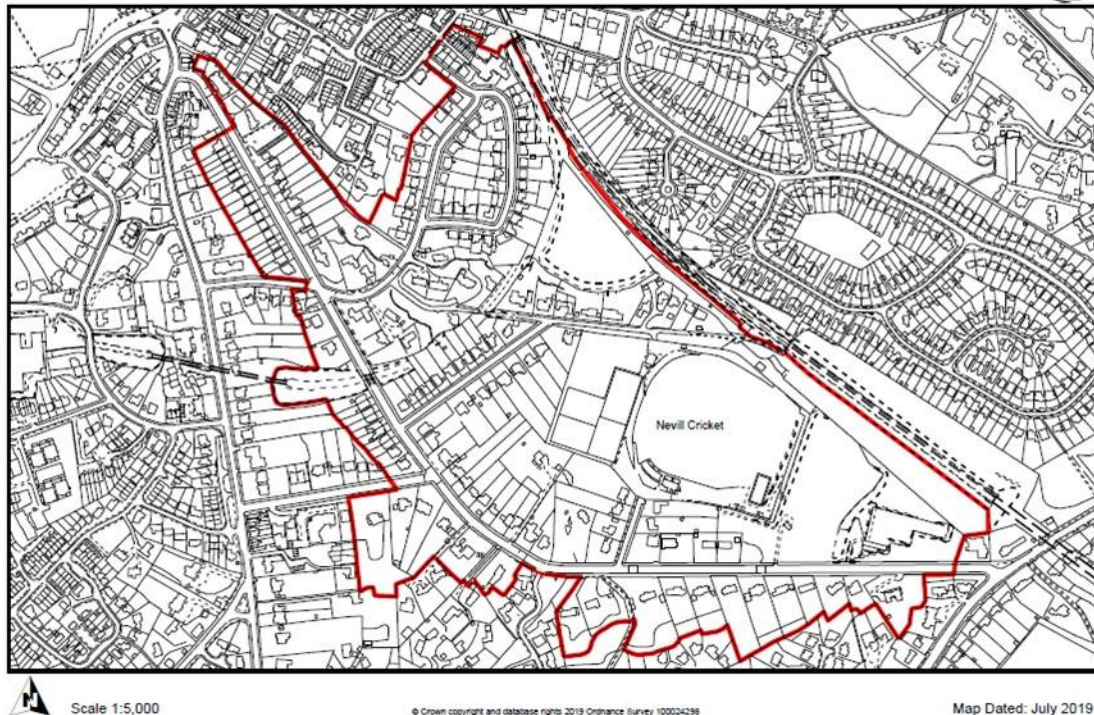


Figure 4: map showing conservation area boundary

- 2.12 The proposed conservation area therefore includes all the properties in; Madeira Park, Blatchington Road, Upper Cumberland Walk, Nevill Gate, Oak Tree Close, Tarquin and Standish on Roedean Road, numbers 1 to 89 (odd) and 8 to 116 (even) Warwick Park, and, Willows, Tumbleweed, Oak House, Five Oaks, The Homestead, Springbank, Willow Lodge, and Willow Brook off Rodmell Road.

### Statement of Community Involvement

- 2.13 The local community have suggested the designation of the Warwick Park conservation area, and their proposals have been discussed and assessed in this document. The WPARA have commented on an early version of the document and made suggestions and corrections that have been incorporated into this consultation draft. The draft document was published on 12th March 2018 and then made available for public comment and feedback until 23rd April 2018. Following the consultation period, the feedback received was carefully analysed and the draft appraisal finalised as appropriate. The final version of the appraisal was reported to the Tunbridge Wells Borough Council's Cabinet on 26th June 2019, when they approved the designation of the conservation area.
- 2.14 All properties within a conservation area are required to have this designation recorded as a Local Land Charge. Residents and businesses in a conservation area should be aware that they may need permission from the

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Council before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls.

## **3.0 History of Madeira Park and Warwick Park**

- 3.1 In 1810, Tunbridge Wells was still a relatively small settlement popular with visitors to the spa, staying in lodging houses in town. The 1830s saw the first main period of permanent residential development. Decimus Burton's Calverley Estate scheme was the first to utilise the concept of residential villas in a landscaped, 'parkland' setting. Other landowners saw the benefits of such speculative parkland developments and similar schemes were brought forward. By the end of the 19th century the town was surrounded by residential parks.
- 3.2 Madeira Park and Warwick Park were part of the Marquess of Abergavenny's Eridge and South Down estate, which totalled some 12,477 acres. With the construction of the West Station loop railway line in 1876, Madeira Park became separated from the rest of the estate. With an increase in the demand for houses in the 1870s, the rent available per acre for residential development was much higher than that for agriculture. Consequently, the Marquess sold off parcels of land, such as Madeira Park and Linden Park, for residential development to raise income for his estate.
- 3.3 Warwick Park was originally intended to be a development of 134 acres that was subsequently reduced to 99 acres. As such it was potentially the largest of the speculative residential parklands seen in the history of the town. The historical context and the history of the development of Warwick Park are discussed further in Appendix 3.

## **4.0 Appraisal**

### **Historic buildings**

- 4.1 The area being considered for the new conservation area designation contains two listed buildings (both grade II). They are:
1. A rare K1 telephone box located in Nevill Gate opposite the cricket pavilion.
  2. The brick pavement flanked by granite kerbs in front of numbers 4 to 20 Cumberland Walk.

### **Townscape survey: topography**

- 4.2 Tunbridge Wells lies in the High Weald, in south-west Kent, on land which rises from circa 75 metres AOD at its lowest point to circa 145 metres AOD to the north-east edge of the town. It stands on a bed of Tunbridge Wells Sandstone with an outcrop of Wadhurst Clay to the west of the town.
- 4.3 The Warwick Park and Madeira Park locality are both hilly sites, which may have been a factor in their relatively late development. The alignment of Warwick Park road roughly follows the line of the valley of the River Grom, with land sloping upwards to both the north east and south west of the road.
- 4.4 The lowest point of the conservation area at 80.3 metres above sea level (AOD) is at the northern end adjacent to the King Charles the Martyr church hall. The highest point is to the south east side, on the Forest Road ridge, which is 133 metres AOD. The change in level along Warwick Park (a length of 1.3 km) is some 53 metres from north to south, which is a 1 in 25 gradient. Roedean Road is steeper still, with a 16 metre incline in approximately 200 metres, equating to an 8% or 1 in 12.5 gradient.
- 4.5 Madeira Park is located on the north-eastern side of a valley on the slopes that lead up to Mount Sion. The junction of Mount Sion and Madeira Park is some 104.6 metres AOD and the height at the junction of Cumberland Walk and Rodmell Road is some 85.0 metres AOD, which equates overall to a 1 in 14 incline. The low point is the bottom of the Grom valley and historically there were a number of ponds on its length before the river was culverted.

### **Townscape survey: views**

- 4.6 Due to topography, distant views from the southern section of Warwick Park across the cricket pitch and adjoining top cricket pitch towards the centre of Tunbridge Wells are available. Views are available to the north/north east towards Mount Ephraim from the southern sections of Warwick Park adjacent to Forest Road. From the top of Madeira Park, long distance views to the west and south are available over roofscapes to woodland on distant ridgelines. However, long distance open views are not a major feature of the area.



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Figure 5: view northwards on Warwick Park, showing the heavily treed background beyond Forest Road

- 4.7 Views within the area are available along the roads, but the tree coverage generally limits views laterally. Warwick Park curves to the south east, and views along its full length are therefore limited by its alignment. Blatchington Road is, by contrast, a straight road, and views are available along its full length. Upper Cumberland walk is a very attractive quiet lane with a strong rural character. The walk is well treed, and heading to the south there is a noticeable gradient upwards towards the Boundary House and the pedestrian bridge across the railway line.
- 4.8 The curving alignment of Madeira Park restricts views along its length. However, distant views of tree lined ridges and hills are available from the top of the hill on which Madeira Park sits.



Figure 6: distant views are available from the top of Madeira Park

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Figure 7: Views from top cricket pitch to Nevill Ground and beyond

### Townscape survey: trees and hedges

- 4.9 Mature garden trees and tree belts forming screens and backdrops are a dominant feature of the area. These include trees that predate the development, street trees that originally would have contributed to the parkland design, or trees that form a part of the landscape setting, or a combination of all. The trees therefore have a heritage role, as well as being important landscape features. The trees are largely privately owned. Areas of extensive tree planting adjoin the railway line cutting, the line of the now disused railway line, and the triangular area between Madeira Park and the railway line. The trees include a mix of species, including oak, beech, sycamore, willow, poplar, cypress, cedars and firs. The cypresses are a particular defining feature of the area.
- 4.10 There are several Tree Preservation Orders (TPOs) within or adjacent to the proposed conservation area. They are shown on the map at Figure 8 below. In addition to the TPOs, the map shows areas of tree planting that positively contribute to the arcadian character of the area.



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OTHER IMPORTANT TREES

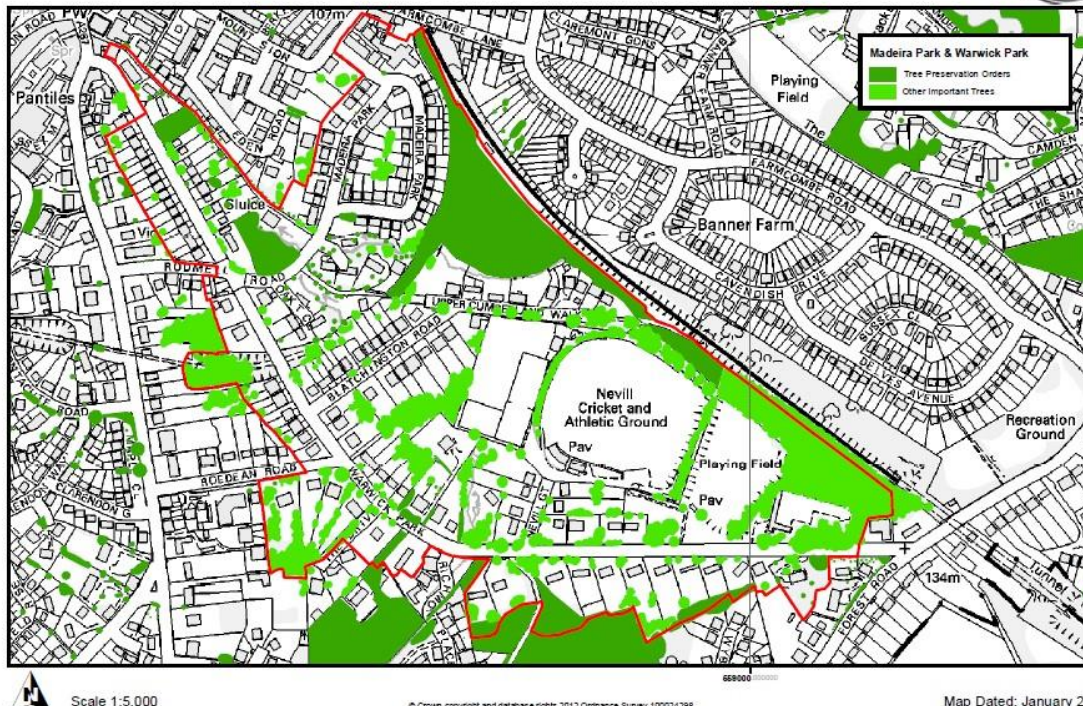


Figure 8: map showing Tree Preservation Orders

- 4.11 All the trees in a conservation area with a trunk diameter of more than 75mm (when measured 1.5 metres above ground level) are protected from felling, lopping and topping.

## Townscape survey: street composition

- 4.12 The road layout of Madeira Park dates from 1893. It is a gently curving road forming a rough triangular shape, and the majority of the plots have been developed with detached and semi-detached houses of a uniform style. The Edwardian houses have a regular building line, with relatively small front gardens and the houses spaced closely together. By contrast, the road layout of Warwick Park to the south of Rodmell Road is more spacious and the density of development is lower. Warwick Park was laid out between 1896 and 1898, during which time four 'estate' roads were constructed and plots made available for speculative housing. The roads are straighter and wider than those in Madeira Park, although the road turns eastwards south of Roedean Road. The northern section of Warwick Park (in particular the west side of the road until the Rodmell Road junction), closest to the Pantiles, has a more typical appearance of a late Victorian/Edwardian residential area, with the houses constructed close together. This section of the road has a similar grain and scale of development to that encountered in Madeira Park. Madeira Park and the northern section of Warwick Park exhibit the typical morphology of Victorian 'suburban' developments. The houses constructed were for single family occupation, were discontinuous and had private gardens. Such developments were designed to contrast with terraced houses that were

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common in urban centres. The areas are predominantly residential, since most of the services required remained within the established urban centre.

- 4.13 For speculative developers, there were opportunities for economic gain through the growing fashion for living in a rural idyll. The attractiveness of a rural residential environment was a reaction against the increasingly industrialised urban landscape. For higher status housing close to the urban centre, marketability was crucial and it was important to differentiate a new residential area from the existing urban expanse. Adoption of elements of the rural landscape into a parkland 'suburb' was exactly what wealthy urban dwellers desired. The morphology of: tree lined roads; large gardens; hedgerow boundaries; the introduction of meandering walks (such as Upper Cumberland Walk); and open spaces were all introduced to help create a rural idyll. It is understood that Madeira Park was to have a central open green space (in the centre of the triangular road layout), and Warwick Park was to have an ornamental garden. The incorporation of the Nevill Ground within Warwick Park was an important factor in making the area attractive to both developers and house buyers.
- 4.14 The southern section of Warwick Park (south of Rodmell Road), together with Blatchington Road, has a feeling of spaciousness and low density. The adoption of a front garden between 4.5 and 5.0 metres became the norm and marks the transition from the Victorian/Edwardian to the inter-war periods. The housing developments south of Rodmell Road, including Blatchington Road and Nevill Gate, all have front gardens and are good examples of the transition to a lower density of development that became the norm in the 1920s.

### **Townscape survey: materials**

- 4.15 The late Victorian/Edwardian houses which make up the majority of properties in Warwick Park and Madeira Park are built with slightly different details, to provide a variety of appearances, but largely use the same materials. The predominant colour is red from the use of local red bricks and clay tiles. Red brick is generally used for ground floors and chimneys. Plain tiles are used for roof coverings, but also on walls as tile hanging. The tiles used for tile hanging are a mix of ornamental (mainly club and bullnosed designs) and plain tiles. The roofs are generally finished with plain ridge tiles, although there is some usage of decorative ridges and finials.



Figure 9: red brick chimneys and pebbledash and half timbering

- 4.16 First floors of the late Victorian/Edwardian houses are commonly rendered or pebble-dashed. Properties dating from the inter-war period tend to be rendered.

## **Townscape survey: architectural details**

- 4.17 Roofs are an important feature of the area. They are generally steeply pitched and composed of clay plain tiles. Gables, gablets (small ornamental gables) and dormers are used to break up the mass of the roof. Eaves are commonly plain, but there are examples of sprocketing. Gables are half-timbered or tile hung, and decorative barge boards and decorative eave brackets are common features. Instead of the timbers being painted default black, lighter colours such as grey are a local feature. For the houses constructed before 1914, tall brick chimneys are also an important characteristic. For the houses dating from circa 1905, the use of smooth render or rough cast/pebbledash as the first floor wall covering becomes common practice.
- 4.18 Windows are varied but are predominantly painted timber. The most common style is mullioned-and-transomed windows, with leaded 'square' coloured lights to the upper sections of the windows. There are several two-light first floor 'oriel' windows, frequently located above the front door. Two storey bay windows, either canted or square, are also common features. Doors are traditionally painted timber, often incorporating heavily moulded raised-and-fielded panels. Many doors are part glazed and have glazed fanlights and side lights. Typically, the glazing in the door and fanlight is small square pane leaded lights that often incorporate coloured glass. The Edwardian houses in Madeira Park tend to have a recessed front door with a four centred brick arch over.



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Figure 10: examples of window and door styles

- 4.19 Several of the larger properties have decorative timber balconies, often located over the ground floor door or recessed porch. There are also some attractive pitched roof timber porches to front doors and original decorative timber gates, which are a positive feature in the street scene.



Figure 11: example of a decorative timber balcony

### Townscape survey: public realm

- 4.20 Red brick pavers are commonly used for footpaths, together with sandstone or granite kerbs. There has been some replacement of the sandstone kerbs with modern concrete 'conservation' kerbs in Warwick Park. Madeira Park generally has tarmacadam footpaths, with stone or concrete kerbs. There are some limited stretches of red brick paving in Rodmell Road, and adjacent to numbers 1-5 Madeira Park. Laurel hedgerows, together with some rhododendron, often planted on top of a low sandstone plinth, is a common feature of Warwick Park. In Madeira Park, the sandstone walls are more substantial, as they were constructed as retaining walls as part of terracing the hilly site for development. Hedges in Madeira Park are a mix of laurel, privet and yew.

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Figure 12: left - red brick pavers with sandstone kerbs; centre – ‘original’ lamppost in Nevill Gate; right – sandstone retaining wall

- 4.21 Modern street lamps, the hockey stick style, have been installed throughout the area. However, there is an original cast iron fluted lamppost in Nevill Gate that could be a surviving example of the original style used. The cast iron sewer vent pipe and early post boxes in the area add historic interest to the area.

### Archaeological sensitivity assessment

- 4.22 Very few archaeological investigations have so far been undertaken within the town and its immediate surrounding, and little is known about the extent of surviving archaeological sub-surface deposits. The development of the town from the 17th century to the present day took place on what was, for the most part, open land, and it is unlikely that there will be an underlying archaeological stratigraphy. The area of The Pantiles is the one place where superimposition of occupation is likely and, as deposits there may be waterlogged, a high degree of preservation is possible. If areas of intact stratigraphy can be located, they would help to establish the evolution and development of the 17th and 18th century town.
- 4.23 Warwick Park and Madeira Park are understood to have been open farmland, owned by the Marquesses of Abergavenny. Home Farm, which lies at the centre of the locality, dates from the 17th century and it is not considered that there is likely to be earlier archaeological deposits. Indeed, Warwick Park is not included in the areas of archaeological potential identified in a background paper to the Local Plan.
- 4.24 The Kent Historic Environment Record mentions two items that are located in Warwick Park; both are George V pillar boxes. One is located at 20 Warwick Park, and the other adjacent to the Warwick Park/Nevill Gate road junction. There is also an older, and more contemporaneous, Edward VII pillar box by 53 Warwick Park, adjacent to the Warwick Park/Blatchington Road junction, which is not mentioned in the Historic Environment Record. Within Madeira Park, a Victorian pillar box is included in the Historic Environment Record, located near the junction of Madeira Park and Upper Cumberland Walk.

## **Conservation area setting**

- 4.25 Madeira Park and Warwick Park are residential developments located within the urban area of Tunbridge Wells. Consequently, there is an urban context to the conservation area. The NPPF makes it clear that the setting of a heritage asset is the surroundings in which it is experienced. Elements of a setting may make a positive or negative contribution to the significance of an asset. Within urban areas, setting is intimately linked to considerations of townscape (such as street composition and public realm), which are discussed above.
- 4.26 The mature tree canopy within and adjacent to Madeira Park and Warwick Park provide an important backdrop, and contribute positively to the setting of the conservation area. In particular, the large tree canopy along the railway line to the north east of Warwick Park, the protected trees to the east of Madeira Park, and the mature trees surrounding the top cricket pitch/rifle range, are important in creating a landscaped setting. Indeed, one of the immediately noticeable characteristics of the area is the prevalence of the mature tree coverage that gives it a verdant appearance.

## **Discussion of merit**

- 4.27 For the purposes of discussing the merits of the proposed Warwick Park and Madeira Park conservation area, five sub-areas have been identified. They are:
1. Warwick Park (northern section from Nevill Street to Rodmell Road/Roedean Road).
  2. Warwick Park (southern section beyond Rodmell Road/Roedean Road leading up to Forest Road).
  3. Blatchington Road and Upper Cumberland Walk.
  4. Nevill Gate and the Nevill Ground.
  5. Madeira Park.



# Madeira Park and Warwick Park: conservation area appraisal and management plan

## Discussion of merit: local plan showing sub-areas

LOCATION PLAN SHOWING SUB-AREAS

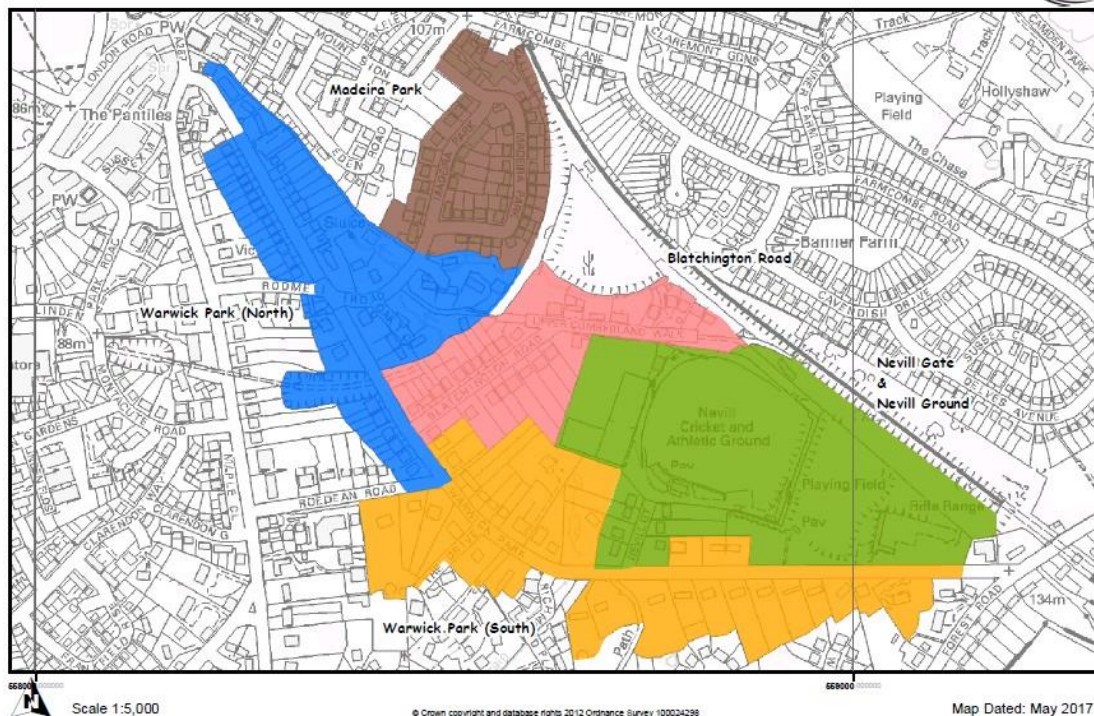


Figure 13: plan showing sub-areas of conservation area

## Discussion of merit: Warwick Park (northern section)

### Character Area One: summary of special interest

- A wide road edged by laurel hedges and red brick pavements. On-street parking is a noticeable feature;
- A mix of building styles with a consistent scale, materials and details;
- Properties to the west of the road are elevated above the road level with sandstone retaining walls and laurel hedges at the back of pavement;
- Corner features such as towers and turrets introduced to add variety;
- High survival of original period detailing;
- Although largely screened, the garage court between numbers 7 and 13 is a negative feature;
- Mature trees are very important in creating character.

4.28 The plans for the roads and sewers to serve what was to become the Warwick Park were approved by the Council in February 1896. Six roads were originally specified, but in the event only four were constructed. Road Number One was to run from Nevill Street to Forest Road and would be the main spine of the new development. This road was designed to be 50 ft wide (30ft carriageway and two 10 ft wide pavements) and became Warwick Park.



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- 4.29 The western (right hand side looking north) side of the road closest to the town centre was developed first, as the eastern side was being held as open land with the anticipation that it would be developed as an ornamental garden associated with Cumberland Walk. The first houses were constructed in 1898, and development continued in a piecemeal way. By 1903, 25 houses had been completed and by 1910, 39 houses had been completed (34 on the west side and only five on the eastern side). The majority of these houses are included in the existing Royal Tunbridge Wells conservation area (originally designated in 1969 then amended and consolidated in 2000). The existing conservation area includes: the properties from Nevill Street to the north side of Roedean Road (on the western side of Warwick Park); and the properties from Nevill Street to the northern side of Rodmell Road on the eastern (left hand) side.
- 4.30 Number 6 is a modern house dating from 1968 and is the first house on the western side of the road to have a frontage onto the street. Number 8 to the north dates from 1910 and is a two storeyed, white pebble-dashed house with a pyramidal tiled roof. This house dates from 1910. Numbers 8 to 36 all date from 1898 to 1904 and were all built by Beale & Sons. Consequently, they are of a similar design. The houses have twin gables, tiled roofs, red brick to the ground floors and render to the first floor. A common feature is that one of the gables is larger than the other, under which is a two storeyed canted bay window. Front doors are recessed under an arched opening. The design and detailing is similar to that used in Madeira Park. Due to the local topography, the houses are set above the road level by 1.0 to 2.5 metres and the road frontage has a combination of sandstone retaining walls and hedges. A few owners have formed an off-street parking space in their front gardens, but setting back a retaining wall. However, the majority of properties retain the original arrangement.



Figure 14: Numbers 8 to 36 Warwick Park, houses built by Beale & Sons

- 4.31 Numbers 38 and 40 were designed by the local architect C H Strange, whose family firm was Strange & Sons, builders. These are a pair of detached houses with distinctive black and white half-timbering to their gables and their first floors below. There is a central gable fronted, half-timbered pitched roof

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dormer to the centre of the building. The ground floor is red brick. These houses are located some 2.5 metres above the road level, with a stepped access and sandstone retaining walls fronting the street. Number 42 sits on the corner of Warwick Park and Rodmell Road and is a large three storey property with a circular turret located on the corner. Turrets and towers occupying corner plots are frequent motifs found in Warwick Park. Number 42 combines red brick, tile hanging, gables and tall chimneys, and has a rather eclectic character. The property is well screened by mature trees and hedges.

- 4.32 To the north of Rodmell Road is a large residential property (Number 44, Farthings). It was originally a stables (Mount Stables) built in 1876 at the end of the garden of the then Nevill Lodge in Frant Road, owned by the Marquess of Abergavenny. Number 46 dates from before the 1897 Ordnance Survey map, and has a rendered two storey gable end fronting the street – it was originally the coach house to the lodge. When the road was constructed, Mount Stables became 44 Warwick Park, and the Coach House number 46. Further north are two detached houses, numbers 48 and 52, both of which date from 1911. Number 48 is a two storeyed white rendered house under a pyramidal plain tile roof. Number 52 is an attractive red brick house with half-timbered gables and a pitched roof timber porch. Under the gables are two storey bay windows, one canted and one square. This was where Lionel Queripel, who won the VC for his actions at Arnhem in WWII, was brought up, and there is a Tunbridge Wells Borough Council/Civic Society plaque on the house to commemorate this. The houses have laurel hedges screening their front gardens, which are used for car parking.
- 4.33 To the north, Warwick Park bridges over the line of the West Station loop railway, which closed in 1985. The tunnel portal is located some 25 metres to the west and, since the removal of the railway tracks, the land has become an informal nature reserve with mature trees on its boundaries.
- 4.34 Further north there are four semi-detached properties and two detached properties. Numbers 64 to 70, together with numbers 76 to 82, were all developed by W S Putland, a local businessman, in 1898/1899. His architect was J G D Armstrong, and the six buildings he designed (64 to 70 and 76 and 78) have similar features. They generally have pairs of three storey gables with two storey canted bay windows below, and are constructed of red brick with stone dressings. Numbers 72 and 74 are a slightly different design and are 2.5 storeys with a pair of two storeyed bay windows located centrally, and small gables above first floor windows. The roof has a pair of pitched roof dormers and the first floor is tile hung. Numbers 80 and 82 are detached and are more typical of Warwick Park, having a rendered first floor, three storey gables, pitched roof dormers and half-timbering. This part of the road generally has 2.0 metre high laurel hedges set on low sandstone walls, although number 78 has removed its hedge to create off-street parking.

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Figure 15: Numbers 64 to 82 Warwick Park

- 4.35 On the eastern side of Warwick Park, number 1 stands on the bend in the road as it turns to join Nevill Street, and as a result it terminates the view down the road. Number 1 is a large red brick building with stone dressings and an 'art nouveau' appearance. There are two large semi-circular arched topped windows to the ground floor, and a central two storey curved oriel bay window. The building was designed by W Barnsley Hughes, a prolific local architect. The building was constructed in 1900 as a warehouse and offices for the wine merchants E Robins & Sons. It has recently been converted into a boutique hotel and is a positive feature in the area. To the south is the King Charles the Martyr Church Hall, which was designed by Stanley Philpott in 1922. It is an attractive single storey building constructed in red brick, with a plain tile roof with sprocketed eaves. The entrance door and windows all have arched tops and the building has an 'arts and crafts' style.
- 4.36 Beyond the church hall to the north are two storeyed, white rendered houses dating from 1922 (number 5) and 1997 (Number 7). These are neutral in the conservation area and are well screened by laurel hedges and mature trees. The trees in the garden of number 7 are protected by TPOs. The land on what is now occupied by numbers 13 to 29 Warwick Park, and the garage court, was intended to be laid out as an ornamental garden. The garden was to be located between Cumberland Walk and the new road (Warwick Park) and was first proposed in 1897. The garden was to have a bandstand, an ornamental lake, and two waterfalls fed with water from the River Grom. The land reverted to grazing and allotments and eventually the proposal was dropped. In 1966, developers proposed the development of a number of chalet style houses, and as part of the development package they included a garage court (to the north of number 7), to be used for numbers 10 to 36 opposite. These chalet style houses are generally sited lower down than the road and are well screened by mature trees (many of which are protected by TPOs) and hedges, but do not make a positive contribution to the conservation area. Two of the chalets (23 and 29) have been redeveloped in a modern 'international' style, i.e. two storey flat roofed rendered houses with large areas of glass. The garage court is in a poor, unkempt condition and is a negative feature of

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the area. However, the mature trees within the court and to its perimeter are protected by a group TPO.

- 4.37 Number 35 Warwick Park dates from 1922, and is to the south of number 29. It is two storeyed with a hipped roof and render on the first floor, set back behind a tall laurel hedge with a garage and driveway off the road. To the rear of number 35, with vehicular access taken from Rodmell Road, are three modern detached houses (Oak House, Tumbleweed and Willows). The houses do not have historic interest, but are set in well treed grounds. The trees make an important and positive contribution to the character of this part of the conservation area. The trees are protected by a group TPO.

## **Discussion of merit: Warwick Park (southern section)**

### **Character Area Two: summary of special interest**

- A wide road edged by hedges and mature trees. The red brick pavements are a positive feature;
  - On-street parking is not such a noticeable feature in this section of the road;
  - A mix of building styles, generally two storey detached houses with similar materials and detailing;
  - Properties to the west of the road are elevated above the road level; with sandstone retaining walls and hedges at the back of pavement;
  - To the east of Richmond Place the housing is more typically inter-war;
  - The top cricket pitch and rifle range help to create a semi-rural character;
  - Mature trees are very important in creating character.
- 4.38 On the southern side of Roedean Road are three characterful Edwardian houses; Tarquin, Standish and number 84 Warwick Park (Arch House). Tarquin and Standish are 2.5 to three storey large houses, set into generous grounds. Both have a three storey tower, similar to number 1 Blatchington Road. The ground floors are in red brick with render to the first floors and half timbering or tile hanging to the gables. The three houses have recessed porches, decorative balconies and large brick chimneys. They are high quality Edwardian villas and have a positive effect in the area. The properties are well screened by mature garden trees and laurel hedges, set on a sandstone plinth wall, to the boundaries. These properties are of an equal quality to the properties included in the existing conservation area.



Figure 16: Edwardian house on southern side of Roedean Road

- 4.39 Number 86 is a 2.5 storey house in red brick, with pebbledash to the first floor and half timbering to the gable, and to the gable of the dormer window. There is a two storey canted bay window under the gable. Number 88 is a large house with two tile hung gables at either end. Centrally, there is a recessed porch with an oriel bay window over and a pitched roof dormer. The properties are set back from the road frontage behind a mature laurel hedge and tree planting. Leonard Towner was the architect responsible for Tarquin, Standish and numbers 84 to 88 Warwick Park. The builders were Thomas Bates and Henry Dear.
- 4.40 Warwick Park turns to the east at this point, and the development on what becomes the southern (right hand) side of the road dates from the 1920s to the 1990s. To the south of number 86 is The Drive, which provides access to three detached houses: Southwinds, Cedarbrow and number 3, all of which date from 1963. These houses are set well back from Warwick Park and have a neutral architectural effect on the character of the area. Number 88 lies to the south of The Drive, and there is a narrow private driveway on its southern boundary that provides access to numbers 90 and 90a (which date from 1935). The trees lining the driveway, and within part of the garden of 90a, are protected by a TPO. Number 88 marks the change from an Edwardian to an inter-war, and post war, character of development, but that which still follows the pattern of the original vision for the Home Farm estate development. Below the private driveway is number 92, which is set back from the road frontage behind a sandstone retaining wall with a low fence on top. The house is two storeys with tile hanging to the first floor, and dates from 1930. To the southeast of number 92 is the access road to Richmond Place. Richmond Place is a development of 23 detached 'executive' houses and five social houses that date from 1999. The developer was Countryside Properties. Number 2 Richmond Place is visible from Warwick Park and is a two storey property in red brick and tile hanging that has a neutral effect on the area.



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- 4.41 To the east of Richmond Place is a TPO protected mixed deciduous woodland that runs from Warwick Park southwards to Birling Park Avenue. The woodland fronts onto Warwick Park and creates an important green screen that is a positive feature. Beyond this wooded area lies numbers 94 to 116 Warwick Park. There was a hiatus in the sale of plots and development of Warwick Park caused by the First World War. The development of this part of Warwick Park started again in 1927, and the developer of numbers 90 to 112 (excluding number 100) was Beale & Sons. Numbers 108 to 112 were constructed first in 1928, then numbers 102 to 106 (1930), followed by numbers 90 to 98 (1930 to 1935). Number 100 was not developed until 1955. These houses are all detached two storey properties set in generous grounds. Warwick Park runs east-west at this point and the houses are all angled north west and are set back above the road by some 15 metres. Consequently, they have large, often open plan, front gardens and individual drives and off-street parking. The houses have hipped tiled roofs, some with gables fronting the road, and are constructed with white render, tile hanging and brown/light red brick. Being constructed by the same developer, the houses have a similar appearance. The density is low and the character is typical of the inter-war period.
- 4.42 The slow pace of development by Beale & Sons, eleven houses constructed in seven years, was probably caused at least in part by the recession in the economy. However, Beale & Sons were also building houses on, or adjacent to Forest Road during this period, and may have had to juggle their resources between building projects.
- 4.43 On the eastern (left hand) side of Warwick Park the existing conservation area ends at the junction with Rodmell Road. The road, once known as Nevill Lane, is bisected by Warwick Park, with the western half leading to Frant Road. The eastern half of the road curves, leading on to Madeira Park. The northern end of the pedestrian access for Cumberland Walk is to be found along this section of the road. Laurel hedges and mature trees predominate in the views along the road. There are the characteristic red brick pavers to both pavements; with the exception of the tarmacadam covered south side section along the road leading from Warwick Park to Frant Road. There are glimpses of buildings behind high hedges and through trees, but number 41 Warwick Park, which actually fronts onto Rodmell Road, is the most noticeable. Number 41 (Oak Cottage) built in 1920, is a two storey house constructed with sandstone to the ground floor and black and white half timbering to the first floor. The roof is clay plain tiles and there are large sandstone chimneys.
- 4.44 To the south and east of number 41 is Oak Tree Close, a small 20th century development. The same developers and architects (Henry Osborne and Associates) responsible for numbers 13 to 29 Warwick Park developed Oak Tree Close in 1964. This is a group of three bungalows and one newer house set in a mature treed area, most of which are protected by TPOs. These houses are well screened and have a neutral effect on the proposed conservation area. Further north on Warwick Park are the brick bridge abutments over the now disused railway cutting and the garden to number 1 Blatchington Road.

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- 4.45 The properties located to the south of Rodmell Road to the east of Cumberland Walk are mostly modern (dating from between 1956 to 1978), apart from The Homestead (dating from 1912). Although the Homestead is of some architectural and historic interest, it is rather isolated and screened off from Upper Cumberland Walk by trees, many of which are recent growth, but closer to Upper Cumberland walk are a group that more positively contribute to the established green character of the area. Similarly, although number 41 Warwick Park is an attractive house, it is isolated and surrounded by modern housing. An undeveloped triangle of land adjacent to the railway lined, which is privately owned, contributes positively to the green infrastructure of the area and is protected by a TPO. The line of the former railway is an obvious boundary to use for a conservation area.
- 4.46 On the south of Blatchington Road, number 53 is a large three storey property with gables at either end and a smaller central gable in the roof. The ground floor is red brick and the first floor is rendered. The gables are half timbered. The northern gable sits over a recessed balcony feature with an open sided timber porch beneath. The property has been extended to the south and the front garden has been surfaced to create off-street parking.



Figure 17: Numbers 53 and 55 Warwick Park

- 4.47 Number 55 is similar to number 53, with a canted bay to the south gable. Both of these properties date from 1900. Number 57 is a white rendered two storey property dating from 1930. It has a row of six gables fronting onto the road, with a ground floor veranda. It is enclosed by a close boarded fence and laurel hedge. Numbers 59 to 67, together with number 75, which is located at the Nevill Gate junction, are a mix of houses generally dating from between 1930 and the 1970s.



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- 4.48 Numbers 67/67a date from 1899 to 1901, and 69 is slightly later, dating from 1911. 67a is set back off Warwick Park by a private drive but is an Edwardian property. Number 67 has a pair of gables facing the road, with a central pitched roof porch and dormer in the roof. The gables and first floor are clad in bullnosed tile hanging. The ground floor is red brick and the property is screened by a laurel hedge and nature trees. Numbers 67 and 67a were both constructed by Thomas Bates, builders. Number 69 is a two storeyed white painted brick house with rusticated quoins and a ground floor veranda. The property has a pyramidal shaped, plain tiled roof with two tall brick chimneys and flat roofed dormers. Field Marshal Montgomery lived here in 1941. Number 69+ was built to the east of number 69 in 1973. Set back from the road frontage is number 75, screened from the road and from 69+ by mature trees that are protected by a TPO. There is a new house being constructed (2017) on part of the garden of number 75 that fronts Warwick Park. The original Home Farmhouse and yard were located on land now occupied by numbers 63, 65, 67, 67a and 69 Warwick Park.
- 4.49 To the east of Nevill Gate are numbers 83, 85, 87 and 89. Numbers 83 and 85 are discussed in the Nevill Gate section below. These houses were both constructed by Beale & Sons in 1932. Numbers 87 and 89 were built on part of the garden of number 85 in 1975. They are two storey houses constructed in grey/brown bricks (87) or smooth grey render (89) under profiled concrete roof tiles.
- 4.50 To the east of number 89, Warwick Park ascends up to meet with Forest Road. To the north of the road are the top cricket pitch and the rifle range. These generous open spaces on the northern side of Warwick Park emphasise the low density rural character of the area. The land at the rifle range has been allocated for residential development in the Tunbridge Wells Borough Site Allocations Local Plan (Policy AL/RTW8), adopted in July 2016. The policy recognises it as a Local Plan Area of Important Open Space and Area of Landscape Importance, which will need to be taken into account when determining any future applications for the site. Inclusion within the boundary of the conservation area would not prevent development within the area, but would result in an additional duty in respect of the conservation area as a heritage asset, to ensure that change is managed to respect local character, which is also the general aim of the existing policy.



Figure 18: the top cricket pitch viewed from Warwick Park

## **Discussion of merit: Blatchington Road and Upper Cumberland Walk**

### **Character Area Three: summary of special interest**

- 4.51 Blatchington Road is straight road constructed at 40 feet wide (22 ft carriageway and two 9ft footpaths) in 1897. The carriageway is formed in beige tarmacadam, with black patching. There are stone/concrete kerbs and red brick paver footpaths. Street lighting is provided via modern 'hockey stick' style lampposts. The houses on the street are on their own plots, with low sandstone walls and green hedged frontages, the vast majority of which are laurel, as originally planned. They are mostly two and half (i.e. a room within the roof space) or three storeys in height with plain clay tiled roofs (with a roof pitch of 45 – 47.5°). The first floors of the properties are generally rendered or pebble-dashed and the ground floors are of local red brick. The roofs have a mix of gables, pitched roof dormer windows and feature large red brick chimney stacks. The gables are half timbered or are clad in vertical tiles. The windows are timber, generally side hung casements with leaded glass ornamentation and the majority appear to be in the original joinery or are restored versions of the originals. The materials and details give the road a consistency in appearance, with variety and exuberance. The road is a good example of late Victorian/Edwardian housing.



Figure 19: Blatchington Road

- 4.52 Number One is located on the northern junction of Warwick Park and Blatchington Road and is a large property with half-timbered gables facing onto both roads with an elegant three storey tower located to the south west. The house is located in a generous sized garden that contains several mature trees and the road frontages are formed by a 2.0 metre high hedge. The tower is an interesting feature and contains a third storey viewing room surrounded by windows. The windows to the tower are set in a stone surround to the second floor and in tile hanging to the third floor. The ground floor entrance has a pitched roofed timber decorative porch. In many ways this property exemplifies the special character of the road with its mix of vernacular 'Old English Revival' architectural features.
- 4.53 On the north side of the road numbers 3 and 5, and 7 and 9, are semi-detached houses 2.5 storeys in height with dormer windows and half-timbered or tile hung gables facing the road. For each pair of buildings there is a canted two light oriel window over the door and a two storey canted bay window with casement windows under the gable end. Both properties have a recessed porch with a wide stone surround. The road frontages are formed by laurel hedges but the garden area to number 9 has been largely paved over to create off street parking. Numbers 11 to 23 are detached houses with similar, although not identical details to numbers 3 to 9. All have regular spaced plots with green hedged frontages. Number 23 is located on a slightly smaller plot. Mature garden trees form the backdrop to the views along the road. There is a long run of laurel hedge from the boundary of number 23 behind which is Oakholt a 1970's infill house of two storeys constructed of red brick and with tile hanging under a plain tiled roof. The modern house lacks the attractiveness and detailing of the Edwardian properties.
- 4.54 On the south side of the road number 2 is a large 2.5 storey house with half-timbered gables facing onto Blatchington Road and Warwick Park. There is a decorative first floor timber balcony above the main door. The laurel hedging, sitting on a low sandstone plinth wall forms the boundary of the property. The garden contains several mature trees that screen the views of the house. The southern side of the road is developed to a lower density than is the north with

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an absence of semi-detached houses. Number 4 is a large house with a pair of gables facing the road and a dormer window located between them. The first floor is rendered and under the gables are two storey canted bay windows. There has been some loss of boundary hedging where a vehicle entrance has been created. The vehicle crossing over the pavement has been formed in black tarmac. Number 6 is another detached property with a pebble-dashed first floor, red brick ground floor and tile hung gables facing the road. A small section of the hedge fronting the road has been removed and part of the garden surfaced to provide off-street parking spaces. Number 8 is a similar property, but numbers 10 and 12 and 14 & 16 date from the 1930's, and are of a smaller scale than the adjoining houses. The houses are rendered with pitched roofs and canted bays but chimneys are less of a feature. Number 18 is another detached house dating from the 1900's and has two tile hung gables with square sided bay windows below. There is a recessed porch with a timber balcony over. The property has historical interest, as it was lived in by Viktor von Ephrussi who fled from the Nazis in Vienna. His collection of 264 precious Japanese netsuke miniature figurines were saved and immortalized in the book "The Hare with Amber Eyes" (broadcast by the BBC). There is a TWBC/Civic Society plaque to commemorate him on the house.

- 4.55 The consistency in the design and detailing of the houses in Blatchington Road is due in large part to the fact that they were all built by Thomas Bates (a local builder) and designed by him (17 and 19) or by architects associated with him. William Elliot is responsible for the design of odd numbers 1 to 9, 21 to 23 and numbers 2 and 4. All of these houses were built before 1914. Leonard Towner is responsible for numbers 6, 8, 11, 15, 16, and 18. Leonard Towner was the architect who worked with the builder Thomas Bates and William Elliot was the architect for the developer Henry Vaux Wild.
- 4.56 Upper Cumberland Walk has the appearance and character of a leafy rural lane. One can enter the walk at Rodmell Road and at this point it has the feel of a woodland walk. As one passes through the old railway bridge abutments views widen out and one enters a semi-rural residential area. The first property that one sees (to the east) is The Brook a new house (2015) clad in timber rain screen cladding. Although the house has traditional pitched roof gables the rain screen cladding is a modern material that is somewhat incongruous. However, the property fits in with the eclectic mix of buildings on Upper Cumberland Walk. Brook Cottage adjoining to the north has an 'arts and crafts' appearance with two gables facing the road with low sweeping sprocketed eaves and tall chimneys. The building is constructed in red brick with leaded light casement windows. The front boundary is formed by a low brick wall with shrub planting behind facing Blatchington Road. In Edwardian times it was the home and studio for artists Alexander Kirk, some of whose works are in the National Portrait Gallery, and Constance Mortimore, a renowned miniature painter. Also, here in 1915, the well-known sculptor, Paul van de Kerckhove made the life-size bronze bust of the then Mayor of Tunbridge Wells in recognition of the town's welcome for the Belgian refugees fleeing from the German invasion. The bust is currently displayed in the foyer to the Council Chamber.





Figure 20: Upper Cumberland Walk

- 4.57 Beyond Brook Cottage is The Coach House and numbers 5 and 7 which are all two storey houses again with an arts and crafts appearance finished with white roughcast render, tall chimneys and clay plain tile roofs. Number 9 is a slightly later building; two storeys constructed in red brick with a rendered string course at first floor level, decorative brick window jambs and arch topped windows to the ground floor which gives a Venetian window appearance. The front boundary of these properties is formed by a low hedge, to the west side of the walk are a series of mature trees, a grass verge and hedge with the tennis courts behind. The tennis club house and its car park are neutral features in the area. Beyond the entrance to the tennis court car park the walk again becomes more rural in appearance with mature trees and hedges. The walk rises up a gentle slope towards the Boundary House and the footbridge over the railway line. Boundary House dates from 1995 and is a two storey 'eco' house just beyond the eastern edge of the cricket ground.



Figure 21: Boundary House

## **Discussion of merit: Nevill Gate and the Nevill Ground**

### **Character Area Four: summary of special interest**

- Attractive sub-urban street with grass verges and laurel hedges;
  - A narrow road with a low density development;
  - Good quality inter-war detached houses developed by Thomas Bates & Sons or by Beale & Sons;
  - Cricket ground adds to the 'genteel' sub-urban character;
  - The Nevill Ground became a feature of the development of the Home Farm Estate and was seen to be a useful means of creating awareness and acceptance of the new residential development;
  - Generous open green spaces – cricket ground, top cricket pitch and rifle range helping to create a low density 'rural idyll' atmosphere, and essential ingredient of which is their wooded borders.
- 4.58 Nevill Gate was not one of the six roads originally commissioned to facilitate the development of what was then the Home Farm Estate. Initially this was a private road to provide vehicular access to the new cricket ground. It became an adopted public highway in 1935. Nevill Gate has one footway surfaced in tarmac, on the southern side, with a grass verge and a grass verge to the northern side.
- 4.59 The property on the southern corner with Warwick Park is a two storey house with white render and tile hanging to the first floor and red brick to the ground floor. There is one gable to the west and a pair of pitched roof dormers that cut through the eaves line. To the east is Nevill Cottage an Edwardian property of interest as the Marquess of Abergavenny had it built for the groundsman of the Nevill ground. It has half timbering to the first floor and a plain tile roof in contrasting colour bands (light red and dark brown). The gable is to the east side and contains a coat of arms in pargetting. Chimneys and Birchmead further to the east both date from 1935 and are constructed of red brick with plain tiled roofs. The laurel hedge stops at the boundary of Nevill Cottage and these properties have a low picket fence and a low brick wall to define the front boundary. The properties have a mix of gables and hipped roofs that help to break up their massing.

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Figure 22: Nevill Gate, looking westwards

- 4.60 There are three large detached houses (numbers 1 & 2 Nevill Gate and number 83 Warwick Park) on the northern side of the road and all set back from the road frontage. The houses date from between 1924 and 1932 and are two storeyed with white rendered walls, or render and tile hung walls. They are similar in style and have mature tree planted gardens. Numbers 1 and 2 have open frontages with bit mac drives and parking spaces. Numbers 83 and 85 Warwick Park are screened by a laurel hedge and mature trees. Both of these properties were designed and built by Beale & Sons. Number 83 is a two storey house with tile hanging to the first floor with a hipped plain tile roof. Number 85 is a two storey rendered house under a hipped plain tile roof. The houses in Nevill Gate were all constructed by Thomas Bates & Sons, apart from Nevill Cottage.
- 4.61 Nevill Gate leads to the Nevill Cricket Ground which opened in May 1898. The land on which the ground was located had a fall of some 12 metres and it required terracing and levelling. The original prospectus proposed to make a football pitch, cricket field and six tennis courts. Due to the topography the football pitch was located to the south, the cricket field centrally and the tennis courts to the north. The original cricket pavilion, constructed in 1899 was burnt down in April 1913 ostensibly as a suffragette protest. A replacement pavilion was quickly erected in time for cricket week in July 1913. This pavilion survives and an additional grandstand was constructed in 1995.
- 4.62 From Nevill Gate one passes into a car park some 16 metres wide. The western edge of the car park is formed by a close boarded timber fence to the north and a concrete panel fence to the south. To the east are the rear of the modern grandstand which is screened by laurel hedging, and the rear of the 1913 pavilion. This parking area is a neutral feature in the area. The pavilion has a white rendered first floor and a red brick ground floor and has a gabled and part hipped roof. In front of the pavilion is a K1 listed telephone box. The K1 phone box was the first kiosk introduced by the post office in 1921. It is constructed of concrete panels with a glazed timber door. Examples of this type of kiosk in urban situations are rare. The 1913 pavilion with the K1 kiosk are of architectural and historic interest. The cricket ground itself can be seen between the new grandstand and the pavilion. It is an attractive area of open space surrounded by mature trees and on the north side by wooded rising



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ground towards Forest Road, creating the effect of an amphitheatre. The topography and surrounding mature landscape, including the woodland within the rifle range site, create a special atmosphere which is particularly beautiful when the Rhododendrons are in bloom. The cricket pitch together with its adjacent land conveys an atmosphere of Edwardian leisure and serenity, a crucial part of the character of Warwick Park and a unique attribute of Tunbridge Wells as it is within walking distance of the Pantiles.



Figure 23: the cricket pavilion

- 4.63 Although largely dating from the 1920-32 period the houses in Nevill Gate do have an attractive character which is more uniform than the southern section of Warwick Park. It is therefore considered that Nevill Gate should be included in the conservation area, together with the cricket ground, the top cricket pitch and rifle range, which has been in operation since Edwardian times and which is screened on both sides by its topography and mature greenery.

## Discussion of merit: Madeira Park

### Character Area Five: summary of special interest

- Good example of a late Victorian/Edwardian residential development;
  - One developer responsible for 35 houses has led to a consistency in design and scale;
  - Variation in detailing and materials adds variety and visual interest;
  - Sloping sites creates interest and requires terracing of plots;
  - Views across roofscapes to distant wooded ridges available from higher areas.
- 4.64 Madeira Park is a generally well preserved example of the Edwardian phase of residential expansion in Tunbridge Wells and is part of the existing conservation area. The first property to be built in Madeira Park was number 5. This property together with a further 35 houses were built by a local builder, Beale and Sons, between 1894 and 1908. Number 5 is located on the spur

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road linking the development to Mount Sion. To the west of the road is the mature garden to number 30 Mount Sion which contains several mature trees and is fenced off from the road. The majority of the Madeira Park development is of detached Edwardian houses but numbers 1 to 5 were constructed as a terrace. The terrace is constructed of red brick to the ground floor with render to the first floor and there are the typical gables and gabled dormers that are found throughout the development. Number 1 has a three storey octagonal turret on corner with Mount Sion. The scale and detailing of the Edwardian buildings makes an interesting contrast with the Regency style two storeyed, stuccoed, terraced housing on the northern side of Mount Sion. The terrace form is not repeated in Madeira Park but the houses contain similar details to the rest of the development. "In this estate Bale and Sons (the developers) built large brick houses sprouting gables, turrets, balconies and black and white timbering, and tile hanging in Edwardian profusion" (Alan Savidge in his history of Tunbridge Wells). The footpaths on this 'spur' are formed in the typical red brick pavers with stone kerbs. The remainder of the development has tarmacadam footways with some stone but mainly concrete kerbs.



Figure 24: Numbers 1 to 5 Madeira Park. The contrasting Regency style terraced housing can be seen at the end of the street

- 4.65 Number 6 stands at the top of the hill at the point where the road splits to form a triangular shape, with the apex at number 6 and the base joining up with Rodmell Road at the bottom of the slope. There are extensive views to the north and west from this point. Number 6 has been extended to create a care home known as Milward House. The original Edwardian house stands above the road level with a sandstone retaining wall fronting the road. The building has two gables, of varying sizes so it does not have an exact symmetry, with a central timber balcony at first floor level. It is screened by a Robinia tree (the seedling from the original tree here, which was protected by a TPO but removed in 2003) and hedges; however, the extension to the north is clearly visible above the sandstone retaining wall and yew hedge. This extension is four storeys constructed in red brick with a series of obliquely angled windows which add a rather jarring note to the front elevation. The extensions to number 6 have a neutral effect on the conservation area. The sandstone

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retaining wall with the yew hedge forms the northern boundary to the eastern section of road as it gently curves and descends the hill. At the point where the road heads to the south are numbers 8 and 9, an infill development dating from the 1970s. The development is three storeys constructed in red brick with a variety of window openings and a row of three garage doors fronting the street at ground floor level. The property has an open frontage with a parking forecourt in front of the garages. Compared to the Edwardian houses in the area it is a neutral (or negative) feature as it does not reflect the local context and is an anonymous 'anywhere' type of design.

- 4.66 Number 10 on the eastern side of the road is the first of the Edwardian houses that continue down the hill to Rodmell Road. These detached houses all have similar features including twin gables with two storey canted bay windows under, red brick ground floors, rendered or pebble-dashed first floors, plain tile roofs, recessed front doors under a brick arched porch. There are variations in architectural detailing along the street with gables being tile hung or half-timbered, the introduction of first floor timber balconies and the addition of flat roofed dormer windows to roofs. The backdrop to the houses is the mature woodland to the east, which runs along the line of the now disused railway line.



Figure 25: Madeira Park (eastern section) showing the distinctive twin gabled houses with the mature tree background

- 4.67 The houses are set back from the road by some 2-3 metres and there are limited opportunities to create driveways between properties. Hence the road is used for on-street parking and parked cars tend to dominate the view along the road, though the historic garden frontages are retained. Beale and Sons constructed the majority of these properties before 1914, but a number of plots to the west of this section of the road were left vacant and were developed after the First World War. Numbers 60 to 63 (inclusive) date from the 1960's/70's and are neutral feature. Numbers 58 and 59 date from the 1930's and although not built in the Edwardian style do have some interest.

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- 4.68 The road turns sharply to the west and continues to join with Rodmell Road. The houses in this section of Madeira Park all have the Edwardian character but are set back slightly further from the road and allow some off street parking. The front gardens generally have laurel or privet hedges at the back of footpath and at the southern side of the Rodmell Road junction there is a group of fine mature trees (protected by a TPO). On the northern side of this junction are a Victorian letter box and a cast iron sewer vent pipe which add historic interest to the street scene. The houses opposite the junction, numbers 31 to 35 are post 1920 infill of varying styles and dates. The Edwardian properties commence with numbers 36 (to the west of this section of the road) and number 54 on the eastern side. These properties have similar details and features as the other Edwardian houses in the development. From Rodmell Road the street curves to the right as it ascends the hill. The properties on the west side are raised above the road level and are set back by some 8-10 metres. By contrast those to the east are set back some 3.0 metres behind laurel hedges. To the west sandstone retaining walls with hedges abut the footpath and the houses sit well above the street and cascade down the hill.



Figure 26: Madeira Park (western section of the road) with large detached houses cascading down the hillside



# Madeira Park and Warwick Park: conservation area appraisal and management plan

## Character area analysis

CHARACTER AREA ANALYSIS

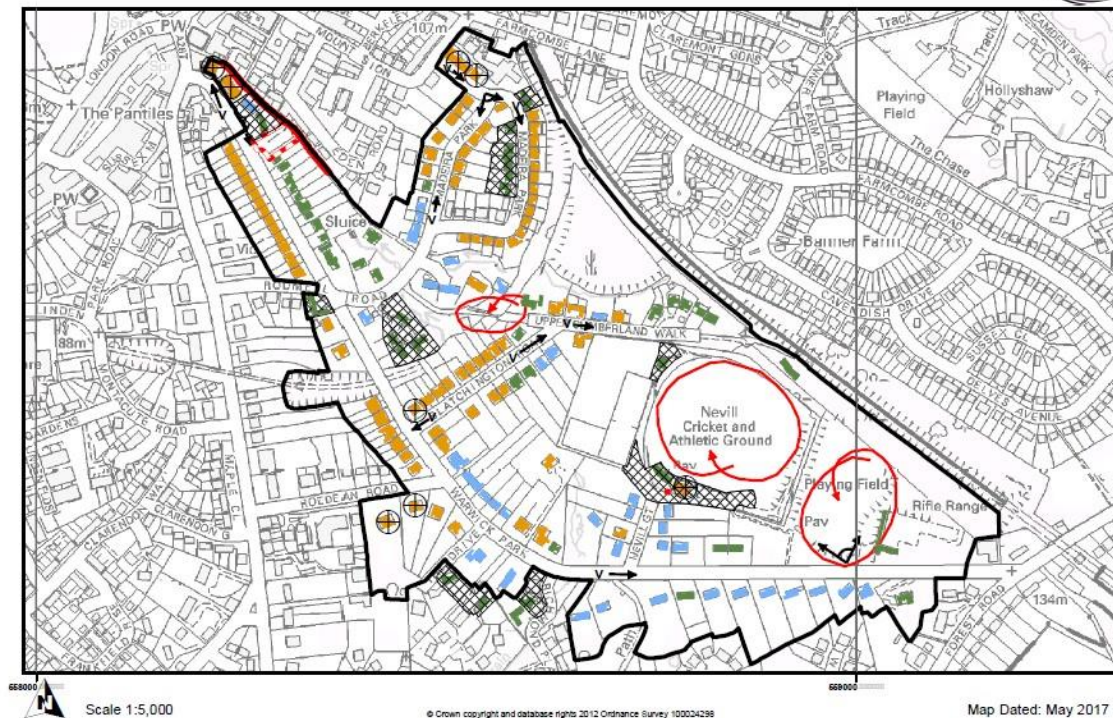


Figure 27: map showing character area analysis

### Notation

	Listed buildings		Important views
	Building of local interest		Vista
	Buildings dating from 1898 – 1914		Negative feature in area
	Buildings dating from 1918 – 1939		Neutral feature in area
	Buildings dating from post 1945		Special sense of place

Figure 28: Notation to accompany character area analysis map

## Discussion of boundary

4.69 The proposed boundary includes the properties that are located within the late Victorian/Edwardian parkland developments of Warwick and Madeira Parks.



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The majority of properties included date from 1898 to 1914 but there are more modern (post 1945) houses included that reflects the timescale involved in completing the development. The WPARA have suggested that all of the properties in Warwick Park up to the junction with Forest Road, and those in Richmond Place fronting Warwick Park, be included in the new conservation area. This would have the advantage of including the entire planned 1896 layout. The original road layout is of historic interest, and in particular the red brick pavements, which stretch up to Forest Road, are an attractive feature. Not all of the post war houses contribute positively to the special architectural character and appearance of the area, but as part of the original planned layout, do contribute towards the special historic character and appearance of the area.

- 4.70 The builders/developers who were responsible for constructing the majority of the houses in the proposed area are Louis Beale and Thomas Bates. This has created a consistency in the appearance and scale of the housing. Whilst there are other examples of inter-war residential developments by Thomas Bates and Beale & Sons elsewhere, for example in the adjacent Wybourne Rise and Forest Road, these lack the continuity of planned development from late Victorian times as is the case with the Warwick Park area, laid out as per the 'Plots for Sale' prospectus of 1897. The proposed boundary includes numbers 90 to 116 (even) Warwick Park the majority of which date from 1927 to 1935. In addition, there are three houses that were built between 1955 and 1964. The inter-war properties have some historic and architectural interest and were the last of the plots originally laid out in 1897 to be developed, demonstrating the transition to later housing but with consistent plots sizes, large front gardens and greenery, similar to the first houses built. The Richmond Place development dates from 1999 and does not have historic interest that would justify inclusion in a conservation area.
- 4.71 The areas of woodland adjoining Madeira Park to the north east of Upper Cumberland Walk, and the trees surrounding the Boundary House are protected by Tree Preservation Orders. These areas would not receive any additional statutory protection by being included in the conservation area. However, they are important in helping to create the verdant setting for the conservation area.
- 4.72 The Nevill Cricket Ground, the associated practice ground and the rifle range have been included the conservation area. The ground itself together with the 1913 stand and the listed K1 telephone box by Nevill Gate has historic and architectural interest. The surrounding car parks, hard surfaced tennis courts and modern buildings can be considered as neutral features, but of historic interest as part of the original planned recreation ground. It is considered that the cricket ground is of special historic interest, and that overall the openness created by the ground itself together with the top cricket pitch and rifle range are a positive feature of the area. The playing field/ top cricket pitch to the east of the cricket ground was levelled and laid out as an integral part of the Edwardian period of development of the estate, and is supported by an impressive, original sandstone wall typical of the area. It is an attractive open space, with a club house and is surrounded by mature trees. From an exchange of letters with the Marquess of Abergavenny it is understood that a

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rifle range was established at Warwick Park in 1906, when it became clear that this section of land would not be developed as housing as originally intended. The current 'rifle' club, the Tunbridge Wells Target Shooting Club, was established there in 1948. The club has two indoor ranges and an outdoor range. The site is well treed and buildings are screened from the road by the topography and mature vegetation. Together with the trees surrounding the practice ground the rifle range contributes to the landscape setting of the conservation area. Both the rifle range and the top cricket pitch have been features of Warwick Park for over 100 years and are integral to the sylvan feel of the whole area, providing vistas over the town and pastoral views from the streets around. Their historic interest stems from their inclusion in the 1897 map of the proposed development of Home Farm, with the intention that they would form part of the estate as housing development.

## **5.0 Madeira Park and Warwick Park draft Conservation Area Management Plan**

### **Introduction**

- 5.1 The second part of this document forms the management plan for the draft conservation area. The management plan describes the key positive features of the area as well as any negative or neutral features, and draws out opportunities for improvement and enhancement. The management plan provides guidance concerning how change and development should be managed so as the special character of the area can be maintained and reinforced.
- 5.2 Section 71 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on local authorities to: review the conservation area and its boundaries; and, to formulate and publish proposals for the preservation and enhancement of the area. The preparation of an appraisal and an accompanying management plan can be used to help conserve the special quality of the area.
- 5.3 The conservation area appraisal concentrated on assessing the character and appearance of the conservation area i.e. defining its existing special interest rather than defining a vision for its future. However, there are a number of issues that derive from the appraisal that the management plan needs to address. The main issues identified are:
- Building condition and maintenance;
  - Loss of original architectural detail;
  - Design and scale of new development;
  - Encouragement of tree and hedge management;
  - Protection of front gardens and boundaries;
  - Enhancement of the public realm, street furniture, street lighting and signage.

### **Condition**

- 5.4 The general condition of properties in the area is good and the standards of maintenance are high. It is understood that there have been occasional cases where repairs have not been addressed. Where the condition of a key unlisted building gives cause for concern, appropriate steps should be sought to secure the future of the building. Such measures include the use of statutory powers, such as section 215 notices.

### **Conservation area at risk assessment: loss of architectural detail**

- 5.5 Conservation area status in itself does not protect an area, or group of buildings from minor changes and alterations which can be undertaken under

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permitted development rights. Small changes such as replacement of front doors and windows with modern 'imitations' can slowly erode the special character and appearance of the area. These changes can seem comparatively modest in isolation but the cumulative effect of the loss of historic features and details can be significant and can have a dramatic effect on the appearance of an area. Warwick Park and Madeira Park are not considered to be at risk from major development pressures or from decline and decay. The erosion of character by minor alterations and changes can be limited by designation of an article 4 direction (see section 7). Currently (2017) the conservation area is not considered to be at risk and should not be included in the national register of conservation areas at risk.

## **Generic planning policy: national context**

- 5.6 The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides specific protection for buildings and areas of special architectural or historic interest. Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Act (in particular sections 16, 66 and 72) as well as satisfying the relevant policies in the National Planning Policy Framework (NPPF) and the Local Plan. The **Ancient Monuments and Archaeological Areas Act 1979** provides protection for scheduled monuments.
- 5.7 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the 12 core planning principles that underpin the planning system. The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.
- 5.8 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest. Further information on national policy and guidance is provided in Appendix 1.

## **Local Plan policies**

- 5.9 The draft Conservation Area Appraisal and Management Plan when adopted will provide the foundation that the Council can use to assess applications for development within the new Warwick Park conservation area. It is not intended to prevent change but to manage change within it, in a way that protects and preserves the special interest of the area. The appraisal and management plan should be read in conjunction with the wider Local Plan policy framework as set out in the Tunbridge Wells Borough Local Plan 2006 and adopted Development Plan Documents. The 2006 Local Plan will be replaced by a new version that will guide future development in the borough up to 2033. Information about the Local Plan and Development Plan Documents that are relevant to conservation areas are outlined in Appendix 2.

## **Madeira Park and Warwick Park: conservation area appraisal and management plan**

A Development Plan Document which has a direct impact on the land within the proposed boundary is Policy AL/RTW8 of the Site Allocations Local Plan, adopted July 2016, which allocates the land at the rifle range as residential development.

### **General development advice: effects of conservation area designation**

5.10 Designation of a conservation area brings a number of statutory provisions that are designed to “preserve and enhance” the area. These are:

- The local authority must review the designations ‘from time to time’;
- There is a particular duty to prepare proposals for the enhancement of conservation areas. A conservation area appraisal and management plan forms a significant part of that duty;
- When using any powers under the Planning Acts, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the conservation area;
- Extra publicity must be given to planning applications that affect the conservation area;
- Planning permission is required for the demolition of any unlisted building or structure with a total volume of more than 115 cubic metres and the local authority, or the Secretary of State, may take enforcement action or institute a criminal prosecution if consent is not obtained;
- Written notice must be given to the Borough Council six weeks before works are carried out to any trees in the conservation area above a minimum size (75mm diameter at 1.5 metres above the ground);
- Planning permission is required for the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles;
- Planning permission may be required for the erection or demolition of a boundary wall or fence depending on the location and its height;
- There are a number of factors involved in the determination of whether planning permission is required to install a satellite dish within a conservation area. These include: the existence of any existing dishes; the height of the building; the size of the dish; if the dish is visible from the road; and if located on a chimney or flue, the height of that chimney or flue;
- The display of advertisements may be more restricted than elsewhere;
- The Borough Council, with agreement of the Secretary of State, may take steps to ensure that unlisted buildings in a conservation area are kept in good repair through the use of Urgent Works Notices and Repairs Notices.



## **Area-specific development advice: the design and scale of new development**

- 5.11 Change and new development is inevitable in most conservation areas. The challenge is to manage change in ways that maintain and strengthen the special interest of the area. The danger is that the pressures for change can alter the very character that made an area attractive in the first place.
- 5.12 The relationship between a variety of elements in Warwick Park and Madeira Park, such as; open spaces, mature trees, private gardens and the public realm all help to create local identity. Proposals for significant change should conserve and enhance existing character and identity. Policy EN5 of the 2006 Local Plan concerns the design of new development in conservation areas. This policy should be read in conjunction with the more detailed advice for Warwick Park and Madeira Park discussed below. It is recommended that development proposals within Warwick Park and Madeira Park should respect the following principles:
- Plot size - building plots should be of appropriate size (width, depth and shape) to reflect the typical form of plots in the area;
  - Building form - the frontage width, depth, height and massing of a new building (a replacement or an infill) should be in keeping with those in the area. Secondary parts of the building should be subordinate to the scale and design of the main building;
  - Siting - new buildings should respect established building lines and separation distances between existing properties which characterise the area;
  - Landscape and boundary treatment - proposals should retain important local landscape and boundary treatment features such as the laurel hedges and low sandstone walls. Large gardens that are of high quality and make a significant contribution to the character of the area should be retained;
  - Plot access - new access drives should reflect the position and width of those in the area and utilise traditional hard surfacing materials;
  - Parking - hard surfaced areas for parking vehicles should be of a similar size and location of those existing in the area. New parking areas should be discreet and not open up the road frontage or result in the loss of mature planting;
  - Design styles - A high standard of design is required for new developments and extensions to existing properties. References to existing architectural forms, materials, fenestration, and detailing will be encouraged.
- 5.13 The area has potential, particularly in reference to the rifle range as a site allocated for housing within the Local Plan, for development of a sufficient scale that provides an opportunity to create its own identity, whilst respecting the special character of the conservation area by reflecting its context and the local distinctiveness.

## **Area-specific development advice: protection of front gardens and boundaries**

- 5.14 Pressure for off-road parking has resulted in the loss of a limited amount of front boundary hedges. This is almost always to the detriment of the street scene. The creation of a hard standing for vehicles and removal of front boundary walls could be controlled through designation of an Article 4.2 Direction.

### **Article 4 directions**

- 5.15 Article 4 directions are an additional layer of protection that can be designated on an area or particular groups of buildings within an area. An Article 4.2 direction would withdraw permitted development rights granted to householders in conservation areas and would mean that alterations and minor changes affecting the front elevation of a house would require planning permission. Article 4.2 directions are designed to preserve the character or appearance of an area or protect an intact or architecturally cohesive group of buildings where original architectural features remain unaltered.
- 5.16 The following works may be considered permitted development under certain circumstances and could affect the character and appearance of the Warwick Park and Madeira Park:
- Installation of modern mass produced timber, aluminium and uPVC replacement windows and doors;
  - The removal of leaded light glazing;
  - Changes to the size and appearance of original window and door openings;
  - Removal or infilling of original porches. The loss of decorative original features such as timber balconies, eaves brackets and barge boards;
  - Replacement of original plain tile roof coverings with concrete or modern machine made tiles of unsuitable texture or colour;
  - The loss of original boundary treatments such as the low sandstone walls.
- 5.17 An Article 4.2 Direction can play an important role in bringing these minor changes within the control of the planning system and the designation of an Article 4.2 direction is an option for the future management of the conservation area, subject to resources. A proposal for an Article 4.2 direction will need to consider the justification for making a direction, and the fact that if the local planning authority later grants planning permission on the same terms (or less) than were granted under permitted development rights, or refuses permission, it is naturally just for the applicant to be able to seek financial compensation for its inability to develop something that central government intended to permit.
- 5.18 It is recommended that a photographic survey is undertaken as a baseline record for measuring change, monitoring building condition and to provide evidence for effective enforcement. It is important that the record is updated

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every four years because breaches more than four years old cannot be enforced against. The WPARA could assist with this work.

## **6.0 Enhancement**

### **Potential for enhancement: public realm**

- 6.1 The quality of the public realm plays a significant part in defining the character of a conservation area. Pavements in the area are constructed mostly with red brick pavers and, although in generally good condition, there are areas have been replaced by tarmacadam. Generally, tarmacadam has been used to create vehicle crossovers in order to provide vehicular access for off street parking. The traditional crossover was formed with blue brick pavers with a 'chocolate bar' pattern, tarmacadam crossovers could be replaced with these traditional pavers in order to reinstate and reinforce character.
- 6.2 Original sandstone or granite kerbs contribute to the character of the area and reinforce the sense of quality in the area. These stone kerbs should be retained and maintained as necessary.
- 6.3 These small details, taken together, can have a very significant impact on the character of a conservation area and their specification in all new works to the public realm should be carefully considered.

### **Potential for enhancement: trees and hedges**

- 6.4 Legislation to manage change to trees and hedges is limited, as are the Borough Council's resources. However, street trees, trees in parks and open spaces and privately owned garden trees make a vital contribution to the special interest of the area. As trees become old, or diseased, they may need to be felled and replacement planting undertaken. The preparation of a Tree Management Strategy for the conservation areas, including identification of resources for more street tree planting, could be undertaken as a partnership between local groups, the Borough Council and Kent County Council, but this would be subject to officer resources.
- 6.5 Street frontages are the most visible aspect of the conservation area and are mostly in private ownership. The area is noted for the prevalence of laurel hedges and where these have been removed it is almost always to the detriment. The re-planting of laurel hedges, where they have been removed and regular maintenance of existing hedges to encourage a healthy condition is to be encouraged. Replacement of green hedges with fences or other 'hard' boundary treatment can be unsightly as they erode the semi-rural quality of the locality. Regular maintenance of existing hedges should be encouraged to avoid overgrown and untrimmed hedges causing obstructions and becoming a hazard to pedestrians.

### **Potential for enhancement: significant sites**

- 6.6 The garage site located between 7 and 13 Warwick Park and Cumberland walk has been identified as a negative feature in the conservation area. The site is surrounded by mature trees which are protected by an area TPO. Although the trees provide a partial screening the site itself is underused and unattractive. The site is located close to the Pantiles and High Street and

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consequently would have some development potential. The preparation of a planning brief for the site outlining the extent, scale and requirements of a future development is recommended.

### **Partnership working**

- 6.7 Having established a good working relationship with the Warwick Park Area Residents' Association, it is envisaged that a continued partnership with the Association would seek to monitor change, comment on future development and work to review this document at regular intervals over time or as required, along with the Associations' ongoing partnership work with Kent County Council for works in the highway.

### **Enhancement funding**

- 6.8 The Warwick Park Area Residents' Association, along with TWBC and other organisations, should, in partnership, seek external funding opportunities to allow for the identified enhancements in this document.

### **Potential for further research and investigation**

- 6.9 The Warwick Park Area Residents' Association, along with TWBC and other organisations, should, in partnership, seek external funding opportunities to allow for the identified enhancements in this document.



## **7.0 Conservation Area Review**

- 7.1 Following the designation of a conservation area at Warwick Park it is recommended that the decision is reviewed regularly. For a residential area rather than a 'busy' High Street a review period of ten years should be suitable. However, if the pressure for new development increases, the designation may need to be reviewed after five years.

# **Appendices**

## **Appendix 1: National Policy and Guidance**

1. Decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and Local Plan.
2. **The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by the Enterprise and Regulatory Reform Act 2013):** Section 66 of the Act requires LPAs and the Secretary of State in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses.
3. Section 69(2) requires LPAs to review their conservation areas from time to time. A conservation area appraisal can be used to help LPAs develop a management plan and appropriate policies for the Local Plan. A good appraisal should consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.
4. Section 72 of the Act requires LPAs and the Secretary of State, when exercising any powers under the provisions (including those within Part I of the Historic Buildings and Ancient Monuments Act 1953) of the planning Acts, to pay special attention to the desirability of preserving and enhancing the character or appearance of the conservation area.
5. **The National Planning Policy Framework (NPPF)** was published by the Government in March 2012, and replaced previous Planning Policy Statements and Guidance. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It defines (in paragraph 17) the 12 the core planning principles that underpin plan-making and decision-taking. One of the core principles is to conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. Local Planning Authorities are advised to set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment. In doing so they should recognise that heritage assets are an irreplaceable resource. Protecting and enhancing the historic environment is an important component of achieving sustainable development.
6. The term “*Heritage Asset*”, is defined 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*”. Historic environment is defined as “*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*”.

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7. Section 12 of the NPPF Conserving and enhancing the historic environment states (para 126) that LPAs 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, and should conserve heritage assets in a manner appropriate to their significance. In developing this strategy, the following factors should be taken into account:
  - Sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - Wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - The desirability of new development making a positive contribution to local character and distinctiveness; and
  - Opportunities to draw on the contribution made by the historic environment to the character of place.
8. Paragraph 127 states that when considering the designation of conservation area, local planning authorities should ensure that the area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
9. Paragraph 131 states that in the determination of planning applications, LPAs should take account of:
  - the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
10. Within the plan-making section, paragraphs 169 and 170 relate specifically to the historic environment. Paragraph 169 states that LPAs should have up-to date evidence about the historic environment in their area and use it to assess the significance of the heritage users and the contribution they make to the environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. LPAs should either maintain or have access to a historic environment record.
11. Paragraph 170 states that, where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.
12. The Planning Practice Guidance (PPG) was published in April 2014, and provides additional guidance to the NPPF. The guidance contains a chapter on 'Conserving and enhancing the historic environment', which states at

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paragraph 004 that in terms of plan making, local authorities should set out within their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy is not considered to be a passive exercise. In developing the strategy LPAs should identify specific opportunities within their area for the conservation and enhancement of heritage assets.

13. Historic England is the public body that takes care of the historic environment by carrying out a number of functions and roles, including championing England's historic places, identifying and protecting heritage (including managing the National Heritage List for England), supporting change through advice on planning applications and listed building consent, increasing awareness and understanding of historic places, and delivering national expertise at a local level to owners, developers, local authorities, and the government.
14. Historic England has published a number of guidance and advice notes on heritage and the planning system. These include Good Practice Advice notes (GPA) looking at how the principles of national policy and guidance can be put into practice. GPA1 concerns Local Plan Making; GPA2 - Managing significance in decision-taking in the historic environment; and, GPA3 - Setting and views. GPA 4 - Enabling Development is forthcoming. Historic England Advice Notes (HEANs) are more detailed, practical advice notes on how to implement national policy and guidance. There are currently eight HEANs published to date:
  - HEAN 1: Conservation Areas: Designation, Appraisal and Review (February 2016);
  - HEAN 2: Making Changes to Heritage Assets (February 2016);
  - HEAN 3: Site Allocations (October 2015);
  - HEAN 4: Tall Buildings (December 2015);
  - HEAN 5: Setting up a Listed Building Heritage Partnership Agreement (November 2015);
  - HEAN 6: Drawing up a Local Listed Building Consent Order (November 2015);
  - HEAN 7: Local Heritage Listing (May 2016);
  - HEAN 8: Sustainability and strategic environmental assessment (December 2016);
  - HEAN 9: In addition, a draft of HEAN 9: 'Listed buildings and curtilage' is currently (February 2017) subject to consultation and is expected to be formally adopted in the summer of 2017.



## **Appendix 2: Local Plan Policies and Guidance**

15. There are two policies in the Tunbridge Wells Borough Local Plan (2006) that refer to conservation areas. The policies concern the demolition of unlisted buildings in a conservation area (EN4) and the design of new development in conservation areas (EN5).

16. Policy EN4 states that:

*“Development involving proposals for the total or substantial demolition of unlisted buildings which contribute positively to the character or appearance of a conservation area will not be permitted unless an overriding case can be made against the following criteria:*

- 1. The condition of the building, and the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;*
- 2. The adequacy of efforts made to retain the building in use, including efforts to find compatible alternative uses;*
- 3. The merits of alternative proposals for the site, and whether there are acceptable and detailed plans for any redevelopment; and*
- 4. Whether redevelopment will produce substantial planning benefits for the community, including economic regeneration or environmental enhancement.”*

17. Policy EN5 sets out the criteria regarding the acceptability of development within a conservation area and is as follows:

*“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;*

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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."*
18. In addition to the two policies above there are several other relevant local plan policies including those concerning archaeological potential (EN10) and the protection of trees (EN13). Policy EN13 is as follows:

*"Development will not be permitted if it would damage or destroy one or more trees protected by a Tree Preservation Order, or identified as Ancient Woodland, or in a Conservation Area, unless:*

  1. *The removal of one or more trees would be in the interests of good arboricultural practice; or*
  2. *The desirability of the proposed development outweighs the amenity value of the protected tree."*
19. There is also a policy that aims to preserve the arcadian character of the town (Policy EN24). The policy does not specifically relate to Warwick Park but does explain the Council's approach to such areas. The policy states:

*"Policy EN24*

*Proposals for development which would affect the character or appearance of an Arcadian Area, as defined on the Proposals Map, will only be permitted if all of the following criteria are satisfied:*

  1. *The proposal would result in a low density of development where building heights, site coverage, distance from site boundaries, and front and rear building lines respect the predominant characteristics of the area;*
  2. *Landscaping would dominate within the site and along boundaries;*
  3. *Access widths would be narrow; and*
  4. *Buildings and parking would be well concealed in views from public places."*
20. The adopted Core Strategy Development Plan Document, at Core Policy 4, states that *"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 positive regard will be had to their settings."*

## **Madeira Park and Warwick Park: conservation area appraisal and management plan**

21. The detailed character appraisal contained in this document will assist in the interpretation of these policies.

### **Other Local Plan policies**

22. There are a number of other general and specific policies in the Local Plan which are relevant to the Warwick Park and Madeira Park Conservation Area. Specific policy designations are set out in detail in the Tunbridge Wells Borough Local Plan 2006 and the Proposals Map. They can be accessed via the Local Plan link on the Borough Council's website at <http://www.tunbridge Wells.gov.uk/localplan>.
23. They can be summarised as follows:
- EN1 Design and other Development Control Criteria
  - EN8 Outdoor Lighting
  - EN10 Sites of Archaeological Interest
  - EN11 Historic Parks and Gardens
  - EN13 Tree Protection
  - EN15 Sites of Nature Conservation Interest
  - EN21 Areas of Important Open Space
  - EN22 Areas of Landscape Importance
  - EN23 Important Landscaped Approaches
  - EN25 Rural Landscape Protection
  - EN26 Area of Outstanding Natural Beauty
  - H11 Extensions outside Limits to Built Development
24. In 2009 the Council produced a Typical Urban Character Area analysis of the borough. This document is a background paper to the Local Plan and highlights issues and threats to each type of character area, setting out some key design considerations in light of these. The Madeira Park and Warwick Park area as mentioned previously could fall under type C1: Edwardian Villas, C2: Edwardian Terraces, D1: Inter-war Spacious and D2: Inter-war Detached. These categories are summarised as follows:

#### **C1**

- The influence of the Arts & Crafts Movement and aesthetic fashion exerted considerable influence on homes and aspirations
- Strong consistency of character – variations within the style
- Interest in the countryside and the adoption of more vernacular styles
- The layout of houses was quite tight within the plots. Houses not deeply set back from the front, usually by 4-6metres.Plots were wider (usually) at about 18 metres, with 30-40metre plot depths containing shallow rear gardens

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- Well treed, reflecting interest in gardening, with strong boundary treatments of hedges and walls. Wide, generous road, expressing affluence of area
- The buildings were usually substantial, detached, three-storey or two-storey and attic. Basements disappeared completely, with plans based on squarer layouts, which allowed both more light and more efficient layouts. Greater interest in the relationship between the house and the garden dining rooms featured French doors
- Buildings are generously scaled. Strongly influenced by Queen Anne Revival and Aesthetic Style In red brick. Following English vernacular detail with characteristic white-painted woodwork. Square-leaded windows
- Eaves, cornices, rubbed brick ornaments and plaques. Roof lines broken by gables and domes. Chimneys were large, moulded and carefully sized to add to the varied roofscape
- Road parking, some on-site. Landscape between villas. Strong use of paving material for footways, boundaries and street furniture
- Low density, between 10-20 buildings per hectare range, 12-15 being typical

### **C2**

- 1900-1918. Edwardian short terraces or small semis. Set out along consistent building lines, still typically following bye-law housing practice
- Closely spaced development with few gaps between
- Shallow front gardens, generally small rear gardens
- Car parking on highway
- Still followed previous Victorian layout with front to back corridor.
- Narrow plot widths of 5.5 metres
- Detailing of buildings, influenced by Queen Anne Revival, of red brick, tile and slate roofs
- Bay windows, stone dressings and cement ornaments
- Recessed entrances between projecting bays
- Strong, simple and aesthetic detailing
- Density typical – about 50 dw/ha

### **D1**

- Large, 'rambling' properties on large plots
- Buildings set well into site in large, lush gardens, sometimes with tennis/croquet lawn. High hedges, tree planting to front boundaries – often woodland in character. Gardens with geometrical layout
- Arts & Crafts influences

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- Curved drives, gateways, affording only glimpses of houses, which are well hidden behind shrubberies/woodland
- Rear gardens of substantial depth – large intervals between properties
- Parking all within site in courtyards. Wide roads. Distances between frontages of 40 metres
- Rear garden depth around 40 metres
- Individual houses; white render and brick are typical wall materials
- Use of red tiles, large overhanging eaves supported on brick corbels or wooden brackets to give detail to an otherwise simple roof, which was intended to give interest and mass of an old Sussex cottage
- Sweeping roofs in Voysey/Arts & Crafts style gave the origins to the Mièrve style
- Large chimney stacks were used as a feature and as punctuation
- Horizontal leaded windows, simple canopy porch set against white render. All arranged in a loose asymmetrical form
- Low densities – 5-10 dw/ha

### **D2**

- Developed estates in a 'pseudo' Arcadian layout. Usually gently curving roads bounded by individual speculative housing
  - Wide road zone, usually with grass verges and trees, with 30 metres between frontages
  - Average to deep depth of gardens – typically in order of 40 metres
  - Wide, 14 to 22 metres type plots. Front gardens with fencing, walls and hedging. Space between plots
  - Garaging on-site – vehicle crossovers
  - Houses usually detached, wide and double-fronted. Shallow plan. Some L-shaped. All two-storey
  - Designs individualised by varying types and use of materials within estate
  - Tudor detailing, Mièrve. Stock brick, white render, minimal use of mock beams
  - Concrete tiled roofs. Use of hips and gables producing complex roof patterns. Fine detailing on the gables
  - Horizontal cottage-style windows
  - Density low. Range 12 to 20 dw/ha
25. The Site Allocations Local Plan DPD was adopted in July 2016 and includes a site-specific policy for future development of the land at the rifle range. The policy states that development on the site will be expected to:

## **Madeira Park and Warwick Park: conservation area appraisal and management plan**

- 'enhance the biodiversity and landscape character of the site, particularly the Area of Important Open Space and Area of Landscape Importance;
- respond appropriately to the context and character of the locality.'



## **Appendix 3: Historical Background**

26. Although the settlement of Tunbridge Wells dates from the seventeenth century, it is located in the older manor of Rusthall, which originated as a 'den' or swine pasture granted to the bishop of Rochester in AD 765. In the charter of that date Rusthall is called Rustwell, possibly a reference to its chalybeate springs, which ultimately gave rise to the seventeenth century spa. The Manor of Rusthall, in which the post-medieval Tunbridge Wells was to develop, held the land to the south as far as the Sussex border, originally marked by a tributary of the river Grom flowing along the valley below Tunbridge Wells Common. The land south of that belonged to the Abergavenny family who had their seat in Eridge in Sussex.
27. Throughout the seventeenth and eighteenth centuries, the Wells developed as an inland spa and was a summer resort, mainly frequented by wealthy Londoners. The nineteenth century was a period of expansion for Tunbridge Wells, both because of its reputation as a 'respectable' place to which to retire and, after the arrival of the railway in 1847, as a dormitory town for London. Between 1800 and 1830 The Walks (now known as the Pantiles) were rebuilt in much the same style as we see them today. Shops and houses were erected at the foot of Mount Sion, to form the High Street. The town remained popular with visitors, for in 1822 there were 188 lodgings with 658 best bedrooms and 638 bedrooms for servants. Most visitors travelled from London along the road which passed through Sevenoaks and Tonbridge; this had been the first road in Kent to be improved and became a turnpike in 1709.
28. In the 1830s, the settlement expanded northwards and eastwards up the hill of Mount Pleasant. A New Town for the wealthy and professional classes was laid out to the east of Mount Pleasant. This, known as the Calverley Estate, was designed by the architect Decimus Burton between 1828 and 1840. Building development in the middle of the nineteenth century surrounded the Mount Pleasant and Calverley areas, and the modern commercial centre moved further north.
29. In 1866, Tunbridge Wells West station was built as the terminus of the newly laid track from East Grinstead. The arrival of this railway led to the growth of the town as a commuter centre for London. This is reflected in the growth of population increase in the second half of the nineteenth century. Population in 1801 was around 1,000 inhabitants in the town, and the 1822 baptismal register of King Charles the Martyr suggests that by then the population was c. 2,000. The national census of 1851 shows a great increase to 10,587, and in 1901 there were 33,373. The population continued to grow throughout the twentieth century; the 1991 census recorded 45,145 inhabitants.
30. In the latter half of the 19th century, a reaction set in to the mixed classical and Gothic styles of 'Victorian' architecture. The result was the emergence of the Arts and Crafts style which aimed to create a new aesthetic approach based on greater honesty and simplicity. In domestic architecture it led to the 'Old English Revival' style which can be traced back to the Red House at Bexley Heath, designed by Philip Webb in 1859. The house was built of red brick with a high pitched, red tiled roof and incorporated features such a turret,

## Madeira Park and Warwick Park: conservation area appraisal and management plan

oriel windows and gables. It became an important influence on the design of late Victorian and Edwardian housing, in particular developments built in 'parkland' settings such as Warwick Park.

31. Another influential late Victorian/Edwardian style is the Queen Anne Revival. It was developed by the architects, W. Eden Nesfield and R. Norman Shaw in the 1870s. The style incorporated details, such as tile hanging and half-timbering, from vernacular traditions. The use of red brick walls with white painted timber windows became the fashionable norm. The basement service wing that was common in Victorian houses was abandoned in favour of a kitchen located on the ground floor. Speculative builders adopted the style and large, red brick houses with porches, wooden verandas, half-timbered gables became a familiar part of the outer Tunbridge Wells suburbs.



Figure 29: 1899 Ordnance Survey map of Tunbridge Wells

## Historical background: Madeira Park and Warwick Park

32. Following on from the development of Calverley Park, further landowners in Tunbridge Wells followed suit, and by the end of the nineteenth century Tunbridge Wells was surrounded by the residential 'parks' that contribute to its green and wooded appearance. Warwick Park is one of the last and largest residential 'parks' to be developed in Tunbridge Wells.
33. Warwick Park formed part of the parish of Frant and was owned by the Abergavenny Estate. At 134 acres, it was to be one of the largest developments in the town's history. Proposals were brought about by the agricultural recession of the 1880s to 1890s. The Marquess of Abergavenny

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suffered a dramatic fall in income as a result of the recession, and the development of Linden Park (1886), Madeira Park (1893) and Warwick Park (1896 on) was designed to restore his income. During this period land and buildings were generally for rent rather than sale, and with average rental incomes for urban residential land of £12 an acre and with agricultural land returning a mere £1 an acre, the motivation for development was clear.

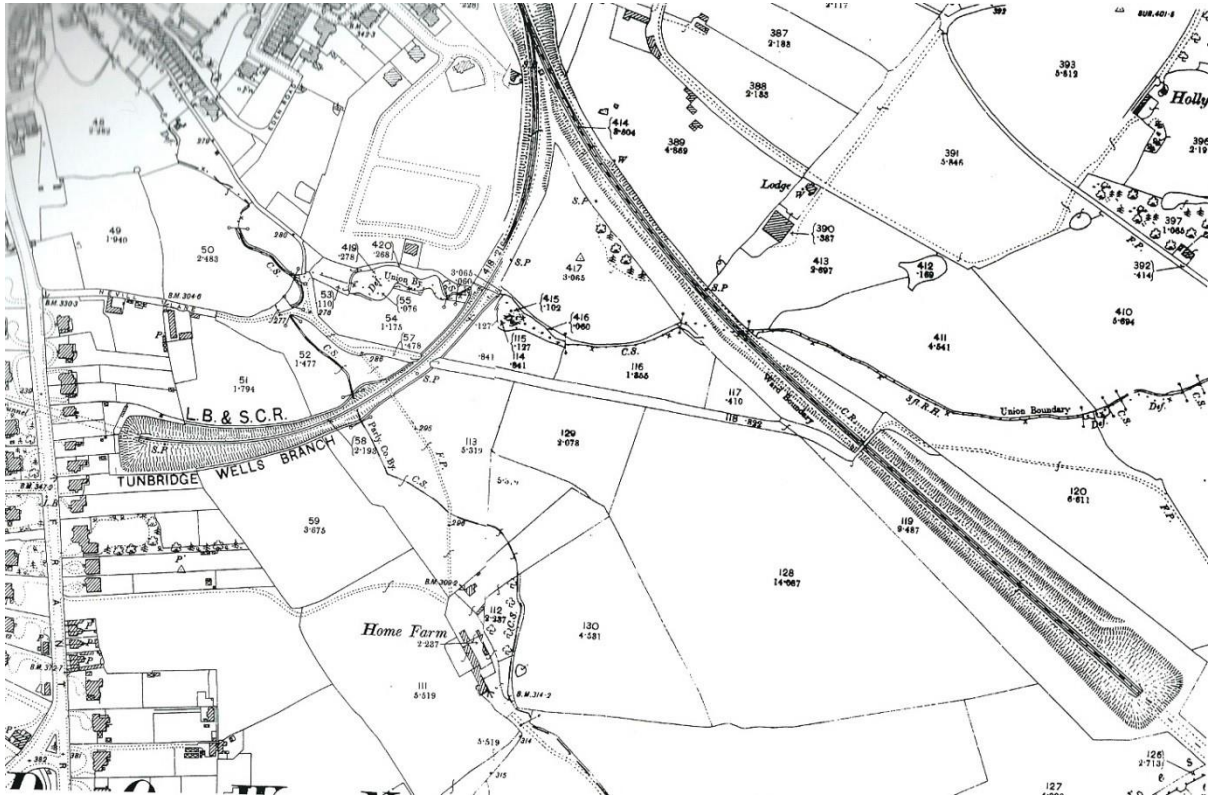


Figure 30: Warwick Park Ordnance Survey map of 1897

34. Warwick Park was developed on land that formed part of Home Farm, (also known as Delves Farm or Forest Farm). Home Farm consisted of land between Nevill Street in the west, Forest Road in the east, Frant Road in the south, and included land to the north beyond the London to Hastings railway line. Home Farm was leased to the Delves family who had butcher's shops in the Pantiles and Chapel Place, with other business interests including property and banking. They appear to have held Home Farm from around 1800, most probably as a holding farm for stock awaiting slaughter, and gave up the lease on Home Farm by 1870. This may have been because the need for a holding farm had diminished with the arrival of refrigeration and cheap imported meat from North and South America as well as the advent of the railways and faster transportation of meat from London's Smithfield Market.

## Madeira Park and Warwick Park: conservation area appraisal and management plan



Figure 31: Home Farm

35. When the Delves' gave up their lease, Home Farm became fragmented into a number of short-term leases. The farm was also divided by two railway lines (Tunbridge Wells to Hastings line in 1847 and the Tunbridge Wells centre to west loop in 1876) which made the farm less economic. These factors meant that Madeira Park which was adjacent to the 18th century Mount Sion became a prime candidate for development.
36. Madeira Park was meadowland in 1838 and was later used as a nursery. The land was acquired in the 1890's by Louis Beale, a local developer and builder. A plan was prepared to develop 74 housing plots but in the event 60 plots were developed. The roads and sewers were laid out in 1893 and the first house (number 5) was completed in 1894. Beale & Sons built 35 of the 39 houses constructed before 1914.
37. In 1893 William Brackett & Sons were appointed to undertake a survey of the remaining Home Farm estate, which he estimated to be 135 acres, 3 roods and 6 perches, which is 54.95 hectares (this include the farm land to the north of the railway line which was eventually excluded from the development proposals). Henry Currey, a London architect and student of Decimus Burton, was appointed in 1894 to produce a masterplan for the site. His first plan was for 248 plots, considered to be far too excessive for the superior dwellings that were intended to compare with those developed in Eastbourne or Bournemouth. Currey then prepared two revised plans but the idea of creating a new cricket ground on the land became an option and in 1895 he prepared a revised masterplan including a cricket field of 18 acres. William Roper, a local surveyor, was appointed to prepare a detailed scheme for the development of the land. In February 1896 the Tunbridge Wells Courier



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contained an advertisement under the heading “Eridge Estate New Road” inviting tenders “in connection with the making of New Roads, Sewers, Storm Water Drains, Brick Pavements etc.” The contract was awarded on the 23rd of November 1896 to Walter Arnold & Sons of Frant for the sum of £13,292, 5s, 3d. The original specification for six roads was eventually reduced to four (what became Warwick Park, Rodmell Road, Blatchington Road and Roedean Road). All the roads were to be either 40ft wide (22ft carriageway and two 9ft footpaths) or 50ft wide (30ft carriageway and two 10ft footpaths) with red brick paver footpaths. Roedean, Blatchington and Rodmell roads were named after other estates in Sussex owned by the Marquess of Abergavenny.

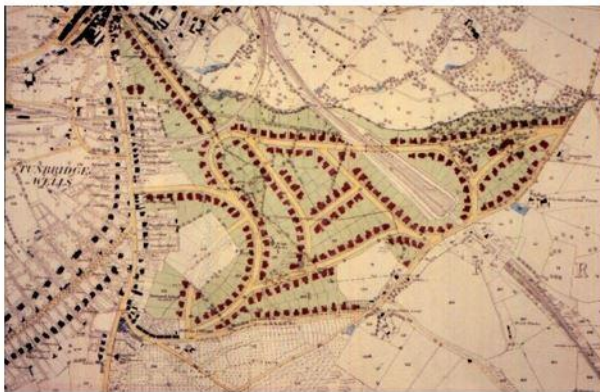


Figure 32: left – Henry Currey 1894 masterplan and right – Roper 1897 plots for sale prospectus

38. William Roper prepared a prospectus of “Plots for Sale” in January 1897 for a notional 65 plots which was one of the largest speculative developments proposed in Tunbridge Wells. Development commenced in 1898 and five houses had been completed by 1899. A number of developer/builders were involved in the development of Warwick Park, including Louis Beale and Henry Vaux Wilde. However, there was not one primary builder for the estate, probably because it would have been a large undertaking for a local builder. By 1914 78 houses had been completed, but 20 plots remained vacant until after the First World War.

## Madeira Park and Warwick Park: conservation area appraisal and management plan

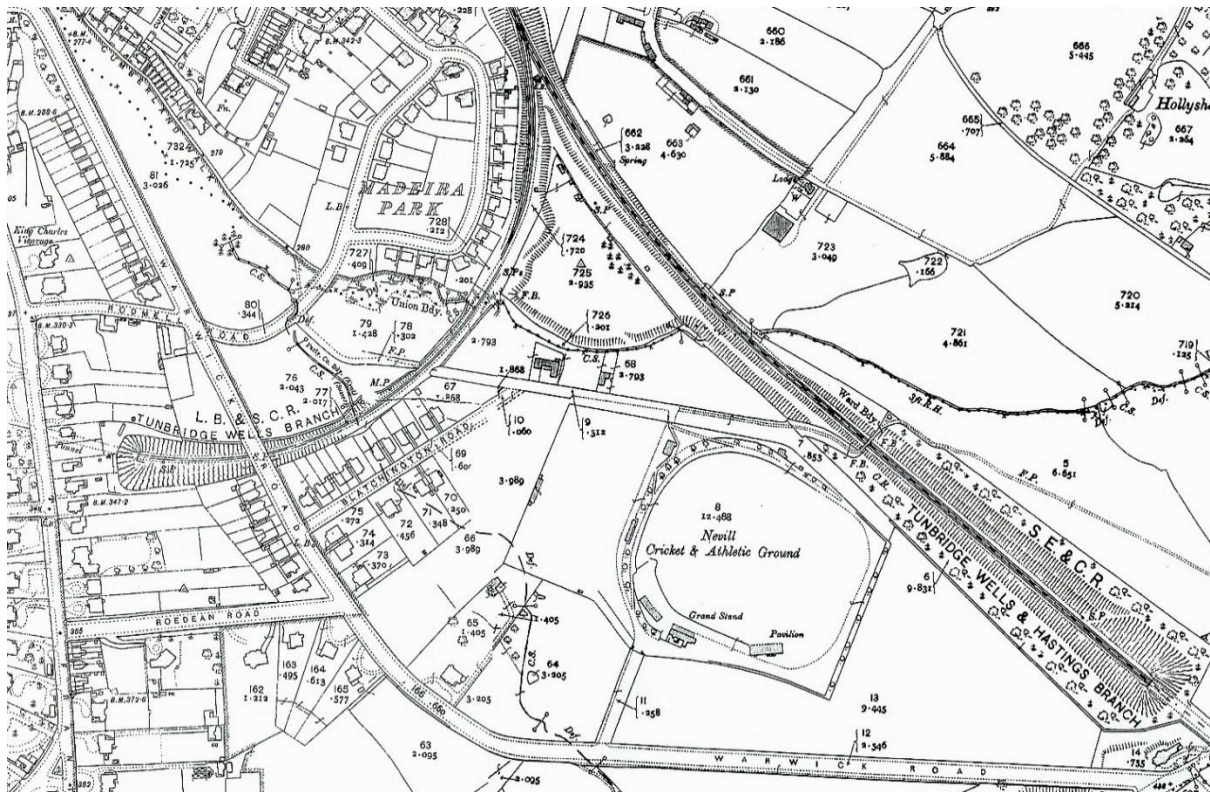


Figure 33: Warwick Park Ordnance Survey map 1907

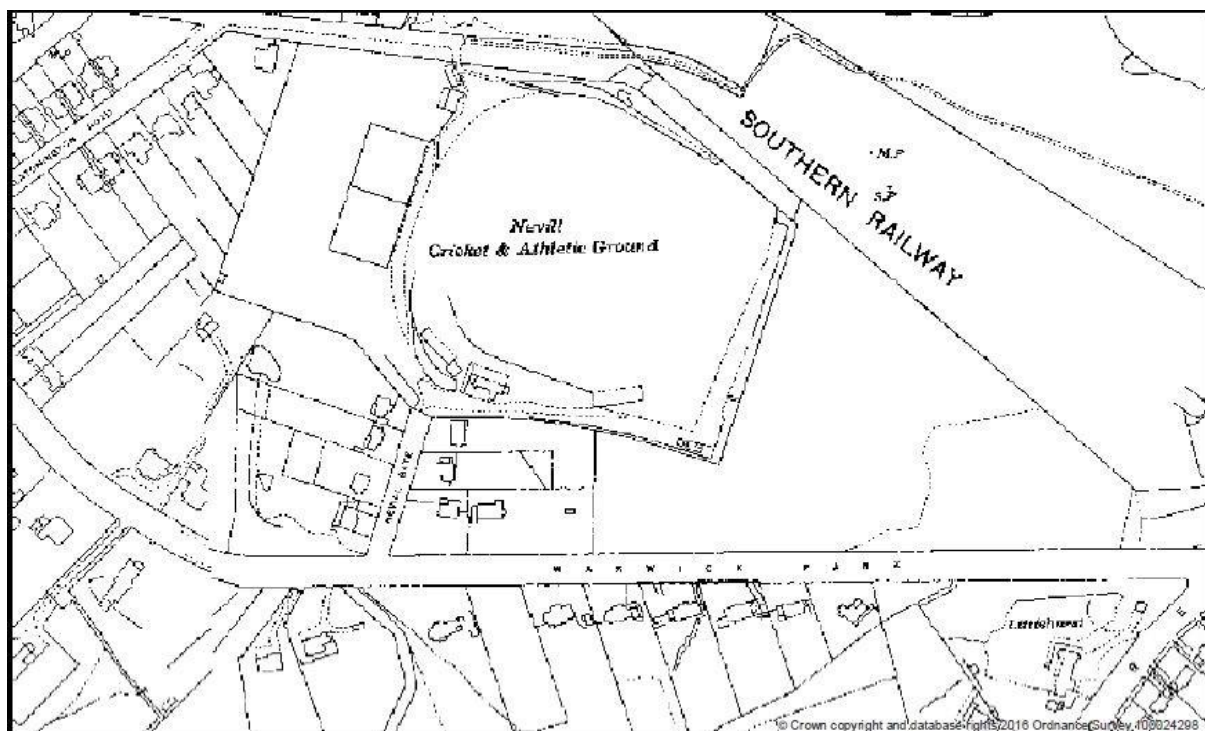


Figure 34: Warwick Park Ordnance Survey map 1938

39. Cricket was played on the Common from 1848 to 1884 when Kent moved the ground to Tonbridge and Maidstone. The ground on the common had lost its status due to it being open to the public and grazing. There is little doubt that the loss of County matches had an effect on the town's trade, and it was soon



## Madeira Park and Warwick Park: conservation area appraisal and management plan

suggested that a new cricket ground be created, suitable for County matches. The availability of the Home Farm land which could be accessed via the new estate road made the possibility of creating a new cricket ground a possibility. The Tunbridge Wells Cricket, Football and Athletic Club was formed in 1895 in order to make a 'thoroughly good cricket ground'. The Nevill Ground became a feature of the development of the Home Farm Estate and was seen to be a useful means of creating awareness and acceptance of the new residential development.



Figure 35: cricket match being played on the Common



Figure 36: Nevill Cricket Ground

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