

## E – OPEN PLAN HOUSING



*Charles Close*

*Large scale housing development in Snodland was limited until the 1960s to 1980s when planned housing estates were built. However, due to the nature of Snodland's geography, development was constrained because of the railway line, the River Medway and the activities in nearby areas (i.e. quarrying). As a result of these constraints, many of the open plan housing developments were on a smaller scale compared to other areas in the Borough, such as Charles Close shown above which consists of only 32 units.*

*Open plan housing developments from this time mainly comprised semi-detached two storey properties with integral or attached garages and were evenly spaced along curved roads and culs-de-sac. The distinctive feature of these areas is the open plan character with the houses generally set behind dwarf walls or unenclosed lawns and driveways. There are few areas of public open space, community facilities or footpaths, the developments being designed principally to make access easy in the car.*

*The buildings are constructed in red, brown or buff coloured brick and are generally decorated with hung tiles or white painted weatherboarding. Wide white casement windows and a distinctive horizontal emphasis are a general characteristic. Windows and doors sometimes appear to be randomly distributed within elevations without aligning vertically or horizontally with each other. Significant openings make the buildings appear less robust. Properties characteristically have a shallow roof pitch with brown concrete roof tiles and no chimneys. Many properties have porches and single storey bay or bow windows. In some developments, the properties are of uniform design, whilst others are more varied. The buildings show few local references in terms of materials or design and there are few or no local landmarks.*

*Landscaping features such as trees or shrubs provide some reference points, as do the street names which are frequently themed within each development.*

*These character areas are generally quiet and well maintained with a peaceful residential ambience. They are set back from major roads with little through or fast moving traffic and ample off street parking.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<b>Age of buildings</b>	1960s – 1970s
<b>Type of buildings</b>	Mainly semi-detached
<b>Main uses</b>	Residential
<b>Building Heights</b>	1 - 2 storeys
<b>Prominent building materials</b>	Red/Brown, orange or buff coloured brick, concrete roof tiles, wide casement windows, hung tiles often coloured and shaped or with brown or white weatherboard.
<b>Predominant boundary treatments</b>	Deep, open grassed frontages
<b>Open Spaces</b>	Unenclosed privately owned frontages create an open character. Limited public grassed spaces.

### Locally Distinctive Positive Features

- Cul-de-sac layout reduces through traffic giving a quiet, residential character
- Unenclosed lawns create an open, green character

### Negative Features Worthy of Enhancement

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

## E1 – CHARLES CLOSE

Comprising: Charles Close.

Charles Close is set behind the Victorian properties of Portland Place and Chapel Road and Constitution Hill and Birling Road. The properties are evenly spread out along a cul-de-sac with unenclosed grassed frontages.



*Two storey semi-detached properties, brown brick built with brown tiled pitched roofs, white casement windows and red hanging tiles on the upper floors. Originally, properties would have had small flat front porch canopies. Individualisation of properties has included replacement doors and windows and front porch and side extensions.*



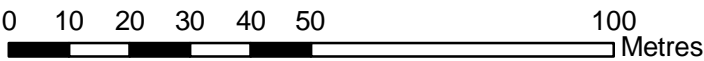
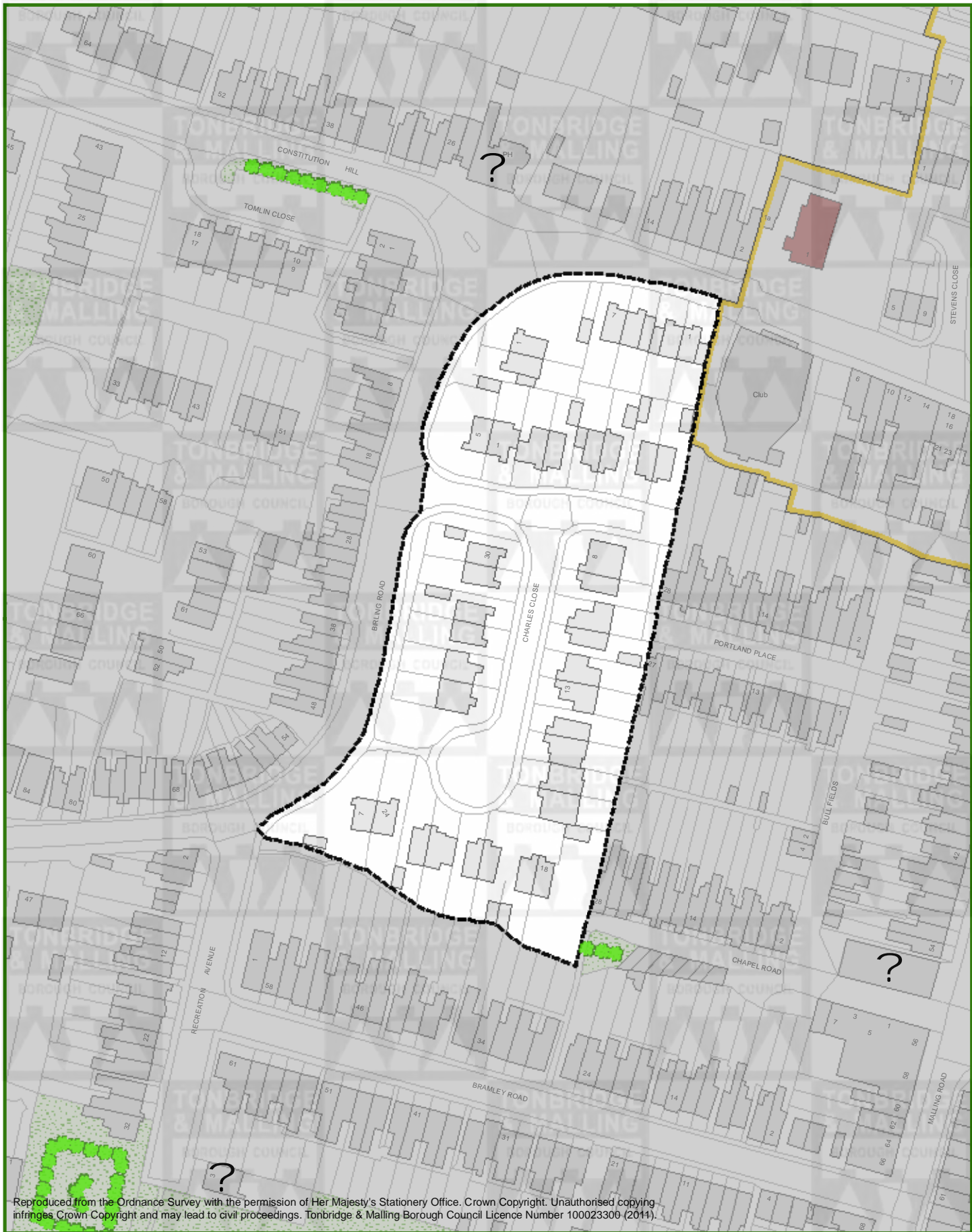
*Overall, the unenclosed frontages have been retained, but some have been enclosed with high hedges which are not in keeping with the otherwise open character of the area*

### **Locally Distinctive Positive Features**

- Cul-de-sac layout removes through traffic giving a quiet, residential character despite proximity to the town centre
- Generally unenclosed grassed frontages create an open green character

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

- No significant detractors



Ref **E1**

Snodland Character Area Appraisal

Title **Charles Close**





## E2 – GODDEN ROAD AREA

Comprising; Birling Road, Godden Road, Roberts Road, Taylor Road, Dryland Road and Gorham Close.

This character area predominantly consists of red and orange brick 2 storey semi detached houses with deep front gardens and brown concrete roof tiles. Gorham Close consists of bungalows that mirror the materials and designs found elsewhere in the character area. These are namely pitched roofs, white casement windows and open flat front porch canopies. Most properties have detached garages to the rear.



*Pairs of semi detached properties with centrally placed square chimneys and deep front gardens are the predominant housing type in this character area. Open lawned frontages would have been the norm when they were built in 1963 – 64. However, modernisation and individualisation of properties has included replacement windows and doors, front porch extensions and various boundary treatments including low brick walls and high hedges.*



*The topography of the site is steeply rising upwards from the north to the south. This affords long views from the southern parts of the character area at the top of the hill over to the North Downs and the area is visible from the surrounding areas to the north.*



*Views northwards across the town towards the North Downs.*



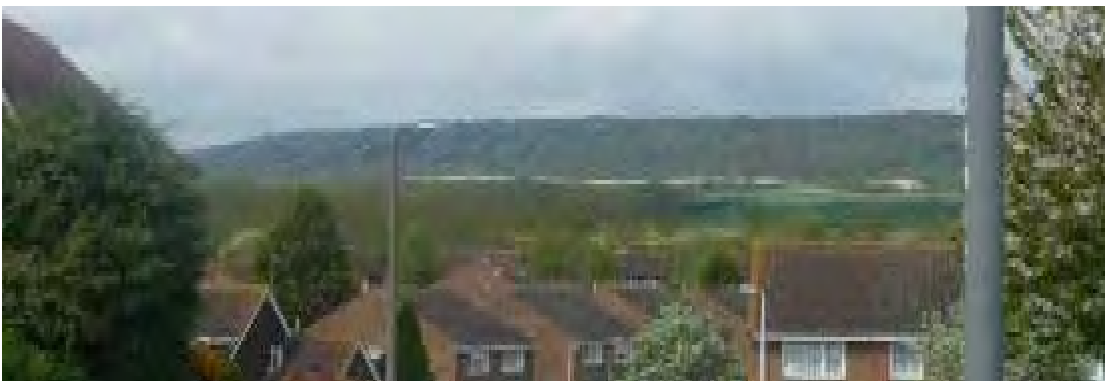
*The bungalows on Gorham Close are set on the highest point of the character area and have panoramic views to the north and the west of the North Downs.*



*Along the northern side of Roberts Road is a row of semi detached bungalows that were built as part of this estate. Over time, some of these have been extended which has altered the look of the dwellings.*



*Wide dormer roof extensions are an addition to the original bungalows but as they have been extended in pairs, there is no interruption or harmful impact on the uniformity of the character area. The deep frontages are maintained and there is a symmetry and uniformity to the proportions of the properties despite any individualisation.*



*There are long views westwards from Dryland Road over the properties of St. Benedict Road Area to the North Downs.*

### **Locally Distinctive Positive Features**

- Views over north Snodland and to the west and north of the North Downs
- Repetition of design features creates some identity for the character area

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

- No significant detractors, although dormer windows can look out of place and detract from the surrounding character if they do not consider their surroundings appropriately







### E3 – APPLE CLOSE

Comprising: Apple Close

Accessed from Malling Road, Apple Close is a cul-de-sac development of two storey open plan houses, with some modern infill and older individual properties.



*Orange and brown brick two storey houses with white casement windows with glazing bars and repeated designs such as enclosed pitched front porches and white weatherboarding on upper floors. Brown roof tiled pitched roofs, some have front facing gables. This corner is set back around a small communal grassed area, with unenclosed grassed front gardens behind, but predominantly, the properties are set on an uneven building line around the straight road or cul-de-sac*



*The original design of these properties has largely been retained with little evidence of individualisation, keeping the original open plan character of the area.*



*There is a row of eight semi detached properties that sit back from the road in gardens enclosed with red brick walls. They share the same colour palate of building materials, such as the red brick, white casement windows and brown roof tiles. The proportions of the windows are the same although these properties have front extensions and side garages, rather than the garage courts that are linked with the other properties.*



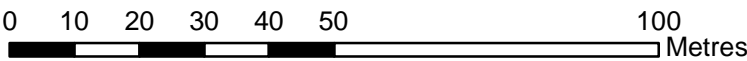
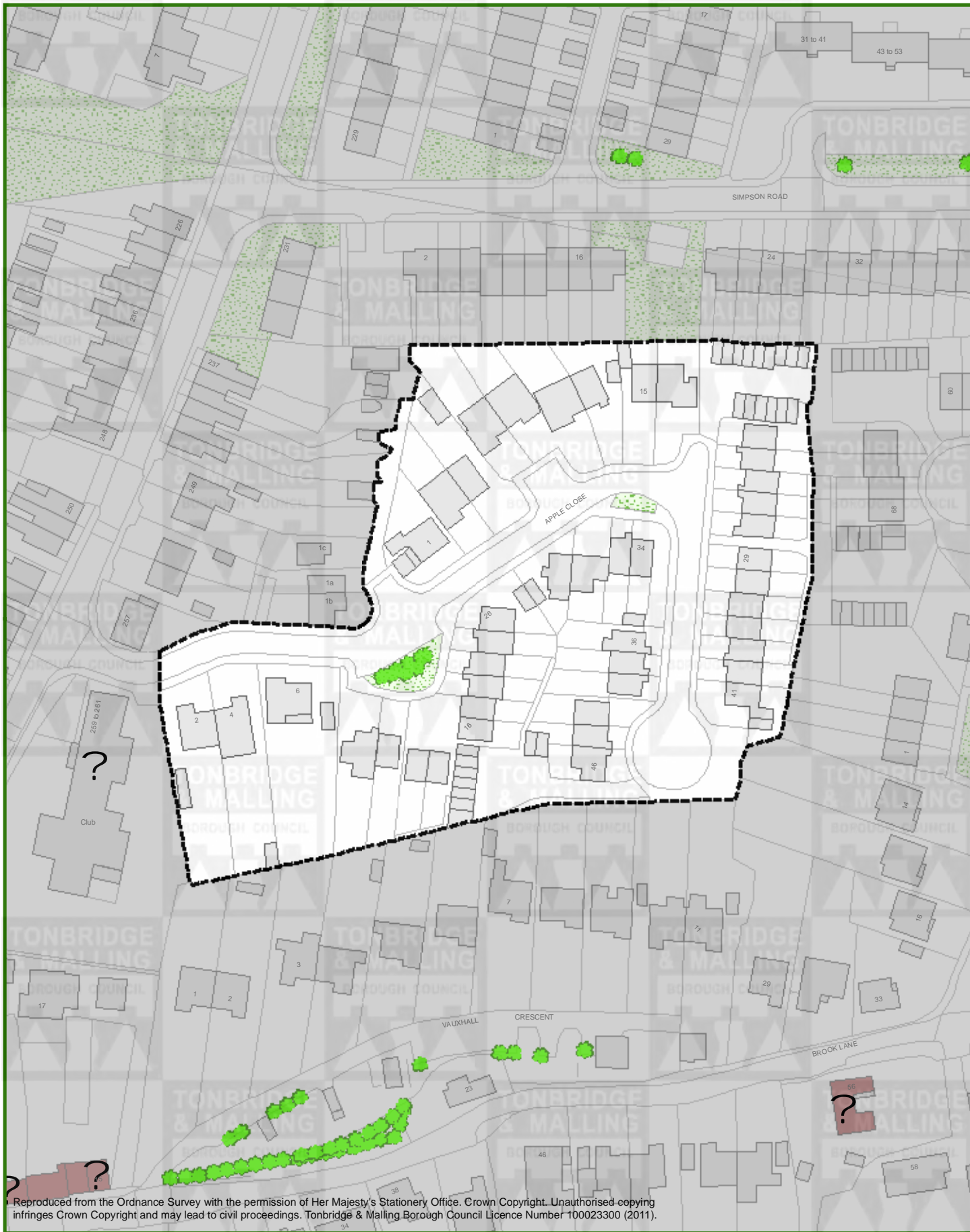
*There are some bungalows and individually built properties in this character area in addition to the open plan housing and although they do share similar building styles and materials, the boundary treatments are representative of the area with open grassed frontages or bricks walls.*

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

- No through traffic creates a quiet, residential character
- Repetition of design features creates some identity for the character area

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

- No significant detractors



Ref	E3	Snodland Character Area Appraisal
Title	Apple Close	





## E4 – SIMPSON ROAD (EAST)

Comprising; Simpson Road.

The eastern section of Simpson Road is set at the bottom of the hill and was built during the 1970s in the open plan style that was popular at this time. The properties consist of semi detached and terraced properties set back from the road along an uneven building line behind open grassed frontages, some of which are accessible only by foot and overlook communal grassed areas. Although some parking is available on the properties and on street, there are also a number of garage blocks to serve the development.



*Semi detached or terraced properties set back from the road with open grassed frontages are the norm. Brown brick built with pitched roofs, wide white leaded casement windows and various cladding on upper floors including brown and white weatherboarding.*



*Properties have been individualised with replacement doors, windows and front porch extensions. Some frontages have been paved over to provide off road parking, diluting the open character of the area when vehicles are parked here. The electricity pylon that sits just off the top of Simpson Road is visible from this character area which sits on lower ground, but whether or not it is a visual detractor is subjective.*



*On the eastern boundary of the character area, some terraced rows face each other across a communal grassed area that is not accessible to vehicles. Beyond this boundary is a line of mature trees that provide a buffer between the confines of Snodland and the by-pass. Beyond this there are views to the North Downs.*

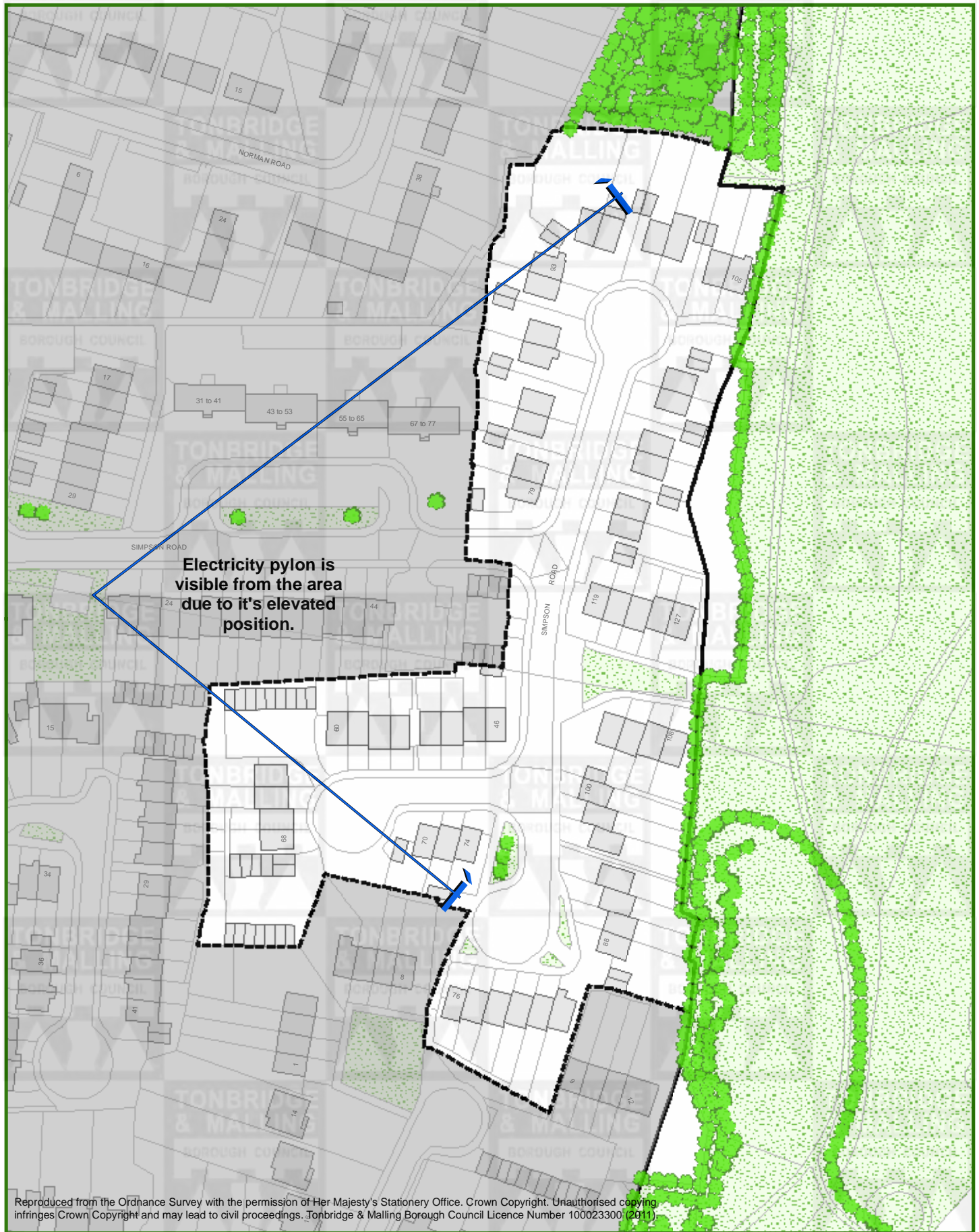


**Locally Distinctive Positive Features**

- No through traffic creates a quiet, residential character
- Repetition of design features creates some identity for the character area

**Negative Features Worthy of Enhancement**

- No significant detractors



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Ref **E4**

Snodland Character Area Appraisal

Title **Simpson Road (East)**



## E5 – POUT ROAD

Comprising: Pout Road.

Pout Road character area is a development of terraced and semi detached houses set around a curved road and two cul-de-sac circular turning heads.



*Design details found here are red and brown hanging tiles and white weatherboarding on the upper floors. There is little evidence of individualisation of properties, which strengthens the unity of the character of the area.*



*The closely arranged houses in this character area are in red and buff brick with brown concrete roof tiles. The houses are two storey semi-detached or link detached with garages, some with upper storey in the roof with prominent wide dormer windows which is part of the original design (Shown on the left). The frontages are open grassed areas with enough space for off street parking.*

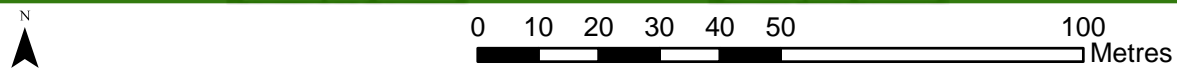
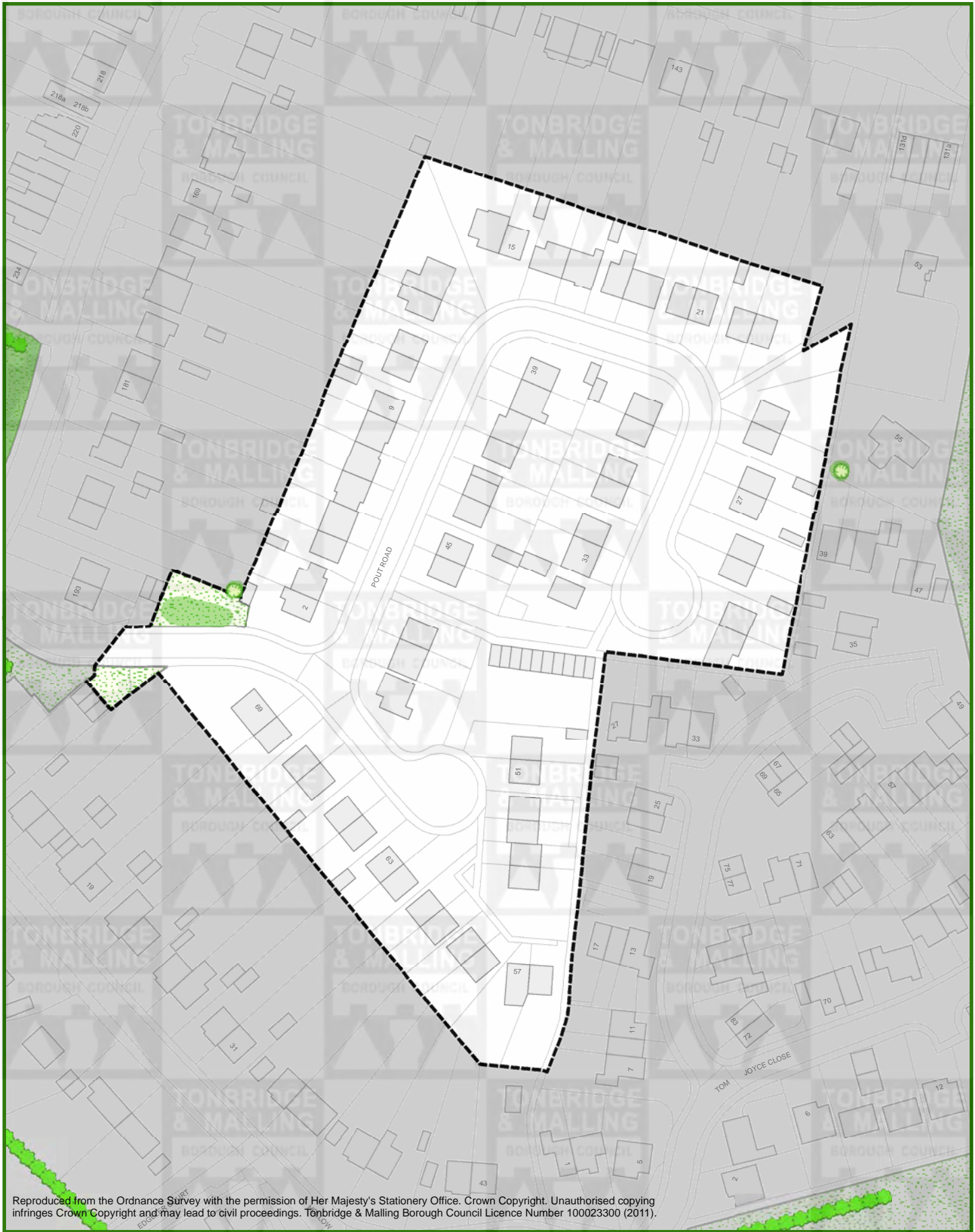
### **Locally Distinctive Positive Features**

- No through traffic creates a quiet, residential character
- Repetition of design features creates some identity for the character area

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

- No significant detractors





Ref **E5**

Title **Pout Road**

Snodland Character Area Appraisal





## E6 – LAKESIDE

Comprising: Brook Lane and Lakeside

Lakeside is a development of two storey terraces and three storey town houses with open grassed front gardens set around a curved cul-de-sac. It is located at the southern confines of Snodland with a line of mature trees bordering the southern boundary and the A228 by-pass beyond.



*Properties along Brook Lane are 2 storey terraces constructed in red brick with pitched roofs and neo-georgian features such as doors framed by white painted wooden surrounds with flat storm porches supported by painted pillars. Many of the houses have bow windows and white weatherboard cladding. Whilst the houses of this character area are of a variety of designs, the overall effect is unified giving the area a distinct character and identity. Most houses have attached or integral garages and driveways so there is little on-street parking. Open unenclosed lawned gardens and communal landscaping creates a green character which softens the landscape.*



*There is a mature band of trees that runs along the southern boundary of the character area, behind this block of three storey town houses, providing a barrier between the residential area and the by-pass (shown above on the right). The properties on Lakeview face onto this band, contributing to the green character of the area.* 125



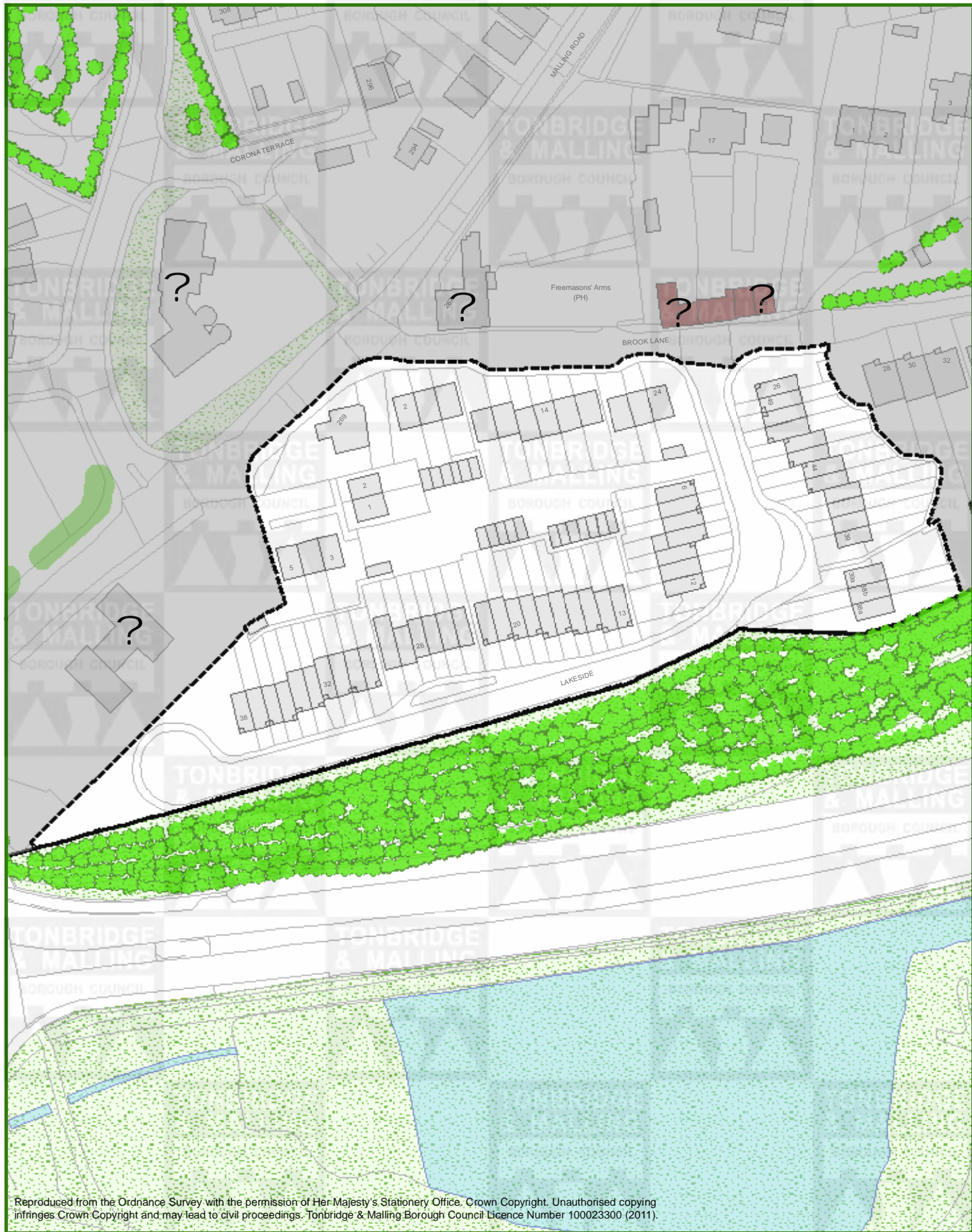
*The 3 storey town houses have integral garages and driveways and have the same design features as the two storey terraced houses on Brook Lane. The frontages are largely open although the addition of private trees and hedges contributes to the green character of the area.*

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

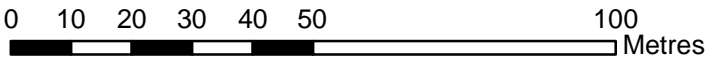
- No through traffic creates a quiet, residential character despite its proximity to the by-pass
- Repetition of design features creates some identity for the character area

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

- Noise from the Bypass and Petrol Filling Station



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Ref **E6**

Snodland Character Area Appraisal

Title **Lakeside**





## E7 – BINGLEY CLOSE AREA

Comprising: Pridmore Road, Roman Road, Bingley Close, Constitution Hill

This open plan 1970s development sits behind the older properties on Birling Road and Constitution Hill, with a small infill pocket accessed off Bingley Close of 12 properties built in a more compact style. The properties here are predominantly two storey terraces and there are five blocks of three storey flats.



*The properties are constructed in red brick with brown concrete tiled pitched roofs and white casement windows. Many properties have short brown weatherboard cladding panels under one window on the upper floors and prominent integrated front garages at the front of the properties with open lawned frontages and driveways.*



*Many properties are clad with white weatherboarding and constructed in buff brick. Despite the variety in the colour of materials used, there is a uniformity that is provided by the prominent front garages, window dimensions and proportions.*



*Throughout this main part of the character area, there are small pockets of grassed open space which contributes to the green character of the area and this is further enhanced by street trees and the views of the North Downs that provide a green backdrop to the western edge of the character area.*



*View westwards down Roman Road of the North Downs contribute to the green character of this area, providing a backdrop to the properties on Pridmore Road. These properties have many of the design features found elsewhere in this character area such as prominent front garages and weatherboard. However, the windows have slightly different dimensions and the colour of materials varies. Despite this, there is an uniformity as the basic design and layout is the same.*



*Tucked behind Birling Road is a small infill of 12 units off Bingley Close. Hard landscaping, no greenery or private front gardens, the properties are terraced 2 storey houses built in red brick with brown casement windows and grey tiled hipped roofs, and hipped roof front porches. While the staggered building line provides some visual interest, there is little else to enhance the character of the area.*

*In the bottom corner of the sub-area there are 2 Victorian cottages with their address as Birling Road which bear no relation to the surrounding area.*

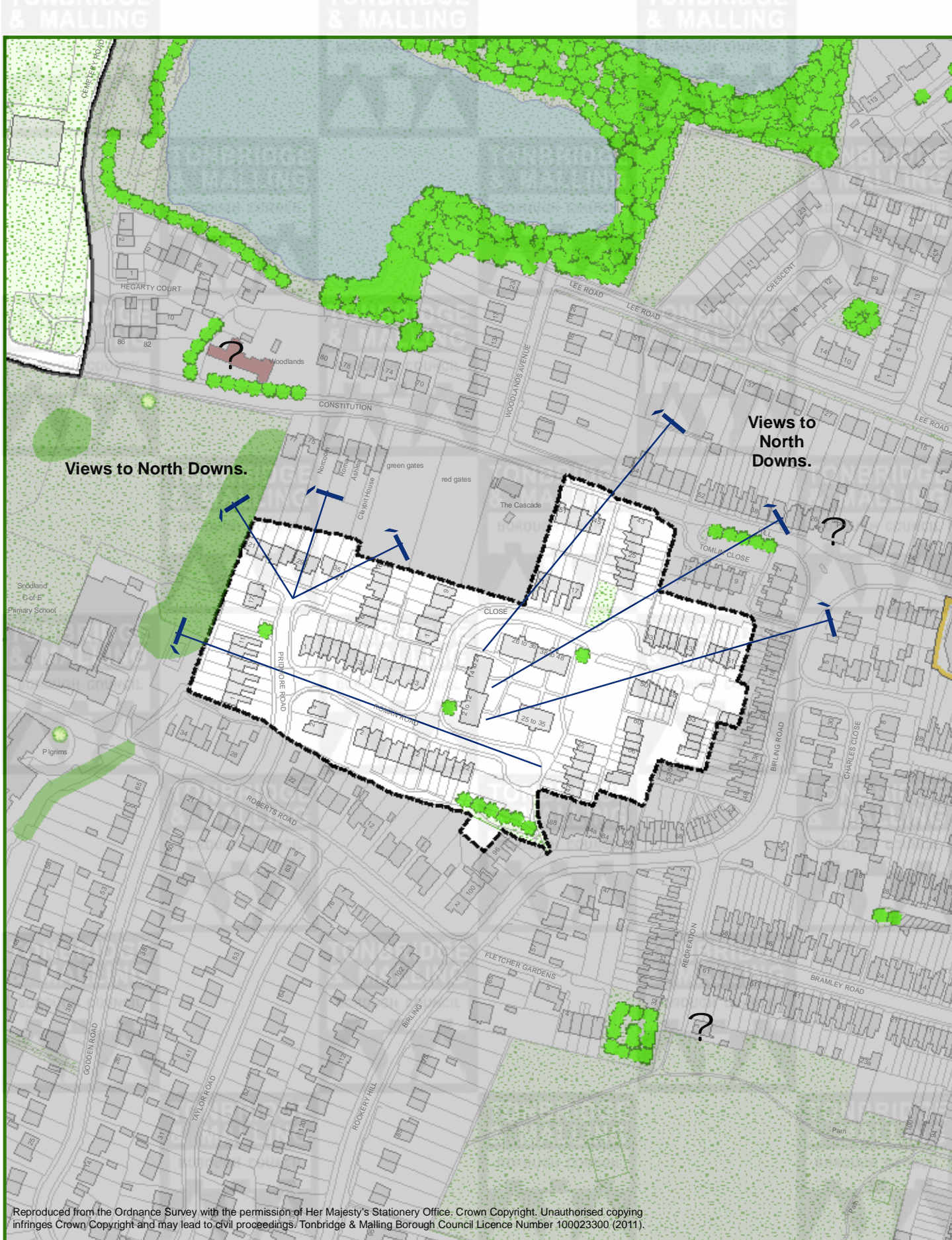


### **Locally Distinctive Positive Features**

- No through traffic creates a quiet, residential character
- Repetition of design features creates some identity for the character area
- Views of the North Downs

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

- No significant detractors



0 20 40 60 80 100 200 Metres

Ref E7

Snodland Character Area Appraisal

Title Bingley Close Area



## E8 – MEADOW WALK/ ORCHARD WAY

Comprising: Meadow Walk and Orchard Way.

This character area was built by developers Gough Cooper in the late 1950s/early 1960s. Accessed off St. Katherine's Lane, the area has a cul-de-sac layout.



*Orange/red brick built with brown concrete tiled pitched and hipped roofs with repeated chimney designs, these semi-detached properties are set back from the road with unenclosed grassed frontages with driveways and attached side garages. The properties with hipped roofs also have cant bay windows on both storeys while the pitched roof properties have flat fronts.*



*A third style of property in this area is brown brick built, with brown roof tiles and white casement windows. These properties have front facing gable roofs but follow the same scale, massing and siting of the other properties, so they contribute to the uniformity of the character area. Individualisation of properties has been kept to a minimum with the white casement windows largely retained. Some properties have front porch extensions but most retain the original flat roofed front door canopies. The lack of individualisation such as extensions and replacement windows protects the uniformity of the area and contributes to its cohesive character providing a strong identity and sense of place.*





*The properties on Meadow Walk are constructed in the same orange/red brick, but this cul-de-sac has bay windows on both floors and hipped roofs in brown tiles with central chimney stacks. The open unenclosed lawned frontages and glimpses of trees, hedges and shrubs in the back gardens contribute to the open, green character of the area. Individualisation of properties is minimal with the original flat fronted integrated porches retained on most properties.*



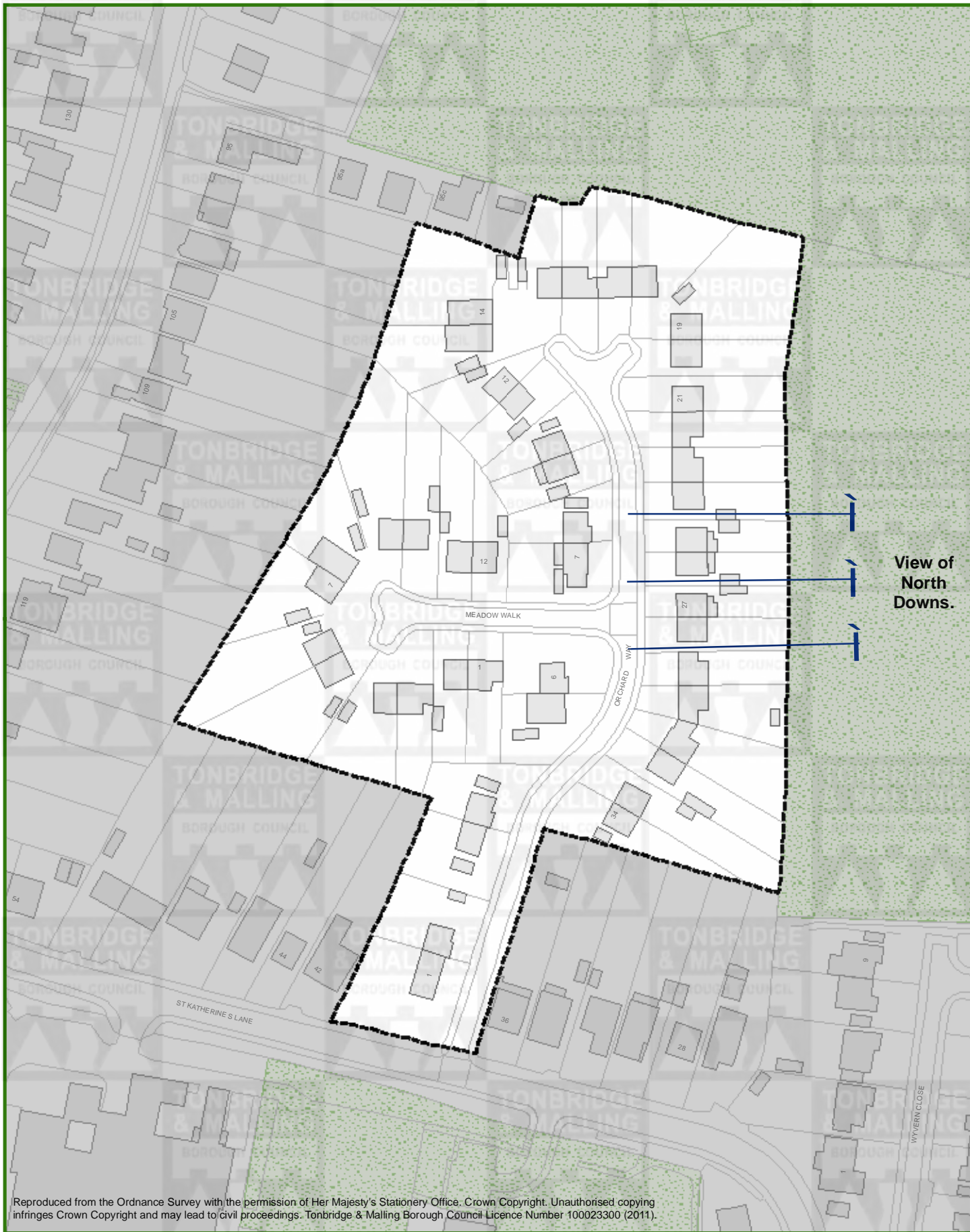
*There are glimpses of the North Downs through gaps in the building line to the east of the character area.*

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

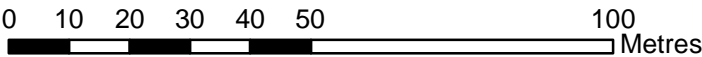
- No through traffic creates a quiet, residential character
- Repetition of design features creates a cohesive character
- Views of the North Downs
- Open, unenclosed grassed frontages create a green character

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

- No significant detractors



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Ref	E8	Snodland Character Area Appraisal
Title	Meadow Walk / Orchard Way	





## E9 – ST. BENEDICT ROAD AREA (NORTH)

Comprising: St. Benedict Road, Townsend Road, Hook Road, Cox's Close, Veles Road, Midsummer Road, Freelands Road, Gassons Road, Dowling Close and Mohren Close.

The St. Benedict Road area was built in the 1970s by Croudace Homes along a curved spine road with culs-de-sac leading off to the west and to the east. The area sits right on the western edge of Snodland, abutting the land east of Kingfisher Lake amenity area that provides a green backdrop to the west of the site. Not surprisingly for an area of this size, there are variations in layout, density, design and materials, but overall, the site is typically open plan in the older (northern) part of the area. Due to the gentle undulation of the area, there are also panoramic views of the North Downs.



*Although built by the same developer, around the same time, there are various designs and materials used in the construction of the properties. They are predominantly brown, red or buff brick with brown tiled pitched roofs, white casement windows and brown weatherboard cladding, hanging tiles or white weatherboard. Frontages are unenclosed lawned areas with driveways, although there are pockets within the development where the frontages are not accessible to vehicles and parking is provided in communal parking areas or garage courts.*



*Throughout the character area, there is some variation in design, such as orientation and scale of properties. These houses have front facing gable pitched roofs and wide casement and bay windows with repeated chimney designs, but the materials used are consistent with elsewhere in the area and the unenclosed lawn frontages also help unify the character of the area.*



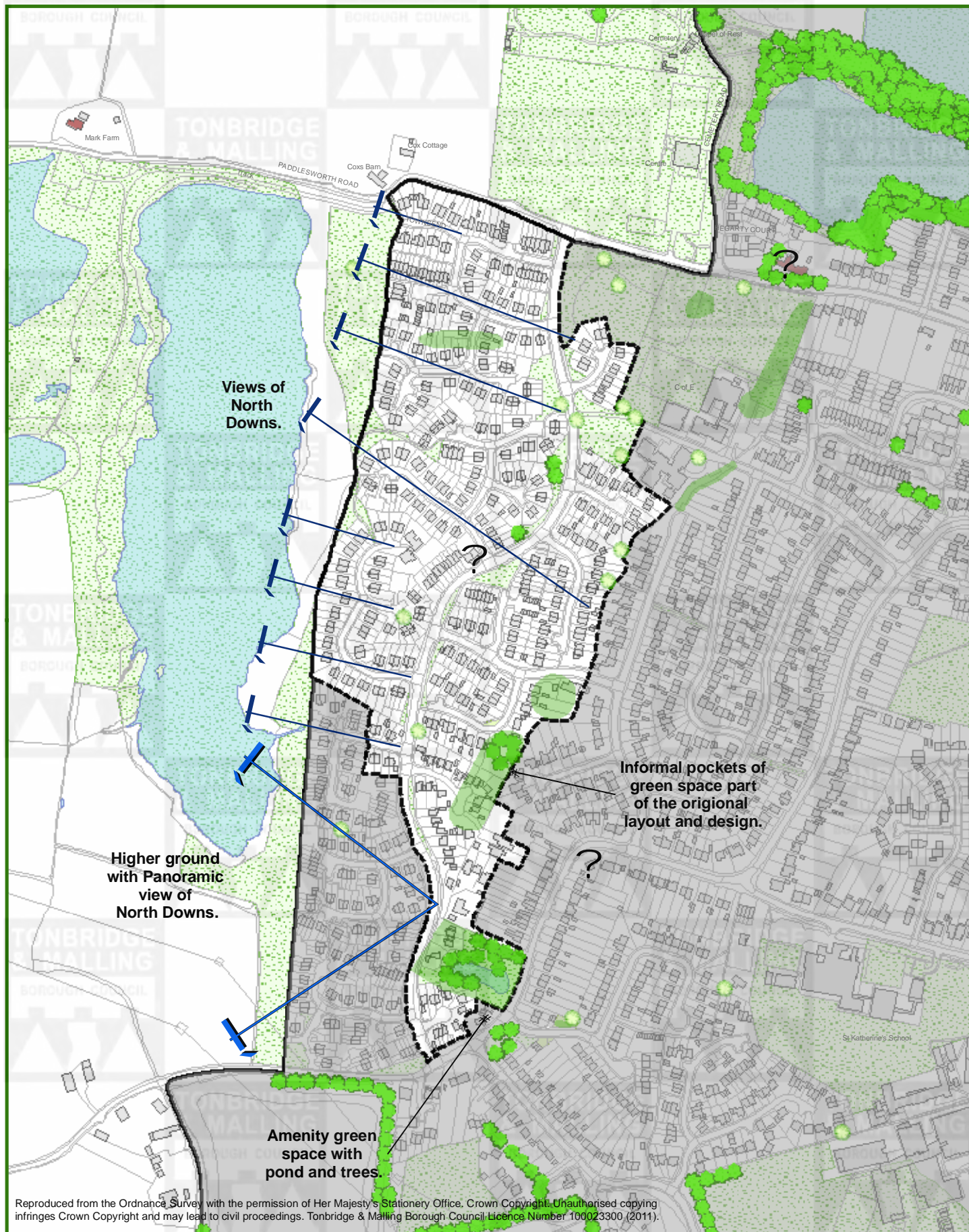
*Where there are breaks in the building line on the western boundary of the site, there are panoramic views across to the North Downs beyond the open space adjacent to the area.*

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

- Views of North Downs
- Curved streets and culs-de-sac create quiet, residential character
- Adjacent green space and grass verges along the highways together with other open space create a green character
- Some uniformity of materials and building design creates cohesion

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

- No significant detractors



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0 50 100 150 200 250

500  
Metres

Ref E9

Snodland Character Area Appraisal

Title St. Benedict Road Area (North)





## E10 – LAKEVIEW CLOSE

Comprising: Lakeview Close

Lakeview Close is a quiet cul-de-sac at the end of Brook Lane. It is lined by a tall tree belt along the eastern boundary that provides a visual backdrop and a barrier from the by-pass.



*Built in the 1970s, this small development of 2 storey terraced properties is set around a private green with no vehicular access to the properties, and a separate terrace on the eastern side of the site that faces onto a row of garages. The houses are red brick built with painted render on the upper floors – mostly white, but some other colours have been incorporated. Roofs are brown tiled and pitched and the white casement windows include French doors and balconies on the upper floor. Originally, the properties would have been flat fronted, but over time, alterations and additions include some front extensions and porches.*



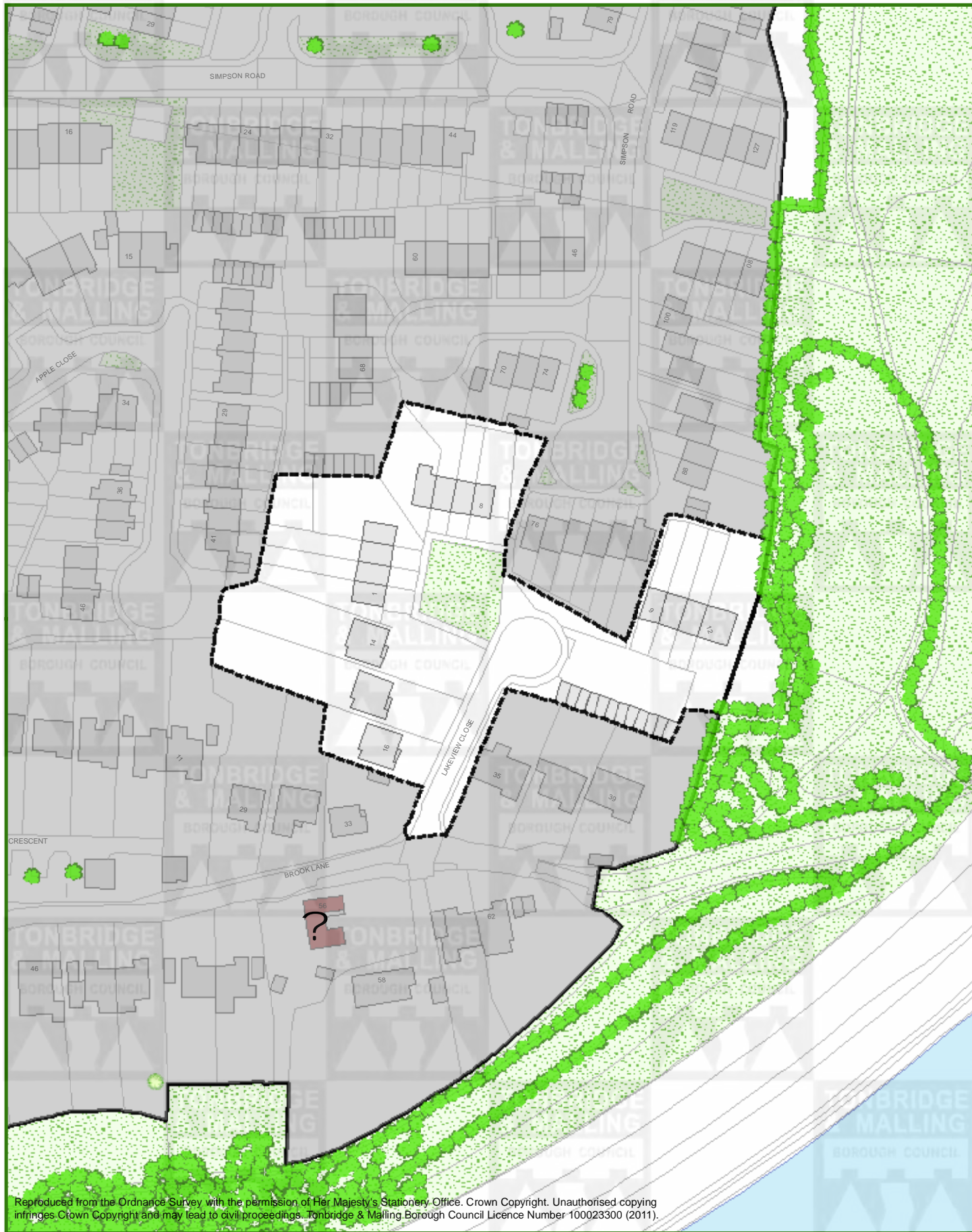
*The single row of terraced properties overlooking the garage block are set back from the road with open unenclosed frontages. The highway is private, framed along the eastern boundary by the tall tree belt that acts as a barrier from the by-pass.*

### **Locally Distinctive Positive Features**

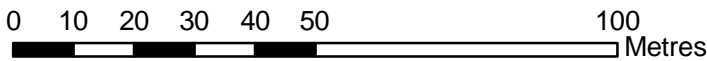
- No through traffic creates a quiet, residential character
- Repetition of design features creates a cohesive character
- Tree backdrop along eastern boundary
- The Green, tree back drop and other landscaping creates a green character

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

- No significant detractors



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Ref	E10	Snodland Character Area Appraisal
Title	Lakeview Close	





## F – CLUSTERED CUL-DE-SAC DEVELOPMENT



Willowside



Hegarty Court

*In the last twenty years opportunities have been taken to redevelop redundant sites for housing or create new residential areas on previously developed land or vacant sites within the built up area. These housing schemes are generally designed to a higher density than in the previous decades and using different design principles.*

*Whereas development in the 1960s, 1970s and early 1980s often consisted of houses spaced out evenly along and facing the road on a relatively consistent building line, more recent developments in Snodland primarily consist of attached houses set along an uneven building line or at angles to the road. The different roof forms and details often give interesting and varied roofscapes. Properties often front directly onto the pavement/ road or are set behind a shallow front garden of low planting or have traditional metal railings and have private enclosed space to the side or rear. Houses have parking spaces or garages. The steep roofs and more compact form give the development a more enclosed urban character. The urban form is softened by the use of curved cul-de-sac layouts which keep traffic speeds low and often encourage shared road use for pedestrians and cars. Sometimes the access road will be cobbled or paved in a contrasting colour to emphasise this shared use. The enclosed cul-de-sac layouts create a quiet, private character.*

*The curved street layout combined with the variable building line, creates a series of enclosed spaces and changing vistas and views which to some extent replicates the ad hoc development found in traditional town and village centres. Whilst a variety of materials and building designs are used, the overall form, materials, scale and character is generally very cohesive.*

*Properties are finished in a variety of traditional materials with relevance to the Snodland and Kent vernacular such as red/orange brick, weatherboarding, white painted render and hanging clay tiles (sometimes decorative). The designs also incorporate traditional details such as dormer or half dormer windows, arched brickwork over doors and windows, contrasting brick string courses, chimneys, cupolas and ridge tiles. Windows and doors are often well aligned with each other and the dominant areas or brickwork over glazing gives the facades a robust appearance.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
<b>Age of buildings</b>	Late 1980s onwards
<b>Type of buildings</b>	Detached, semi detached and attached with some low rise apartment blocks.
<b>Main uses</b>	Residential
<b>Building Heights</b>	2 - 3 storeys
<b>Prominent building materials</b>	Brown, red, orange/red and yellow brick, tiled and slate roofs, weatherboard, hung tiles, white casement windows.
<b>Predominant boundary treatments</b>	Open frontages or various boundary treatments including hedges, walls, wooden fences and black metal railings.
<b>Open Spaces</b>	Landscaped public amenity space often incorporated in the development.

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

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- Traditional brick, tile and roof details
- Interesting roofscape
- Quiet residential character, may include shared road space
- Soft landscaping usually incorporated as part of the design scheme
- Curving layout and varied building line creates a series of vistas and views

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

- No significant detractors

## F1 - WILLOWSIDE

Comprising: Willowside and Rayfield Court.

Willowside was built during the 1980s and consists of terraced housing with an uneven building line set around a cul-de-sac layout. Willowside is located at the eastern confines of the town with Willowside open space to the north and a band of mature trees to the east that provide a backdrop to the area and act as a buffer between the area and the by-pass.



*Pitched, hipped and half hipped roofs, some with front facing gables provide a varied and interesting roofline that identifies this character area. The frontages are open and would originally have been lawned, but individualisation of properties extends to front gardens with a mixture of low shrubs and high hedges and trees and this contributes to a green character.*



*Red, brown and yellow brick have been used in the construction of these properties, with grey and brown roof tiles. Brown casement windows are the norm, and many of the properties have white or cream painted render. Enclosed front porches with mono-pitch roofs are also commonplace within the character area.*

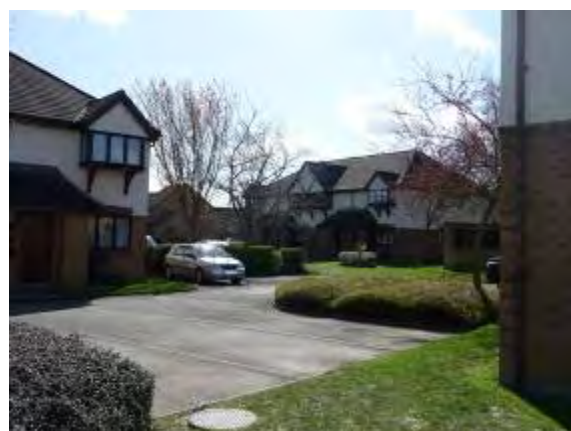


*Many properties have off street parking provided by attached garages and driveways although some parking is provided in communal areas integrated into the design of the scheme which ensures that there is little on- street parking. Sections of the road are paved, denoting shared space. The area has no through traffic creating a quiet residential character.*





*Willowside open space abuts the character area and provides a green outlook for the properties that face onto it, adding to the green character of the area that is provided by open grassed frontages, low shrubs and street trees as well as the tree line along the eastern boundary of the character area.*



*Communal parking areas are integrated into the site and are surrounded by low dense shrubs and grass, softening the landscape and contributing to the green character of the area.*

### **Locally Distinctive Positive Features**

- Green landscaping and street trees soften the landscape and provide a green character to the area
- No through traffic creating a quiet, private character despite proximity to Holborough Road and the town centre
- Views of Willowside open space and the mature tree belt along the eastern boundary defines and encloses the area and contributes to the green character
- Repeated building designs give a uniform character and strong sense of place

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

- No significant detractors



## F2 – CANTIUM PLACE

Comprising: Cantium Place

This new development, which at the time of survey was still under construction is situated just north of the Conservation Area, between the railway line and the by-pass. It was previously private playing fields for Towshend Hook.



*Built in a cul-de-sac layout, the properties are predominantly terraced two and three storeys with short open frontages that provide off road parking, integrated or attached garages or otherwise parking is provided in communal parking areas tucked away out of general sight. The area contains pockets of communal green space such as the green shown here. In addition, there are long strips of greenery and mature trees along the access road from the High Street. A Children's play area and open space at the northern boundary of the area contain mature trees which also contribute to the green character of the area.*



*The children's play area and the use of existing hedges and trees along the eastern boundary of the site contribute to the green character of the area and provide visual interest and privacy from the railway line.*







*Properties are constructed in red brick with blond stone lintels, white casement windows and flat roofed entrance canopies. Steep pitched roofs in grey slate tiles and front facing gables, some elevations are covered with white painted render. Solar panels are included on many of the properties. The high closed wooden acoustic fence provides protection from the by-pass. Despite the proximity to the by pass and the railway line, the area has a quiet, residential character.*



*Other design features include bay windows with hipped roofs and dormer windows set in the roof providing a second or third floor. Some properties have open hipped roof porches and pale red roof tiles.*

### **Locally Distinctive Positive Features**

- Green landscaping and street trees soften the landscape and provide a green character to the area
- No through traffic creating a quiet, private character despite proximity to the by-pass and railway line
- Cohesive character created by repeated designs and materials and details

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

- No significant detractors



0 20 40 60 80 100 200 Metres

Ref F2

Snodland Character Area Appraisal

Title Cantium Place



### F3 – TOM JOYCE CLOSE

Comprising: Tom Joyce Close

Tom Joyce Close is set around a cul-de-sac with some pockets of 'mews style' development. Set off Hollow Lane, this character area is flanked on the southern boundary by school playing fields hidden by a belt of trees and to the east, the school grounds of St. Katherine's Primary School.



*Yellow brick built with red brick lintels and cills, these properties are two storey terraces, semi detached and detached. There is a variety of roof styles – half hipped, pitched and front facing gables with white painted collar and rafters. Open pitched front porches and open pitched canopies stretching over the front door and window are design features that are repeated throughout the area. Roofs are brown concrete tiles and windows are white casement.*

*There are open views from the eastern boundary of the character area across St. Katherine's school and grounds over to the North Downs.*

*These panoramic views, along with the open grassed frontages and low fenced areas contribute to the green character of the area.*



*Communal landscaping such as low hedges and grassed areas also contribute to the green character of the area. The shared brick paved road surfaces and the repeated building designs, details and materials contribute to a cohesive character with a quiet, private residential nature.*

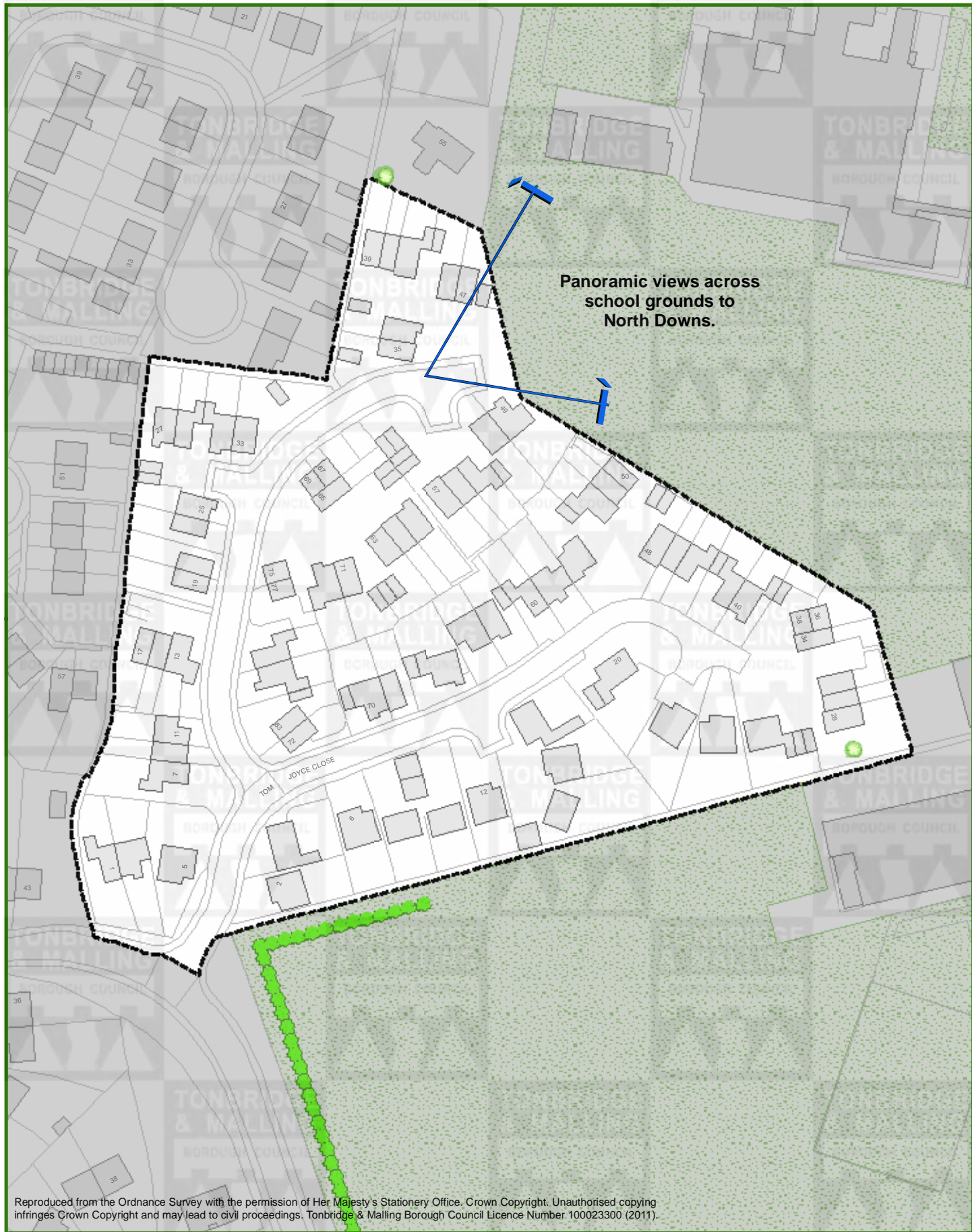


**Locally Distinctive Positive Features**

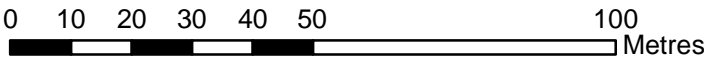
- Repeated designs, materials and details creates a cohesive character
- No through traffic creating a quiet, private residential character
- Views across school to North Downs from the east of the area

**Negative Features Worthy of Enhancement**

- No significant detractors



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Ref	F3	Snodland Character Area Appraisal
Title	Tom Joy Close	



## F4 – ASHBEE CLOSE AREA

Comprising: Ashbee Close and Coombe Close.

This character area is situated to the east of the Saltings Road estate with a band of trees separating it from the by-pass.



*The area is fairly flat with limited views of the North Downs beyond the mature tree belt that frames the area and provides a barrier between the properties and the by-pass. The landscaping in this character area dominates the built architecture. The front gardens are largely unenclosed with shrubs, low hedges and other planting. Where frontages are enclosed, they tend to be so with low and open fences or low brick walls.*



*The properties are predominantly two storey terraces although there are also bungalows and some detached properties within the character area. Built in red and orange brick, roofs are pitched or half hipped in brown or orange concrete tiles. Casement windows are either brown or white framed and many properties are clad with brown weatherboard, cream painted render or white painted weatherboard. Tall slim square chimneys are found on many properties.*



*The bungalows are built using the same palate of materials and include the same design features and details. The shared road surface and dominance of the green landscaping over the built architecture creates a cohesive and quiet residential character.*

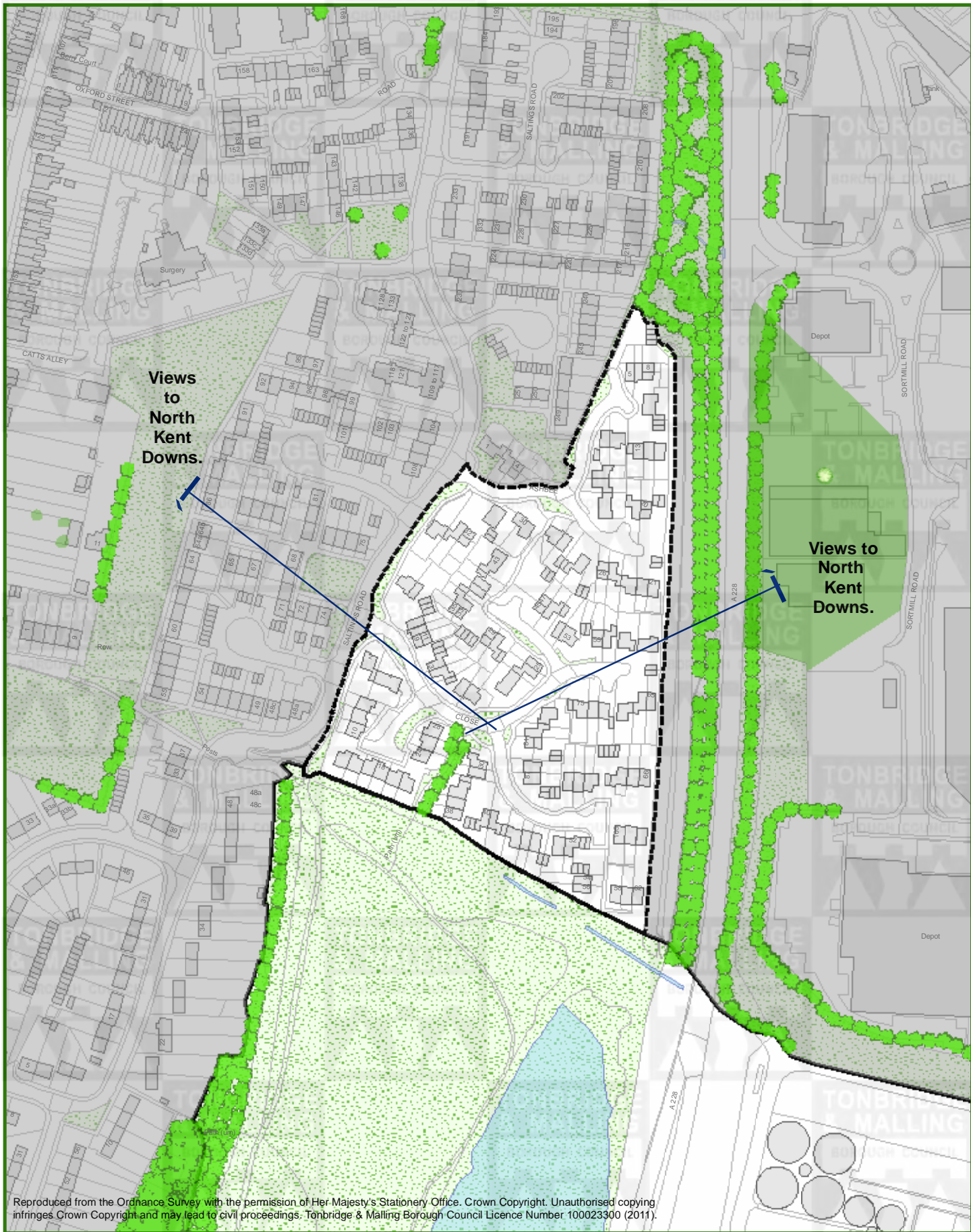


### **Locally Distinctive Positive Features**

- Dominance of green landscaping over the built architecture
- No through traffic creating a quiet, private residential character
- Tree belt along by-pass provides backdrop and reduces noise and air pollution from the road
- Repeated designs, materials and details creates a cohesive character

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

- No significant detractors



Ref **F4**

Snodland Character Area Appraisal

Title **Ashbee Close Area**



## F5 – HEGARTY COURT

Comprising Hegarty Court, Cemetery Road and Constitution Hill

Hegarty Court is a development of 15 units built in the mid 2000s. The area is right at the urban boundary of northern Snodland with Holborough Lakes to the north and Potyns Field to the west. Set in a cul-de-sac layout on an uneven building line, the properties are predominantly two storey terraces. Woodlands Farmhouse is an important landmark and is one of the oldest buildings in Snodland.



*The two storey terraced and semi detached houses are built in brown brick most with red/brown hung tiles or brown painted weatherboard. The pitched roofs are red/brown tile, some with velux windows and front facing gable dormer windows. Many of the front doors have open pitched porch canopies. Windows are white casement and front gardens are generally open providing off street parking. Separate garages are provided for three of the properties with their backs facing onto the cul-de-sac where the road surface is red brick paved and shared.*



*The properties that face onto Cemetery Road have enclosed frontages but have similar design features and materials including red brick paved footpath. This continuity contributes to the cohesive character of the area. As these properties are more outward looking their dimensions are larger and they have some extra features such as chimneys and front facing gables. Along the northern boundary of the site is a tree lined bund, but this is only visible from the private gardens of the properties that back onto it.*



*The properties that face onto Constitution Hill also contain some of the same materials and design features that carry on the cohesive character of the area, but they also have white weatherboarding, large front gardens and are set well back from the road. This respects the scale and siting of the neighbouring listed building, Woodlands Farmhouse, contributing to the cohesive character of this part of Constitution Hill.*



## Listed Buildings

### Woodlands Farmhouse

Timber-framed hall-house, later a farmhouse now a house. Early mid 15<sup>th</sup> century with later 16<sup>th</sup> century alterations and wing circ. 1880.

Grade II\* listed.

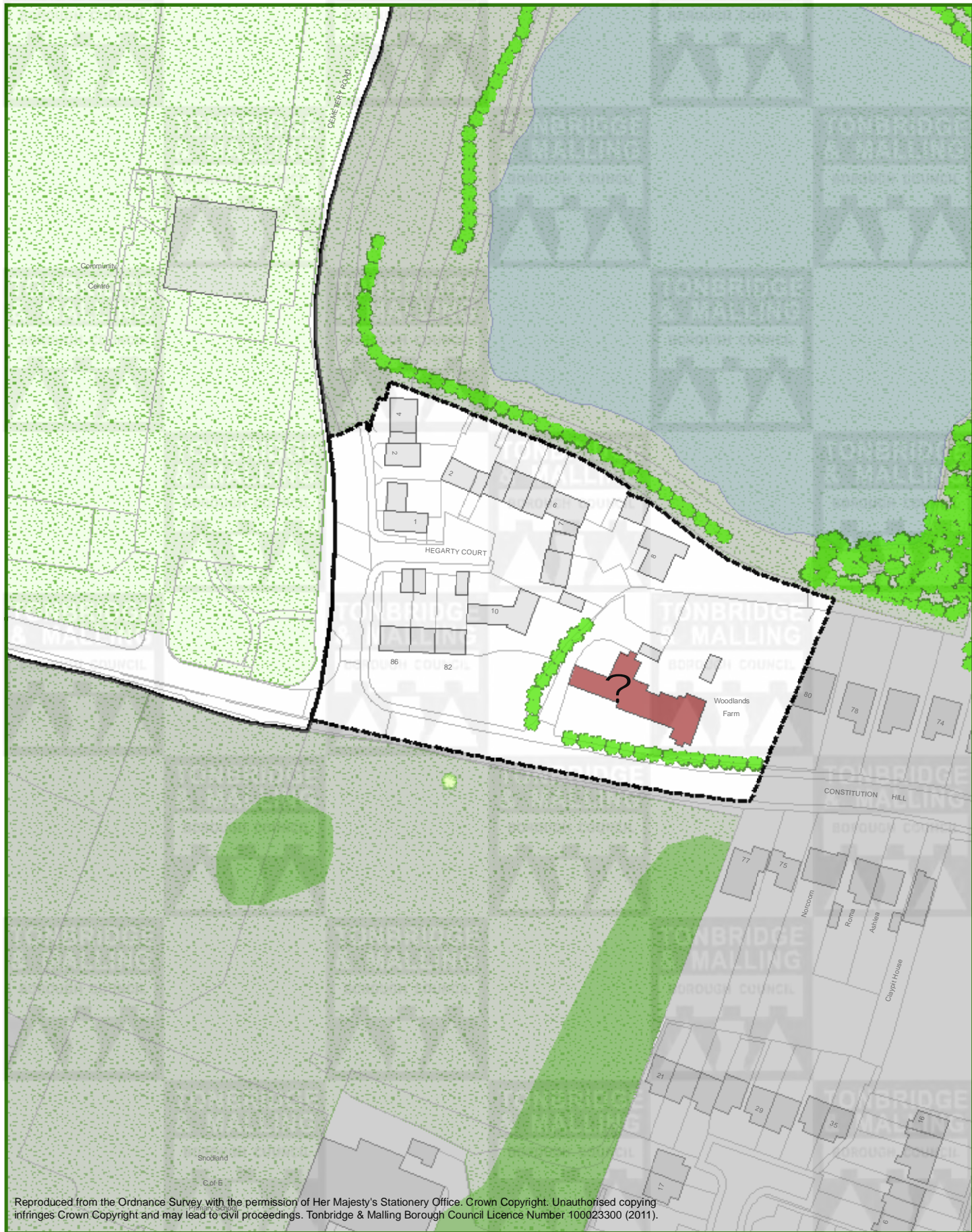


### Locally Distinctive Positive Features

- Individually designed houses with similar or repeated designs and details create a cohesive character
- No through traffic creating a quiet, private character
- Private views over open countryside to Holborough Lakes
- Landmark building: Woodlands Farmhouse, grade II\* listed
- Trees, hedges and shrubs around Woodlands Farmhouse and along the boundaries of the properties on Constitution Hill provide a sense of enclosure

### Negative Features Worthy of Enhancement

- No significant detractors



0 10 20 30 40 50 100 Metres

Ref **F5**

Snodland Character Area Appraisal

Title **Hegarty Court**



## F6 – ALEX HUGHES CLOSE

Comprising: Alex Hughes Close.

At the southern confines of Snodland sits Alex Hughes Close, a cul-de-sac of terraced and semi detached properties accessed off Hollow Lane. It also includes, The Firs, a grade II\* listed building that dates back to the late 16<sup>th</sup> century. This residential area is enclosed on all sides by a tall close-boarded wooden fence and by bunds on the western, northern and eastern side that are grassed covered with some dense vegetation.



*The properties are built on a site with a slight incline upwards to the north. Red brick constructed with yellow brick quoin, lintel and string course details, brown casement windows and brown tiled pitched roofs, these properties are set close to the road with shallow unenclosed frontages, many with side driveways to provide off street parking. The road is brick paved as is some of the footpath although there is some demarcation, this design provides an informal, open character to the area.*

*The tree lined bund that runs around the western and northern side of the area provides a green backdrop which together with the various front gardens and street trees softens the character of the area.*



## Listed Buildings

### The Firs

Late 16<sup>th</sup> century/early 17<sup>th</sup> century farmhouse, re-fronted in mid 19<sup>th</sup> century. Two storey timber-framed block to rear clad in red brick on the ground floor with a rendered first floor. Central entrance with cornice lintel, plain transom light and half glazed door.

Grade II\* listed.



### Locally Distinctive Positive Features

- Similarities in materials and design features create a cohesive character
- Tree backdrop and private gardens soften the area
- The Firs listed building is one of the oldest buildings in Snodland and provides a landmark for the area

### Negative Features Worthy of Enhancement

- No significant detractors



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0 10 20 30 40 50 100 Metres

Ref **F6**

Snodland Character Area Appraisal

Title **Alex Hughes Close**



## F7 – HAMMONDS SQUARE

Comprising: Hammonds Square

This small cul-de-sac is accessed off Rocfort Road and sits behind a wooded bank with offices on the eastern side and Snodland Cricket Ground on the northern side although the height of the buildings prevent any public views into the Cricket Ground.



*Hammond Square is a cul-de-sac of two rows of terraced houses. The properties are constructed in yellow brick with a red brick string course and lintel detailing. Front doors have brown tiled open pitched porch canopies and brown tiled pitched roofs, some with front facing gables. Windows are predominantly flat white casements, although there are some white square bow windows with tiled pitched roofs above.*

*The frontages are unenclosed with little or no natural landscaping, providing off street parking. Additional parking is provided en block at the entrance to the character area. There are views of offices and trees to the east of the site, but there is little in the way of landscaping within the site to soften the character and create visual interest.*

*There is no evidence of individualisation of properties and the repeated design features and materials create a cohesive character to the area.*

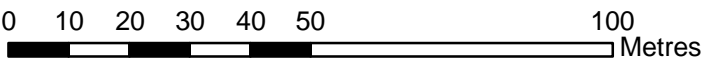
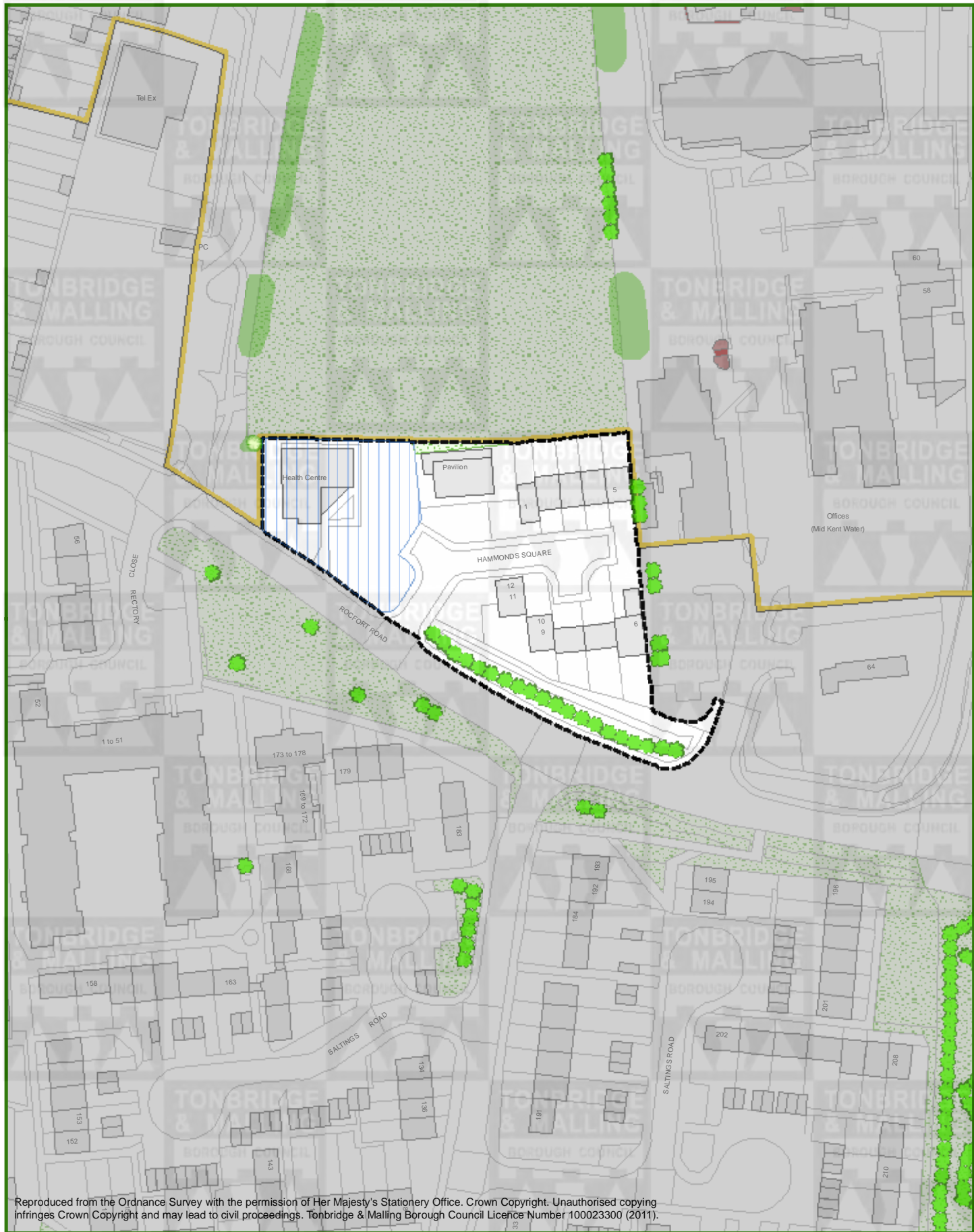
### **Locally Distinctive Positive Features**

- Similarities in materials and design features create a cohesive character
- Views to east of offices and trees provide some visual interest

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

- No significant detractors but lack of natural landscaping creates a hard, urban character





Ref	<b>F7</b>	Snodland Character Area Appraisal
Title	<b>Hammonds Square</b>	



## F8 – ST. BENEDICT ROAD AREA (SOUTH)

Comprising: St. Benedict Road, Lucas Road and Ritch Road.

This section of St. Benedict Road contains some similarities with Character Area E9, but not enough to warrant both of these sections being one character area. This section of St. Benedict Road is more compact with a shorter and more curved culs-de-sac layout. The dimensions of many of the properties are shorter with the majority of properties being terraced rather than semi-detached as is the case in the northern part of St. Benedict Road.



*The palate of materials used here includes brown, red and orange brick, pebble dash rendering and red hanging tiles, and brown concrete roof tiles. Most roofs are pitched, some are half hipped and have front facing gable roofs over windows. Windows are mostly white casement windows, but some are brown. Frontages are generally unenclosed with short grassed areas and driveways, although some are enclosed by hedges, walls and wooden fences. There are panoramic views to the North Downs to the west of the area where there are breaks in the building line.*



*From the south, there are views along St. Benedict Road of the North Downs beyond the mature tree belt that sits in the open space outside of the built up confines to the west of the area. This tree line and the Downs beyond provide a green backdrop to the area.*

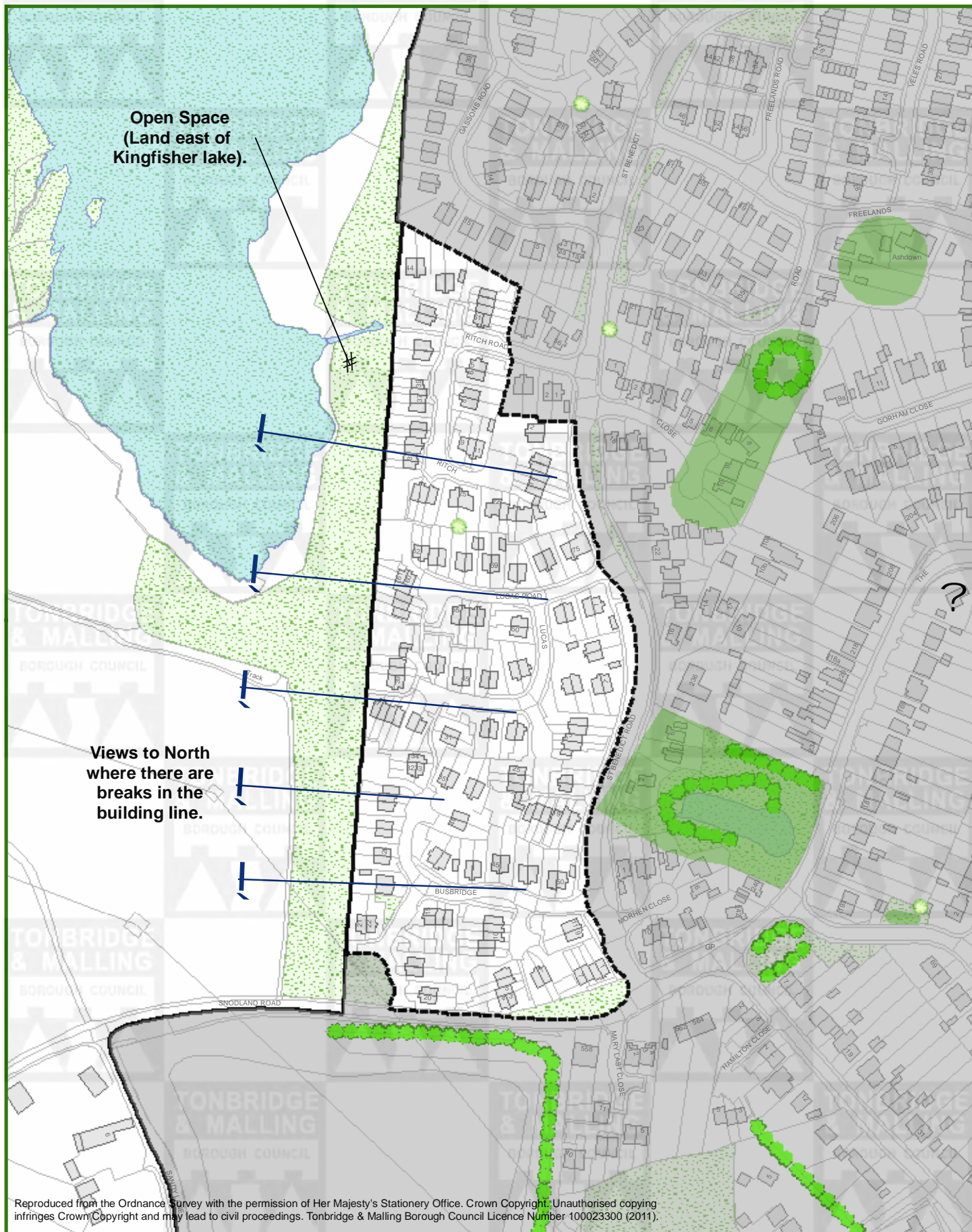
### **Locally Distinctive Positive Features**

- Views of North Downs
- Tree band to the west provides backdrop to the area
- Similarities of designs, materials, street pattern and layout contribute to a cohesive character
- Green verges, communal areas, open private gardens and views into adjoining green space create a green character

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

- No significant detractors





Ref **F8**

Snodland Character Area Appraisal

Title **St. Benedict Road Area (South)**



## G - BUNGALOWS



*Bungalows became a popular form of development initially in the 1930s particularly on what would have been relatively cheap suburban land. However, there are only a small number of bungalows in Snodland and only a few areas where this type of development is prevalent enough to influence the overall character of an area. There are two areas of bungalows in Snodland. The first is Vauxhall Crescent which sits behind Brook Lane and the second is the Annie Road/Cooper Road area.*

*Bungalows also formed a component part of larger estates. The majority of these bungalows date from the 1930s and the 1960s/1970s. The design of the bungalows changed in these two periods with the earlier bungalows generally being squarer and having more elaborate rooflines, hipped roofs, porches and more design detail than the later buildings which tend to be plainer and more rectangular in design with gabled roofs. Later in the 1960s, the form evolved into chalet bungalow with bedrooms in the roof spaces, with dormers. The 1930s bungalows often have front gardens enclosed by walls, hedges and picket fences, whereas the 1960s and 1970s properties are usually open plan. Despite these differences, where bungalows predominate, even where the building style is different, the character of the area tends to be similar as the single storey buildings create an open, relatively uniform townscape.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<b>Age of buildings</b>	1930s onwards
<b>Type of buildings</b>	Detached or semi-detached
<b>Main uses</b>	Residential
<b>Building heights</b>	1 storey or with upper storey in converter loft space.
<b>Prominent building materials</b>	Red, brown, yellow or buff brick, brown or red roof tiles, cream or white painted render, white windows
<b>Predominant boundary treatments</b>	Open plan, dwarf walls, some hedges and picket fences
<b>Open spaces</b>	Occasional grassed amenity areas and wide verges at road junctions.

### Locally Distinctive Positive Features

- Repeated building designs, details and materials create a cohesive character

### Negative Features Worthy of Enhancement

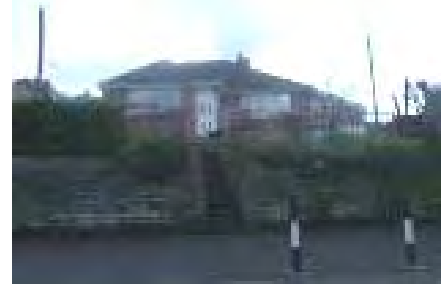
- No significant detractors but road surfacing is poor



## G1 – ANNIE ROAD AREA

Comprising Annie Road and Cooper Road

This area consists of detached and semi detached bungalows, many with wide dormer windows in the roof space, creating an upper floor. This area is accessed from Malling Road down a break in the building line, an un-adopted road with poor surfacing.



*The area is only accessible by vehicle via Malling Road, but for the properties that have a frontage onto Hollow Lane, direct pedestrian access is possible.*

*The character area is level, but drops steeply at the western boundary with Hollow Lane. The road surfacing in Cooper Road is poor with access above Annie Road. Telegraph poles, wires and the electricity pylon in the background dominate the skyline. There are private views over Hollow Lane to the high grassed bank on the western side and open countryside beyond.*



*Set around a curved cul-de-sac the bungalows are constructed in brown brick with white casement windows and brown tiled pitched roofs and front facing gable ends. The frontages are generally enclosed with low brick walls and parking is provided on driveways although some properties have attached side garages.*

*Individualisation and modernisation to properties has been kept to a minimum with occasional additions and alterations such as front porch extensions and wide dormer window roof extensions which can interrupt an otherwise cohesive character.*

### **Locally Distinctive Positive Features**

- Repeated designs, materials and details create a cohesive character
- Prominent landscaping in front gardens creates a green character
- Private road hidden behind Malling Road and Hollow Lane with no through traffic creates a quiet, private residential character

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

- No significant detractors although the road surface is poor



Ref **G1**

Snodland Character Area Appraisal

Title **Annie Road Area**





## G2 – VAUXHALL CRESCENT

Comprising: Vauxhall Crescent.

Vauxhall Crescent sits behind Brook Lane in an elevated position on top of a wide steep bank. It is a private, unadopted road. There are properties, which are all bungalows, on the northern side of the character area only.



*The bungalows are predominantly detached and semi detached constructed in red brick with gable ends, hipped brown tiled roofs and white casement windows. Steep front gardens are enclosed by retaining red brick or stone walls. The original design and dimensions have largely been retained with very little individualisation of properties, retaining the original character and creating cohesion with repeated design features, materials and details.*



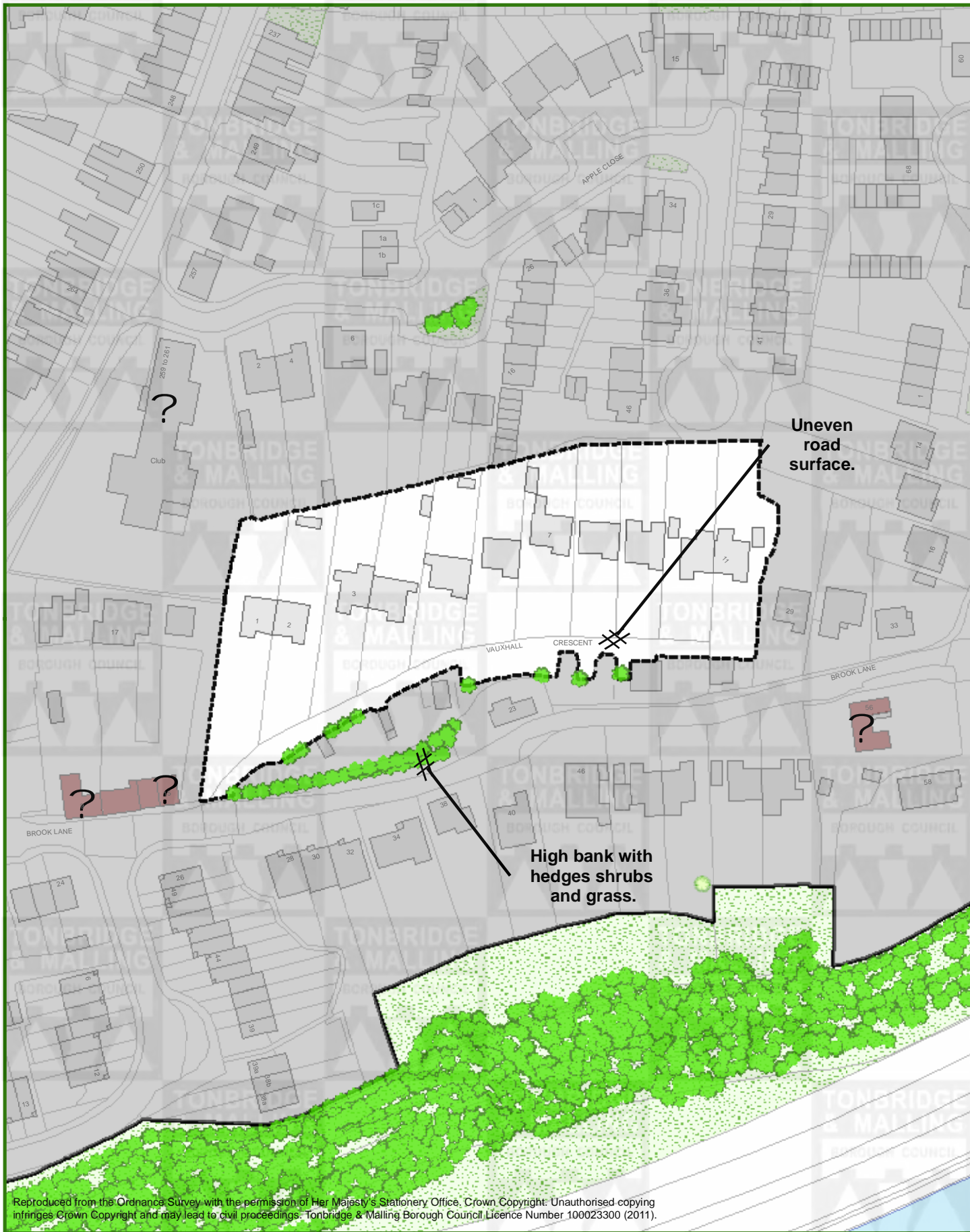
*Vauxhall Crescent has a green, verdant character. The landscape is mature and prominent without dominating this road which, as a private road has a poor road surface.*

**Locally Distinctive Positive Features**

- Repeated designs, materials and details create a cohesive character
- Prominent landscape creates a green character
- Private road hidden behind the bank on the north side of Brook Lane and no through traffic creates a quiet, private residential character

**Negative Features Worthy of Enhancement**

- No significant detractors although the road surface is poor.



0 10 20 30 40 50 100 Metres

Ref G2

Snodland Character Area Appraisal

Title Vauxhall Crescent





### G3 – WYVERN CLOSE AREA

Comprising: St. Katherine's Lane and Wyvern Close.

St. Katherine's Lane is an important access road for western Snodland from Malling Road. This section of St. Katherine's Lane is one-house deep and consists of bungalows on both sides with a large detached ragstone Victorian property set further back from the road on the southern side. Wyvern Close consists of bungalows with a detached 2 storey property on the corner with St. Katherine's Lane.



*Wyvern Close is a cul-de-sac with orange brick detached and semi detached bungalows set around the road. The properties are set back from the road with enclosed fronts that generally have low brick walls. The bungalows have front facing gables and brown tiled pitched roofs, white casement windows and centrally placed chimneys. There is little evidence of individualisation of the properties although many of the front gardens have been altered to provide additional parking to the original driveways.*



*There are views behind the properties on Wyvern Close of the North Downs and of Wyvern Close allotments that are immediately to the north of the area.*



*This late Victorian detached property is unique in the area and sits in a prominent spot on St. Katherine's Lane, providing a local reference point.*



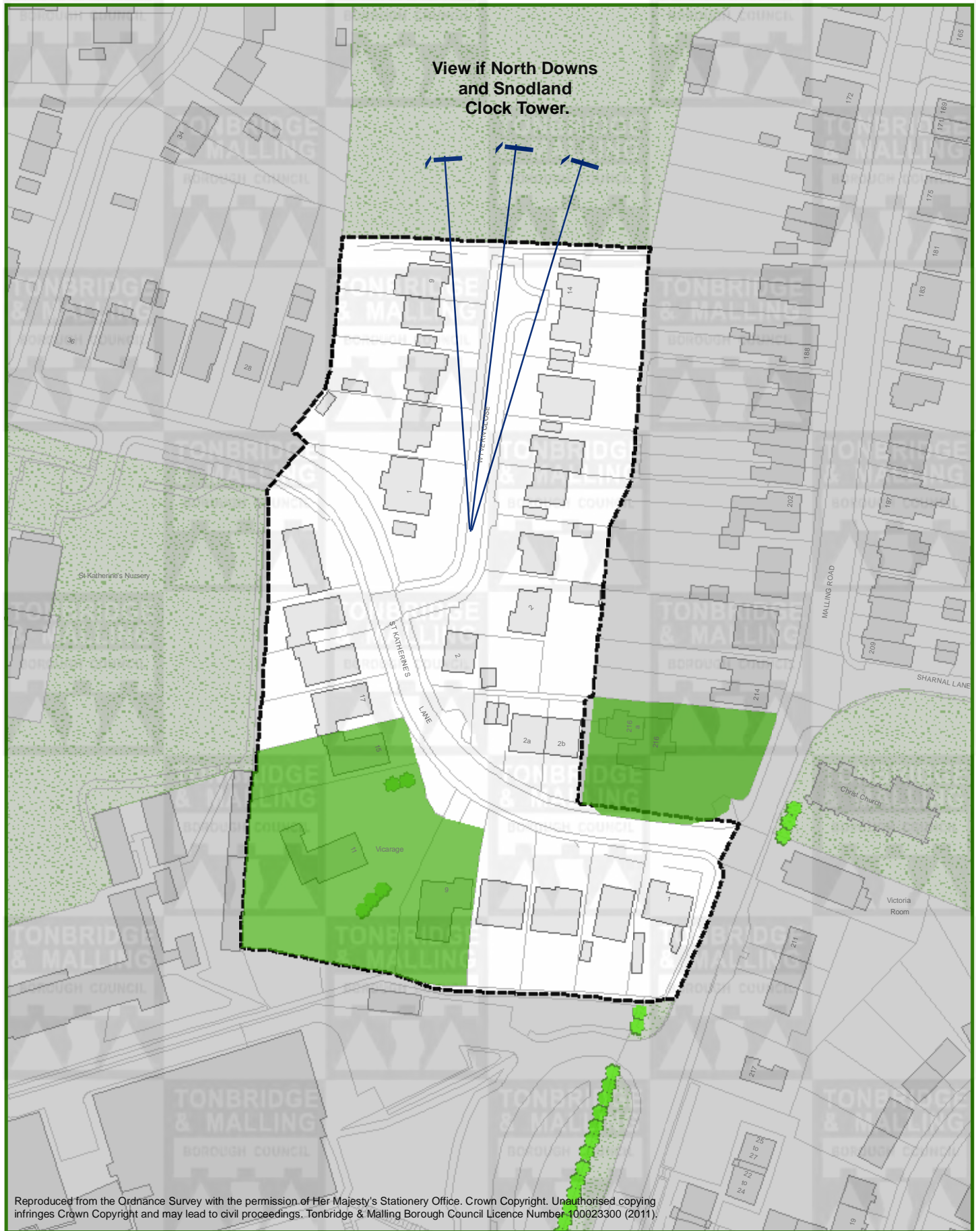
*The bungalows on St. Katherine's Lane are detached and constructed in brown and orange brick, set back from the road in generally unenclosed lawned gardens with driveways. The properties have white casement windows and brown tiled pitched roofs, some with road facing gable ends and attached garages. Some of the properties have been individualised with additions such as white painted render and rag stone chimney stack in full building height.*

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

- Repeated designs, materials and details create a cohesive character
- Views of Wyvern Close allotments and the North Downs

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

- No significant detractors



Ref **G3**

Title **Wyvern Close Area**

Snodland Character Area Assessment





## H – ARCADIAN AREAS



Brook Lane

*In some areas of a town landscape dominates the buildings, creating a verdant, almost rural character. Mature trees and hedgerows 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 are scarcely noticeable. They 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 lane contributes to the informal character.*

*In Snodland, Brook Lane is one such area. Located off Malling Road at the southern confines of the town, it provides a strong contrast to the bustle of the main roads. With no through traffic, it has a peaceful, private ambience.*

## H1 – BROOK LANE

Comprising: Brook Lane

Brook Lane was the original main street of the once separate hamlet of Ham Hill (formerly Ham Mill). The irregular street alignment, mature trees, hedges and listed buildings reflect this origin. This arcadian area is set at the southern confines of Snodland, framed by a tall belt of trees with the by-pass beyond. A quiet lane and cul-de-sac with no through traffic, there is a cluster of listed buildings here and other individually designed properties that contribute to the quiet, rural residential character of the area.





*The properties along Brook Lane follow an irregular building line, most are set well back from the road in generous plots, shielded from the highway by mature trees and tall hedging. Other properties are built close to the highway, but the landscape dominates over the built architecture along most of Brook Lane.*



*For the most part, Brook Lane has no separate footpath and this creates an informal rural feel to the area.*



*Due to the variety in architectural styles and periods, this area has a varied and interesting character that is predominantly arcadian although the character is more built up in the west as the road heads towards Malling Road.*

Listed Buildings	
<p>9 – 11 Gower Cottages, Brook Lane</p> <p>15<sup>th</sup> century with 18<sup>th</sup>/19<sup>th</sup> century elevations. Timber-framed. Elevations now marked by galletted random rubblestone to left. Red brick to right, all with red dressings and segment heads on ground floor. Plain tiled roof, hipped to left. Two storeys, four slightly irregular casement windows.</p>	
<p>13 – 15 Gower Cottages, Brook Lane</p> <p>Pair of 18<sup>th</sup> century cottages, painted brick over timber-frame. Plain tiles roof with 2 hipped dormers and central stack off-ridge to rear. Weatherboard at right hand end. Two storeys and attic. Two casement windows to the front, catslide outshut to the rear.</p>	
<p>Birling Ham Mill</p> <p>17<sup>th</sup> century timber framed house, wide galletted coursed rubblestone plinth topped by 12 courses of red brick. Exposed timber-frame with red brick in filling to ground floor, tile hung first floor. Plain tiled roof, half-hipped to left. Two storeys and attics, irregular two window front, 20<sup>th</sup> century extension to right, one storey and attic.</p>	



### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

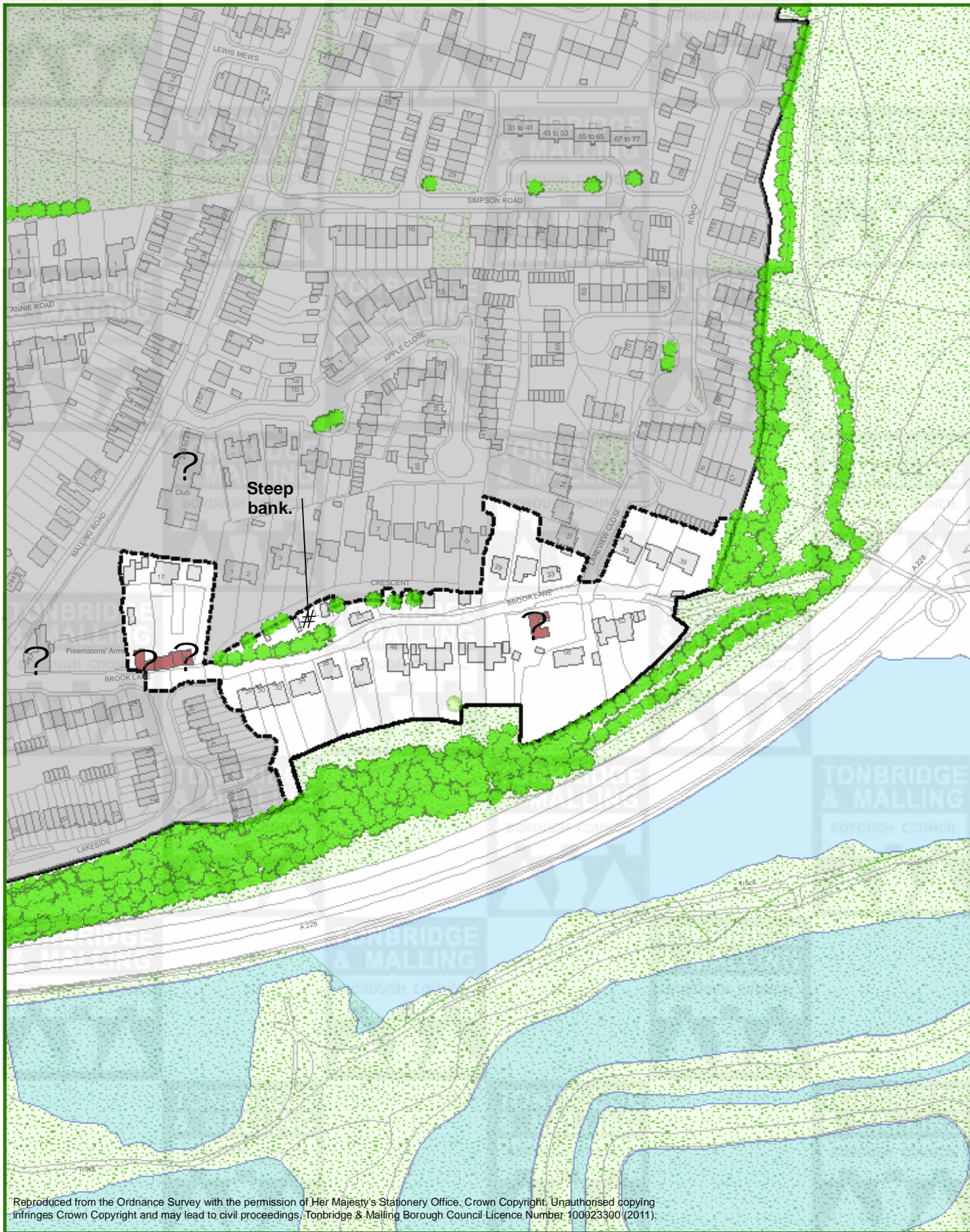
Age of buildings	Various
Type of buildings	Detached
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Various, but predominantly red brick, stone and white painted brick, brown weatherboard and hanging tiles.
Predominant boundary treatments	Hedges, trees, shrubs, fences and walls or unenclosed.
Open spaces	Some views over and access to open countryside.

#### Locally Distinctive Positive Features

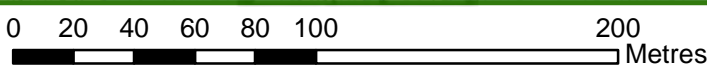
- Dominance of landscaping over buildings
- Listed Buildings and traditional materials and decorative features on older properties
- Detached buildings of various ages and designs
- No through traffic creating a quiet, private character despite proximity to the bypass and Malling Road

#### Negative Features Worthy of Enhancement

- No significant detractors



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Ref	H1	Snodland Character Area Appraisal
Title	Brook Lane	



## I – MIXED CHARACTER AREAS



*In some areas, piecemeal development and redevelopment can result in a frontage that is very mixed in terms of the layout, style and age of buildings. In Snodland, there are some pockets of development that have been built at the same time, but together with the wider area create an environment where there is no single distinctive character related to the period in which they were designed, or by whom or for whom they were built. As the properties in these areas vary so much in age, materials and appearance, no particular character predominates, and for the purposes of this appraisal, these areas have been designated as being of mixed character.*



## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<b>Age of buildings</b>	Mixed age, principally 19 <sup>th</sup> century onward
<b>Type of buildings</b>	Detached, semi detached and terraced
<b>Main uses</b>	Residential
<b>Building heights</b>	1-3 storeys
<b>Prominent building materials</b>	Brown, red, orange and buff brick, painted render, half timbering, tiled roofs.
<b>Predominant boundary treatments</b>	Various including brick walls, wood panel fences, hedges and open plan.
<b>Open spaces</b>	None

### Locally Distinctive Positive Features

- Relatively quiet, residential streets

### Negative Features Worthy of Enhancement

- No significant detractors

## 11 – CHURCHFIELD AREA

Comprising: Churchfield, Watts Close, Hendy Way and Tilghman Way.

This character area lies on the eastern side of Snodland across the level crossing with the railway line running along the western boundary, the River Medway along its eastern boundary and open marshland and children's play area to the north. The area contains a mix of properties from Victorian times onwards with panoramic views across the River Medway over to the East Bank and the North Downs beyond. The area is predominantly residential although there is a small commercial premises and place of worship.



*There is a variety of architectural styles, materials and details in Churchfield. Each area that has been developed shares features that unite them, but do not necessarily connect them to their surroundings. This 1980s development shown above is a string of properties along the western side of Churchfield and is orange brick with brown brick detail, two to three storey in height and the brown concrete tiled roofs are pitched, the three storey properties having square projecting bay windows on the upper floors and front facing gables above the bay windows.*



*The row of Victorian cottages on the opposite side of the road would have originally been brown brick with grey slate roof tiles, repeated chimney designs, and canted bay windows. The properties have been individualised with replacement windows and doors, loft conversions and painted brick or render.*

*These changes have broken the cohesion of the terraces as many properties no longer share the same window dimensions, roof proportions or building finishes.*



*Between the Victorian cottages and the River is a small pocket of 1990s open plan development with vehicular access provided at the backs on the houses in a cul-de-sac (Watts Close).*

*The main frontages face out across the River Medway and this approach has been continued in the adjacent block of development, Hendy Road and Tilghman Way.*



*There is greater cohesion in the architectural style, details and materials used in this part of the character area. The frontages are unenclosed lawned areas or enclosed with low open horizontal bar fencing.*





*At the northern end of Churchfield is a recent development of 39 units that are predominantly two storey terraces constructed in red and yellow brick with red brick details, white casement windows and red tiled pitch roof, with front facing gables at regular intervals. The front doors have some open red-tiled pitched canopies with white wooden barge board details. Frontages are shallow and enclosed with single open horizontal fencing. Car parking is provided away from the frontages in blocks, although on street parking is also available.*



*There are panoramic views across the River Medway to the East Bank and to the North Downs.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

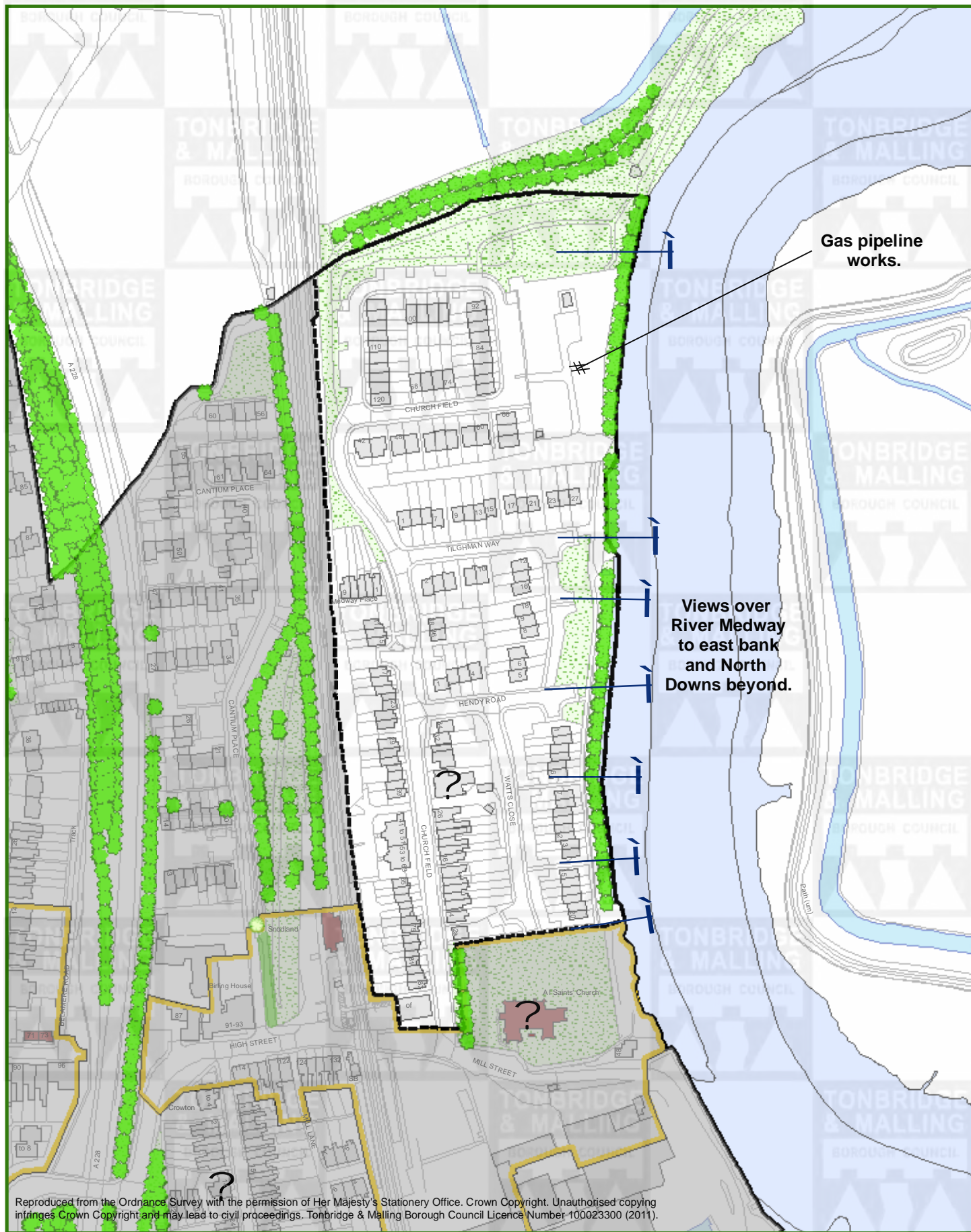
Age of buildings	Mixed age, principally 19 <sup>th</sup> century onward
Type of buildings	Semi detached and terraced
Main uses	Residential
Building heights	2-3 storey
Prominent building materials	Brown, red, and orange brick, painted render, weatherboard, tiled roofs.
Predominant boundary treatments	Various including brick walls, horizontal wood panel fences, hedges and open plan.
Open spaces	None

#### Locally Distinctive Positive Features

- Panoramic views of the River Medway, the East Bank and the North Downs
- Communal grassed areas and street trees along with walkway along the river create a green character on the eastern and northern boundary of the site
- Some uniformity in materials and architectural styles provides some limited cohesion to the character of the area

#### Negative Features Worthy of Enhancement

- No significant detractors



0 20 40 60 80 100 200 Metres

Ref I1

Snodland Character Area Appraisal

Title Churchfield Area





## I2 – HOLLOW LANE AREA

Comprising: Hollow Lane, Edgler Court, Hamilton Close, Snodland Road and Mary Last Close.

This area contains properties that range in age from the early 20<sup>th</sup> century to the present day. Hollow Lane leads north - west from Malling Road to Snodland Road in the north. It is off this northern section of Hollow Lane that there is a string of properties on both sides of the road, with 5 culs-de-sac developments on sites behind the road. On Hollow Lane, the properties date from late Victorian to present day. The variety of building age, architectural style and detail creates a mixed character although there are pockets of development that were built together by the same developer, creating some cohesion.



*Hollow Lane itself begins as a narrow road lined on both sides by trees and hedges giving a rural character that becomes more urban as it runs northwards towards Snodland Road.*



*These 1960s semi detached properties are red brick built with brown tiled pitched roofs, with front facing roof gables and chimneys repeated at regular intervals. The frontages are deep and enclosed with low brick walls and open fencing or hedging. The building line is consistent despite the difference in property age and style and this provides some uniformity to the area.*



*In addition to the 1960s development, there are individually developed plots with single detached dwellings. There are some similarities in building materials, such as yellow and red brick and brown roof tiles, but other than the building line, there is little within the overall style of development to unify the area.*



*Set back from Hollow Lane (but still part of it) is a small cul-de-sac of semi detached properties dating from the 1930s. They are brown brick built with white casement windows and front facing gable pitched roofs set off hipped roofs. They have large front gardens which are enclosed with low wooden fencing and the road surface is informal, providing parking for the houses. The site, other than its access, is hidden from Hollow Lane by a band of high hedges.*



*Edgler Court is a development of 5 detached units. They are 2 storey red brick built with yellow brick details such as quoins and string courses and attached garages. There is some cohesion with the older properties on the main road, namely the front facing gable pitch sections at the front of the houses and the chimneys. They are set in plots with unenclosed frontages and shared highway space.*



*Hollow Lane has panoramic views northwards to the North Downs.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mixed age, principally 19 <sup>th</sup> century onward
Type of buildings	Semi detached and terraced
Main uses	Residential
Building heights	2- storey
Prominent building materials	Brown, red, and orange brick, some painted render, weatherboard, white casement windows, tiled roofs.
Predominant boundary treatments	Various including brick walls with metal railings, fences, hedges and open plan.
Open spaces	None

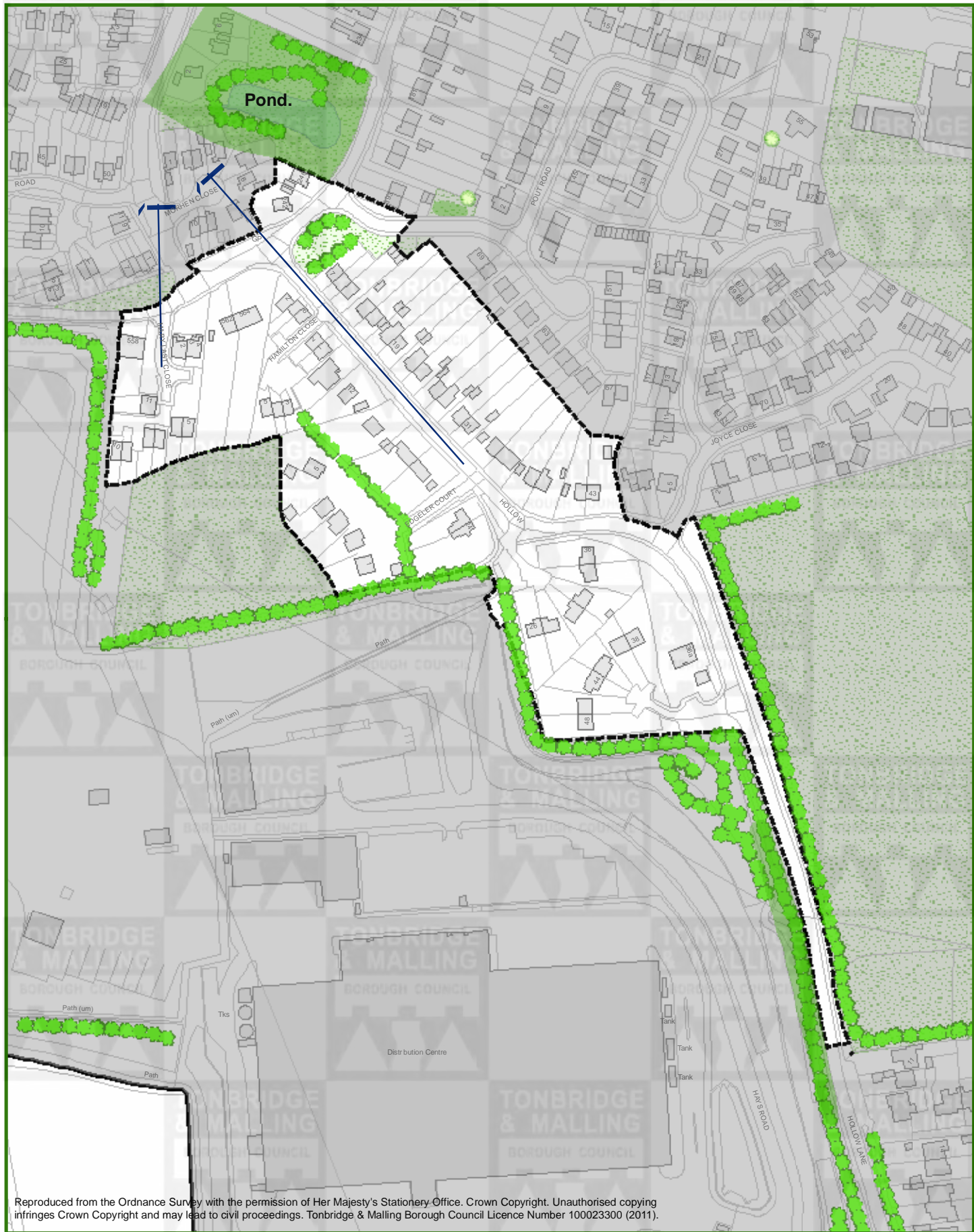


### **Locally Distinctive Positive Features**

- Panoramic views of the North Downs
- Green and leafy character created by the trees and hedges along Hollow Lane and the private gardens
- Some uniformity in materials and architectural styles provides some cohesion to the character of the area

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

- No significant detractors



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0 20 40 60 80 100 200 Metres

Ref I2

Snodland Character Area Appraisal

Title Hollow Lane Area



### 13 – THE GROVES AREA

Comprising: The Groves, St. Katherine's Lane, Rockery Hill and Birling Road.

This character area is ribbon development one house deep along roads that provide access to larger estates. There is a mix of architectural styles, periods and materials in this area.



*The Groves is a quiet residential street with Victorian semi detached villas on the western side of the road and 1930s detached and semi detached houses on the eastern side. The 1930s properties are white painted render with white casement windows and red tiled hipped roofs set back from the road in plots enclosed with hedges, shrubs and trees giving this area a green verdant character.*



*Redevelopment and infill is also in evidence on The Groves. While many properties retain their original features, this infill development detracts from the otherwise cohesive character of the area because its design, scale and orientation bears little relation to the properties in the vicinity.*



*There are panoramic views of the North Downs from the top of Birling Road.*





*This is a variety of properties on St. Katherine's Lane from 2 storey detached and individually designed properties to 3 storey terraced townhouses. The variety is such that there is no unifying feature or characteristic to create cohesion.*



*By contrast there is much greater cohesion between the properties on Birling Road. They have different architectural styles and there is some variation in building height and finishes, but they are predominantly red brick built with brown tiled hipped or pitched roofs, some with front facing gables. Most are enclosed behind brick walls with deep front gardens with driveways. The plants, trees and shrubs in the private gardens create a green character along this frontage.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

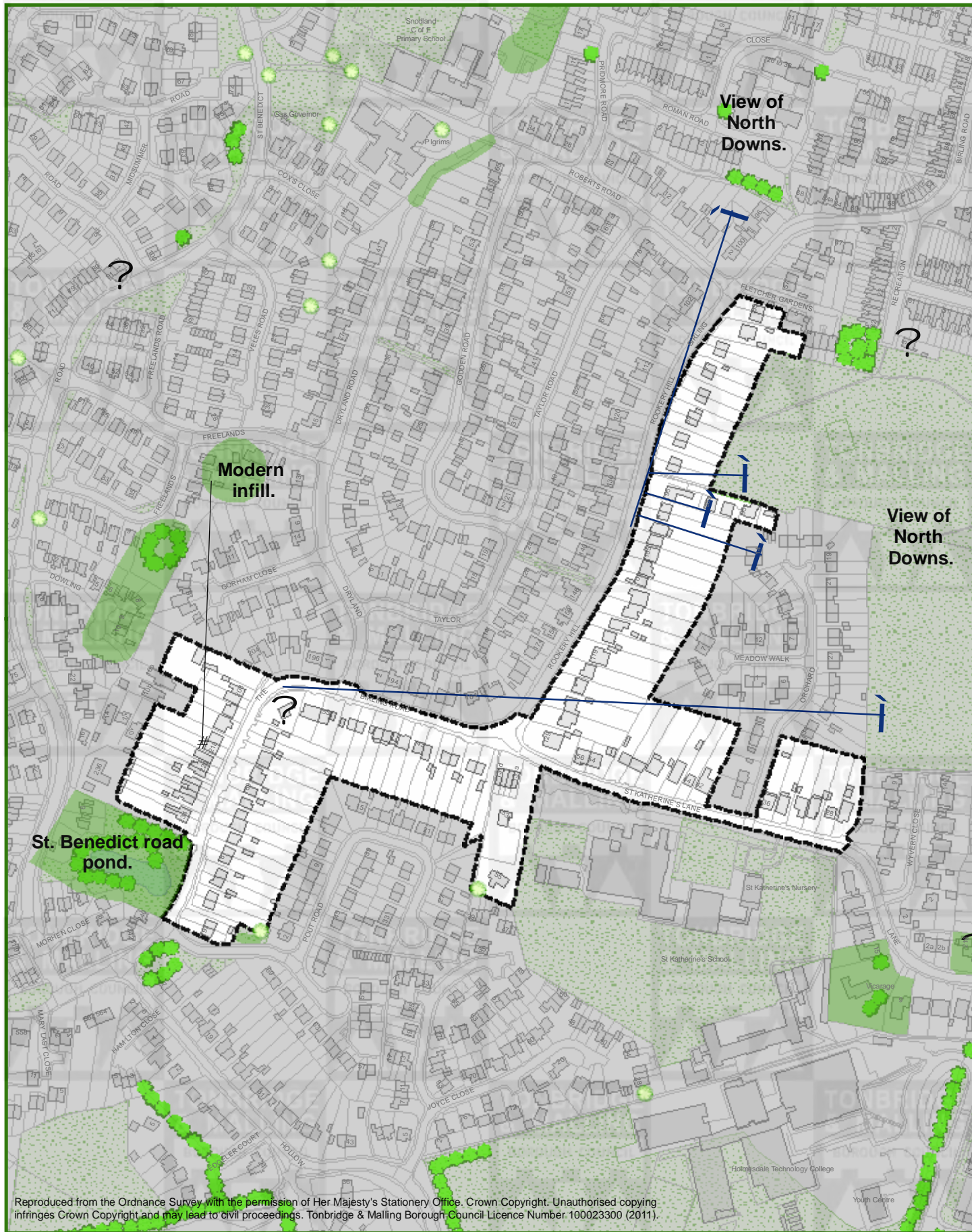
Age of buildings	Mixed age, some Victorian, mostly 1930s – 1960s and some modern infill.
Type of buildings	Semi detached and terraced, some detached.
Main uses	Residential
Building heights	2-3 storey
Prominent building materials	Brown, brick, some painted render, weatherboard, white casement windows, brown tiled roofs.
Predominant boundary treatments	Enclosed with brick walls or hedges or open plan paved to provide parking.
Open spaces	None

### Locally Distinctive Contextual Features

- Green character created by mature trees, hedging and other planting in deep private gardens
- Groups of buildings with the same architectural style, period and materials create some cohesion
- Views of the North Downs

### Negative Features Worthy of Enhancement

- Some individually built properties detract from the character of the area because they relate poorly to their surroundings



0 30 60 90 120 150 300 Metres

Ref 13

Snodland Character Area Appraisal

Title The Groves Area





## 14 – CONSTITUTION HILL (WEST)

Comprising: Constitution Hill

This small character area is set near the edge of urban Snodland on Constitution Hill, comprising the row of individual properties that are set back from the road in large plots on both the north and south sides of the road. This area is unique in Snodland as it consists of a mix of individual properties in different architectural style, type and materials. To the east is a travelling showmen site set behind large gates which is not visible from the road.



*In this character area, there is variety in the architectural styles, scale and materials used in the individual properties. Even where properties are semi-detached or have been developed together, individualisation of the properties has taken place. Above, the house on the right is semi-detached and the right hand house has a front porch extension. While there is almost complete variety in design, the building line is uniform with all the properties set back from the road with deep front gardens and space to the side. Boundary treatments also vary from unenclosed to low brick walls and high walls and hedges.*



*Overall, there is no unifying characteristic for this area with the exception of the building line which is consistent. In this small area of 12 units, there are examples of pitched, hipped, half hipped and front facing gable roofs. Materials used include red, brown and buff brick, brown weatherboard, cream and white render and brown peg tiles. Windows are either red brown or white casement windows, one of the earlier properties has a ground floor bow window. Many overhead cables visually intrude into this area.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	Mixed age, 1930s, 1950s but mostly 1970s and present day.
Type of buildings	Detached and semi-detached
Main uses	Residential
Building heights	1-3 storey
Prominent building materials	Brown, brick, some painted render, weatherboard, white casement windows, brown tiled roofs.
Predominant boundary treatments	Enclosed with brick walls or hedges or open plan paved to provide parking.
Open spaces	None

### Locally Distinctive Positive Features

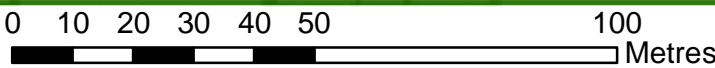
- Variety in design, materials, detail and heights created an interesting street scene
- Consistent building line pulls the properties in the area together despite their differences creating a sense of place

### Negative Features Worthy of Enhancement

- Intrusive overhead cables



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Ref	<b>I4</b>	Snodland Character Area Appraisal
Title	<b>Constitution Hill (West)</b>	





## I5 – HOLBOROUGH LAKES

Comprising: Alisander Close, Crossfield Walk, Lambe Close, Manley Boulevard and Poynder Drive.

Holborough Lakes is a new development of approximately 1,200 houses which is still under construction. It is being built in phases. At the time of survey Phases 1 and 2 were complete and occupied. Phases 3 and 4 were under construction. Future phases may not necessarily be of the same character as the earlier phases but should nevertheless respect the character of the existing developed area.



*This character area is a former quarry site and the chalk escarpment and lakes have influenced the design and layout of the development which seeks to embrace the natural landscape. The development consists of long wide straight boulevards, curved streets and culs-de-sac. There is a mix of housing types from detached, semi detached, terraced and apartments. Despite the differences in scale and layout, the palate of materials used in this planned development, and the significance of the landscaping creates a unifying character to the area as a whole.*



*Although the architectural style, details, orientation, scale and colours vary throughout the area, the materials used create a cohesive character. Weatherboarding is used throughout in a variety of colours, but the roof tiles are either grey or red. White wooden details are prominent throughout as balconies, front open porches and fencing.*





*Throughout the development, the roofs are predominantly pitched, some with front facing gables and small details such as front facing gables over doors or windows. As a whole, the variety in roof pitch, orientation and height creates an interesting roofline that adds character and distinctiveness to the area.*



*Landscaping and the use of water play an important role in the character of Holborough Lakes and are integrated into the communal areas and streetscene. Manley Boulevard is the principal entrance into the site with prepossessing three storey apartments and the landmark building*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	2000s
Type of buildings	Detached, semi-detached, terraced, and flats
Main uses	Residential
Building heights	2-4 storey
Prominent building materials	Weatherboard in a variety of colours, red or grey tiled roofs and white casement windows and white wooden balconies.
Predominant boundary treatments	Various, unenclosed with lawned and landscaped frontages or enclosed with low white wooden fencing.
Open spaces	There are areas of communal open space spread throughout the area as an integral part of the layout and design.

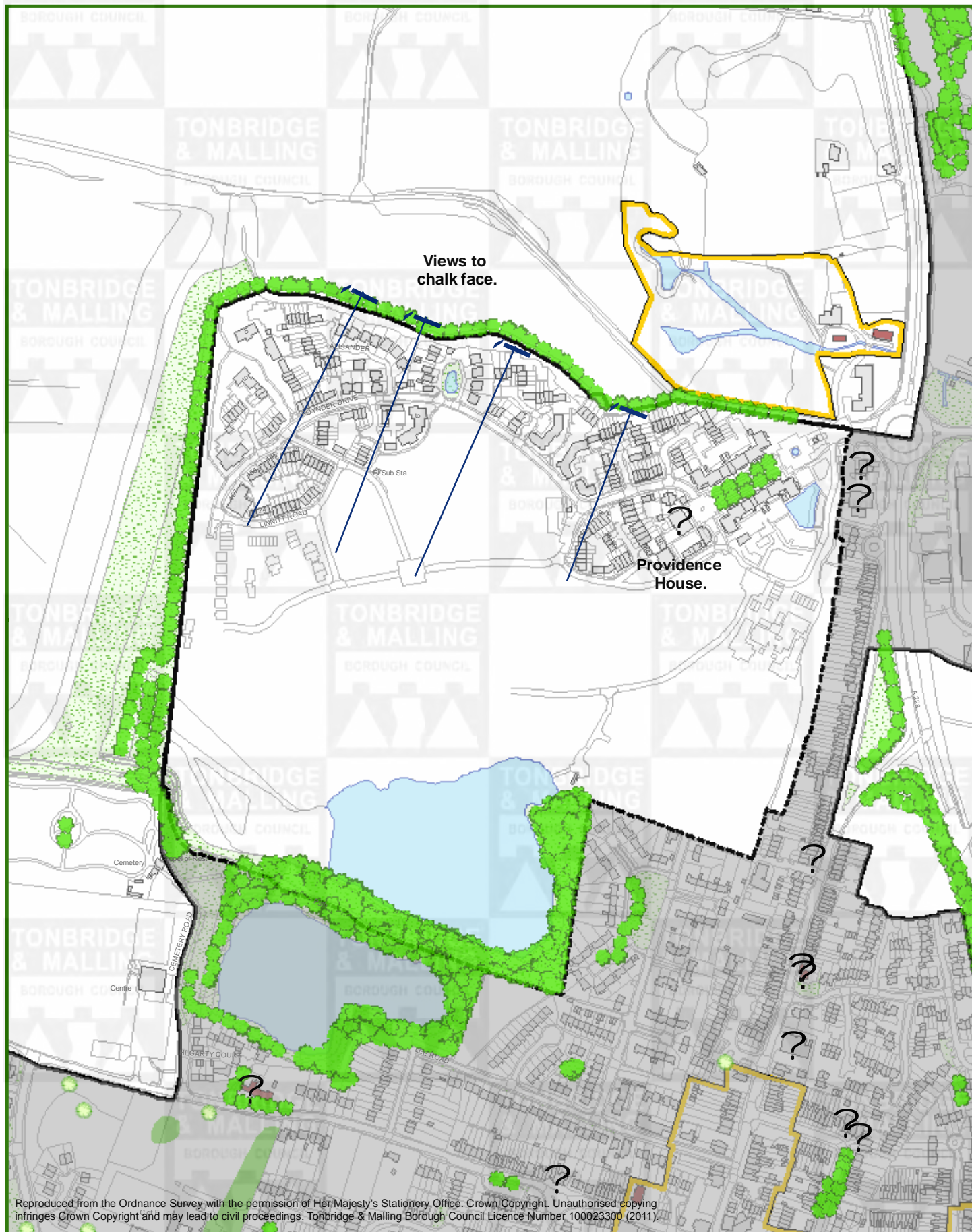
### Locally Distinctive Positive Features

- Varied roofline creates interest and unifies the area
- Overall colour palate of materials creates a unified character despite the differences in architectural style, scale and layout
- Landscaping and the use of water provide visual interest and softens the character of the area
- Little or no through traffic creating a quiet, private character despite proximity to major roads
- Views over open space and to Snodland Clock Tower
- Providence House landmark building provides a local point of reference

### Negative Features Worthy of Enhancement

- No significant detractors





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0 50 100 150 200 250

500  
Metres

Ref **I5**

Snodland Character Area Appraisal

Title **Holborough Lakes**



## J – COMMERCIAL AREAS



*Mid Kent Business Park*

*There are four main commercial areas within Snodland. They are located to the east and to the south west of the town, bordering on the countryside at one edge and the by-pass or railway line at the other.*

*Snodland grew up during the Industrial Revolution as a centre for papermaking, chalk extraction and the manufacture of lime and cement. Paper making continues at Townsend Hook, but the other commercial areas are now predominantly warehousing and distribution centres. Each of the separate commercial areas is self-contained and landscaping plays an important role in their character.*

## J1 – TOWNSEND HOOK

Snodland Paper Mill (Townsend Hook) was established in 1854 although there is reference to a paper mill in Snodland as far back as 1705. Unfortunately, none of the buildings from that time survive as there was a major fire in 1906 and the 'new' works were rebuilt in 1908. The site occupies the land between the River Medway and the railway line on the eastern side of Snodland. Although the operation is now run by Smurfit Kappa Paper UK, the site is still known locally as Townsend Hook due to its long-established connection with the Townsend Hook family who ran the paper mill for generations.



*Despite the social and economic prominence of this business, the buildings are set low down in the floodplain and are not visible from the town other than from the areas immediately adjoining it. Even then, the lie of the land means the main entrance is visible from the access road just after the level crossing – as shown above, while the residential area of East Street, May Street, and Mill Lane has glimpses of the upper floors of the blocks that are on the western boundary of the site. From outside Snodland, on the east bank of the Medway, the land is more elevated and there are some long views across the river to Snodland and to the chimney stacks of Townsend Hook.*



*Although it is a vast site with large buildings, its visual impact on surrounding areas is limited as a result of the low land levels the site occupies. This view from Mill Lane shows the top of a tall building, but it is difficult to see other buildings within the site from the surrounding area.*



*The chimney stacks of Townsend Hook are only visible from outside of the area such as from the east bank of the Medway and from here, the northern approach to Snodland at Holborough.*



#### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

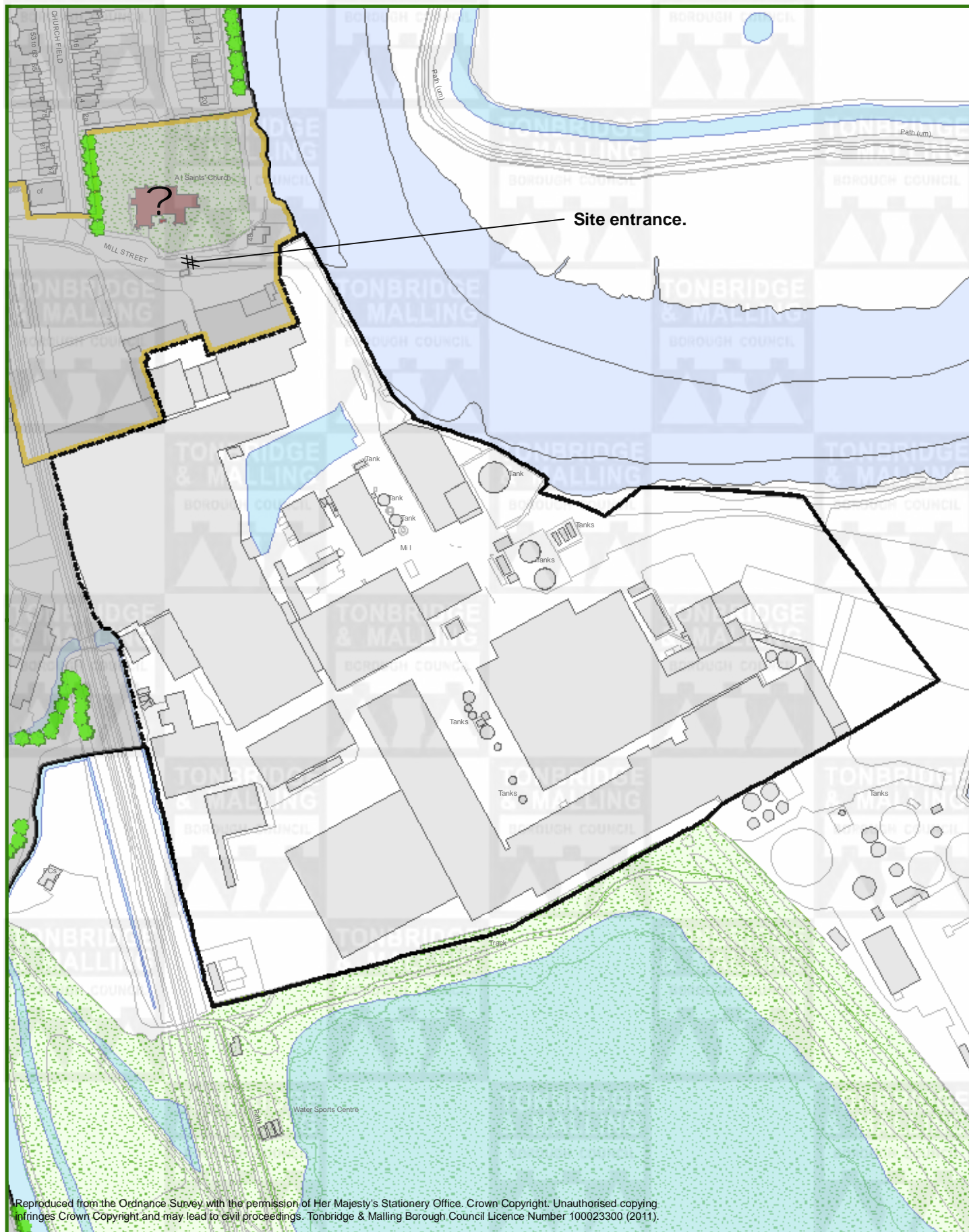
Age of buildings	1908 to present day
Type of buildings	Large industrial buildings and offices
Main uses	Industrial, warehouse and manufacturing.
Building Heights	1-3 storeys
Prominent building materials	Brick and steel
Predominant boundary treatments	None
Open Spaces	None
Views	None

#### Locally Distinctive Positive Features

- The topography reduces the impact the industrial buildings could have on visual amenity because they are set on lower land levels and are not visible from the surrounding areas

#### Negative Features Worthy of Enhancement

- No significant detractors



0 20 40 60 80 100 200 Metres

Ref **J1**

Snodland Character Area Appraisal

Title **Townsend Hook**



## J2 - HOLBOROUGH

This commercial site sits at the northern end of the town and is made up of two parts. Much of the site was occupied by the former Holborough Cement Works which closed in 1984



*The most northerly part contains a number of temporary buildings such as portakabins and converted shipping containers. The majority of the site is vacant and undeveloped with high, established wild vegetation and tall mounds of earth. The site has outline planning permission for employment development. It is allocated for development in the LDF with a quality of development reflecting the gateway status of the site. The part of this sub area that is developed is currently used for storage and repairs of HGVs and HGV rescue vehicles.*



*On the other side of the road, the site has been developed as a warehouse and distribution centre including a car showroom (vacant). The buildings are visible from the by-pass although they are enclosed by a 2 metre high perimeter open metal fence. The access road runs down the eastern edge of the site along the railway line and is bordered on both sides by a small grass verge.*

*The most northerly part of Holborough is undeveloped and identified as suitable for high quality commercial development because of its gateway status*





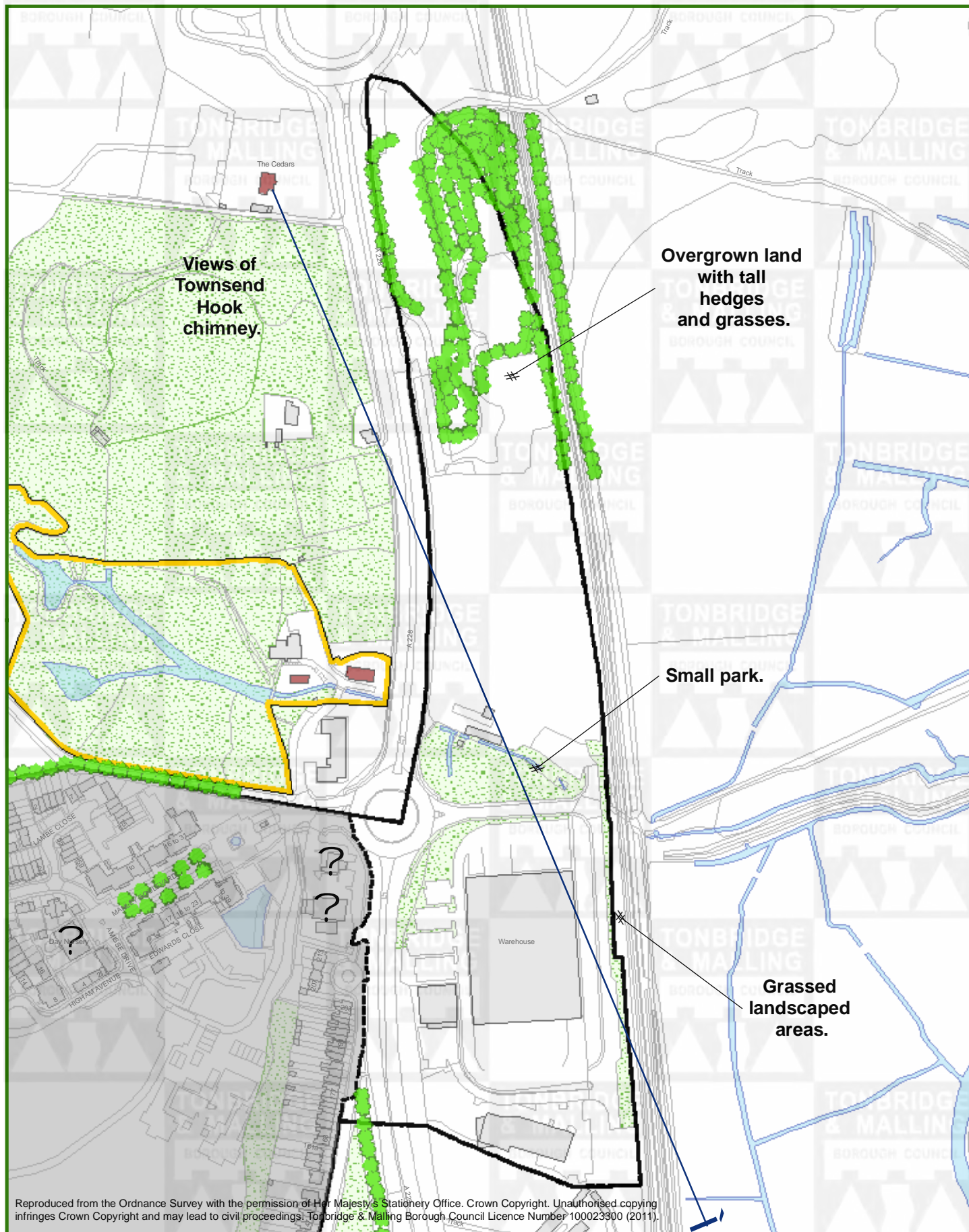
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1980s - 2000s
Type of buildings	Large modern buildings or older temporary offices
Main uses	Warehouse and distribution, open storage, offices and car sales showroom
Building Heights	Single storey but of significant height
Prominent building materials	Steel
Predominant boundary treatments	Steel painted metal fencing with low grassed areas
Open Spaces	None
Views	Views northwards to North Kent Downs

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

- Modern buildings are in good condition and visible from the by-pass
- The older, less attractive buildings are well screened from the road
- Views northwards to the North Kent Downs
- Mature and established landscaping including well maintained grass verges
- Small park and landscaped entrance to the site

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

- Road surfacing in the northern section is poor
- The haulage and open storage area to the north is not a visually attractive use of the site



0 30 60 90 120 150 300 Metres

Ref J2

Snodland Character Area Appraisal

Title Holborough



### J3 – MID-KENT BUSINESS PARK

To the east of the by-pass, there is an established commercial area known as Mid Kent Business Park. This commercial area houses the premises of a number of businesses of various size and type. The site has a self-contained character with access only via the north, either via Brook Street from the town centre over the by-pass or along Sortmill Road from the by-pass.



*Mid Kent Business Park facing north from Sortmill Road.*



*There are bands of mature trees and overgrown shrubs that screen many of the buildings from Sortmill road. The topography is level, with no views out from the site other than over to the east where the tall chimney stacks of Townsend hook are visible.*



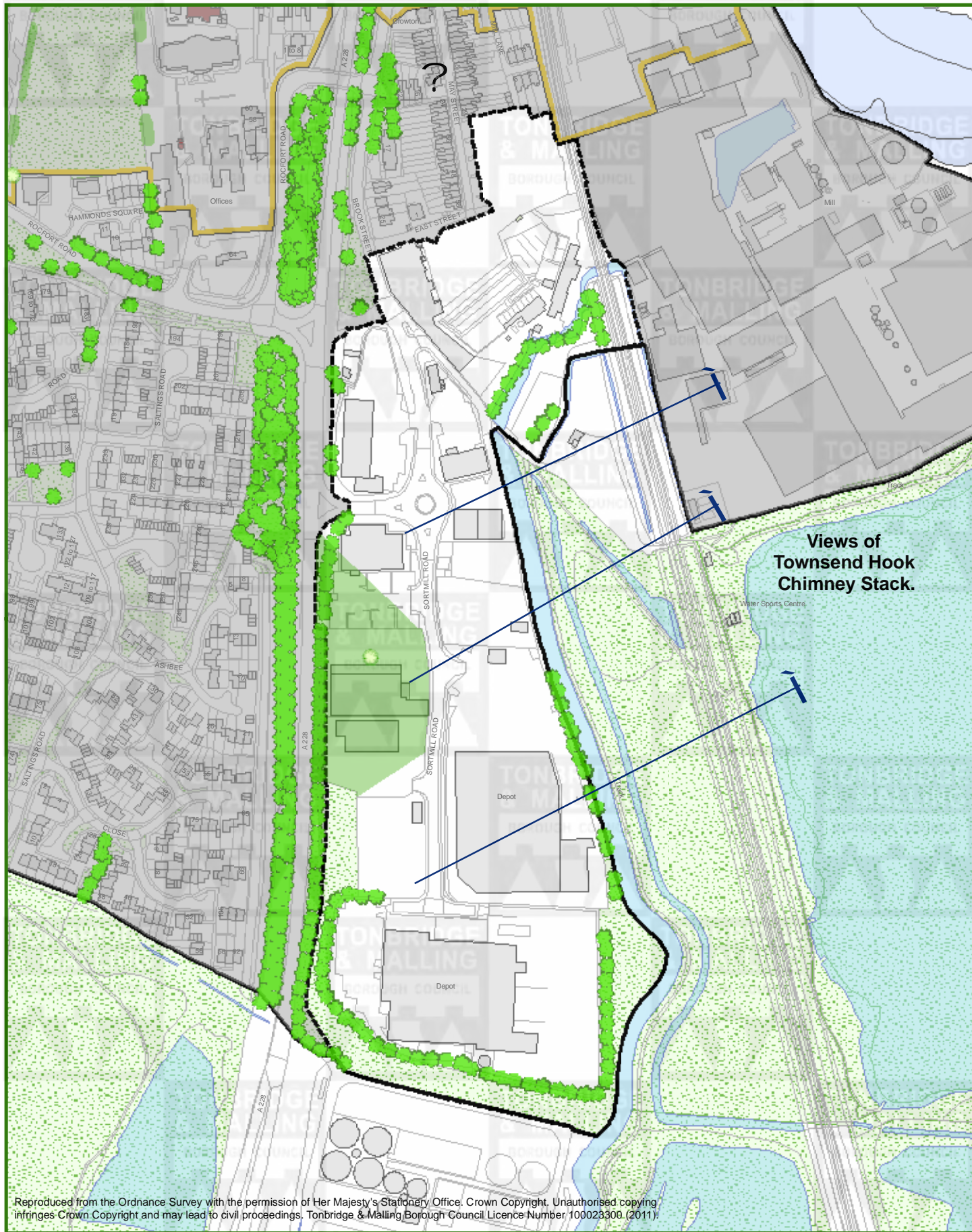
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s – present day
Type of buildings	Traditional office buildings and modern warehouse premises
Main uses	Warehouse and distribution, offices, car hire and scrap yard
Building Heights	1 storey
Prominent building materials	Steel and brick
Predominant boundary treatments	High metal open fencing with low grassed areas
Open Spaces	None
Views	Views of chimney stacks at Townsend Hook

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

- Mature and established landscaping with open areas from the by-pass

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

- None



0 30 60 90 120 150 300 Metres

Ref **J3**

Snodland Character Area Appraisal

Title **Mid Kent Business Park**



#### J4 – HAM HILL (HAYS ROAD)

This site sits well hidden from the surrounding area in a former quarry, set low down with high bunds along the north eastern and south western boundary of the area. Accessed off a dedicated road from the Ham Hill roundabout, Hays Road leads to a large warehouse and distribution centre.



*The north western boundary of the site is heavily wooded and gives this area an enclosed, private character.*



*The depot at Ham Hill is surrounded by high grassed bunds along the north and eastern boundary that creates a green and private character with no formal links between the area and its surroundings. It is completely hidden from the by-pass and from the nearby residential properties along Hollow Lane.*



*The high grassed bunds have a number of mature trees along the boundary. An informal pathway has been created, providing pedestrian access upwards to Hollow Lane.*



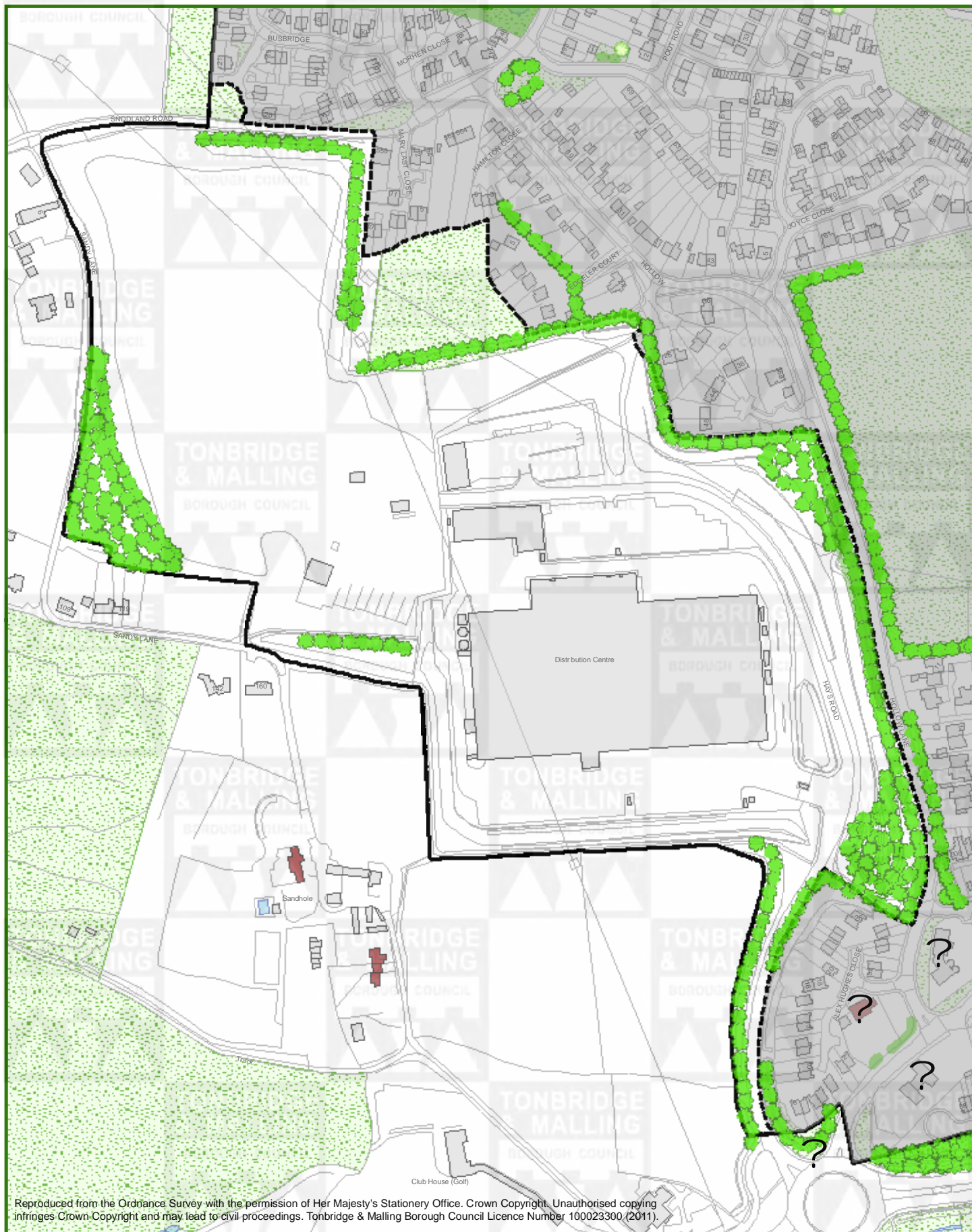
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1980s
Type of buildings	Large warehouse building and associated offices; Mineral extraction plant and associated offices.
Main uses	Warehouse and distribution
Building Heights	1 storeys
Prominent building materials	Steel
Predominant boundary treatments	High metal open fencing or low hedges by the roadside.
Open Spaces	None
Views	None

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

- Area tucked away from the rest of the town in visual terms
- Attractive and mature landscaping along the bunds and roadsides

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

- No significant detractors



## Snodland Character Area Appraisal



