

# Hadlow Character Areas

## Supplementary Planning Document



Adopted February 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**



**Open Space**



**Listed Buildings**



**Conservation Area**

# 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 Area Appraisals 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 Area Appraisals 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:

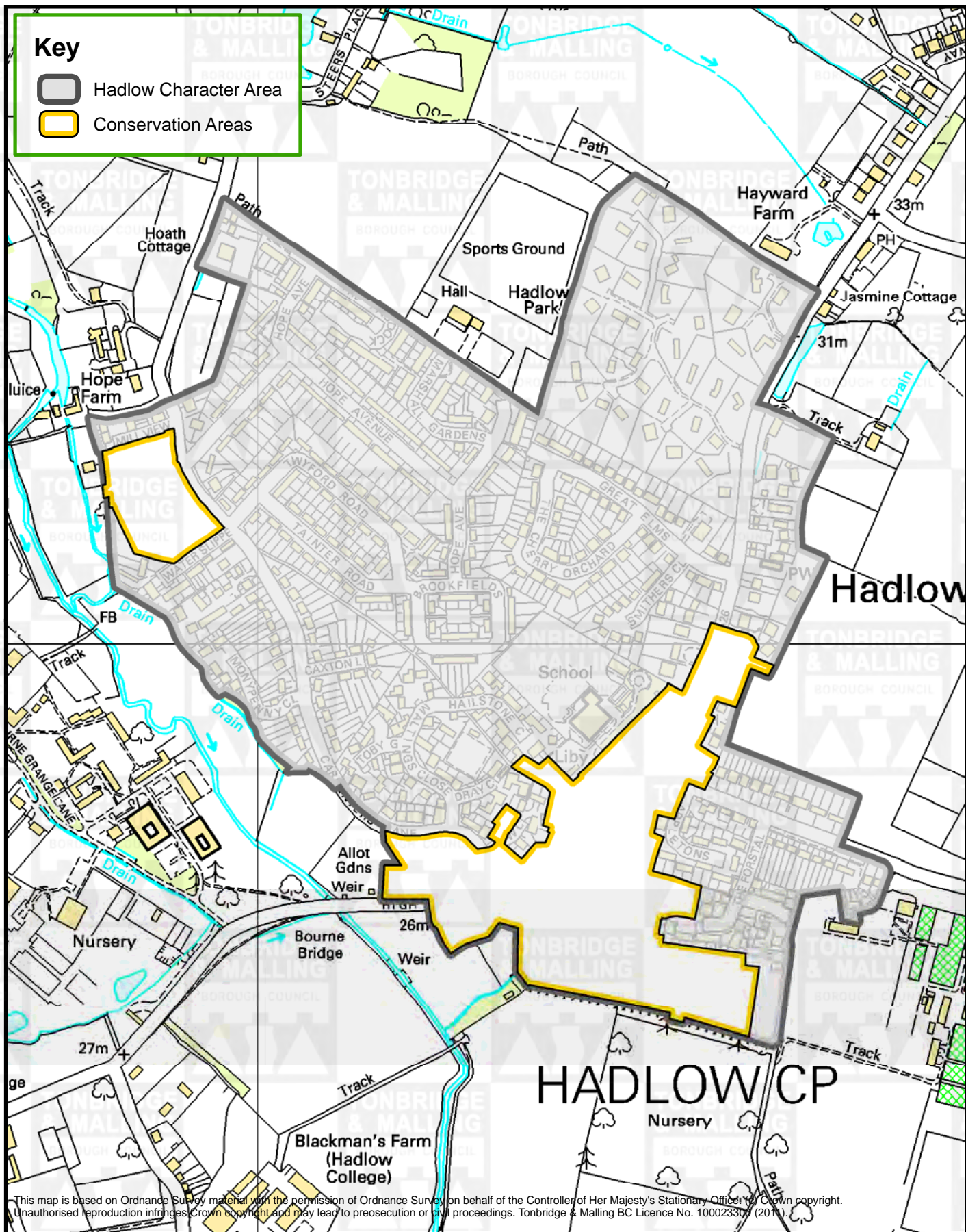
- the Tonbridge Urban Area;
- the northern urban areas (including the Medway Gap, Kings Hill, Snodland and Walderslade) and
- the Rural Service Centres - Hadlow, Hildenborough (including Hilden Park), East Peckham, Borough Green and West Malling

This particular part of the SPD sets out to define the character of, and appropriate design guidance for, Hadlow, excluding the Conservation Areas - for which separate guidance has been prepared (see Map 1).

The SPD will be adopted as part of the LDF. Once adopted, it will be a material consideration in determining planning applications in that part of Hadlow 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.





## Map 1: Hadlow Area Boundary

Hadlow Character Area Appraisal



0 250 500 Metres



## **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 those parts of Hadlow not included within the Conservation Area;
- 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 in general conformity with regional planning policies 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 result 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 Hadlow 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 Hadlow area 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 19<sup>th</sup> Century Cottages, Inter-war Semi-Detached Housing, Post-war Public Housing Schemes, Lower Density Detached Housing, Open Plan Housing and Clustered Cul-de-sac Development.

The main road frontage of Maidstone Road forms the framework around which Hadlow has developed. As a main frontage 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 close 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 amenity groups<sup>1</sup>, Parish Councillors and local Ward Councillors followed by a discussion on draft character area typologies and character area boundaries.

Secondly, a series of walkabouts were held involving local amenity groups and Parish Councillors. Groups 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 local representatives 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 were kept informed from the inception of the SPD and 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 to date.

Formal consultation under Regulation 17 on the Draft Hadlow Character Area Appraisal SPD took place between Monday 13 September and Friday 22 October 2010. This included an exhibition held at the Old School Hall on Monday 27 September (9.00 am to 8.30 pm), Tuesday 28 September (9.00 am to 7.00 pm) and Wednesday 29 September (9.00 am to 12.00 pm). It was manned between 6.00 pm and 8.30 pm on Monday 27 September.

Copies of the SPD were also available for comment at the Borough Council offices, local library and on the website. Statutory consultees as well as the existing network of resident, community and specialist interest groups were also consulted. The SPD was publicised in the local press and on the Council's website and there was a formal Public Notice 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 which is available in all Council offices and libraries.

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<sup>1</sup> *Hadlow Historical Society; Hadlow Park Residents Association; Freeholders Residents Association; Hadlow Castle Estate; Save Hadlow Tower Action Group; Hadlow College of Agriculture and Horticulture; Hadlow Carbon Group*

## **6 How to use the Document**

Section 8 divides Hadlow 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.

## 7 Origins and Development of Hadlow

The name Hadlow is thought to mean high or prominent hill. The village has ancient origins indicated by Roman and Romano British finds. The first record of St Mary's Church was in 975 AD and the village is mentioned in the Domesday Book as Haslow. In the medieval period, the name changed to Hadlow and the houses were clustered along the Tonbridge to West Malling Road. Further routes ran from this main route southwards towards Golden Green (now Court Lane) and northwards towards North Frith (Carpenter's Lane).

The course of the river Medway ran further to the north than its present route and Hadlow Stairs at the western end of the parish was a wharf and landing place for the loading and unloading of timber, coals and other merchandise. In 1765 the Tonbridge to Maidstone turnpike road was opened which ran through Hadlow along the route of the current High Street.

In 1790 Hadlow Court Lodge was demolished and replaced by Hadlow Castle with the tall octagonal tower added in 1832

By the 19<sup>th</sup> century, the village continued to have a linear form, the buildings spread along the High Street and Church Lane. The hop industry expanded rapidly in the 19<sup>th</sup> century and the two maltings situated by the High Street are prominent landmarks in the village today.

Apart from the developments at Hadlow Castle and the brewery, the village expanded little in the 19<sup>th</sup> century. To the north along Maidstone Road, two large houses, the Vicarage and Hadlow Park, stood in extensive estates. On the east side of the road a chapel was built in 1870 but otherwise the road was undeveloped other than a few scattered dwellings. The Freehold was constructed off Carpenter's Lane.

In the early 20<sup>th</sup> century there was some development of semi-detached and detached local authority houses along Carpenter's Lane, Court Lane and the High Street. However, the period of rapid expansion of the village took place post World War II when substantial tracts of land on the north west side of the village between Carpenter's Lane and the High Street were developed. The former grounds of Great Elms and Hadlow Park, on the west side of the Maidstone Road were developed for private housing and to the west a large area of public housing was constructed in the 1940s and 1950s around Hope Avenue.

Open land was retained as a bypass reservation until the 1970s, which meant that the village developed in two parts with recreation grounds and playing fields separating the traditional village centre from the development off Carpenter's Lane. However in the 1970s Smithers Close was built on this reserved land. A housing association development to the north of Hope Avenue extended the village northwards and a new village hall and recreation ground were created.

The Brewery closed in the 1960s and the buildings fell into disrepair but in 1990 the Maltings, Close Brewery, stables and offices were converted to residential use. A compact housing development was built by Hillreed on the former brewery land and recreation ground in the late

1980s. The population of Hadlow Parish more than doubled between 1950 and 1991. In 2004 land to the east of the Castle was developed for housing.

These developments changed the form of the village extending it some way northwards along Maidstone Road but principally west and north westwards. The High Street continues to form the commercial and community hub of the village with a range of shops and community facilities. The development spreading east and west from the main road is principally residential.

Hadlow College, an agricultural and horticultural college which was officially opened in 1968 occupies 250 hectares of land adjoining the village to the south west and east, much of it on land formerly belonging to the castle estate. Hadlow lies within the Metropolitan Green Belt.

## **8 Character Area Appraisals**

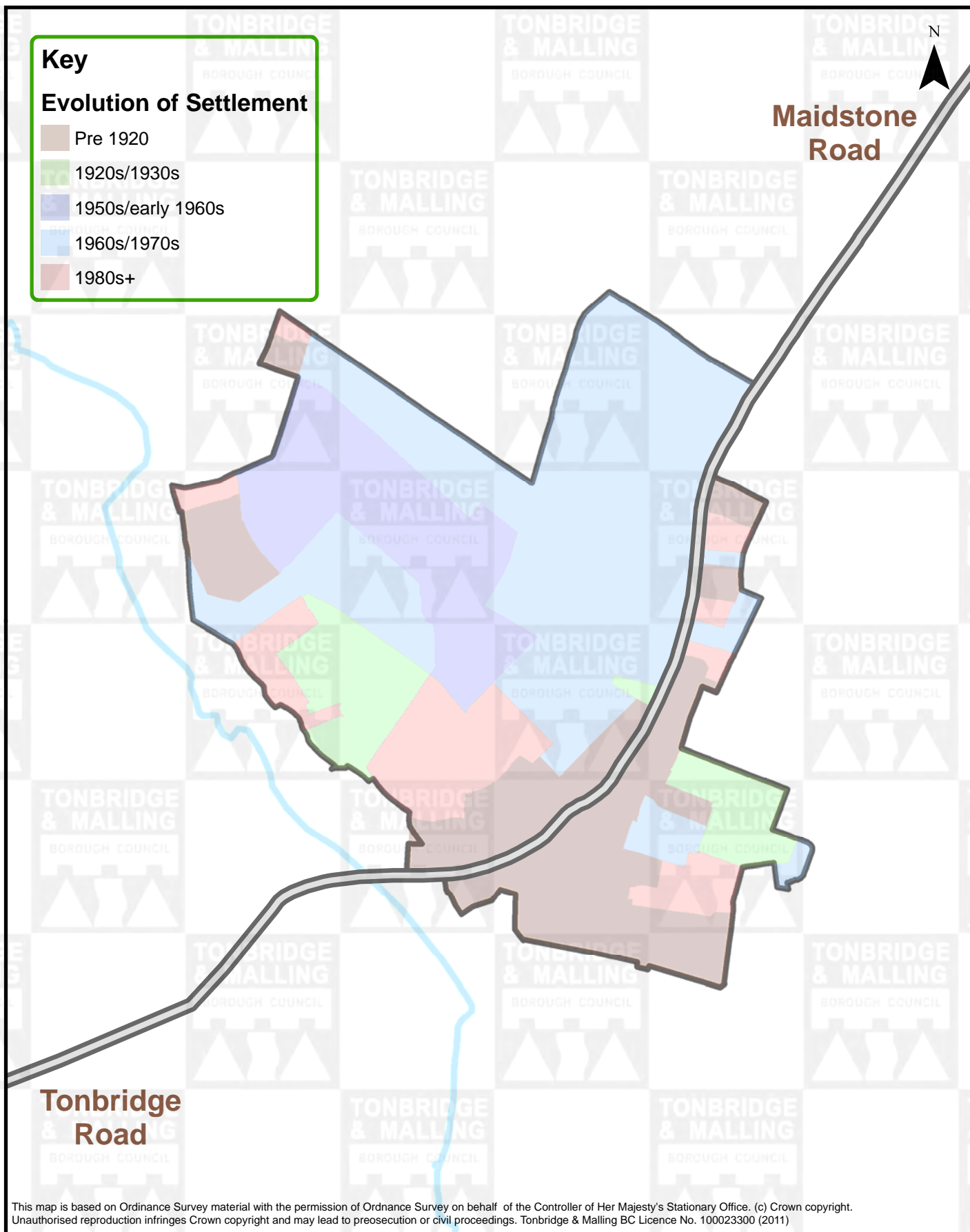
Close analysis has been undertaken to identify the distinctive features that define the character of the different parts of Hadlow using recognised methodologies and with public involvement. The next sections of the SPD describe the locally distinctive contextual features of each area as well as locally 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 parts of the character of the area.

Whilst the principal characteristics 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.

It should be noted that the Appraisals specifically exclude the existing and proposed Conservation Areas which are covered by their own separate Appraisal document.





**Map 3: Evolution of Hadlow**  
Hadlow Character Area Appraisal

0 500 1,000 Metres



## A – MAIN ROAD FRONTAGE

*Hadlow clusters either side of the busy A26. The south western section of the road is designated as part of the Hadlow High Street Conservation Area. This appraisal therefore relates to the northern section running from Chesfield to the northern eastern edge of the village.*

*Until the mid twentieth century, this section of road was bordered on the west side by the estates of two substantial Victorian properties, Hadlow Park and Great Elms. The eastern side of the road comprised two large houses, James House and Chesfield, a Gospel Hall and two pairs of semi detached properties. Both Hadlow Park and Great Elms have now been demolished and the estates redeveloped for housing. These areas are assessed in Sections E and F of this appraisal. The east side of the road has seen piecemeal infill and backland development since the 1960s which has resulted in a mix of building styles. The main characteristics of this section of road may be summarised as follows:*

*The road is level being situated within the Medway river valley. The curves in the road and high hedges and trees provide an ever changing vista as the village centre is approached.*

*The road is verdant particularly on the west side where the houses are obscured from view by tall trees and hedges.*

*The buildings on the eastern side are of a variety of ages from the 17<sup>th</sup> century to the present day. Victorian buildings are interspersed with small closes built from the 1960s onwards which are set back from the road on former garden land creating an uneven building line.*

*The frontage is residential except for St Peter's Roman Catholic chapel*

*Whilst the majority of buildings are two storeys in height, with a third storey in the roof in some instances, there are also bungalows.*

*Since this area is situated on a busy route, traffic noise and movement affect the character.*

## A1 - MAIDSTONE ROAD

Comprising: Maidstone Road (east side) immediately north of the Hadlow High Street Conservation Area

The eastern side of this northern entrance to Hadlow comprises a mix of individual properties and small clusters of more modern housing, before it continues within the Conservation Area.



*Approaching from the north east, James House is a local landmark at the entrance to the village. Set back from, and at a slight angle to, the road in a landscaped garden, the white washed symmetrical front elevation and tiled hipped roof with dormer windows present an historic feature at the entrance to the village. The prominence of the building is enhanced by the absence of buildings on the north side. The curve in the road and tall trees enclose the view to the south.*



*Looking north east along the Maidstone Road by James House. The north western side of the road is bordered by the tall trees at the edge of Hadlow Park. The houses are scarcely visible behind the verdant frontage.*



*A stream is culverted under the village.*



*James Close is a recent development of three detached houses on land adjoining James House. Set back from the road around a shared access, the individually designed houses are constructed in red/brown brick with red hung tiles, plain brown tiled roofs and white casement windows. Hedges and protected trees flank the entrance. The development respects the verdant spacious character of this part of the village.*



*A small terrace of red brick 1970s style bungalows is set at right angles to the main road facing onto a footpath. A parking area separates the development from the main road and a protected conifer hedge screens the development from James Close.*



*Spa Close is a recent development of detached houses set around a shared access. Two pairs of houses flank the entrance facing onto the Maidstone Road behind landscaped front gardens enclosed by brick walls and shrubs. The detached houses are constructed of brown and pale yellow brick and incorporate details including contrasting brickwork, tiled pitched roofed porches, tile hung two storey bay windows and decorative ridge tiles. The character is enhanced by shrub planting.*






*St Peter's Catholic chapel is set back from the road behind a deep gravel unenclosed parking area which creates a gap in the road frontage. Conifers frame the building to the rear. Formerly a Gospel Hall, the building was constructed in the late 19<sup>th</sup> century and has distinctive contrast yellow brick bands and decorative arches over windows and doors. Southwards from this point evolving vistas open up of key landmarks of the Conservation Area - Hadlow Castle Tower and surrounding Wellingtonia trees and St Mary's Church Tower.*



*The chapel is part of a small cluster of late Victorian buildings which includes a semi-detached house with prominent white timber details opposite the entrance to Great Elms and the substantial Chesfield which has now been split into two properties. Three detached houses have been constructed in the grounds of Chesfield which replicate the design details of the main house. Two 1970s bungalows occupy land to the north set back from the road down a private access.*



*As the road curves by Chesfield, protected trees and panel fences again enclose the road with the detached houses on the west side barely visible behind the vegetation.*

Listed Buildings	
<p>James House, Maidstone Road</p> <p>Late 17<sup>th</sup> century house with some modernisation. White-washed Flemish bond brick on sandstone footings with peg tile hipped roof and brick stacks. Symmetrical 3 window front with central doorway.</p> <p>Listed garden walls adjoining to rear.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	17 <sup>th</sup> century or older to present day
Type of buildings	Detached, semi detached, terraced
Main uses	Residential, Church
Building Heights	1 - 2 storeys
Prominent building materials	Red/brown brick, brown plain tiles, red hung tiles, white windows, half hipped and gabled roofs.
Predominant boundary treatments	Hedges and trees, brick walls some with stone coping, panel fences,.
Open Spaces	None.

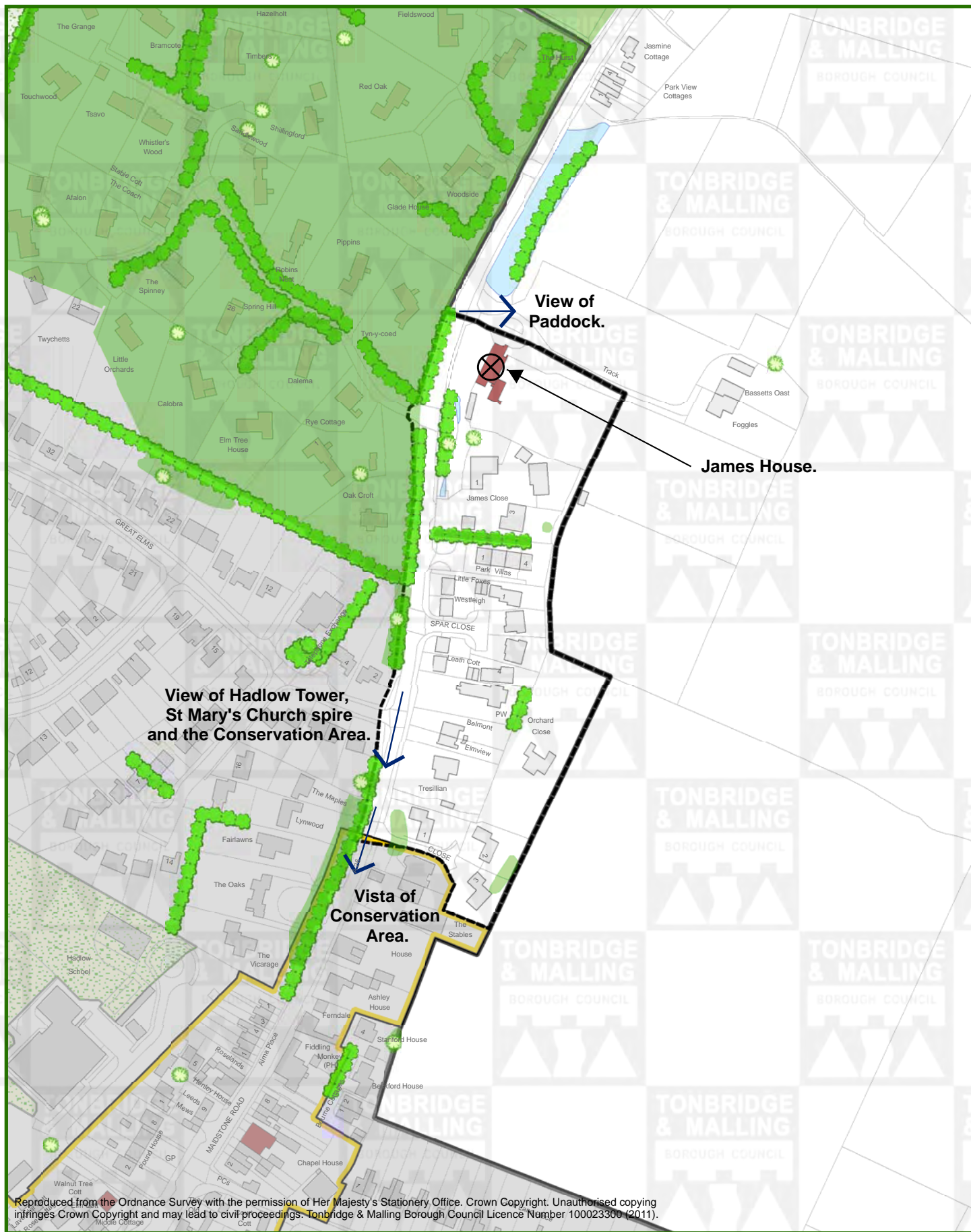


### **Locally Distinctive Positive Features**

- Listed James House is a local landmark marking the entrance to the village.
- Verdant evergreen frontage particularly on the west side. Trees either side of the road by entrance to Hadlow Park form a gateway.
- Changing vistas of Hadlow Tower, surrounding Wellingtonia trees and St Mary's Church spire due to the tall trees and curving road.
- Buildings set back from the road down driveways and behind gardens providing a contrast with the tight knit development set close to the road within the Conservation Area.

### **Negative Features Worthy of Enhancement**

- Traffic noise



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## B 19<sup>TH</sup> CENTURY COTTAGES

*There is one small pocket of 19<sup>th</sup> Century development in Court Lane. There are also some 19<sup>th</sup> Century buildings amongst the mix of development along Maidstone Road which are appraised in Section A.*

### B1 COURT LANE (SOUTH WEST)

Comprising: Court Lane (south west) adjoining the Hadlow Conservation Area.

A short row of 19<sup>th</sup> century housing runs along the south side of Court Lane between the entrance to the Forstal and the edge of the Conservation Area. The houses comprise a row of 5 terraced farm cottages, formerly for the workers at Castle Farm, two attached villas and a further cottage at the junction with Appletons. There is also a more modern detached house.



*The two storey red brick cottages are tile hung on the upper storey with plain and scalloped tiles. Prominent gables face the road above two storey bays and the tiled roofs are steeply pitched with tall decorative chimneys. White casement windows and bargeboards brighten the red and burnt blue brick and tile work. The properties have been significantly extended and altered with porch and side additions. The buildings are closer to the road than the 1930s houses opposite and the narrow front gardens are partially enclosed by brick walls, hedges and panel fencing. No. 5 is situated by the entrance to Appletons and is set close to the road behind a ragstone wall.*



*A square villa constructed in orange red brick with a hipped roof, hooded porch and sash windows has been extended to the side. It stands back from, and slightly above, the road. It is attached to a white painted property with double pitch tiled roof and together they contribute to the informal historic character of this part of the road.*



*A more recent infill property blends into the streetscene in terms of building line, height and materials.*

#### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

<i>Age of buildings</i>	<i>1800s – 1070s</i>
<i>Type of buildings</i>	<i>Terraced, semi-detached and detached.</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storeys</i>
<i>Prominent building materials</i>	<i>Red brick and tile hanging, slate or tiled roofs, white sash windows.</i>
<i>Predominant boundary treatments</i>	<i>Brick walls, hedges and ragstone.</i>
<i>Open spaces</i>	<i>None</i>

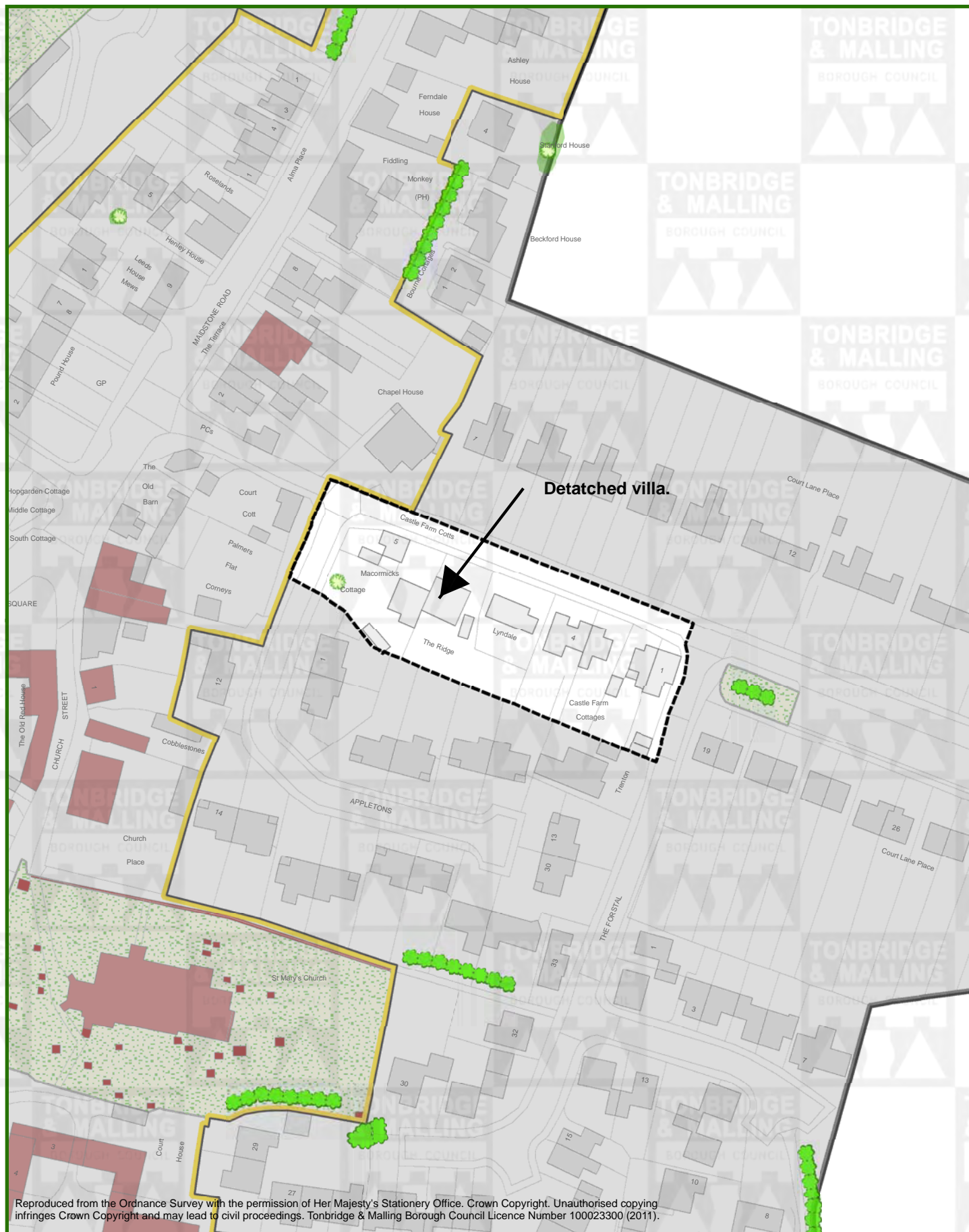
#### **Locally Distinctive Positive Features**

- Attractive gabled roof line, chimneys and original materials including red bricks, blue headers, hung tiles, white bargeboards and slate or tiled roofs.
- Historic cluster of buildings with connection to Hadlow Castle estate.

#### **Negative Features Worthy of Enhancement**

- Considerable alteration has taken place to properties with loss of front boundaries.





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Ref **B1**

Hadlow Character Area Appraisal

Title **Court Lane (South West)**



## C – INTER-WAR SEMI-DETACHED HOUSES

*Housing from this period is found in two parts of Hadlow along Court Lane and Carpenters Lane. In both cases the ribbon development is one house deep, facing onto the road in what was previously open countryside at the edge of the village. In Carpenters Lane a cul-de-sac also leads back from the road with a small group of houses clustered around a turning circle.*

*The developments are distinctive with the mainly semi-detached two storey properties set back from the road behind enclosed front gardens. The properties are of similar or repeated designs giving the developments a strong identity and recognisable character, distinctive from the housing of later and earlier periods. The houses have gently sloping hipped tiled roofs and wide casement windows.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s
Type of buildings	Mainly semi-detached, some detached.
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Red brick, cream painted render, brown tiled roofs, half timber, hung tiles, casement windows.
Predominant boundary treatments	Brick walls and hedges
Open spaces	Grass verge in Court Lane

### Locally Distinctive Positive Features

- Cohesive 1930s character. Retention of original details gives a unity of design. Repeated designs and in particular consistent roof and building lines and colour schemes create distinctive streetscapes.
- Landscaped front gardens, varied boundary treatments, trees, shrubs and grass contribute to an informal green character.

### Negative Features Worthy of Enhancement

- Traffic noise from the Maidstone Road/High Street.



## C1 COURT LANE (NORTH AND EAST)

Comprising: Court Lane (north and east).

Court Lane leads off the High Street eastwards towards East Peckham. The south western section was developed during the 19<sup>th</sup> century with a row of farm cottages and a late Victorian villa but the north and eastern sections were developed in the early 1930s with building completed by 1934.



*The houses on the north side (western end) are of repeated design, with half hipped brown plain tiled roofs, central chimney stacks, wide white casement windows, dormer windows, brick ground floor elevations and cream pebble dash upper storeys. The semi-detached two storey houses are set back from, and slightly above, the road behind deep front gardens and concrete driveways enclosed by clipped hedges. One property has a porch addition. The repeated designs and particularly the consistent roofline and evenly spaced chimneys give a strong and pleasing rhythm to the street. The even building line contrasts strongly with the more informal, haphazard patterns of development in the adjoining Conservation Area.*



*At the eastern end of the road (north side), the building design changes with four pairs of semi-detached houses set in wider plots constructed in orange red brick with hipped roofs and prominent forward facing gables with white bargeboards. These properties have forward projecting 2 storey bays at the outer sides and flat porch canopies supported by wooden brackets.*



*On the south side of the road, the houses are set behind a communal parking area and a footpath in long relatively narrow plots rising above the road. The consistent building line is also a feature.*



*Court Lane is straight, rising slightly from the High Street towards the east. The view eastwards is enclosed by trees and the curve in the road at the edge of the village. The pavements stop at the edge of the built up area and the lane is enclosed on both sides by hedges, reverting to a winding rural lane. This is a through route but traffic levels are relatively low. There are no long views in this character area, but there is a vista to the south west of St Mary's Church spire and Hadlow Tower.*



*Tall conifers beside the road and within gardens on both sides soften the architecture. The trees and shrubs in the gardens and to the rear of the parking area are an attractive feature. The gardens are enclosed by hedges, brick walls, panel and post and rail fences.*

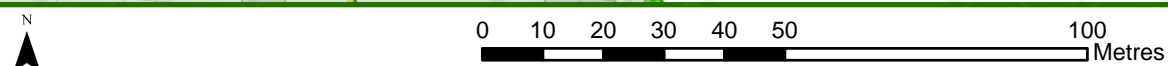
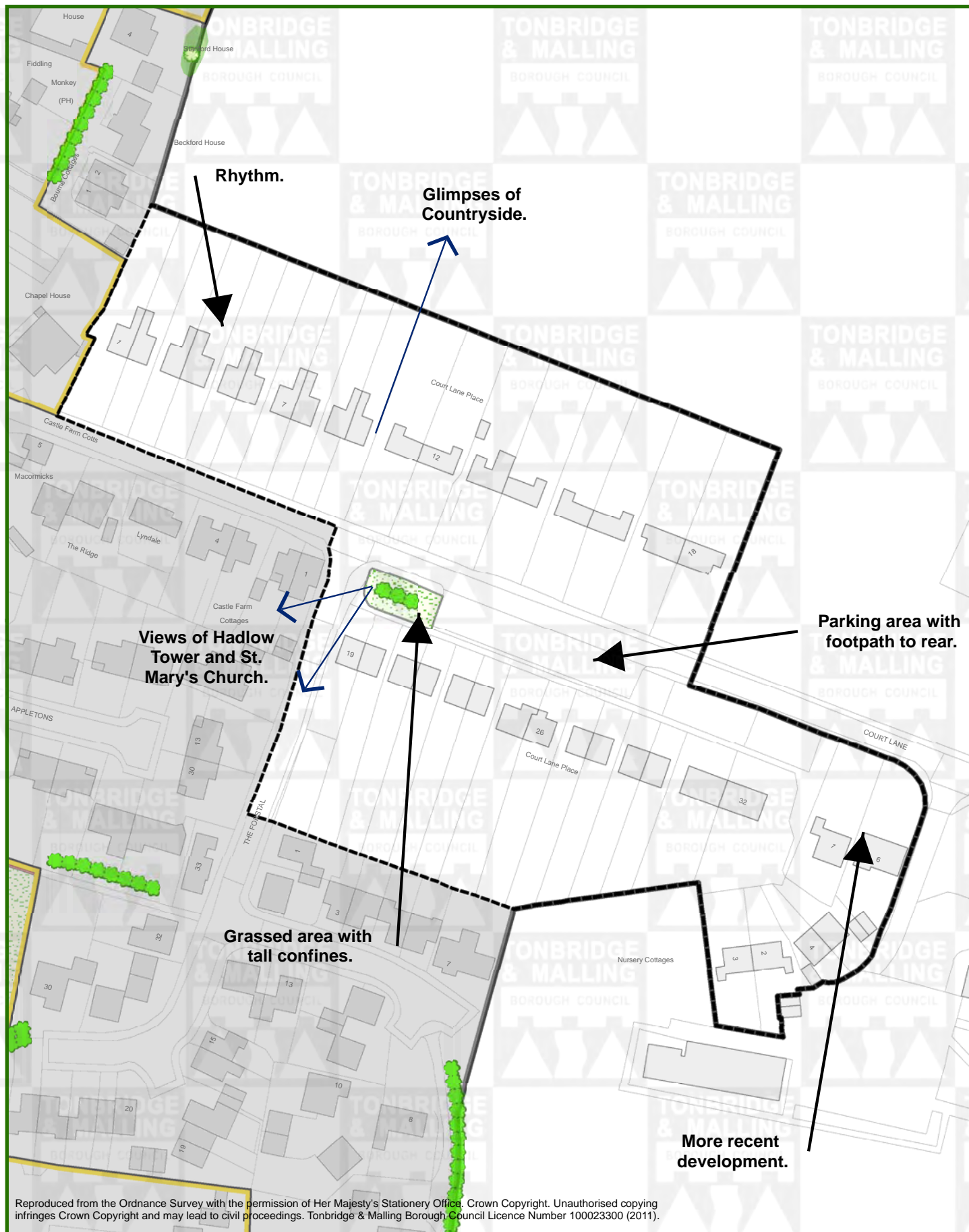
#### **Locally Distinctive Positive Features**

- Repeated designs and in particular the consistent roofline, building line and colour of materials give a unity of character creating a distinctive townscape that contrasts with the more haphazard pattern of development in the adjoining Conservation Area.
- The evenly spaced roofs, windows and chimneys give a rhythm of repeated features.
- Vista of Hadlow Tower and St Mary's Church spire.
- There is an abrupt edge to the built up area with Court Lane reverting to a rural lane enclosed by hedges on both sides.

#### **Negative Features Worthy of Enhancement**

- Traffic noise from the High Street.
- Portacabin in one front garden.





Ref **C1**

Hadlow Character Area Appraisal

Title **Court Lane (North and East)**



## C2 CARPENTERS LANE (CENTRAL)

Comprising: Carpenters Lane (central) and Caxton Lane

This historic route running north from Hadlow to Hadlow Common and Oxenhoath remained largely undeveloped in the 19<sup>th</sup> century except for the Brewery buildings at the southern end and the Freehold to the north. Today there is a continuously built up frontage of residential properties except for a short stretch on the south western side where it still abuts open countryside. Otherwise the lane has become incorporated into the built up area of the village.



*Although of the same period, there is a distinct difference in style between the houses on the east side of the road and the west. The houses on the east side of Carpenters Lane and in Caxton Lane are of a simple repeated design with pitched roofs of slate or tiles, central chimney stacks and gently curved door and window openings on the ground floor. However, the decorative details vary and reflect the fashion for rustic and Tudor styles. Approaching from the north, the semi detached houses follow the curve of the road. The first semi-detached pair is brick with a pebbledash upper storey, the next pair is brick with a half-timbered upper storey and the next is brick with a jettied tile hung upper storey. This pattern is then repeated in reverse to create a symmetrical appearance which has been confused by the addition of white weatherboard to one property. Likewise within Caxton Lane, the houses are symmetrically arranged either side of the lane with two pairs of red brick half hipped houses set back at an angle on the corners. This arrangement creates variety whilst giving the development a strong identity. The even roof height, cottage scale of the buildings and blend of traditional materials creates a harmonious, informal streetscene.*





*The houses are raised slightly above street level behind grassy banks, low stone and concrete walls and hedges. The hedges between the properties are a prominent feature and enhance the character together with the trees and grass. Shared concrete driveways lead up between the pairs of houses. In some cases the front gardens and boundaries have been lost to provide hard surfaced parking areas which detract from the street scene.*



*The houses are set further back on a variable building line and on the west side of Carpenters Lane have cream rendered upper storeys and brown tiled hipped roofs with short central chimney stacks and flat porch canopies supported on white wood brackets.*



*The entrance to Caxton Lane is strongly enclosed by high hedges and the development is inward looking with an intimate private character. This character is harmed by on-street parking and traffic noise from the A26.*



*Looking south east from the Character Area, Carpenters Lane is enclosed by high hedges and trees which prevent long views but give the narrow, winding lane a semi rural character.*

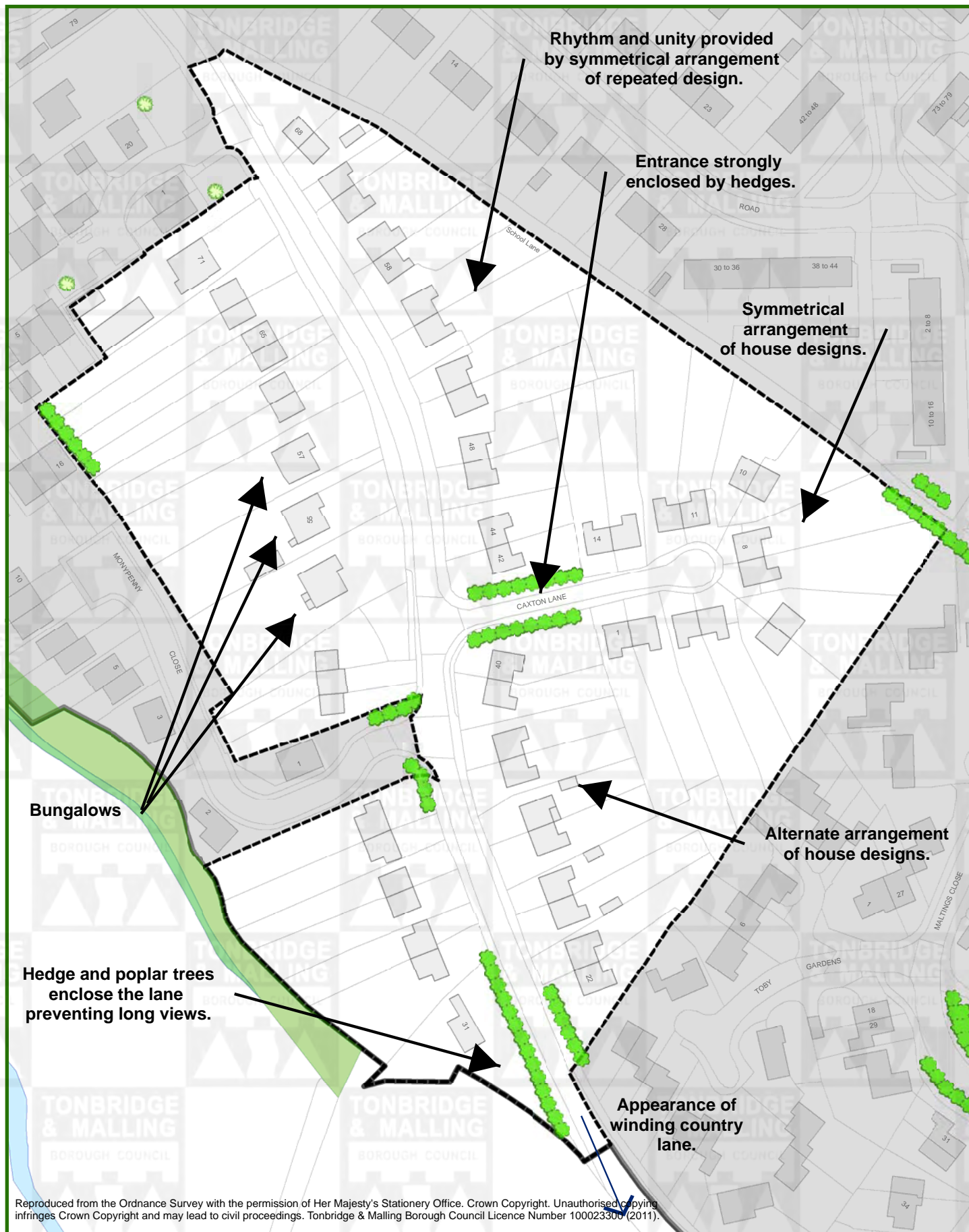


### **Locally Distinctive Positive Features**

- Even roof height, small scale of the buildings and blend of traditional materials creates a harmonious, informal streetscene.
- Distinctive decorative Tudor style details.
- Hedges and trees contribute to the rural character of Carpenters Lane at the south eastern end and beyond the Character Area, providing a rural setting to the area.
- Grassy banks, hedges and trees create an informal layout on the east side and in Caxton Lane.
- Entrance to Caxton Lane is strongly enclosed by high hedges.

### **Negative Features Worthy of Enhancement**

- Some poor surfacing.
- Some loss of front boundaries and gardens to create hard surfaced parking areas.



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Ref **C2**

Hadlow Character Area Appraisal

Title **Carpenter's Lane (Central)**



## D – POST WAR PUBLIC HOUSING SCHEMES

*Hadlow expanded rapidly during the 1950s -1960s and much of this development took the form of publicly funded housing developments on land to the east of Carpenters Lane. This development did not directly abut the traditional village centre as an area of recreation grounds and playing fields was retained as reserved land for a possible by pass. This by-pass scheme was later abandoned.*

*The housing was developed in phases with Hope Avenue and Brookfields being constructed prior to 1966 around the edges of a playing field which abutted School Lane. This playing field was then developed with the construction of Twyford Road which forms an inner loop accessed from Carpenters Lane and connecting to Brookfield at the south east end. A separate development of terraced houses, Waterslippe, was constructed on the other side of Carpenters Lane extending to the south west adjacent to the Freehold in the late 1960s. Two further areas of housing were constructed in the 1970s extending into the countryside on the north east edge of higher density terraced housing accessed via Hope Avenue. This development incorporated the construction of a new village hall and recreation facilities beyond the built up area of the village.*

*The houses are built along straight streets, loops and culs-de-sac. The earlier development in Hope Avenue is more spacious with the houses set in quite wide plots behind grassed treed verges. The later development is more compact.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s – 1970s
Type of buildings	Semi-detached and terraced
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Red brick, cream painted render, brown tiled roofs, half timber, hung tiles, casement windows.
Predominant boundary treatments	Brick walls and hedges
Open spaces	Grass verge in Court Lane

**Locally Distinctive Positive Features**

- Streets and areas have distinctive characters reflecting different phases of building.
- Grass verges, street trees and landscaped front gardens contribute to the character.

**Negative Features Worthy of Enhancement**

- Communal garage courts.
- Some poor pavement surfacing.
- Background traffic noise from the A26.

## D1 - HOPE AVENUE AREA

Comprising: Brookfields, Hope Avenue, Tainter Road and Twyford Road,

There are two points of access to this character area from Carpenters Lane. Twyford Road and Brookfields form two connected loops. Hope Avenue forms an L Shape connecting to Brookfields at the south east end. The current houses replaced earlier pre-fabricated housing.



*The semi-detached and terraced houses in Hope Avenue are of uniform style, with pitched roofs, regular small chimneys, white casement windows and red/brown brick forming flat fronted elevations. They are set along a slightly uneven building line behind landscaped front gardens enclosed by dwarf walls and hedges. A verge separates the pavement from the road. The two arms of the road are straight with no long views. Many properties have attached flat roof garages and some have pitched porch additions. Street trees contribute to the spacious character.*



*At the south eastern end of Hope Avenue, an avenue of trees is planted on a wide grass verge. Some of the properties are painted cream which brings variety to otherwise uniform dark coloured materials. The even roof line, chimneys and fenestration give a rhythm and planned uniform character to the streetscape.*





*Grassed areas planted with silver birch trees at the south eastern junction of Hope Avenue are an attractive feature. Houses on the northern arm have been painted cream, contrasting with the predominant red brick.*



*The houses on the eastern arm of Hope Avenue and Tainter Road are terraced, constructed of buff brick and pebble dash with white synthetic weatherboard and brown hung tiles. The houses have narrow chimneys, flat roof porch additions, vertical fenestration and unenclosed front gardens. Some elevations are painted cream. The road is narrow and curving with no verge. Cars are parked on hard surfaced driveways. The 'busy' housing design contrasts with the plainer buildings in the rest of Hope Avenue.*



*In Brookfields, the semi-detached and terraced properties incorporate a variety of materials including buff and red/brown brick, pebbledash and cream paint. The houses are arranged around a rectangular loop with a central car park concealed behind the houses and high hedges. The street has a quiet residential quality enhanced by the treed grass verges, landscaped front gardens and vistas of trees at the south western corner.*



*The symmetrical cream two storey and single storey buildings on the south west and south eastern sides of Brookfield provide some cohesion and uniformity despite the variety of materials on the other buildings.*



*The flat roofed concrete communal garage blocks detract from the character.*

*Hadlow Tower and St Mary's Church are visible to the south east.*

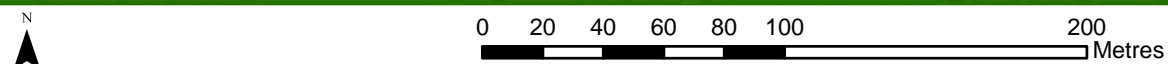
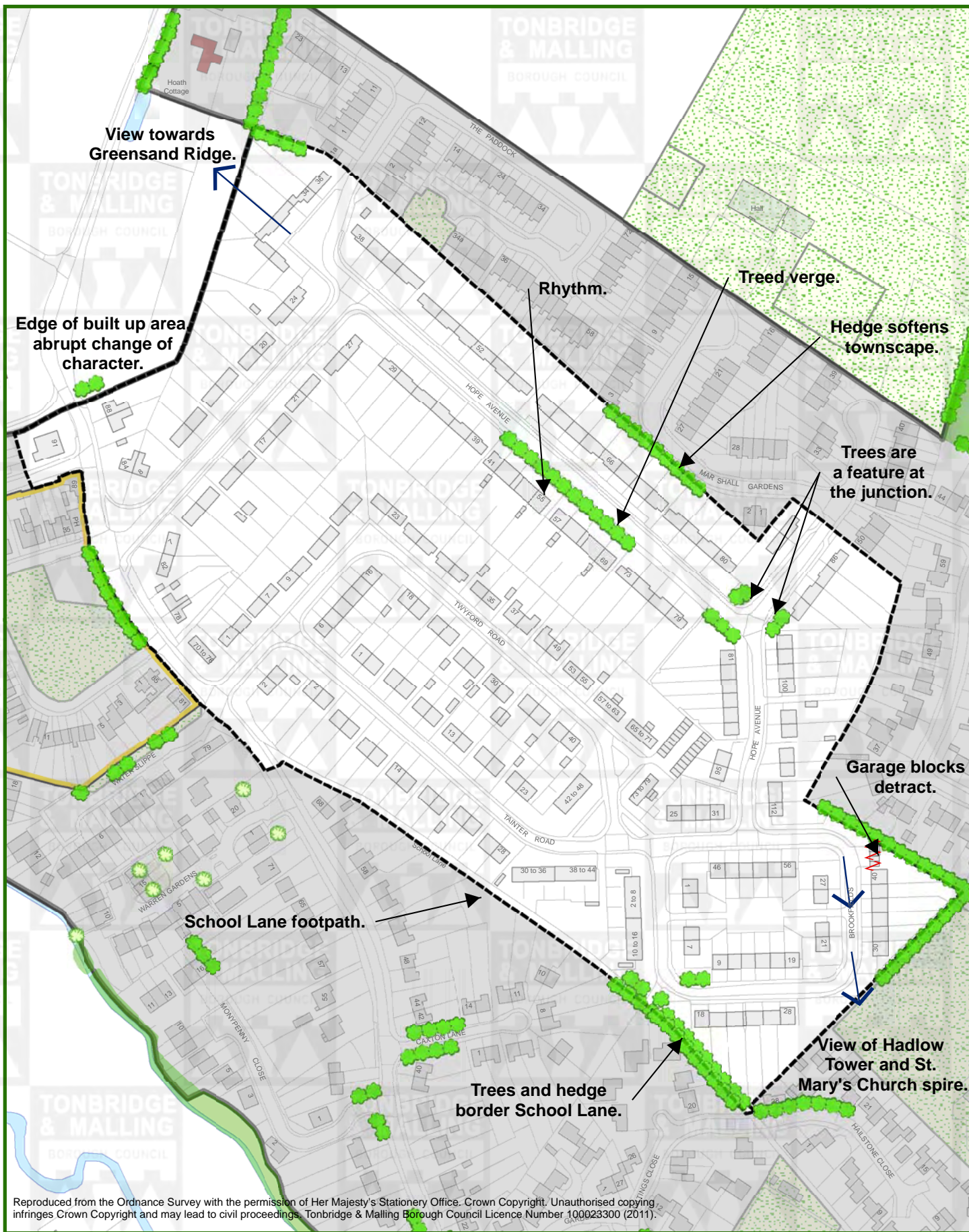
### **Locally Distinctive Positive Features**

- Repeated designs and regular roof line, chimneys and fenestration give a rhythm and distinctive character, particularly in Hope Avenue.
- View of Hadlow Tower and St Mary's Church spire from Brookfield.
- Grass verges, street trees and landscaped front gardens contribute to a spacious character particularly in Hope Avenue and Brookfield.

### **Negative Features Worthy of Enhancement**

- See introduction to Section D





Ref **D1**

Hadlow Character Area Appraisal

Title **Hope Avenue Area**





## D2 - MARSHALL GARDENS

Comprising: The Paddock and Marshall Gardens

This is the most recent phase of publicly funded housing forming a strip of development on the northern edge of the village adjoining open countryside. Marshall Gardens and the Paddock are accessed off either end of Hope Avenue and connected to each other via a footpath. The density of development is higher than the earlier developments, with terraced properties on small plots facing onto short culs-de-sac and footpaths.



*The terraced properties in Marshall Gardens are constructed in a red/brown brick with red hung tiles and narrow, vertical windows emphasised by vertical white strips. They have front porches with flat roofs behind parapets. The scale and siting of the buildings and dominant gabled roofs facing the street together with the projecting porches create an uncompromising appearance emphasised by the hard surfaced driveways. The surfacing is poor and whilst hedges and small grassed areas planted with trees soften the townscape somewhat, there is a poor definition of public and private space. The western cul-de-sac forms a somewhat obscure access to the main village community facilities which include the village hall, playgrounds and recreation ground.*





*There are short views to the north of the village hall and recreation facilities and long views towards the Greensand Ridge. Poor quality fencing and barriers at the entrance to the open space harm the views.*



*A footpath flanked by the blank side elevations of adjoining buildings connects Marshall Gardens to the Paddock.*

*The houses in The Paddock are constructed of brown/buff or red brick. The terraced houses are of consistent design with shallow pitched brown roofs and flat roofed, rendered front porches uniformly painted cream. They have vertical and horizontal windows and open frontages with picket fences on the side boundaries. The uniform design and colour scheme gives the development a strong identity.*



*The houses on the north side of The Paddock face outwards over the open countryside with long views of the Greensand Ridge. Those at the western end face onto a footpath and grassed area with a communal parking area to the rear. A wire fence in very poor repair borders the development.*



*As a result of this layout, the properties on the south side have a less appealing outlook onto the rear of the northern properties, high panel fences and an overcrowded parking area. Cars parked in the communal parking area, on-street and on front driveways clutter the streetscene.*



*A small grassed open space has limited landscape or amenity value. Footpaths lead through the development and connect with neighbouring areas. A hedge borders the area to the west, forming an edge and separating it from the properties fronting Carpenters Lane.*

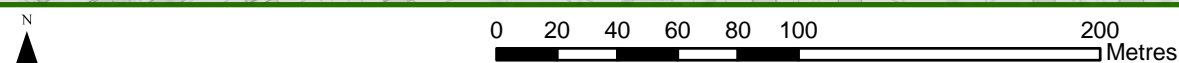
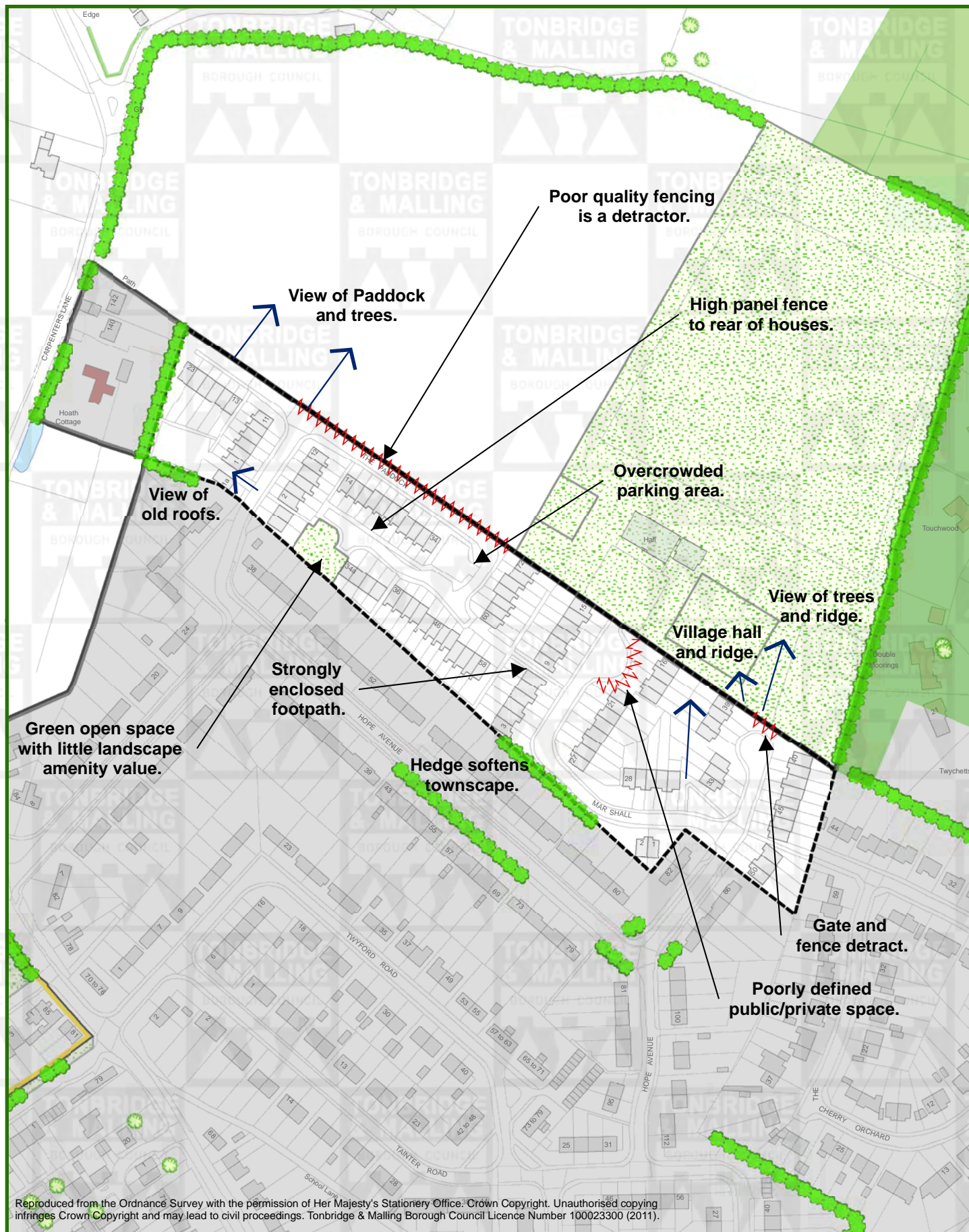
### **Locally Distinctive Positive Features**

- Views across open countryside towards the Greensand Ridge.
- Cohesive design and colour scheme of the Paddock creating a strong identity.
- Grass verges, hedges and street trees.

### **Negative Features Worthy of Enhancement**

- Poor definition of public/private space in Marshall Gardens particularly around the turning circles.
- Cluttered frontages.
- Poor quality fencing harming views northwards.
- Streetscape dominated by cars.





Ref **D2**

Hadlow Character Area Appraisal

Title **Marshall Gardens**



### D3 WATERSLIPPE

Comprising: Waterslippe

In the 16<sup>th</sup> century this land was known as Waterships and formed part of a medieval tenement of 52 acres which included a corn mill and mill pond (now Bourne Mill). In the late 1960s this narrow strip of land sloping down south-westwards from Carpenters Lane to the mill drain was developed as a short straight cul-de-sac of terraced housing. There is a substantial more recent house on the west side of the entrance.



*The short terraces of houses are constructed of buff or red brick with flat fronts and some porch additions. The gabled roofs of shaped brown tiles have no chimneys. The properties have wide casement windows and are set back behind open plan gardens, driveways and a broad pavement except for one property now enclosed by a picket fence. The north-west side of the entrance is landscaped with a wide grass verge, trees and shrubs and a tall conifer is a prominent feature by the turning circle. There are glimpses of trees to the west. The road has a quiet residential character and abuts open countryside. Communal garages detract from the streetscene.*

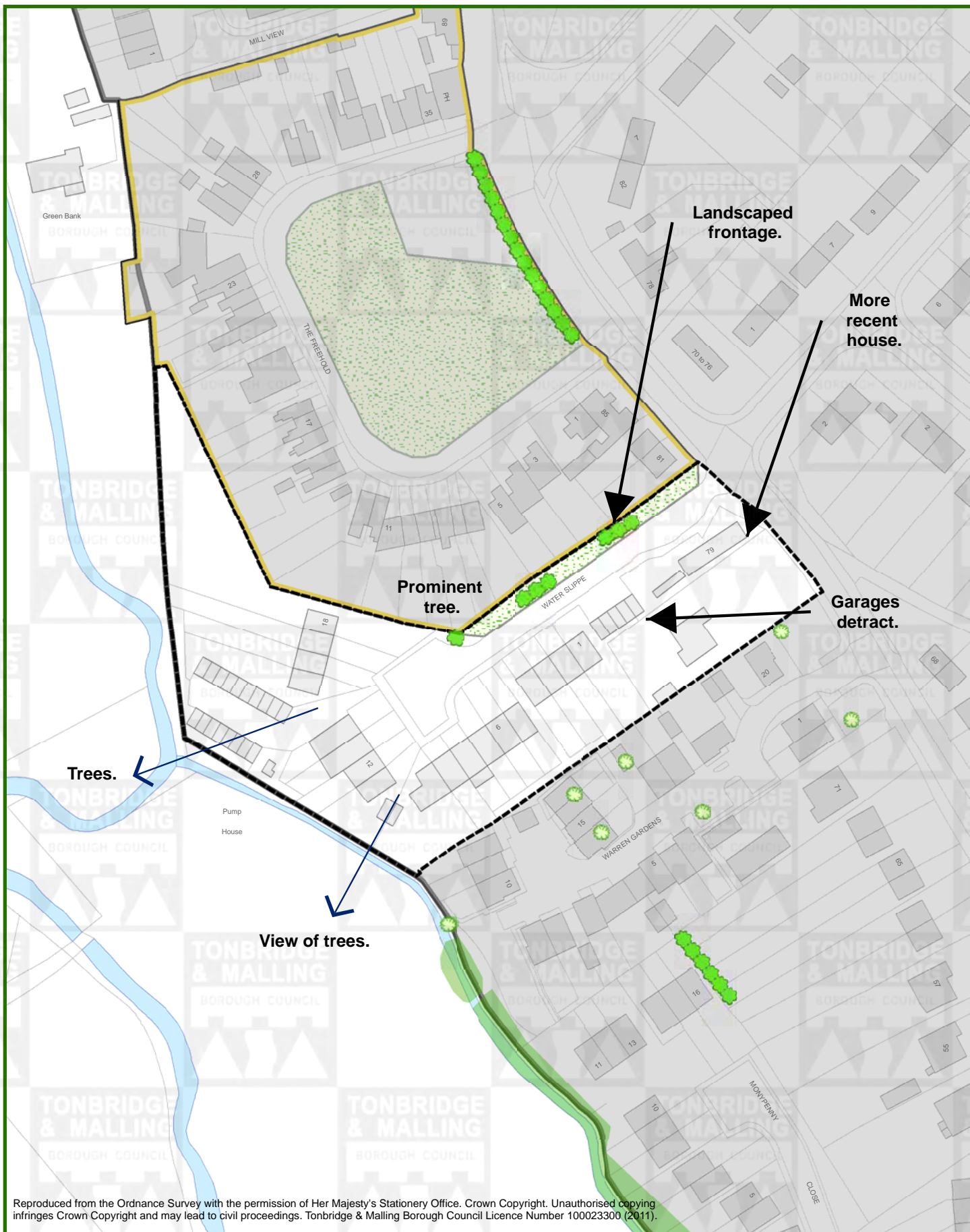
#### Locally Distinctive Positive Features

- Landscaped frontage on north side and prominent conifer by turning area
- Views to the south west of wooded countryside
- Quiet residential character with no through traffic
- Proximity to the countryside

#### Negative Features Worthy of Enhancement

See introduction to Section D





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