

G10 – BARCHESTER WAY AREA

Comprising: Arne Close, Beecham Road, Bliss Way, Britten Close, Delius Drive, Elgar Close, Grainger Walk, Higham Lane (north), Purcell Avenue, Stainer Road, Sullivan Road, Vaughan Avenue, Walton Road and Allington Drive, Barchester Way and Framley Road

An extensive 1960s development on flat land at the northern edge of Tonbridge abutting open countryside. The 2 storey semi-detached and detached houses are closely arranged along curving roads and culs-de-sac. The streets to the west of Higham Lane are named after composers and those to the east after the Barchester Chronicles. The houses are set back from the road on an irregular building line on plots of varying widths behind open plan or partially enclosed lawned frontages. Although designs are repeated in groups of houses, there have been a large number of side, rear, porch and dormer additions over the years, particularly in the area west of Higham Lane, creating an eclectic mixture of designs and styles.



The semi detached and detached houses are in a variety of styles and materials with groups of repeated designs. Materials include buff and red brick, shaped and plain hanging tiles, mock half timber and vertical or horizontal black or white weatherboard. The roofs are generally brown pantiles with gable ends but there are a few hipped and catslide roofs. Most of the properties have small chimneys. The houses have wide white windows and attached or integral garages.

At the western edge of the development, Grainger Walk comprises terraced properties facing onto a footpath and hedge which screens it from the neighbouring Woodlands School. The communal garages detract from the character and the surfacing is poor.



A number of houses have flat roofed glazed porches which extend across the front of the property.

Barchester Way is a long gently curved road lined by detached houses in larger plots and has a verdant spacious character enhanced by specimen trees and the grassed amenity area at the junction with Framley Road.



The development in Framley Road is more close-knit with the semi-detached houses set back from the road on long narrow plots. Repeated designs give the road a cohesive character.



The tall chimneys placed low on the steeply pitched roof form an unusual feature on these houses on Framley Road

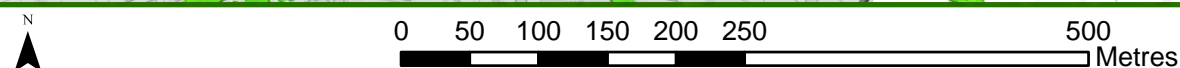
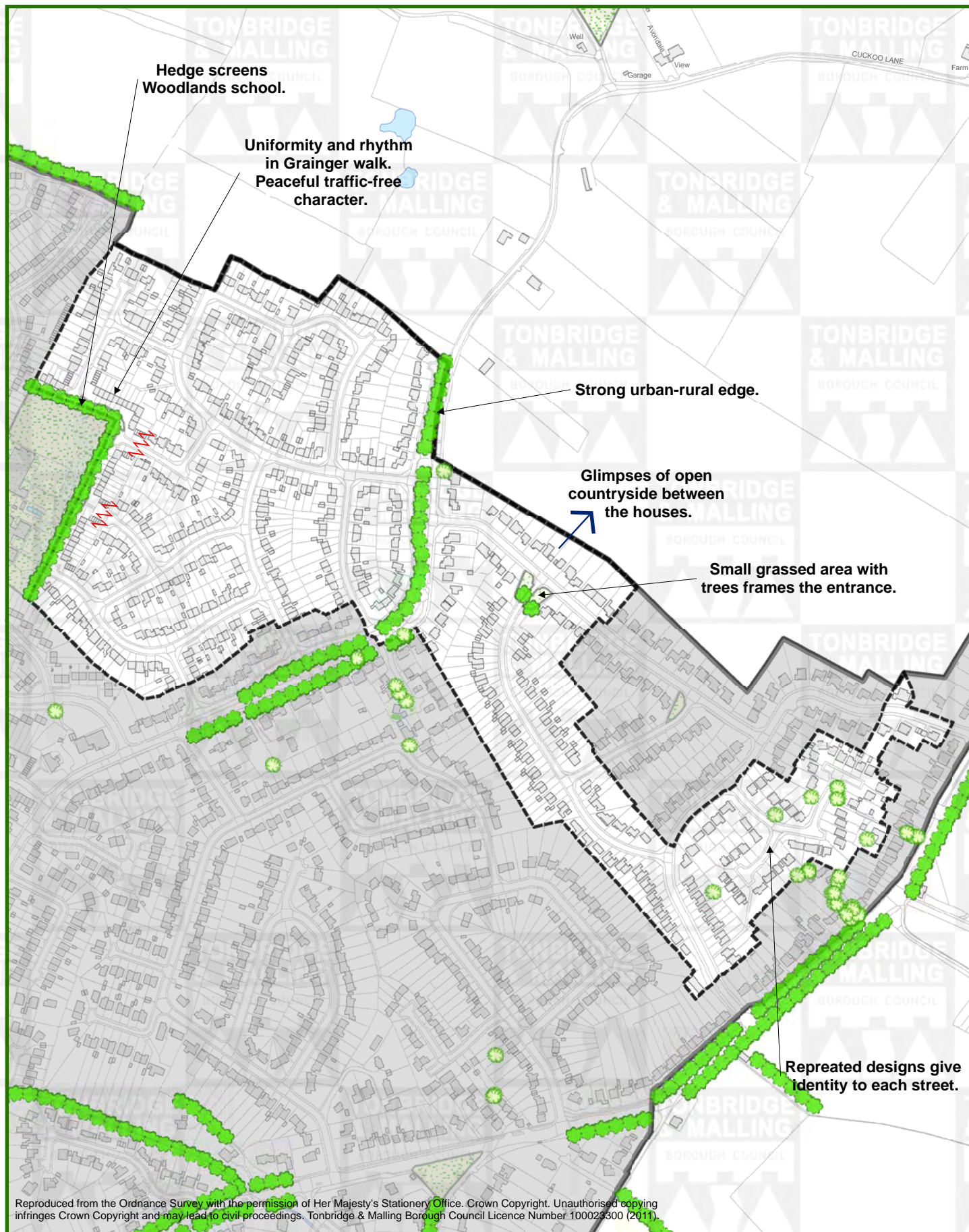


Locally Distinctive Positive Features

- In Barchester Way there are glimpses of countryside between the houses. Specimen trees and treed grassed areas give a verdant spacious character.
- Grainger Walk faces onto a peaceful meandering footpath enhanced by verges and shrubs.
- Long curving roads, flat topography and deep, open frontages create a feeling of spaciousness particularly to the east of Higham Lane.
- Repeated designs give parts of the area a cohesive character.

Negative Features Worthy of Enhancement

- Flat roofed communal garage areas.



Ref **G10**

Tonbridge Character Area Appraisal

Title **Barchester Way Area**



G11 – CHILTERN WAY

Comprising: Cheviot Close and Chiltern Way

Cheviot Close is a cul-de-sac but Chiltern Way connects through from Dernier Road to Yardley Park Road. The two storey houses are situated on wide plots and the area has a quiet residential character and a unified design.

The two storey houses are constructed in buff, yellow or red brick with gabled roofs and neo-Georgian features including small rectangular window panes and doors framed by white painted wooden surrounds with flat storm porches supported by painted pillars. The houses have brown tiled roofs, some with gabled front projections and bay or bow windows. Many houses have white timber glazed porches. Whilst the houses are of a variety of designs, the overall effect is unified giving the area a distinct character and identity. Most houses have attached flat roofed garages and driveways, so there is little on-street parking.



The houses in Chiltern Way are substantial some with forward projecting gable ends and hanging tiles or weatherboard on the upper storeys. The houses are set in wide plots behind deep unenclosed lawns planted with trees and shrubs. The straight road culminates in a flat fronted, buff brick two storey block of flats with prominent white porches. The road then turns sharply north where there is a pronounced change of character as it connects with the Victorian cottages of Dernier Road.

The houses in Cheviot Close are set well back from the road behind pavements and deep, lawned open plan frontages planted with trees and some shrubs giving a spacious, verdant character. A belt of trees on the east side provides a green backdrop visible over and between the houses. At the end of the cul-de-sac, short rows of two storey terraced red brick houses with ornate white balconies are set at an angle to the road behind a broad verge planted with trees.

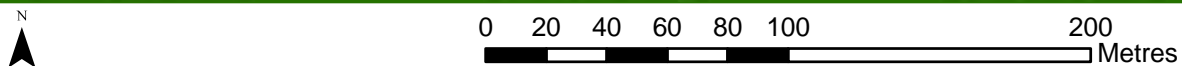
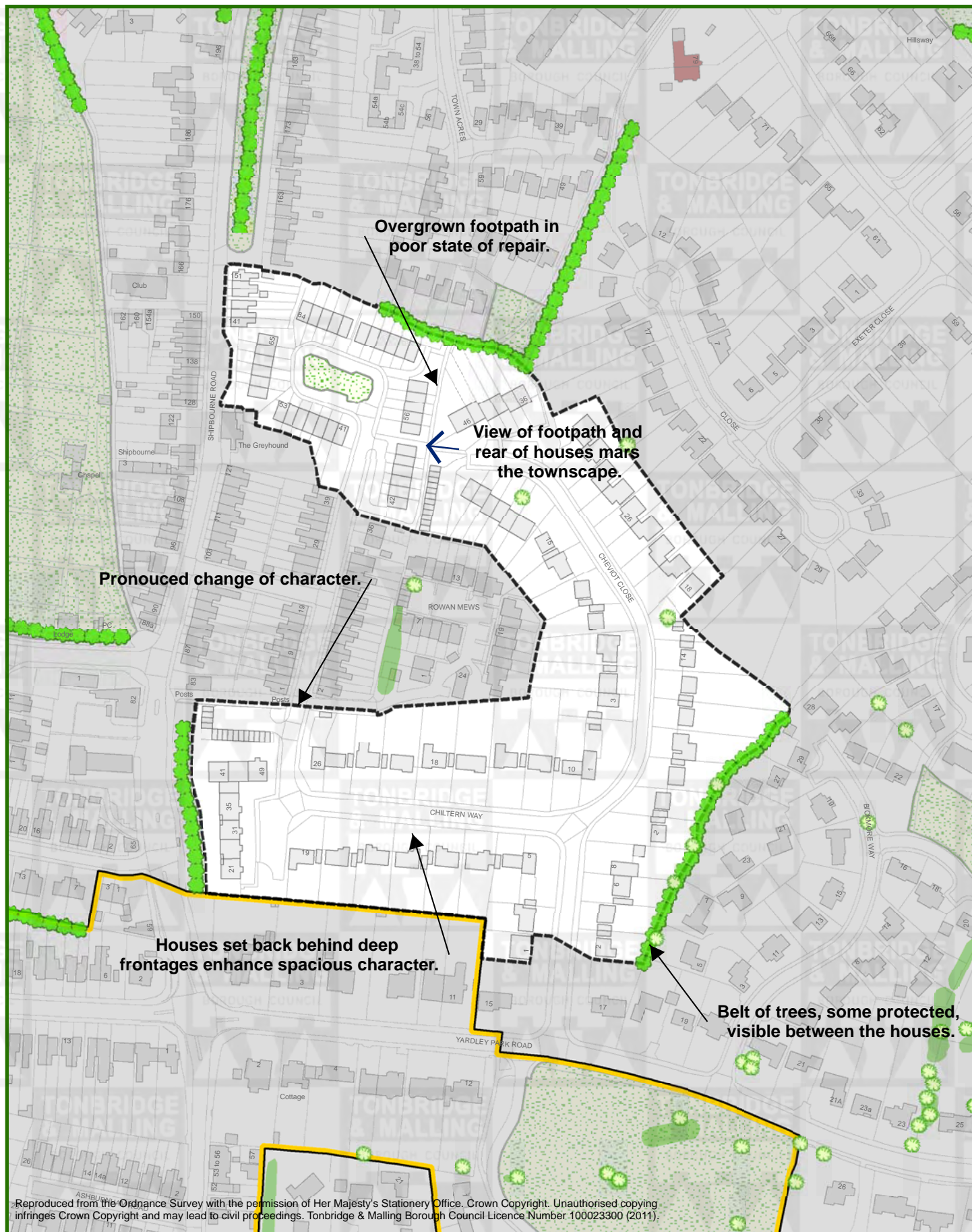


Locally Distinctive Positive Features

- The area has an inward looking, private character and is partially framed by belts of trees.
- The lack of on-street parking, deep frontages and specimen trees contribute to the verdant uncluttered townscape.
- Whilst the designs of the houses vary, the scale, limited range of materials and details give the area a unified and distinctive character.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **G11**

Title **Chiltern Way**

Tonbridge Character Area Appraisal



G12 – SHELTON CLOSE

Comprising: Shelton Close

A 1970s cul de sac development of semi detached houses and flats.



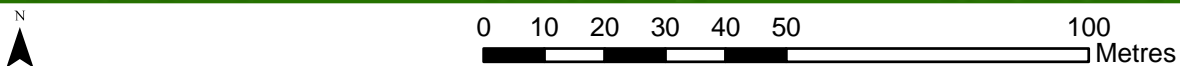
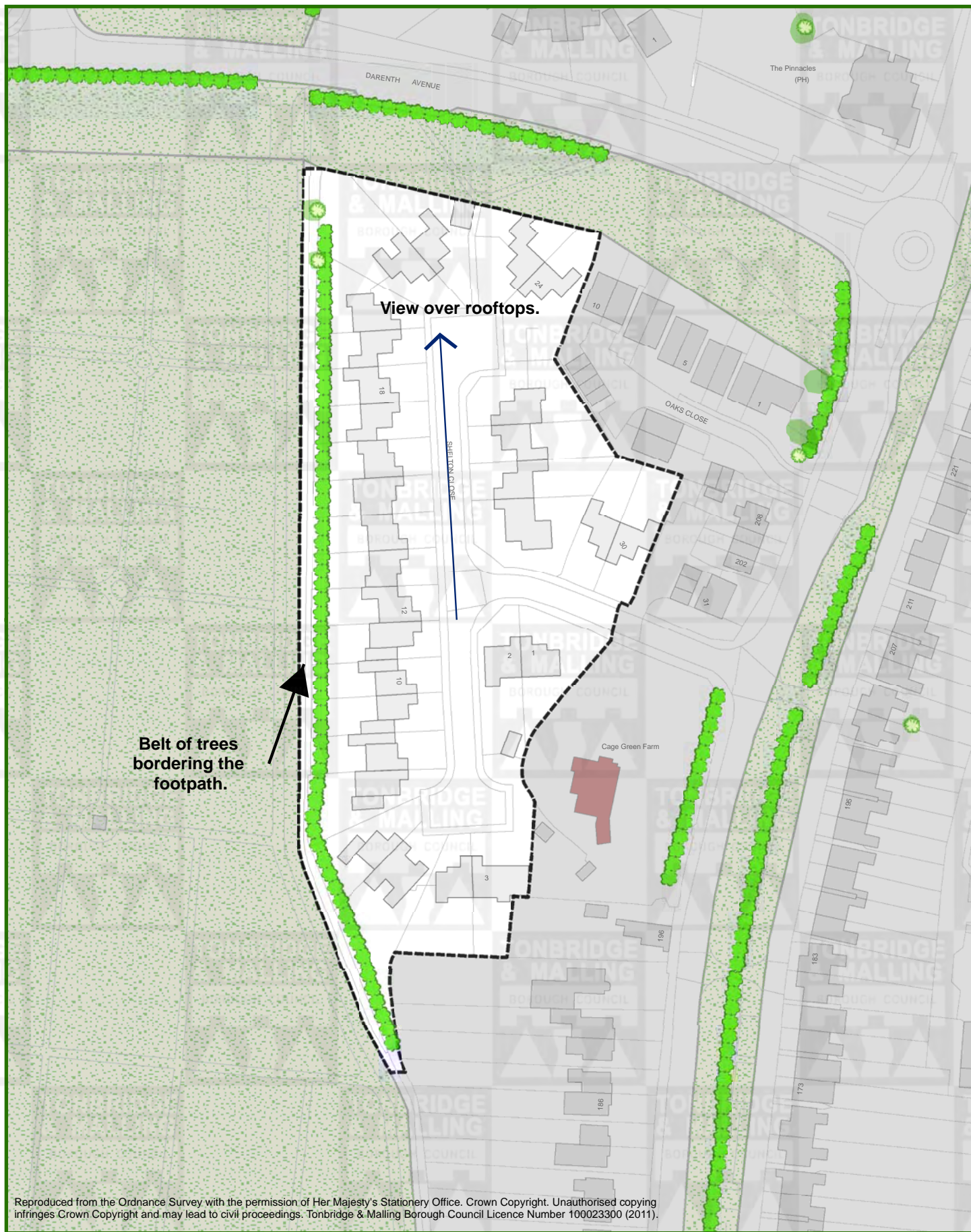
The cul de sac occupies an elevated position and dips away sharply at the northern end giving views across rooftops northwards. The houses are constructed in red and buff brick with concrete brown tiled shallow gabled roofs and hanging tiles or white weatherboard on the front elevations. The houses have wide white windows and attached garages or car ports and are set behind driveways and unenclosed lawned frontages planted with shrubs and some trees.

Locally Distinctive Positive Features

- The belt of trees bordering the footpath alongside the cemetery is visible between the houses to the west and provides an edge to the character area.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref G12

Title Shelton Close

Tonbridge Character Area Appraisal



G13 – GORHAM DRIVE AREA

Comprising: Farm Ground Close, Gorham Drive and Court

A 1970s/1980s cul-de-sac development of semi detached, detached and terraced houses just south of the railway line. The western part of the area occupies elevated land with long views to the east, but Gorham Drive dips down steeply to the east.



The houses in Gorham Drive are constructed of buff brick with white weatherboard on the upper stories, brown tiled shallow pitch roofs with small or no chimneys and gable ends. The houses have wide white windows and flat porch canopies or more recent pitched roof porches. The houses are set quite close to the road behind lawned front gardens which are open plan or partially enclosed by fences and hedges. The land slopes down eastwards and there are views across open countryside towards Somerhill. A tall chimney imposes itself on the character of this area.



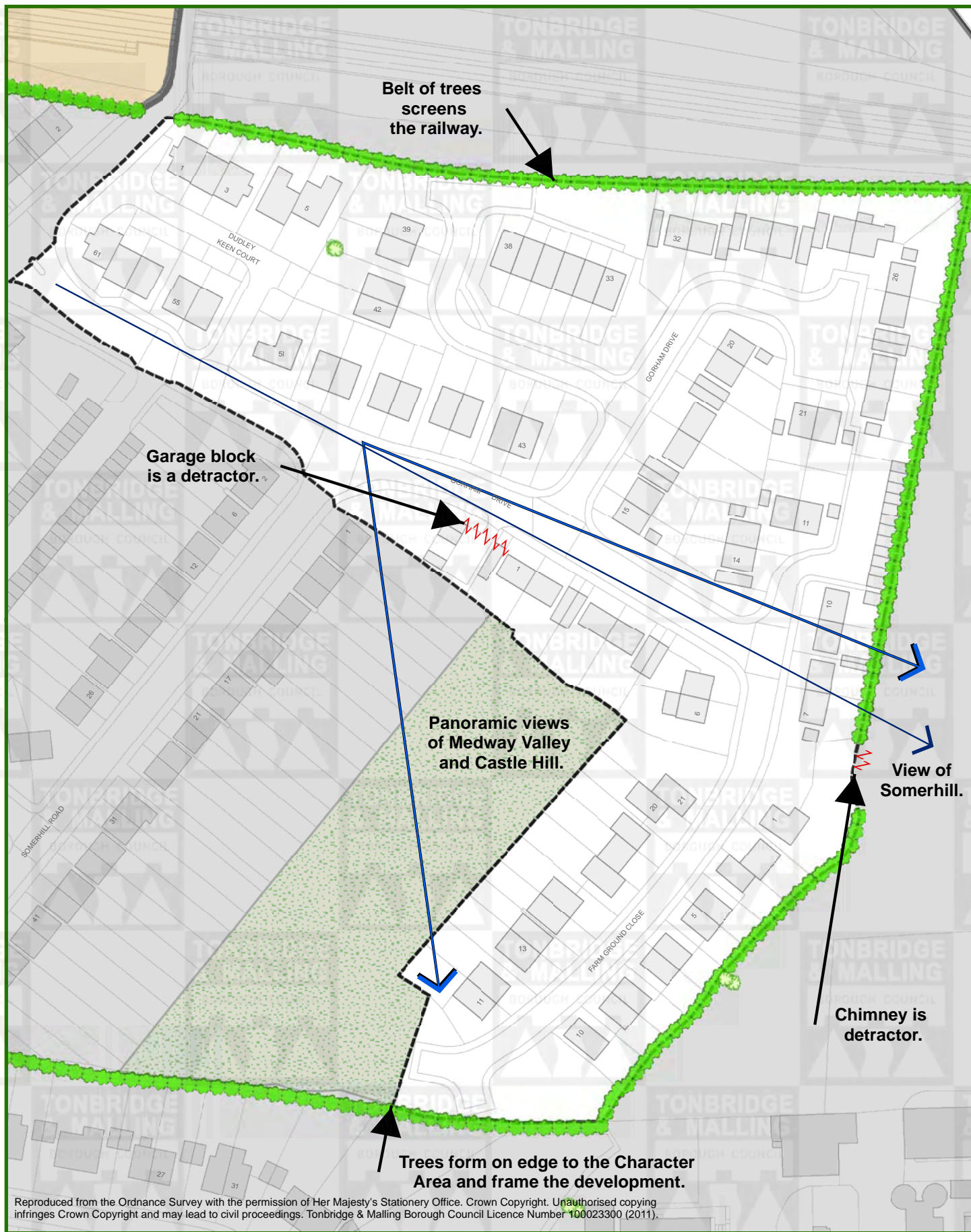
Farm Ground Close is a more recent development comprising red brick detached and semi detached houses set on an uneven building line close to the road behind open frontages. Design details vary on each house but include yellow decorative brick bands, pitched porch canopies supported on white wooden brackets, gabled, hipped and half hipped roofs and hung tiles on gables and upper stories. Although the design of each house is slightly different the limited range of materials and colours and uniform scale unites the scheme. Trees to the south and east frame the development.

Locally Distinctive Positive Features

- The sloping topography allows views eastwards over open countryside and Somerhill.
- The development is screened by trees from the neighbouring railway line and industrial area.

Negative Features Worthy of Enhancement

- View eastwards from Farm Ground Close of chimney stack and garage block to south of Gorham Drive.



Ref **G13**

Title **Gorham Drive Area**

Tonbridge Character Area Appraisal



G14 – DOWGATE CLOSE AREA

Comprising: Albany Close, Cardinal Close and Dowgate Close

The southern part of this area is the oldest with buildings dating from before 1960. Cardinal Close and the northern part of Dowgate Close date from the early 1960s and Albany Close from the late 1960s or early 1970s. There has been some more recent infill development. The panoramic views, open space at the entrance and generally open frontages result in a relatively spacious character.



The materials and style of housing vary with age. The houses of similar age and style are grouped together and there are repeated designs. The houses on the northern section of the road are of identical design, the dormer windows, stepped roofline and tall chimneys creating a neat, ordered townscape. At the southern entrance to Dowgate Close the 1930s semi detached houses have hipped tiled roofs, central plain chimneys, tile hung two storey bays, white painted upper storeys and attached flat roofed garages. The more recent infill houses are deep red/brown brick with half hipped roofs, no chimneys, dormer windows with pitched gables and pitched roofed garages. Further around on the northern arm of Dowgate Close, the 1970s houses are buff brick with steeply sloping gabled roofs and prominent dormer windows and tall narrow chimneys placed low on the roof. The houses are white painted or tile hung.



The land falls to the east giving panoramic views from the western part of the area across countryside to Castle Hill. The houses are set back from the road behind unenclosed lawns and driveways enhanced by shrub planting, specimen trees and occasional hedges.



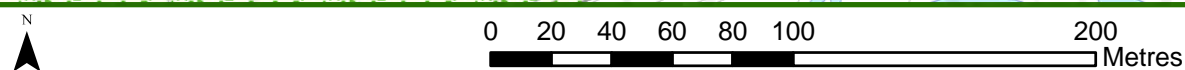
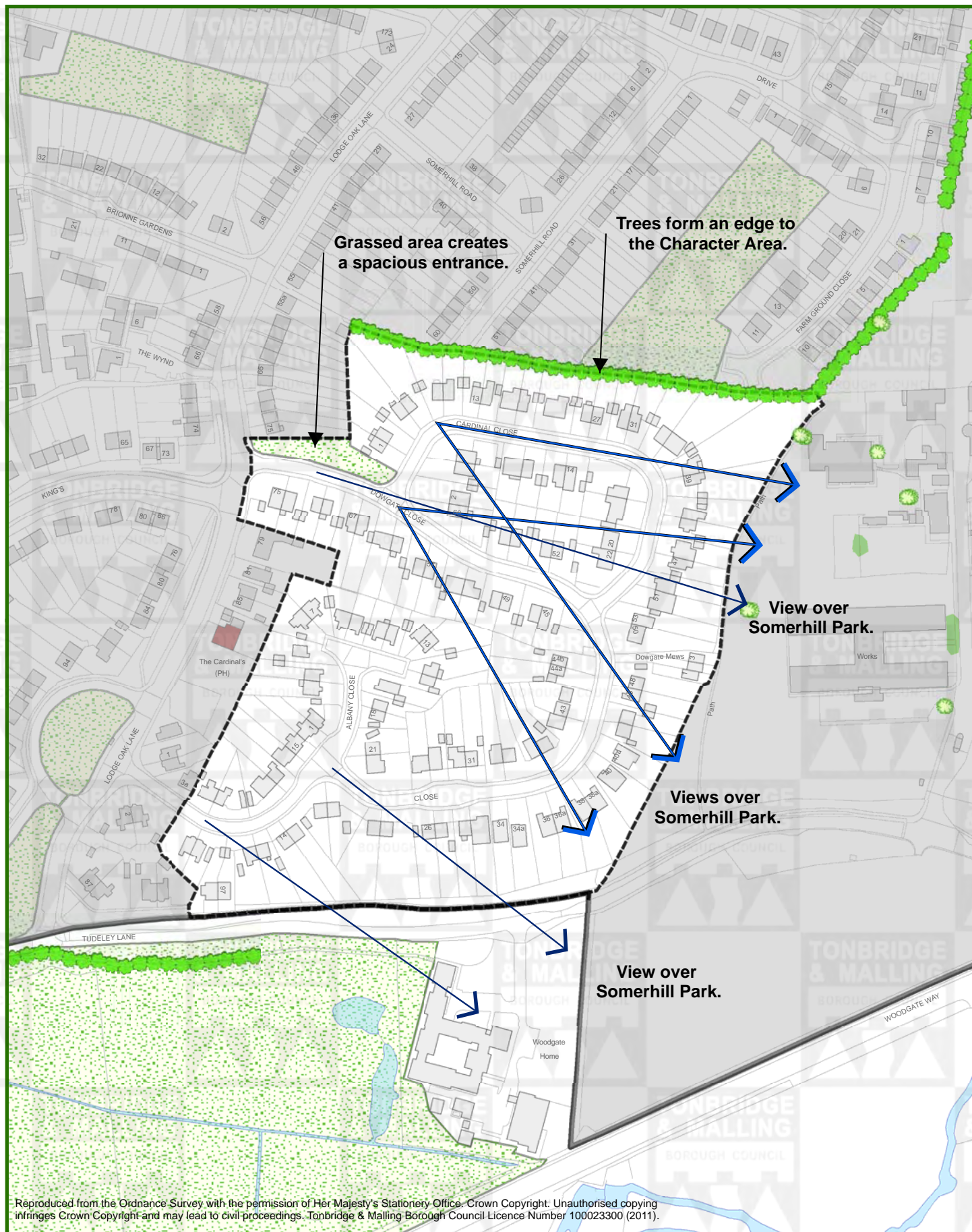
A grassed amenity area at the northern junction with Lodge Oak Lane planted with young trees gives a spacious entrance to the character area and provides an open foreground to the panoramic views.

Locally Distinctive Positive Features

- Panoramic views eastwards over countryside towards Castle Hill.
- Tree, hedge and shrub planting soften the architecture and helps to unify the buildings of different ages and styles.
- The grassed area at the entrance to Dowgate Close from Lodge Oak Lane provides an attractive gateway to the area.
- Low scale of development protects the views.

Negative Features Worthy of Enhancement

- No significant detractors.



Ref **G14**

Title **Dowgate Close Area**

Tonbridge Character Area Appraisal



G15 – FARM LANE

Comprising: Farm Lane

A small development of 1960s detached houses and 1970s terraced town houses on rising land to the north of London Road.



The two storey detached houses are constructed in yellow or red brick with wide white windows and gabled tiled roofs and narrow chimneys. The narrow front gardens are open plan or enclosed by dwarf walls, shrubs and hedges. The houses have integral or attached garages. The area suffers from traffic noise from the London Road, but traffic levels within Farm Lane are very low.



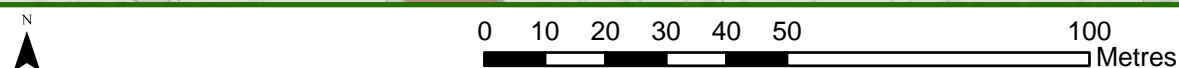
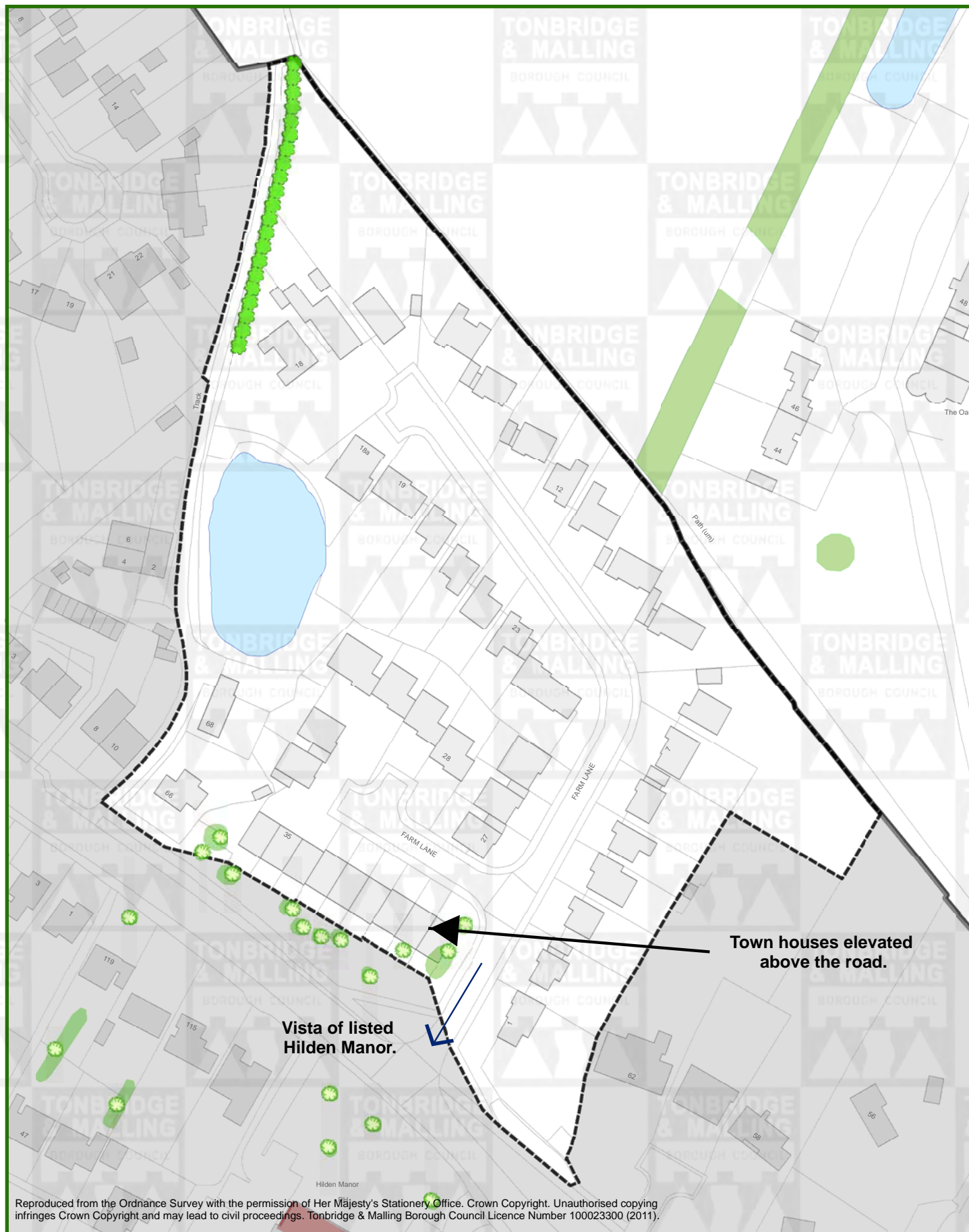
The 1970s 3 storey terraced town houses face away from the London Road onto a spur of Farm Lane. The houses are set above the London Road behind a verge, trees and narrow rear gardens, but their elevated position makes them appear prominent in the townscape. There is some encroachment of private garden space into the roadside verge which creates an untidy appearance.

Locally Distinctive Positive Features

- See Introduction to Section G

Negative Features Worthy of Enhancement

- No significant detractors



Ref **G15**

Title **Farm Lane**

Tonbridge Character Area Appraisal



G16 – KESWICK CLOSE

Comprising: Keswick Close

A cul-de-sac development dating from the 1960s at the eastern end of Portman Park. The area has a quiet residential character although there is some traffic noise.



The two storey 1960s detached houses in Keswick Close are constructed of buff brick with white weatherboard or red, brown and green hung tiles and brown/grey pantiled roofs with gable ends facing the road. The houses are of repeated designs, some having distinctive tall narrow chimneys and integral or attached garages with flat or pitched roofs. The houses are set back behind open lawns and driveways planted with shrubs. Hedges and trees line the entrance to the Close creating a verdant approach. The roofline steps down the hill towards the south and the prominent gables and tall chimneys create a strong rhythm. Over the rooftops to the south, there are views of the Church of St Peter and St Paul and Bidborough Ridge



Locally Distinctive Positive Features

- Short view of Church of St Peter and St Paul and long views south over the Tonbridge Conservation Area towards Mabledon.
- Cohesive identity based on scale, materials and design.
- Rhythm of stepped roofline, gable ends and tall chimneys.

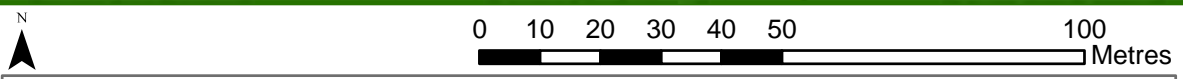
Negative Features Worthy of Enhancement

- No significant detractors

Long view over houses and
Conservation Area.
Short view of Church
of St. Peter and St. Paul.

Roofline steps down the slope.
Gables and chimneys
contribute to rhythm.

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Ref **G16**
Title **Keswick Close**

Tonbridge Character Area Appraisal



G17 – WHITELAKE ROAD

Comprising: Whitelake Road

This small cul-de-sac development of two storey semi-detached houses with open grassed frontages slopes down to the south from Whitelake Road forming an enclave with a private character.



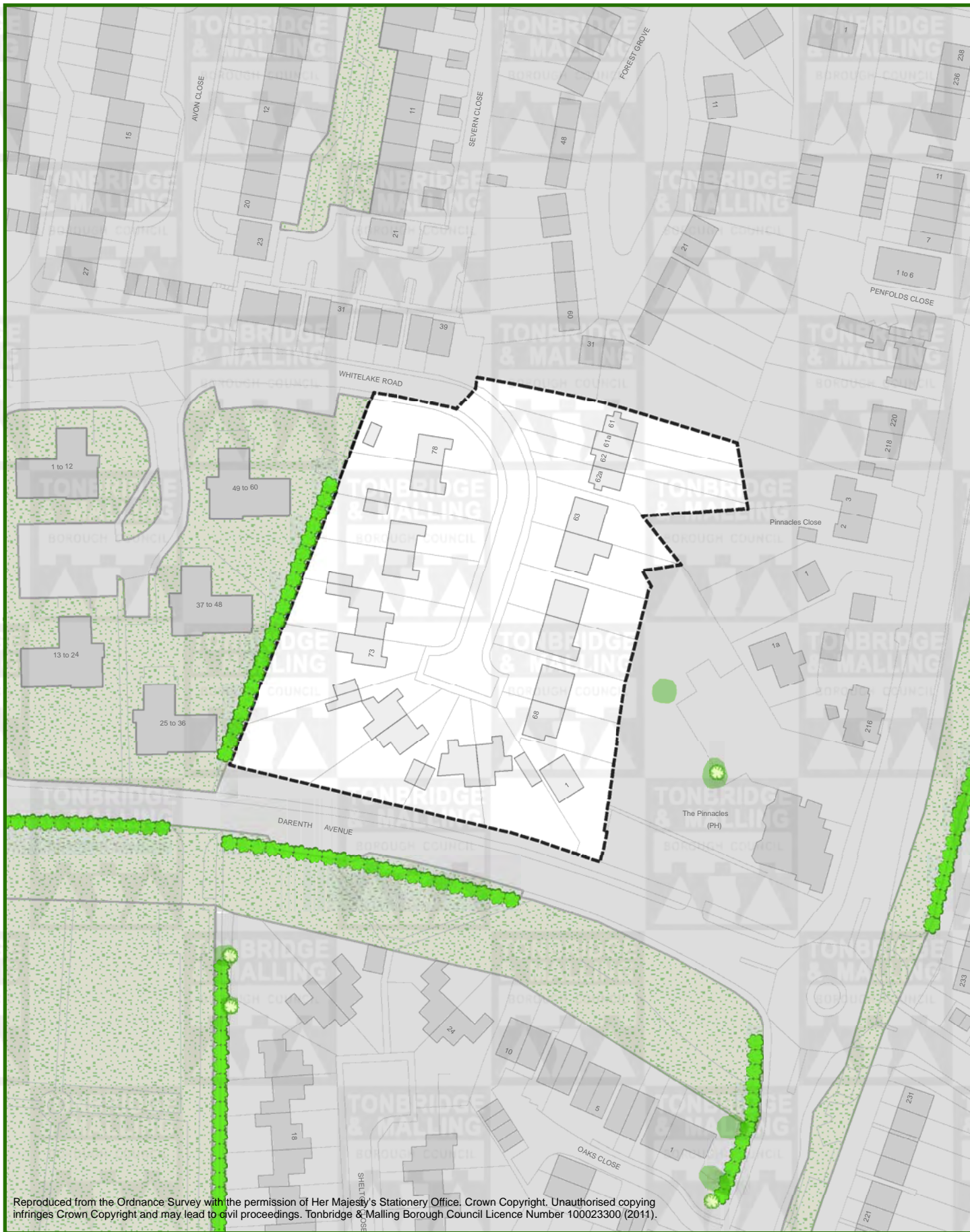
The red and yellow brick houses with red hung tiles, brown concrete roof tiles and wide white windows have gabled, half hipped or catslide roofs and flat roofed porches.

Locally Distinctive Positive Features

- See Introduction to Section G

Negative Features Worthy of Enhancement

- No significant detractors but there is some poor surfacing.



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Ref	G17	Tonbridge Character Area Appraisal
Title	Whitelake Road	



G18 – PINE RIDGE AREA

Comprising: Greenfrith Drive (central) and Pine Ridge

Pine Ridge is on elevated flat land and forms a loop off Greenfrith Drive with two short culs-de-sac leading off it. It was constructed in the 1960s at the edge of the built up area. The two storey semi detached houses are closely arranged on an uneven building line, some at angles to the road, behind unenclosed parking areas and front gardens. Unlike other open plan areas the front gardens are bordered by low walls, some topped with fences, but the character of the area is similar to open plan estates in all other respects.



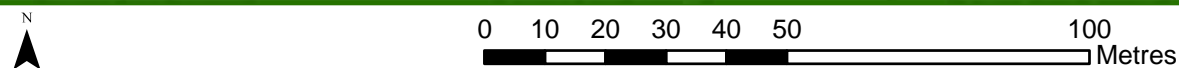
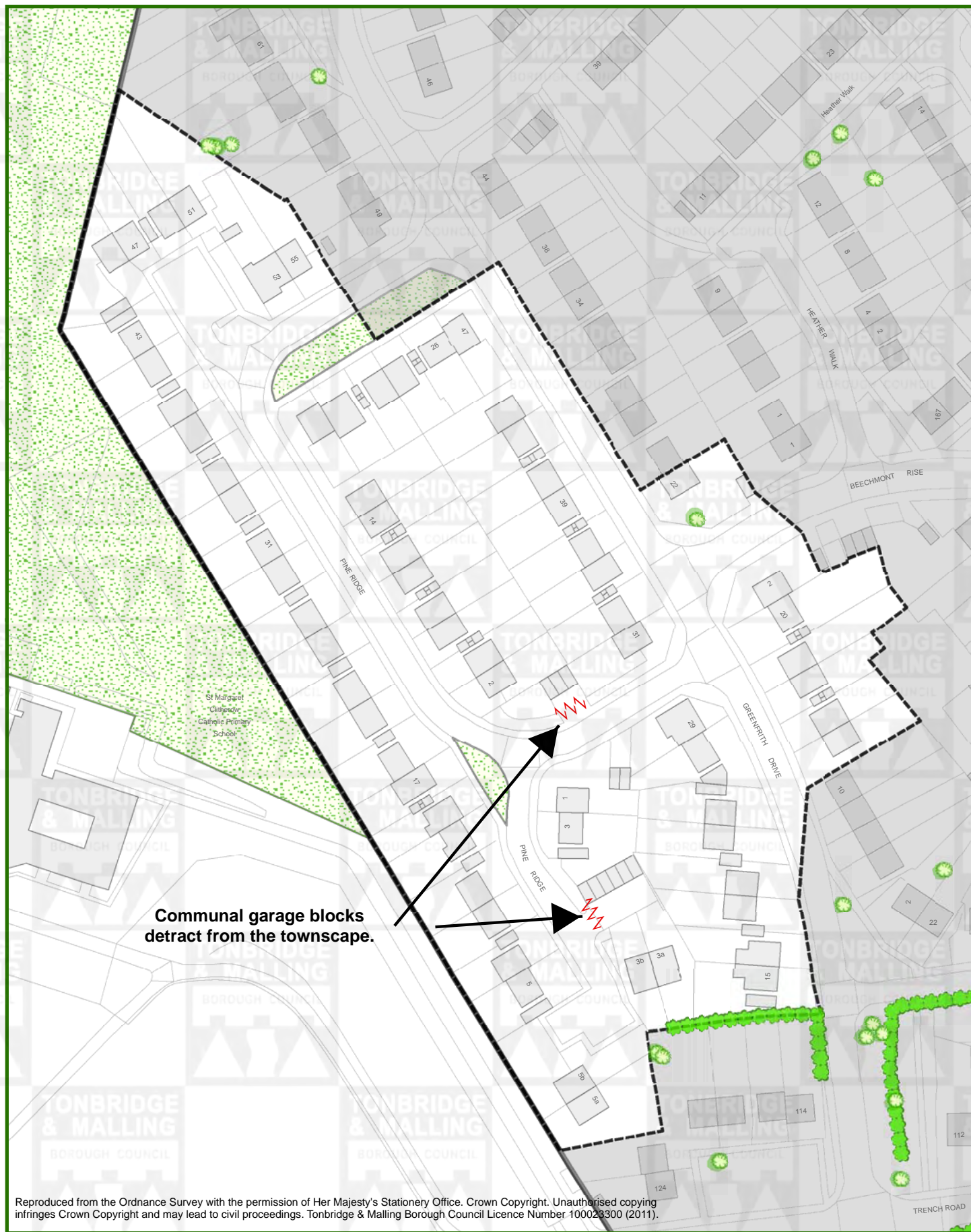
The houses are constructed of buff, brown/red and yellow brick with some green hanging tiles, brown pantiled roofs and small plain chimneys and flat or pitched porch canopies. Some roof gables face the street. The properties are of several repeated designs, with some larger houses having more design details. The properties have side flat roofed garages and there are also small garage blocks. The properties on the western side of Pine Ridge back onto school grounds and extensive open countryside.

Locally Distinctive Positive Features

- See Introduction to Section G.

Negative Features Worthy of Enhancement

- No significant detractors but there is some poor surfacing and the garage blocks mar the street scene.



Ref **G18**

Title **Pine Ridge Area**

Tonbridge Character Area Appraisal

