

## HILDEN PARK AREA

### A – MAIN ROAD FRONTAGE TONBRIDGE ROAD

*Hildenborough grew up along the medieval route from London to Hastings. Inns and small clusters of buildings sprang up along the road and in the 19<sup>th</sup> century the heart of the village began to develop in the area east of the church. Today the Tonbridge Road still forms the spine of the village with minor roads leading off to the north and west towards Shipbourne, Leigh and Chiddingstone Causeway.*

*The construction of the A21 as a bypass to the village in 1971 allowed traffic to avoid the bottlenecks on the Tonbridge Road and removed much through traffic from Hildenborough. However, the Tonbridge Road continues to be busy with local traffic and its main characteristics may be summarised as follows:*

*The road **slopes** gently downwards from the north west to the south east descending from the base of Sevenoaks Ridge towards Tonbridge which is situated on the flood plain of the river Medway. However long views are limited because of the curves in the road and high hedges and trees .*

*The road is **verdant** with tall trees and hedges bordering both sides. The developed road frontage is not continuous with groups and rows of buildings separated by areas of countryside and open space. In some parts the housing is set back from the road behind trees and hedges giving the illusion of a break in development.*

*The buildings along the frontages are generally of a **variety of ages**. A few pre-Victorian buildings can be found along the length of the road. At the south eastern end and the north western end (within the conservation area) the buildings are predominantly 19<sup>th</sup> century. They are now connected by 1920s and 1930s ribbon development, 1960s housing estates and more recent infill.*

*The frontage is mainly residential but there are other uses including a public house, village shop and two garages. The main cluster is in the Conservation Area.*

*The height of the buildings is reasonably uniform. The majority of buildings are two storey, with a third storey in the roof in some instances.*

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

### A3.2 – TONBRIDGE ROAD AREA (LEIGH ROAD TO TONBRIDGE BOUNDARY)

Comprising: Fir Tree Close, Orchard Lea and Tonbridge Road

In the vicinity of the junction with Leigh Road, there is a cluster of listed 17<sup>th</sup> to 19<sup>th</sup> century buildings which form an attractive and distinctive group. The Flying Dutchman is a local landmark. This group of buildings is mixed in age with the public house dating from the 17<sup>th</sup> century or earlier, some 19<sup>th</sup> century houses and two more modern properties, one of which is set back from the road at an angle having little impact on the streetscene and the other, a narrow property next to the Flying Dutchman is in a prominent position but the style, scale and materials blend in with the older buildings. Red brick and white windows and weatherboarding create a traditional colour palette. Tall trees, some of which are protected, form a backdrop to the buildings.



*Looking northwest along the Tonbridge Road from Leigh Road junction there is a break in the built up frontage and tall trees enclose the road as it rises towards the conservation area. The spire of St. John's church is visible. There are short views to the south west through the trees across the recreation ground and southwards along the Leigh Road towards the belt of trees along the railway line.*



*The Flying Dutchman is set back from the road behind a parking area. The barriers and street furniture in the vicinity of the Leigh Road junction mar the setting of these attractive listed buildings*





Tonbridge Road looking west.

*East of the Flying Dutchman, a wooden panel fence with trees behind on the north side and a wide verge with trees on the south side create a verdant frontage, partially screening the houses from the road. The curves in the road prevent long views to the east. The tall fir tree on the south side is a local landmark. Fir Tree Close is a small cluster of 1980s detached houses and an attractive Victorian Villa with prominent gables and decorative shaped white barge boards which can be glimpsed through the trees. Protected trees screen the development from the road.*

*There is a gap in the built up area on the north side, with agricultural land coming up to the roadside fronted by a hedge and dense strip of woodland. On the south side the Brookmead estate is screened from the road by a tree lined verge and high hedge over which only the rooftops are visible. The road is strongly enclosed by vegetation on both sides.*



*Orchard Lea is a small development of red brick two storey detached houses clustered around a shared access with open grassed areas and a dwarf wall fronting the road. The opening out created by this low boundary contrasts with the strongly enclosed character of the road to the west.*

*From Orchard Lea eastwards to the edge of the character area, both sides of the road are built up. On the south side, the Brookmead development extends as far as Hilden Park Road. A pair of semi detached early 19<sup>th</sup> century listed tile hung farm cottages set close to the road provide a link with the former use of this land.*





*At the Hilden Park junction there is a petrol station, set back and low in height.*



*Eastwards of Hilden Park Road the two storey houses on the south side date predominantly from around 1900 set closer to the road on long, narrow plots behind small front gardens. The houses are red brick with tiled roofs and white sash windows. Some are flat fronted whilst others have single or two storey canted bays with pitched tiled roofs. The houses have chimneys on the ridge and many are embellished with decorative brickwork on the elevation or around windows and doors. Most front gardens have been paved to provide parking areas and the traditional boundary walls and railings have been removed.*



*There has been some more recent infill development and redevelopment. That which is set back from the road behind vegetation is relatively unobtrusive but creates a gap in the built frontage. The houses set along the building line are not always well related to the older buildings in terms of height and roofline, materials or detailing.*



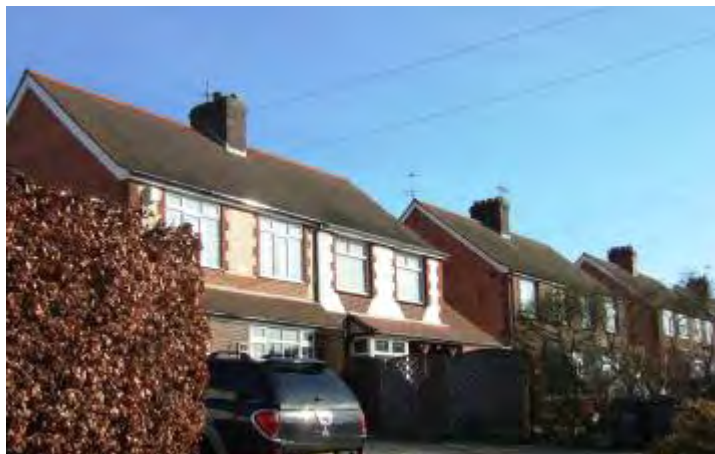
*A local shop is set behind the houses in a low flat roofed building behind an unremarkable entrance and parking area.*







*On the north side of the road from Orchard Lea westwards, a series of early 20<sup>th</sup> century individually designed houses are set back from the road in wide plots, behind front gardens and a wide treed verge. Raised slightly above road level, the majority of the houses are 1920s and 1930s semi-detached ribbon development. However, there is some more recent infill development and at the western end some earlier detached villas. Materials include red brick, white render, red hung tiles, decorative brickwork and on the 1930s properties bow windows, painted pebbledash, hipped roofs and half timbered gable ends. The deep front gardens and wide verges give this section of the road a much less enclosed aspect than further west, even though the 19<sup>th</sup> century properties on the south side are close to the road. The buildings are more prominent as the frontage is continuously built up and not screened by high trees as further west, giving this part of the character area a more urban appearance.*

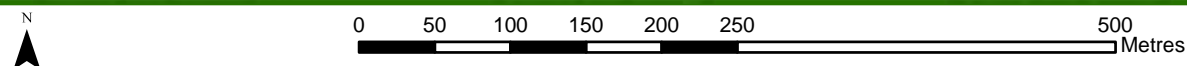
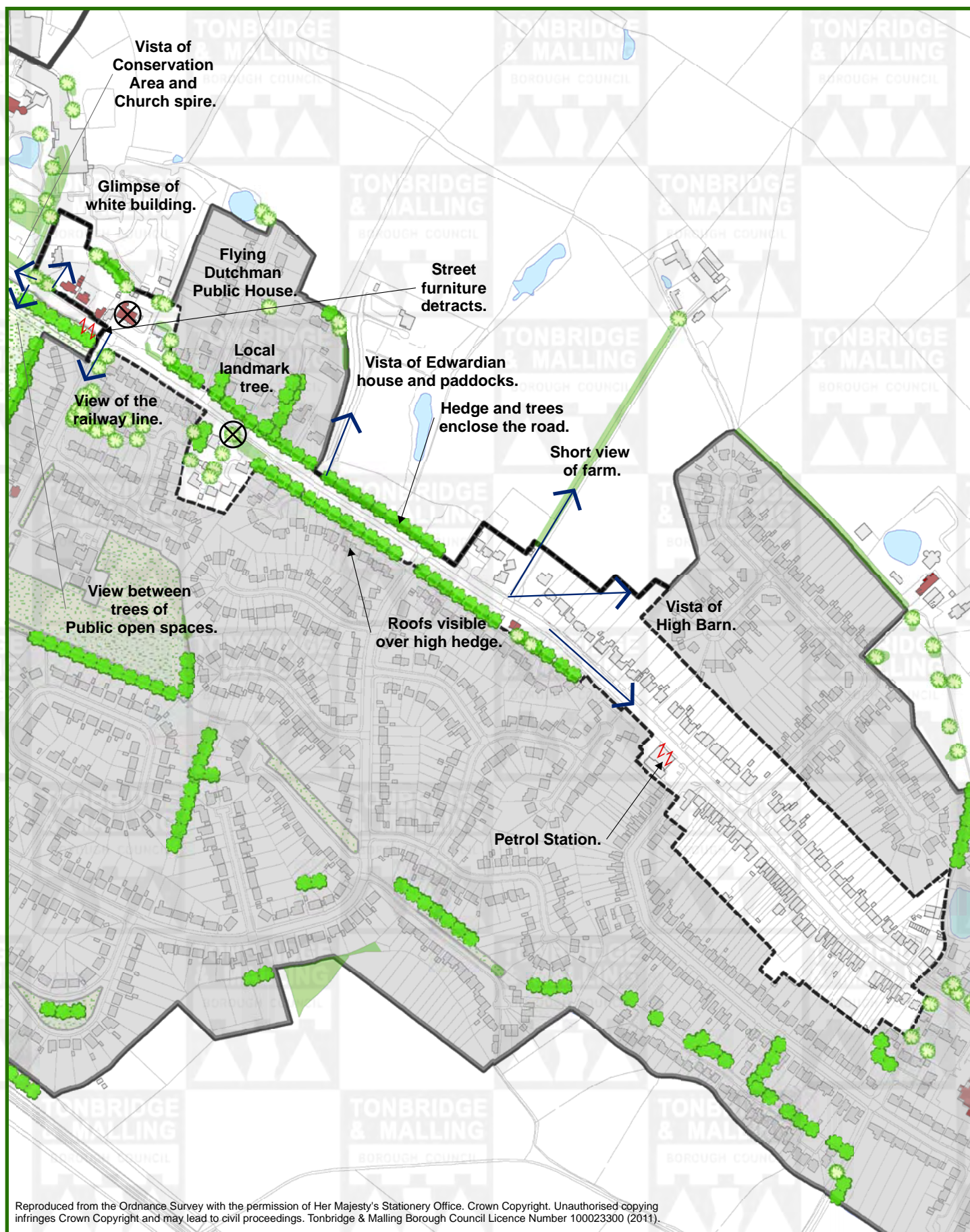


*High Barn House is an attractive house with brick lower storey and half timbered upper and a half hipped tiled roof with tall chimneys. There is a short view northwards along the line of protected trees towards farm buildings.*



Listed Buildings	
<p>Oak Lawn, 128 Tonbridge Road</p> <p>Two storey villa from around 1820 with Flemish bond brick, peg tile hipped roof and 12 pane sash windows.</p> <p>Listed single storey coach house to rear</p> <p>Grade II</p>	
<p>Quince Cottage, 126 Tonbridge Road</p> <p>Late 18<sup>th</sup> century house (formerly two cottages) with Flemish bond brick to the ground floor, weatherboarding above and slate roof with gabled ends.</p> <p>Grade II</p>	
<p>The Flying Dutchman Public House</p> <p>17<sup>th</sup> Century or earlier origins with extensive remodelling around 1840. The building has a framed construction, underbuilt in brick with some weatherboard cladding. The 19<sup>th</sup> century front elevation is brick with tile hanging on the first floor.</p> <p>Grade II</p>	
<p>Nos 83 and 85 (Hilden Cottages), Tonbridge Road</p> <p>Pair of adjoining probably early 19<sup>th</sup> century cottages with brick ground floor, tile hung upper storey, peg tile roof, brick chimney stacks and flat-roofed attic dormers with diamond leaded panes.</p> <p>Grade II</p>	





Ref A3.2

Hildenborough Character Area Appraisal

Title Tonbridge Road Area  
(Leigh Road to Tonbridge Boundary)



### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	1600s to present day
Type of buildings	Detached, semi detached and short terraces
Main uses	Residential but also public house and other commercial buildings
Building Heights	2 storeys plus attic storey
Prominent building materials	Red brick, painted render, hung tiles, red clay and brown concrete roof tiles, white casement and sash windows, dormer windows, pebble dash, some half timbering.
Predominant boundary treatments	Hedges, wooden fences, some brick walls and railings.
Open Spaces	Wide treed verges. Open countryside and West Wood recreation ground adjoin the character area.

#### Locally Distinctive Positive Features

- Verdant frontages particularly at the western end of the character area where high hedges and trees enclose the road.
- Listed buildings and attractive individually designed houses of various ages.
- The Flying Dutchman Public House and protected fir tree are local landmarks.
- The post 1920 properties are set back from the road in spacious plots behind deep verges and front gardens.
- Curving road gently descending towards Tonbridge and dense vegetation create ever changing vistas.
- Occasional short views and vistas to the north of countryside and historic individual properties.
- Rhythm of the 1930s housing at the southern end of this section.

#### Negative Features Worthy of Enhancement

- Railings and other street furniture in the vicinity of junctions, particularly those affecting the setting of listed buildings.
- Lengths of high panel fencing in front of vegetation give an abrupt formal edge to the verdant lengths of the road
- Parking areas which serve the commercial uses
- Traffic noise.



## E - INTER-WAR SEMI-DETACHED HOUSES

*Private residential development prospered in the early 1930s in Tonbridge Borough and housing from this period is found short distances up the side roads leading off Tonbridge/London Road.*

*The developments are quite distinctive with substantial semi-detached properties set back behind enclosed front gardens giving a verdant character. The properties are more widely spaced than the earlier Edwardian properties, some having a garage to the side. The semi-detached properties are of similar design with gently sloping hipped tiled roofs and wide casement windows. Many have curved bays and porches. Although frequently built to a standard design, the individual buildings were enhanced with painted cement render generally in white or cream and embellished with hung tiles and brick detailing. Many had two storey bay windows. In the 1930s it became common for the doorways to be situated on the outer sides of semi-detached properties.*

*In Hilden Park, several of the properties were constructed in the late 1930s when moderne features became fashionable. Influenced by the modernist movement these houses are rendered and painted white to simulate concrete and have streamlined curved bay windows (suntrap), plain facades and occasionally slab concrete porches. However, hipped tiled roofs remain the more popular option though a few have the flat concrete roofs favoured by the modernists.*

*One area is assessed in this section at Hilden Avenue. Other areas of 1930s housing are assessed in the sections on Main and Mixed Character frontages.*

## E4 – HILDEN AVENUE AREA

Comprising: Hilden Avenue, Hill View Road, Oaklands Way and Park Avenue

Hilden Avenue is a straight tree lined street rising north east from Tonbridge Road to the edge of the built up area. Hill View Road and Oaklands Way run off at right angles either side of it, running parallel to the Tonbridge Road but in an elevated position with long views over the Medway Valley towards the Bidborough Ridge. The area has a quiet residential character.



*The houses in Hilden Avenue, Oaklands Way and the eastern end of Hillview Road are of a standard design, although decorative details vary. The semi detached houses have hipped plain tiled roofs with small centrally placed plain chimney stacks. The houses were constructed in 1937/38 and have moderne features including curved bay suntrap windows, white rendered finish and in some cases green roof tiles. Some have Art Deco style concrete porches with recessed surrounds. The repeated designs give the area a strong 1930s identity but the symmetry of the houses has in some cases been affected by additions to the front elevations. The white render, wider plots and elevated position give the area an airy, spacious character.*



*In Hill View Road the houses are of a more conventional design with square two storey bays and simple porch canopies. Red brick predominates. However, repeated designs give the street a consistent 1930s character. At the north western end the character is more mixed with detached and semi detached houses of various ages and sizes built on a variable building line around the turning circles.*



*At the south eastern end of Oaklands Way and south western end of Park Avenue, 1930s bungalows, with similar design features to the two storey houses cluster around the turning circles.*



*The houses are set behind small lawns, shrubs and driveways enclosed by low brick or stone walls and picket fences. The streets have wide pavements with verges and some trees contributing to the spacious character. Tall trees are visible over the houses to the north and east sides and at the top of Hilden Avenue there is a pleasant vista of The Oast House and the Grade II listed barn adjoining Latters Farmhouse.*

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

<i>Age of buildings</i>	<i>1930s</i>
<i>Type of buildings</i>	<i>Mainly semi-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, cream or white render, tiled roofs, casement windows and hanging tiles.</i>
<i>Predominant boundary treatments</i>	<i>Brick walls, hedges</i>
<i>Open spaces</i>	<i>Open space opposite Foxbush, and street verges</i>

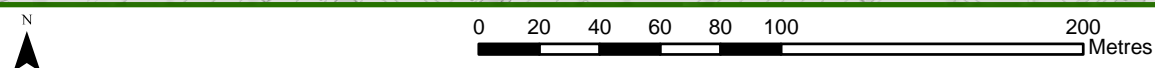
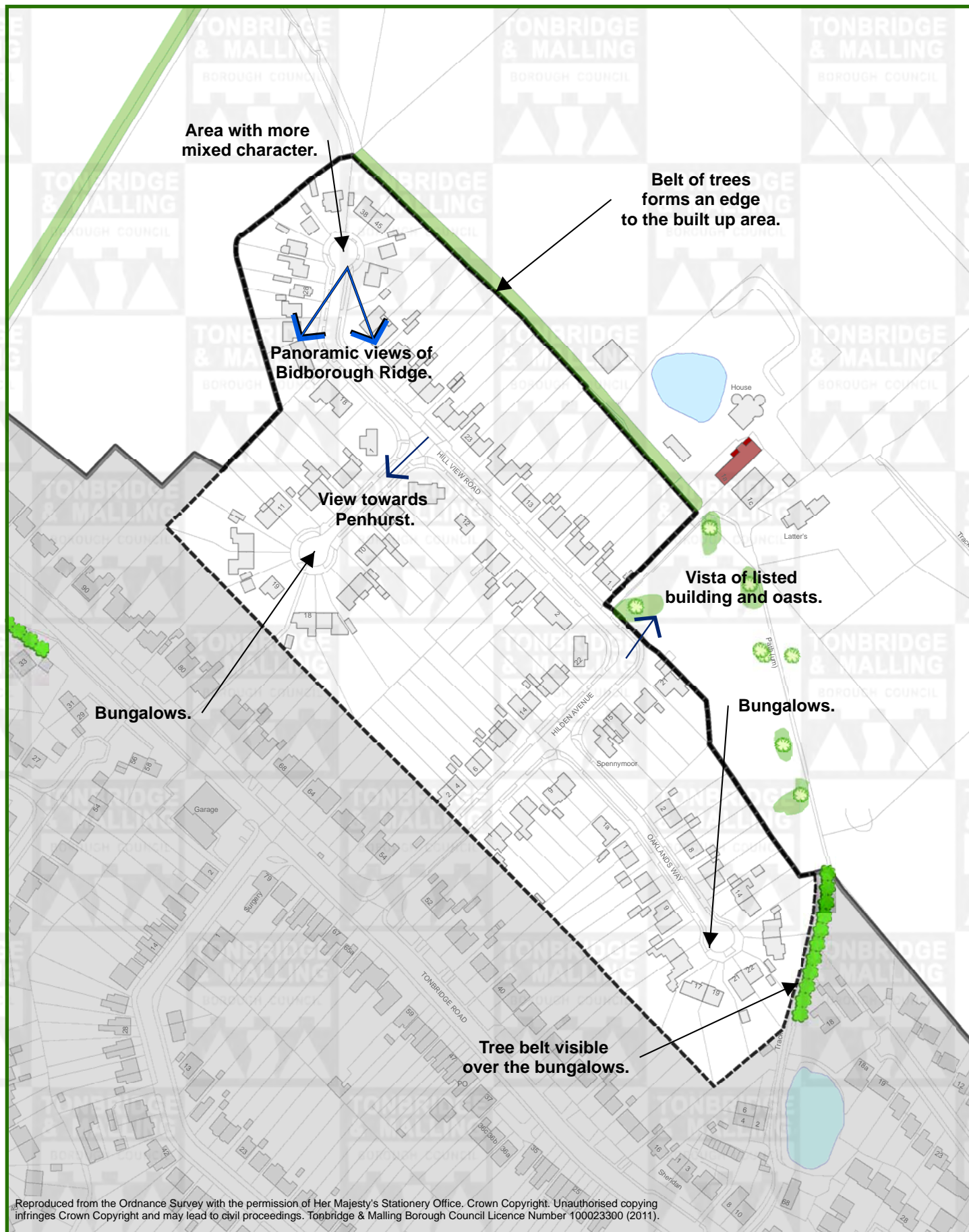


### **Locally Distinctive Positive Features**

- Spacious 1930s character with properties set back from the road along an even building line in wide plots behind partially enclosed front gardens and verges with some trees
- Straight streets
- Retention of original building designs and detailed features
- Groups of houses of similar design with gently sloping hipped tiled roofs and wide casement windows. Height, roofline and colour, albeit with personalised detailing, give the streets a distinctive and cohesive character.
- Symmetry of the 1930s semi-detached houses created by the symmetrical bays, recessed doorways, hipped roofs and central chimney stacks. The even spacing of the buildings.
- Views across the Medway Valley towards Bidborough Ridge and the shorter vista towards The Oast House and Latters Farm barn.
- Tall trees visible above and between the houses to the north and east.

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

- No significant detractors



Ref **E4**

Hildenborough Character Area Appraisal

Title **Hilden Avenue Area**



## G - OPEN PLAN HOUSING DEVELOPMENTS

*Hilden Park expanded rapidly during the late 1950s and early 1960s. This included the development of an extensive Gough Cooper housing development on land formerly belonging to Hilden Farm to the south of Tonbridge Road between Leigh Road and Hilden Park Road. Construction in the 1960s was on the south west side only with more recent development on Hilden Park Road. The development is on low lying land and suffered several flooding events prior to the construction of flood barriers in 1980.*

*The housing development comprises mainly semi-detached two storey properties with integral or attached garages evenly spaced along curving roads and culs-de-sac. The distinctive feature of this area is the open plan character with the houses generally set behind open lawns and driveways which are not enclosed. There are wide green verges planted with trees in Byrneside, Leybank and separating the development from Tonbridge Road, along Fairfield Way, but otherwise there are no areas of public open space or community facilities.*

*Two smaller open plan developments were constructed during the early 1970s at Fellowes Way and Hawdene.*

*These character areas are generally quiet and well-maintained with a quiet residential ambience. They have little through or fast moving traffic and off-street parking. They are set back from major roads with little through or fast moving traffic (with the exception of Brookmead which is used as a route to the main road) and ample off-street parking. Both character areas abut the countryside.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<i>Age of buildings</i>	<i>1960s-1970s</i>
<i>Type of buildings</i>	<i>Mainly semi-detached, some detached.</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storeys</i>
<i>Prominent building materials</i>	<i>Red/brown or buff brick, concrete roof tiles, casement windows, hung tiles often coloured and shaped.</i>
<i>Predominant boundary treatments</i>	<i>Unenclosed grassed frontages</i>
<i>Open spaces</i>	<i>Wide grassed strips along some roads.</i>

### Locally Distinctive Positive Features

- Cul-de-sac layout reduces through traffic giving a quiet, residential character.
- Generally unenclosed lawned frontages create open, green character.



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

- No significant detractors but these large 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.

## G19 - BROOKMEAD AREA

Comprising: Bramble Close, Brookmead, Byrneside, Elm Grove, Fairfield Way, Fellowes Way, Leybank, Meadway, Wealden Close, Wilson Close and Woodview Crescent.

The curving culs-de-sac and crescents lead off either side of Brookmead which is a through route running from Tonbridge Road in a broad arc, through an area of bungalows before joining Leigh Road. Fellowes Way and Wilson Close were constructed slightly later, are accessed directly from the Leigh Road and have no road or footpath connections with the earlier development. Although the area has a cohesive character with similar scale, layout and materials used in the construction, differences in design details give each street a distinct identity.



*The houses are constructed of red, buff, red/brown and some yellow brick with brown concrete tiled roofs and small chimneys. Some are embellished with shaped hung brown or red tiles, white weatherboard or are rendered and painted white. The houses have hipped, gabled or catslide roofs and white casement windows of various dimensions, some with diamond leading. Whilst some properties refer back to the styles of the 1930s with tile hung bay windows and gable ends facing the road, others are more modernist with flat unadorned elevations, sections of flat roof and wide horizontal glazing. Several have flat roofed garages, porches and extensions.*



*Frontages are open plan, the houses being set back behind grassed lawns and driveways on a slightly uneven building line. Some gardens are partially enclosed by dwarf walls and low hedges.*



*Byrneside (left) and Leybank define the southern edge of the character area. These straight culs de sac have housing only on the south side, with a wide treed grassed area to the north. This landscaping gives these streets a particularly verdant spacious character.*

*Fairfield Way faces the Tonbridge Road but is screened from it by a high hedge, a broad strip of grass and trees. The houses are brown brick and relatively uniform in design with gable ends facing the road. There is traffic noise.*



*The houses in Fellowes Way and Wilson Close are typical 1970s semi detached and detached properties in orange/brown and buff brick with wide windows, flat roofed garages and porches, concrete hung tiles, white synthetic weatherboard and shallow pitched gabled roofs, some facing the front. The prominent gables in Wilson Close are visible from the Tonbridge Road. Trees to the rear of the properties form a green backdrop and the prominent gables and bargeboards of the adjoining property in Fir Tree Close are visible through the trees.*

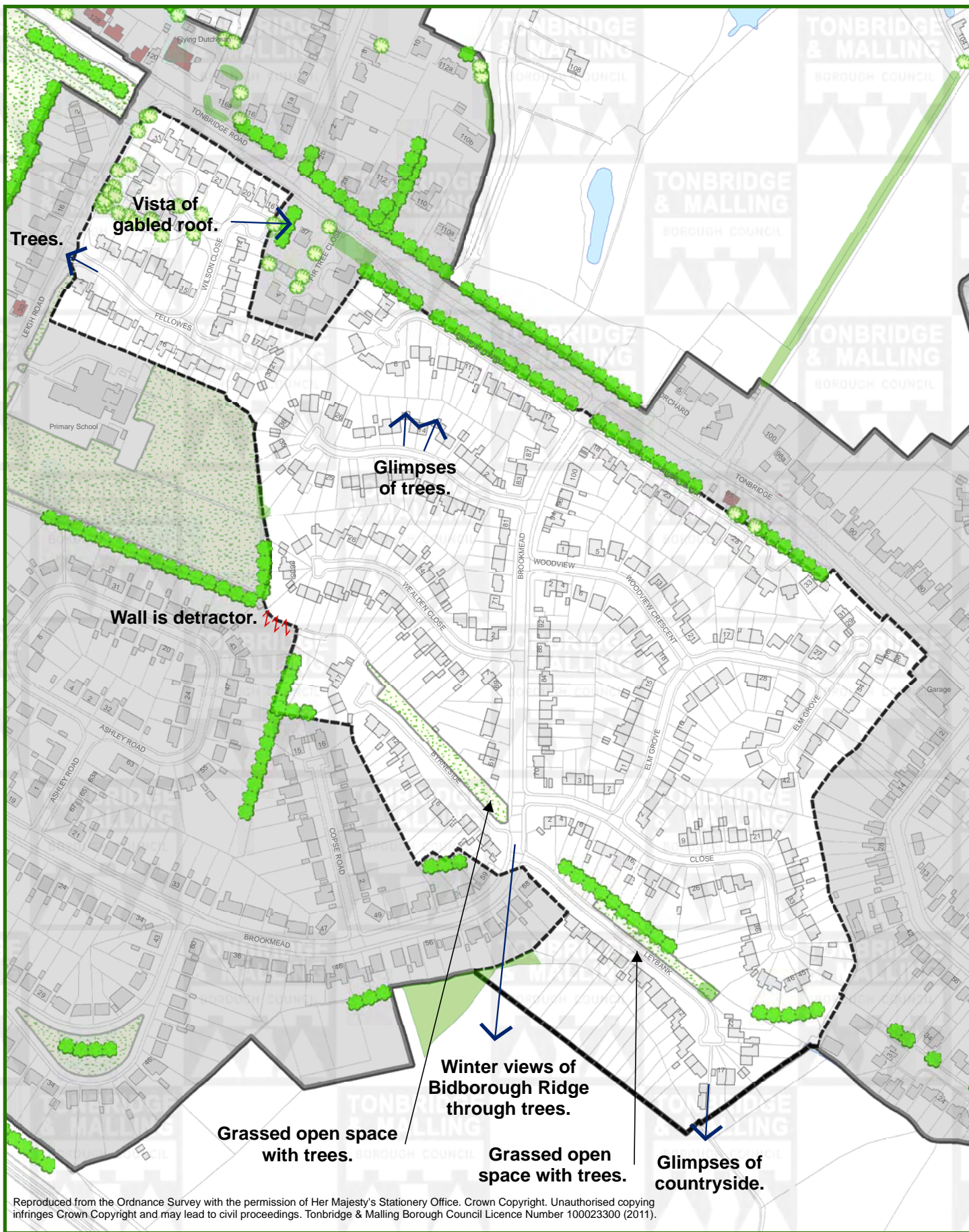
### **Locally Distinctive Positive Features**

- Specimen trees and shrubs and front lawns soften the architecture
- Views of Bidborough Ridge through trees in winter

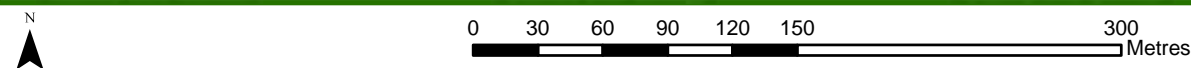
### **Negative Features Worthy of Enhancement**

- Some traffic noise to the north





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Ref **G19**

Title **Brookmead Area**

Hildenborough Character Area Appraisal



## G20 - HAWDEN CLOSE (SOUTH EAST)

Comprising: Hawden Close (south east)

A short straight cul-de-sac development on the edge of the village, south of Hilden Park Road



*The detached houses are constructed of yellow and apricot brick with brown shaped or plain hung tiles of various hues and shallow pitch gabled roofs facing the road. They have flat roofed porch canopies and projecting attached or integral garages. The frontages are mainly paved with some grass and small shrubs. Open plan except for some dwarf walls. The houses are on the south side of the road back onto a footpath and open countryside. On the north side there is a tall hedge and panel fence and one detached brown brick property. An unusual white brick house stands at the entrance to the cul-de-sac.*

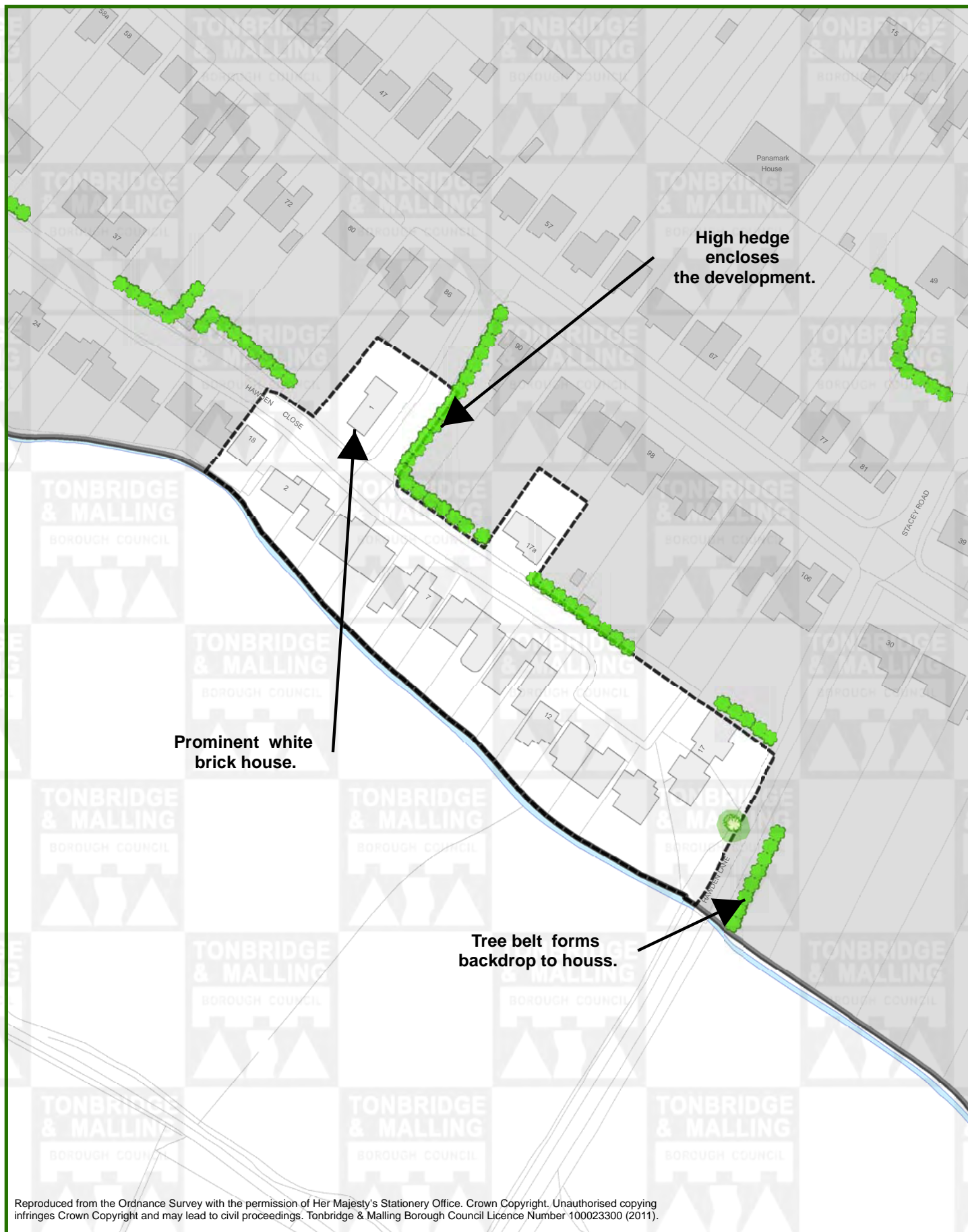
### Locally Distinctive Positive Features

- Trees on Hawden Lane form a backdrop to the houses.
- Proximity to countryside.

### Negative Features Worthy of Enhancement

- Poor lighting and surfacing.







## I - CLUSTERED CUL-DE-SAC DEVELOPMENT

*New development has been restricted to small pockets of infill and redevelopment as the Green Belt restricts outward growth of the village. There is one small development of clustered cul-de-sac housing to the rear of Hilden Park Road.*

*The housing in Hawdene represents a transition from the lower density semi detached and detached open plan development typical of the 1960s and 1970s. The detached houses are set close together on an uneven building line on compact building plots and cluster around a turning head.*

*Properties from this period will often front directly onto the pavement/road or be set behind a narrow unenclosed landscaped frontage and have private enclosed space to the side or rear. Houses have parking spaces or garages so on-street parking is usually minimised. These enclosed developments use block paving to emphasise a shared use of the space between the pedestrian and the car.*

*The enclosed nature of these areas creates a quiet, private character.*

## I12 - HAWDEN CLOSE (NORTH WEST)

Comprising: Hawden Close (north west)

A small development of semi detached and detached two storey houses constructed in the 1980s on flat land to the rear of Hilden Park Road.



*The red/brown brick houses have brown tiled gabled roofs, dark brown casement windows and no chimneys. The properties have attached garages with dark doors and porches with pitched tiled roofs. Some properties have red/brown hanging tiles on upper storeys.*



*The houses are arranged along a short cul-de-sac forming an extension of the earlier 1970s open plan development. The majority are on the south side of the road, with two pairs of semi detached houses on former garden land on the north side. A tall hedge and trees runs along the northern side of the road screening the development from Hilden Park Road. The houses are set back behind open plan grassed frontages and driveways. At the north western end the houses are clustered around a turning area.*



*The entrance to the pumping station at the north western end of the cul-de-sac detracts from the appearance of the area.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<i>Age of buildings</i>	<i>Late 1980s/1990s</i>
<i>Type of buildings</i>	<i>Detached, semi-detached and attached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>1-2 storeys</i>
<i>Prominent building materials</i>	<i>Brown and orange/red brick, some decorative grey brick, red and brown roof tiles, hung tiles, brown and white casement windows.</i>
<i>Predominant boundary treatments</i>	<i>Open plan, picket fences, some panel fences.</i>
<i>Open spaces</i>	<i>Shared paved access and parking, no public open space.</i>

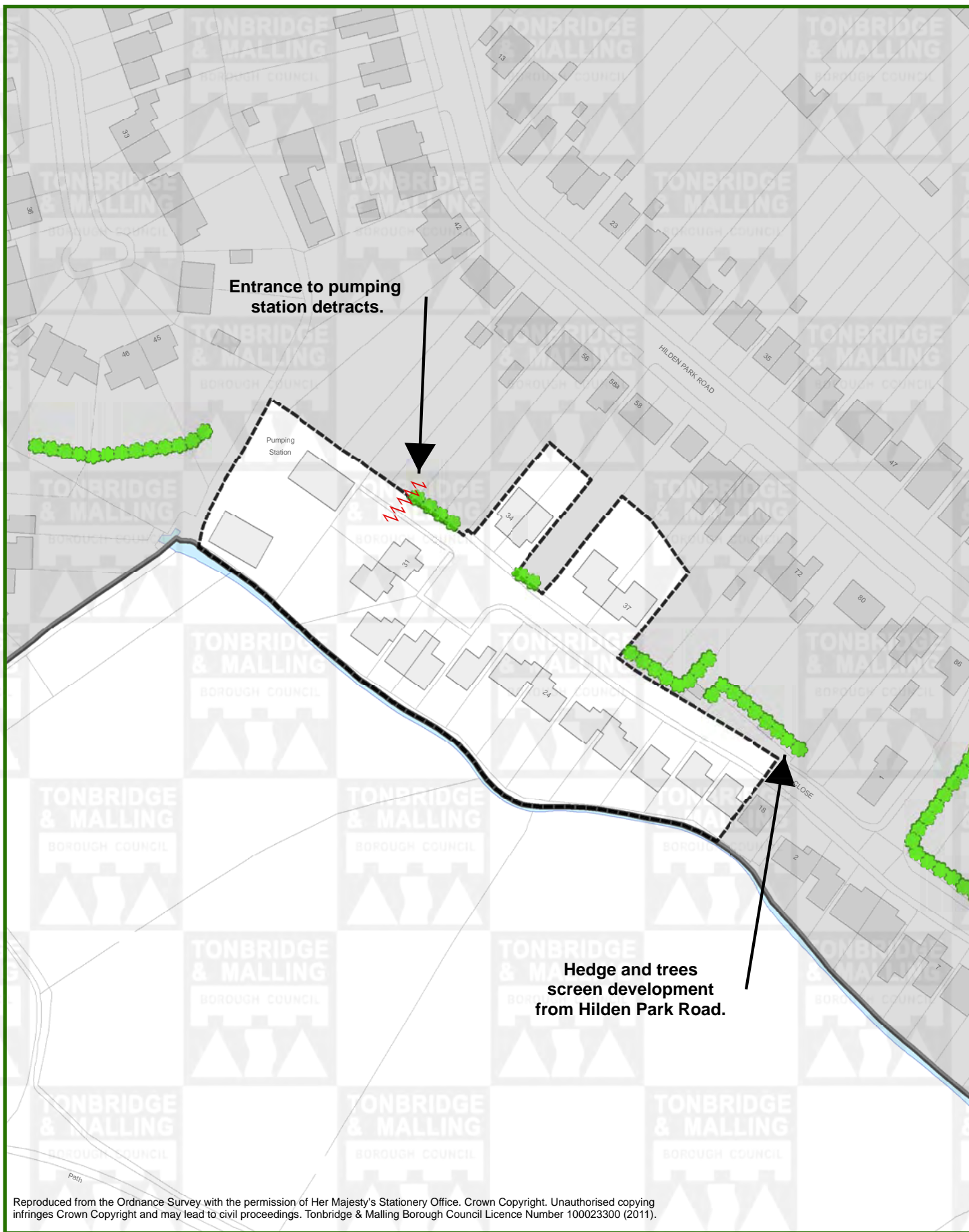
### Locally Distinctive Positive Features

- Trees and hedge to the north side of the road and trees at the north west soften the architecture.
- Trees on Hawdene Lane form a backdrop to the houses

### Negative Features Worthy of Enhancement

- Entrance to water works
- Poor lighting and surfacing.





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## J - BUNGALOWS

*Bungalows became a popular form of development in the 1930s particularly on what would have been relatively cheap suburban land. There are two areas of bungalows in Hilden Park, the most extensive lying on the south side of the village, south east of the Leigh Road. There is a contrast between the bungalows which were constructed in the 1930s, which are brick built with hipped tiled roofs, and those built in the late 1940s which were constructed of concrete using an innovative method pioneered in Hildenborough to help meet the post-war housing shortage. Although the materials and design of the bungalows vary, the character of these bungalow areas is similar as the single storey residential buildings create an open, relatively uniform townscape. Bungalows are also present in the 1930s character area at Hilden Avenue and in the lower density detached character area of Knowsley Way.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	1930s onwards
Type of buildings	Mainly detached, some semi-detached
Main uses	Residential
Building Heights	1 storey or with upper storey in the roof
Prominent building materials	Concrete, red, brown, yellow or buff brick, brown or red roof tiles, cream or white painted render, white windows
Predominant boundary treatments	Open plan, dwarf walls, some hedges and picket fences
Open Spaces	None or occasional grassed amenity areas and verges

#### Locally Distinctive Positive Features

- Long curving streets have open spacious character with open plan or dwarf wall boundaries.
- Belts of trees provide a green backdrop visible over and between the properties and give height and scale to an otherwise low rise development.
- Quiet residential areas with little through traffic

#### Negative Features Worthy of Enhancement

- Over-sized dormer additions on some properties do not relate well to the scale or form of the building and are prominent in the street scene.

## J5 BROOKMEAD AREA (EAST)

Comprising: Brookmead (south) and Copse Road

Red brick bungalows and chalet bungalows built along a curved road and straight cul-de-sac on flat land on the edge of the built up area.



*The red/brown brick detached or attached bungalows have hipped tiled roofs, some with chimneys, arched recessed porches and white casement windows. Some properties are painted pastel shades. They have attached or detached garages and the small front gardens are enclosed by dwarf walls, some with black railings above. The chalet bungalows have half hipped roofs facing the road. The repeated designs and constant roof height create a regular uniform townscape. Shrubs in the gardens and belts of trees form the edges of the character area and enclose the area with some scale and height. There are short views of tree belts but no long views.*

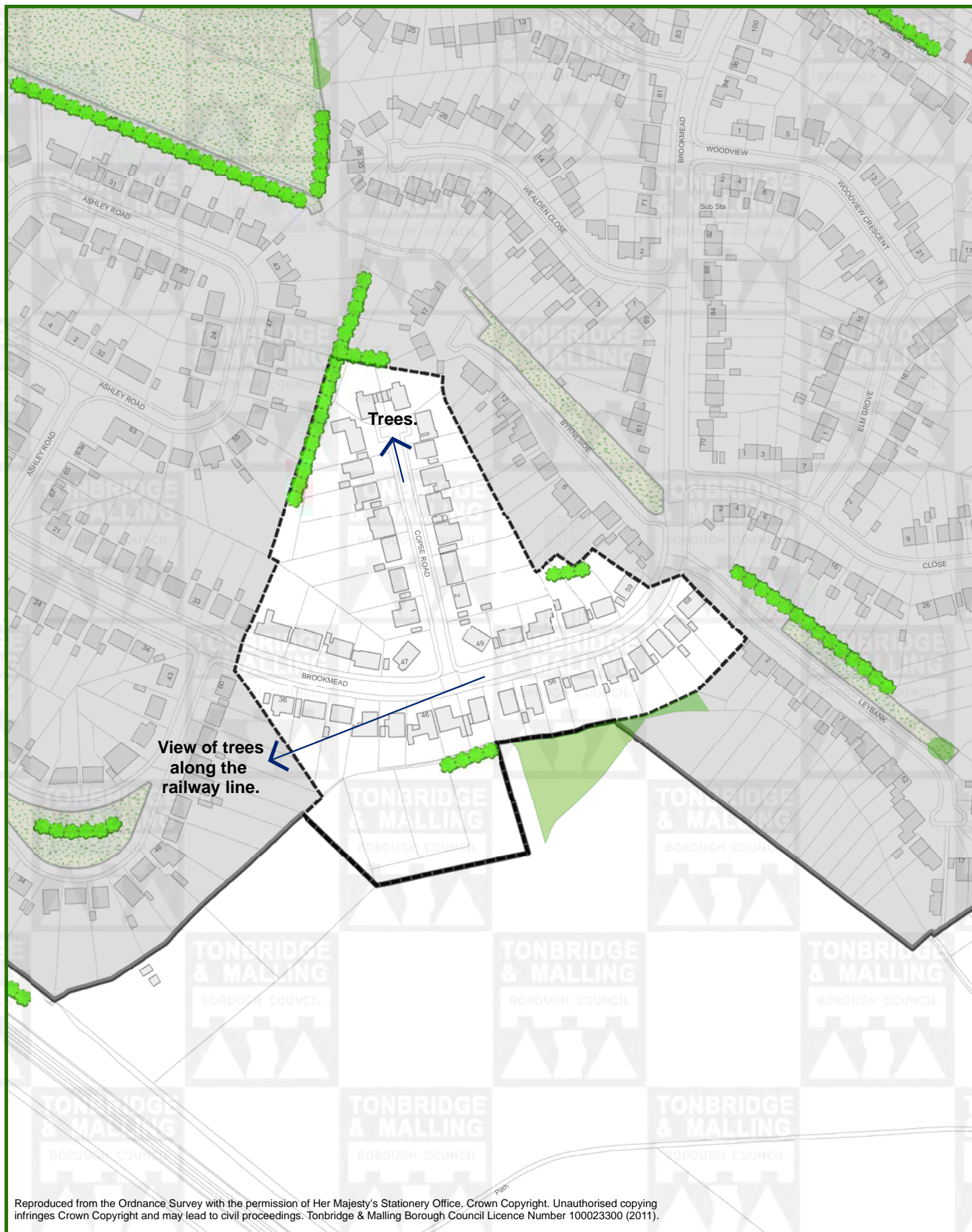
### Locally Distinctive Positive Features

- See Introductory section

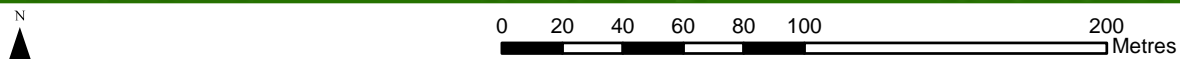
### Negative Features Worthy of Enhancement

- Poor quality pavement surfacing.





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Ref **J5**

Hildenborough Character Area Appraisal

Title **Brookmead Area (East)**



## J6 BROOKMEAD AREA (WEST)

Comprising: Ashley Road, Birch Close, Brookmead (west) and Greenview Crescent.

This extensive area of bungalows was constructed from 1948 on former farm land, using an innovative construction technique known as craftcast introduced by Llewellyn Jones, senior partner of Jones and Harvey of Sevenoaks and Westminster. The 220 bungalows were built using concrete which was mixed in a large on-site mixer and then pumped through pipes to the plot of each property. First an 18in-thick base was laid, into which all drain connections and service pipes were fixed. Then light steel frame supports were erected and an inner panel attached. Against this inner face were placed all the components that were to be buried in the concrete wall. An exterior panel was then attached to the steel frame and the structure was ready to receive the viscous mix; precise gaps in the moulds left spaces for doors and windows to be added later. All the roofs were flat and were made of solid concrete. Two and a half days after the concrete had been pumped in, the moulds were removed — to be used again for the next homes — and the building was ready for windows and doors and internal works. The exterior walls were given a stucco surface of thick pebble dash and were all painted white or cream.

In meeting the post-war need for new housing, the Craftcast system had a number of advantages being quick, mechanised requiring a small, largely unskilled labour force and avoiding the need for structural timber which was in short supply. However, the company ran into problems with obtaining permission for these private homes and the final development was smaller than initially envisaged.



*The original bungalows were flat roofed, but most now have a 22-degree pitched brown or red tiled roof giving them a distinctive 'top heavy' appearance. Many have been personalised with small extensions, shutters, porches, roof lights and bright paint colours creating a lively and very distinctive townscape. Boundary treatments are generally low and include dwarf walls, clipped hedges, picket, rail and panel fences with some open plan frontages.*



*The area incorporates two small retail units.*





*The shrubs and low trees in the front gardens, wide verges and silver birches on the grassed open space in Greenview Crescent, combined with the low building height, create a relatively verdant, open character. Tall belts of trees to the rear of properties and along the raised railway line on the southern edge of the character area are a prominent landscape feature and frame the development.*



*Some of the original solid concrete flat roofs have been retained, providing an insight into the original built form.*



### **Locally Distinctive Positive Features**

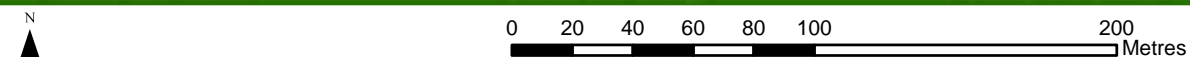
- Historical interest of this development. Retention of the original layout and buildings.
- The prominent tree belt along the railway line.
- Low building heights, verges and the grassed open space with tall silver birch trees in Greenview Crescent contribute to a green, relatively spacious character.
- Personalisation in the form of shutters, porches, paint colours, planting schemes and boundary treatments enlivens this townscape without harming its unusual character.

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

- Train noise affects Birch Close and Greenview Crescent.
- Some pavement surfacing is poor quality.



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Ref J6

Hildenborough Character Area Appraisal

Title Brookmead Area (West)





## K ARCADIAN AREAS

*In one area of the Hilden Park landscaping dominates the buildings, creating a verdant, almost rural character. Mature trees rather than buildings contain the public space.*

*In this area the houses are generally individually designed and built at a low density set within extensive private gardens. Buildings tend to be apparent at intervals at drive entrances but generally no more than one or two are apparent from any viewpoint. They are often screened from the road by high hedges, shrubs and mature trees. Trees within side and rear gardens provide a visual link between one house and the next, unify the composition and contain the character area.*

*The historic road pattern has in some places been preserved and the narrow, winding lanes contribute to the informal character.*

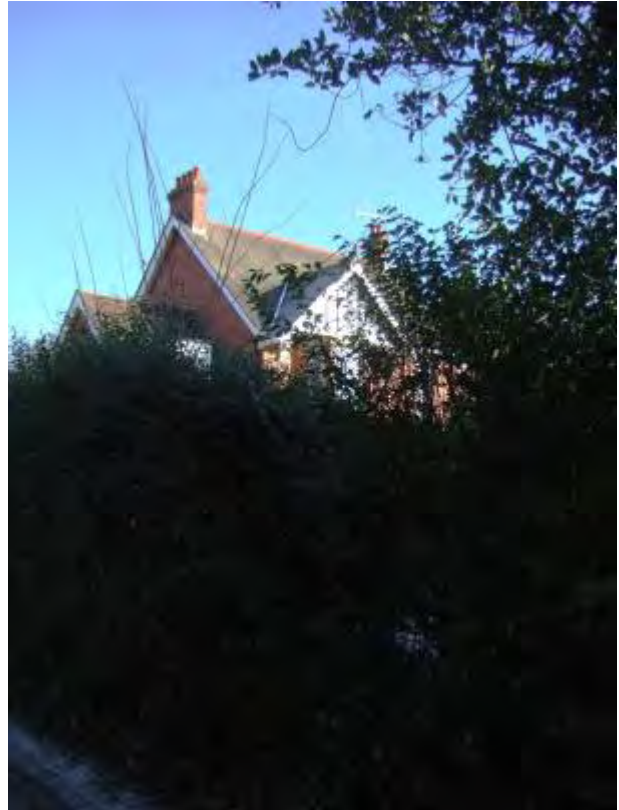
*One such area has been identified in Hilden Park leading off Tonbridge Road but provides a strong contrast to the bustle of the busy road. It has little through traffic and has a quiet, private ambience.*

*The low density of development and verdant landscaping are valued characteristics of these areas.*

#### K4 ADJACENT TO WOODFIELD AVENUE

Comprising: Arcadian area adjacent to Woodfield Avenue.

This small character area comprises five properties of various ages and designs set within substantial plots off private accesses rising northwards off Tonbridge Road parallel to Woodfield Avenue. The houses are screened from the road by a panel fence and include Victorian and more modern houses.



*High hedges border the narrow private access road, partially screening the houses from view, creating a very private, secluded character. Trees close the view.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<i>Age of buildings</i>	<i>Various</i>
<i>Type of buildings</i>	<i>Detached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>1-2 storeys</i>
<i>Prominent building materials</i>	<i>Various, but predominantly red brick and white painted render and windows.</i>
<i>Predominant boundary treatments</i>	<i>Hedges, trees, shrubs and fence.</i>
<i>Open Spaces</i>	<i>Large private plots.</i>

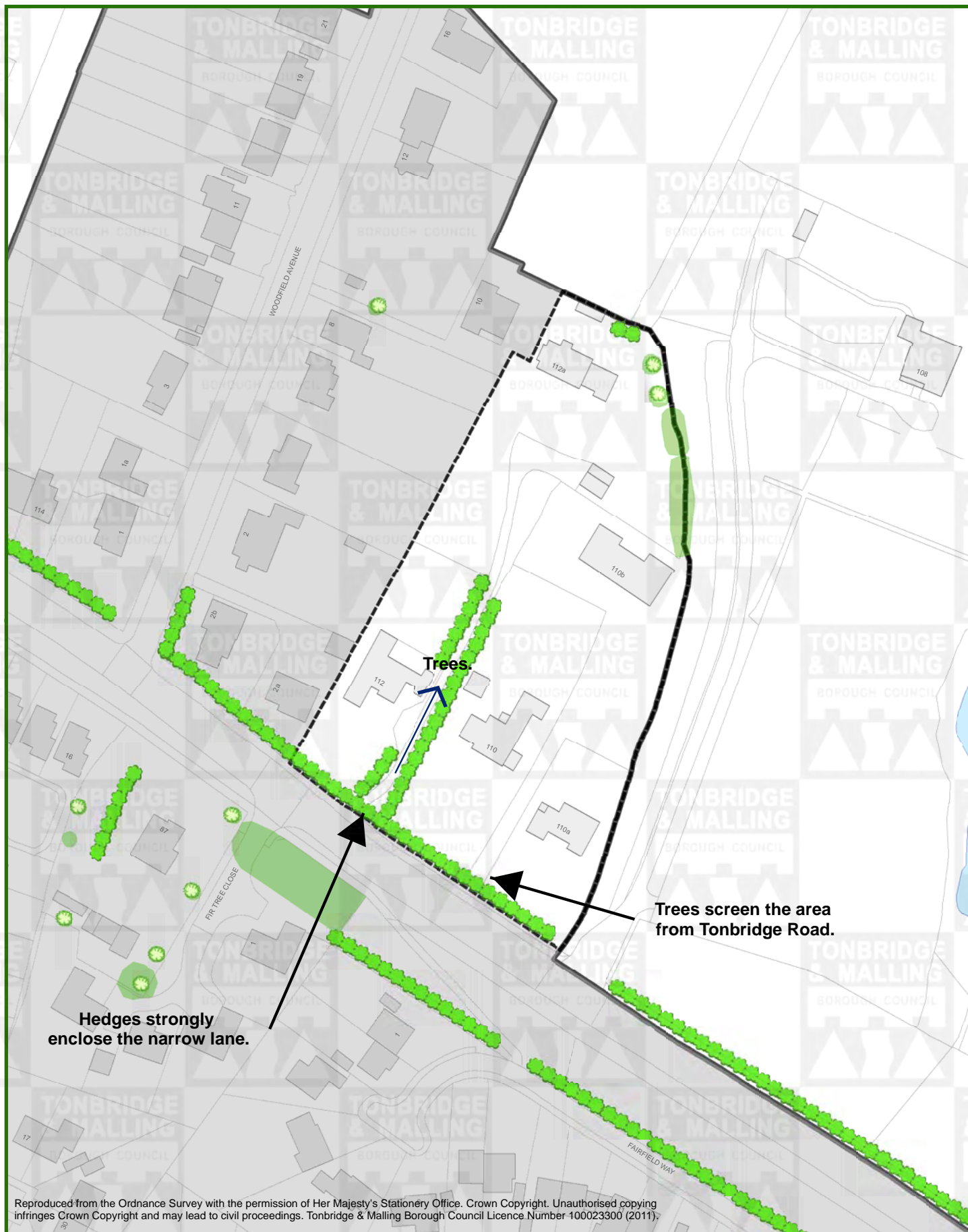
#### Locally Distinctive Positive Features

- Dominance of landscape over buildings
- Mature trees and hedges contain the public space and close the view to the north
- Trees within side and rear gardens provide the visual link between one house and the next, unifying the composition and framing the character area.
- Low density development
- Retention of historic road patterns and informal character
- Individually designed houses
- Narrow, enclosed access road has private, secluded character
- Little or no through traffic creating a quiet, private character despite proximity to major roads.

#### Negative Features Worthy of Enhancement

- Some traffic noise at southern end.





Ref **K4**

Hildenborough Character Area Appraisal

Title **Adjacent to Woodfield Avenue**



## L - MIXED CHARACTER AREAS

*The side roads leading from Tonbridge Road generally 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 infill and redevelopment has diluted the original character to such an extent that it no longer is apparent or, as is generally the case in Hilden Park, where a street has been developed gradually with successive phases of development.*

*The buildings in these streets are predominantly residential with some mixed use and do not exceed two storeys. They are set back from the road behind front gardens or parking areas. However, the bulk, style, materials and roofline of the buildings vary considerably as do the set back of the buildings from the road and plot widths. With the exception of a few older cottages, the houses date from around 1900 to the present day.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1900 – present day
Type of buildings	Detached, semi detached and some terraced
Main uses	Residential with some commercial and community uses.
Building Heights	1-2 storeys
Prominent building materials	None
Predominant boundary treatments	None
Open spaces	Primary school grounds off Leigh Road. Some roads abut open countryside.

### Locally Distinctive Positive Features

- Similar building scale

### Negative Features Worthy of Enhancement

- Opportunity for the creation of individual buildings of interest and high standard of intrinsic design quality.

## L4 - HILDEN PARK ROAD

Comprising: Hilden Park Road

Hilden Park Road loops southwards off the Tonbridge Road, connecting to Stacey Road at the eastern end. This land was sold as the Hilden Park Estate in 1900 to individuals and Companies who then built on their plots. The western end was developed first but by 1936 most of the frontage was constructed except for some gaps on the south side which were developed post World War II. Whilst the western end of the road has retained a reasonably coherent late Victorian character, the rest of the road is an eclectic mix of styles and materials.

The curved road is situated on flat land and has low levels of through traffic. The detached and semi-detached houses are 1-2 storeys set back from the road behind front gardens of various depths enclosed by railings, panel fences, brick and stone walls and hedges. The plots are various widths, with the Victorian properties being set on narrower plots and closer to the road than the later development.



*The older houses at the western end of the road are constructed of red or yellow brick with some contrasting brickwork around windows and doors. Some properties have arched porches. The houses have canted single storey bay windows and slate or plain tiled roofs with chimneys on the ridge. The original sash windows have been replaced on some properties. The houses are similar in age to those fronting Tonbridge Road.*



*The houses at the eastern end of the road primarily date from the 1930s with hipped, half hipped or gabled roofs and a variety of brick colours. Some have flat roofed garages. A number of properties have red brick lower storeys and painted rendered upper storeys and tile hung two storey bay windows. A number have arched porches or porch covers supported by wooden brackets.*





*The post war houses are red brown brick with brown shaped hanging tiles and wide windows. Typically they have shallow pitched roofs and gable ends facing the road.*



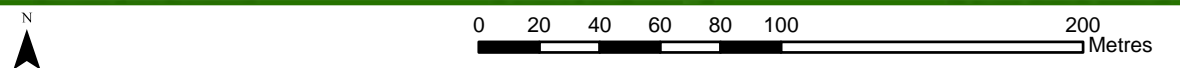
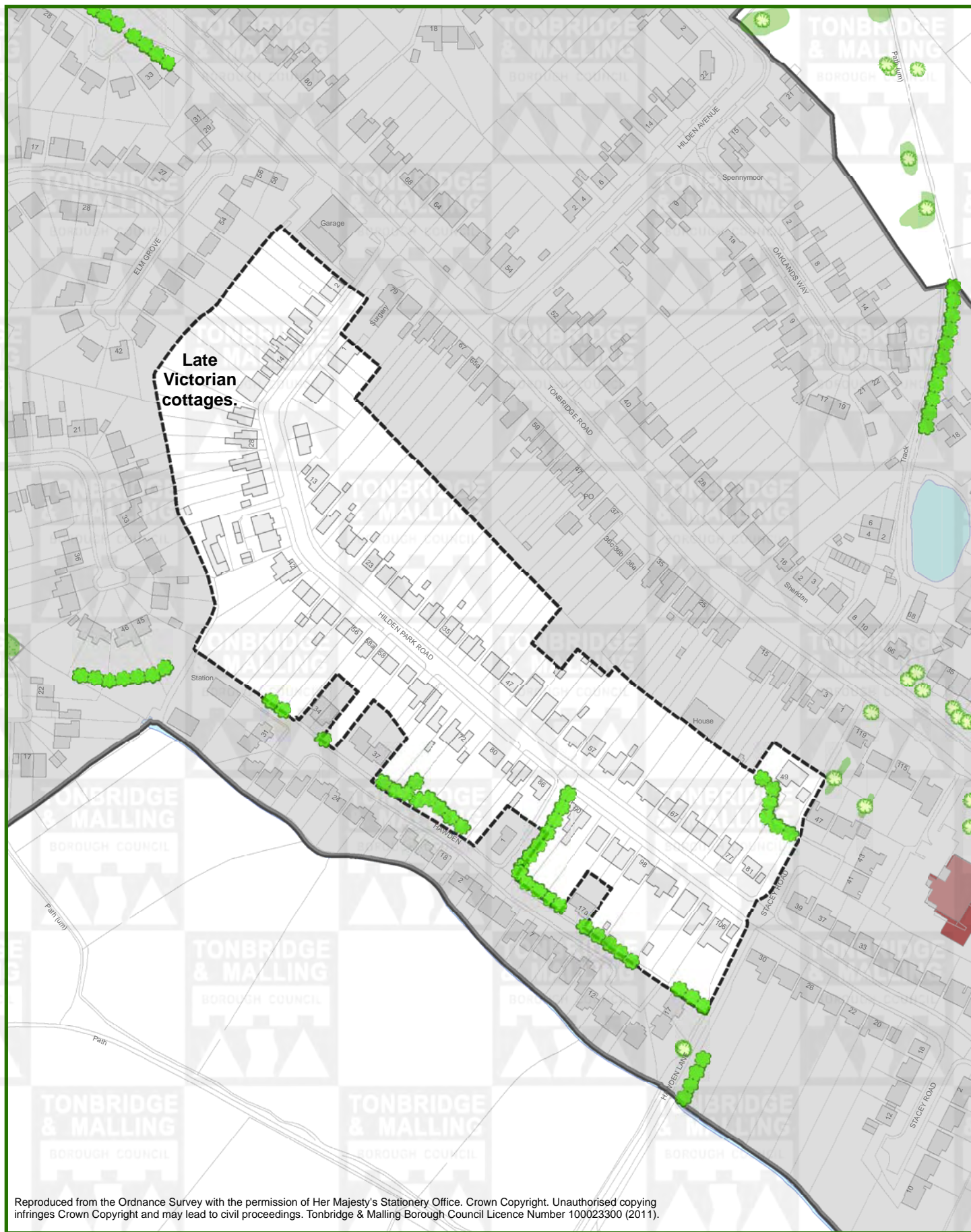
*The building line on the south side of the road is less consistent than on the north and there is greater variation in roof heights and the gaps between houses. Properties on both sides have been extended and altered over the years.*

### **Locally Distinctive Positive Features**

- Quiet residential character.
- Retention of some original details

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

- Eclectic mix of properties with no overall distinctive character
- Lack of off street parking has resulted in on street parking and the loss of front gardens and boundaries to parking spaces.
- Poor surfacing.



Ref **L4**

Title **Hilden Park Road**

Hildenborough Character Area Appraisal





## L5 - WOODFIELD AVENUE

Comprising: Woodfield Avenue

This straight tree lined avenue runs northwards from Tonbridge Road and is developed on both sides by individually designed semi-detached and detached houses set within larger plots.



*The road rises to the north giving views to the south west of Bidborough Ridge. The houses are set back behind front gardens fronted by hedges, wooden panel fences and some brick or stone walls. The varied boundary treatments, eclectic mix of house designs and materials and lack of road markings and street furniture contribute to the informal character. The protected tree is a prominent feature. Activity is low but there is traffic noise from the Tonbridge Road. At the top of the road, there are short views of trees to the north.*



*The majority of the houses were built prior to the mid 1930s and have hipped, half hipped or gabled brown tiled roofs and red brick or white rendered elevations. Bay windows are tile hung and a number of houses have pitched porch covers running across the front elevation.*



*Tucked at either end of the road there are more recent bungalows and chalet bungalows.*



*On the south east side a substantial tile hung and brick house with prominent gable ends facing the road, tall chimneys and white wooden porch is an attractive feature.*

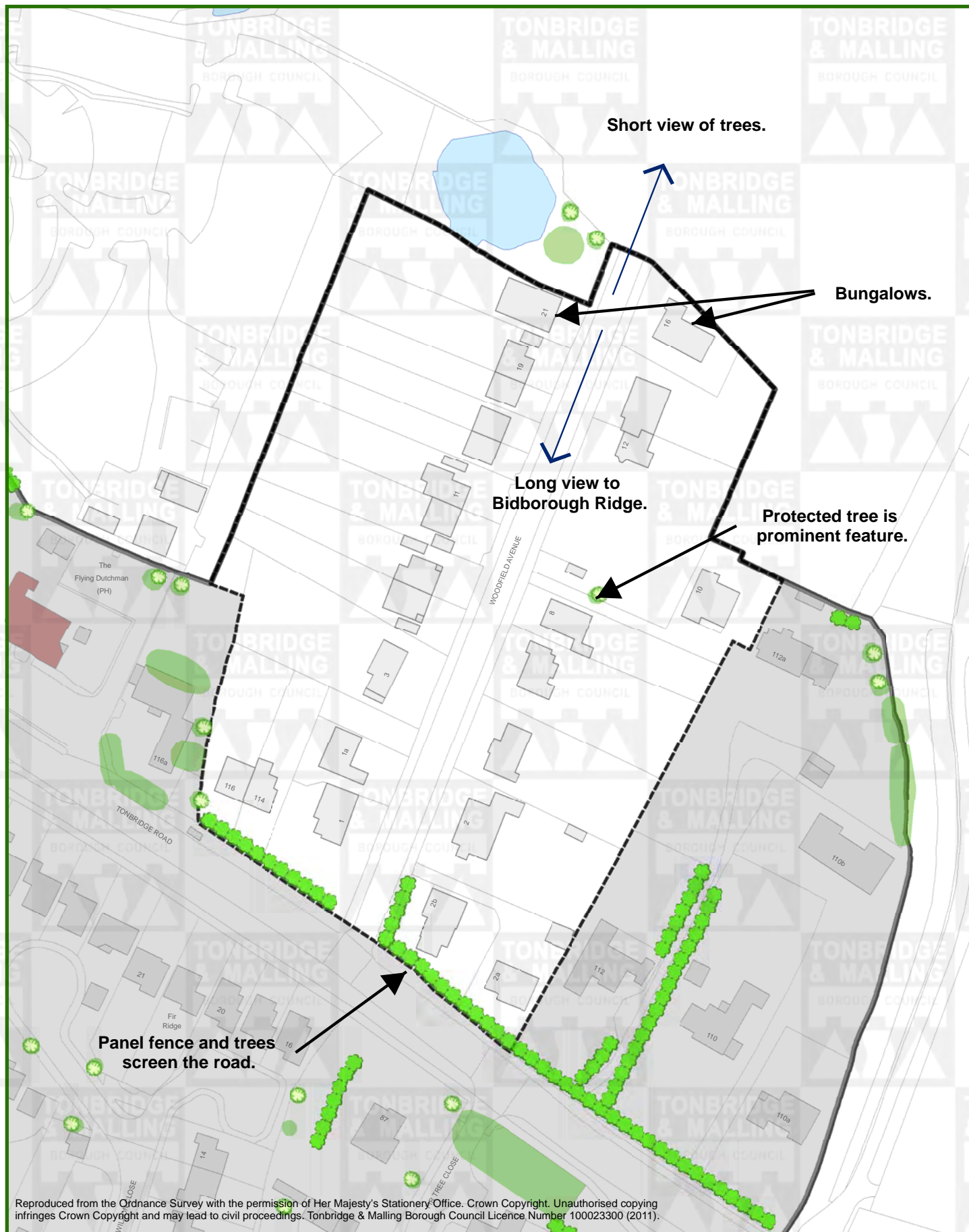
#### **Locally Distinctive Positive Features**

- Varied boundary treatments, lack of street furniture and road markings and varied mix of house designs and materials contribute to an informal character.
- Long views to the south west and short views of countryside to the north.
- The protected tree, hedges, garden planting and proximity to the countryside contribute to the verdant character.

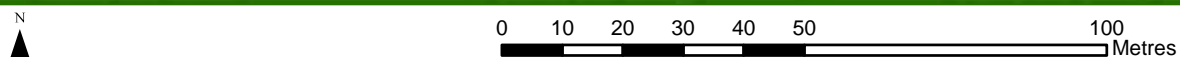
#### **Negative Features Worthy of Enhancement**

- Traffic noise from the Tonbridge Road.





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Ref **L5**

Hildenborough Character Area Appraisal

Title **Woodfield Avenue**



## L6 - LEIGH ROAD AREA

Comprising: Brookmead (west), Leigh Road, Stocks Green Road and Streamside Close

These historic routes remained largely undeveloped in the 19<sup>th</sup> century. The map of 1886 shows just four properties namely numbers 34 and 36 Leigh Road, Springwater Cottage and Firtree Cottage at the junction with Stocks Green Road. Today there is a continuously built up frontage of residential properties except on the eastern side of Leigh Road where Stocks Green Primary School occupies a large site. The houses date principally from three phases of building in the 1930s, late 1940s and 1960s.



*The majority of houses on the west side of Leigh Road and on both sides of the eastern end of Stocks Green Road date from the late 1920s and early 1930s. The detached or semi detached two storey houses and bungalows have hipped brown tiled roofs and brick elevations, some rendered and painted white or cream on both or on the upper storey. They have plain chimneys set on the ridge or taller chimneys on the slope of the roof. The properties have flat symmetrical elevations or bow/bay windows and tile hung gable ends facing the road. The properties have white casement windows and are set behind landscaped front gardens enclosed by hedges, fences or low walls. The houses are constructed along an even building line on quite wide plots. At the junction with Tonbridge Road and Stocks Green Road, the houses are set across the angle, giving a sense of spaciousness.*



*The white painted Firtree Cottage, at the junction of Stocks Green Road, has a slate catslide roof and gabled roof contrasting with the surrounding 1930s housing.*







*The next phase of development was in the late 1940s when two storey detached and semi-detached concrete craft cast houses were constructed on the eastern side of Leigh Road adjoining the Brookmead bungalow development. Originally flat roofed, many of the properties now have pitched roofs and have been personalised with porches, shutters and other details and painted in a range of pastel shades. The houses are set back from the road behind front gardens enclosed by boundary hedges, fences or railings or open plan. Despite personalisation, the properties have a very distinctive appearance and relatively uniform dimensions. The construction of craft cast houses is discussed in more detail in the section on bungalows.*



*At the southern end of Leigh Road (west side) and western end of Stocks Green Road (north side), rows of 1960s bungalows and chalet bungalows are set within wide plots. The properties are constructed of light coloured brick with shallow tiled roofs and gable ends facing the road. They are set back behind quite deep front gardens which are enclosed or open plan.*



*On the east side of Leigh Road north of the Stocks Green junction the houses in Wilson Close face away from the road, screened by a fence and trees. The houses at the entrance to Fellows Way are set at right angles to the Leigh Road. South of them, Stocks Green Primary School is a low wide building dating from 1969, set back from the road within flat grassed grounds, enclosed by a wire fence and deep verge.*

Listed Buildings	
<p>34 and 36, Leigh Road</p> <p>Pair of small probably 18<sup>th</sup> century houses with tile hung first floor and peg-tile mansard roof, half hipped at ends.</p> <p>Grade II</p>	
<p>Springwater Cottage, Leigh Road</p> <p>Small house, originally pair of cottages, around 1700 with 1830 alterations, with mansard peg-tiled roof and tile hung first floor. Group value with 34 and 36.</p> <p>Grade II</p>	

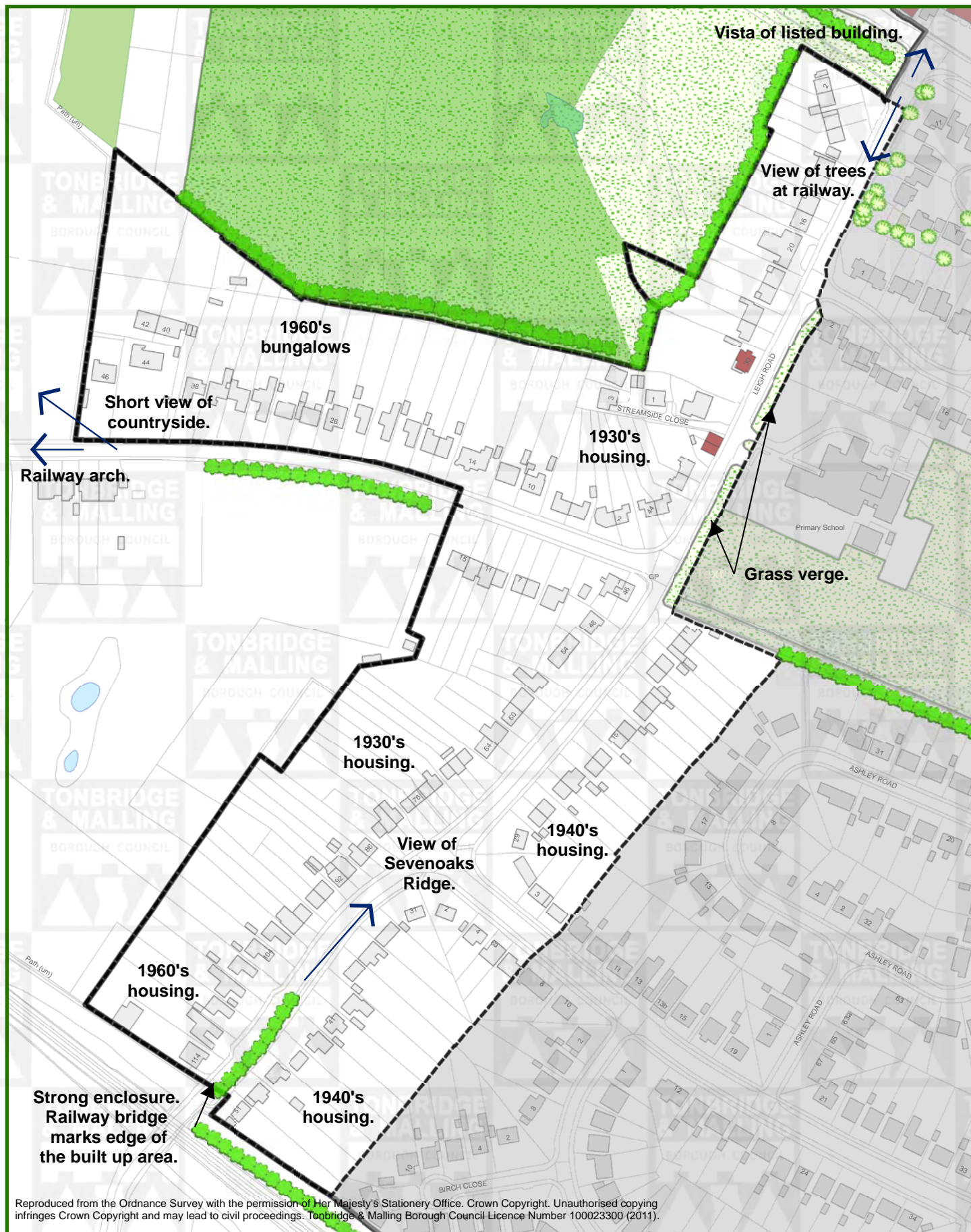
### Locally Distinctive Positive Features

- Houses set back from the road in spacious plots.
- Listed buildings within the character area and vista of listed buildings on the Tonbridge Road
- Retention of period details on houses of different ages.
- Belts of trees, street trees, hedges, landscaped front gardens, the grounds of Stocks Green Primary School and views of the open countryside create a verdant character.
- Historical interest of the craft cast houses.

### Negative Features Worthy of Enhancement

- No significant detractors





Ref **L6**

Hildenborough Character Area Appraisal

Title **Leigh Road Area**





## 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 Hildenborough 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 the village of Hildenborough, 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 the conservation areas and listed buildings**

It is important that any development preserves or enhances the character of the Hildenborough Conservation Area.

There are a number of listed buildings situated within Hildenborough'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, groups of substantial detached properties set back along a common building line in large plots behind walled mature landscaped gardens giving a spacious, verdant character. In other clusters, 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, brown tiles and white/ cream painted render of the 1920s and 30's housing. 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, curved bay suntrap windows, eyebrow windows and porches, including Art Deco style concrete porches. The following typologies of character areas contain significant examples of original and valuable detailing:

- Parts of the Tonbridge Road Main Road Frontage
- Parts of the Mixed Road Frontage
- Inter war Semi-detached houses
- Parts of Lower Density Housing

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**

Brick walls, hedges and mature trees, picket fences and black metal railings are prevalent 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 local landmarks**

Hildenborough contains landmark buildings and individual specimen trees 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. There are a number of local landmark buildings identified within the character areas shown on the Townscape Analysis Maps. These buildings are important in the street scene and, where appropriate in the context of the development proposed, there will be a strong presumption that they will be retained and incorporated in any new development.

### **(5) Protect and Enhance Landscape Features**

Some character areas such as the post-war public housing schemes have significant 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, and their tranquil character respected, 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.

There are two character areas in Hildenborough where landscape dominates the buildings, creating a verdant, almost rural character. Mature trees rather than buildings contain the public space and the narrow, winding lanes of the historic road pattern has in some places been preserved and contributes to the informal character.

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 and across the town**

The topography of the area and the disposition and scale of development allows long views of the Sevenoaks Ridge 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 Hildenborough character areas. This character should not be adversely affected by new development.

## **Improve the character and design quality of the character area, and as a result the village of Hildenborough**

**In order to improve the character and design quality of the character area, and in turn the village of Hildenborough, development will be expected to:**

## **(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 Hildenborough are likely to remain largely unchanged by substantial redevelopment over time but there may be opportunities for new development. 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.



## **(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.



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 2 metre high 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. Reduction in the street clutter of signs or improvements to street furniture or footway/road surfaces, would contribute to improving the character of the area.

#### **(11) Noise**

The main generator of noise in Hildenborough is traffic on the busier routes. The level of traffic noise is not a matter that can be addressed by this SPD or in most cases by the Borough Council. However, where new development is proposed that might generate noise which could adversely affect the character of an area then the LDF contains a policy that aims to address the matter. However, the Council is not normally able to control noise disturbance during the construction period under planning legislation.



## Appendix 1

### **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 Hildenborough area.

#### **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).

## Appendix 2

### Glossary

<b>Amenity Green Space</b>	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.
<b>Arcadian</b>	Areas where the landscape dominates the buildings, creating a verdant almost rural character. Mature trees rather than buildings contain the public space.
<b>Areas of Landscape Significance</b>	Substantial areas of landscaping which provide an extensive landscape framework.
<b>Balustrade</b>	Series of short posts supporting a handrail.
<b>Bargeboards</b>	Exterior visible board placed against the incline of the gable roof.
<b>Bond</b>	The type of bond is the pattern in which bricks are laid.
<b>Cladding</b>	External covering or skin applied to a structure usually timber or tile.
<b>Cohesive Character</b>	Areas that share common features which combine to create a unified character.
<b>Conservation Area</b>	An area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Coping or Coping Stone</b>	Protective course of masonry or brickwork capping a wall.
<b>Core Strategy</b>	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.
<b>Course</b>	Continuous layer of brick or stone, etc in a wall.
<b>Dentil Course</b>	The alternation of projecting brick headers or stone blocks along cornices or string courses at regular intervals.
<b>Development Plan Document (DPD)</b>	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> .



<b>Eaves</b>	Underpart of a sloping roof overhanging a wall.
<b>Façade</b>	The face of a building (generally the front).
<b>Fenestration</b>	The arrangement of windows in a façade.
<b>Flat Porch Canopies</b>	Small flat roofed opening above the principal entrance.
<b>Frontages</b>	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts.
<b>Gable</b>	The triangular upper portion of a wall at the end of a pitched roof
<b>Header</b>	The short side of a brick laid so that it appears on the face of the wall
<b>Jettied Upper Storey</b>	Upper storey of a building that projects out above the lower storey.
<b>Lintel</b>	Horizontal beam or stone bridging an opening, usually above a window or door.
<b>Local Development Documents (LDD)</b>	The collective term for the <i>Development Plan Documents</i> and <i>Supplementary Planning Documents</i> in the <i>Local Development Framework</i>
<b>Local Development Framework (LDF)</b>	A portfolio of <i>Local Development Documents</i> forming the planning framework for delivering the spatial planning strategy.
<b>Managing Development and the Environment DPD</b>	The <i>Development Plan Document</i> that sets out policies and proposals to manage development and protect the environment of the Borough.
<b>Massing</b>	The overall volume of a building.
<b>Metropolitan Green Belt</b>	Defined area of open countryside where there is a strong presumption against inappropriate development.
<b>Panel Fence</b>	Fence consisting of metal or wooden vertical panels.
<b>Panoramic</b>	Wide view of a surrounding area.
<b>Parapets</b>	Low wall for protection at any sudden drop. Also used to conceal a roof.
<b>Pebble Dash</b>	Render of cement mortar and pebbles.
<b>Planning Policy Statement 1 (PPS1)</b>	Document that sets out the Government's national planning policies and guidance on creating sustainable communities.
<b>Planning Policy Statement 3 (PPS3)</b>	Document that sets out the Government's national planning policies and guidance on Housing.

<b>Quoins</b>	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.
<b>Render</b>	A coat of exterior cement or plaster applied to a masonry wall.
<b>Ribbon Development</b>	Development one property deep that strings along a road.
<b>Roof - Cat Slide</b>	A pitched roof, one side of which is much longer than the other.
<b>Roof – Half-Hipped</b>	A roof which has a half gable with the upper ends of the roof being sloped rather than vertical.
<b>Roof - Hipped</b>	A roof which has sloped rather than vertical <i>gable</i> ends.
<b>Roof - Monopitch</b>	A roof which slopes in one direction only.
<b>Roof - Pitched</b>	Double pitched roof with vertical <i>gable</i> ends.
<b>Rural Service Centres</b>	Larger villages in the Borough that provide a range of shops, services and facilities.
<b>Rusticated</b>	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.
<b>Sill</b>	Horizontal member at the bottom of a window or door frame.
<b>Soffit</b>	underside of an arch or <i>lintel</i> , etc.
<b>Streetscape</b>	the appearance of the entire street.
<b>Stringcourse</b>	Horizontal brick or stone course or moulding projecting from the surface of a wall often using a different coloured material and sometimes patterned.
<b>Stucco</b>	A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
<b>Supplementary Planning Document (SPD)</b>	A document that sets out further detail on certain policies in <i>Development Plan Documents</i> .
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Tile - Hung</b>	Tiles that are hung on the façade of a building.
<b>Tile - Kent Peg</b>	Tiles traditionally made from clay and "pegged" onto the roof or fascia and overlap each other.

<b>Tile - Ridge</b>	A tile that is bent in cross section; used to cover the ridge of a roof.
<b>Tile - Scalloped</b>	Tiles that have curved edges on the bottom side.
<b>Tile - Pantile</b>	Roof tile of 'S'-shaped section.
<b>Tree Preservation Order (TPO)</b>	Special protection afforded to individual trees and groups of trees that seek to retain and protect them.
<b>Verdant</b>	Green with vegetation.
<b>Vernacular</b>	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.
<b>Vista</b>	A short view, often through an avenue of trees or row of buildings, etc. normally terminated by a building or group of trees, etc
<b>Weatherboarding</b>	Wall cladding of overlapping horizontal boards.
<b>Window - Bay</b>	Three-sided window of one of more storeys that projects from the face of a building.
<b>Window - Bow</b>	Curved window of one of more storeys projecting from the face of a building.
<b>Window – Canted Bay</b>	Three-sided window of one of more storeys projecting from the face of a building with angled sides.
<b>Window - Casement</b>	Side hinged window.
<b>Window - Dormer</b>	Window placed vertically in the sloping plane of a roof with a roof of its own.
<b>Window - Glazing Bars</b>	Wooden, sometimes metal, bars that separate and support window panes.
<b>Window - Leaded</b>	Small glass panels, often diamond shaped, joined by lead strips.
<b>Window - Mullion</b>	Vertical post or upright dividing a window into two or more window panes.
<b>Window - Oriel</b>	Window of one of more storeys projecting from the face of a building resting on corbels or brackets and starting above ground level.
<b>Window - Sash</b>	A window with sashes sliding glazed frames running in vertical grooves.
<b>Window - Transom</b>	Horizontal bar across the openings of a window dividing it into two or more window panes.



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