

H - LOWER DENSITY DETACHED HOUSING



This category incorporates primarily areas of 1930s and 1950s housing and an area of mixed age in Old Hadlow Road. Exeter Close and Ridgeway Crescent were built off the Ridgeway in the 1950s. Later developments in the 1960s and 70s emulated the character.

Development often consisted of detached, wide double fronted houses spaced out evenly along, and facing, the road on a relatively consistent building line. Earlier developments were set widely apart with road space, including verges, and front gardens.

The two storey houses incorporate a limited range of traditional materials and designs and the buildings in one development or street will often be of one or repeated designs. Designs are individualised by varying the types and use of materials within estates. The buildings are typically constructed in orange/red or red/brown brick with some white render and mock Tudor detailing. The houses generally have a shallow rectangular plan form and pitched red/brown tiled roofs. The use of hips and gables roofs produces complex roof patterns. Many incorporate bay windows, porches, white or brown horizontal cottage-style casement windows and decorative features such as pillars.

Front gardens are often enclosed by mature hedges or with fencing or walls. Often deep rear gardens contain mature trees and vegetation.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s, 50s, 60s and 70s
Type of buildings	Detached, some attached.
Main uses	Residential.
Building Heights	2 storeys
Prominent building materials	Orange/red, buff and red/brown brick, white render, concrete tiled roofs, hung tiles, white horizontal cottage-style casement windows.
Predominant boundary treatments	Low brick walls and hedges or shrubs.
Open spaces	Retention of a few green open spaces and trees. Allotments on the earlier developments.

Locally Distinctive Positive Features

- Cohesive character created by a relatively consistent building line, common height, scale, materials and similar or repeated designs and details.
- Use of hips and gables produces complex roof patterns.
- Enclosed boundaries with hedges and mature trees within and framing the character areas add to the informal verdant character.

Negative Features Worthy of Enhancement

- No significant detractors

H1 – EXETER CLOSE

Comprising: Exeter Close

A small development of 39 houses built in a curved T shape off the south side of the Ridgeway in the 1950s by Crouch Homes.



The detached houses are set back behind a pavement, verge and landscaped front gardens bordered by low stone walls, some topped by hedges and wooden panel fences giving the development a spacious green character.



The level Close occupies an elevated position but there are no long views. The buildings are framed by belts of tall mature trees. There are also a number of attractive specimen trees within gardens.



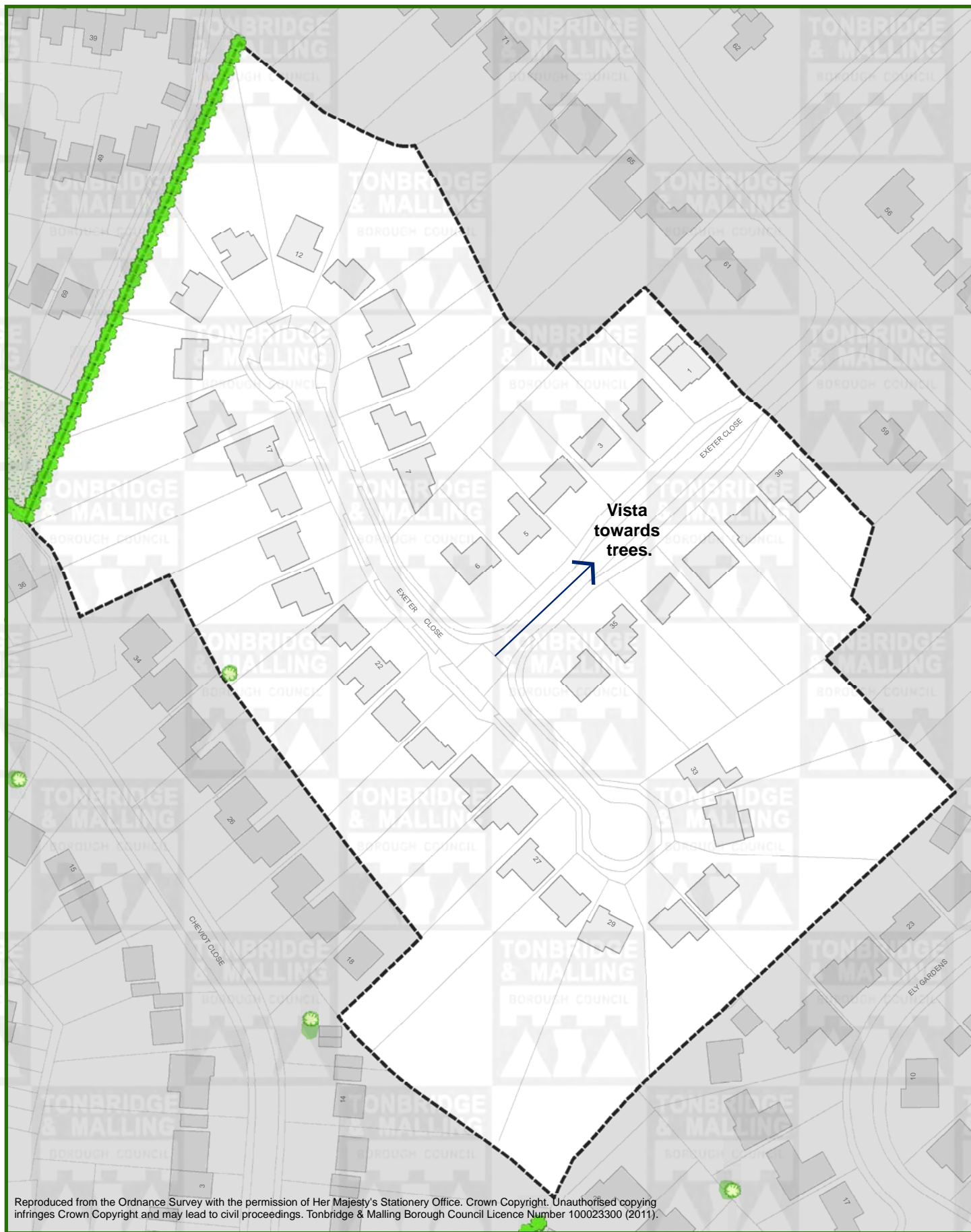
The houses have distinctive brown tiled pyramid shaped roofs with a triangular face at the apex and small chimneys. On some houses the roof sweeps downwards on one side to give an asymmetric design. The houses are red/brown brick, some with the upper storey painted render in a pastel shade.

Locally Distinctive Positive Features

- Cohesive identity created through consistent use of materials and similarity in the design and scale of the houses.
- Detached houses in quite wide plots set back from the road give a spacious character enhanced by the verges, trees and shrubs in the gardens and belts of mature trees which form a backdrop.

Negative Features Worthy of Enhancement

- No significant detractors.



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Ref	H1	Tonbridge Character Area Appraisal
Title	Exeter Close	



H2 - RIDGEWAY CRESCENT

Comprising: Ridgeway Crescent

The crescent is a horseshoe-shaped development on the north side of the Ridgeway comprising detached and semi-detached houses in relatively large plots primarily dating from the 1950s.



High hedges running the length of the gardens of houses on the Ridgeway border both sides of the entrances to the Crescent creating a gateway and separating the Crescent from the bustle of the Ridgeway.



The red/brown brick houses, some with painted rendered upper storeys have brown pantiled or plain tiled roofs, some pyramid shaped, others with gables facing the street. Some roofs sweep down on one side to give an asymmetric design. Whilst roof designs vary, the roof height is quite consistent throughout the development. Low brick walls form the front boundaries. Repeated designs on the western arm of the Crescent give rhythm to the streetscene.



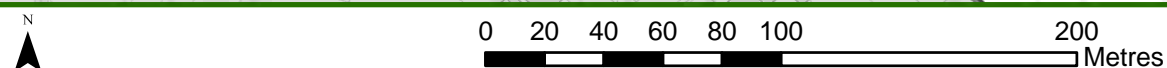
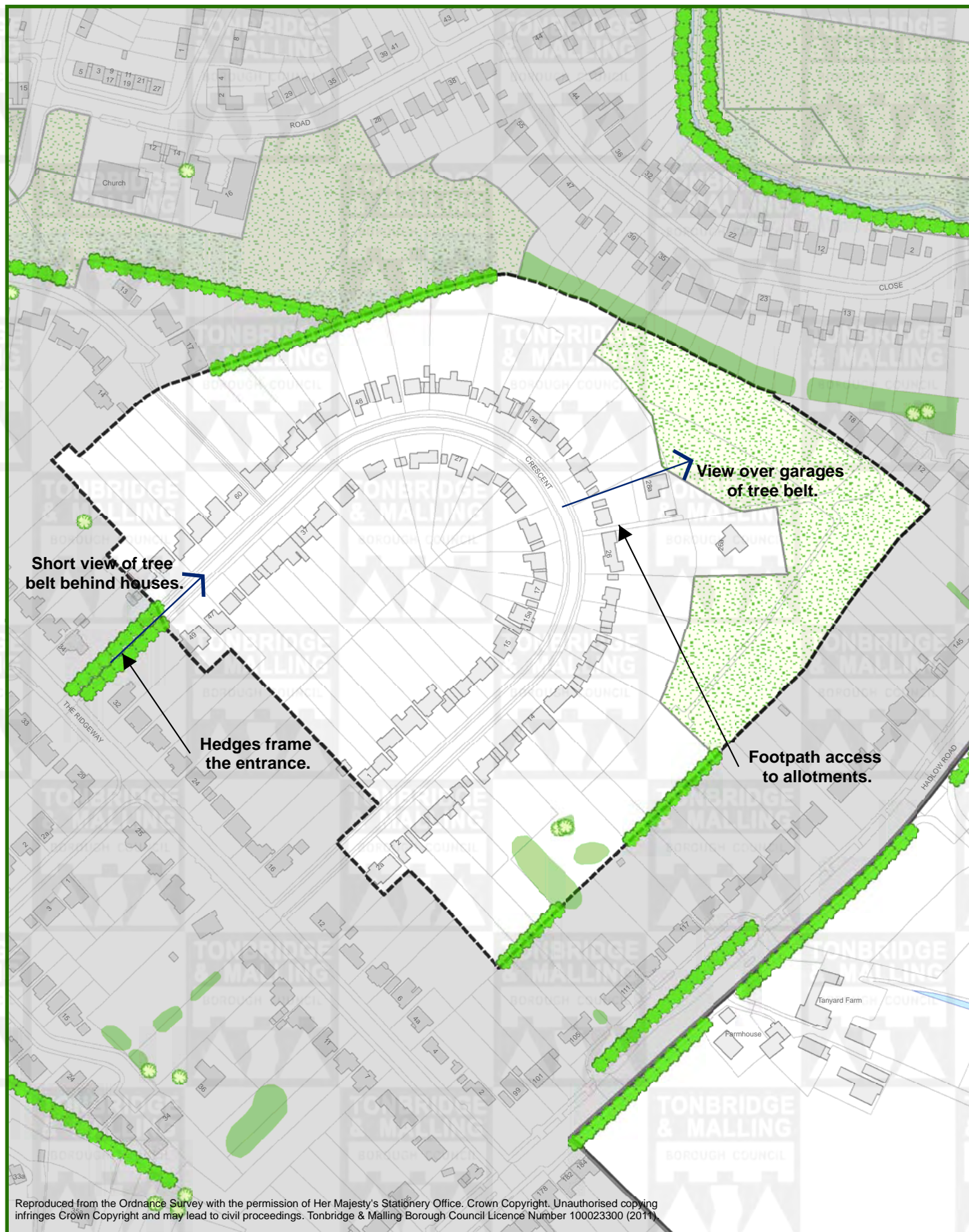
A belt of mature trees to the north creates a backdrop to the housing. The original houses are set quite wide apart with single storey flat roofed garages allowing views through to the tree belt behind. In some cases side extensions have closed this gap creating a more continuous frontage, reducing the feeling of spaciousness. The houses are set behind a pavement, verge and landscaped front garden enclosed by low walls, some with hedges above.

Locally Distinctive Positive Features

- Consistency of materials and building height. Some rhythm.
- Detached and semi detached houses in wide plots set back from the road behind front gardens, pavement and verges giving a spacious character.
- Belt of trees to the north is visible between and over the houses. Hedges by entrance are strong linear features visually separating the development from the Ridgeway.
- Quiet residential character particularly further away from the Ridgeway with low traffic levels.

Negative Features Worthy of Enhancement

- Side extensions which reduce the feeling of spaciousness.



Ref **H2**

Title **Ridgeway Crescent**

Tonbridge Character Area Appraisal



H3 – YARDLEY PARK ROAD

Comprising: Yardley Park Road

This spacious curving road slopes down eastwards from Shipbourne Road to Hadlow Road. It has a verdant character and is lined by detached individually designed houses in large plots of various styles and ages from Victorian to the present day.



The reds and browns of the traditional bricks and tiled roofs blend harmoniously with the landscape setting. The chimneys, gables and dormers on the one and two storey buildings create an interesting and varied roofscape. Hedges, stone walls and wooden fences give an informal, rural frontage, enhanced by decorative lampposts.

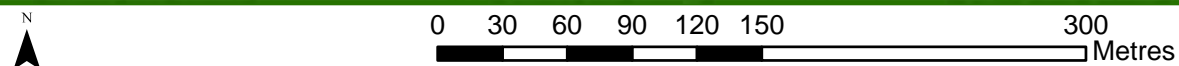
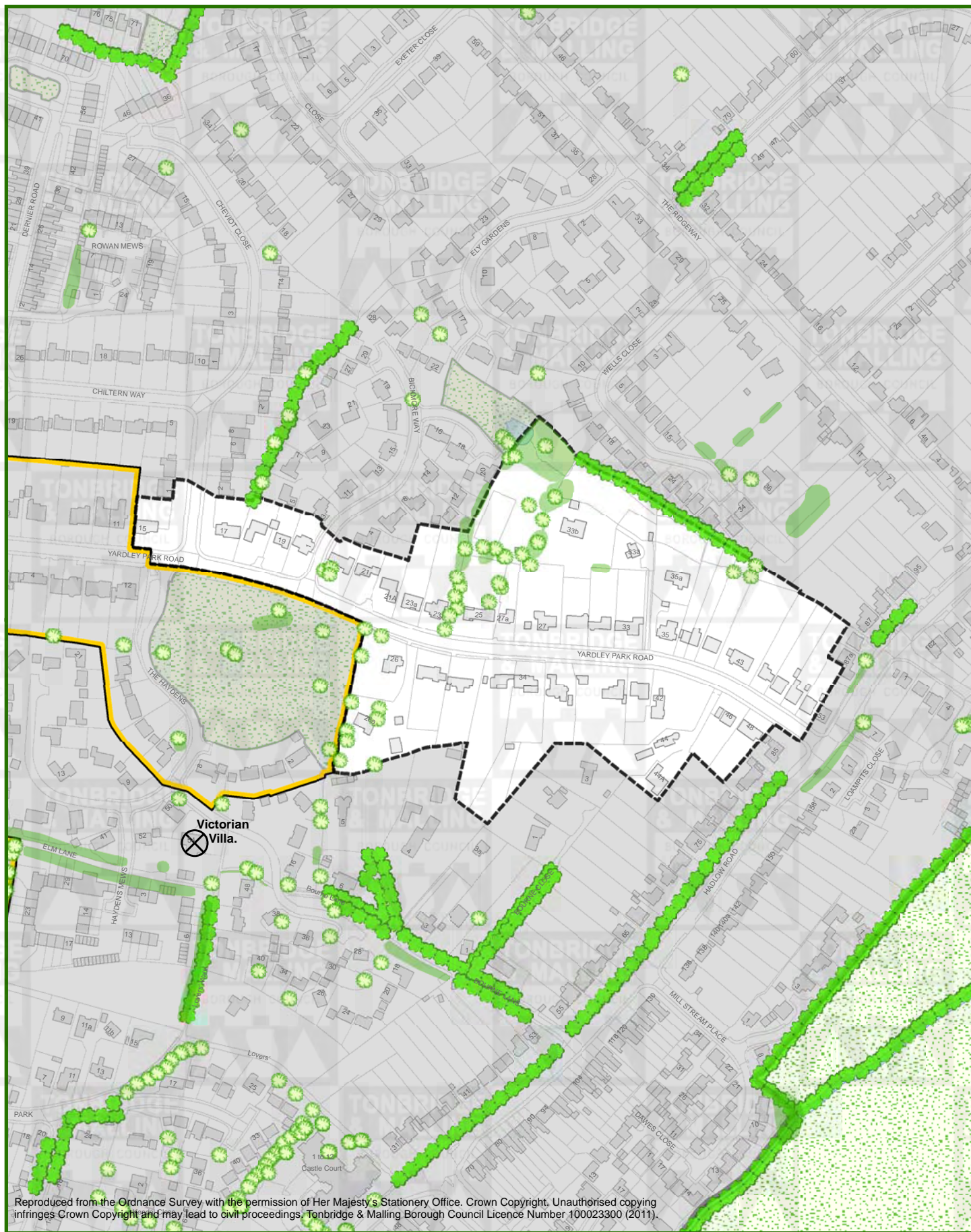


Locally distinctive positive features

- Spacious green, semi-rural character formed by substantial buildings set in large plots.
- Hedges, mature landscaped gardens and varied but harmonious boundary treatments.
- Individually designed buildings of various ages and styles most constructed of traditional materials including red brick, red and brown roof tiles, half timbering and weatherboard.
- Steeply sloped, interesting and varied roofscape.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **H3**

Title **Yardley Park Road**

Tonbridge Character Area Appraisal



H4 – THE RIDGEWAY

Comprising: The Ridgeway and Wells Close

The Ridgeway links the Shipbourne Road to Hadlow Road. The road was constructed in the 1930s and control measures have been introduced to reduce traffic speeds on this long straight road. The character is similar to that along the Hadlow Road with substantial 1930s individually designed properties set within larger plots set back from the road behind landscaped front gardens.



The long straight road is bordered by a variety of boundary treatments including hedges, brick and stone walls, railings and wooden fences. Street trees at the eastern end and trees and shrubs within gardens contribute to the verdant character. There are long views eastwards.



The mainly 2 storey houses are built in a variety of styles and materials typical of the era. These include mock-Tudor houses with half timbering, tall narrow chimneys, decorative herringbone brickwork and hung tiles. Number 25 (left) shows the influence of the moderne movement with its white painted brickwork, coloured pantiles, flat roofs and suntrap windows.



Close to the junction with Royal West Kent Avenue, a late Victorian property with decorative shaped bargeboards and tall Tudor style chimneys is a prominent feature.



Rochester Way constructed in the 1930s - 1970s has a private secluded character. The long access with wide verges is enclosed by the side boundaries of adjoining gardens. Some of the houses overlook a treed open space.



Wells Close has a more traditional layout with the houses facing the road set back behind open front gardens on a relatively even building line. Wide grass verges and a belt of trees on the south side contribute to the verdant spacious character. The houses are constructed of red/brown or buff brick with hung tiles and brown plain tiled roofs. The roofline is varied with hipped and gabled roofs and long front pitches sloping down to first floor level on some properties. Many properties have wide dormers and prominent gables facing the road. The houses have integral or attached garages.

Listed Buildings

Nos 77 & 79 Cage Farm House, The Ridgeway

18th century two storey farmhouse with later additions. Red brick with grey headers and half hipped tiled roof with dormers.

Grade II

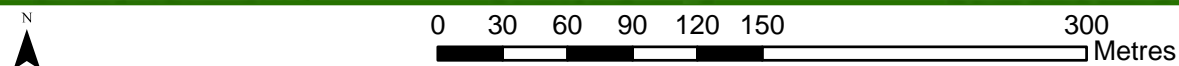
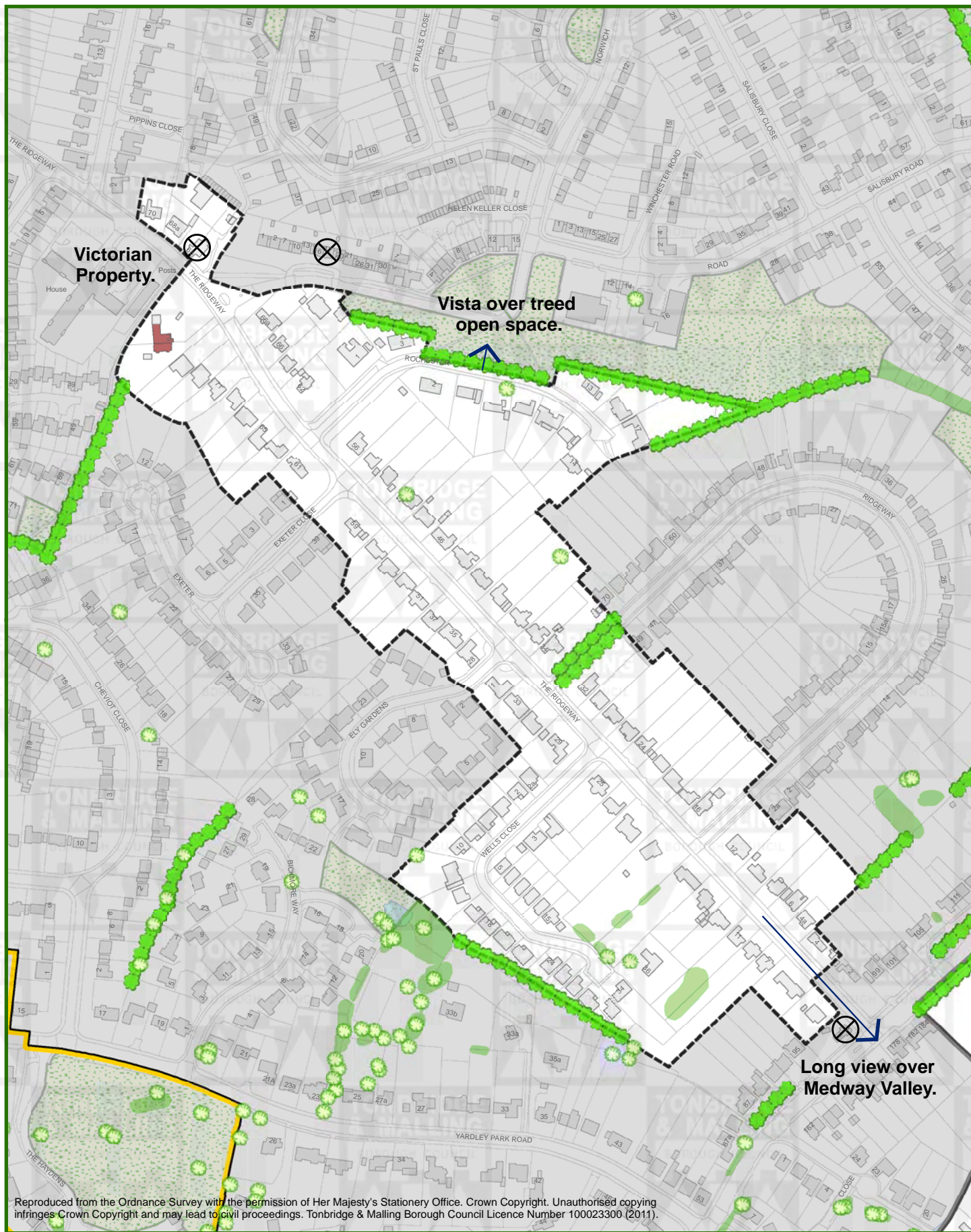


Locally Distinctive Positive Features

- Spacious character.
- Street trees, hedges, mature landscaped gardens, large specimen trees and varied but harmonious boundary treatments.
- Belt of trees to the south of Wells Close contributes to the verdant character.
- Listed 18th century building.
- 19th century buildings.
- Substantial individually designed 1930s houses with original features set well back from the road in large plots.
- Long view to the east.

Negative Features Worthy of Enhancement

- Poor surfacing.
- Electricity sub-station.



Ref **H4**

Title **The Ridgeway**

Tonbridge Character Area Appraisal



H5 – VAUXHALL GARDENS

Comprising: Vauxhall Gardens

A short cul-de-sac development between the Pembury Road and the railway line on the edge of the built up area which slopes up gently from east to west and is screened by tree belts. The detached two storey 1960s houses and chalet bungalows are set in wide plots.



The chalet bungalows are painted cream with hanging green/brown shaped tiles and prominent gable ends facing the road, whilst the two storey houses have shallow pitched roofs and chimneys. The properties have wide white casement windows. The open plan frontages are grassed with side hedges, shrubs and tall trees.

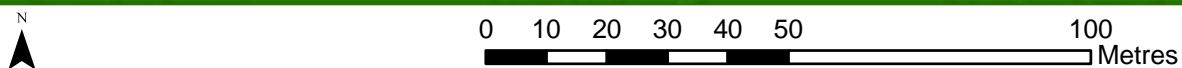
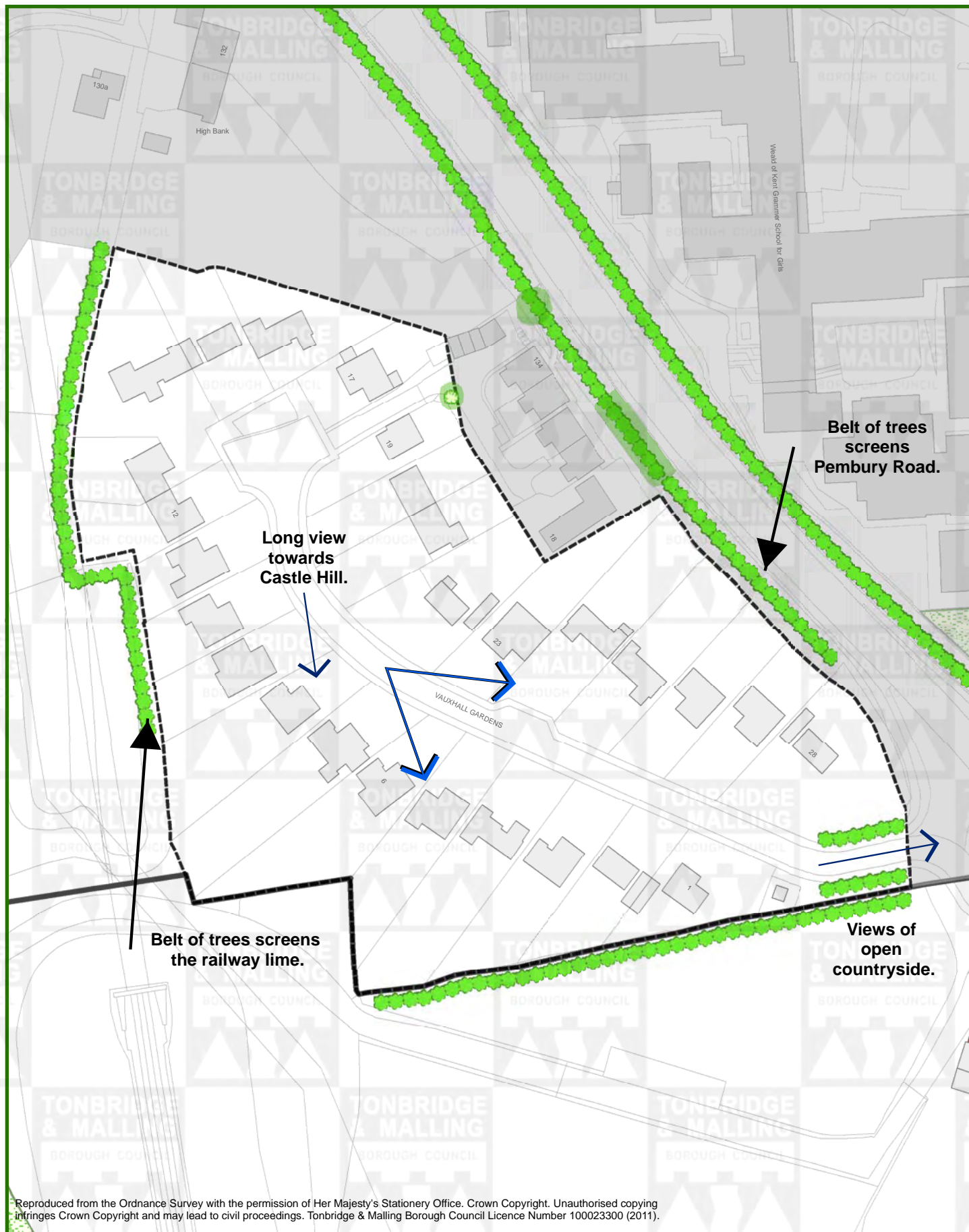
Belts of trees flank the entrance to the development and there are long views eastwards of Castle Hill.

Locally Distinctive Positive Features

- Trees screen the development from Pembury Road and the railway line.

Negative Features Worthy of Enhancement

- The quality of surfacing and street lighting is poor.



Ref **H5**

Tonbridge Character Area Appraisal

Title **Vauxhall Gardens**



H6 – STREAMSIDE

Comprising: Streamside

A cul-de-sac of detached two storey houses accessed off Denbeigh Drive but facing onto the stream and treebelt of the woodland walk.



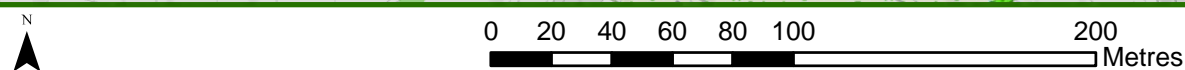
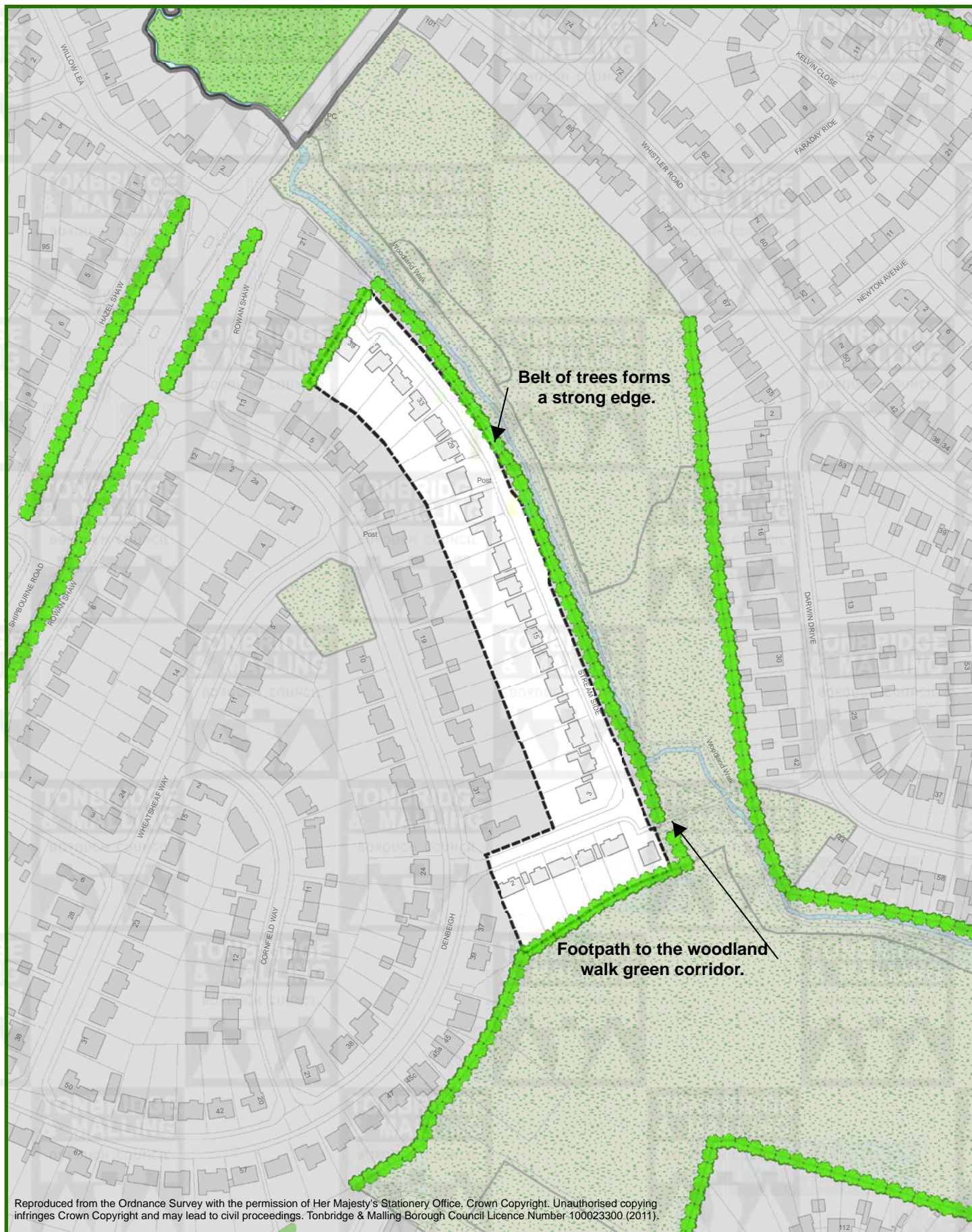
The two storey houses of orange brick with red hung tiles and brown pantiled roofs are of similar age and design. Some have two storey bay windows with gable ends facing the street. The properties are set back from the access road behind planted front gardens bordered by dwarf walls and clipped hedges.

Locally Distinctive Positive Features

- Open space and a tall belt of trees.
- Similar materials and design of buildings creates a cohesive character.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **H6**

Title **Streamside**

Tonbridge Character Area Appraisal



H7 – COLLEGE AVENUE AREA

Comprising: College Avenue, The Spinney, Hillside and West Rise.

A sloping area of curving roads and culs-de-sac in an elevated position on the south side of Tonbridge, rising to the south and east.



College Avenue is a curving road of two storey houses and bungalows from which The Spinney, Hillside and West Rise cul-de-sacs lead off to the south. There are panoramic views to the north towards the Sevenoaks Ridge.

The houses are constructed of red or buff brick with some cream render and decorative brick work, white windows and doors. They have gently pitched brown tiled roofs and some have canted single storey bay windows, porches and integral garages. Each of the culs-de-sac has a distinctive character with several repeated designs. Traffic levels are low but there is traffic noise from the A21. The houses are set back on medium sized plots behind open or hedged, grassed frontages planted with shrubs and trees.



Hillside



West Rise



The Spinney



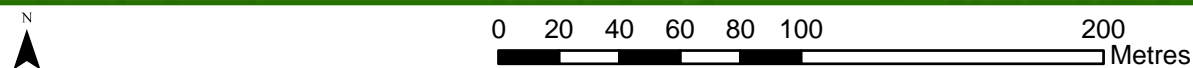
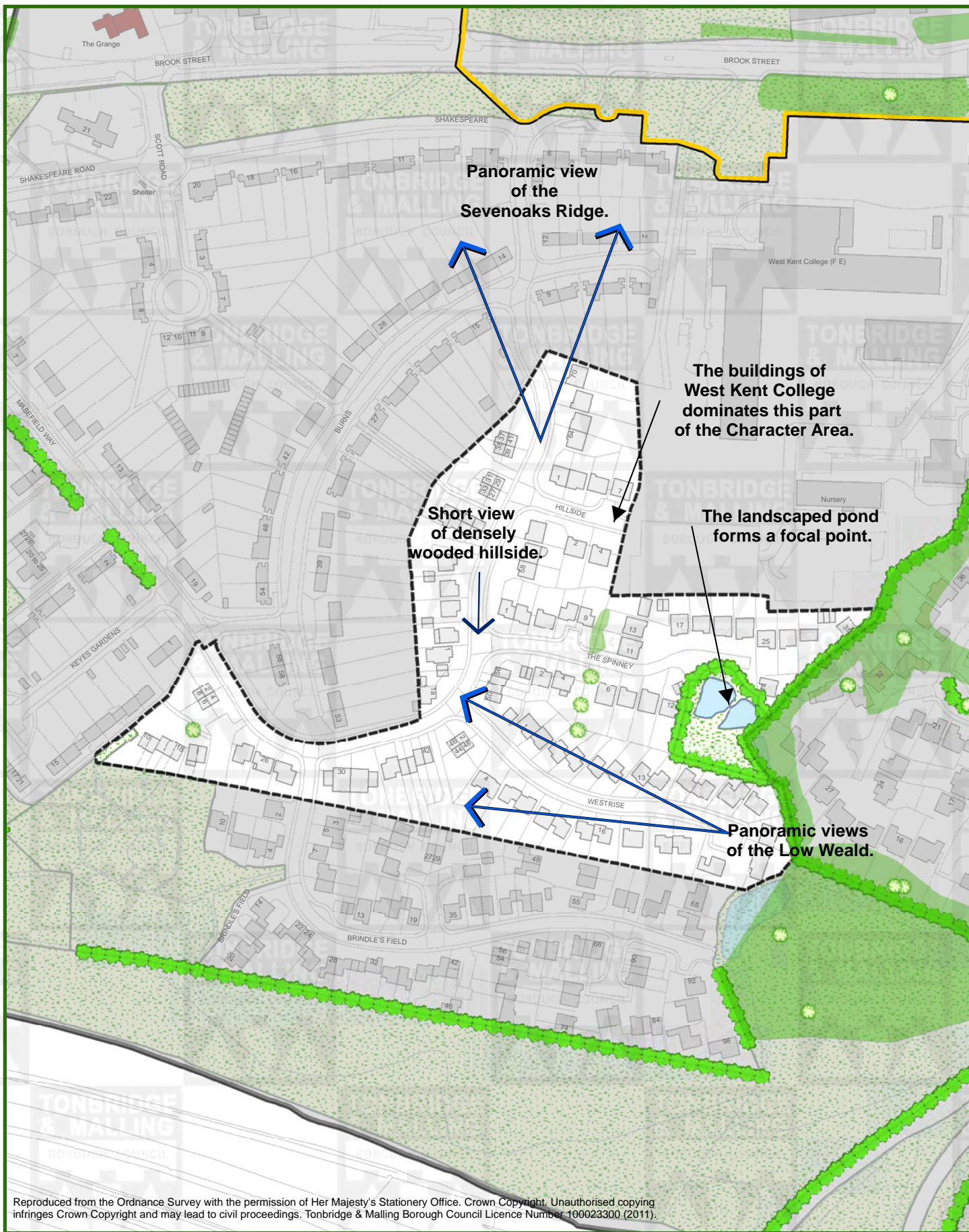
A fenced pond surrounded by trees and a small grassed area complete with picnic bench provides the focal point of The Spinney contributing to the verdant character of this cul-de-sac.

Locally Distinctive Positive Features

- Residential area in elevated position with panoramic views to the north from College Avenue and West Rise.
- Belts of trees on high land to the south and west frame the development.
- Repeated designs and limited materials and colour palette give the area a distinctive character, whilst each cul-de-sac has a different identity.
- The pond in The Spinney is a particularly attractive feature.

Negative Features Worthy of Enhancement

- Traffic noise from the A21.
- The tall buildings of West Kent College dominate the vista east along Hillside and are visible from the Spinney.



Ref **H7**

Title **College Avenue Area**

Tonbridge Character Area Assessment



H8 – OLD HADLOW ROAD AREA

Comprising: Foalhurst Close, Old Hadlow Road (south), Stair Road and Valley Forge Close.

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 generous plots. Stair Road and Foalhurst Close lead off it. Valley Forge Close is accessed via Cornwallis Avenue. Some of the properties are Victorian, but many date from the 1930s and 1950s up to the present day. The street has a winding historical quality and is densely vegetated giving it a semi rural character.



Looking east along Old Hadlow Road, the vegetation dominates over the architecture. The houses are set well back on an even building line behind mainly enclosed front gardens bordered by hedges, low walls and wooden fences, giving the street an informal, almost rural appearance.



The mainly detached houses are a variety of ages from Victorian to the 1970s. The predominant materials include red and brown brick, cream and white render, pantiled and plain clay and machined tiles, slate and hanging tiles. The houses have gabled or half hipped roofs, many have large gables facing the road. Most of the properties have chimneys. Window styles vary but are generally white painted. The properties are set within landscaped gardens. The majority of properties on the northern side of Old Hadlow Road date from the 1930s or earlier, including some substantial 1920s and 1930s houses, whereas the properties on the south side are principally post-war. This semi-detached Victorian cottage retains original details.



Stair Road has a more open plan character and is less verdant than Old Hadlow Road. The post 1970s brick houses are set closer to the road and have tiled hipped roofs and narrow chimneys. At its eastern end Stair Road becomes narrow, twisting and arcadian in character (see Section L).



Foalhurst Close is a 1970s cul-de-sac development of detached houses with open plan frontages. The houses are of repeated designs constructed of buff brick with gabled brown tiled roofs, red or brown hanging tiles and wide white windows. There are long views southwards between the houses over the flat roofed garages.



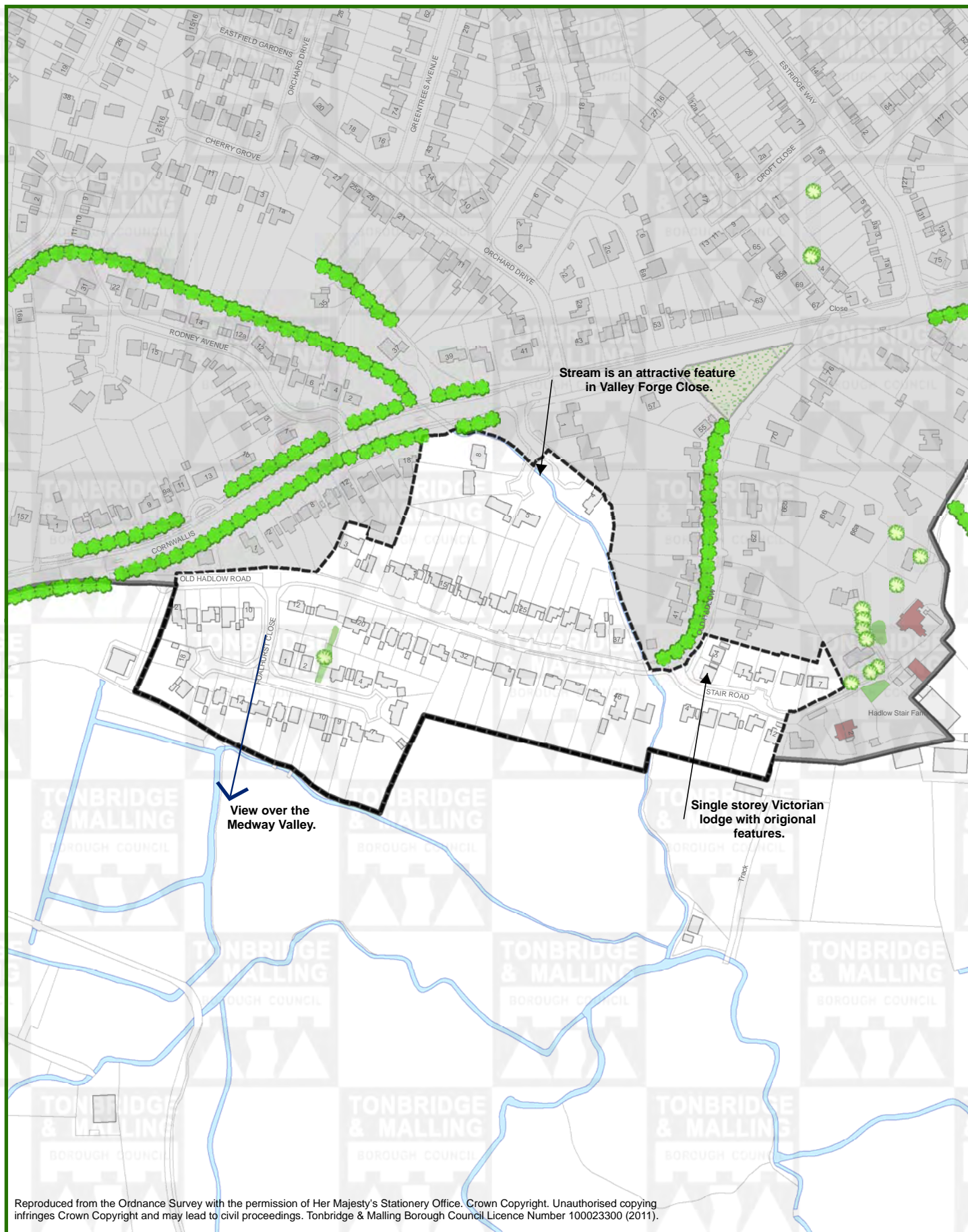
Valley Forge Close is a late 1950s development of detached 2 storey houses in large gardens. The Close has a verdant character and the layout makes a feature of the stream that runs through the development.

Locally Distinctive Positive Features

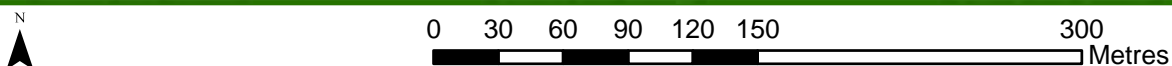
- Curving historic road with houses set well back behind verdant frontages.
- Harmonious blend of one and two storey houses of different ages and designs set within large landscaped gardens.
- View of Listed Buildings.

Negative Features Worthy of Enhancement

- Some traffic noise close to Hadlow Road.



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Ref **H8**

Tonbridge Character Area Appraisal

Title **Old Hadlow Road Area**



H9 – DRY BANK ROAD

Comprising: Dry Bank Road.

This short cul-de-sac runs northwards off Dry Hill Park Road. The southern section lies within the Conservation Area. The northern section consists of a short row of detached houses dating from the 1970s onwards and a semi-detached Victorian property.



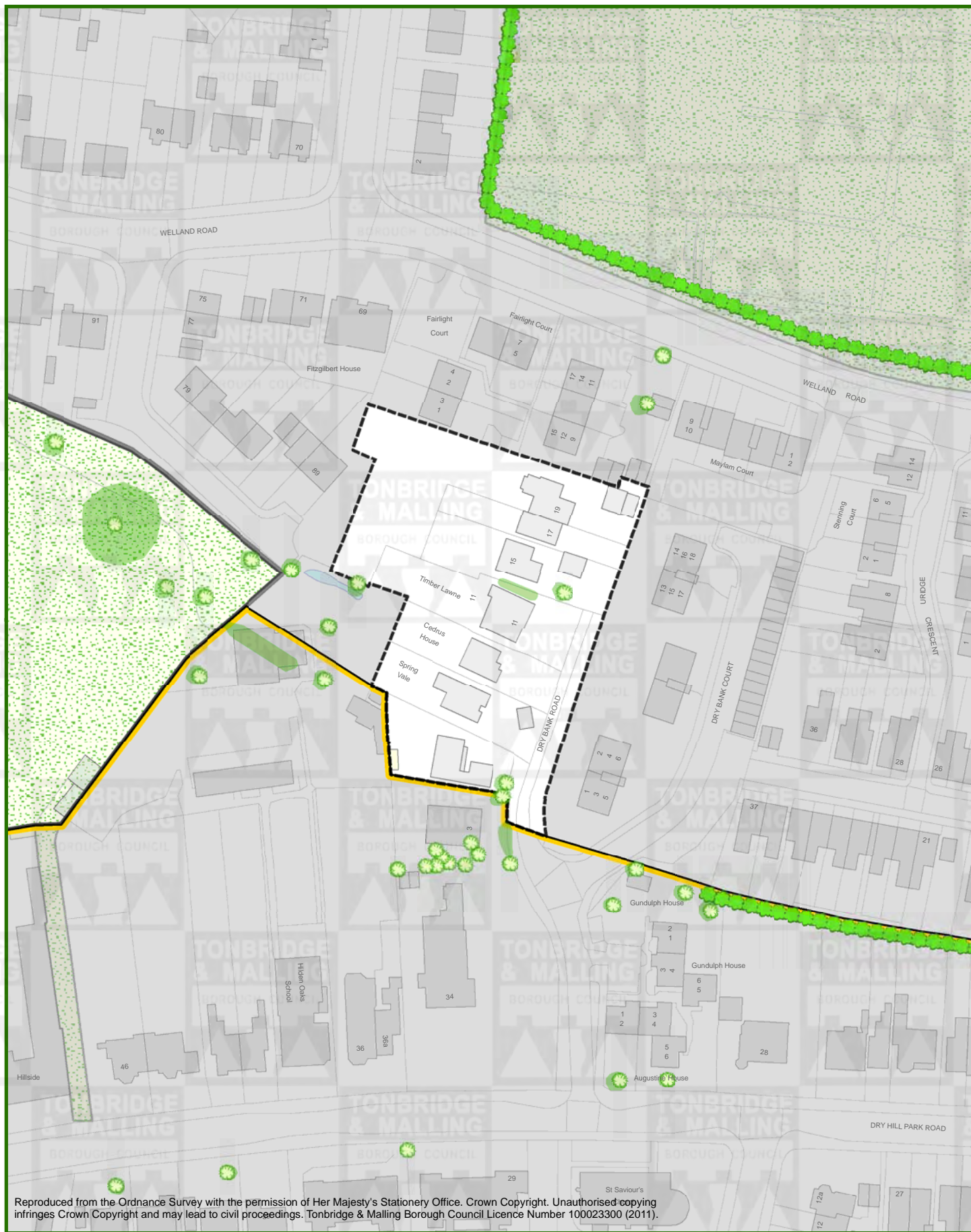
Dry Bank Road is a private road with a quiet, secluded, informal character. It is screened from surrounding development by tall trees and hedges and is a narrow, partially unmade road. The houses are set on the west side in relatively large plots, below the level of the road behind open plan or partially enclosed front gardens and garages. They are constructed of red or red/brown brick with some tile hanging and gabled roofs. The Victorian properties are constructed in red brick with steeply pitched gabled slate roofs and wide chimney stacks.

Locally Distinctive Positive Features

- Quiet, secluded character enhanced by tall trees and hedgerows which screen surrounding development.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **H9**

Title **Dry Bank Road**

Tonbridge Character Area Appraisal

