

I - CLUSTERED CUL-DE-SAC DEVELOPMENT



Brickworks Close



Silver Close

In the last twenty years several opportunities have been taken to redevelop redundant sites for housing or create new residential areas on previously open land within the built up area. These developments are not as extensive as the earlier open plan estates characteristic of the 1960s and 70s. In line with Government policy of making the best use of sites, 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, 70s and early 80s often consisted of houses spaced out evenly along, and facing, the road on a relatively consistent building line, more recent developments in Tonbridge primarily consist of detached or attached houses, with integral or attached garages, 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 shared surface or are set behind a shallow unenclosed 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 short curved cul-de-sac layouts which keep traffic speeds low and often encourage shared road use for pedestrians and cars. Sometimes the access roads 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, also 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 Tonbridge and Kent vernacular such as red/orange bricks, 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 of brickwork over glazing gives the facades a robust appearance.

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

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 roofscapes.
- 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.

I1 - DOUGLAS ROAD (WEST) AREA

Comprising: Amberley Close, Arundel Close, Copper Beech View and Douglas Road (west).

Douglas Road dips towards the west and this development is located on lower ground flanked by the railway line to the north and school playing fields to the west and south. It was built in the 1990s on the site of a former printing works and comprises a series of small closes of detached, attached and semi-detached houses set facing or at an angle to the road, built in red, brown and yellow brick with slate roofs and decorative hanging tiles and bands of brickwork. There is no through traffic and the area has a quiet residential character and is inward looking with no long views. The communal amenity area and network of footpaths connect different parts of the development and link with the town centre and across the railway line.



Copper Beech View and Amberley Close comprise larger detached and attached family homes with many decorative details and have a leafy, private character. The front gardens are unenclosed or semi-enclosed by shrub planting, hedges, low fences and walls.



At the northern edge of the area, 2/3 storey apartment blocks face onto a footpath and communal grassed area which incorporates a small, well-equipped children's play area. Wooden balconies enliven the frontages. Bands of trees form a backdrop along the western and northern edges and screen the apartments from the railway line



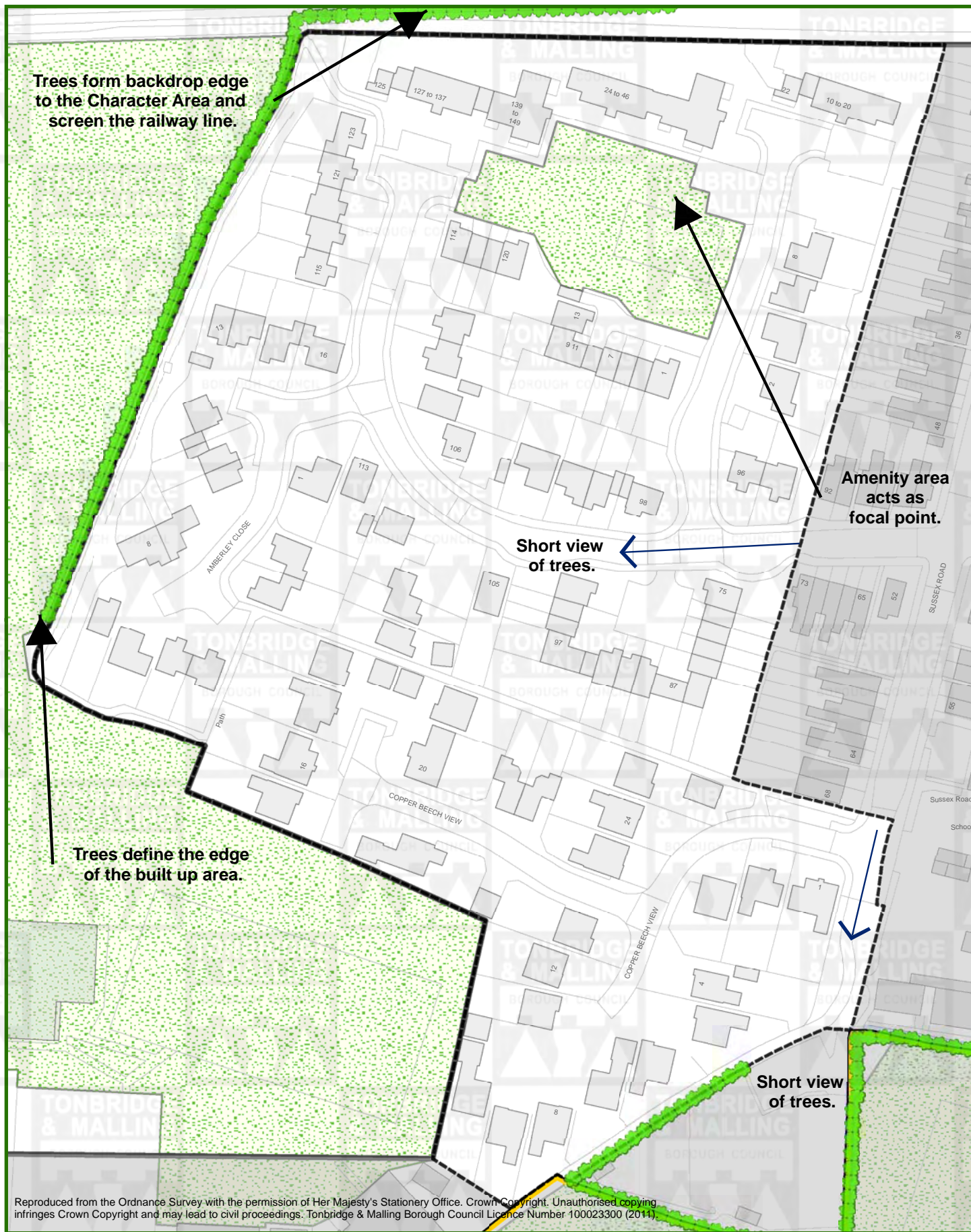
Properties are provided with garages or communal parking areas are designed into the scheme ensuring that there is little on-street parking.

Locally Distinctive Positive Features

- The individual closes each have a private, enclosed character.
- Bands of trees to the west and north enhance the leafy character, define the edge of the built up area and screen the railway.
- Soft landscaping, amenity area and small scale, partially concealed, communal parking areas have been designed into the scheme, contributing to the area's leafy, uncluttered character.
- Footpath network and low traffic levels.

Negative Features Worthy of Enhancement

- No significant detractors.



12 - BRINDLE'S FIELD

Comprising: Brindle's Field

Brindle's Field is a 1990s development on the southern edge of the urban area just inside the Tonbridge By-Pass.



Brindle's Field occupies an elevated position on the south side of Tonbridge with long views north westwards over the houses towards the Sevenoaks Ridge.



An extensive landscape area of tall trees to the south and east of the development provides a green backdrop and screens the houses from the A21 Tonbridge By-pass and Quarry Hill Road, dulling but not removing traffic noise. There are also a number of attractive trees within the development.



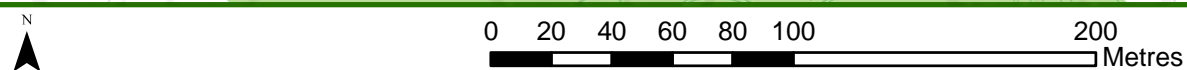
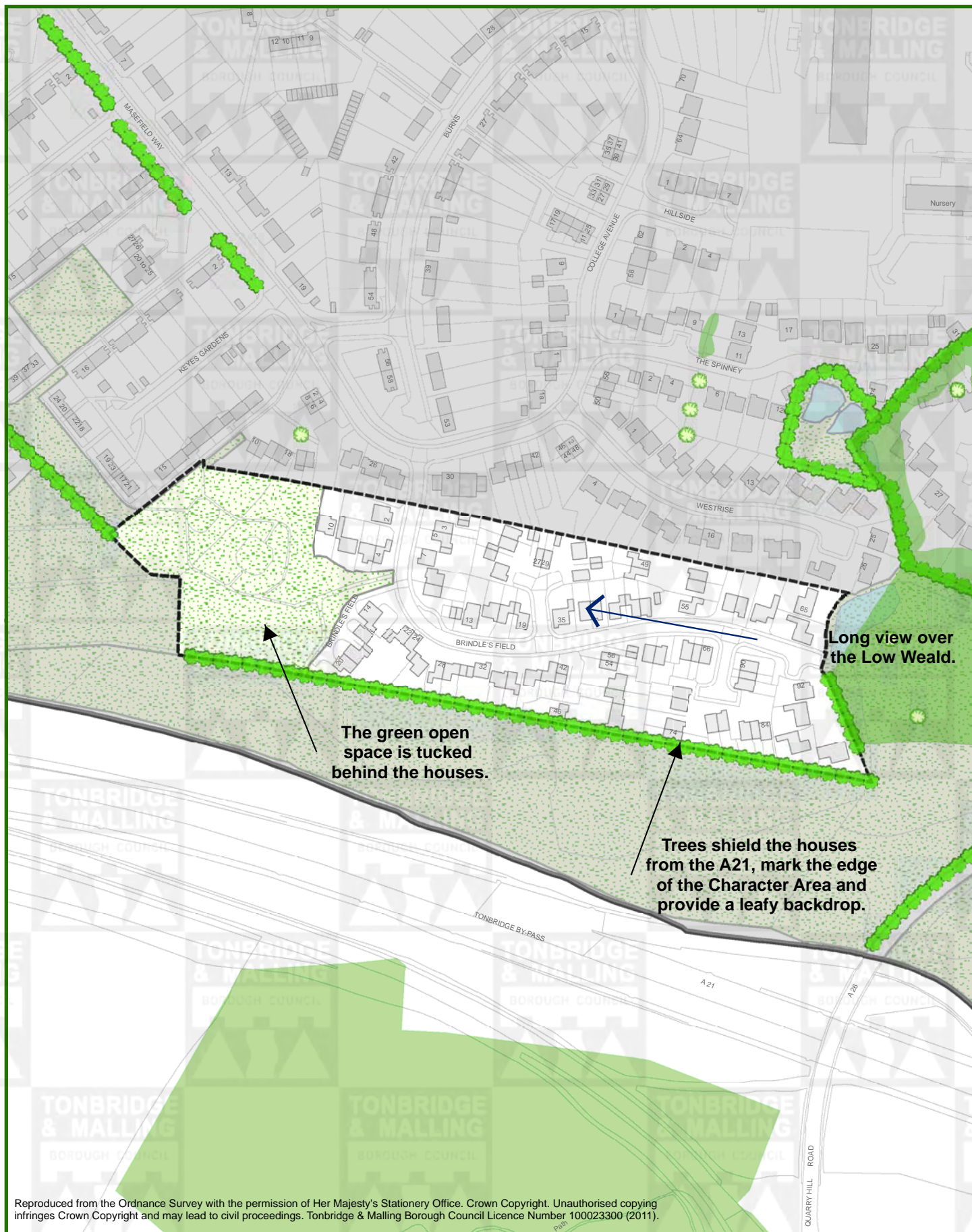
The elevations have a variety of finishes including red brick, white or black weatherboard, decorative clay hung tiles or yellow brick with red brick details and sills. The roof orientation is varied with some gables facing the road and some half hipped. The properties have white casement windows, porches with pitched tiled roofs or porch canopies. The plots are compact and bordered by brick walls, hedges, wood panel fences or open plan. The white paint and yellow brick work brightens the townscape whilst the red brick ties it in with the predominant colour in the town.

Locally Distinctive Positive Features

- Long views north westwards over the houses towards the Sevenoaks Ridge.
- Use of different bricks and decorative finishes provides variety whilst the development retains a cohesive identity.
- Bands of trees to the south and east enhance the leafy character, define the edge of the built up area and screen the A21 By-pass and Quarry Hill Road.

Negative Features Worthy of Enhancement

- No significant detractors but some traffic noise.



Ref **I2**

Title **Brindle's Field**

Tonbridge Character Area Appraisal



13 - BRICKWORKS CLOSE AREA

Comprising: Birches, Brickworks Close, Fairview Close, Hilltop, Lambs Bank, Silver Close, Treetops, Quarry Hill Road (south) and Woodlands Road (south).

A 1990s development built on the former Quarry Hill Brickworks site on the southern edge of the town.



Brickworks Close occupies an elevated position and comprises yellow brick three storey apartments and 2 storey attached houses with red/orange details and brown plain tiled roofs. The yellow bricks are not characteristic of Tonbridge. The building line and roof line are stepped down the hill creating a strong rhythm. A landscape area with tall trees forms a backdrop to the housing, an edge to the urban area and screens the development from the A21.



Each street within this character area has been given a unique identity. In Silver Close the colour scheme is reversed with red/orange brick buildings and yellow or black details. Decorative porches and canopies form a further unifying feature. The houses are built close to the road behind narrow landscaped frontages and black railings, giving a tight urban character.



Fairview Close has a more verdant character with the houses set in larger front gardens, set back from the road behind unenclosed lawns



There are panoramic views northwards over the Tonbridge Conservation Area to the Sevenoaks Ridge. The Character Area slopes up to the south. The topography and curving road layout create changing views and vistas.

The Character Area is laid out around grassed banks giving a spaciousness which contrasts with the enclosed urban form. The mounds also sub-divide the area into discrete parts. However, these green spaces are barren of vegetation and visual interest.

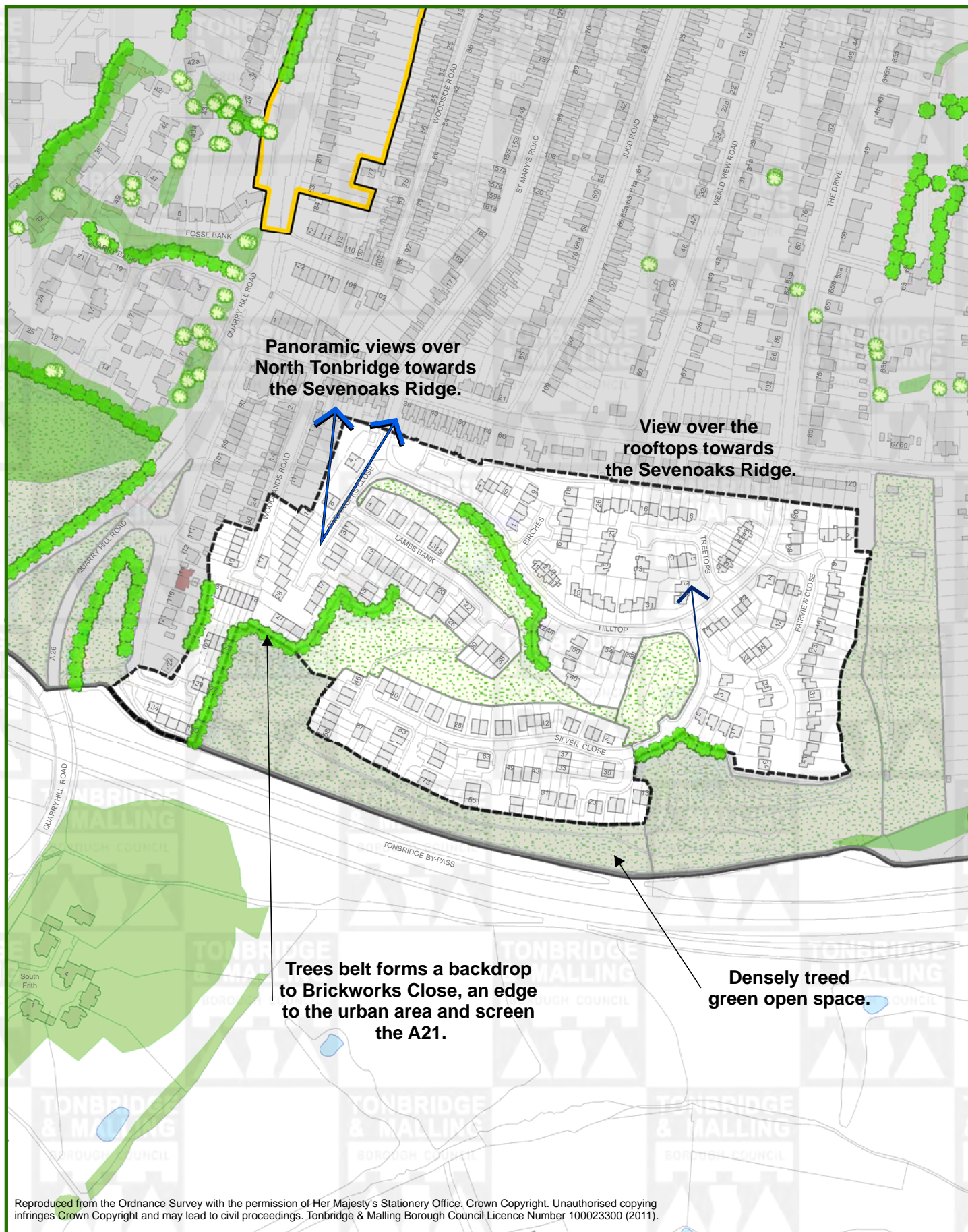


Locally Distinctive Positive Features

- The elevated position, undulating topography and curving road layouts creates long views northwards and interesting vistas.
- Use of different bricks and decorative finishes provides variety whilst the development retains a cohesive design. Each street has a different identity.
- Bands of trees to the south and east enhance the leafy character, define the edge of the built up area and screen the A21 By-pass.
- Grassed hillocks within the character area provide visual relief from the tight urban form.

Negative Features Worthy of Enhancement

- No significant detractors but some traffic noise.



Ref **I3**

Title **Brickworks Close Area**

Tonbridge Character Area Appraisal



I4 – THE HAYDENS

Comprising: The Haydens and Haydens Mews.

The Haydens is a development of substantial detached and terraced mews houses. The houses are set at angles along curving roads and culs de sac and clustered around shared driveways. The development is accessed via a pillared entrance off Yardley Park Road. To the south there are footpath connections with Portman Park and Hadlow Road via Bourne Lane. Long views of Bidborough Ridge can be glimpsed through the trees towards the south east.



Within the Character Area, grassed amenity areas and broad verges with mature trees contribute to the verdant spacious character. The hedge and trees along Bourne Lane form an edge to the area on the north eastern side. Other protected belts of trees running along the historic lanes and footpaths within the area – Lover's Walk and Elm Lane - provide a landscape framework for the development.



The curving entrance from Yardley Park Road lies within the Tonbridge Conservation Area and is bordered by an extensive grassed area with mature trees and a row of substantial detached houses set back behind a broad grassed area and shrubs. Coordinated black bollards and lamp posts enhance the setting of the development.



The houses are set at angles to the roads some behind parking areas and lawns, others fronting directly onto shared driveways. Some frontages are open plan whilst others are partially enclosed by shrubs, hedges and some tall brick walls. Where there are no pavements, shared space is denoted by pavers. Pavers also indicate where footpaths cross the access roads.



A Victorian-style villa with shallow slate roof and cream painted elevations is enclosed by a high panel fence. The adjoining open space provides an elegant setting.



The two storey houses are constructed of red/brown brick with brown steeply pitched gabled roofs with front facing gables and white shaped bargeboards. Some have single storey canted bay windows and dormer windows with decorative finials. The houses incorporate decorative details including decorative brickwork, stone lintels, hanging tiles, false half timbering, white wooden porches, brick arches over windows and ridge tiles. The windows are white in a sash style. Some properties are white painted. Although of standard designs the houses have individual design details which create variety whilst maintaining the cohesion of the overall design of the development.

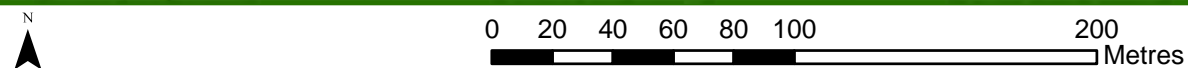
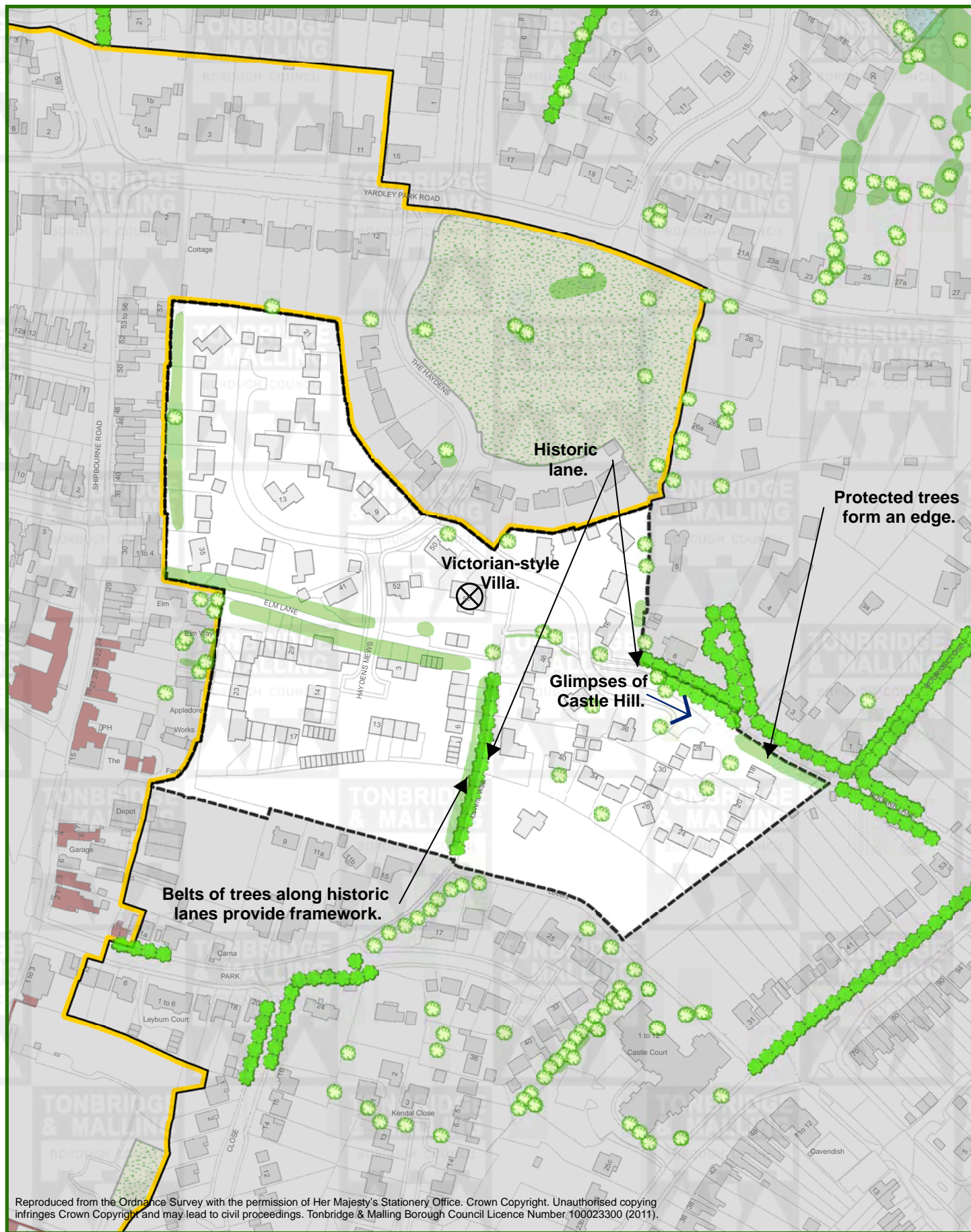


Locally Distinctive Positive Features

- Spacious landscape areas.
- Use of traditional detail provides variety whilst the development retains a cohesive identity through the uniform scale, roof pitch and limited range of materials used.
- Bands of protected trees provide a backdrop to the houses.
- Belts of trees running along the historic lanes and footpaths provide a landscape framework for the development.
- The curving roads and gently sloping topography create changing vistas.
- The clustering of houses around shared parking areas creates a private, intimate character.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref 14

Title The Haydens

Tonbridge Character Area Appraisal



15 - BROOK LANE AREA

Comprising: Brook Lane, Dawes Close and Millstream Place.

The area forms a strip to the south of Hadlow Road abutting open countryside.



The two storey detached and semi detached houses are constructed in brown brick with red/orange brick details and white weatherboard or hung tiles. The half hipped or gabled roofs are tile or slate, often with front facing gables with hung tiles. The houses have white casement windows and decorative white lattice porches or white flat bracketed porch canopies and some have single storey bay windows with pitched roofs. The properties have attached or integral garages and are set close to the road behind open plan small lawns, shrubs and occasional hedges. The houses are on an uneven building line, at angles to the curving roads and culs-de-sac and are clustered around shared driveways. Sections of the road are paved denoting shared space. The area has little traffic although the adjoining Hadlow Road and Cannon Lane are very busy.



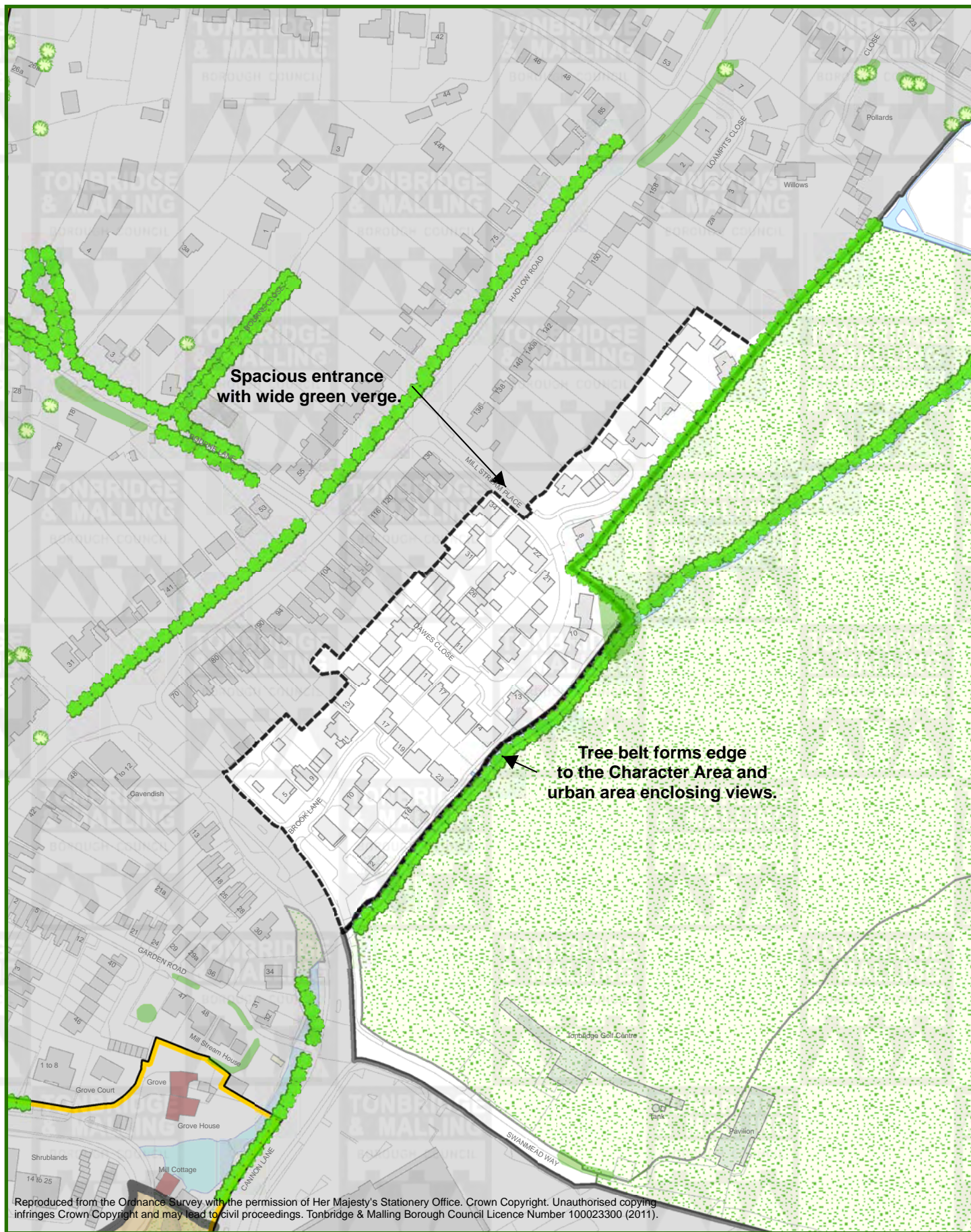
The entrance to Millstream Place is spacious with a wide grassed verge on the eastern side. Belts of trees on the south eastern and south western sides of the area form an edge to the character area, a backdrop to the housing whilst blocking longer views.

Locally Distinctive Positive Features

- Use of different decorative details provides variety whilst the developments retain a cohesive identity through the limited range of materials used.
- Bands of trees provide a green backdrop to the houses and an edge to the urban area.
- Curving culs de sac create changing vistas.
- The clustering of houses around shared parking areas creates a private, intimate character.

Negative Features Worthy of Enhancement

- Traffic noise close to the major roads.



Ref 15

Title Brook Lane Area

Tonbridge Character Area Appraisal



I6– QUARRY BANK AREA

Comprising: Fosse Bank and Quarry Bank

Two cul-de-sac developments leading off the west side of Quarry Hill Road, surrounded by and separated by a band of protected trees. Fosse Bank is a short cul-de-sac of a more traditional design with houses on an even building line behind landscaped front gardens with long rear gardens. The belt of trees to the south creates a strongly enclosed, verdant character.



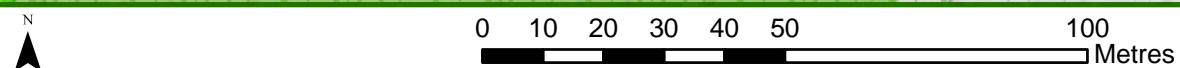
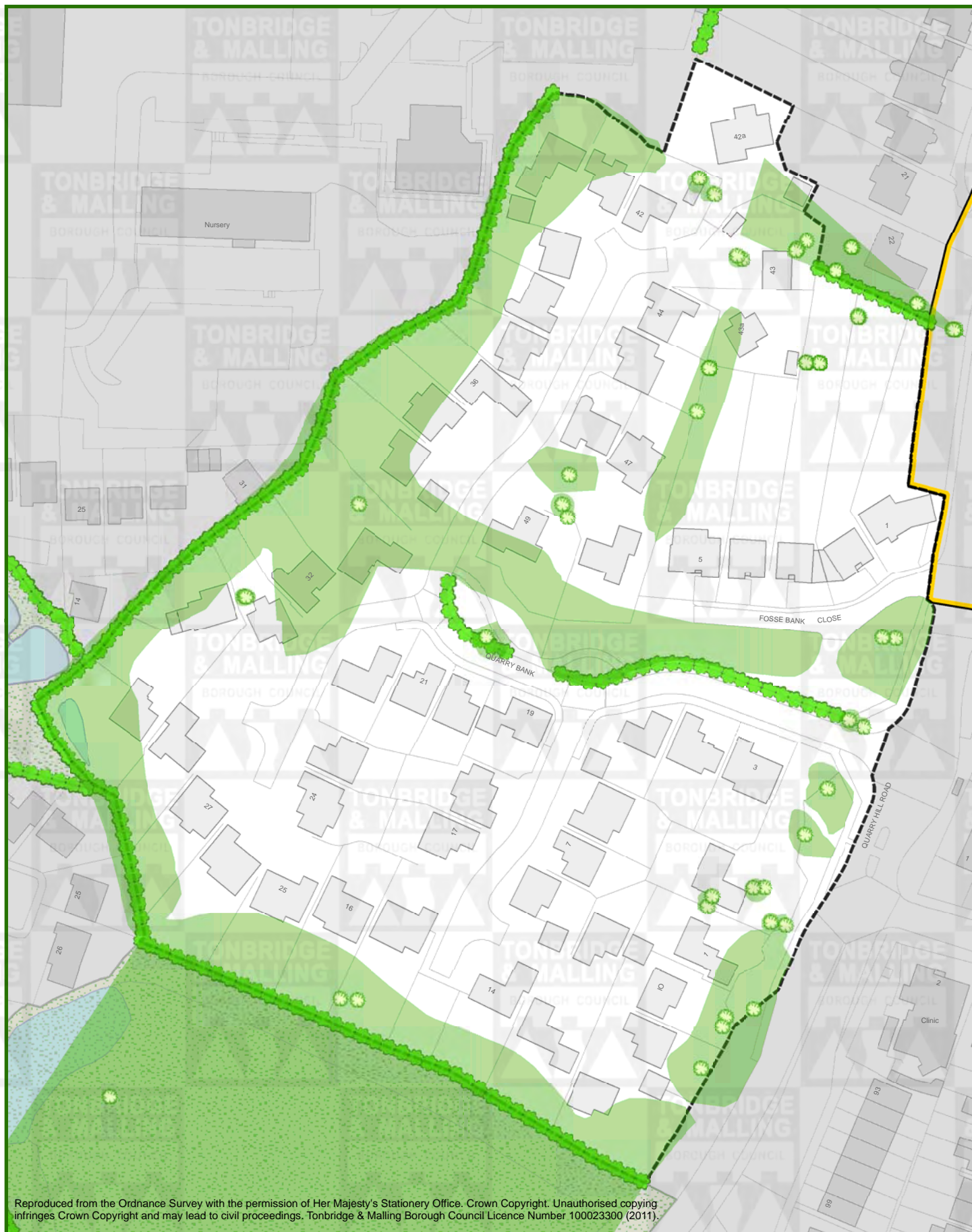
The land dips away northwards but there are no long views due to the belt of trees that surrounds Quarry Bank on three sides giving it a verdant, inward-looking character. This greenness is enhanced by low cover planting, shrubs, hedges and trees lining the road. The road is paved and curving, designed for shared use. The houses are orientated facing the road or sideways to it. The area has a quiet, residential character, although some traffic noise is audible

Locally Distinctive Positive Features

- Verdant character created by tree belts and landscaping.
- Private, residential character designed to encourage a pedestrian dominated environment .
- Design details add interest and character.

Negative Features Worthy of Enhancement

- No significant detractors but some background traffic noise.



17 – BICKMORE WAY AREA

Comprising: Bickmore Way and Ely Gardens.

These three separate cul-de-sac developments are situated on steeply sloping land between the Ridgeway and Yardley Park Road. They were constructed in the 1980s and 1990s and comprise detached houses.



The houses are constructed in red or red/brown bricks of various shades with contrast brick details, pantiled roofs with gable ends and decorative white bargeboards. Each house is slightly different but blends harmoniously into the scheme. Design details include 1-2 storey bay windows, ridge tiles, clay hung tiles, brick patterns and porch canopies. The houses have integrated or separate/ attached garages with pitched roofs, private parking areas and compact rear gardens.



Ely Gardens leads off the Ridgeway, curving down the hillside. The houses are set on an uneven building line, some facing the road, others onto communal driveways and parking areas. The detached family houses are of different designs using a variety of locally appropriate decorative finishes including red brick, white painted render, dark weatherboard, decorative wooden porches, clay hung tiles, brown and red pantiled roofs. The roofs are gabled or half hipped with small plain chimneys and pitched dormer windows. The layout and topography creates ever changing vistas. The frontages are open plan with grass, shrubs and specimen trees. The development has a harmonious quiet residential character.



To the south of Ely Gardens, a footpath and small grassed amenity area provide a connection to Bickmore Way.



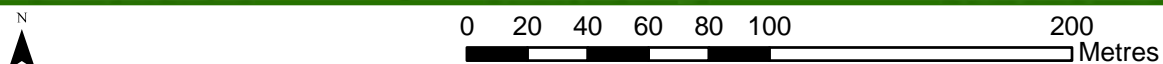
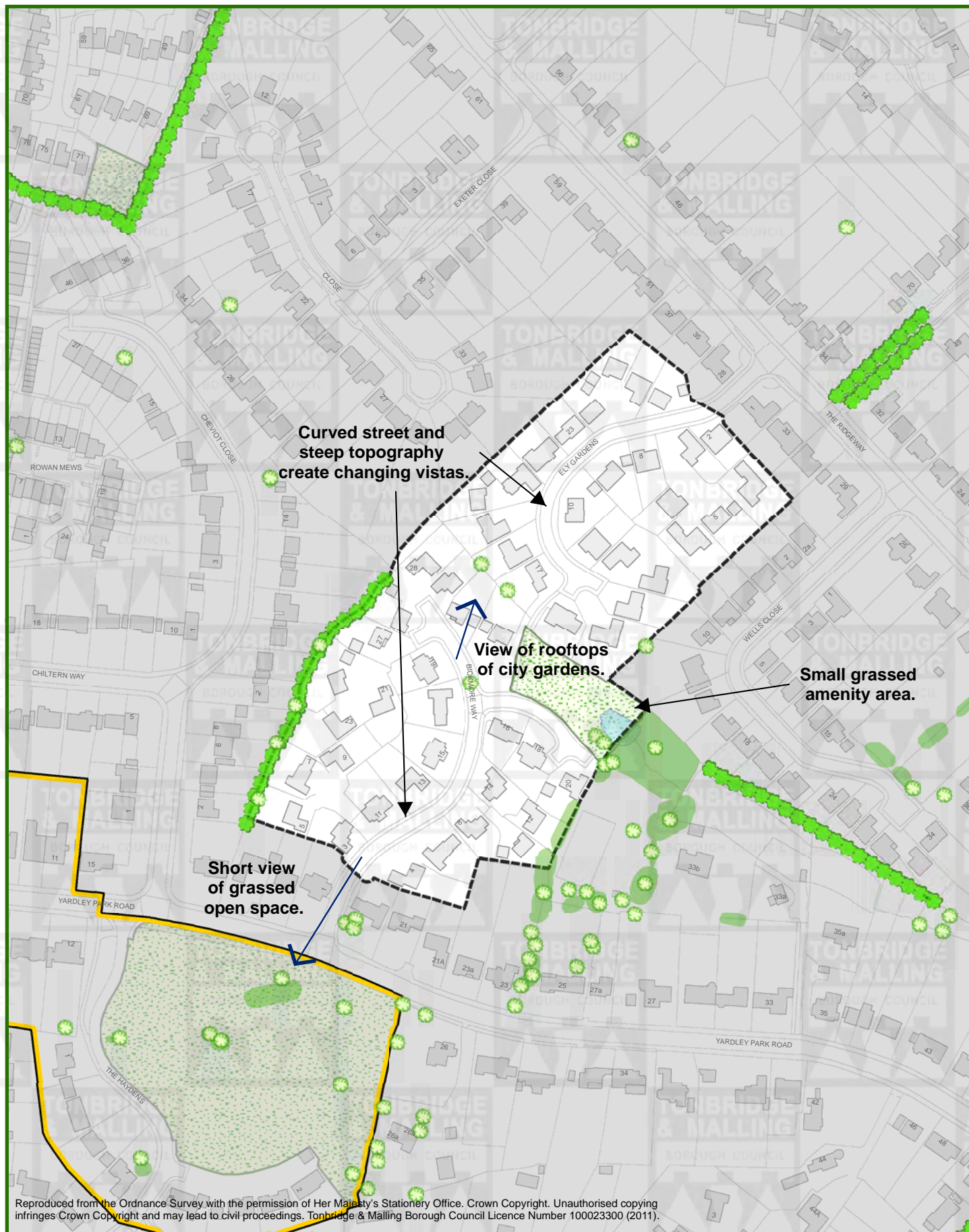
Bickmore Way is accessed from Yardley Park Road and stands on the site of Yardley Court which was demolished in the 1980s. The road falls away sharply northwards before flattening out. To the north, the rear of the houses in Ely Gardens close the view. Bickmore Way comprises detached houses in a variety of locally appropriate materials including red and buff brick with detached garages, brick pavements and open plan or hedged frontages. The houses have prominent gable ends facing the road, some half timbered. The development has a secluded, private, verdant character with the topography and layout providing changing vistas.

Locally Distinctive Positive Features

- Curving cul-de-sac layout and sloping topography create a quiet, private residential character.
- Houses set within verdant plots with large specimen trees.
- Harmonious blend of designs, colours and materials based on the local vernacular.
- Design details add interest and character.
- Attractive mix of boundary treatments including open plan, clipped hedges and railings.
- Good quality, varied surface treatments.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref 17

Title Bickmore Way Area

Tonbridge Character Area Appraisal



I8 – OLD BARN CLOSE

Comprising: Old Barn Close and Brook Street Farm House



The two storey detached houses are clustered around a shared access. The houses have brown tiled roofs with small plain chimneys and red brick frontages with white painted render, white windows and doors and half timber details. The grassed frontages are partially enclosed by hedges. Trees to the north and east form a green backdrop. The Close has a private character but there is some traffic noise from Brook Street.

A listed farm house and adjacent small development of four detached houses.

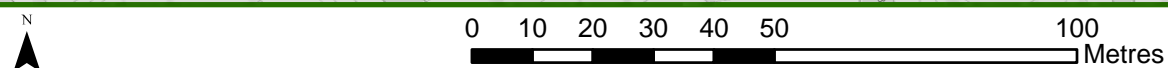
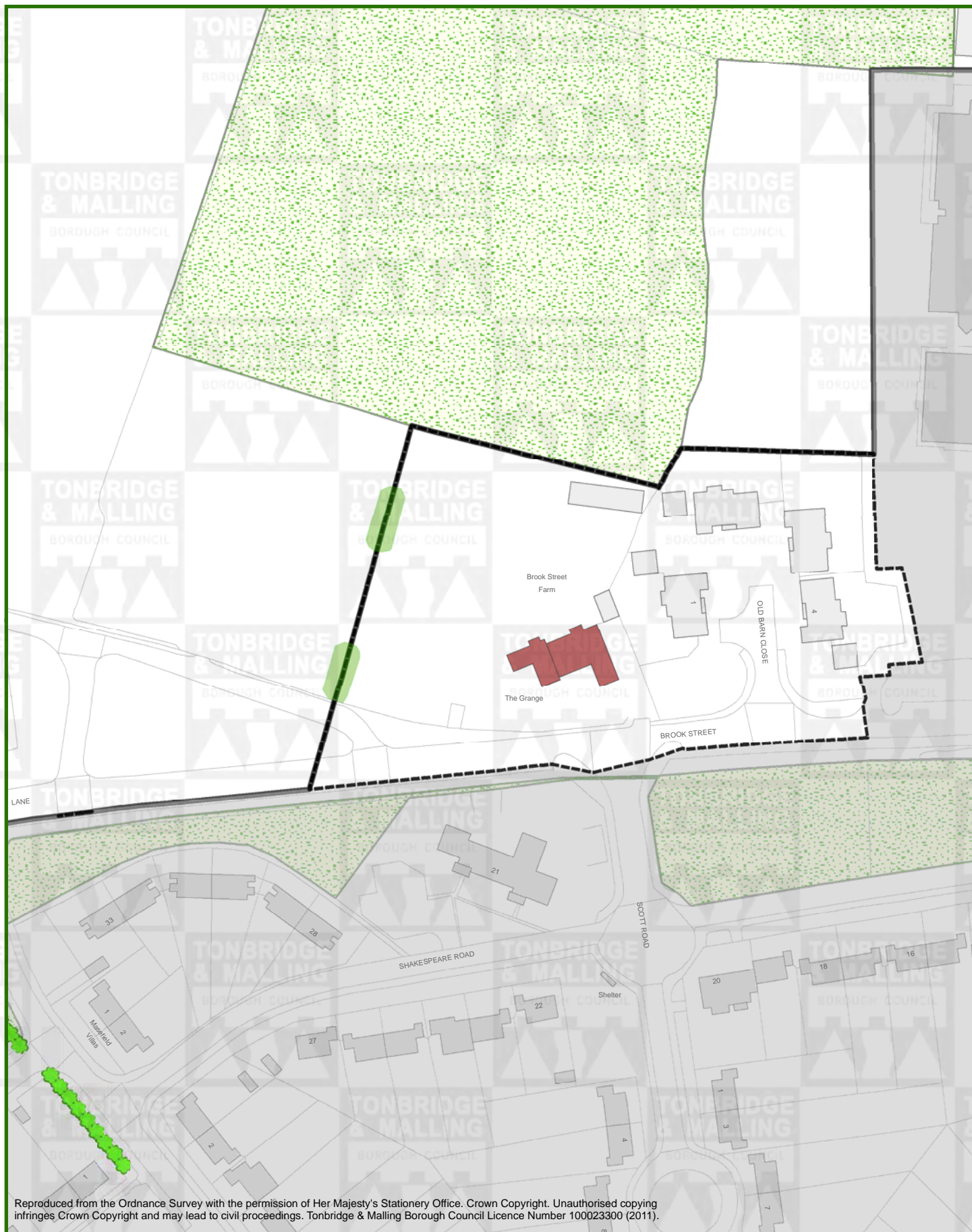
Listed Buildings	
<p>Brook Street Farm House and adjoining cottage</p> <p>L-shaped timber framed house mostly rebuilt in brick on the ground floor with tile hung above. Tiled roof with half-hipped gable. 2 storeys and attic. At the west end of the house is an attached cottage from around 1830.</p> <p>Grade II</p>	

Locally Distinctive Positive Features

- Listed building
- Design details add interest and character
- Trees to the north and east

Negative Features Worthy of Enhancement

- Traffic noise



Ref **18**

Tonbridge Character Area Appraisal

Title **Old Barn Close**



19 - TOWNACRES AREA

Comprising: Townacres and Penruddock House

A 1980s residential development of detached, semi-detached and terraced properties on a curving road and short cul-de-sac on flat land to the south of the Ridgeway. The area also includes Penruddock House which is sheltered housing.



The two storey houses are constructed in orange/brown or buff brick with pantiled and plain tiled brown roofs which are gabled or half-hipped with small dormers and no chimneys. Decorative details include orange brick details, orange hung tiles, pitched roof porches and porch canopies. The doors and windows are brown. The houses sit at varying depths from the road behind open plan paved or grass frontages planted with shrubs and occasional hedges. Some high brick walls face the road. The plots are various sizes but relatively compact. The houses have integral or separate garages. Some properties front onto shared driveways and footpaths.



The sheltered housing on the western side of the road is constructed in 1-2 storey blocks set behind footpaths and open plan grassed areas planted with trees. The properties have tall narrow white windows and steeply pitched catslide roofs. Some have two storey bay windows. There is a communal parking area. To the east, the rear of the 1930s cottage style housing and tree belt beside the Shipbourne Road form an attractive back drop.



A small grassed amenity area on the south side is planted with trees. Belts of trees frame the development to the east, west and south.

Locally Distinctive Positive Features

- Use of different decorative finishes provides variety whilst the developments retain a cohesive identity through a common scale and the limited range of materials used.
- Bands of trees and grassed amenity areas setting for the clustered development.
- The clustering of houses around shared parking areas creates a private, intimate character.

Negative Features Worthy of Enhancement

- No significant detractors.



I10 PORTMAN PARK (EAST)

Comprising: Portman Park (east)

A self-contained cul-de-sac development dips down at the eastern end of Portman Park.



The detached houses are clustered around the road on an uneven building line. A tall row of poplar trees to the north are a prominent feature. The detached two storey houses are constructed in yellow, orange and buff brick with brown tiled roofs. The buildings vary in design but have gabled brown tiled roofs, pitched porch canopies and attached or integral garages. Some properties have brown hung tiles or weatherboard and gable ends facing the road. The cul-de-sac curves and dips giving rise to changing vistas and tall trees frame the development on all sides. The development has a quiet private character.



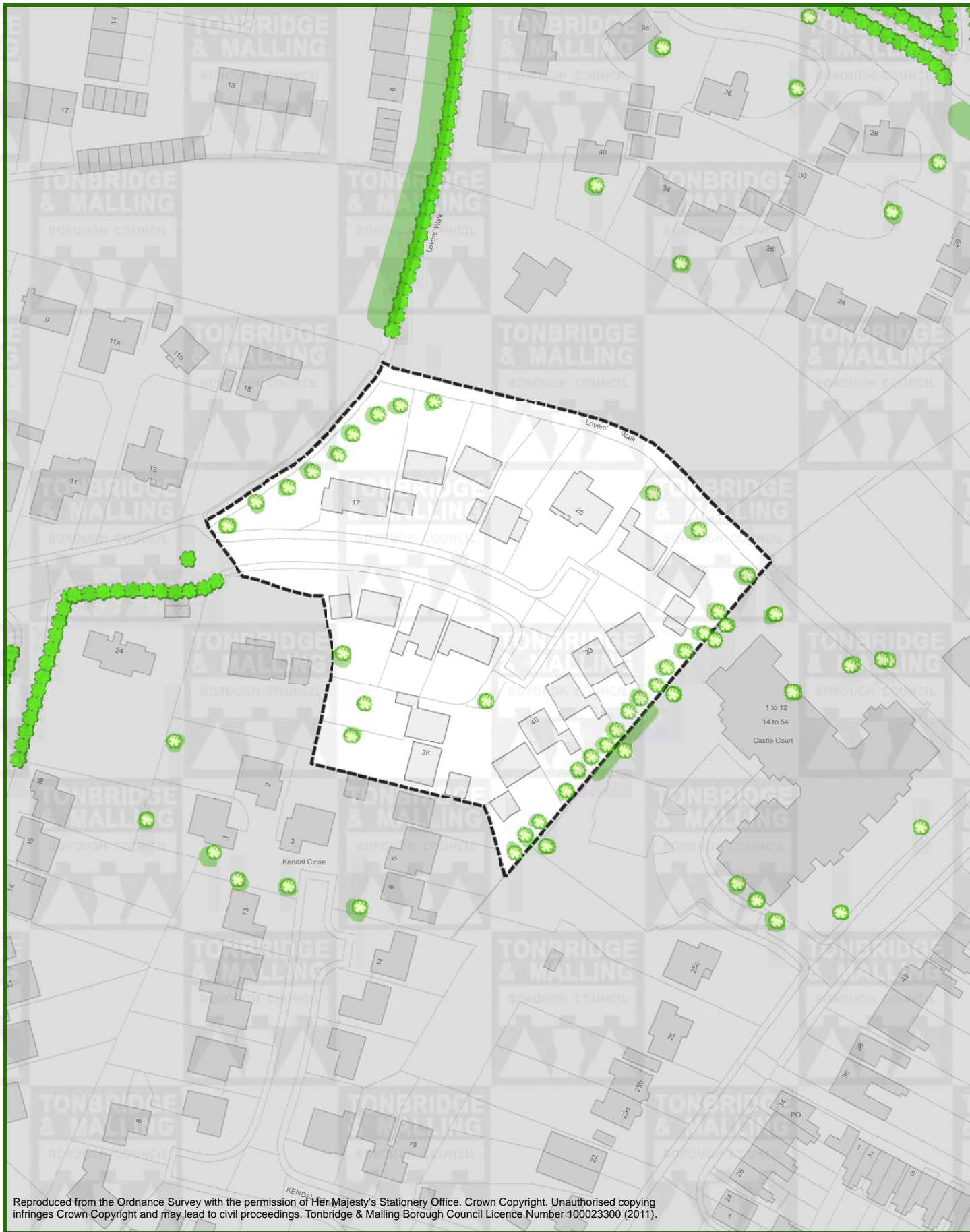
The properties in Portman Park (east) are facing or at angles to the road and are set at varying depths in variable sized plots. The frontages comprise driveways, small lawns and shrub planting and are unenclosed. A few specimen trees enhance the character. Traffic activity is low but background traffic noise can be heard.

Locally Distinctive Positive Features

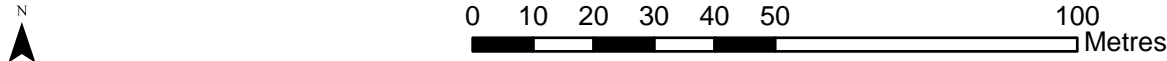
- Quiet residential character.
- Sloping topography and curving layout in Portman Park create changing vistas and enhances the private, secluded character.
- Trees to the rear of the buildings and on the frontages soften the architecture. Bands of protected trees in Portman Park provide a green backdrop to the houses. The poplars to the north are a prominent feature.
- Variation in design and materials of properties provides interest whilst the development has a cohesive identity.

Negative Features Worthy of Enhancement

- Traffic noise



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Ref

I10

Title

Portman Park (East)

Tonbridge Character Area Appraisal



I11- ROYAL RISE

A small development of semi detached and attached houses off Royal Avenue. The Rise forms the entrance to Hillview and St Stephen's Schools but has a private quiet atmosphere at off peak times.



A yellow brick and an orange/brown brick house with hipped roofs, decorative brick bands and attractive porches frame the entrance to the development. The other houses are orange/brown brick, some with painted upper storeys or hung tiles. Pitched porch canopies with decorative brackets are topped with slates. Some properties have two storey bays.

The properties have open frontages with grass and shrubs. Some of the houses are set at right angles to the road facing onto footpaths. The Rise has an enclosed private character. The red, green and blue garage doors are a quirky touch.



Locally Distinctive Positive Features

- Use of traditional decorative details provides variety whilst the development retains a cohesive identity through the common scale and the limited range of materials used.
- The grassed area at the western end provides an attractive vista.

Negative Features Worthy of Enhancement

- No significant detractors.

Tonbridge Central Area Action Plan



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Ref **I11**

Title **Royal Rise**

Tonbridge Character Area Appraisal

