

East Peckham Character Areas

Supplementary Planning Document



Adopted July 2011



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Key to Maps



Views



Panoramas



Local Landmark



Visual Intrusion



Protected Trees



Protected Woodland or Groups of Trees



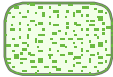
Important Tree and Hedge Belts



Walls



Conservation Area



Open Space



Listed Buildings

1 What is the Supplementary Planning Document?

Good design is a key element of sustainable development, so the Borough Council will promote a high standard of design. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy.

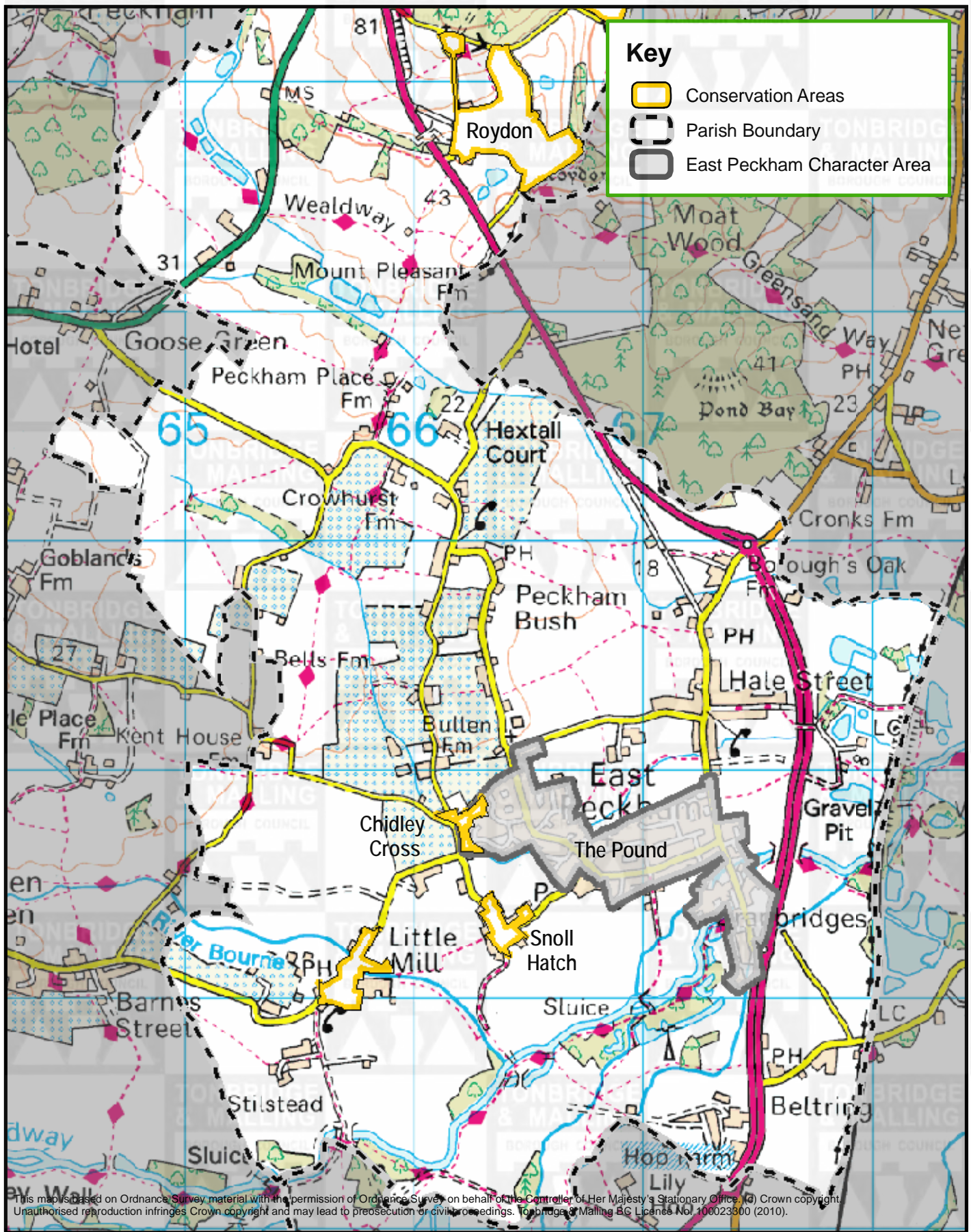
The 'character of an area' is often mentioned in the context of considering development proposals. What is often missing is a clear identification of, and agreement about, the locally distinctive features of an area that give it character that should be given careful regard in considering proposals for development. This Character Areas Supplementary Planning Document (SPD) sets out to define the character of identifiable local areas across the Borough for that purpose.

The Managing Development and the Environment DPD states that it is important that unique characteristics of an area are identified and protected and where practicable enhanced having regard to the Character Areas SPD in order to strengthen this diversity rather than eroding its character and local distinctiveness. Government guidance (PPS3) advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area.

The Borough Council is undertaking character area appraisals of all of the main urban areas in the Borough, including the larger villages, defined in the Local Development Framework (LDF) as Rural Service Centres. The Character Area Appraisals SPD therefore comprises a number of separate volumes. Appraisals are being prepared for:

- the Tonbridge Urban Area;
- the northern urban areas (including the Medway Gap, Snodland and Walderslade) and
- the Rural Service Centres - Hadlow, Hildenborough (including Hilden Park), Borough Green, East Peckham, and West Malling

This particular part of the SPD sets out to define the character of, and appropriate design guidance for, the main built up area of the Rural Service Centre of East Peckham as defined in the LDF. It does not include other hamlets within the Parish of East Peckham as these are covered by other, more restrictive, planning policies or lie within the Metropolitan Green Belt where development is highly constrained and the character is unlikely to change.



Map 1: East Peckham Parish and the Rural Service Centre Boundary

— East Peckham Character Area Appraisal

0 1,250 2,500 Metres

The SPD will be adopted as part of the LDF. Once adopted, it will be a material consideration in determining planning applications in the built up area of the Rural Service Centre of East Peckham to which it applies. Developers and householders should refer to the document in formulating proposals.

The document aims to raise the standard of design of new proposals such that they fit well with the locally distinctive character of an area. Design which is considered to be inappropriate in its context is unlikely to be acceptable and efforts will be made to improve the character and quality of an area through the preparation and consideration of development proposals.

2 Purpose of the Supplementary Planning Document

This SPD aims:

- To supplement adopted design policies for assessing development proposals within an area;
- To identify the locally distinctive features that define the character of the built up area of the Rural Service Centre of East Peckham;
- To raise awareness of, and provide guidance on, the appropriateness of the design of development within an area in order to strengthen diversity rather than erode character and local distinctiveness;
- To assist the appraisal of planning and allied applications; and
- To deliver improved designs, in practice, which enhance the character of the area

3 Policy Context

The SPD is consistent with national planning policy and is supplementary to the policies set out in the Development Plan Documents (DPDs) contained in the LDF.

3.1 National Planning Policies

Planning Policy Statement 1 (Delivering Sustainable Development) states that the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.

Planning authorities should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people and take the opportunity to improve the character and quality of an area.

Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.

Planning Policy Statement 3 (Housing) affirms that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The guidance advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area, aimed at:

- Creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.
- Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.

Good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area.

Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area.

PPS3 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

3.2 Core Strategy – September 2007

One of the prime aims of the Core Strategy is to ensure that new development results in a high quality environment by, for example, promoting and delivering new development that can positively contribute to the spatial quality of towns and maintaining or enhancing local distinctiveness.

Core Policy CP24 states that all development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must, through its scale, density, layout, siting, character and appearance, be designed to respect the site and its surroundings. Wherever possible, all development should make a positive contribution towards the enhancement of the appearance of the area.

3.3 Managing Development and the Environment DPD – April 2010

The DPD states that the diverse character of the Rural Service Centre of East Peckham should be protected and enhanced for its own sake as it is important for the social, economic and environmental wellbeing of the Borough. It is important that the unique characteristics of the area are identified and protected and where practicable enhanced in line with Core Policy CP24 having regard to the Character Area Appraisals SPD in order to strengthen this diversity rather than eroding its character and local distinctiveness.

Policy SQ1 requires proposals for development to reflect the local distinctiveness, condition and sensitivity to change of the local character areas as defined in the Character Area Appraisals SPD.

All new development should protect, conserve and, where possible, enhance:

(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquillity;

(b) the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views...

4 Methodology

Planning Policy Statement 1 (Delivering Sustainable Development) advises local authorities to prepare robust policies on design. These should be based on an understanding and evaluation of the present defining characteristics of an area and that is the purpose and function of this SPD.

The evaluation of the built up area of the Rural Service Centre of East Peckham has involved an assessment of the character of the development of the area through the review of historic maps;

comprehensive site surveys using the approach and characteristics advocated in By Design – Urban design in the planning system: towards better practice (DETR, 2000) – see Appendix 1.

An initial appraisal was undertaken of all areas of the village covered by this draft SPD and it was evident that a number of areas shared similar characteristics. From this assessment it was possible to identify a typology of character areas such as Post-war Public Housing Schemes, Bungalows, Open Plan Housing, Lower Density Detached and Commercial Areas.

The main road frontage of Pound Road, Old Road, Hale Street (south) and Branbridges Road (north) form the framework around which East Peckham has developed. As main frontages accommodating the most journeys, they also have a disproportionate influence on the perception of the village. For these reasons, the Main Road Frontage is classified as a character area typology.

Although not necessarily physically adjoining each other, each character area typology generally grew up over the same period using layouts, designs and materials which were based on the technology, legislation and planning and design philosophies of that time. Thus these character area typologies share common generic characteristics which were recorded using the following matrices:

- Locally Distinctive Contextual Features (including the age, type and height of buildings, the main uses, the predominant building materials and boundary treatments, and the types of open space).
- Locally Distinctive Positive Features
- Negative Features Worthy of Enhancement

Street by street surveys were then undertaken of each of the separate areas which made up the broad character area typologies. These surveys identified features which were specific to each area such as landscape features, landmarks, views and detracting features. Locally Distinctive Positive and Negative Features were recorded for each area as text and on a Townscape Analysis Map.

Identifying the generic and area-specific Locally Distinctive Contextual and Positive Features should assist in interpreting Core Strategy Core Policy CP24 and Managing Development and the Environment DPD Policy SQ1 which seek designs which fit well with the local context and protect and conserve the character and local distinctiveness of an area. By identifying the Locally Distinctive Negative Features, the SPD also indicates features which could, through the application of Policy SQ1, be enhanced particularly through development opportunities.

Representative groups and elected Members of the Borough Council assisted at each of these stages – see Community Involvement below.

5 Community Involvement

Community involvement in the preparation of the SPD has closely followed the Borough Council's adopted Statement of Community Involvement which states that specific consultation will take place at an early stage on a draft of the document. Consultation is to be targeted at particular groups and individuals, depending on the specific nature of the issue or location dealt with by the SPD. There has been stakeholder involvement in preparing this SPD in order to develop a shared vision with the local community of the type(s) of residential environments they wish to see and to develop appropriate design guidance.

Prior to the drafting of the SPD, three local stakeholder events were held.

Firstly, a briefing session was held involving Borough Council officers, local Ward Councillors, Parish Councillors and the local Historical Society followed by a discussion on draft character area typologies and character area boundaries.

Secondly, a walkabout was held involving the Chairman of the Parish Council, local Ward Councillors and the Historical Society who visited a number of sub-areas to observe and record the key features which made up the character of the area.

As a third exercise the recorded features were then presented back as summarised text and photographs to the Chairman of the Parish Council and local Ward Councillors at a locally held workshop for review and discussion. Representatives were also asked about the elements of the environment they most valued about their local area and important detractors to the character of the town.

Ward Councillors have been kept informed from the inception of the SPD and have participated in the process of assisting with the preparation of the consultation document. Planning Consultants Tony Fullwood Associates preparing the SPD and the Borough Council would like to thank the individuals and organisations who have contributed to the process.

Formal consultation under Regulation 17 on the Draft Character Assessment SPD took place between Friday 11 March and Thursday 21 April 2011. This included a manned exhibition in the Methodist Church Hall on the afternoon of Saturday 26 March 2011. The exhibition was also available to be viewed at the Parish General Meeting on the evening of Monday 28 March 2011.

Copies of the SPD were available during this time for comment at the Borough Council offices, local library and on the website. Statutory consultees including the Parish Council as well as local experts were also consulted. Every resident in the area covered by the Appraisal was written to and advised of the consultation. The SPD was publicised in the local press, including the Parish Newsletter and there was a formal Public Notice in the press under Regulation 17.

The Council recognises that it is important to report back to the community and other stakeholders the response to their comments. The Council has published the feedback to the consultation on its website and in document format that is available in all Council offices and libraries.

How to use the Document

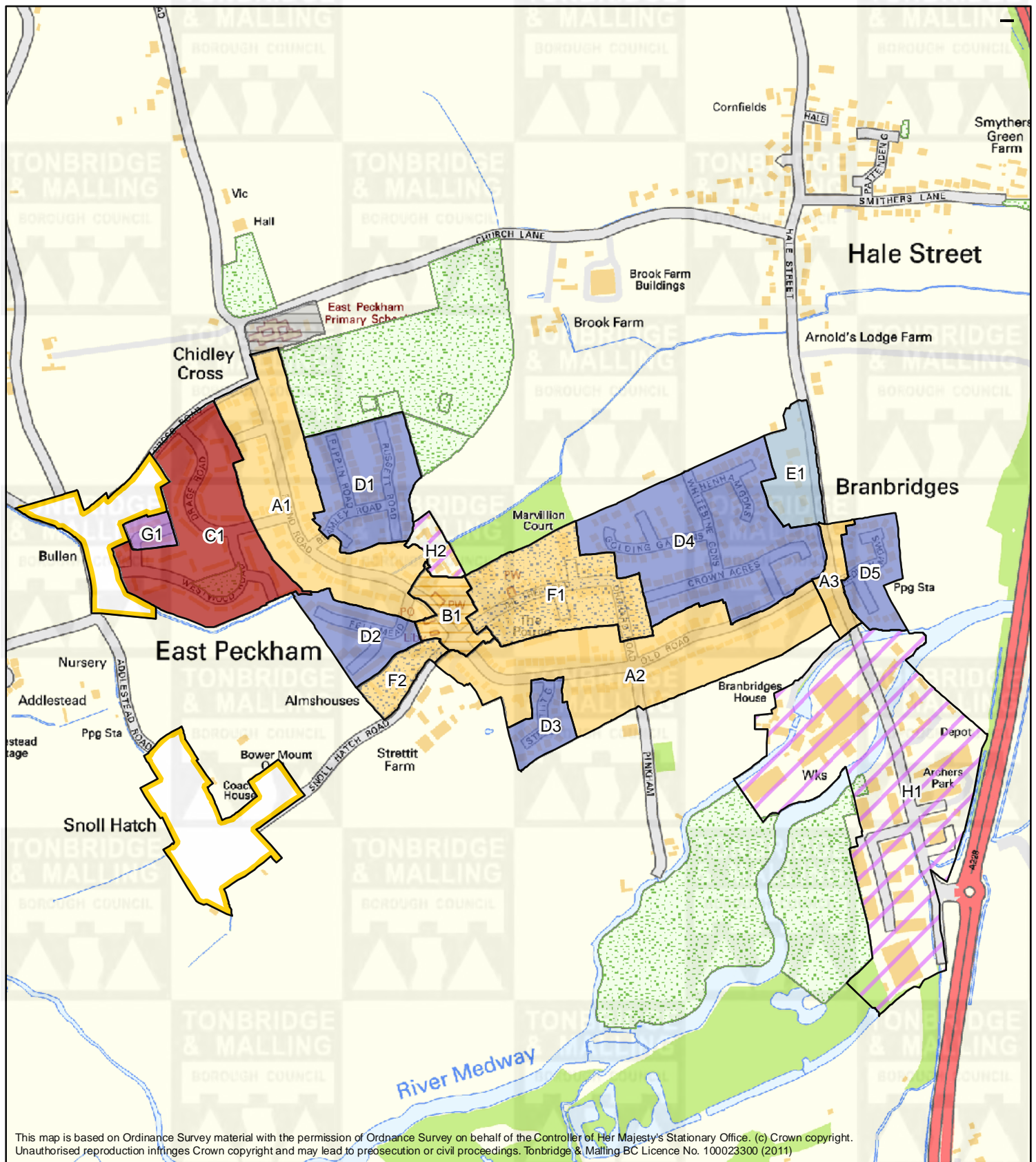
Section 8 divides the built up area of the Rural Service Centre of East Peckham into separate character areas based on the methodology set out above.

For each of the individual areas there is an assessment of the locally distinctive contextual features such as age, height and types of buildings; main uses; prominent building materials and boundary treatments and open spaces. Locally distinctive positive features and negative features worthy of enhancement are also recorded.

Each separate character area is named and numbered on Map 2 below. If you are interested in a particular area, locate it on Map 2 and turn to the section on that character area in Section 8. The relevant page can be found by reference to the Contents page.

Design Guidelines based on the locally distinctive features may be found in Section 9.

In setting out the important features and overall character of identifiable areas of the Borough, a local context is provided for the preparation and consideration of development proposals. This forms a canvas within which proposals for development should be conceived and determined. Generic Design Guidelines based on the identified locally distinctive features may be found in Section 9. These will form the basis for decision making which will interpret the individual character area appraisals.














Map 2: East Peckham Character Areas

East Peckham Character Area Assessment

0 100 200 400 600 800 Metres

Key

	Conservation Areas	Character Areas		Mixed Character Areas		
	Open Space			Bungalows		Mixed Use Village Centre
	Schools and Institutions			Lower Density Detached Housing		Open Plan Developments
				Main Road Frontages		Post-War Public Housing Schemes
						Commercial Areas

7 Origins and Development of East Peckham

Environments grow in response to local circumstances and it is therefore important to understand the principal influences which created the distinctive character areas of East Peckham. Map 3 illustrates the evolution of development of the Rural Service Centre of East Peckham

The name East Peckham derives from the Saxon, *peac* meaning a peak or summit of a hill and *ham* referring to a village or settlement. The settlement became known as East or Great Peckham to differentiate it from the nearby West Peckham.

There is evidence of long occupation of the area through Neolithic and Stone Age artifacts. On early maps, the name East Peckham appears north of the current village in the vicinity of the original parish Church of St Michael, close to Roydon Hall and due east of West Peckham. However, it is apparent that until the twentieth century there was no principal nucleated settlement and East Peckham consisted of a cluster of nine hamlets. These hamlets are Roydon, Hale Street, Beltring, Little Mill, The Pound, Snoll Hatch, The Bush, Goose Green and Chidley Cross. (see Map 1)

They are situated on fertile clay soils close to the river Medway and in the medieval period supported a range of rural industries based around wood, hop growing, animal grazing, weaving and tanneries.

In 1740 the River Medway was rendered navigable for barge traffic and a wharf was created at East Peckham at Branbridges. In addition a turnpike road, Seven Mile Lane, was built between East Peckham and Wrotham in 1805 which hastened delivery of iron from the Weald in time of war. These transport innovations improved opportunities for trade as previously the area could only be accessed via poor clay roads which were virtually impassable in the winter months. The wharf stimulated demand for local craftsmen such as carpenters and blacksmiths and provided customers for the Rose and Crown and Walnut Tree Public Houses in Hale Street.

The hop industry thrived in the 19th century and East Peckham, because of its soil, climate, aspect and communications, became one of the centres of Wealden hop growing. The population expanded but was largely accommodated by subdividing existing properties. Some workers cottages were constructed, but many were cheap and badly built and have since been demolished. Substantial houses were also constructed by the local landowners and entrepreneurs within the outlying hamlets including Hale Place, Branbridge Mill House, Ivy Dene and Vine House. The Church of St Michael was now too far from the centre of population and was inadequate to serve the needs of the Parish. Accordingly a new church, the Holy Trinity was built nearer the centre of the village at Chidley Cross in 1841.

The first national school was opened in 1820 in Bullen Lane. The national school moved to its current site in Pound Road in 1867 on land purchased from Bullen Farm. The school was extended in 1967 and 1972.

In 1851, the National Freehold Land Society purchased land in The Pound for building. This society was established in 1849 by two Liberal Members of Parliament with the aim of enabling people to buy freehold property in order to qualify for a vote in Parliamentary elections. Following the Reform Act of 1832, the standard qualification to be able to vote was to own a house with a 40 shillings freehold. The freehold land societies aimed to buy large tracts of land at wholesale prices which were then sub-divided and sold as 40 shilling plots. This part of the village has seen much change and redevelopment, but a number of the original Victorian semi-detached properties survive.

In the 20th Century, the hamlet known as the Pound expanded to form the main settlement within East Peckham Parish. Pre-World War II, development was relatively limited with the demolition of some 19th century cottages and ribbon development extending along the west side of Pound Road and south side of Old Road which gave the village an elongated form. In the post war period, the village expanded rapidly. Development was focused on The Pound in a deliberate strategy to resist ribbon development linking the hamlets. The population rose from 2006 to 2982 in the decade after 1961 and the number of houses increased from 650 to 1061. The other hamlets scattered around it were set within the Green Belt in 1967 and have seen no expansion since then.

The first major development was in the early 1950s when a publicly funded development was constructed between Pound Road and Bullen Corner. Drage Road is named after the Parish Councillor who proposed the scheme. In the 1960s, stimulated both by demand for housing due to the strong links with London and by the decline in the hop industry and agriculture generally, Fant Farm, Strettitt Farm, Hale Street Farm and Goose Green Farm all sold land for housing and new estates grew up at Bramley Road, Crown Acres, Fell Mead and Medway Meadows extending the built up area back from the road frontage.

In 1967 the Metropolitan Green Belt enclosed the built up area of the Rural Service Centre of East Peckham, restricting further expansion of the settlement. Since the early 1970s development has been limited to small scale infill and redevelopment. In the 1970s the area around the junction of Snoll Hatch Road and Pound Road was redeveloped with the extension of the Methodist Chapel and creation of a car park, library, new shops and pedestrian area creating a small commercial and community hub. To cater for the expanded population a recreation ground was created to the east of Pound Road, and this was extended in 1974 and 1991 whilst the old Cricket Field was developed for housing.

The post war period has seen the loss of most of East Peckham's public houses. In 1950 there were 11 but now only the Rose and Crown (damaged by fire but under reconstruction) and Merry Boys remain.

The industrial area along Branbridge Road has expanded considerably. The land close to the Medway at Branbridges has a long industrial heritage. In the 19th century there was a corn mill, coal wharf, landing stage for grain and apples and timber yards. The corn mill has a history dating back to Domesday. Arnolds Engineering Group occupied the corn mill site after it burned down in 1917 and today this location is known as Arnold Business Park. Other industrial uses became established along the B2015 from the early 1950s onwards and now the Branbridges Industrial Estate has over 30 factories, offices and warehouses.

Situated on low ground, parts of East Peckham are prone to flooding from the River Medway, other watercourses and runoff from surrounding fields. This has been alleviated to some extent by the construction of a dam on the Coult Stream in 2005. Several streams are culverted under the village.

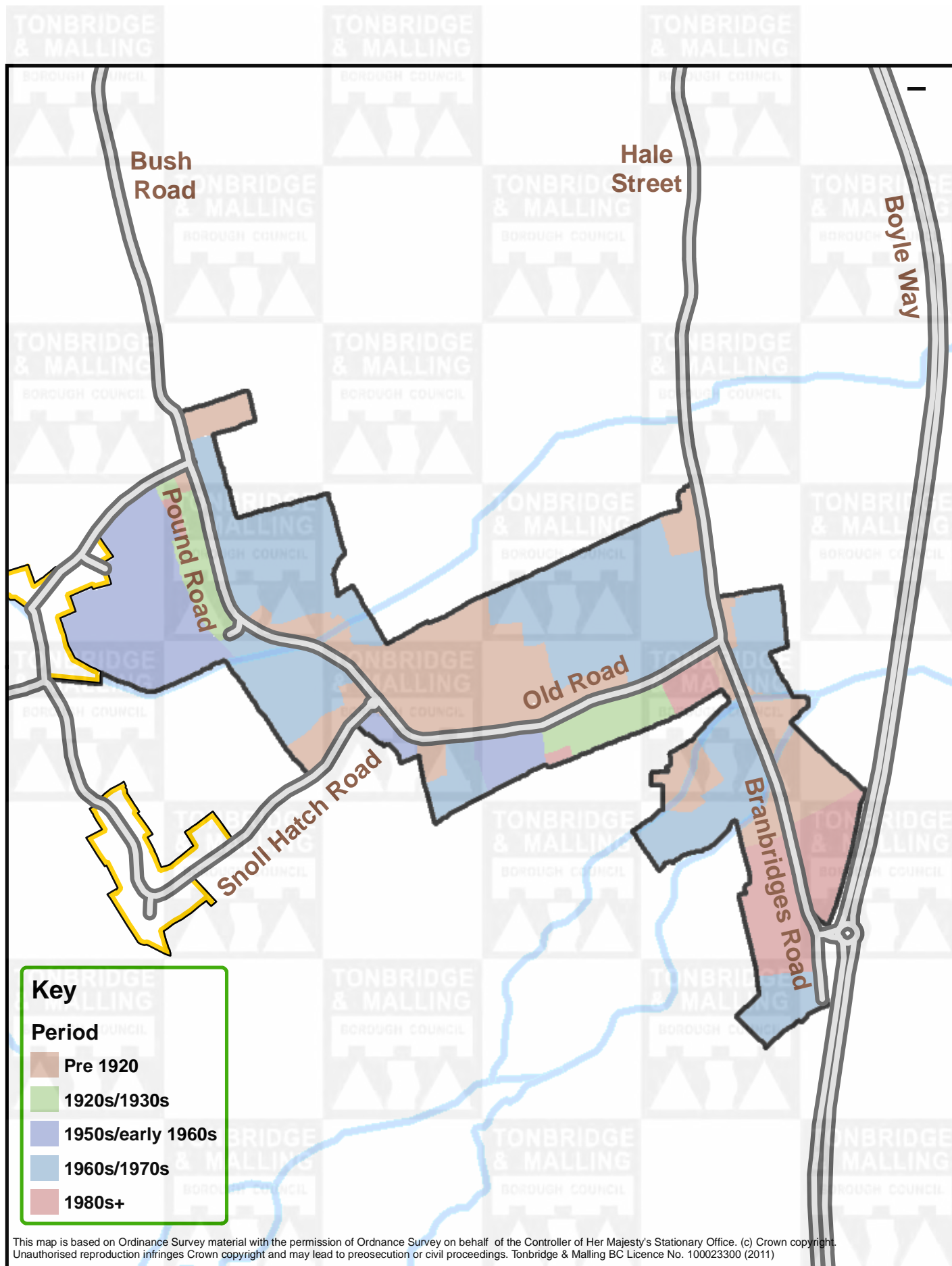
Thus whilst the modern Rural Service Centre of East Peckham has a mixed character with many buildings dating from the post war period, it has ancient origins which are reflected in the historic road pattern, old farmhouses and outbuildings, place names, listed buildings and the rural character of the surrounding countryside and hamlets. These hamlets are linked to the main settlement by a network of ancient footpaths. Since the construction of the Hale Street bypass in 1995, Hale Street is no longer an A road and through-traffic has been reduced. East Peckham is a bustling community which has retained a broad range of local shops and community facilities including a recreation ground, sports hall, village hall, chapels/churches and local primary school. It also supports a range of light industries.

8 Character Area Appraisals

Close analysis has been undertaken to identify the distinctive features that define the character of the different parts of the Rural Service Centre of East Peckham using recognised methodologies and with public involvement. The next sections of the SPD describe the locally distinctive contextual features of each area as well as locally distinctive positive features and negative features worthy of enhancement.

Key characteristics of each Character Area are illustrated on a Townscape Analysis map and are summarised in table form. Annotated photographs are also included to depict part of the character of the area.

Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a feature from this document does not necessarily mean that it is unimportant to the character of the local area.



Map 3: Evolution of East Peckham Rural Service Centre

East Peckham Character Area Appraisal

0 250 500 Metres

A – MAIN ROAD FRONTAGES

The Rural Service Centre of East Peckham originally consisted of clusters of buildings situated along Pound Road, Old Road and Hale Street which gradually became merged as a result of ribbon development in the 1930s to 1950s. These roads now form the meandering spine of this settlement. In the Twentieth Century the settlement has extended southwards along Branbridges Road with the growth of the industrial area. The resulting Rural Service Centre of East Peckham is elongated and irregular in shape. The main characteristics of these routes may be summarised as follows:

The Rural Service Centre of East Peckham is situated on the relatively flat land of the River Medway floodplain. The roads are therefore flat and, as they are generally enclosed by buildings, there are few long views except on the northern section of Hale Street where there are views eastwards across low lying open countryside.

*Whilst Old Road and Pound Road have few trees, the northern section of Hale Street is **verdant** with trees and hedges close to the road on both sides. The area around Branbridges is also verdant with trees flanking the river forming an edge to the residential area and partially screening the industrial area beyond.*

*The buildings along the frontages are generally of a **variety of ages**. A few pre-Victorian public houses, cottages and farms can be found. Around the junction of Old Road and Snoll Hatch Road there is a cluster of 19th century buildings. To the north and east of this area the houses are typically ribbon development dating from the 1930s onwards interspersed with older buildings.*

*The frontage comprises mainly **residential uses** with a **small commerical and community mixed use hub** around the junction of Old Road and Snoll Hatch Road. There is a further **cluster of commercial uses** at the junction of Hale Street and Old Road. A number of old farm buildings, public houses and shops have been demolished or converted to residential use.*

*The **height** of the buildings is reasonably uniform with the majority at two storeys, with a few bungalows.*

There is limited through traffic as the village is now bypassed and is situated on relatively minor routes. However the growth of the village has led to increasing levels of local traffic on this narrow, winding network of historic roads. The northern section of Pound Road can become busy with traffic bypassing the village travelling between the Tonbridge Road and the A228.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	<p>The age, type and height of buildings, the main uses, materials and boundary treatments are so different along the main roads that it is not possible to generalise the contextual features.</p> <p>Instead, the Locally Distinctive Contextual Features are included in the individual Character Areas in the Main Road Frontages Section.</p>
Type of buildings	
Main uses	
Building Heights	
Prominent building materials	
Predominant boundary treatments	
Open Spaces	

Locally Distinctive Positive Features

- Older buildings are set close to the road giving greater enclosure whereas more recent houses do not respect this historic urban form and are set back further from the road and give a more spacious character
- Individual listed and unlisted buildings provide character and form local landmarks

Negative Features Worthy of Enhancement

- Lack of cohesion.
- Some poor surfacing and street furniture.

A1 – POUND ROAD

Comprising: Pound Road

This curving road forms the spine of the northern part of the village. The majority of development dates from the 1930s-1960s interspersed with historic listed buildings.



At the northern boundary of the settlement, the Holy Trinity Church and the village Primary School mark the entrance to the village. Views north are enclosed by the church yard and trees. These trees together with a hedge on the west side of the road create a verdant edge to the settlement. The Primary School building is set close to the road, enclosed behind Victorian (1870) brick walls and railings. The front elevations of the school have retained a 19th century character despite more recent extensions and additions to the rear. However, the historic character is marred by modern gates and barriers which are in poor repair.



The east side of the road is lined by 1970s semi-detached two storey houses which are set back above the road behind front gardens partially enclosed by brick walls and fences. On the west side, the majority of houses north of the Bramley Road junction date from the 1920s and 30s and south of the Hop Pole from the 1960s-70s. The detached and semi-detached houses are set back from the road behind landscaped enclosed front gardens. Some front boundaries have been lost to provide off street parking.



Some individual older buildings set closer to the road remain, adding interest to the frontage. On the west side, a listed pair of weather boarded cottages (converted from an early barn oast) and adjoining red brick tile hung house (circa 1870) form an attractive group at the junction with Chidley Cross Road. The rendered and tile hung former Hop Pole Public House, now converted to residential use, is in a prominent position on a curve in the road, with the metal bracket hinting to its past use. Set close to the road, the forward facing gable, steeply pitched clay tile roof and tall chimneys have been retained. Further south, 46 and 48 Pound Road are tucked behind high boundaries astride a narrow industrial access road.



The Old Dairy is a compact development discreetly situated to the rear of the frontage, accessed via a paved shared driveway.



A small terrace of 1930s cottages with half timbered upper storeys enlivens the frontage. However, the poorly surfaced concrete parking bay detracts from the streetscene.



There are a few commercial uses. The flat roof on the Co-operative contrasts with the surrounding pitched roof buildings.



There are glimpses of hills to the south from Pound Road. At the southern end, an old house with a wide white painted front elevation and half hipped tiled roof (circa 1760) is a prominent feature and contributes to the historical and more enclosed character of this section of road. This character is further enhanced by views of the Methodist Church opposite.

Listed Buildings	
<p>Nos. 91 and 93 Pound Road</p> <p>Pair of 18th Century cottages with painted weather boarding and plain tiled roof with brick stacks.</p> <p>Grade II</p>	
<p>Trombolyn, Pound Road</p> <p>Former 17th Century farmhouse (Hodge's Farm) extended in 1792 of red brick with grey headers, moulded brick eaves cornice and half hipped plain tiled roof.</p> <p>Grade II</p>	
<p>Coults House, 48 Pound Road</p> <p>Early 19th century cottage with painted brick ground floor and weather boarded first floor. Listed for group value.</p> <p>Grade II</p>	
<p>The Coults, 46 Pound Road</p> <p>18th Century cottage with red brick ground floor, tile hung first floor, tiled roof and later addition to rear.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1700 - present day.
Type of buildings	Detached, semi-detached and terraced.
Main uses	Residential and some commercial.
Building heights	1-2 storeys.
Prominent building materials	Red brick, painted render, hung tiles, white weatherboard, tiled and slate roofs. Also buff brick.
Predominant boundary treatments	Hedges, walls, picket fences and open plan.
Open spaces	None.

Locally Distinctive Positive Features

- Trees, hedge and ragstone wall close the view at the northern edge of the settlement.
- Listed and other historical buildings.
- White painted facades and weatherboard which brighten the townscape.
- Victorian character of the village school.
- Glimpses of hills to the south.

Negative Features Worthy of Enhancement

- Concrete parking bay in poor repair.
- Some poor pavement surfacing.
- Loss of front boundaries and gardens to create off road parking.
- Narrow access to industrial site, in close proximity to listed cottages.
- Occasional flat roofs jar with the character of the area.



0 20 40 60 80 100 200 Metres

Ref A1

Title Pound Road

East Peckham Character Area Appraisal



A2 – OLD ROAD

Comprising: Old Road

Old Road is a historic route which, prior to the construction of culverts, had a stream running down its length and, prior to the construction of the dam, was regularly prone to flooding. The character of Old Road is mixed with groups of houses representing different phases of development. At the western end on the northern side some Victorian properties remain. There are further 19th century properties around the entrance to Orchard Road. However, with the exception of two listed buildings, the rest of the frontage dates from the 20th century.



South of the Snoll Hatch Road junction, there is an important cluster of 19th century buildings and walls set close to the road which add significantly to the historic character of this part of Old Road. Constructed in red brick, with some Flemish bond and grey headers, the properties have steeply pitched slate roofs with chimney stacks, white sash windows and decorative porches. The detached villa (1850) is a local landmark because of its imposing presence and prominent position on the curve on the road and retention of original details including divided sash windows, decorative porch and chimney stacks, yellow brick dressings and black railings. The historic character of this part of the road is enhanced by vistas of the oasts at Strettitt Farm and of Strettitt Place which is set within landscaped gardens behind a high brick wall.



However, this historic character is harmed by the construction in the 1960s of detached houses on the south west side of the road which are set back from the roadside behind deep unenclosed front gardens. The building line, materials and fenestration of these later properties are not sympathetic to the context of the 19th century buildings.



East of Strettitt Place, the north side of Old Road is mixed in age comprising both pre-World War I villas and more recent infill development. The majority of the properties are in residential use but there is a builders merchants, and a takeaway restaurant now occupies the former Queen Public House. The predominance of red brick and tiles and the enclosed landscaped front gardens are unifying elements. The road has a wide, relatively spacious character, enhanced by deep grass verges and some street trees.



The land between Orchard Road and Hale Street previously belonged to Hale Place Farm. The listed farmhouse still remains, set at right angles to the road, providing a link with the past. A telegraph post harms the setting of the building.




The south side of the road comprises residential properties set back from the roadside on a relatively even building line. These houses were built in three distinct phases. The earliest being a row of semi-detached houses built in 1936. The properties have distinctive brown tiled hipped roofs with short chimneys, white casement windows, flat porch canopies and the elevations are part brown/red brick, part render painted in pastel shades. The landscaped front gardens are enclosed by hedges and brick walls. The houses are of uniform design providing rhythm and unity in the street scene.



To the west of the 1930s housing, there is a row of semi-detached houses constructed in the 1950s on land formerly belonging to Strettitt Place. These houses are constructed of brown brick with quite steeply pitched, tiled, gabled roofs, small chimney stacks, plain facades with wide white windows and flat porch canopies.



To the east, more compact terraced housing dating from around 1980 is constructed in brown brick with cream painted render, shallow, tiled gabled roofs and smaller square or rectangular windows. The properties are set behind grassed lawns and clipped hedges. This eastern end of Old Road is less verdant without verges or street trees. A view of the garage on Hale Street is a detractor.

Listed Buildings	
<p>No 79, Old Road</p> <p>Hall house. 16th Century with 19th Century addition to south and much restored. Red brick ground floor and tile hung first floor. Tiled roof, hipped to right with ridge stack. Later wing to rear with tile hung first floor. 19th Century gabled wing placed across south end.</p> <p>Grade II</p>	
<p>Strettitt Place, Old Road</p> <p>House with an early 19th century elevation on an older building. The property is of painted brick with plinth and band and wide flat projecting eaves to a plain tiled hipped roof with dormers. The half glazed and paneled door has a projecting ionic columned porch. The curtilage is enhanced by an old stone wall.</p> <p>Grade II</p>	

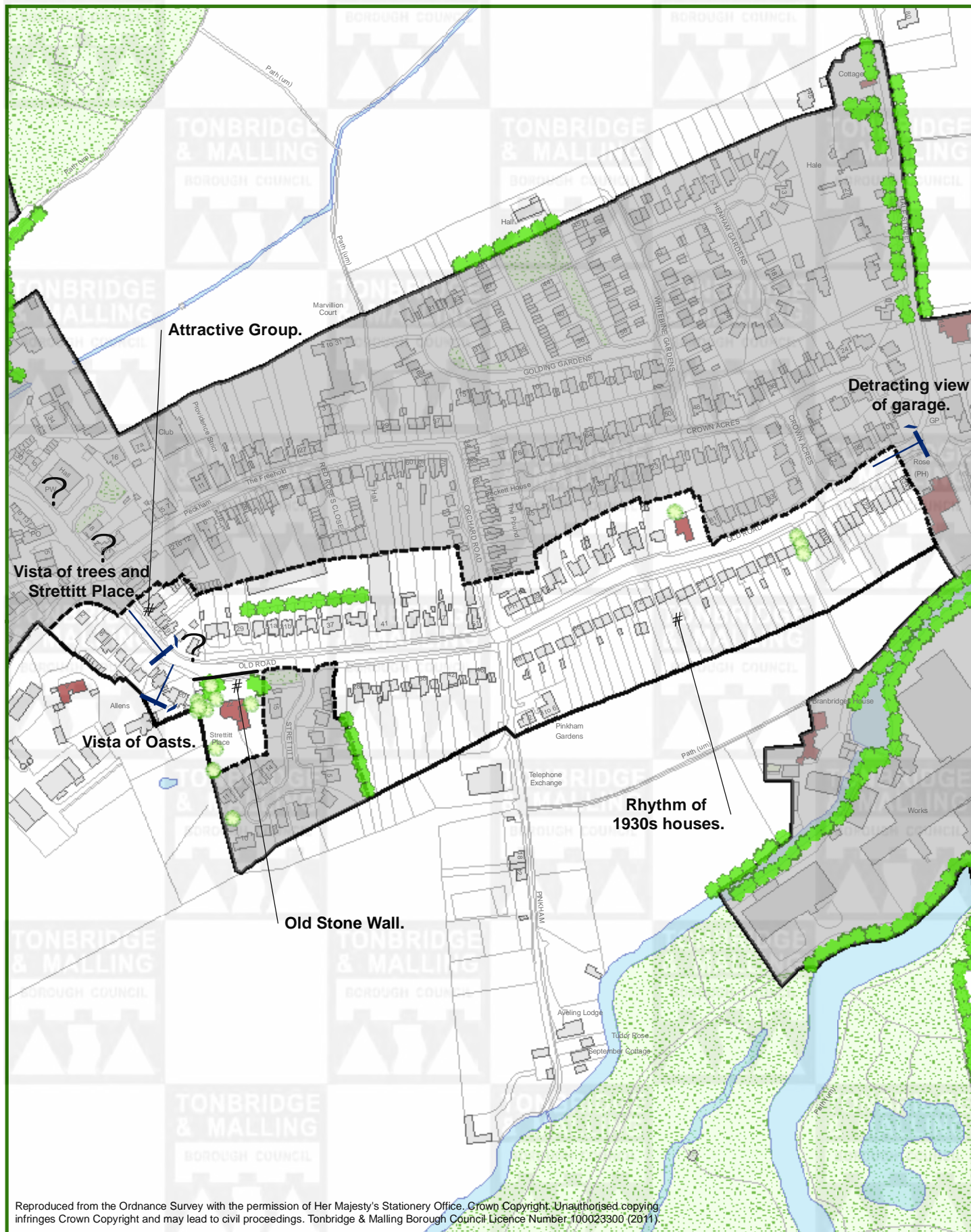
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1700 - present day.
Type of buildings	Detached, semi-detached and terraced.
Main uses	Residential and some commercial.
Building heights	1-2 storeys.
Prominent building materials	Red brick, painted render, hung tiles and tiled roofs. Also buff brick.
Predominant boundary treatments	Hedges, walls and open plan.
Open spaces	None.

Locally Distinctive Positive Features

- 19th century buildings with original details contributing to a historic character at the eastern end of the road.
- Listed buildings providing a link with the agricultural past of the settlement.
- Spacious character due to set back of houses, verges, street trees and landscaped front gardens.
- Vistas of Strettitt Place and oasts.
- Rhythm and unity created by uniform design of 1930s houses.
- Old Wall by Strettitt Place.

Negative Features Worthy of Enhancement

- More recent housing does not reflect the historic character at the eastern end of the road.
- Some poor surfacing and street furniture.
- Vista of garage on Hale Street.
- Opportunities for further tree planting along the verges to establish the effect of an avenue



0 30 60 90 120 150 300 Metres

Ref A2

East Peckham Character Area Appraisal

Title Old Road



A3 – HALE STREET (SOUTH)

Comprising: Hale Street (south) and Branbridges Road (north).

In the 19th century there was a cluster of buildings in this area which included the Rose and Crown Public House, a smithy and William Arnold's house. Today, the public house is under restoration. A garage occupies a prominent position at the junction on the site of the former Walnut Tree Public House.



Looking towards the Old Road junction from the south (left) and north (right), although currently under repair the listed Rose and Crown is an important local landmark as a result of its location at the road junction and its historic character.



Despite the presence of two substantial listed buildings, the area has a low environmental quality and lacks visual cohesion, providing a poor entrance to the East Peckham Rural Service Centre. The uneven building line, mix of architectural styles, open forecourts of the garage and restaurant and the poor quality of the surfacing and street furniture harm the character. However tree belts and hedges adjoining Hale Street to the north and along the river to the south soften the townscape and the long red brick wall to the rear of the car sales yard to the south of the Red Fort restaurant is the original estate wall of the now demolished old farm house, later the Walnut Tree and forge, and remains a good example of period brick bonding.

Listed Buildings	
<p>Rose and Crown Public House, Branbridges Road</p> <p>18th century public house</p> <p>Grade II</p>	Under repair
<p>Red Fort Restaurant, Hale Street</p> <p>Early 19th century (1820) two storey house of red brick with slate hipped roof, sash windows and central paneled door with rectangular overlight and projecting Tuscan columned porch.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1700 - present day.
Type of buildings	Detached.
Main uses	Commercial.
Building heights	1-2 storeys.
Prominent building materials	Red brick, tiled and slate roofs.
Predominant boundary treatments	Walls and panel fences.
Open spaces	None.

Locally Distinctive Positive Features

- Listed buildings.
- Tree belts and hedges to south and north.

Negative Features Worthy of Enhancement

- Lack of cohesion.
- Poor surfacing and street furniture.
- Poor setting of Red Fort listed building.
- Garage at prominent position on the junction.



Ref **A3**

East Peckham Character Area Appraisal

Title **Hale Street (South)**



B – MIXED USE VILLAGE CENTRE

The village does not have an historic core as the various trades and shops were distributed around the cluster of East Peckham hamlets. However, since the 19th century, a small commercial hub of shops and services has developed around the crossroads of Pound Road, Old Road, Snoll Hatch Road and The Freehold.

B1 – THE POUND AREA

Comprising: Old Road (north) and Pound Road (south).

This area is characterised by buildings of mixed age, height and use. The area comprises 19th century buildings which include the Merry Boys Public House, shops including the village stores and the Methodist Church. There is also a small parade of shops constructed on the site of the animal pound in 1979, which incorporates the village library. The area was further developed in 1982 with the construction of a car park and extension to the Methodist Church. In 1995 the pedestrian area in front of the parade was refurbished with new lighting and landscaping.



The Merry Boys Public House, constructed around 1850, is a local landmark due to its scale, steeply pitched roof and prominent position on the crossroads and the white painted render which contrasts with the surrounding red brick. Set close to the road, it partially terminates a vista along Pound Road and from Snoll Hatch Road and visually contains this central area. The building has retained a number of original features including the chimney stacks, arched front door and sash windows.



The original Methodist Church was built in 1810 (original entrance and door facing south). The present building was constructed in 1887 and extended in 1923. It is an orange/ red brick building with yellow brick bands and detailing, a steeply pitched gabled slate roof with ridge tiles and tall gothic windows. It is a local landmark, due to its distinctive Victorian architecture and its wide frontage set close to the road.



At the southern end a landscaped parking area and open space is enhanced by a local information board and decorative village sign.



The small parade of shops is two storeys, respecting the height of surrounding buildings. Whilst the block lacks the detail of the historic buildings in the vicinity the landscaped pedestrian area forms an attractive setting and central space. The pedestrian area acts a small village square, providing a central space within this elongated settlement. The butcher's shop/post office was built in 1840 and extended in 1960. The white elevations and traditional shop front contribute to the character of the area, brightening the townscape.



South of Snoll Hatch Road, a wide expanse of pavement cluttered with bollards creates a bland frontage. On the east side, further shops are housed in 19th century properties set close to the road.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

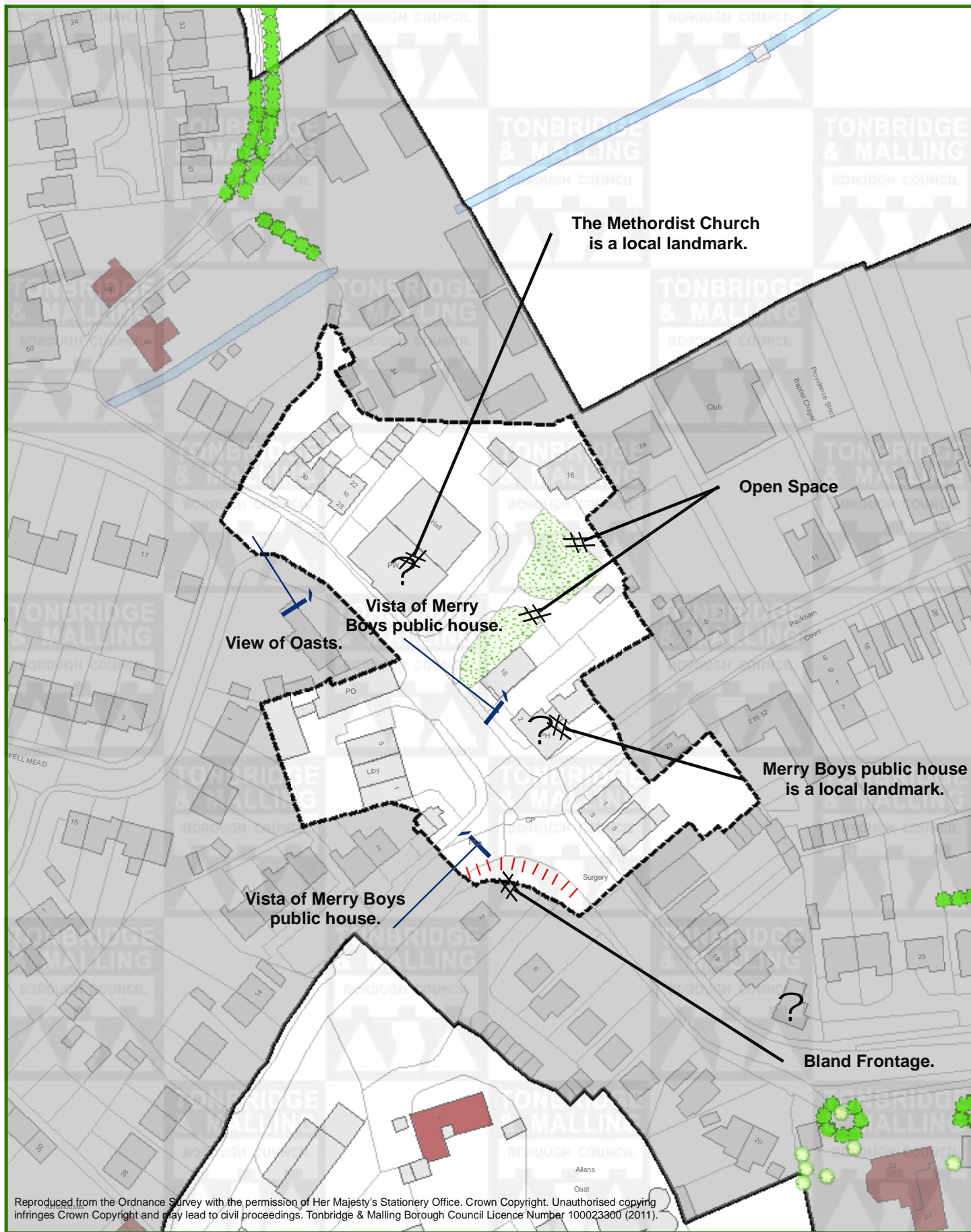
Age of buildings	1900s – 1970s.
Type of buildings	Detached and terraced.
Main uses	Mixed commercial and community.
Building heights	1-2 storeys.
Prominent building materials	Orange/red, yellow and brown brick, tiled and slate roofs, white render.
Predominant boundary treatments	Open plan and black railings.
Open spaces	By the shopping parade and Methodist Church.

Locally Distinctive Positive Features

- The Methodist Church and Merry Boys Public House local landmarks.
- Retention of some other 19th century buildings in this older part of the village.
- The landscaped pedestrian areas by the shops and Methodist Church.
- View of oasts.

Negative Features Worthy of Enhancement

- Junction is cluttered with signs, barriers and bollards. Some of the surfacing is poor.



Ref **B1**

Title **The Pound Area**

East Peckham Character Area Appraisal



C - POST-WAR PUBLIC HOUSING SCHEMES

The housing in Westwood Road and Drage Road was constructed in the 1950s on open farm land, connecting the hamlets of Bullen and The Pound.

The houses are built along curving streets between Pound Road and Chidley Cross Road. Short culs-de-sac lead off from these main streets. The plots are relatively spacious with the houses set back from the road behind enclosed front gardens. Some properties face onto footpaths and open spaces or are set at an angle to the road. The semi detached and terraced houses are constructed in standard designs. This character area has a spacious feel which is enhanced by the mature landscaping, extensive grassed areas and deep private gardens.

C1 – WESTWOOD ROAD AREA

Comprising: Cotman Way, Drage Road and Westwood Road



The houses are constructed of red brown brick with steeply pitched brown tiled roofs and small chimney stacks on the ridge. They have flat front elevations (except for projecting gabled two storey bays which visually break up the terraced properties) flat concrete porch canopies and white casement windows. The houses are set back behind wooden picket, wire fences and hedge boundaries and landscaped front gardens. Some properties are set at an angle to the road facing onto footpaths and small grassed amenity spaces, contributing to the spacious character of the area. A treed open space in Westwood Road forms a focal point. A network of footpaths connects the various parts of the development.



The communal garage blocks and concrete forecourts appear dated but are in reasonable repair.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

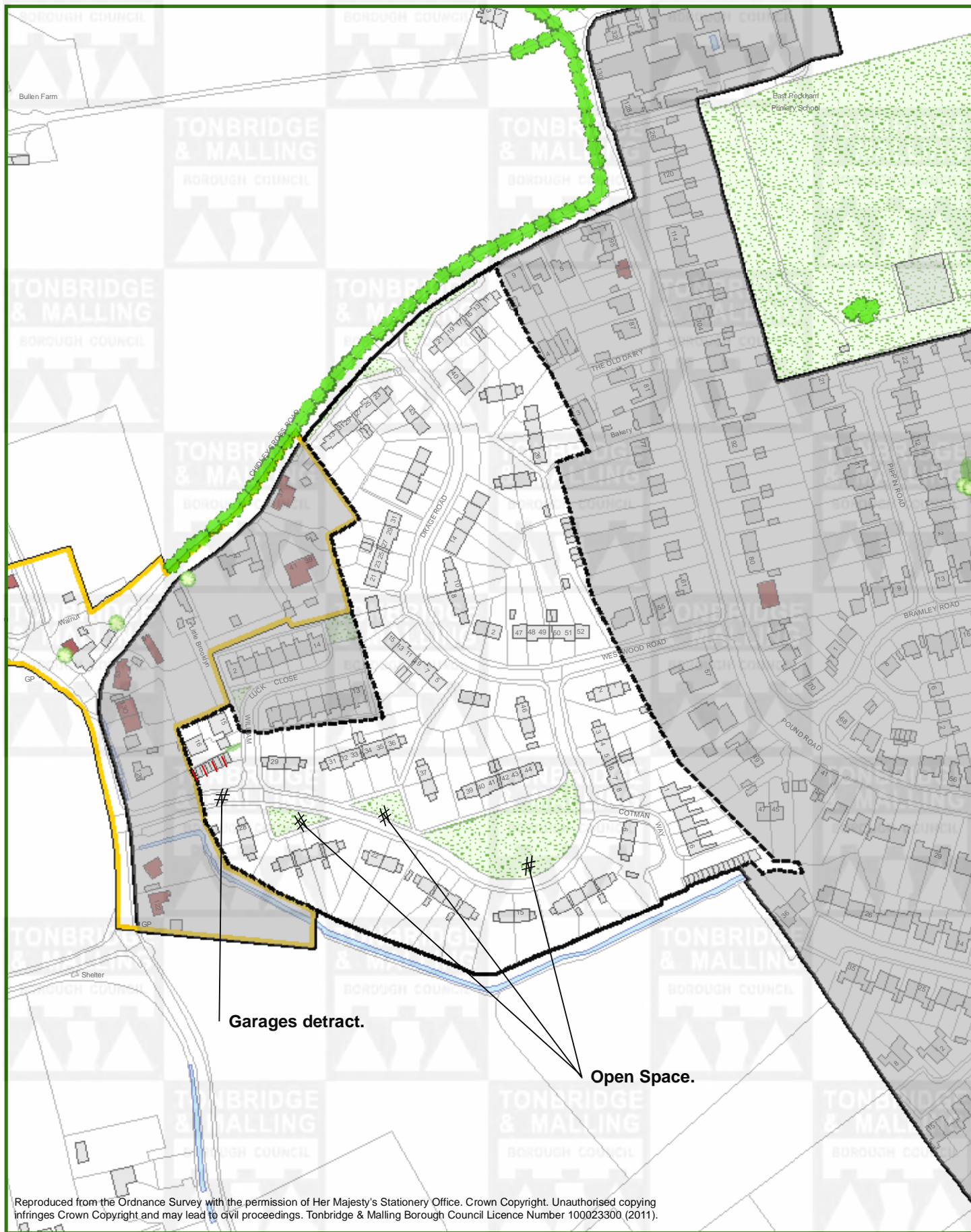
Age of buildings	1950s.
Type of buildings	Semi-detached and terraced.
Main uses	Residential.
Building Heights	2 storeys.
Prominent building materials	Red brown brick and roof tiles, concrete.
Predominant boundary treatments	Picket fences, hedges and some wire fences.
Open Spaces	Grassed amenity areas.

Locally Distinctive Positive Features

- Retention of distinctive original design and informal curved street layout of this planned developments.
- Repeated building designs give a uniform character and strong sense of place. There has been little harm from unsympathetic additions, alterations or materials.
- Grassed open spaces, particularly the space in Westwood Road contribute to the spacious character and provide an attractive outlook for the properties.
- Front gardens are separated from the public open space by low picket fences and hedge boundaries.
- Mature trees and shrubs in public and private areas contribute to the relatively spacious character.
- Network of footpaths.

Negative Features Worthy of Enhancement

- Concrete surfacing by garage blocks.



Ref **C1**

East Peckham Character Area Appraisal

Title **Westwood Road Area**



D - OPEN PLAN HOUSING DEVELOPMENTS

The built up area of East Peckham Rural Service Centre expanded considerably between the late 1950s and 1970s with the construction of private estates to the rear of the road frontage. These housing developments comprise mainly semi-detached two storey properties with integral or attached garages relatively evenly spaced along straight or slightly curved streets and, culs-de-sac. Each development is accessed via one entry point from the main road, preventing through traffic. The distinctive feature of these areas is the open plan character with the houses generally set behind dwarf walls or unenclosed lawns and driveways within quite generous plots. There are few public open spaces or community facilities.

The buildings are constructed in various brick shades and are frequently decorated with hung concrete tiles and weatherboard. Wide white painted casement windows with a distinctive horizontal emphasis are a general characteristic. Windows and doors frequently appear to be randomly distributed within elevations without aligning vertically or horizontally with each other. Significant openings make the buildings appear less robust. Properties characteristically have a shallow roof pitch with brown concrete roof tiles and no, or small, chimneys. Many properties have porches. The developments incorporate buildings of repeated design. The buildings show few local references in terms of materials or design and there are no local landmarks. These character areas are quiet with a peaceful residential ambience. They have no fast moving traffic and ample off-street parking.

One neighbourhood in Golding Gardens is designed on Radburn principles. This style of development originating in the USA in the 1920s was intended to make provision for 'the motor age' without giving cars priority over pedestrians and became very influential in the new town movement in the UK. The housing is arranged around a communal open space and footpaths which are separated from the road network. The properties front onto the open spaces whilst vehicular access is provided to the rear of properties by short culs-de-sac.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s - 1970s.
Type of buildings	Semi-detached, detached and some terraced.
Main uses	Residential.
Building Heights	2 storeys.
Prominent building materials	Buff, yellow, red/brown and orange brick, brown tiled roofs, wide fenestration, brown hung tiles and weatherboard. Great variety of materials.
Predominant boundary treatments	Dwarf walls or unenclosed grassed frontage. Some hedges and panel fences.
Open spaces	Grassed space in Golding Gardens.

Locally Distinctive Positive Features

- Quiet residential character generally with no through traffic.
- Verges, open plan lawns, shrubs, and trees enhance the townscape contributing to an open, spacious character.

Negative Features Worthy of Enhancement

- No significant detractors but these developments lack visual interest or local references in terms of materials or design. They tend to be single use (residential estates) with uniform road layouts and generally lacking in landmarks and reference points.
- Poor surfacing.

D1- BRAMLEY ROAD AREA

Comprising: Bramley Road, Pippin Road and Russett Road

Named after apple trees and constructed on land formerly belonging to Hodges Farm, Bramley Road provides the access to Pippin Road and Russett Road, which in turn provide access to the recreation ground, sports hall and allotments, meaning that this development has more traffic movement than other similar estates.



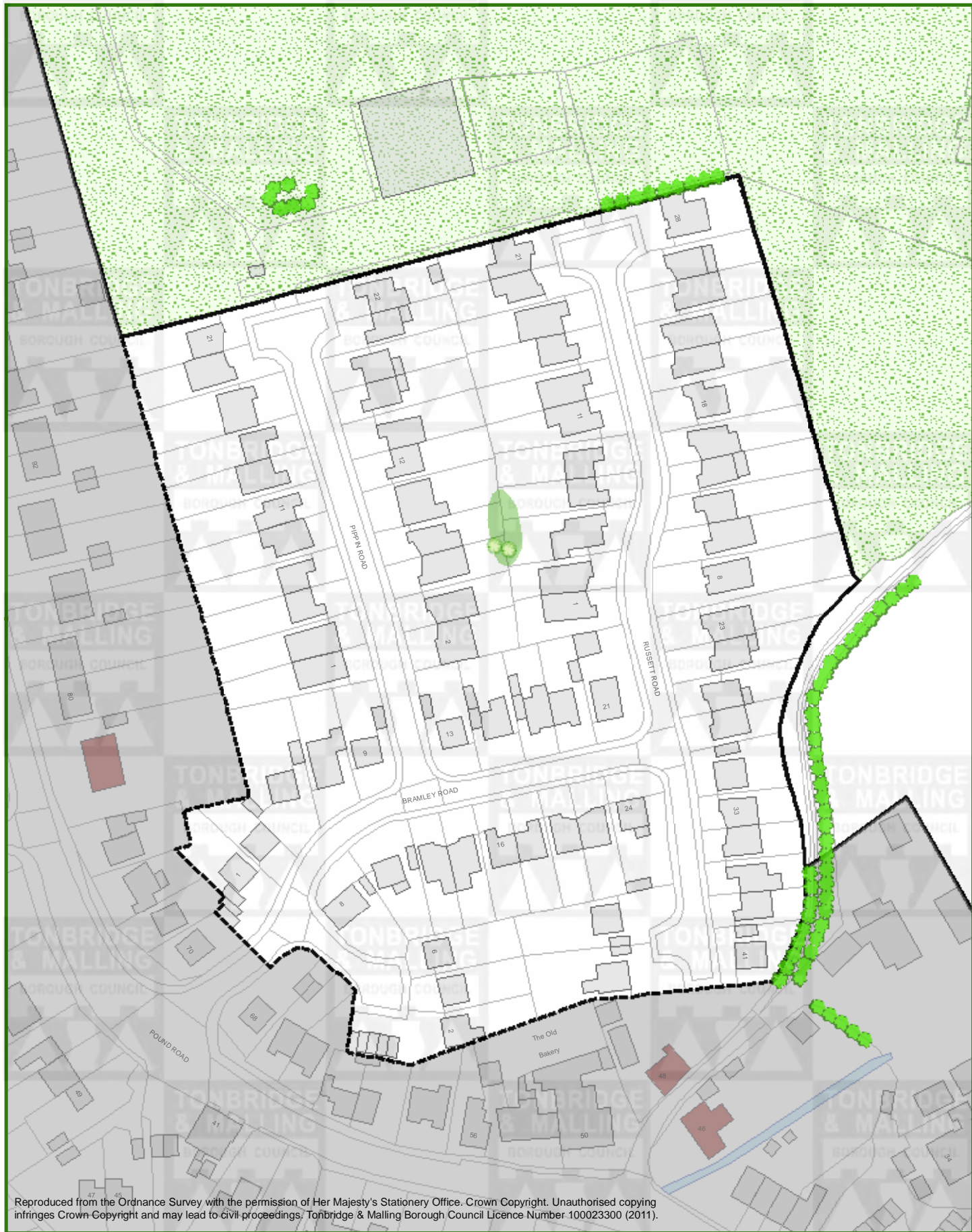
The buff, orange and brown brick two storey detached and semi-detached houses lie along a consistent building line on relatively even sized plots. They have shallow pitched brown tiled gabled roofs and small chimneys. Some have coloured hung tiles, arranged in stripes on several properties, or synthetic weatherboard. Integral or separate garages are generally flat roofed. There are no long views. The unclosed front gardens are generally paved to provide off street parking. Some road and pavement surfacing is poor. The development backs onto open space to the north and east though this is not visible other than a treed boundary.

Locally Distinctive Positive Features

- See introduction to Section D.

Negative Features Worthy of Enhancement

- Some poor surfacing.
- See introduction to Section D.



0 10 20 30 40 50 100 Metres

Ref **D1**

East Peckham Character Area Appraisal

Title **Bramley Road Area**



D2 – FELL MEAD AREA

Comprising: Fell Mead and Stockenbury

A 1960s development comprising two curved culs de sac on a triangle of land between Snoll Hatch Road and Pound Road on the western edge of the village.



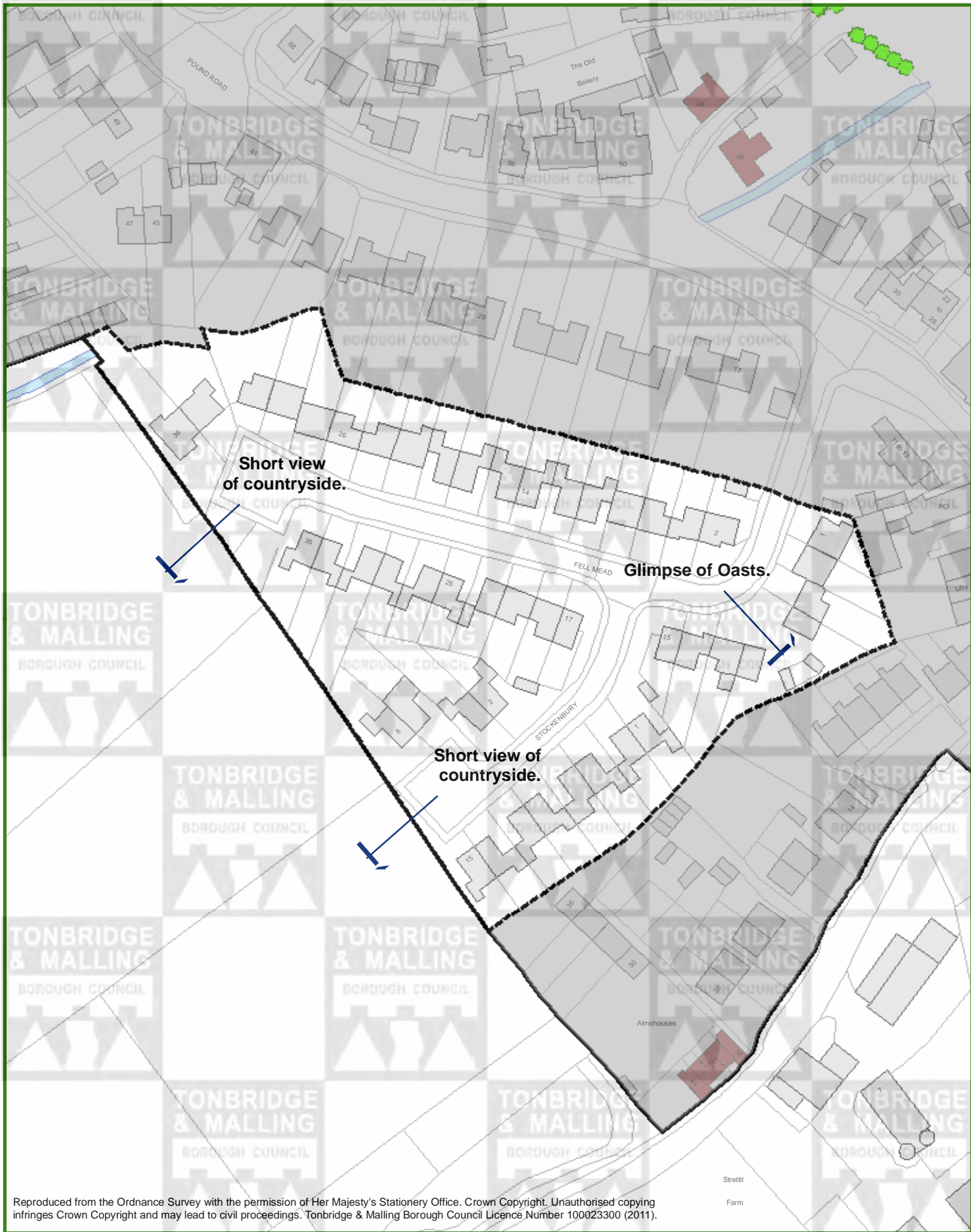
Panel fences lining the access road create a bland entrance to this quiet development. The houses are constructed in a variety of brick colours with grey/brown tiled roofs and wide white windows. The roofs are shallow pitched, with small chimneys, or on some properties sweep down to first floor level with wide dormer windows. The properties generally have flat porch canopies and attached flat roofed garages. There are some hung tiles and synthetic weatherboard. The houses set back behind lawns and driveways. There are no long views, but there are glimpses of oasts to the south east and short views of countryside to the south west. Some surfacing is poor.

Locally Distinctive Positive Features

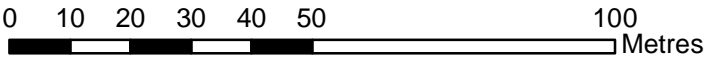
- Glimpse of oasts and short views of countryside.

Negative Features Worthy of Enhancement

- Some poor surfacing.
- See introduction to Section D.



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Ref	D2	East Peckham Character Area Appraisal
Title	Fell Mead Area	



D3 – STRETTITT GARDENS

Comprising: Strettitt Gardens

This 1970s curved cul de sac is located on the edge of the village south of Old Road on land formerly belonging to Strettitt Place. The name is derived from Stroddette an earlier name for the Pound meaning marshy place.



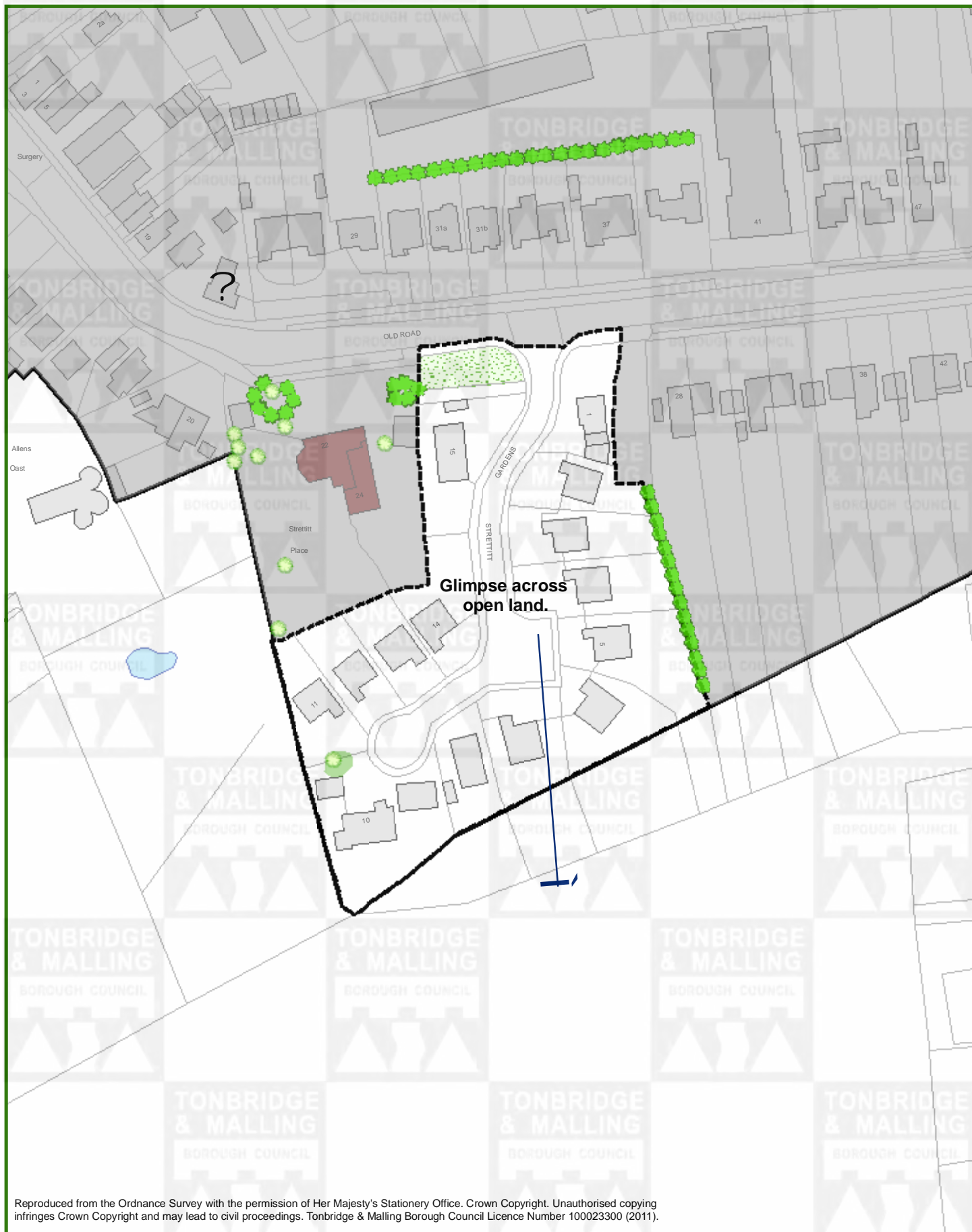
The one and two storey detached houses are constructed on an uneven building line and set back from the road behind lawns and concrete driveways. They are constructed of buff/brown brick with gabled shallow/mid pitched tiled roofs, small chimneys, some with hung tiles or synthetic weatherboard. There are glimpses southwards across open land.

Locally Distinctive Positive Features

- See introduction to Section D.

Negative Features Worthy of Enhancement

- Some poor surfacing on driveways and pavements.



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0 10 20 30 40 50 100 Metres

Ref **D3**

East Peckham Character Area Appraisal

Title **Strettitt Gardens**



D4 – CROWN ACRES AREA

Comprising: Crown Acres, Golding Gardens, Henham Gardens and Whitebine Gardens

This is the most extensive open plan development in East Peckham Rural Service Centre. It is accessed via Crown Acres from Old Road and comprises straight and curved culs-de-sac with names recalling the hops industry.



The detached and semi-detached two storey houses are arranged on an even building line set behind open plan lawns and driveways. They are constructed in a variety of brick colours in repeated designs which incorporate green hung tiles of various designs, synthetic weatherboard and wide white windows. The gabled roofs are tiled, some with forward facing gable ends. The properties have attached flat or pitched roof garages. There are no long views.



A section of housing in Golding Gardens is designed on Radburn principles with the short two storey terraces fronting onto footpaths and amenity areas. The townscape in the culs-de-sac streets to the rear is less attractive with flat roofed garages, parked cars and bins giving a cluttered appearance.

Locally Distinctive Positive Features

- Treed open space north of Golding Gardens.

Negative Features Worthy of Enhancement

- See introduction to Section D.



0 20 40 60 80 100 200 Metres

Ref **D4**

East Peckham Character Area Appraisal

Title **Crown Acres Area**



D5 – MEDWAY MEADOWS

Comprising: Medway Meadows

A 1960s development of semi-detached and detached houses at the edge of the settlement east of Hale Street with open countryside to the east and north.



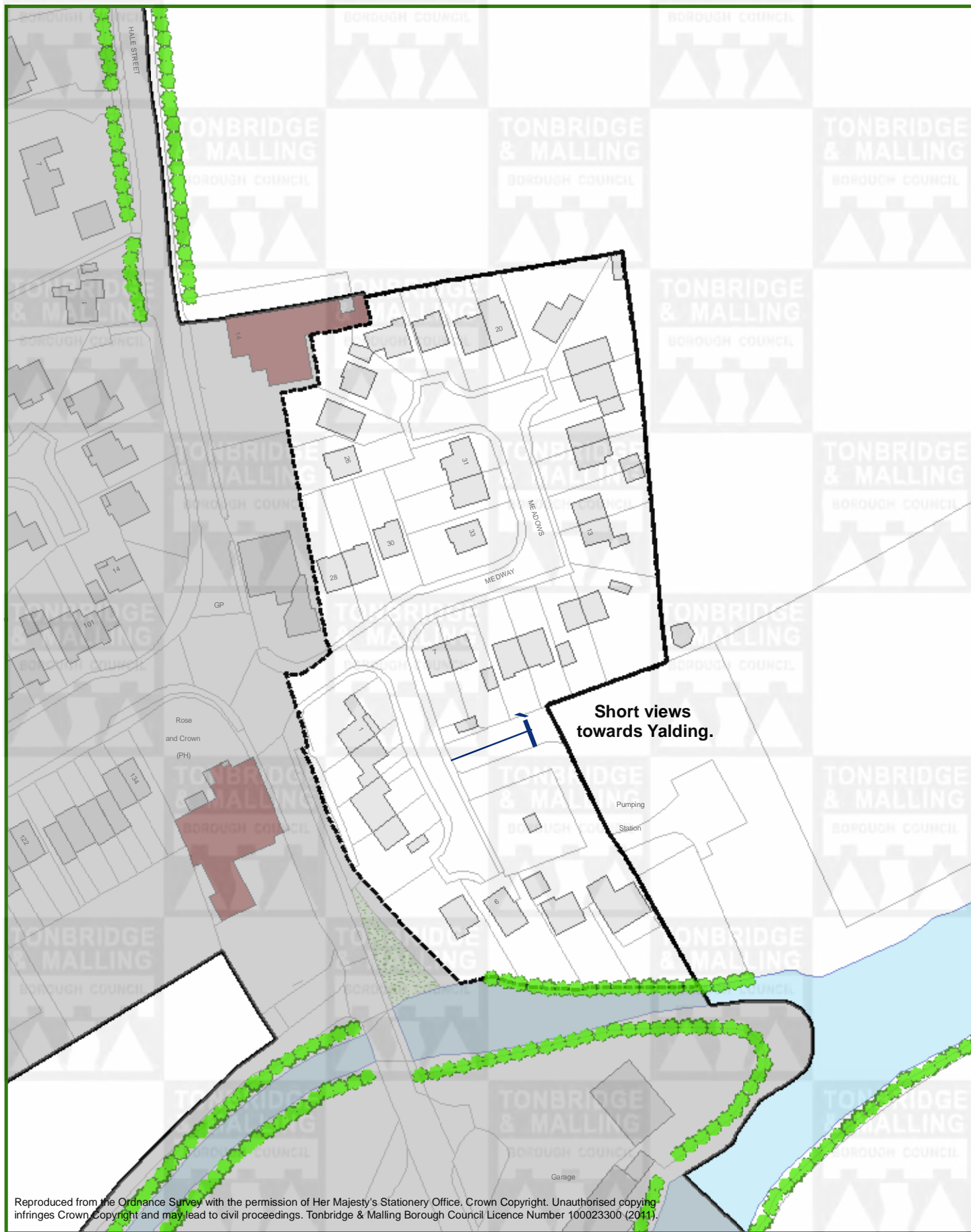
The two storey houses are constructed of a variety of brick colours with wide white windows, some hung tiles, dormers and plain tiled roofs. The properties have short chimneys and flat porch canopies on metal posts. The gardens are partially enclosed by dwarf walls, hedges, panel fences and concrete posts.

Locally Distinctive Positive Features

- View eastward over open countryside.

Negative Features Worthy of Enhancement

- See introduction to Section D.



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Ref **D5**

East Peckham Character Area Appraisal

Title **Medway Meadows**



E- LOWER DENSITY DETACHED HOUSING

A small area of lower density detached housing of mixed age is located to the west of Hale Street. The individually designed detached houses are set within generous landscaped gardens behind hedges and fences.

E1 HALE STREET(NORTH)

Comprising: Hale Street (north)




Hale Place, built by William Monkton, dates from the early 19th century (1806). It is an imposing orange red brick house with two storey canted bays, some 12 pane sash windows, orange brick details and a shallow hipped slate roof with tall chimney stack and curved dormer windows. The doorway is placed centrally on the front façade and has a semi circular fanlight and white classical style porch. A more recent bay window detracts from the historical appearance of the building. The building is set in a landscaped garden incorporating mature trees.



The other houses in this area are of mixed age and materials. All the properties are set well back from the road behind hedges, trees, brick or stone walls and a ditch with the exception of the older Hale Place Cottage which is set close onto the road at right angles to it creating an attractive vista, marred by a road traffic sign. Hale Street has a verdant, rural character being partially enclosed on both sides by hedges and trees. There are views eastwards across open countryside and northwards towards the Mereworth hills.



Listed Buildings	
<p>Hale Place Cottage, Hale Street</p> <p>18th century cottage with brick ground floor and tile hung first floor with some exposed framing. Tiled hipped and half hipped roof with catslide to rear.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1700 – present.
Type of buildings	Detached.
Main uses	Residential.
Building Heights	2 storeys.
Prominent building materials	Red brick, cream/white paint, dark wood, slate and tiled roofs, mock half timbering.
Predominant boundary treatments	High hedges, trees, brick and stone walls and ditch.
Open spaces	Extensive private gardens.

Locally Distinctive Positive Features

- Rural character of road.
- Trees, hedges, landscaped gardens and proximity to the countryside contribute to the verdant character. Relatively uniform height of buildings which are partially screened from the road allowing the landscaping to dominate.
- Historic character of Hale Place and the listed Hale Place Cottage, the latter of which is in a prominent position set close and at right angles to the road.
- Views eastwards over open countryside.

Negative Features Worthy of Enhancement

- No significant detractors.



0 10 20 30 40 50 100 Metres

Ref **E1**

East Peckham Character Area Appraisal

Title **Hale Street (North)**



F – MIXED CHARACTER AREA

Some road frontages have a mixed character in which no one period or style of building predominates. These may result either where a street was constructed at a particular time, but subsequent redevelopment or infill development has diluted the original character to such an extent that it no longer is apparent, or where a street has been developed gradually with successive phases of development.

In East Peckham Rural Service Centre there are two such areas around the Freehold and Snoll Hatch Road.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mixed age, principally 19 th century onwards.
Type of buildings	Detached, semi-detached and terraced.
Main uses	Residential, commercial and community.
Building Heights	1 – 2 storeys.
Prominent building materials	Brown and red brick, painted render, tiled roofs, concrete.
Predominant boundary treatments	Various including brick walls, wood panel fences, railings, hedges and open plan.
Open spaces	None.

Locally Distinctive Positive Features

- Some retention of historical details and boundaries.

Negative Features Worthy of Enhancement

- No significant detractors.

F1 – THE FREEHOLD AREA

Comprising: The Freehold, Orchard Road and Red Roses Close

The Freehold and Orchard Road were constructed in the mid 19th Century forming a loop off Old Road with semi-detached and terraced brick two storey houses on either side and a Baptist Chapel. However, subsequently there has been significant infill and redevelopment, so that the roads now have a mixed character incorporating residential and some community and commercial uses. Nevertheless, the clusters of 19th Century buildings as well as individual buildings are of sufficient quantity to have impact, and quality (with the retention of some original features) to provide a distinctive character within parts of this character area.



Many of the mid Victorian semi-detached and terraced cottages remain. They are constructed of brown or orange red brick with steeply pitched slate or tiled roofs and chimneys on the ridge. Brick arches over windows have been retained on some properties. Some have been painted pastel shades and many have been modernised with replacement doors, roofs and windows and porch extensions. They are set in narrow plots, close to the road behind small front gardens enclosed by brick walls, black railings or wooden fences. Some front boundary treatments have been lost.



The Victorian properties are interspersed by 1960s/70s houses constructed of buff brick with roofs of variable pitch and wide horizontal and dormer windows. These properties do not respect the building line, grain or materials of the earlier houses and dilute the historical character.



Marvillion Court was built in 1973 replacing earlier cottages. It is set back behind a large parking area with grass verges and trees creating an open expanse which contrasts with the otherwise enclosed character of the area. The car parks at the East Peckham Club and to the rear of the Merry Boys public house create large, bland gaps in the frontage with no soft landscaping and detract from the character of the area. The Club is a flat roofed building lacking visual interest or local references in terms of scale, materials or details.



Red Roses Close is a more recent cul-de-sac of two storey houses in yellow brick with orange brick bands and slate style roofs. The houses flanking the entrance are set close to the road behind narrow front gardens reflecting the prevailing building line and maintaining the enclosure of the street. They employ local references in terms of building line, scale, materials and detailing.



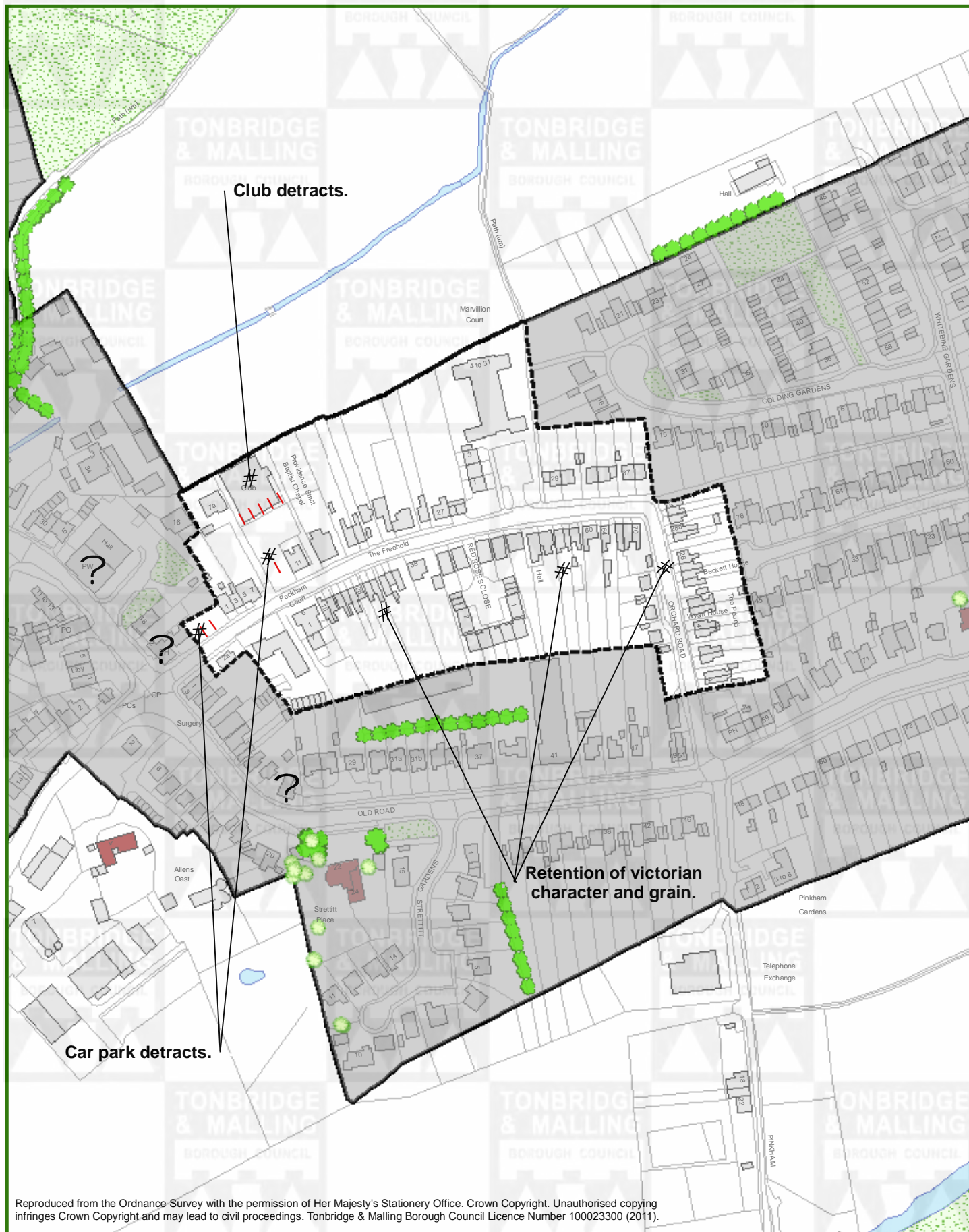
The Freehold leads off the commercial centre and there are a variety of community and commercial uses including the Baptist Chapel, Salvation Army Hall (1885), and a newsagent in Orchard Road adding to the mix of use and character.

Locally Distinctive Positive Features

- Retention of some 19th Century character through the retention of buildings, traditional materials, architectural details, grain and traditional front boundaries.
- Historical interest of the Freehold Land Society movement.

Negative Features Worthy of Enhancement

- Open car parking areas in poor repair which harm the sense of enclosure and detract from the townscape.
- East Peckham Club building.



0 20 40 60 80 100 200 Metres

Ref **F1**

East Peckham Character Area Appraisal

Title **The Freehold Area**



F2 SNOLL HATCH ROAD

Comprising: Snoll Hatch Road (north side)

This road leads off from the Pound area towards the hamlet of Snoll Hatch. The listed Strettitt Farm lies to the south of the road, outside the defined built up area. The 19th century cottages which originally stood on the north side of the road were demolished and replaced by 20th century housing.



Approaching from the south west, Snoll Hatch Road is strongly enclosed at the entrance point to the village by a ragstone wall and fence on the north side and a curving brick and ragstone wall to the south. The listed almshouses and historic buildings of Strettitt Farm create an impressive entrance to the built up area.



Other buildings in the street comprise two storey semi detached houses and single storey terraced properties in buff or red brown brick. The houses are set back, above the road behind unenclosed, landscaped front gardens, some painted in pastel shades with a simple form and gently pitched roofs and bay windows. The bungalows were built in 1968 on the site of the Wesleyan Cottages owned by the Methodist Chapel. They are set behind a poorly maintained concrete parking area.



The brick and ragstone wall on the south side and the view of Merry Boys public house which partially close the vista are particular features.

Listed Buildings

Nos 38-44 (even), Snoll Hatch Road

Mid 19th century 1 storey almshouses with red brick plinth and painted roughcast above, pointed arch windows and plain tiled hip roof.

Grade II

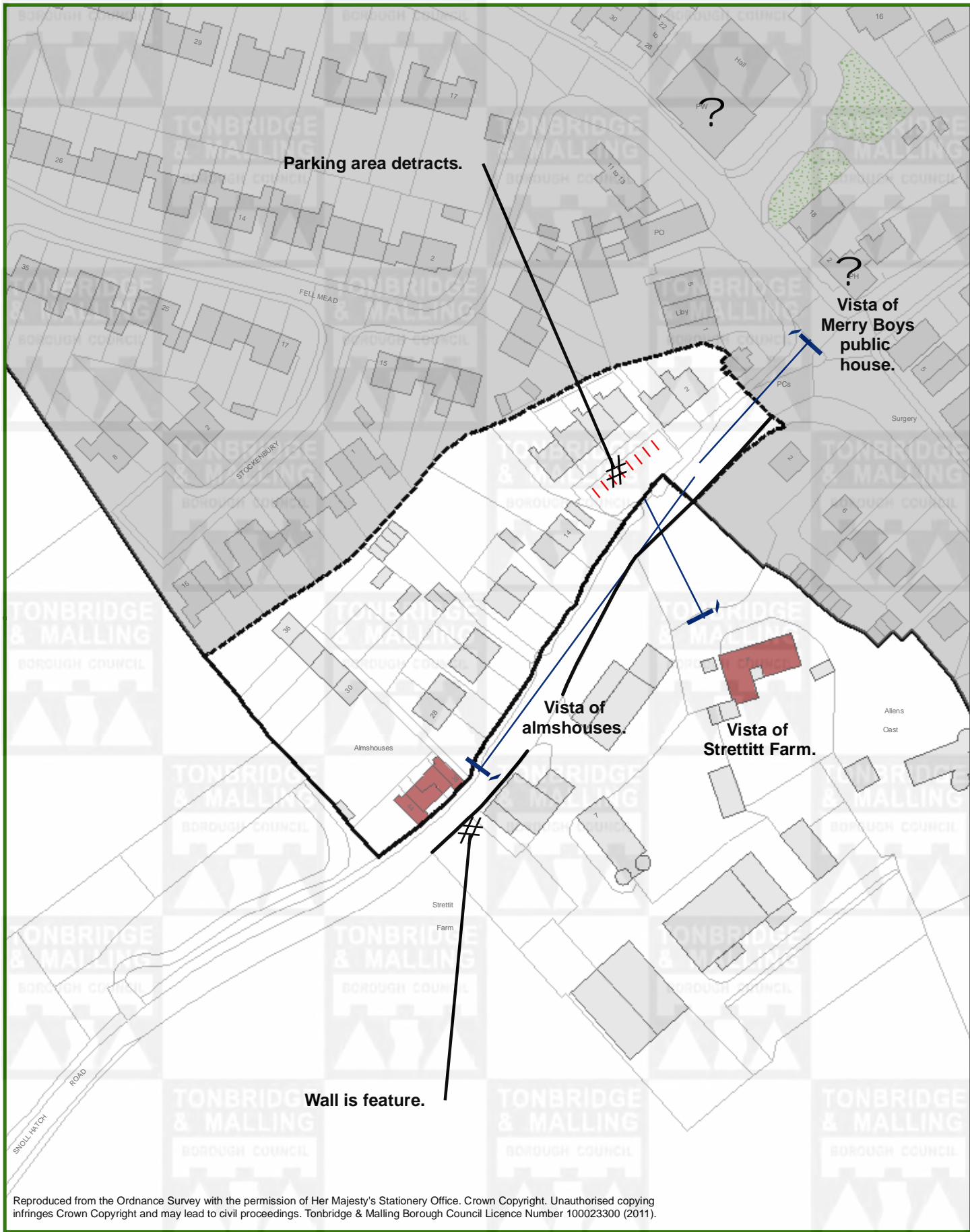


Locally Distinctive Positive Features

- Listed almshouses.
- Ragstone and brick wall on south side.
- Attractive entrance to the village approaching from the south west.
- Vistas of Merry Boys Public House and listed buildings.

Negative Features Worthy of Enhancement

- Concrete parking area.



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G - BUNGALOWS

There is one small bungalow development in East Peckham Rural Service Centre at William Luck Close. Elsewhere there are some bungalows dating from the 1930s - 1970s fronting onto Pound Road, Old Road and Snoll Hatch Road which are considered in Section A and in the mixed character areas considered in Section F.

GI – WILLIAM LUCK CLOSE

Comprising: William Luck Close.

This quiet cul-de-sac development of fourteen terraced bungalows is accessed from Westwood Road.



The buff brick buildings have wide white windows and a simple form of low pitched brown tiled roofs. They are set behind lawned open plan frontages with a parking area at the end of the cul-de-sac. The area has two small areas of amenity open space and a very quiet inward looking character.

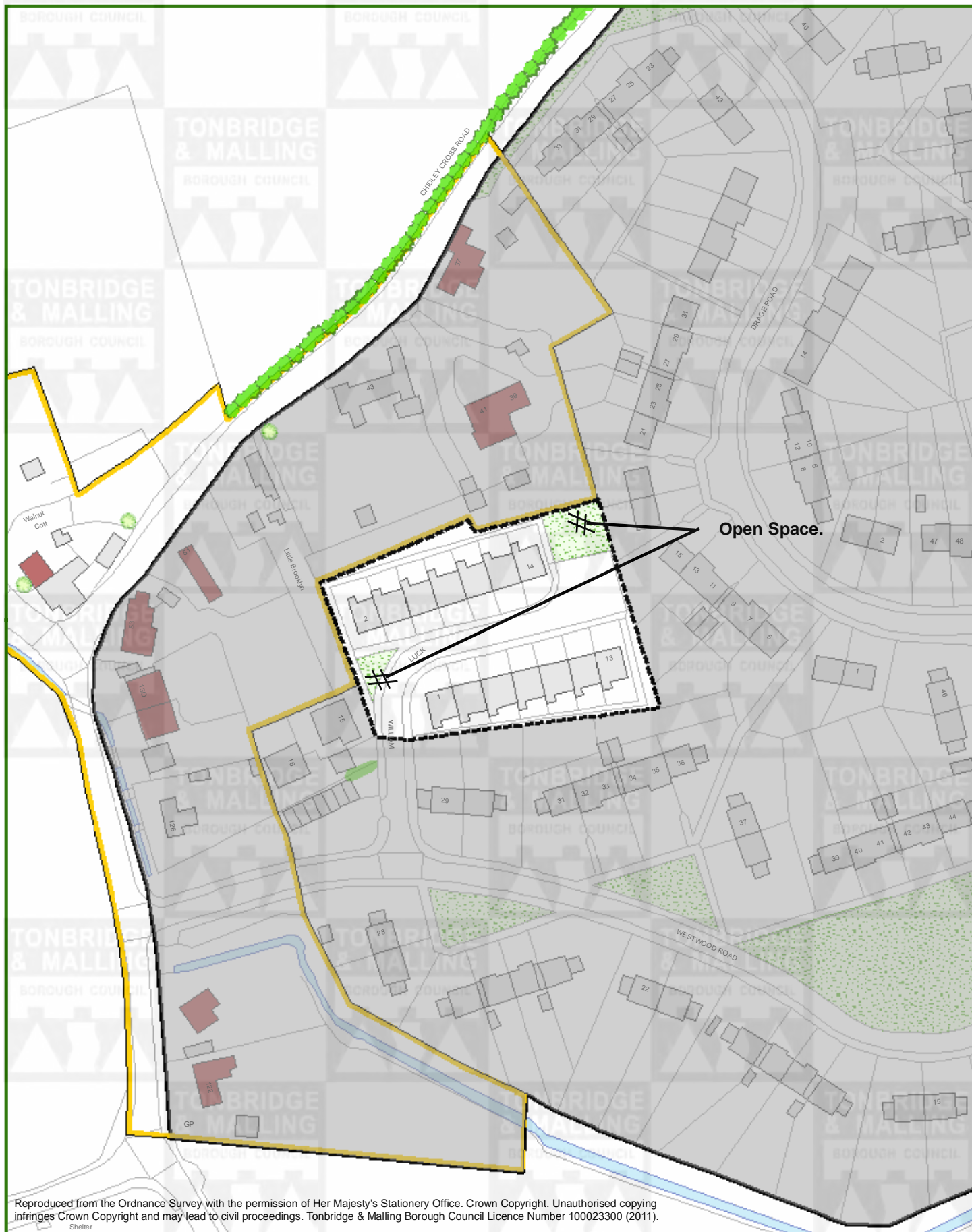
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s.
Type of buildings	Terraced bungalows.
Main uses	Residential.
Building Heights	1 storey.
Prominent building materials	Buff brick, brown tiles and white windows.
Predominant boundary treatments	Open plan.
Open Spaces	Two small areas.

Locally Distinctive Positive Features

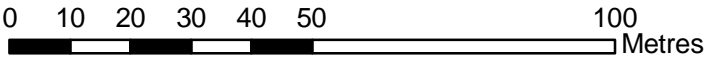
- Quiet residential character.

Negative Features Worthy of Enhancement

- No significant detractors.



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Ref	G1	East Peckham Character Area Appraisal
Title	William Luck Close	



H– COMMERCIAL AREAS

The main commercial area of East Peckham Rural Service Centre is located along Branbridges Road to the south of the village. The land close to the river has a long industrial heritage but the area expanded southwards during the 20th century. Units are situated in discrete parks around extensive parking areas and access roads giving off Branbridges Road and are single storey with shallow roofs and built from a variety of coloured panel materials and brick. Car parking areas and access tend to dominate.

A further small light industrial area is situated east of Pound Road.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	19 th century onwards.
Type of buildings	Large individual buildings or groups of linked units, some Victorian brick buildings.
Main uses	Industrial warehouses, workshops and car showrooms.
Building Heights	1-2 storeys.
Prominent building materials	Steel and brick.
Predominant boundary treatments	Metal fences/barriers and open plan.
Open spaces	Some landscaped grassed frontages.

Locally Distinctive Positive Features

- None.

Negative Features Worthy of Enhancement

- Undistinguished buildings with no local references.
- Functional but unattractive fencing as boundary treatment.

H1 – BRANBRIDGES

Comprising: Branbridges Road

The industrial area at Branbridges is screened from the residential parts of the village by a belt of trees flanking the river. The road passes southwards over two bridges and connects to the A228 Boyle Way bypass. It is lined on both sides by low rise warehouse structures and extensive parking areas.



The entrance to the industrial area from the north is unprepossessing. The road passes over two branches of the river which are flanked by tree belts which are important to the character of the area. But the river is virtually shielded from view, screened by industrial units or vegetation. Very poor quality fencing and barriers line the road and the units sit within extensive, poorly surfaced parking areas with little or no landscaping. The area between the two river bridges has an atmosphere of neglect, providing a poor entry point to the village when approached from the south.



Just north of the river, an access leads to engineering units on the site of the former corn mill. The mill pond and substantial listed Branbridge Mill House built by Thomas Boorman, provide links to the past. The Mill House, now used as offices, is set within a landscaped garden but its setting is harmed by its proximity to industrial workshops.





South of the second river bridge, a cluster of nineteenth century red brick buildings, one of which is listed, occupy the site of the former timber yard and coal wharf which is now vacant and derelict. Currently empty and boarded up, the buildings have the potential to contribute to the character of the area providing a link with the industrial heritage of the East Peckham and the former importance of this wharf on the Medway as an inland port. The site is enclosed by poor quality metal barriers. An 18th century cottage can be glimpsed to the rear.



On the western side of the road, the former pumping station has been sympathetically restored as a car showroom. The building is constructed of yellow stock bricks which contrast with predominantly red brick residential properties in the village. Brick pilasters and tall arched windows with orange dressings punctuate the façade and the half hipped slate roof has a prominent forward facing gable with circular window.



Further south, access roads lead off either side into more recent business and industrial parks which are set behind grassed frontages with some landscaping to produce a less harsh, more coordinated townscape. However, barriers and parking areas continue to dominate the street scene. There are views southwards of trees and tree belts to the west provide a green backdrop to the buildings.

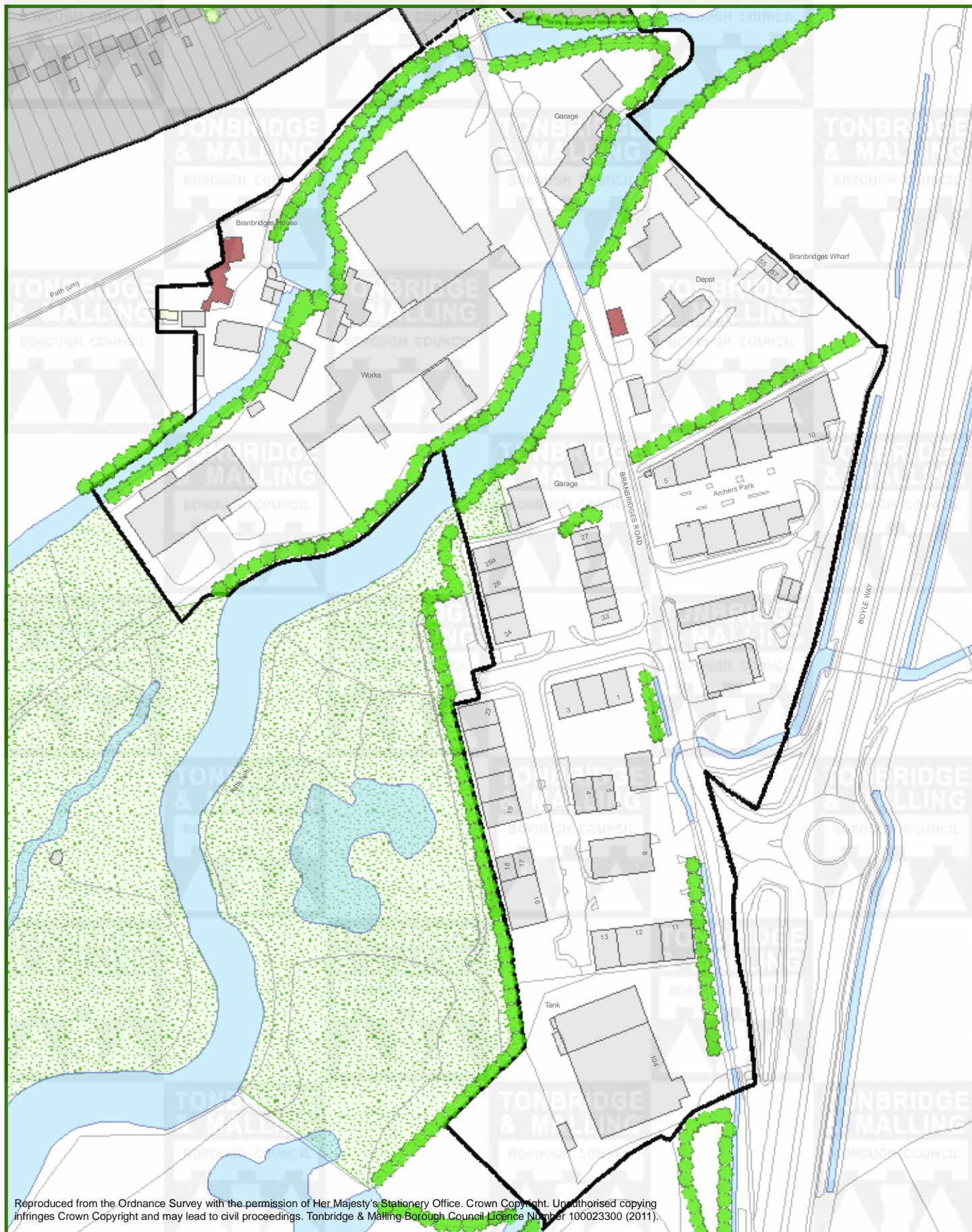
Listed Buildings	
<p>Branbridges House, Branbridges Road</p> <p>3 storey house, now offices built around 1850 in yellow brick with boxed eaves, shallow hipped slate roof and columned porch with flat hood.</p> <p>Grade II</p>	
<p>Timber yard workshop, Branbridges Road</p> <p>Mid 19th Century with 20th Century alterations. Former joiners workshop with deep Kentish ragstone base, brown brick in English bond ground floor and weather boarded first floor. Two storey building with three bays with central unloading bay. The south western side which originally opened directly onto the River Medway has central doors on the first floor with a large decorative iron hoist bracket. The south east side has identical doors.</p>	

Locally Distinctive Positive Features

- The river and its structural landscape setting.
- Listed and other old buildings providing a link with the industrial heritage of East Peckham and visual interest in an otherwise unremarkable townscape.
- Tree belts to the west which provide a green backdrop to the buildings and help to screen the development from surrounding countryside.

Negative Features Worthy of Enhancement

- Neglected, poor quality townscape at the entrance to the residential part of East Peckham Rural Service Centre.
- Extensive areas of car parking fronting the street without enclosure or landscaping.
- Semi-derelict buildings.
- Poor quality fencing and barriers line the road.



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0 20 40 60 80 100 200 Metres

Ref **H1**

East Peckham Character Area Appraisal

Title **Branbridges**



H2 - EAST OF POUND ROAD

Comprising: Area east of Pound Road



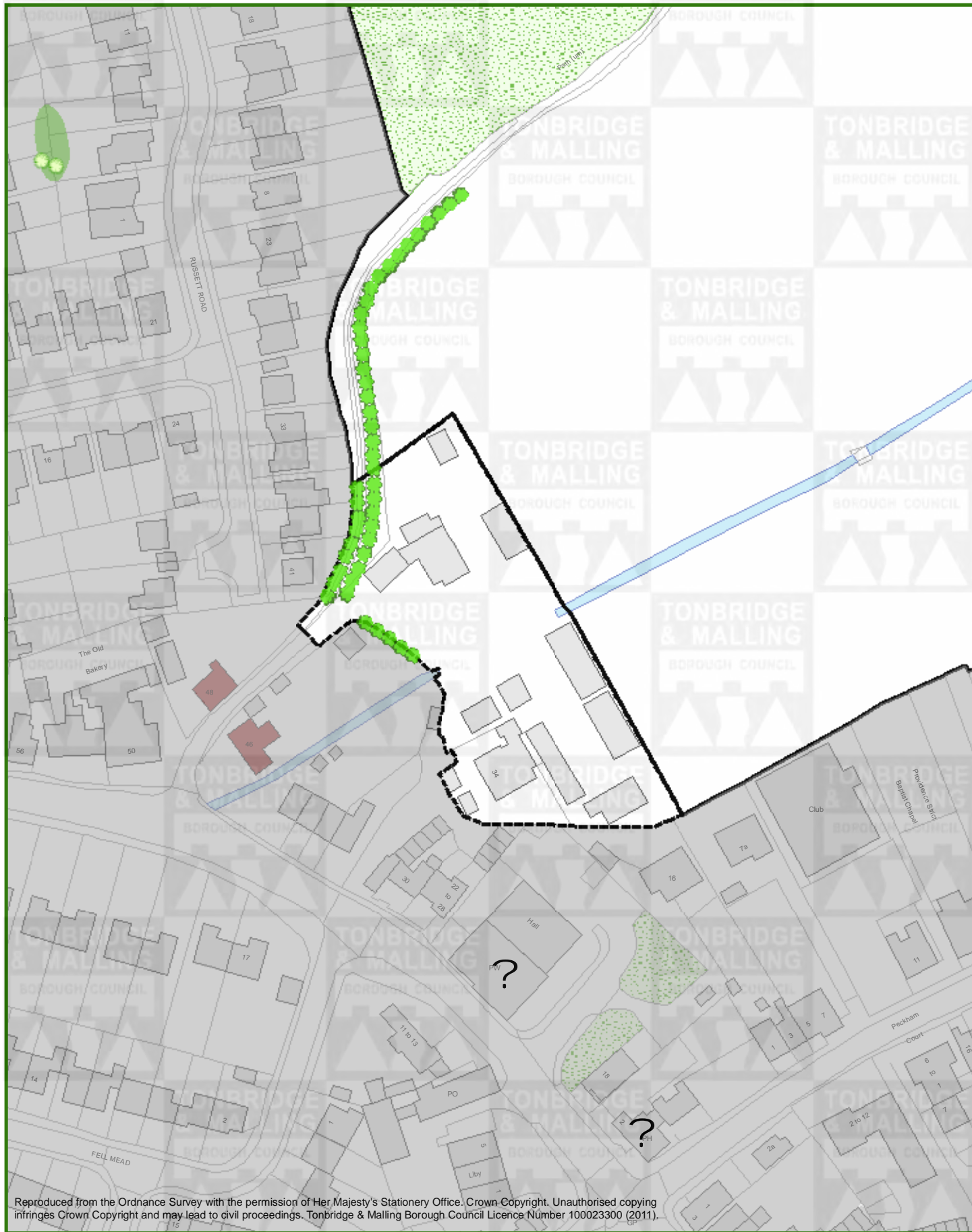
This small cluster of workshop buildings on the edge of the built up area is situated down a narrow curving access which passes between two listed cottages. It is screened from Pound Road but has a negative impact on the setting and conservation of the listed buildings.

Locally Distinctive Positive Features

- The curving access and position behind the frontage, screens the buildings from Pound Road.

Negative Features Worthy of Enhancement

- The workshop buildings harm the setting of the adjoining listed cottages.



0 10 20 30 40 50 100 Metres

Ref H2

East Peckham Character Area Appraisal

Title East of Pound Road



9 Design Guidance

New development of whatever scale cannot be viewed in isolation. The design of all new development should take into account the character of the building or site on which it is situated and the surroundings (the locally distinctive contextual features). This will help ensure that the design of new buildings evolves, where appropriate, from the qualities that make many parts of East Peckham Rural Service Centre distinctive. It is important that new development creates a place that is valued and well related to local character. Where such distinctiveness is present and is ignored, new development can be bland, lose reference to essential local features and, as a result, erode local character and distinctiveness.

Whilst some minor development is permitted by Parliament without the need for a planning application (usually known as “permitted development”) home owners and developers who are considering such alterations should refer to the distinctive characteristics of their area as described in this SPD when considering even minor development to ensure an acceptable result. The Council’s planning staff will also use the SPD as a basis for giving advice to those who intend to exercise permitted development rights. Although the Council will not be in a position to *require* these good design principles in such cases, it will nevertheless encourage their use where possible.

There are four principles which the Council will apply in protecting, conserving and, where possible, enhancing the character and local distinctiveness of the area. The principles are consistent with, and supplement, the policies in the Core Strategy and the Managing Development and the Environment DPD. In applying these principles, regard must also be paid to the need to achieve sustainably designed properties that, where practicable, take advantage of local site conditions and incorporate materials, technologies and planting that help to reduce their energy requirements and therefore lower their carbon footprint. This is a key priority of the Council as well as being an objective of the Managing Development and the Environment DPD. Providing this objective is addressed early in the design process in a sensitive way that respects the local character as identified in the Character Area Appraisals, there is no reason why it should not be effectively delivered without compromising the principles set out below:

Where validation provisions require it proposals should be accompanied by a design and access statement that explains how the proposal:

- **respects the locally distinctive positive features of the character area identified in the SPD. The positive features of an area such as building and roof lines, scale, massing, design characteristics, boundary treatments, landscape and layout should normally be reinforced by the proposal. Using local historic details and materials will also reinforce the character and local distinctiveness of the area.**
- **wherever possible, improves the character and design quality of the character area, and thus East Peckham Rural Service Centre, by reinstating or reinforcing locally distinctive positive features of the character area identified in the SPD and/or replacing, screening or otherwise mitigating negative features worthy of enhancement, or**
- **creates a new local character in areas where there are few locally distinctive positive features or on more extensive sites where there is a greater opportunity to create a new local character.**

Proposals may come forward that can, exceptionally justify a departure from the local context. Such proposals will need to establish clear and overriding planning and design justification if they are to prove acceptable.

Local analysis and consultation has been used to interpret these design principles and develop appropriate design guidance for assessing development proposals within each character area. This is set out below.

Respecting the locally distinctive positive features of the character area identified in the SPD.

In order to respect the locally distinctive positive features of the character area, development will be expected to:

(1) Protect or enhance the setting of listed buildings

There are a number of listed buildings situated within East Peckham Rural Service Centre's character areas. Listed building controls apply to all works, both external and internal, that would affect a listed building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Consent is not normally required for repairs, but, where repairs involve alterations which would affect the character of the listed building, consent is required.

The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In relation to listed buildings the setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

(2) Respect the scale, height, form, alignment, space, layout and density, materials and character of the area

For each character area there are identified locally distinctive contextual features and positive features which new development should respect. In considering new designs, visual clues are seen, at the large scale, in terms of the form, height and alignment of the buildings and the rhythms formed, for example, by chimneys, porches, brick details and fenestration and, at the small scale, in relation to details such as materials, colour and brick patterning, the shape and pattern of windows and doors and boundary treatment.

At the large scale, the **height and form** of buildings are often relatively uniform within character areas, although some variation may be evident. Significant differences in height may not respect the local context. Roofscape patterns are often repeated through a street, bringing unity or a rhythm of repeated shapes (hipped or half-hipped roofs, gable ends facing the road, or unified, simple roof lines which front the street with no projections such as dormer windows). The unity or rhythm of rooflines should preferably not be compromised by inappropriate roof extensions.

In relation to **alignment** of the buildings, in some instances regular building lines are established. For example, 1930s or 1960's – 1970s properties set back along a common building line. In other clusters, groups of Victorian properties are situated on a straight building line with a minimal set back from the street providing a tight knit urban form. A distinctive unity is retained. It is important that new buildings respect the alignment of buildings in order to fit well

within the local context. Where buildings are set back a consistent distance from the street along a common building line the visual integrity of a whole street should not be compromised by porches or front extensions.

These considerations apply to the front building line and also to the width of the development within the plot and the **space** that exists between and around buildings. There should be sufficient width within a plot to locate the building(s) and provide adequate separation between them in order to reflect the general spacing characteristics of an area. There are considerable pressures to maximise the use of sites but this should not be to the detriment or erosion of the distinctive character of the area.

Many of the character areas possess a strong unified palette of **materials**. For example, the red brick, slate or tiled roofs and white sash windows of the 19 Century development or the red brick, brown tiles; red brown brick with brown roof tiles of the post war public housing schemes. The choice and combination of materials is crucial to the success of a scheme. In creating a locally distinctive environment, the number of different materials used should generally be kept to a minimum. New buildings, or extensions, should be constructed of materials which respect those used in the character area within which they are proposed.

A richness of design and texture can be achieved through careful **detailing** eg brick detailing such as arches above windows and doors and string courses, bay windows. The following typologies of character areas contain significant examples of original and valuable detailing:

- Parts of Pound Road; Old Road and Hale Street Frontages
- The Pound Area
- Lower Density Detached
- Parts of the Mixed Character Areas

New buildings, or extensions, should, where appropriate, apply local detailing which reinforces the character of the area within which they are proposed.

Careful consideration should also be given to ensuring that good quality traditional detailing on buildings is retained. Where these have been removed, efforts should be made to restore them. Replacement doors, windows and roofs should closely match the design and materials of the original features. Where inappropriate new windows, doors and roofs are to be replaced, the opportunity should be taken to put back in the original style.

The principles set out above should drive the design process in the vast majority of cases. However, they should not necessarily be regarded as a deterrent to the creation of imaginative high quality contemporary designs using appropriate contemporary materials in the right setting.

(3) Retain traditional boundary treatment and natural features

Ragstone and brick walls, hedges and mature trees, picket fences and black metal railings are features in different character areas. They help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Areas can be distinctive by virtue of their well-treed appearance. Development should not erode such features through the loss of walls, hedges/ trees or the use of unsympathetic boundary treatment.

Parking areas have been created on some frontages leading to an erosion of the street enclosure, a loss of defensible space around the building and the link to the character of the area. Wherever possible, traditional boundary enclosure should be reinstated. Where the opportunity arises, new boundaries should use the prevailing materials and designs in the character area. So far as possible, some space should be allowed for planting or other features to soften the effect of parked vehicles upon the street scene.

(4) Protect views of local landmarks

East Peckham Rural Service Centre contains a number of landmark buildings which help give historic and visual reference points, assist legibility of the area and help prevent a monotonous appearance. Such buildings can sometimes be somewhat unusual features in a particular character area. These buildings and trees are important in the distinctive character of a street scene.

(5) Protect and Enhance Landscape Features

Some character areas such as the post-war public housing schemes and the section of housing in Golding Gardens have larger areas of public open space (shown on the Townscape Analysis Maps) as an integral part of their character. Important open spaces may already be protected for their recreational value by other policies in the LDF but they should also be retained because of their importance to the amenity and character of the area.

The appraisal also identifies a number of tree belts which are visible from the public domain (shown on the Townscape Analysis Maps) some of which may form an edge to the character area (sometimes representing an original field boundary), and some form a backdrop to development or act as a visual amenity (sometimes in an area where the buildings themselves may have little distinctive character). These features perform an important function within a character area(s) and should be protected and, so far as possible, retained in any new development.

Development should not erode these unique features through the loss of trees which are important to the character or the generation of substantial additional traffic that would cause the erosion of the boundary features.

(6) Protect views of the open countryside

The topography of the area and the disposition and scale of development allows some views of the surrounding countryside from some of the character areas (shown on the Townscape Analysis Maps). These views are important to the character of the area and should not be lost through future development.

(7) Respect the quiet residential character

The cul de sac layout with no through traffic; distance from the main roads; proximity of the countryside and almost exclusively residential development has resulted in a quiet residential character within a large number of the East Peckham Rural Service Centre character areas. This character should not be adversely affected by new development.

Improving the character and design quality of the character area, and as a result the village of East Peckham Rural Service Centre

In order to improve the character and design quality of the character area, and in turn the village of East Peckham Rural Service Centre, development will be expected to:

Residential Areas

(8) In residential character areas of standard architecture with few historic place references, assess the opportunity to create new buildings of interest and/or landmark buildings

Many parts of East Peckham Rural Service Centre are likely to remain largely unchanged by substantial redevelopment over time but there may be opportunities for new development. For example, isolated properties or garage courts could be replaced. For example, isolated properties or in some cases garage courts may be replaced (subject to there being satisfactory alternative parking provision). In such cases, the scale and form of the surrounding development as well as the locally distinctive positive features should be respected.

In some cases there may be opportunities to enhance the area through the creation of individual buildings of interest or additional landscape features. Landmark buildings can lift a design from the ordinary and may be justified on the basis of a sound urban design appraisal of their context and a perceived environmental uplift to the quality of the area.

In designing new development a high standard of intrinsic design quality is required. Interesting detailing such as created by brick patterning and the shape and pattern of roofs, windows and doors can enhance a design whether for new build or alteration to an existing building which can add to the character and distinctiveness of an area.

In designing new development such as replacing buildings which detract from the character of the area, or other opportunities, a high quality, visually attractive design is required. Detailing was not a feature of modern designs in the 1960s, 1970s and early 1980s to the detriment of the character of buildings and the wider housing estates within which they were situated. More recently, detailing such as brick patterning and the shape and pattern of windows and doors is being added to designs, and this will be encouraged, firstly when making an alteration to such a building and secondly where new buildings are erected to add to the character and distinctiveness of an area.





Over-generous road space should be avoided and streets should be defined by a coherent and well structured layout using different road widths which create a hierarchy of spaces with the buildings providing a strong sense of enclosure where the setting demands it (as in the example shown left). However, it would be inappropriate to seek to impose such a design solution in every case and where this would be inappropriate to the character of the area. (eg areas of open plan housing).

There is likely to be a demand to retrofit some buildings, not built to current energy efficiency standards, with new cladding, solar panels and added insulation (such as the example shown below). Whilst it would be desirable to minimise the impact of such changes on buildings of quality, it may be a virtue to use such improvements to uplift undistinguished, standardised architecture and add a new distinctiveness to an area. Likewise, new development built to a high sustainable standard can achieve similar benefits, providing the principles of passive design are addressed sensitively at the conception stage of the scheme having regard to the character of the area.



(b) Commercial Areas



The industrial and commercial areas comprise generally wide roads and unenclosed front parking areas, standard low rise units and a wide range of materials which have tended to create places that are unattractive with very little sense of place. Over time, as buildings become outworn, there may be opportunities for new development in this area. Where this occurs, high quality designs, materials and landscaping should be used in order to supplement and reinforce the existing framework and uplift the quality of the commercial areas. In appropriate locations such as at road junctions, landmark buildings may be

appropriate in adding interest and legibility to the Character Area. The use of high quality materials would help to firmly establish the character and identity of place, in terms of both the public realm of streets and the built form of buildings and structures.



In particular the aim should be to make car parking a less dominant or obtrusive element within the public realm. In this respect, a significant landscaping component should be included within any new development as a contrast to the built development, and enclosure to any parking areas, ultimately providing a continuous landscape belt along the strategic routes and to act as a buffer to the river or the countryside. In addition, development in the commercial character area should positively address the river which runs through it in recognition that water is a key asset and, in effect, an important public space within East Peckham.

(9) Reinstate or reinforce positive features

Through the development process there will be opportunities to reinstate or reinforce the positive features which contribute to the character of the area. This could mean reinforcing the verdant landscape character with substantial specimen trees and boundary hedges. It would also add local interest if old names or plaques on properties were picked out and enhanced.



There are examples where open frontages are created to the road leaving no definition of the space, reducing security and in many cases a loss of pride in the maintenance of the space. Where appropriate to the character of an area, private space should be defined by a clear boundary. Front boundaries should be retained or restored to the prevailing feature in the character area: such as approximately 1 metre high red brick wall with a coping and entrance gate pillars; brick wall topped by hedge; hedge and railings or mature hedge.

(10) Provide streetscape enhancements

Opportunity should be taken as part of development proposals to ameliorate the negative features of an area identified in the Character Area Appraisals. The Pound area has seen significant enhancements to the paving surfaces even though the street furniture is cluttered. Further improvements to footway/road surfaces, would contribute to improving the character of the wider area.



By Design – Urban design in the planning system: towards better practice (DETR 2000)

The guide is intended as a companion to Planning Policy Guidance (PPGs) [and subsequent Planning Policy Statements (PPSs)] and aims to encourage better design and to stimulate thinking about urban design.

The guide states that understanding the local context should be the prelude to drawing up the planning 'toolkit'.

A range of techniques is available, but the guide states that carrying out an appraisal is more important than the specific technique used and a simple assessment is better than none. The guide provides pointers to understanding an area in terms of its urban design.

The guide sets out a series of checklists to act as a guide to the assessment of an area. They are not meant to be followed slavishly. Understanding the local context does not require every item on the checklists to be examined on every occasion and in every place or in the same depth. The checklists provide pointers to understanding an area in terms of its urban design and the following elements have been particularly relevant to the appraisal of the Rural Service Centre of East Peckham:

Character

A place with its own identity

Appraisals can include assessments of:

- the origins and development of the topography of the area, including surviving elements of historic street patterns, plot subdivisions, boundary treatments and the relationships between buildings and spaces;
- the architecture and historic quality, character and coherence of buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- the character and hierarchy of spaces and their townscape quality;
- prevalent and historic building materials;
- the contribution made to the character of the area by green spaces, trees, hedges and other cultivated elements;
- the area's prevailing (or former) uses, plan forms and building types;
- the relationship of the built environment to landscape or open countryside, including significant landmarks, vistas and panoramas;
- features which have been lost, or which intrude on or detract from the character of the area.

Continuity of building frontages and enclosure of public spaces

A place where public and private spaces are clearly distinguished

Techniques include identifying and mapping:

- gap sites and abnormal setbacks which interrupt the common building line of the street;
- instances where the backs of buildings are exposed to public view and access (as in the case of back gardens on to roads, alleys and public spaces);
- active and dead frontages at ground floor level: positive factors such as entrances, shopfronts and windows; and negative factors such as long blank facades and high boundary walls, and service entrances and yards;
- active and dead frontages at upper floors: positive factors such as windows of habitable rooms overlooking public space; and negative factors such as blank gable walls and unused space over shops;
- places where buildings meet the public realm: boundary treatments such as gates, railings, fences and boundary walls; front gardens and in-curtilage parking; and servicing;
- spatial enclosure: the relationship between the heights of buildings and the spaces they define;
- planting (such as trees and hedges), natural features, land form, and retaining walls which define and enclose blocks and spaces.

Quality of the public realm

A place with attractive and successful outdoors

Public realm audits can include assessments of:

- hard landscaping (paving materials, kerbs, walls, steps and ramps);
- planting (trees, planters, grassed areas, flowers and borders);
- street furniture (seats, bins, bollards and railings);
- lighting (pavement, pedestrian, highway, security, building and feature);
- shopfronts (thresholds, glazing, stall risers, signs, banners and shutters).
- advertisements (hoardings, kiosks and banners);
- traffic and highways installations (including highway markings, traffic signals and control boxes);
- public space use and management (informal use as well as formal, events, markets, graffiti removal, litter collection and street cleansing).

Legibility

A place that has a clear image and is easy to understand

Appraisals of:

- gateways and points of transition (at main entry points, between different areas and at transitions between different uses);
- nodes (important junctions and points of interaction);
- landmarks and features (important buildings, corners);
- views and vistas (seen from within the area and from the outside);
- edges, seams and barriers (including the boundaries between different zones and areas, and streets which integrate or sever).

Glossary

Amenity Green Space	Informal recreational open space most commonly, but not exclusively in housing areas, other incidental landscaped areas including private greenspace that has visual or other value, even if no physical public access is possible.
Arcadian	Areas where the landscape dominates the buildings, creating a verdant almost rural character. Mature trees rather than buildings contain the public space.
Areas of Landscape Significance	Substantial areas of landscaping which provide an extensive landscape framework.
Balustrade	Series of short posts supporting a handrail.
Bargeboards	Exterior visible board placed against the incline of the gable roof.
Bond	The type of bond is the pattern in which bricks are laid.
Cladding	External covering or skin applied to a structure usually timber or tile.
Cohesive Character	Areas that share common features which combine to create a unified character.
Conservation Area	An area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Coping or Coping Stone	Protective course of masonry or brickwork capping a wall.
Core Strategy	The main Development Plan Document which sets out the long-term spatial vision for the Borough and the main strategic policies and proposals to deliver that strategy.
Course	Continuous layer of brick or stone, etc in a wall.
Dentil Course	The alternation of projecting brick headers or stone blocks along cornices or string courses at regular intervals.

Development Plan Document (DPD)	A document containing planning policies guiding the spatial development of the Borough. The <i>Local Development Framework</i> comprises a set of DPDs including the Core Strategy, the Development Land Allocations DPD, Tonbridge Central Area Action Plan and the Managing Development and the Environment DPD. The policies in DPDs can be amplified by <i>Supplementary Planning Documents</i> .
Eaves	Underpart of a sloping roof overhanging a wall.
Façade	The face of a building (generally the front).
Fenestration	The arrangement of windows in a façade.
Flat Porch Canopies	Small flat roofed opening above the principal entrance.
Frontages	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts.
Gable	The triangular upper portion of a wall at the end of a pitched roof
Header	The short side of a brick laid so that it appears on the face of the wall
Jettied Upper Storey	Upper storey of a building that projects out above the lower storey.
Lintel	Horizontal beam or stone bridging an opening, usually above a window or door.
Local Development Documents (LDD)	The collective term for the <i>Development Plan Documents</i> and <i>Supplementary Planning Documents</i> in the <i>Local Development Framework</i>
Local Development Framework (LDF)	A portfolio of <i>Local Development Documents</i> forming the planning framework for delivering the spatial planning strategy.
Managing Development and the Environment DPD	The <i>Development Plan Document</i> that sets out policies and proposals to manage development and protect the environment of the Borough.
Massing	The overall volume of a building.
Metropolitan Green Belt	Defined area of open countryside where there is a strong presumption against inappropriate development.
Panel Fence	Fence consisting of metal or wooden vertical panels.
Panoramic	Wide view of a surrounding area.

Parapets	Low wall for protection at any sudden drop. Also used to conceal a roof.
Pebble Dash	Render of cement mortar and pebbles.
Planning Policy Statement 1 (PPS1)	Document that sets out the Government's national planning policies and guidance on creating sustainable communities.
Planning Policy Statement 3 (PPS3)	Document that sets out the Government's national planning policies and guidance on Housing.
Quoins	Dressed stones at the corners of a building. Sometimes all the stones are of the same size; more often they are alternately large and small.
Render	A coat of exterior cement or plaster applied to a masonry wall.
Ribbon Development	Development one property deep that strings along a road.
Roof - Cat Slide	A pitched roof, one side of which is much longer than the other.
Roof – Half-Hipped	A roof which has a half gable with the upper ends of the roof being sloped rather than vertical.
Roof - Hipped	A roof which has sloped rather than vertical <i>gable</i> ends.
Roof - Monopitch	A roof which slopes in one direction only.
Roof - Pitched	Double pitched roof with vertical <i>gable</i> ends.
Rural Service Centres	Larger villages in the Borough that provide a range of shops, services and facilities.
Rusticated	A bold textured look, often by bevelling the edges of brick, stonework or render to form deep-set joints while leaving the central face rough-hewn or carved with various pointed or channelled patterns.
Sill	Horizontal member at the bottom of a window or door frame.
Soffit	underside of an arch or <i>lintel</i> , etc.
Streetscape	the appearance of the entire street.
Stringcourse	Horizontal brick or stone course or moulding projecting from the surface of a wall often using a different coloured material and sometimes patterned.

Stucco	A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
Supplementary Planning Document (SPD)	A document that sets out further detail on certain policies in <i>Development Plan Documents</i> .
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tile - Hung	Tiles that are hung on the façade of a building.
Tile - Kent Peg	Tiles traditionally made from clay and "pegged" onto the roof or fascia and overlap each other.
Tile - Ridge	A tile that is bent in cross section; used to cover the ridge of a roof.
Tile - Scalloped	Tiles that have curved edges on the bottom side.
Tile - Pantile	Roof tile of 'S'-shaped section.
Tree Preservation Order (TPO)	Special protection afforded to individual trees and groups of trees that seek to retain and protect them.
Verdant	Green with vegetation.
Vernacular	Methods of construction which use locally available resources and traditions to address local needs and circumstances. Vernacular architecture tends to evolve over time to reflect the environmental, cultural and historical context in which it exist.
Vista	A short view, often through an avenue of trees or row of buildings, etc. normally terminated by a building or group of trees, etc
Weatherboarding	Wall cladding of overlapping horizontal boards.
Window - Bay	Three-sided window of one of more storeys that projects from the face of a building.
Window - Bow	Curved window of one of more storeys projecting from the face of a building.
Window – Canted Bay	Three-sided window of one of more storeys projecting from the face of a building with angled sides.
Window - Casement	Side hinged window.
Window - Dormer	Window placed vertically in the sloping plane of a roof with a roof of its own.
Window - Glazing Bars	Wooden, sometimes metal, bars that separate and support window panes.

Window - Leaded

Small glass panels, often diamond shaped, joined by lead strips.

Window - Mullion

Vertical post or upright dividing a window into two or more window panes.

Window - Oriel

Window of one of more storeys projecting from the face of a building resting on corbels or brackets and starting above ground level.

Window - Sash

A window with sashes sliding glazed frames running in vertical grooves.

Window - Transom

Horizontal bar across the openings of a window dividing it into two or more window panes.

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