

# Hildenborough Character Areas

## Supplementary Planning Document



**Adopted February 2011**





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## Key to Maps



**Views**



**Panoramas**



**Local Landmark**



**Visual Intrusion**



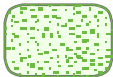
**Protected Trees**



**Protected Woodland or Groups of Trees**



**Important Tree and Hedge Belts**



**Open Space**



**Listed Buildings**



**Conservation Area**



## 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.

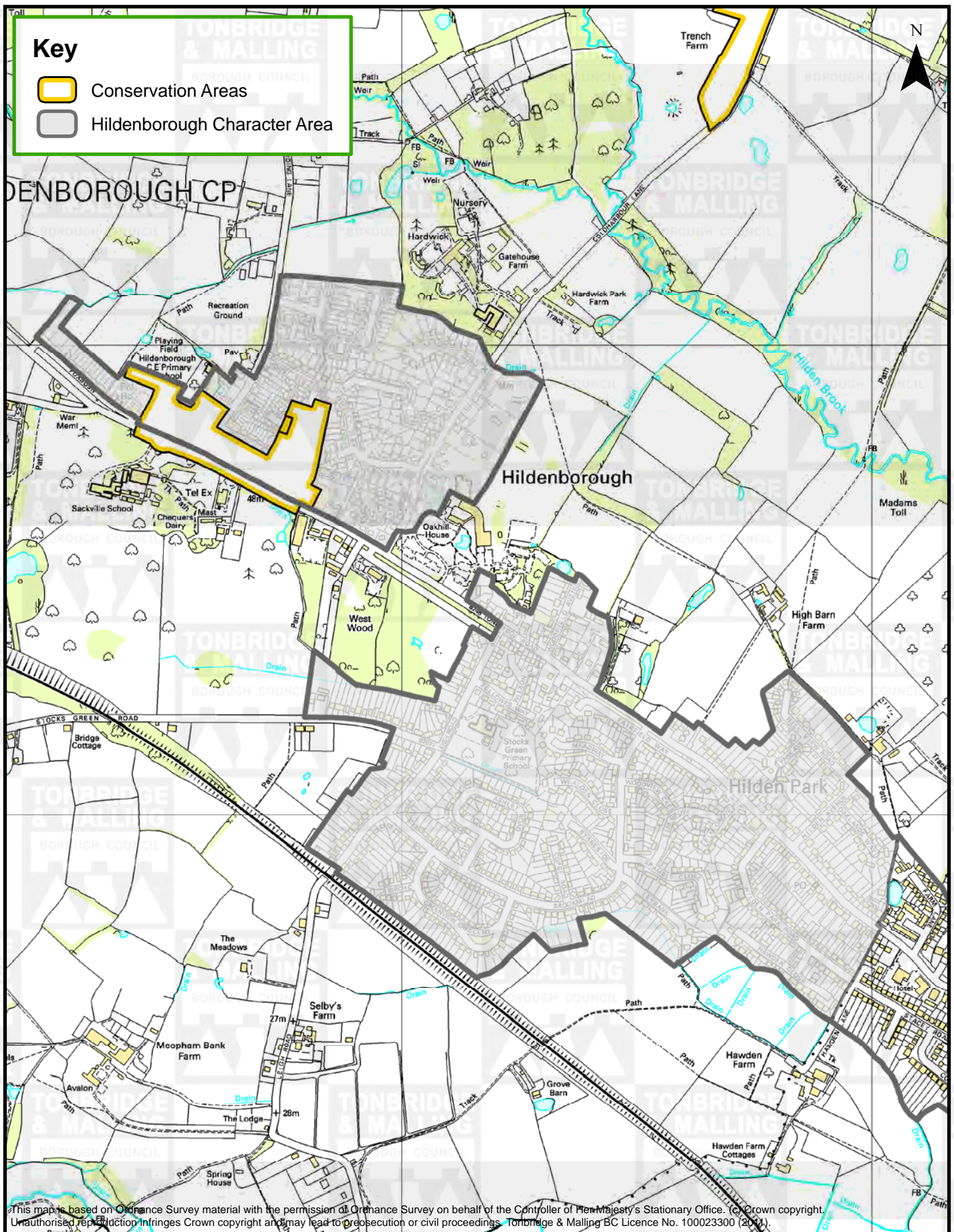
The Borough Council is undertaking character area appraisals of all of the main urban areas in the Borough, including the larger villages, defined in the Local Development Framework (LDF) as Rural Service Centres. The Character Area Appraisals SPD therefore comprises a number of separate volumes. Appraisals 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 – Hildenborough (including Hilden Park), Hadlow, East Peckham, Borough Green and West Malling

It should be noted that the Hildenborough Character Area Appraisals covers not only the defined Rural Service Centre (ie the original village) but also the Hilden Park area which, in planning terms, is regarded as part of the urban area of Tonbridge.

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





## Map 1: Hildenborough Area Boundary

Hildenborough Character Area Appraisal

0 750 1,500 Metres



The SPD will be adopted as part of the LDF. It provides further detail about how planning policies will be applied in those parts of Hildenborough not within the Conservation Area. Once adopted, it will be a material consideration in determining planning applications in that part of Hildenborough to which it applies. Developers and householders should refer to the document in formulating proposals.

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

## **2 Purpose of the Supplementary Planning Document**

This SPD aims:

- To supplement adopted design policies for assessing development proposals within an area;
- To identify the locally distinctive features that define the character of those parts of Hildenborough 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 Hildenborough 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 Hildenborough 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 and the Hilden Park area 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 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 Tonbridge Road forms the framework around which Hildenborough has developed. As a main frontage accommodating the most journeys, it also has a disproportionate influence on the perception of the village. For these reasons, the Main Road Frontage is classified as a character area typology.

Where an area grew up sporadically over time through piecemeal development and redevelopment, this has led to mixed house types and layouts. These areas have been classified as Mixed Character Areas.

Although not necessarily physically adjoining each other, each character area typology generally grew up over the same period (with the exception of Mixed Character Areas) 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. Borough Council officers, local amenity groups, Parish Councillors and local Ward Councillors and groups visited each sub-area 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 area.

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.

The Planning Consultants 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 Hildenborough Character Area Appraisal SPD took place between Monday 13 September and Friday 22 October 2010. This included an exhibition held at Hildenborough Village Hall on Wednesday 22 September and Thursday 23 September 2010. It was manned from 6.00 pm to 8.30 pm on the Wednesday evening.

Copies of the SPD were 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 directly. 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> Hildenborough Village Preservation Association and Hildenborough Conservation Group

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

Section 8 divides Hildenborough 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 Hildenborough

Environments grow in response to local circumstances and it is therefore important to understand the principal influences which created the distinctive character areas of Hildenborough (see Map 3).

The name Hildenborough is derived from the Old English 'hilden' meaning a clearing at the bottom of a hill – in this case the steep hill up to Sevenoaks Ridge. 'Borough' is thought to have been added later, probably when Hilden Manor was built.

In the medieval period, the current parish of Hildenborough consisted of a number of separate manors and their domains, all first mentioned in the 14<sup>th</sup> or 15<sup>th</sup> centuries. These comprised Philpots Manor, Dachurst Manor which probably stood on land between Stocks ~Green Road and Leigh Road, Nizels Manor to the north west, the Manor of Hollanden around Watts Cross and Hyldenn Manor to the south east. The Tonbridge Road was an important route from London to the coast and by the 16<sup>th</sup> century several public houses, including the Half Moon served the travellers by serving food and providing fresh horses. In 1709 the first turnpike was opened and by 1784 regular mail coaches were established. However, Hildenborough remained little more than a hamlet.

The majority of the buildings within the village today date from the 19<sup>th</sup> century onwards. Oakhill House and Pembroke Lodge were constructed in 1804. At the junction of the Tonbridge Road with Leigh Road, The Flying Dutchman Public House was substantially remodelled in the 1840s and there is a cluster of villas and cottages around it which date from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. In 1844 the Church of St John was built designed by Ewan Christian and Hildenborough Parish was created. The vicarage was built adjacent to the church in 1845 and the village primary school in Riding Lane was opened two years later. In the 1866 two substantial High Victorian country houses and their lodges were built in the vicinity of the church named Foxbush and Mountains – both designed by G Somers Clarke. Hollanden Park, now the Raphael Centre, off Coldharbour Lane was also built in that year.

By the late 1860s, a small village centre had developed on the north side of Tonbridge Road between the church and Mount Pleasant with a few substantial individual houses set in large estates either side of the Tonbridge Road. In 1900 land was sold for the construction of Hilden Park Road and the adjoining section of Tonbridge Road and houses were built in Mount Pleasant.

During the 1930s some ribbon development took place along the Tonbridge Road, Leigh Road, Stocks Green Road and Coldharbour Lane joining up the clusters of buildings and extending the built up area along rural lanes. Although, the village expanded northwards with the construction of Woodfield Avenue and Hilden Avenue, in general development was restricted to a narrow strip on either side of existing roads. The period of rapid expansion began after the Second World War. In 1947/48 a development of 220 concrete bungalows was begun to the south east of Leigh Road and Tonbridge Urban District Council commenced construction of the Riding Park estate of houses and flats off Riding Lane. The development of this site continued through the 1950s. Then by 1961, tracts of former farmland and orchards between Riding Lane and Coldharbour Lane and between Leigh

Road and Hilden Park Road were developed as open plan estates of detached and semi detached houses and bungalows. These post war developments altered the shape of the village expanding the edges of the built up area northwards and southwards either side of the Tonbridge Road.

The form of the village has changed little since the 1960s with more recent development limited to small pockets of infill and brownfield development. The traditional village centre close to the church, part of which is designated as a Conservation Area, is separated from the rest of the settlement by a narrow green gap. The remainder of the village extends to the south east as far as the boundary with Tonbridge. The countryside around the village is designated as Green Belt.

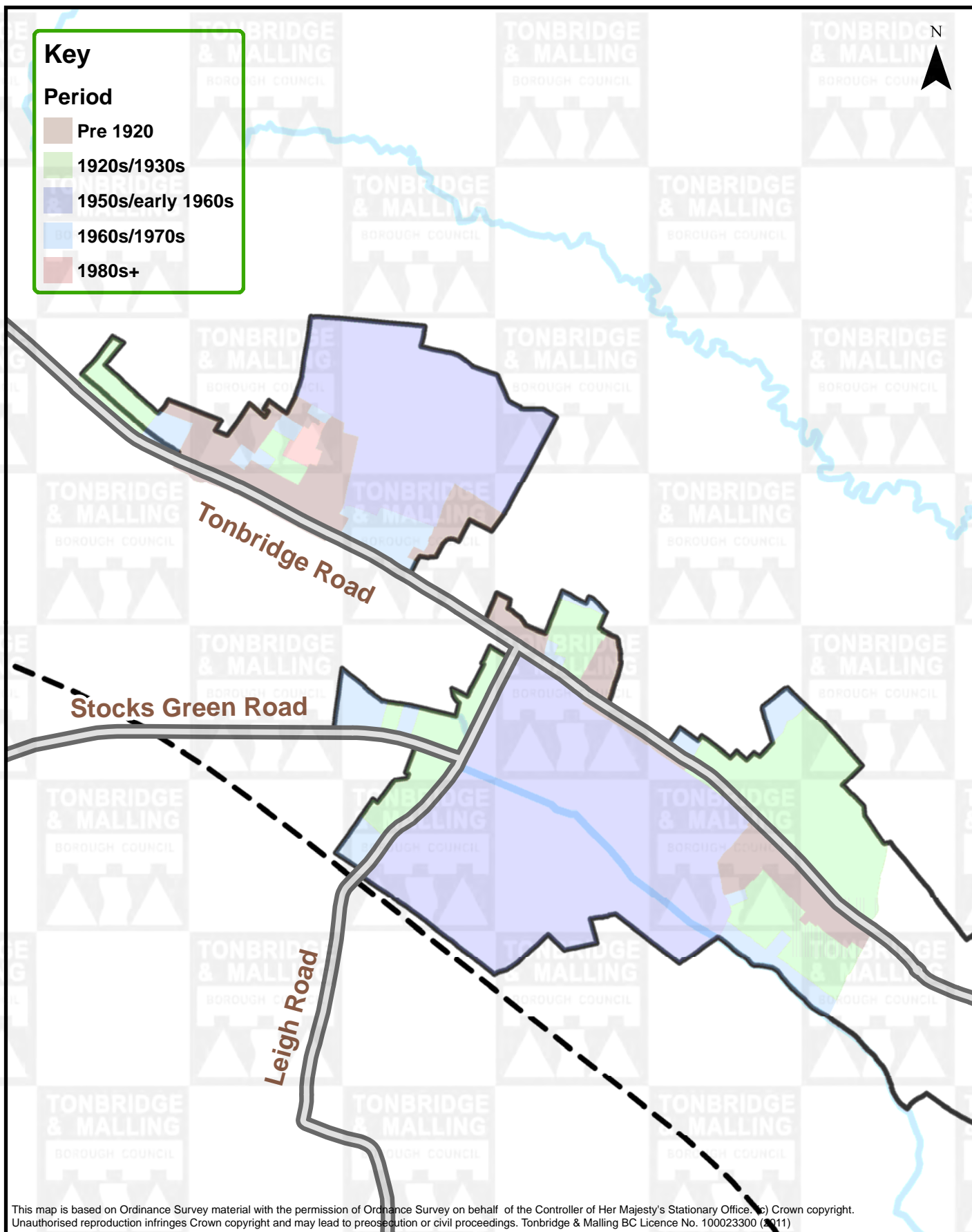
## **8 Character Area Appraisals**

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

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

Whilst the principal characteristics 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.

The first section deals with the defined Rural Service Centre of Hildenborough (ie the original village). The second section deals with Hilden Park which, in planning terms, lies within the urban area of Tonbridge. The numbering of the Character Areas reflects this classification.



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

0 750 1,500 Metres



# HILDENBOROUGH VILLAGE

## 1 - MIXED CHARACTER AREAS

*Hildenborough grew up along the medieval route from London to Hastings. Inns and small clusters of buildings sprang up along the Tonbridge 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 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 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 Hildenborough, 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	17 <sup>th</sup> century or older – 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, garage forecourt and parking areas.

**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.

## 1.1 - RIDING LANE AREA

Comprising: Church Road, Mount Pleasant (north) and Riding Lane.

This group of roads forms a c shape adjoining the conservation area. Riding Lane (formerly Shipbourne Lane) and Church Road are historic routes but Mount Pleasant was constructed around 1900.



*The oldest buildings in Riding Lane date from the late 19<sup>th</sup> century and are situated by the junction with Mount Pleasant . Two red/orange brick properties with steeply pitched slate roofs and gables facing the road have stone mullion windows. One property has decorative bargeboard and ridge tiles. Both have square two storey bays and decorative porches. A plainer cottage with tiled roof, single storey bay and sash windows stands by the junction.*



*The remaining houses on the east side of Riding Lane date from the 1930s -1950s and comprise red brick two storey semi-detached and terraced houses with hipped tiled roofs, chimneys and wide casement windows. The terraced properties have cream rendered upper storeys and are symmetrical in design with flat porch canopies on white timber brackets. The houses are set back but the front gardens have largely been hard surfaced to create parking areas which are partially enclosed by brick walls and fences.*



*At the southern end of Riding Lane, the village hall (opened 1971) is a flat roofed/low pitch brick structures.*





*Riding Lane curves and dips down gently towards the north. There are views to the north east of the Sevenoaks Ridge and a vista to the west over the low school building of the church spire. Belts of trees and conifers within the curtilages soften the architecture but the streetscape comprising a mix of community and residential properties of various ages and styles lacks cohesion.*



*Church Road is shown on 19<sup>th</sup> century maps, but the properties within this character area, outside the Conservation Area, date from the 1930s. The semi-detached and terraced properties are of uniform design with brick elevations, pastel render or hung tiles on sections of the upper storey, flat porch canopies supported by white timber brackets and wide white casement windows. The brown tiled roofs are hipped with chimneys on or close to the ridge. The front gardens are enclosed by fences and hedges. The street is narrow and intimate, enclosed on the southern side by a high Victorian brick wall, with vistas of the Victorian cottages in the Conservation Area to the east and of the church spire to the west.*



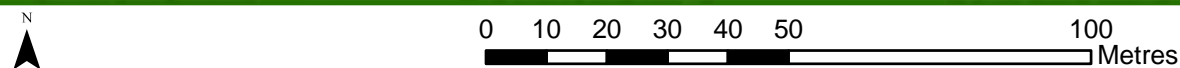
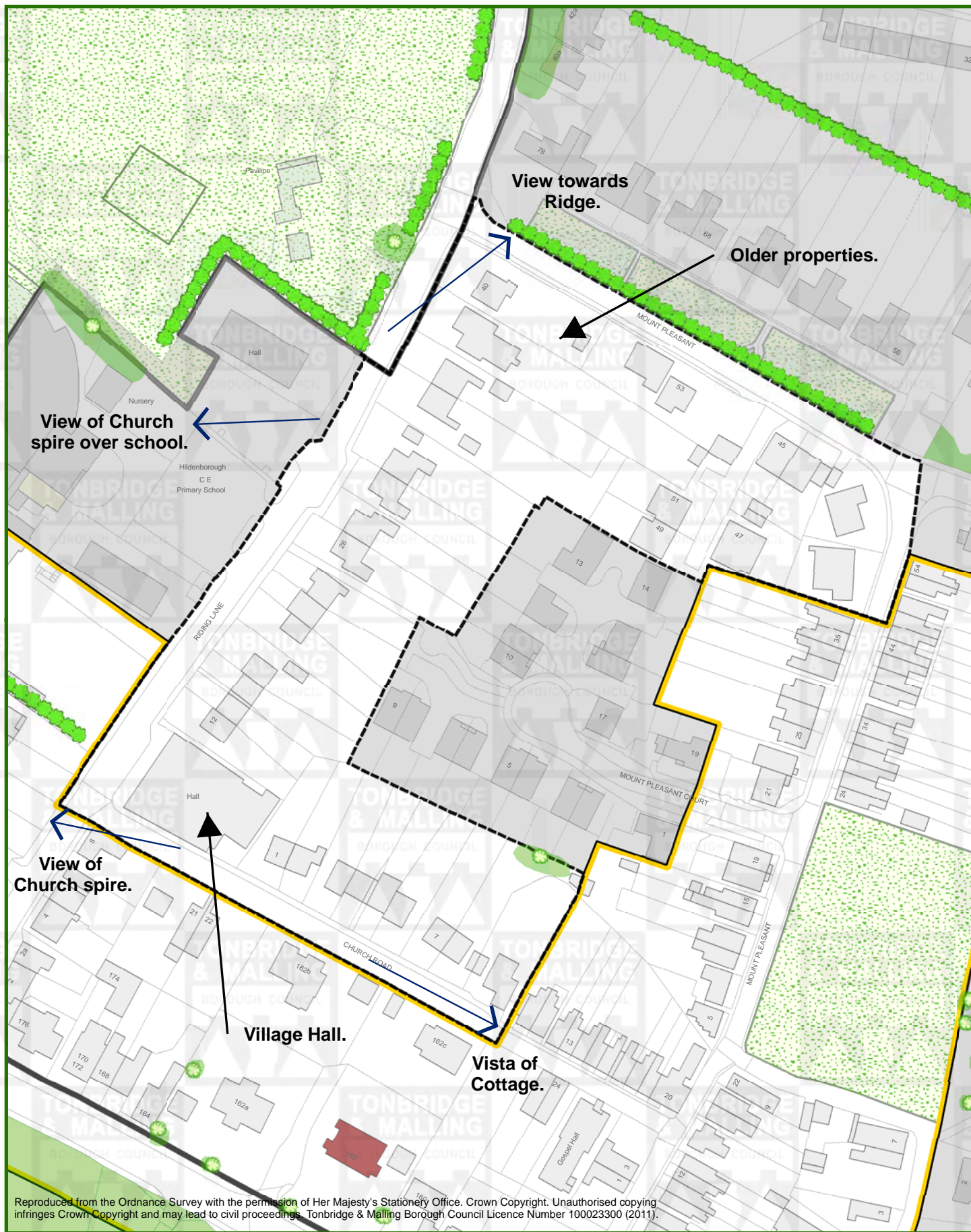
*Mount Pleasant has a very mixed character with single and two storey detached and semi detached houses dating from 1900 onwards. To the west, there is a view of the recreation ground and pavilion. Hedges and trees form an edge to the character area to the west and north.*

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

- Views towards the Sevenoaks Ridge and vistas of buildings within the Conservation Area
- Belts of trees adjoining the recreation ground and along Mount Pleasant forming an edge to the character area/built up area.
- Cohesive design of houses in Church Road.
- Retention of period details on older properties.

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

- General lack of cohesive character and loss of enclosure associated with parking areas adjoining community buildings and in front of residential properties.





## 1.2 – TONBRIDGE ROAD (ADJOINING HALF MOON LANE JUNCTION)

Comprising: Tonbridge Road immediately east of the Hildenborough Conservation Area.

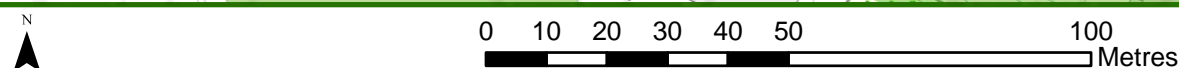
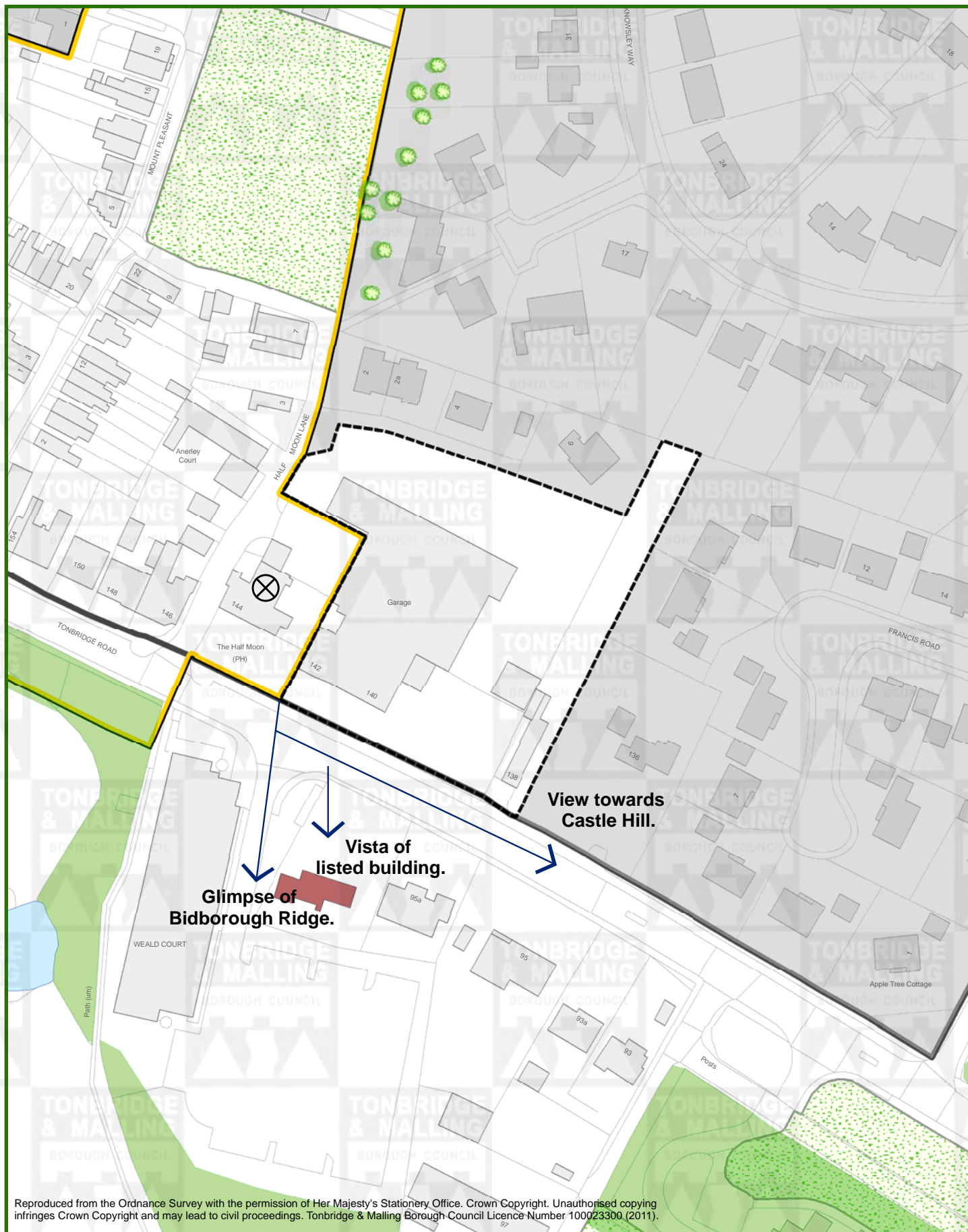
This short section of frontage has a commercial character, comprising the wide frontage of a car showroom and a retail unit. However, it is in a sensitive position immediately adjoining the conservation area to the west and facing onto a listed building on the south side of the road.



*The garage and showroom comprise a low bulky structure in silver metallic and brown brick finish with prominent blue signage with an extensive forecourt. Adjacent a small shop is situated in a flat roof front extension to a residential property. The commercial development creates a break in the otherwise verdant frontage of Tonbridge Road, where traffic noise and poor surfacing are also detractors. The area does not enhance the setting of the conservation area or the listed building.*



*There is a vista to the south of the Grade II listed 17th century Woodside Cottage and longer views towards Bidborough Ridge.*



Ref 1.2

Hildenborough Character Area Appraisal

Title Tonbridge Road  
(adjoining Half Moon Lane junction)



### **Locally Distinctive Positive Features**

- Views and vistas

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

- Modern development at the edge of the conservation area significantly erodes the character of the area and the setting of a listed building because of its form, design, materials, boundary treatment and advertising
- Traffic noise.
- Poor surfacing.

## 2 - INTER-WAR SEMI-DETACHED HOUSES

*Private residential development prospered in the early 1930s in Tonbridge Borough and housing from this period is found along the Tonbridge/London Road and short distances up the side roads leading off it. The ribbon development is one house deep, facing onto the road or, in the case of Foxbush, a service road running parallel to the main 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 Hildenborough, 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 Fox Bush. Other areas of 1930s housing are assessed in the sections on Main and Mixed Character frontages.*



## 2.1 - FOXBUSH

Comprising: Foxbush

Foxbush is constructed on a service road set back from the main road. A grassed, treed verge screens the houses from the London Road which is a busy route into Hildenborough from Sevenoaks. It forms a short section of ribbon development extending into the countryside north west of Hildenborough.



*The 1930s semi-detached houses are red brick or rendered and painted cream or white. They have two storey bay windows and hipped or half hipped brown tiled roofs, plain small chimney stacks and flat porch canopies. There is some tile hanging on bays and upper storeys. The houses are set back from the road behind front gardens and driveways enclosed by low brick walls, shrubs and wooden panel fences.*



*At the western end of Foxbush, four pairs of semi-detached houses demonstrate many moderne features including flat concrete porches, sun trap windows, white rendered finish, corner windows, decorative bands in the render and horizontal glazing bars. The houses form a striking group, particularly because of the unusually large windows and black and white colour scheme.*



*Some properties have been altered with two storey extensions, dormers and roof lights which have affected the symmetry and distinctive character of the buildings and the area*

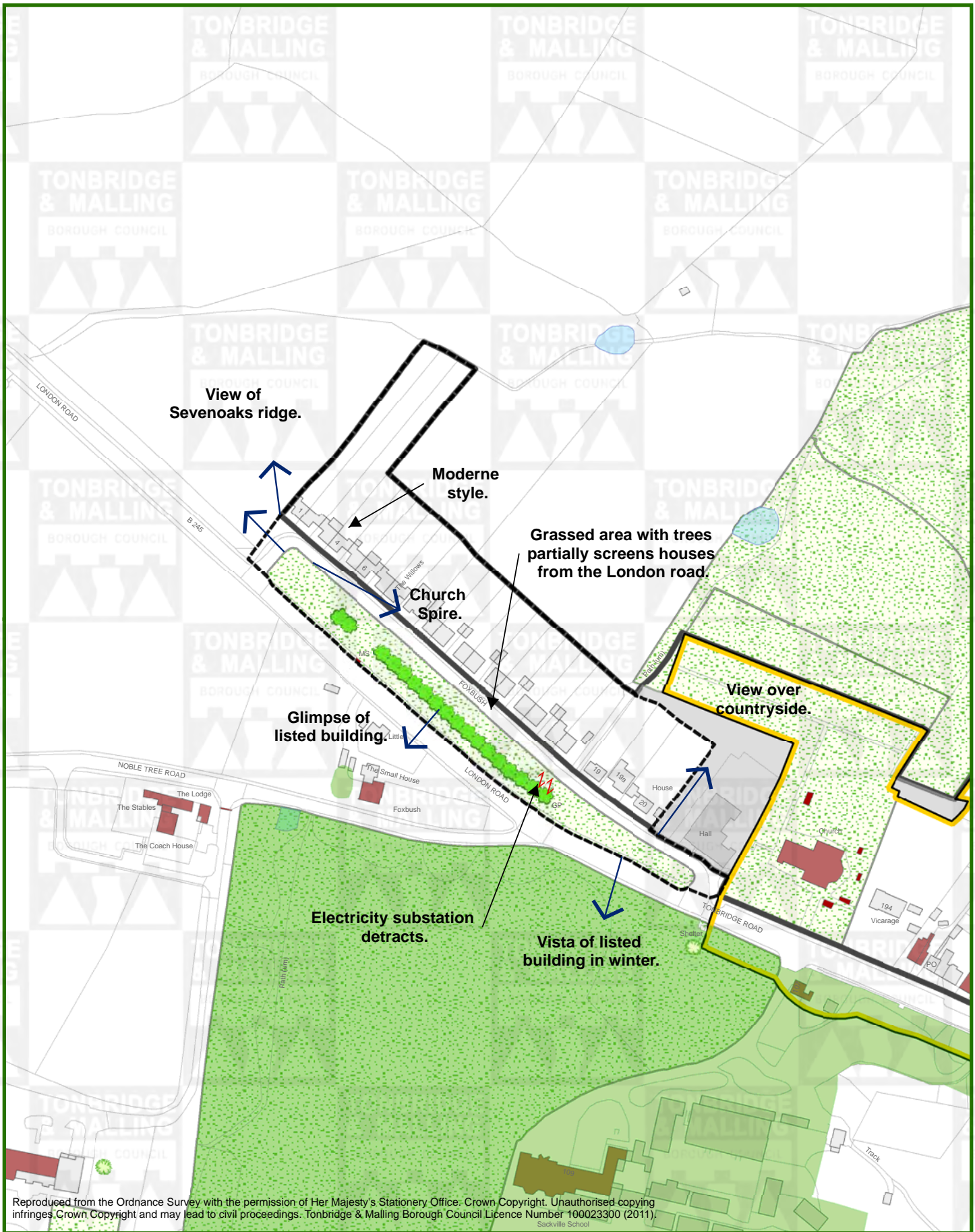


*There has been some more recent infill development, which does not fit well with the building line, colour palette and scale of the original buildings. There is a vista to the west, over the Church Hall, of the Spire of St John Church.*

*The development sits behind a grassed open area with trees. The village sign is an attractive feature, but the electricity sub-station detracts. There are vistas across the London Road of the Grade II listed Sackville School and Little Foxbush. To the north and north west there are views of Sevenoaks Ridge.*







### 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

- Views towards the Sevenoaks Ridge and vistas of listed buildings
- Retention of original building designs and detailing, particularly on the white painted properties at the western end.
- Open space and trees screening the houses from the busy London Road
- Substantial semi-detached properties set back behind front gardens
- Straight streets
- Similar designs with gently sloping hipped tiled roofs and wide casement windows.

#### Negative Features Worthy of Enhancement

- Unsympathetic alterations to original building designs and detailing which have altered the appearance and roofline of the original properties, diminishing but not destroying the 1930s character.
- Infill developments which do not relate well to the distinctive qualities of the character area.
- Electricity sub-station
- Traffic noise

### 3 - POST-WAR PUBLIC HOUSING SCHEMES

*There is one post-war public housing scheme in Hildenborough village located on flat land to the east of Riding Lane. The estate of houses and flats was built by Tonbridge Rural District Council on land which previously formed part of Hollenden Farm. The building took place in five phases, starting in 1947 with the flats in Riding Lane and the houses in Mount Pleasant. The last phase was completed in 1960-61.*

*The development has a distinctive layout and design of housing which gives it a clearly recognisable character. In a layout typical of the period, the houses are built along curving streets and culs-de-sac arranged around grassed and treed communal amenity areas and a network of footpaths. Set back from the road, some of the properties face onto the footpaths and open spaces. The buildings have flat, plain front elevations and steep roofs with chimneys. However, the detailed design of the buildings, including chimneys, window openings and finishes, is slightly different in each phase of construction resulting in groups of repeated designs, giving each street a slightly different identity.*

*The area has a quiet residential character and the layout is quite spacious, enhanced by tree belts to the south, west and east and individual specimen trees within the development.*



### 3.1- RIDING PARK AREA

Comprising: Mount Pleasant (north side), Riding Lane (north) and Riding Park

The houses north of Mount Pleasant (below left) and the flats on the eastern side of Riding Lane (below right) were begun in 1947. Constructed of red/brown and brown brick the flat fronted terraced houses and apartments have steeply pitched brown tiled roofs, tall chimneys and white casement windows.



*The rows of buildings have a pleasant symmetry and rhythm, creating a planned uniform character. Both developments are set behind small gardens, a footpath and a wide grassed amenity strip planted with trees separating the houses from the road. In Mount Pleasant there is also a high hedge fronting the amenity area screening the houses from the street. In Riding Lane, some of the properties are rendered and painted cream, brightening the development and providing interest to the otherwise plain elevations. The tall band of trees and hedge bordering the recreation ground form a green backdrop to the housing and an edge to the character area on the western side.*



*Tall trees form a backdrop to the houses and an edge to the character area to the east. All the houses are set back from the road behind narrow gardens and grass verges planted with trees. The tall pine tree within an island in the centre of the road at the entrance to Riding Park from Riding Lane is a landmark feature, dwarfing the surrounding housing.*





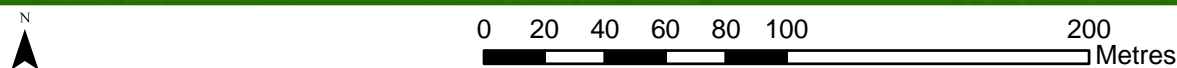
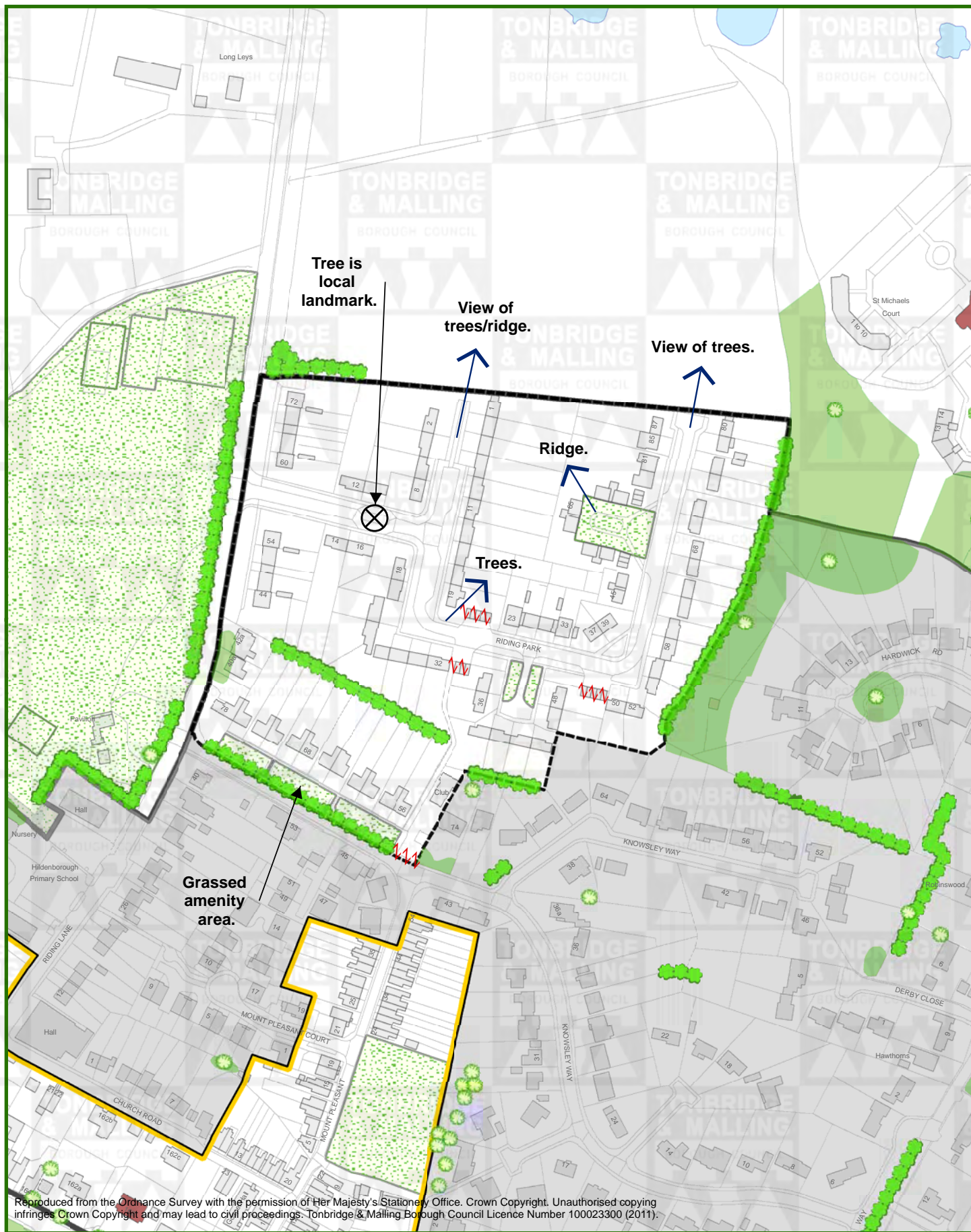
*On the northern side of the development, three buildings face onto a grassed amenity area and footpaths but the open area has a somewhat barren appearance. The character area abuts open countryside on the north side and there are views to the north and north west of trees and Sevenoaks Ridge.*



*The houses do not have individual garages or driveways, creating pressure for on street parking. The communal garage blocks are in poor condition and detract from the character of the area.*

*The properties are two storey but some have flat roofed single storey side and porch extensions which are not well related to their context*





Ref 3.1

Title Riding Park Area

Hildenborough Character Area Appraisal



## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	1950s
Type of buildings	Semi-detached, terraced and some apartment blocks.
Main uses	Residential with some community facilities
Building Heights	2 storeys
Prominent building materials	Red, brown brick, brown roof tiles, cream painted render.
Predominant boundary treatments	Picket and panel wooden fences, railings, hedges and low brick walls. Some open plan.
Open Spaces	Road network and houses arranged around grassed amenity areas, wide verges and a network of footpaths.

### Locally Distinctive Positive Features

- Retention of original design and layout of this planned development
- Repeated building designs give a uniform character and strong sense of place. There has been little harm from unsympathetic additions, alterations or materials.
- Wide verges overlooked by housing, mature trees and tree belts to rear of housing, some protected contribute to the spacious verdant character.
- Long views northwards and north east of Sevenoaks Ridge
- Tall tree at entrance from Riding Lane is a local landmark

### Negative Features Worthy of Enhancement

- Poor surfacing and street furniture
- Entrance to footpath from Mount Pleasant with sub station, street furniture and poor surfacing.
- Communal garage blocks

## 4 - LOWER DENSITY DETACHED HOUSING

*In Hildenborough Village there are two areas of lower density detached housing, both constructed in the 1950s.*

*The houses have integral or attached garages with pitched roofs, and are set along curved streets and culs-de-sac with landscaped front gardens partially enclosed by low walls and shrubs.*

*Since there is little through traffic, these areas have a quiet residential character tucked away from the main roads.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	1950 – 1960s
Type of buildings	Detached
Main uses	Residential
Building Heights	1 - 2 storeys
Prominent building materials	Red/brown brick, red hung tiles, hipped brown plain tiled roofs and casement windows. Some two storey bow windows, tile hung with gable above.
Predominant boundary treatments	Open or enclosed frontages including low brick walls, shrubs and hedges.
Open spaces	Houses in larger plots with no public open space.

#### Locally Distinctive Positive Features

- Cohesive character
- Detached houses in relatively wide plots set back from the road give a spacious character enhanced by trees and shrubs in the gardens and belts of mature trees which form a backdrop.
- Quiet residential character with low traffic levels

#### Negative Features Worthy of Enhancement

- Some poor surfacing



#### 4.1- KNOWSLEY WAY AREA

Comprising: Derby Close, Francis Road and Knowsley Way.

This development of detached two storey houses and bungalows on curved streets and short culs-de-sac was built by A E Driscoll in the 1950s, on farmland bought from the Hollenden Park estate between Mount Pleasant and Coldharbour Lane.



*The houses are constructed of red brown brick, some painted, with brown hanging tiles, casement windows with diamond or rectangular leading and a variety of roof styles. The houses are individually designed but share common materials and design themes. Decorative details include brown hung tiles, round and vertical staircase windows, brown shiplap, some mock Tudor timbering and contrast brickwork over windows. On some, the eaves curve over the windows creating an eyebrow effect. The houses are set along an uneven building line, at angles to the road, behind gardens which are unenclosed or enclosed by dwarf walls, shrubs and trees.*



*The development has a mature and spacious character. The specimen trees in gardens are a feature, particularly the tree at the fork in Knowsley Way. Belts of trees are visible behind the houses.*



*A footpath connects Knowsley Way to Half Moon Lane via a small cul-de-sac of bungalows.*



*The northern arm of Knowsley Way comprises a mixture of houses and bungalows, many with dormer window additions. Trees are visible over and between the houses to the north and east.*



*The chalet bungalows in Derby Close are of a uniform design with prominent front facing gable ends and side dormers. The lower storeys are white painted and the gable ends tile hung. The uniform design and colour scheme gives the Close a cohesive character.*



*Francis Road was constructed after Knowsley Way at a slightly higher density. The detached houses are of similar design with half hipped roofs facing the road and dormer windows. Some properties are painted white. The curved cul-de-sac is less verdant than Knowsley Way and has a private inward looking character. There is some traffic noise from the Tonbridge Road.*



*An extended Victorian house with a shallow hipped slate roof and glazed wooden porch faces onto Coldharbour Lane contributing to the historic character of the lane.*

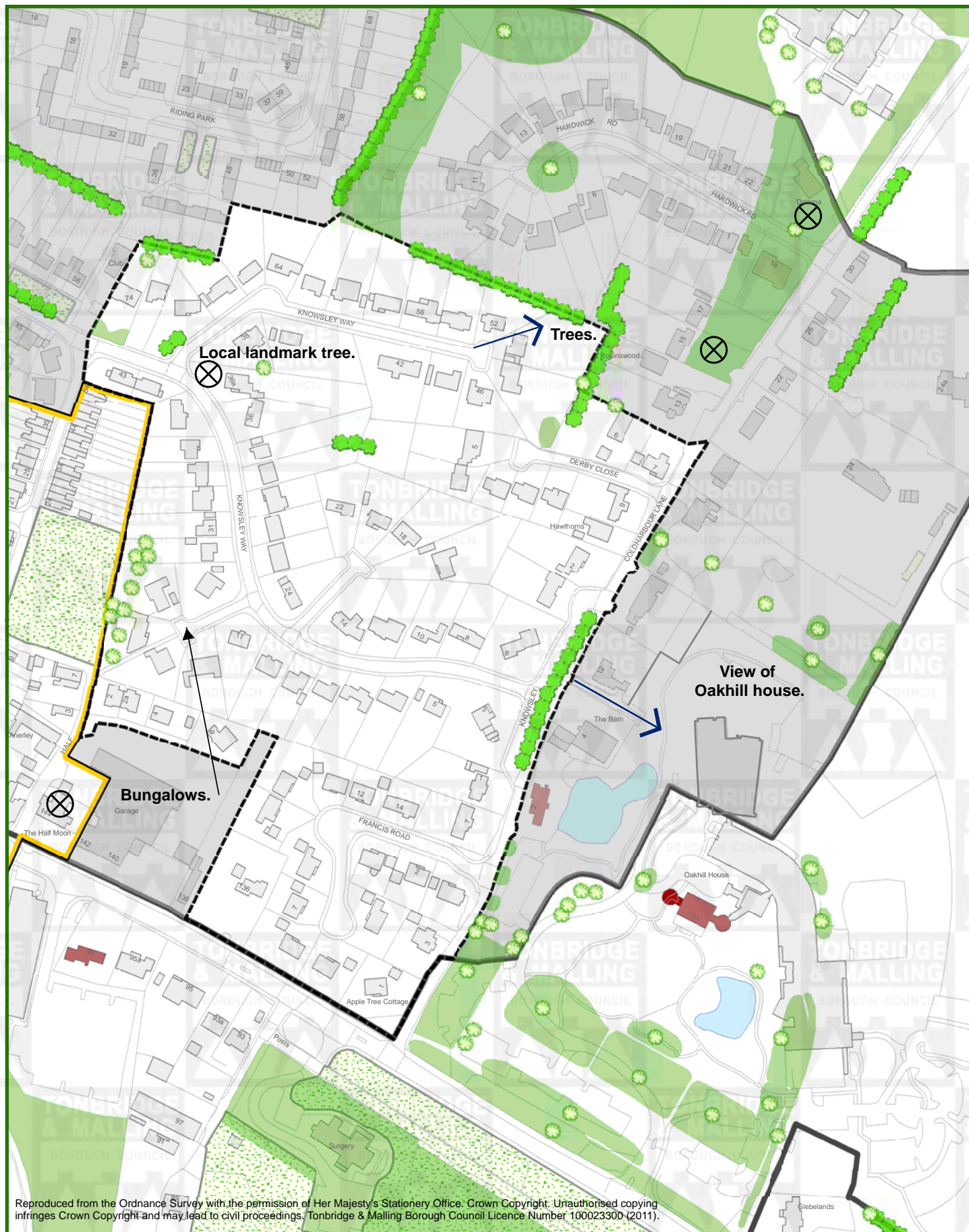
### **Locally Distinctive Positive Features**

- Consistent building height but interesting roofscape with variations in design.
- Spacious character enhanced by belts of mature trees which form a backdrop.
- Curving roads create changing vistas

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

- See Introduction to Section 4







## 4.2 - HARDWICK ROAD (EAST)

Comprising: Hardwick Road (east)

This forms part of a cul-de-sac of houses and bungalows begun in 1959 on flat land formerly belonging to the Hollenden Park Estate.



*The two storey detached houses are reminiscent of 1930s styles with hipped plain brown tiled roofs and two storey tile hung bow windows with gable ends above. The lower storeys are brown brick and the upper white painted render or tile hung. The chimney stacks run up the side elevations. The repeated designs and materials give the development a cohesiveness and distinctive identity.*

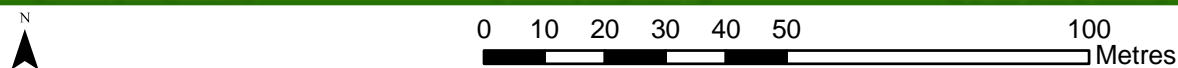
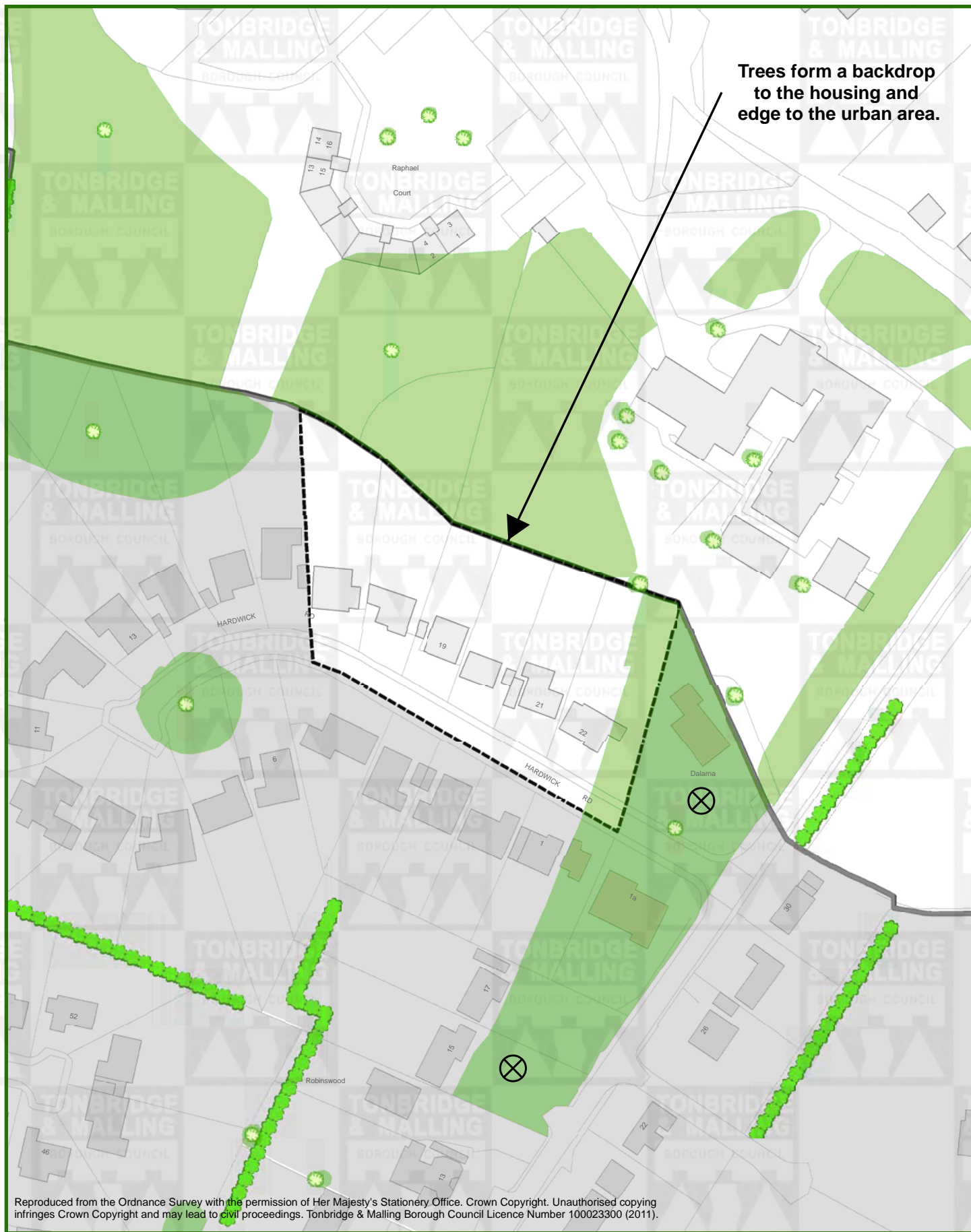
*The houses have attached garages with flat or pitched roofs and are set back behind lawns and driveways partially enclosed by shrubs and dwarf walls. Broad belts of trees to the north and east form a backdrop to the housing and an edge to the built up area. The tall conifers at the eastern end are a prominent feature. The cul-de-sac has a very quiet residential character.*

### Locally Distinctive Positive Features

- Repeated designs and limited colour palette give the development a cohesiveness and distinctive identity.
- Detached houses in quite wide plots set back from the road give a spacious character enhanced by the front gardens and belts of mature protected trees, to the north and east which form a backdrop and an edge to the built up area. Tall conifers to the east are a particular feature.
- Quiet residential character with low traffic levels.

### Negative Features Worthy of Enhancement

- See Introduction to Section 4



## 5 - 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. In Hildenborough Village there is one such area of clustered cul-de-sac housing to the rear of Mount Pleasant.*

*Mount Pleasant Court is typical of 1990s development in the Borough, comprising attached houses arranged on an uneven building line around a shared access. These properties are finished in a variety of materials to give a varied but harmonious character, incorporating orange/red bricks with contrasting brick details to provide interest.*

*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.*

## 5.1 - MOUNT PLEASANT COURT

Comprising: Mount Pleasant Court

This compact development is accessed from Mount Pleasant which lies within the Conservation Area. The design of the housing is appropriate in terms of scale, roofline and materials to this sensitive location.



*The houses are constructed of orange/brown brick with white casement windows, red or brown roof tiles and no chimneys. The roofs are gabled or half hipped. The properties have pitched tiled porch canopies supported by white timber brackets and posts. Some properties have orange hung tiles on the upper storey and orange or grey brickwork in decorative bands or around window apertures. The gardens are enclosed by low picket fences to the front and high panel fences to the rear. Although design details vary the consistent use of materials and design themes give the development a strong identity and cohesive character.*



*The one to two storey properties are arranged around a shared access and turning area of brown/red brick paviors, encouraging shared use of space by pedestrians and traffic. The compact design enforces very low traffic speeds. Pollarded trees by the entrance, decorative black lamp posts and neat shrub planting contribute to the tidy, well-cared for appearance. The development is private and inward looking with no long views, although trees are visible between and above the houses to the south, west and north. There is a footpath connection to Riding Lane and the Village Green can be seen to the east. There is some background traffic noise from the London Road.*





### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

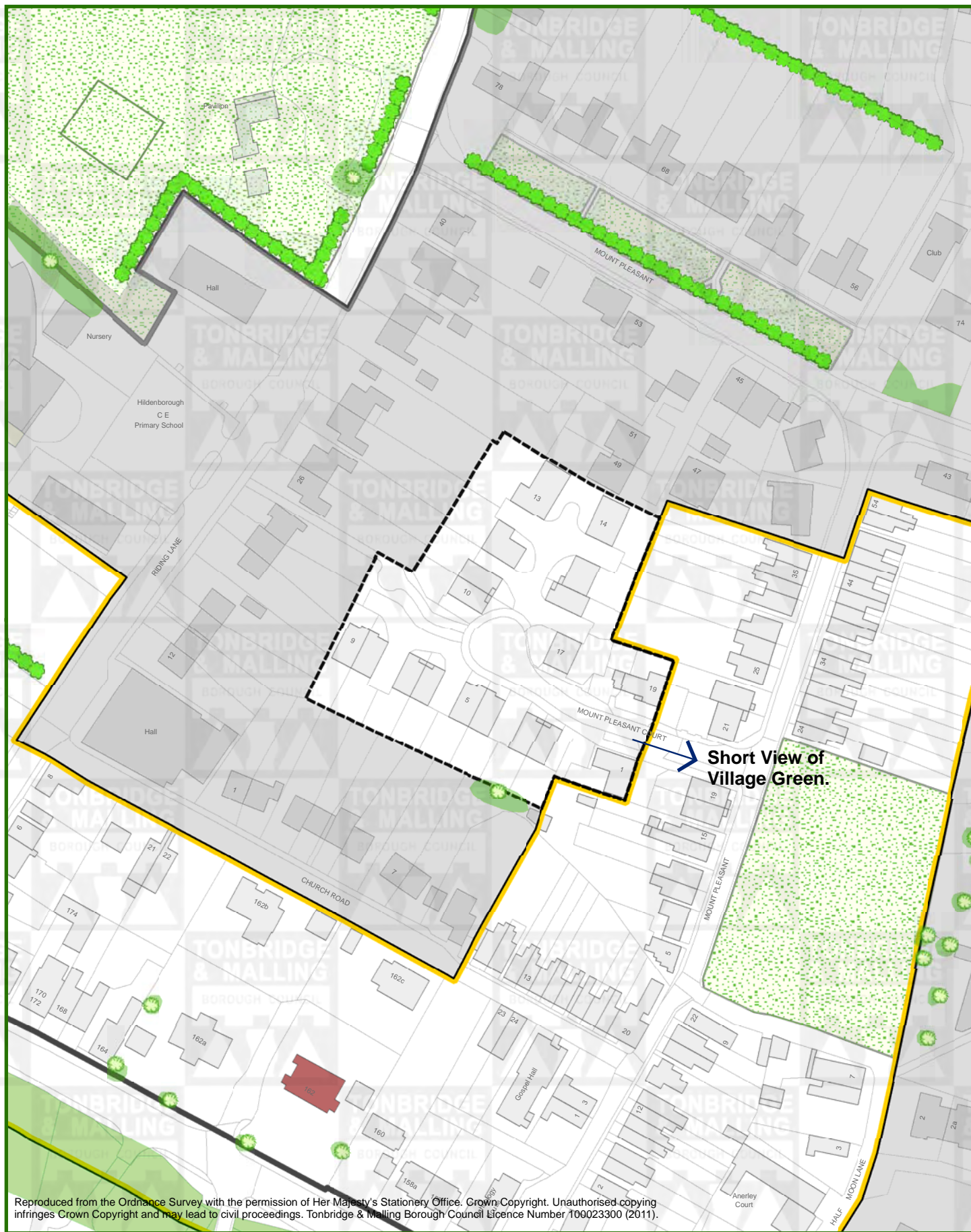
<i>Age of buildings</i>	<i>Late 1980s/1990s</i>
<i>Type of buildings</i>	<i>Detached, semi-detached and attached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>1-2 storeys</i>
<i>Prominent building materials</i>	<i>Brown and orange/red brick, some decorative grey brick, red and brown 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**

- Enclosed urban form whose scale and materials create a cohesive character appropriate to its location adjoining a street of Victorian cottages in the Conservation Area.
- Trees are visible over the houses
- Soft landscaping, lighting and communal parking areas are all part of an integral design.
- Quiet residential character which includes shared road space

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

- No significant detractors



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Ref **5.1**

Title **Mount Pleasant Court**

Hildenborough Character Area Appraisal





## 6 - BUNGALOWS

*Bungalows became a popular form of development in the 1930s particularly on what would have been relatively cheap suburban land. In Hildenborough Village there is one area of bungalows which lies on the northern edge in Hardwick Avenue. 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. The single storey residential buildings create an open, relatively uniform townscape.*

*Bungalows are also present in the lower density detached character area of Knowsley Way.*

### 6.1- HARDWICK ROAD (WEST)

Comprising: Hardwick Road (west)

A small curved cul-de-sac of bungalows started in 1959 on flat land which was formerly part of the grounds of Hollenden Park. The road was named after Mr and Mrs Hardwick who lived in the main house in the 1880s.



*The red, brown and yellow brick bungalows, some with painted render, have plain brown tiled hipped or gabled roofs, narrow chimneys and white casement windows of various dimensions, some bowed. The properties have detached garages. The bungalows are set back in large plots behind lawns which are open plan or bordered with dwarf walls and planted with shrubs and clipped trees. Tall trees frame the area on the north, east and west sides creating a private, secluded ambience.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

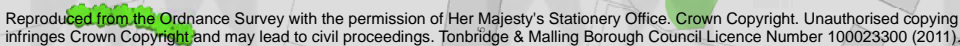
Age of buildings	1960s onwards
Type of buildings	Mainly detached, some semi-detached
Main uses	Residential
Building Heights	1 storey or with upper storey in the roof.
Prominent building materials	Concrete, red, brown, yellow or buff brick, brown or red roof tiles, cream or white painted render, white 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

- Tall trees frame the area on the north, east and west sides

#### Negative Features Worthy of Enhancement

- No significant detractors.



Title **Hardwick Road (West)**

## 7 ARCADIAN AREAS

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

*In these areas 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.*

*The area leads off Tonbridge Road to the north 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.*

### 7.1- COLDHARBOUR LANE

Comprising: Coldharbour Lane

North of April Lodge, Coldharbour Lane becomes narrower and more enclosed by trees and hedges. The houses are set back behind front gardens and down private driveways. There are no pavements and there is an abrupt edge to the built up area at the northern end where the narrow lane is strongly enclosed on both sides by trees. South of April Lodge the houses are slightly more visible, but are at a very low density in a verdant setting. It includes part of the grounds of the newly extended Oakhill House.



*April Lodge is the former lodge house for Hollenden Park. Formerly the drive to Hollenden Park swept off to the left of Coldharbour Lane at this point. However, this land was sold for the creation of Hardwick Road. A tall conifer to the north east of April Lodge is a local landmark.*





*The cottage is a white painted rendered property with pitched dormers, casement windows and tiled porch cover.*



*The northern section of the road is bordered to the west by a band of trees. Three houses of contrasting styles line the eastern side behind hedges.*



*The Wellingtonia trees at the entrance to Hardwick Road are a local landmark visible from neighbouring character areas.*



*An extended Victorian house with a shallow hipped slate roof and glazed wooden porch faces onto Coldharbour Lane contributing to the historic character of the lane.*



*A private gated driveway leads to two substantial properties set back from the road and screened by vegetation.*



### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

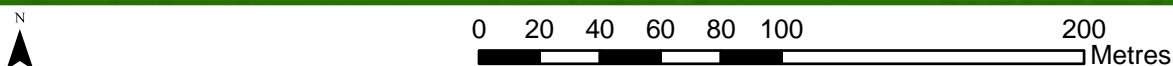
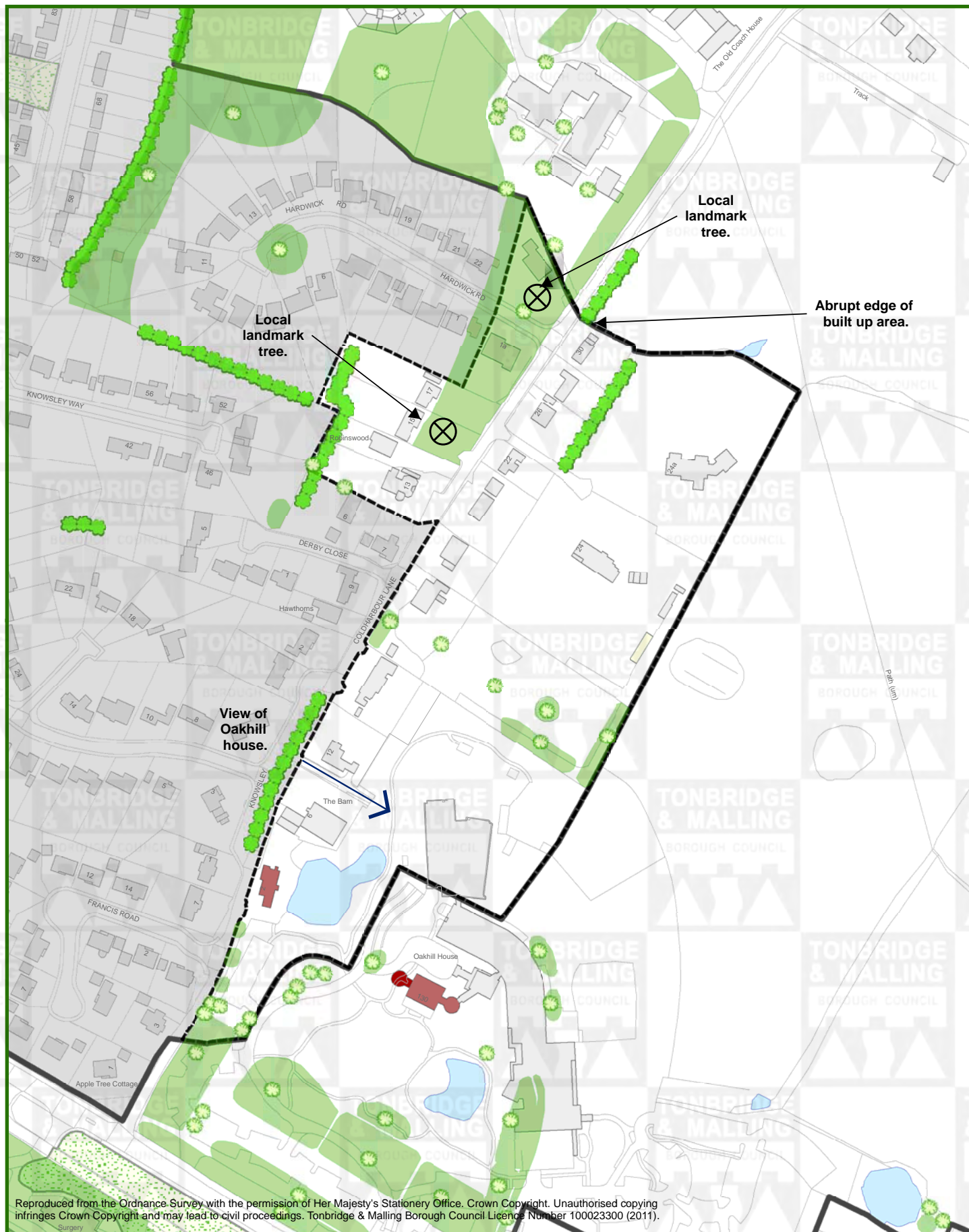
<i>Age of buildings</i>	<i>Various</i>
<i>Type of buildings</i>	<i>Detached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>1-2 storeys</i>
<i>Prominent building materials</i>	<i>Various, but predominantly red brick and white painted render and windows.</i>
<i>Predominant boundary 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
- Some trees form local landmarks.
- 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.
- Rural lane character with informal boundaries, no pavements and absence of street furniture.
- Individually designed houses
- Little or no through traffic creating a quiet, private character despite proximity to major roads.
- April Lodge provides a link with the past as the former lodge of Hollenden Park.

#### Negative Features Worthy of Enhancement

- No significant detractors.



Ref 7.1

Title Coldharbour Lane

Hildenborough Character Area Appraisal

