

J - BUNGALOWS



Wheatshaf Way

Bungalows became a popular form of development initially in the 1930s particularly on what would have been relatively cheap suburban land. The largest areas of bungalows are found in North Tonbridge to the east of the Shipbourne Road. 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. The low building height together with the location on the elevated land of Cage Green allows long views over the rooftops and between the buildings.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s onwards
Type of buildings	Detached, semi-detached and some terraced bungalows.
Main uses	Residential
Building Heights	1 storey or with upper storey in the roof.
Prominent building materials	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	Occasional grassed amenity areas and wide verges at road junctions.

Locally Distinctive Positive Features

- Streets have open spacious character particularly in the later developments which have open plan or dwarf wall frontages and long curving streets.
- Retention of original details on older properties.
- Low buildings provide opportunities for long views, and short views of surrounding tree belts.

Negative Features Worthy of Enhancement

- Over-sized dormer additions on some properties do not relate well to the scale or form of the building and are too prominent in the street scene.
- These large developments lack visual interest or local references in terms of materials or design. They tend to be single use (residential estates) with uniform layouts generally lacking in landmarks and reference points.

J1 - THORPE AVENUE AREA

Comprising: Cage Green Road (east), Cornfield Way, Denbeigh Drive, Harvest Road, Pippins Close, Thorpe Avenue, Wheatsheaf Way and White Cottage Road (east).

Thorpe Avenue was built by Thorpe, a Southborough builder, in the 1930s and is a long straight tree-lined road running parallel to the Shipbourne Road. To the north lies a 1960s bungalow development on sloping land which is bordered by the Shipbourne Road to the west and Hugh Christie School and the open landscape area, the Woodland Walk to the east and north.



In Thorpe Avenue, the detached and semi-detached bungalows date from the 1930s and are brick or rendered with brown plain tiled hipped roofs and white casement windows. Some have porches with pitched tiled roofs and half timbered gables. Most have tall chimneys. The small front gardens are enclosed by brick walls, wooden fences and some hedges. The building line is regular and the roofline is uniformly low, but uneven. The street trees enclose the street and the flat straight street allows long views northwards of trees and hills. The street has a quiet residential character and has retained a coherent 1930s character despite the more recent addition of velux windows and dormers on many properties.



The bungalows in White Cottage Road sit below road level and the wide pavement and verge create an open unenclosed streetscape. A footpath connects through to Denbeigh Drive.



Pippins Close is a discreet, small compact cul-de-sac development of terraced two storey houses set back to the rear of Thorpe Avenue with a spacious landscaped entrance.



Denbeigh Drive, Wheatsheaf Way and Cornfield Way are accessed from the Shipbourne Road, the curving street layout contrasting strongly with the grid layout of the earlier Thorpe Avenue. The detached and semi-detached 1960s bungalows are constructed of brick with wide white casement windows, integral garages and gable ended roofs of brown pantiles. Some properties are embellished with green hanging tiles or white synthetic weatherboard and have small chimneys. Gable ends facing the road are a prominent feature. The wide sweeping roads with wide pavements combined with the low building height, sloping topography and lack of on street parking creates a very open, unenclosed, uniform townscape. The houses are set back behind small front gardens and driveways bordered by dwarf walls. Specimen trees and shrubs enhance the character and the development is framed by belts of tall trees visible on all sides over the roof tops. The lack of through routes creates a quiet residential character.



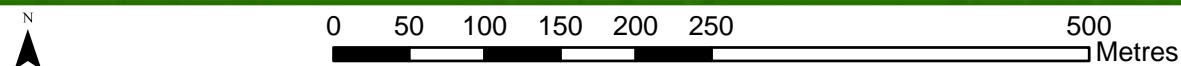
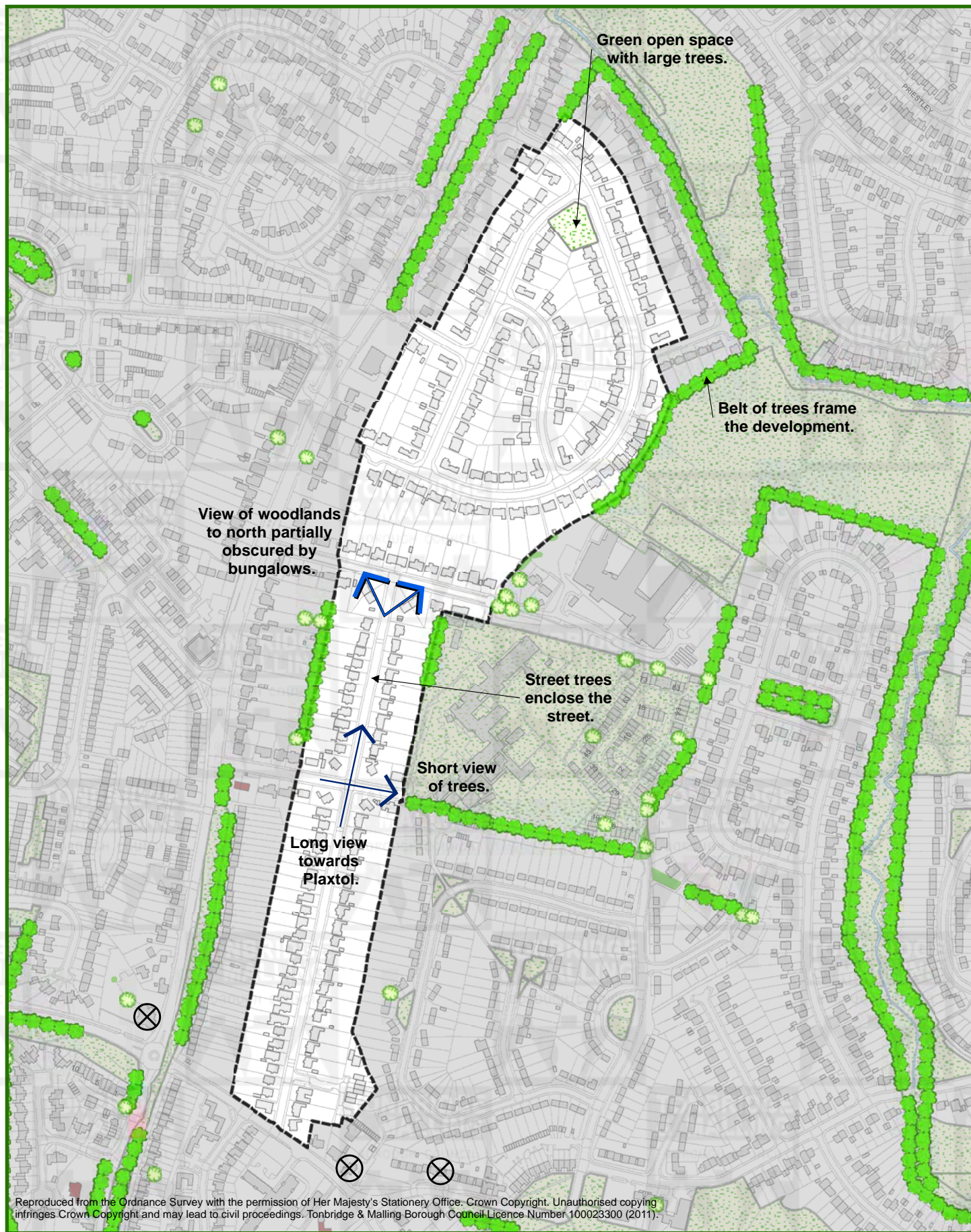
A grassed amenity space with tall trees at the northern junction of Wheatsheaf Way with Denbeigh Drive is an attractive feature enlivening the somewhat uniform townscape.

Locally Distinctive Positive Features

- Uniform design and scale give cohesive spacious character.
- Belts of trees which frame the development on all sides mark the edge of the character area and provide a green backdrop visible over and between the houses.
- Grassed amenity space at the northern junction of Wheatsheaf Way with Denbeigh Drive.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref J1

Title Thorpe Avenue Area

Tonbridge Character Area Appraisal



J2 - ORCHARD DRIVE AREA

Comprising: Cherry Grove, Colin Blythe Road, Eastfield Gardens, Frank Woolley Road, Greentrees Avenue, Hartfield Close, Merlin Close, Orchard Drive, Rodney Avenue and Pen Way,

An extensive area of bungalows on long curving roads and short culs-de-sac sloping down from Higham Lane to Cornwallis Avenue. The development was begun in the 1930s but only completed after the war. The older properties are at the eastern end close to Cornwallis Avenue.



The long curving roads, sloping topography and low buildings set back behind dwarf walls and picket fences, parking areas and lawned gardens with low shrubs and trees create an open, unenclosed townscape with long views to the south and south east. On the western part of the development, the 1960s semi detached and detached bungalows are set in wide plots and are in a variety of styles with red brick or white painted render and brown or red tiled hipped roofs and wide white windows. Some have bow windows and forward projections with gable ends facing the road. The lack of on street parking creates an uncluttered townscape but some surfacing is poor.



There are short views westwards looking over the rooftops to Higham Lane from Eastfield Gardens and Cherry Grove.



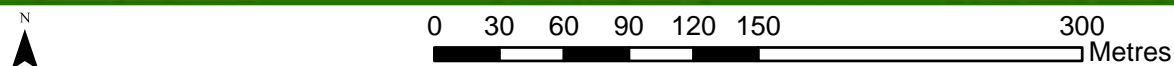
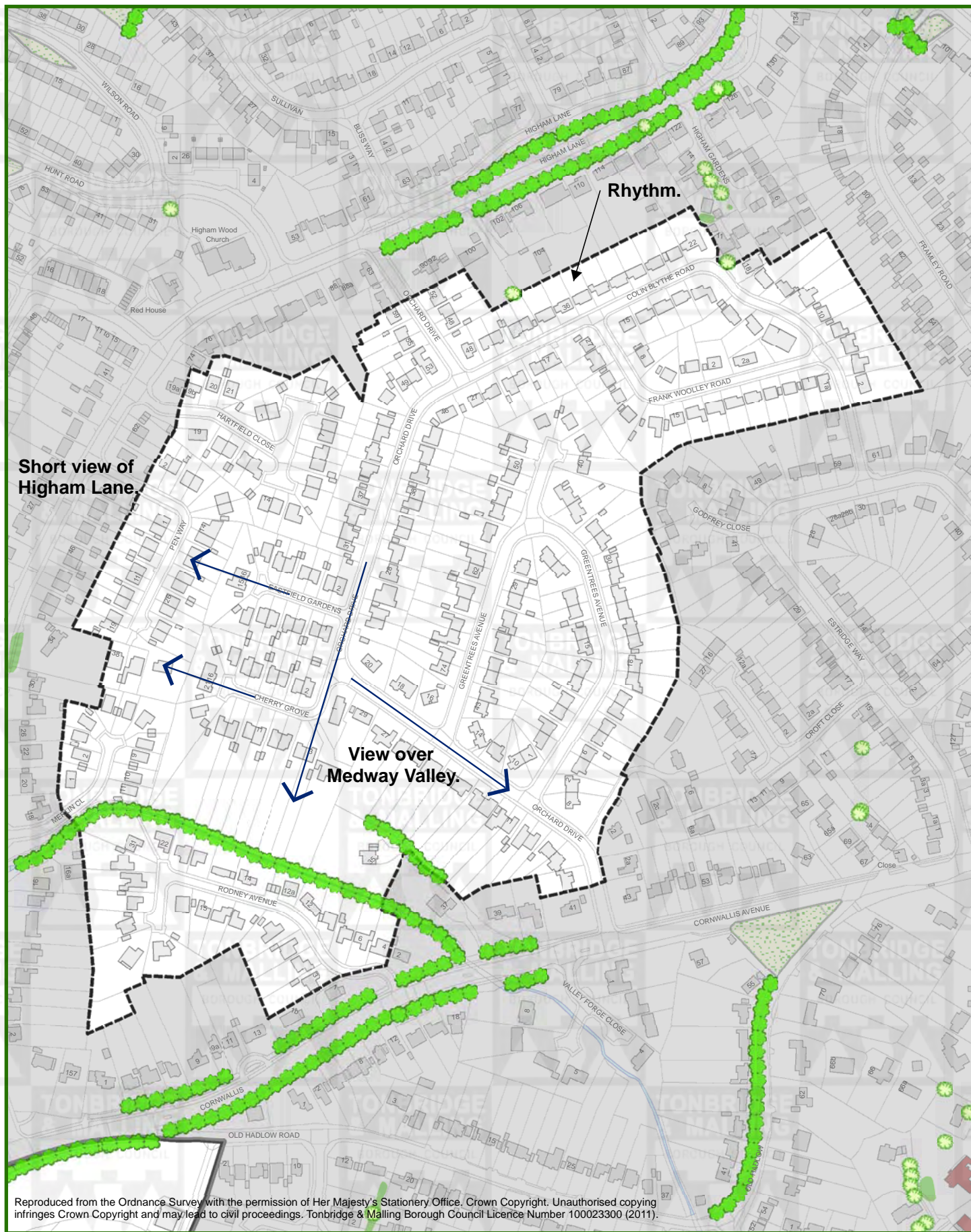
In Colin Blythe Road, the detached 1930s bungalows are more uniform in design, the eyebrow windows, consistent roofline, bay windows and tall chimneys giving a strong rhythm to the street. The front gardens are enclosed by brick walls and hedges and the character is more intimate and less open than Orchard Drive.

Locally Distinctive Positive Features

- Spacious character created by curving roads, sloping topography, lack of on street parking and low buildings set back behind low boundaries.
- Long views to the south and south east.
- Retention of 1930s design features in Colin Blythe Road.

Negative Features Worthy of Enhancement

- Some poor surfacing.



Ref J2

Title Orchard Drive Area

Tonbridge Character Area Appraisal



J3 - AUDLEY AVENUE (WEST) AREA

Comprising: Alders Meadow and Chestnut Walk

A small area of attached and semi-detached bungalows situated on flat ground at the edge of the built up area dating from the 1930s-1970s. Alders Meadow comprises properties around a communal parking area on very compact plots constructed in brown/orange brick with shallow slate roofs and white windows and doors. The area has a quiet residential character although passing trains can be heard. Tree belts to the west and north frame the development.



The houses at the western end of Chestnut Walk are semi detached with cream painted pebble dash and hung tiles on the gable ends situated around a grassed amenity area and communal parking. The compact gardens are enclosed by picket fences.

Chestnut Walk comprises 1930s bungalows and more recent bungalows in yellow, red and buff brick. The eastern end of Chestnut Walk has a more mixed character.

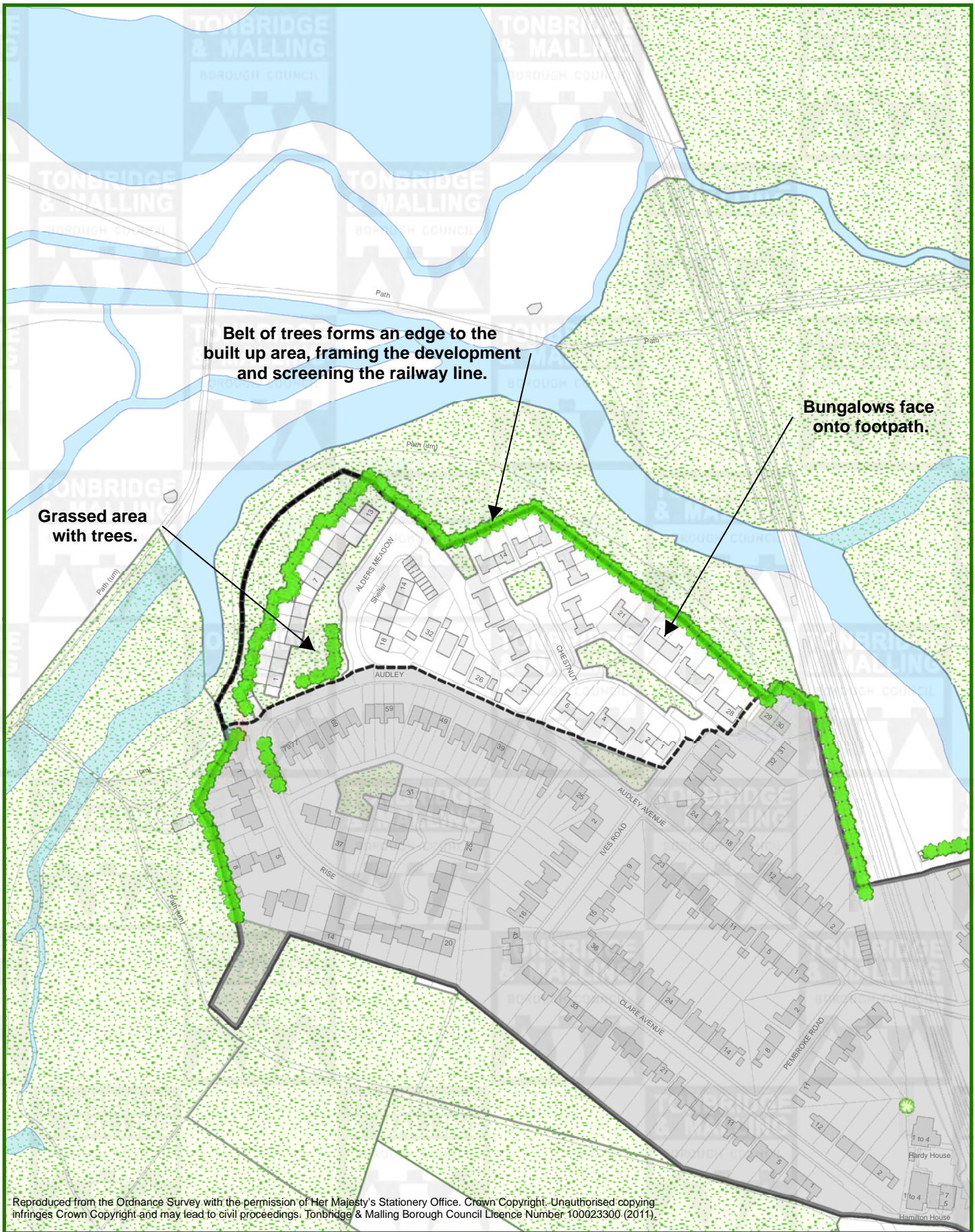


Locally Distinctive Positive Features

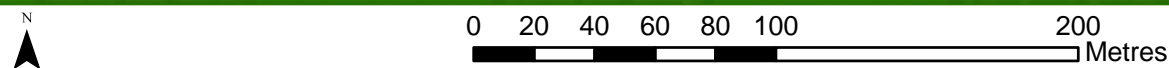
- Tree belts to west and north which frame the development and screen the railway line.
- Open space with trees

Negative Features Worthy of Enhancement

- No significant detractors.



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J4 CRANFORD ROAD AREA

Comprising: Barchester Way (south), Cranford Road and Guestwick.

An area of bungalows on flat land to the north of Hadlow Road East built in the early 1970s. The houses are situated on long curving roads and culs-de-sac with glimpses between the houses of open countryside to the north east. The development connects to and is visually linked to the 1960s Barchester Way development.



Guestwick is a straight road of yellow brick semi detached and detached chalet bungalows with wide horizontal windows and prominent gable ends or dormer windows. The properties are set behind open plan front gardens and parking areas and the landscape is enhanced by a small grassed area at the eastern junction with Barchester Way.



The southern end of Barchester Way is lined by bungalows and chalet bungalows set in wide plots with prominent gable ends decorated with hung tiles set behind front gardens which are partially enclosed by shrubs and hedges, giving a verdant character.



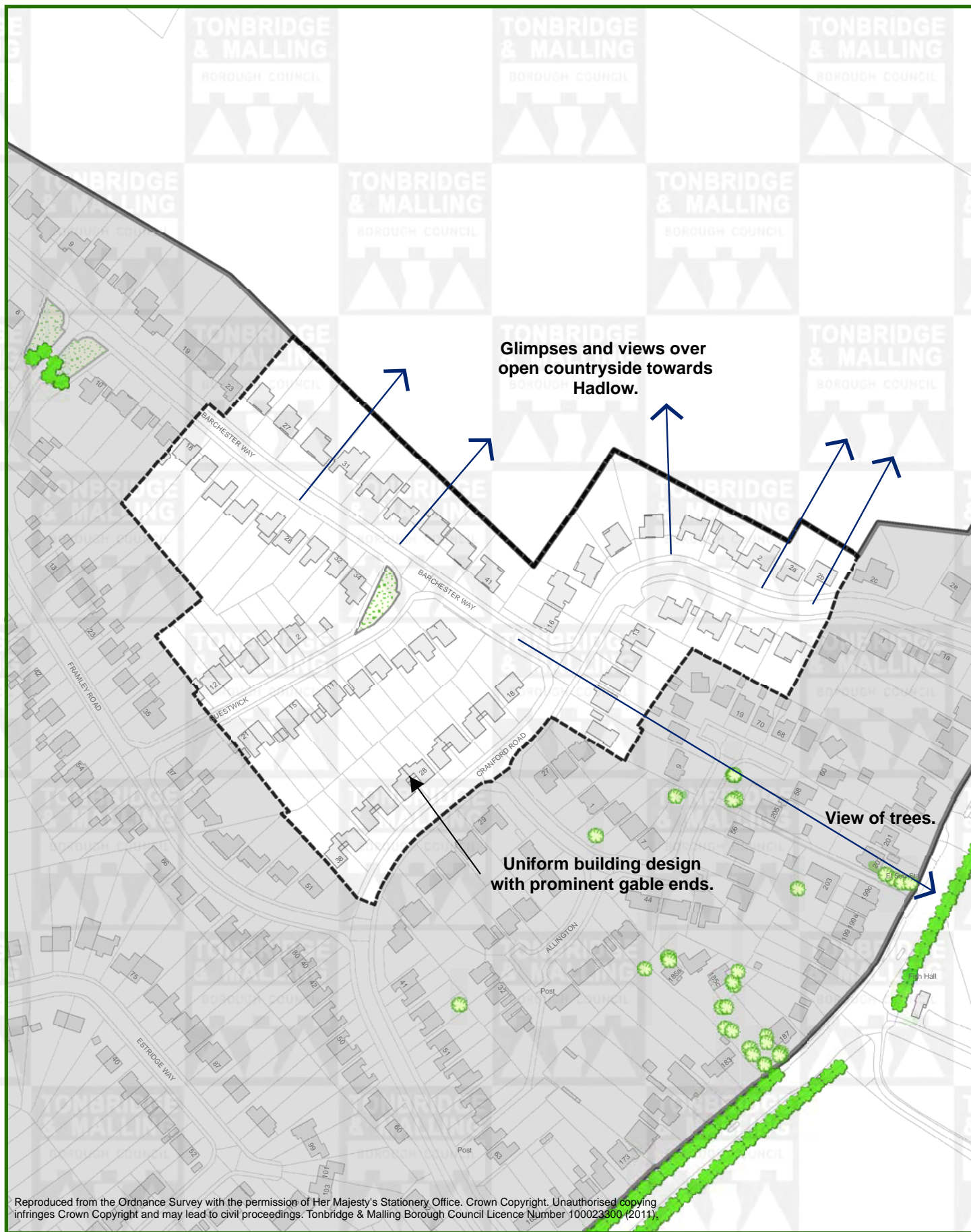
Cranford Road forms a wide loop off Hadlow Road. Bungalows in repeated designs with prominent gable ends set behind open lawns and parking areas create a rhythm of uniform, unenclosed townscape. There are some two storey properties on the south side of the Street.

Locally Distinctive Positive Features

- Glimpses and views of countryside.
- Prominent gable ends set behind open lawns and parking areas create a rhythm of uniform, unenclosed townscape.

Negative Features Worthy of Enhancement

- Some poor surfacing



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K – ARCADIAN AREAS



High Hilden

In some areas of the town landscape 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 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 lanes contribute to the informal character.

Three such areas have been identified in Tonbridge, two at the edge of the built up area off London Road and along the route of the Old Hadlow Road. The third forms a small enclave to the north of Hadlow Road. All three areas are located close to major access routes, but provide a strong contrast to the bustle of these busy roads. They have little or no through traffic and have a peaceful, private ambience.

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, fences and walls</i>
<i>Open Spaces</i>	<i>Some views over and access to open countryside.</i>

Locally Distinctive Positive Features

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

Negative Features Worthy of Enhancement

- No significant detractors although functional street furniture interrupts the informal landscape character.
- Some traffic noise from the London and Hadlow Roads near the boundaries of the character areas.

K1 - BOURNE LANE AREA

Comprising: Bourne Close and Bourne Lane

A narrow lane leading off the Hadlow Road and connecting through to the recent housing at the Haydens to Lover's Walk.



Bourne Close is narrow and is bordered by high clipped hedges giving a strong sense of enclosure.



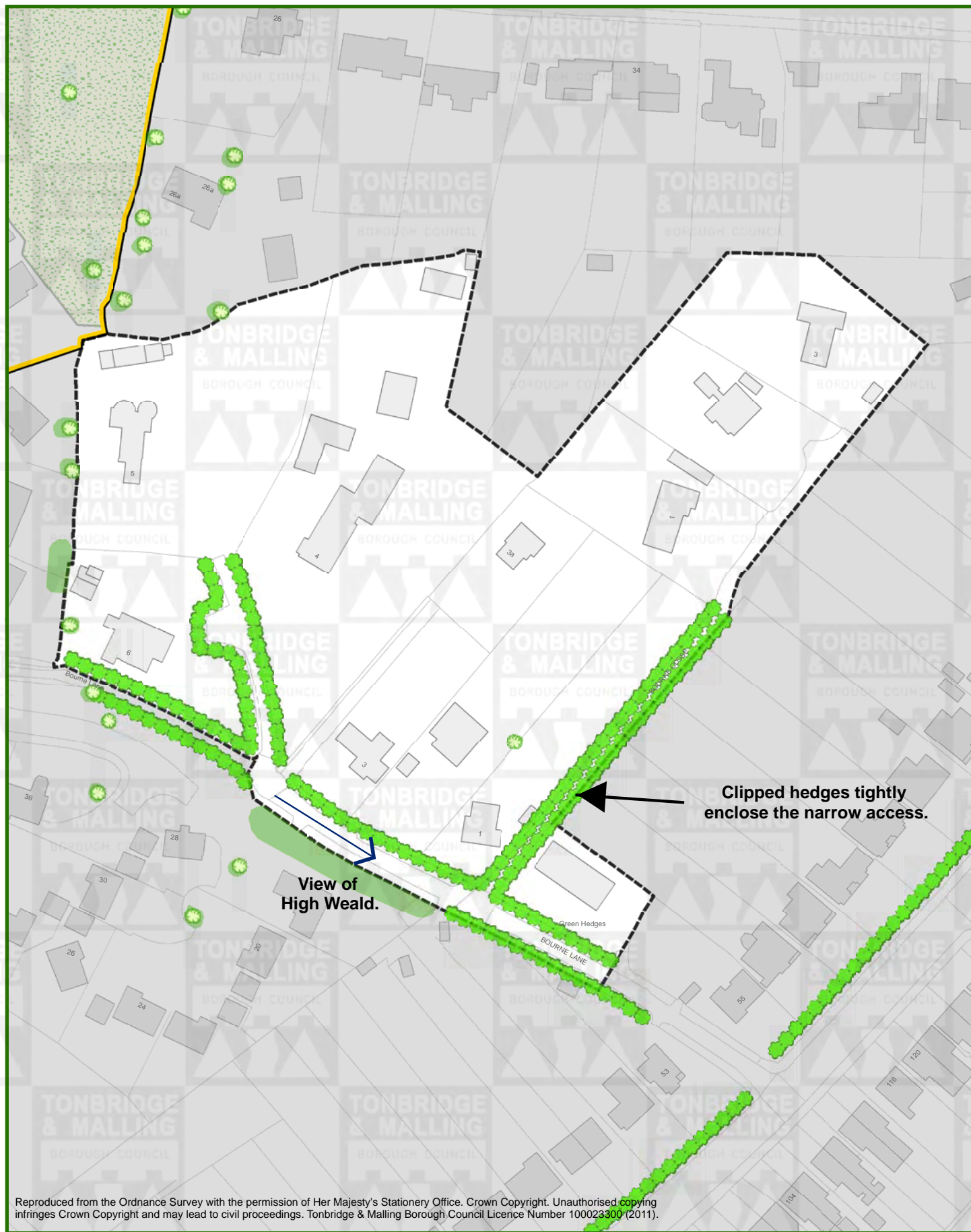
The houses along Bourne Lane and at the end of Bourne Close are of mixed age, design and materials. However, they are all detached, two storey and set within extensive private gardens.

Locally Distinctive Positive Features

- Historic and narrow lanes lined by mature hedges and trees.
- Detached houses of various ages and designs, including well conserved Victorian villas.
- Very quiet residential character despite proximity to the Hadlow Road.

Negative Features Worthy of Enhancement

- No significant detractors although functional street furniture interrupts the informal landscape character



Ref **K1**

Tonbridge Character Area Appraisal

Title **Bourne Lane Area**



K2 - HIGH HILDEN AREA

Comprises: High Hilden, Hilden Fields and Oast Lane.

This curving narrow lane slopes up to the north from London Road.



High Hilden is a curving narrow lane rising to the north of London Road. The lane is bordered by trees, shrubs and hedges. The houses are of mixed age with substantial late Victorian villas and more recent infill development. All are set back from the road in extensive private gardens.



The flamboyant chimneys on the late Victorian/ Edwardian villas are visible from the London Road rising above the trees. High Hilden House, now a residential home for the elderly is a particularly impressive landmark building with shaped gables, stone cross windows and tall Tudor style chimneys. The Lodge Building on London Road also has prominent chimneys.



The frontage of London Road is heavily vegetated in this part. Oast Lane is bordered by grass verges and trees on both sides. Looking south down Oast Lane there is a pleasant vista of the listed Manor Cottages on the London Road (see Character Area A3.1).

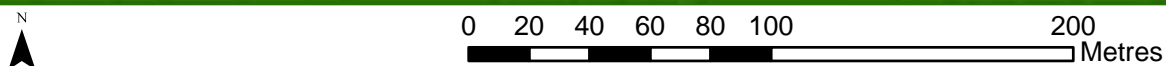
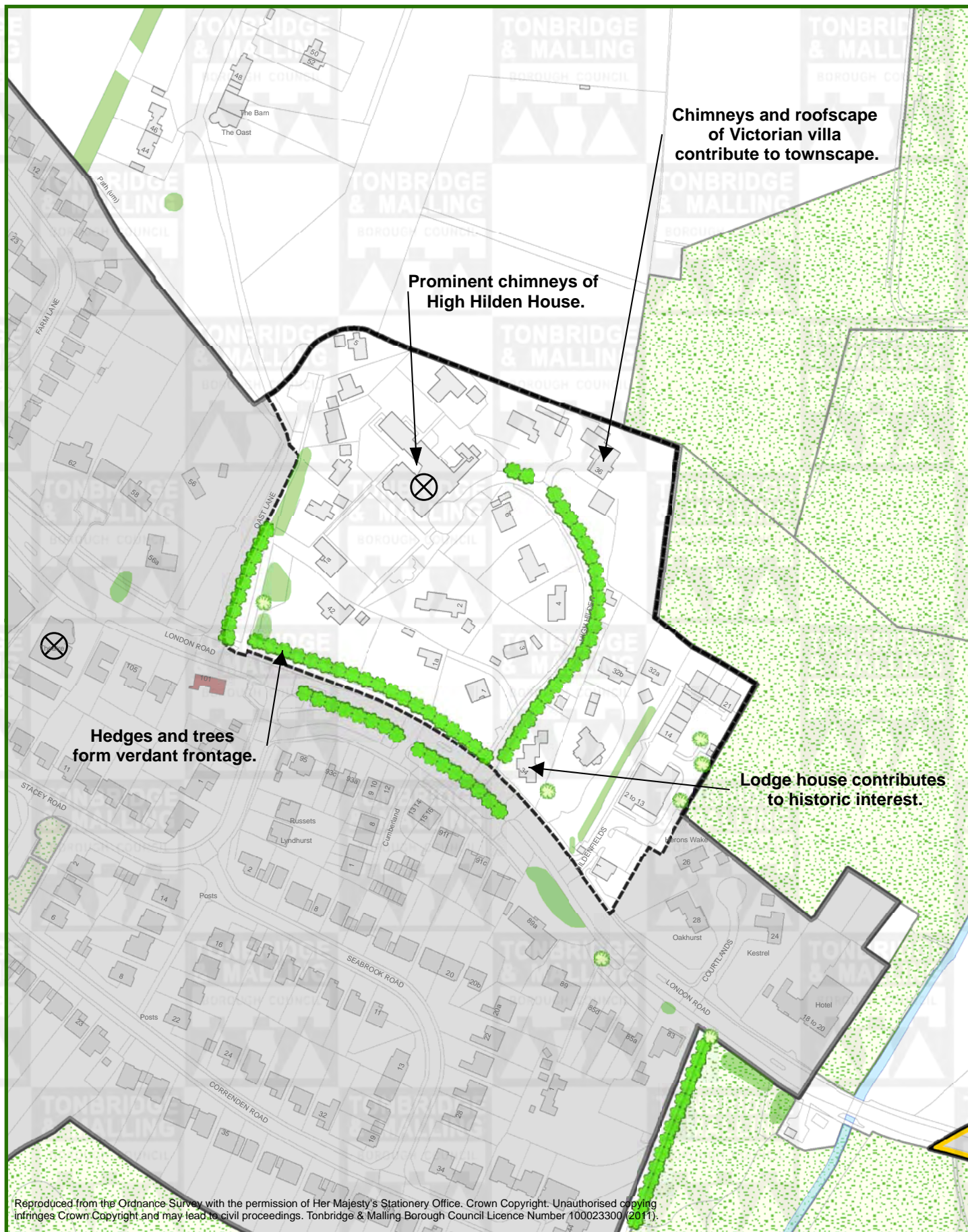


Locally Distinctive Positive Features

- Narrow historic lanes lined by mature hedges and trees.
- Some interesting examples of late Victorian/Edwardian villas and a lodge house with many original details and prominent Tudor style chimneys rising above the trees and visible from character areas to the south.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **K2**

Title **High Hilden Area**

Tonbridge Character Area Appraisal



K3 - HADLOW STAIR AREA

Comprising: Hadlow Stair, Old Hadlow Road (north) and Stair Road (east).




The Old Hadlow Road was bypassed in 1930 when Cornwallis Avenue was constructed. It is now a quiet residential street that forms a loop off Cornwallis Avenue and is lined by mainly detached houses of various ages and styles in substantial plots. The north eastern section is assessed in this section. The southern section is appraised in the section on Lower Density Detached Developments. Stair Road leads off Old Hadlow Road to a group of Listed Buildings. Hadlow Stair runs from Hadlow Road along the edge of the built up area.



The eastern end of Stair Road becomes narrow and twisting leading to a cluster of historic listed buildings and a riding stables. There are panoramic views south over meadows to the South Downs.



Hadlow Stair is a narrow private road with individually designed detached houses in large plots on the north side overlooking open countryside to the south. It has a private, informal rural character which belies its proximity to a main route.

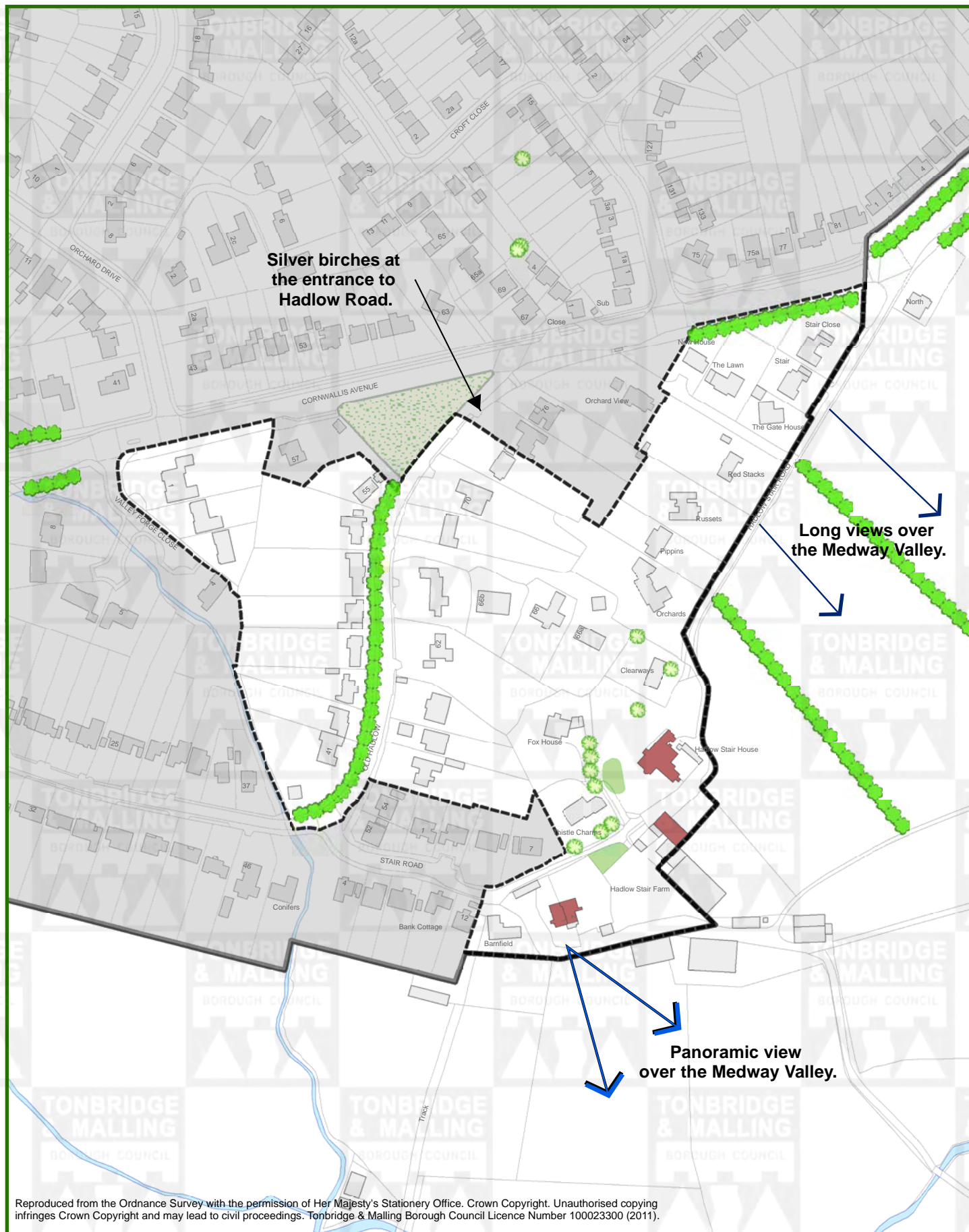
Listed Buildings	
<p>Hadlow Stair Farm House, Old Hadlow Road</p> <p>Farm house dating from the late C17 and later with a ground floor of red brick and a tile hung upper storey, hipped tiled roof and casement windows.</p> <p>Grade II</p>	
<p>Hadlow Stair House, Stair Road</p> <p>Early C17 house with later wings in brown and red brick with hung tiles, part hipped roof and many original internal features.</p> <p>Grade II</p>	
<p>Barn to the south of Hadlow Stair House, Stair Road</p> <p>Early C18 barn. Timber frame weatherboarded on brick base with half-hipped roof.</p> <p>Grade II</p>	

Locally Distinctive Positive Features

- Winding historic road with houses set well back behind verdant frontages of mature hedges and trees
- Views south across meadows to the South Downs.
- Listed buildings.
- Peaceful residential character.
- Rural character of Hadlow Stair.

Negative Features Worthy of Enhancement

- Some traffic noise close to Hadlow Road.



Ref **K3**

Title **Hadlow Stair Area**

Tonbridge Character Area Appraisal



L - MIXED CHARACTER AREA



Portman Park

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 Tonbridge, whilst the character is more mixed along the principal routes, the housing areas to the rear have generally retained a distinctive character related to the period in which they were designed, by whom and for whom they were constructed and the physical factors of their location. There are however exceptions where the individual houses vary so much in age, materials and appearance that no particular character predominates. However, whilst there is a mix of architectural style and detail, the housing is generally traditional in form with pitched roofs. For the purposes of this appraisal, these areas have been designated as being of mixed character.

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

Locally Distinctive Positive Features

- Relatively quiet residential streets.

Negative Features Worthy of Enhancement

- No significant detractors, but these developments lack a unified character in terms of materials or design.

L1- PORTMAN PARK (WEST)

Comprising: Portman Park (west)

A short road, adjacent to Tonbridge Conservation Area, leading eastwards directly off the High Street. A small turning circle with a tall tree at the centre marks the eastern end of the character area. Keswick Close, a 1970s cul-de-sac leads off to the south and beyond the turning area there is a cul-de-sac of 1980s housing. On the north side large detached houses dating from the 1990s form part of the Haydens development.

The detached two storey houses in Portman Park date from the 19th and 20th centuries. They front the street behind narrow front gardens enclosed by low brick walls, hedges and fences. The roofline is varied including gabled and hipped roofs and some forward facing gables on the 1920s/30s properties. The front elevations are red brick or painted in pastel shades. The roofs are slate or tiles.



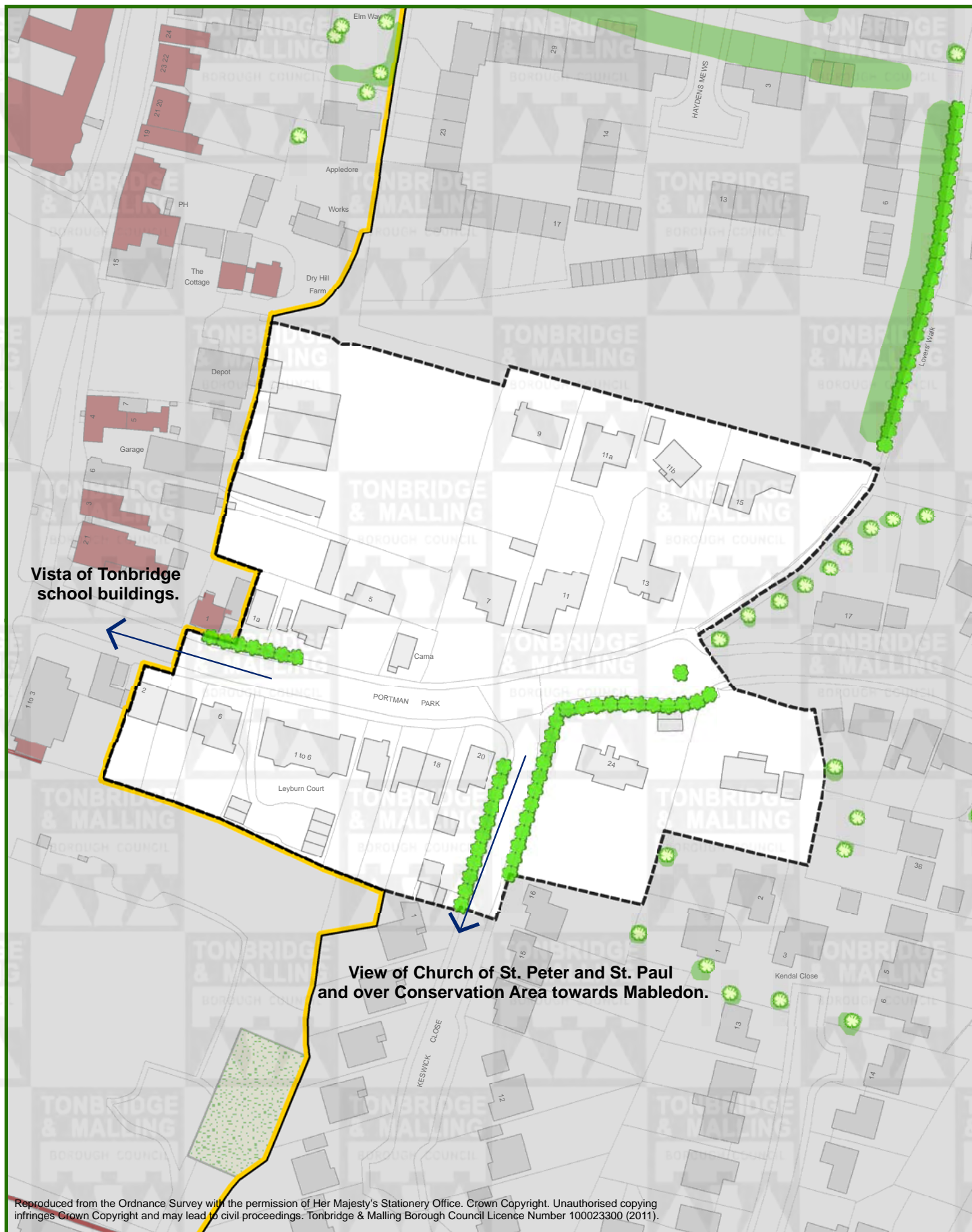
Looking westwards along Portman Park towards the Conservation Area

Locally Distinctive Positive Features

- A relatively quiet residential street set back from the bustle of the High Street.
- Trees and tall hedgerows at the eastern end create a verdant vista. At the western end the buildings of Tonbridge School are visible in the conservation area. A listed cottage and trees and shrubs to the north form an attractive vista.

Negative Features Worthy of Enhancement

- Traffic noise at western end.



Ref **L1**

Title **Portman Park (West)**

Tonbridge Character Area Appraisal



L2 – KENDAL DRIVE AREA

Comprising: Kendal Drive and Lime Tree Close

Cul-de-sac developments built in three phases in the 1960s – 1980s on former garden land to the west of Hadlow Road.



The style and materials of the houses vary according to the age of the development. The earlier properties are in buff brick with gabled, shallow roofs, part white painted elevations and wide white windows. The properties at the eastern end of Kendal Close are red brick with hipped roofs and decorative porches and are clustered around communal accesses. The houses are set back behind open or fenced grassed frontages planted with trees and shrubs and have flat or pitched roof attached garages.





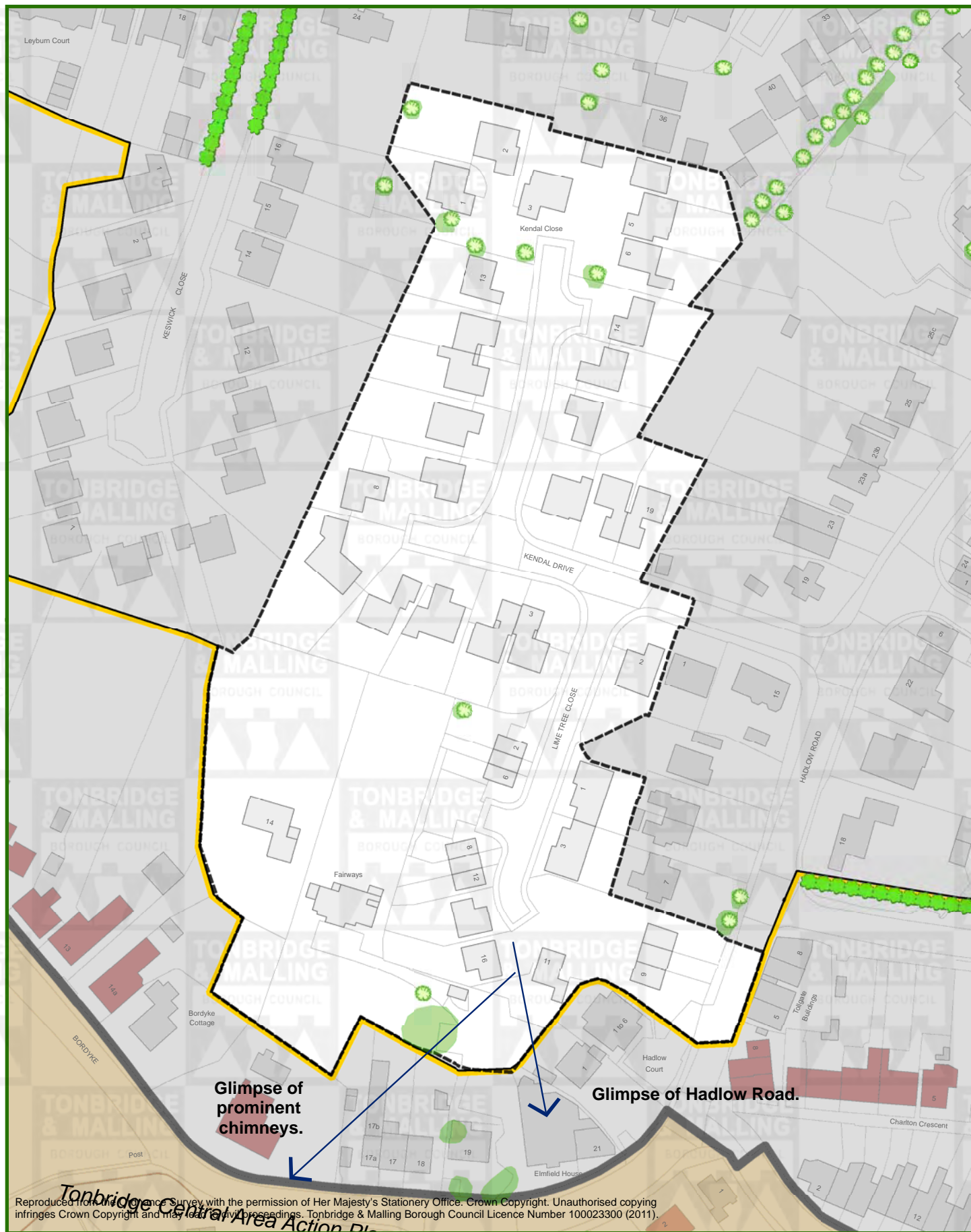
Limetree Close is higher density with detached and terraced red brick housing with slate roofs, dormer windows, porches, shaped bargeboard and chimneys. On the south side there is a short row of three storey terraced town houses in yellow brick with orange brick details and integral garages nestling on low ground to the rear of Hadlow Road. There are some bungalows. There are glimpses of tall chimneys to the west and the houses on Hadlow Road to the south. A visitor's car park on the north side is backed by a belt of trees.

Locally Distinctive Positive Features

- Quiet residential character
- Trees to the rear of the buildings and on the frontages soften the architecture.

Negative Features Worthy of Enhancement

- No significant detractor



L3 – GARDEN ROAD AREA

Comprising: Garden Road and Cannon Lane

This compact area of mixed age housing is encircled on three sides by the busy Hadlow Road and Cannon Lane. The west sides abuts the Conservation Area. Garden Road is a narrow straight single lane cul-de-sac connecting Hadlow Road to a footbridge onto Cannon Lane. It has a surprisingly quiet residential character.



The entrance to Garden Road from Hadlow Road is enclosed by the side elevations of houses fronting Hadlow Road and Garden Terrace on the western side. The terraced cottages have wide porch covers and single storey bay windows with many replacement windows and doors. They are set close to the road behind narrow paved unenclosed frontages. There is a vista of trees at the southern end and along the Mill Stream.

On the eastern side there is a further short terrace of Victorian cottages with panelled front doors and sash windows in gently arched openings and tiled roofs. The properties are set behind hedges with white picket gates. A narrow informal access runs eastwards past houses of mixed age to the Victorian properties backing onto Cannon Lane.



Towards the southern end a small development of clustered modern housing constructed in yellow and red/brown brick with vertical fenestration, slate roofs with gables facing the road and single storey canted bay windows blends sympathetically with the Victorian cottages. A tile hung, half timbered property and group of trees forms a focal point at the end of the street. There is a glimpse through to a symmetrical hipped terrace backing onto Cannon Lane.



On the western side of the road, a short cul-de-sac of 1970s terraced housing and three more recent detached houses contrast strongly with each other and the other properties in the street both in terms of style and materials. The 1970s housing is constructed of red/brown brick with flat porch covers, shallow gabled brown tiled roofs and orange shaped hung concrete tiles. The brown brick detached houses have brown wooden windows and integral garages.



A footbridge crosses the Mill Stream to join the busy Cannon Lane which runs through a commercial area forming a bypass to the town centre. Tall trees along the Mill Stream and within Garden Road help to screen the area from traffic noise and movement. The standard metal barriers and railings detract from the townscape. An old garden wall adds interest.



In Cannon Lane, the backs of Victorian gabled properties are visible over high fences and Victorian brick walls. The properties are set back behind a wide verge and parking areas and make little impact on the streetscene.

Locally Distinctive Positive Features

- Northern section of Garden Road has a Victorian cottage character
- Southern section is verdant with a relatively quiet residential character.
- Retention of architectural details including arched window and door openings, shaped barge boards, slate and tile roofs, chimneys and contrast brickwork on some Victorian properties.
- Historical interest of the Mill Stream.
- Tree belt along the Mill Stream.

Negative Features Worthy of Enhancement

- Railings and barriers
- Some traffic noise



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Ref **L3**

Title **Garden Road Area**

Tonbridge Character Area Appraisal



M- CHALETs

Single storey chalets with pitched roofs arranged in rows around narrow access roads.



M1 - TOWNGATE WOOD PARK AREA

Comprising: Cherry Tree Road, Aldwych Close, Guards Close, Portland Close, St. James Close and Saville Close.

This small enclave of chalets to the north of Tonbridge has a unique character. The chalets are arranged around a narrow looped road with passing spaces. The character area contains some individual specimen trees. The chalets are arranged in a series of short closes at right angles to the loop road.

The chalets are arranged in a series of short closes at right angles to the loop road. The tree belt to the north frames and screens the area from adjoining countryside



LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

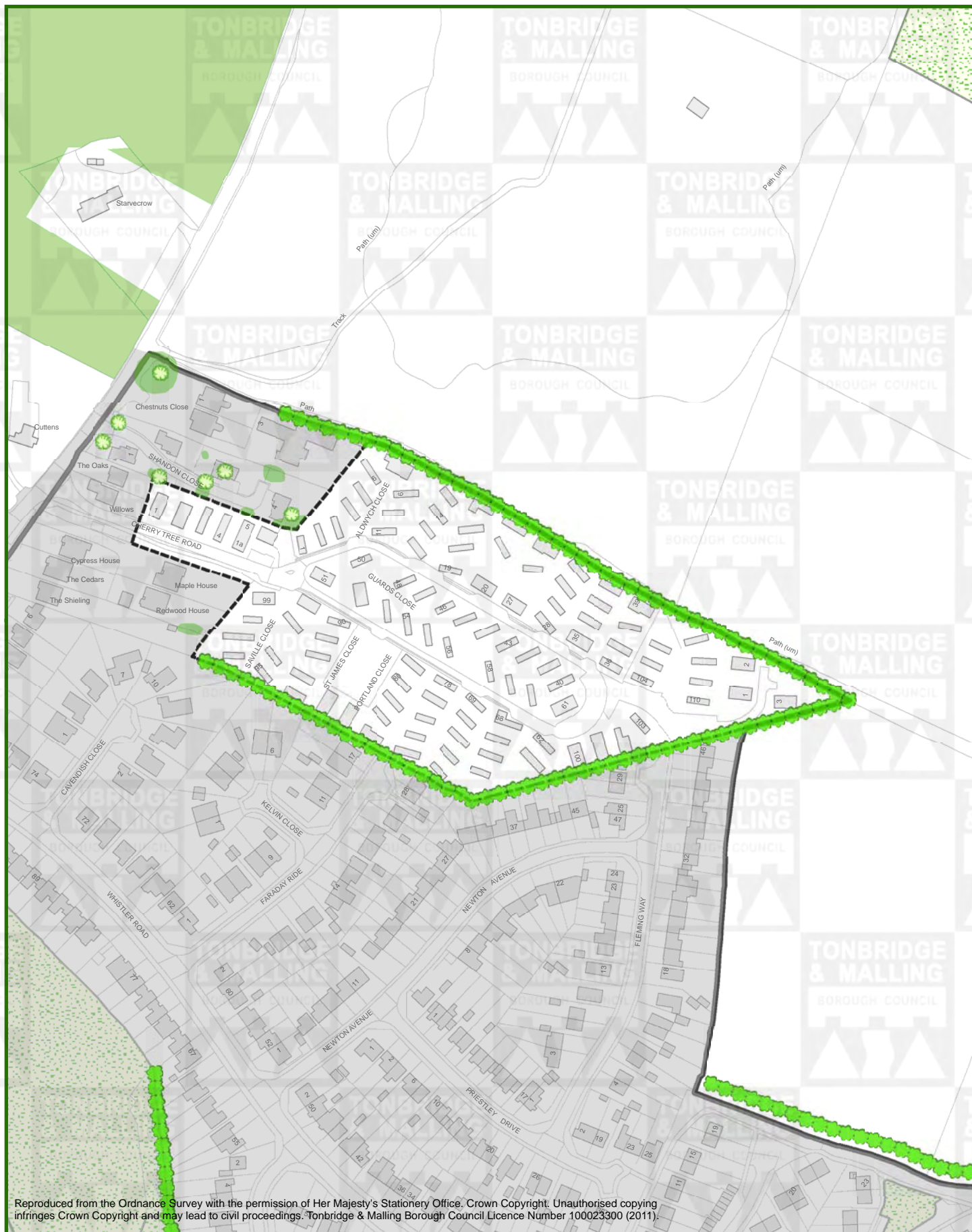
Age of buildings	1950's onwards
Type of buildings	Chalets
Main uses	Residential
Building Heights	Single storey
Prominent building materials	Brick base, rendered walls and felt roofs.
Predominant boundary treatments	None
Open spaces	Small grasses areas around the plots.

Locally Distinctive Positive Features

- Mature trees within, and creating the edge to, the character.

Negative Features Worthy of Enhancement

- No significant detractors.



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N

0 20 40 60 80 100 200 Metres

Ref **M1**

Title **Townsgate Wood Park Area**

Tonbridge Character Area Appraisal

