

## G - OPEN PLAN HOUSING DEVELOPMENTS



*Molescroft Way*

*Tonbridge expanded rapidly during the 1960s and 1970s with extensive housing developments spreading across the former fields and orchards at the outer edges of the urban area, particularly to the north. The housing accompanied rapidly expanding local industry – particularly the printing industry - and also served commuters to London.*

*The housing developments comprise mainly semi-detached two storey properties with integral or attached garages evenly spaced along curved roads and cul-de-sacs of uniform widths. The developments were designed principally to make easy access by car.*

*The distinctive feature of these areas is the open plan character with the houses generally set behind open lawns and driveways which are not enclosed. There are few areas of public open space, community facilities or other uses.*

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

*Landscaping features such as trees or shrubs provide some reference points, as do the street names which are frequently themed within each development (musicians, scientists or tree species for example).*

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

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s-1970s
Type of buildings	Mainly semi-detached.
Main uses	Residential
Building Heights	1-2 storeys
Prominent building materials	Red/brown or buff coloured brick, concrete roof tiles, wide casement windows, hung tiles often coloured and shaped.
Predominant boundary treatments	Deep, open grassed frontages, occasional dwarf walls.
Open spaces	Unenclosed privately owned frontages create an open character. Limited public grassed spaces.

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

- Cul-de-sac layout reduces through traffic giving a quiet, residential character.
- Generally unenclosed lawned frontages create open, green character.

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

- No significant detractors but 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 road layouts and generally lacking in landmarks and reference points.

## G1 – TULIP TREE CLOSE

Comprising: Tulip Tree Close and Waterloo Road (south)

Tulip Close is an infill development on land formerly belonging to Judd School. The Close rises quite steeply from the entrance on Waterloo Road. An older property stands to the rear of the development. A more recent four storey red brick apartment block adjoins the Close on Waterloo Road. Set back from the road in treed grounds, it respects the street scene.



*The buff brick houses are set at an angle to the road but parallel to each other, the gable ends and uniform design creating a strong rhythm and identity.*



*The three storey terraced town houses at the entrance to the Close are of plain red brick design with flat facades and flat roofed porches.*



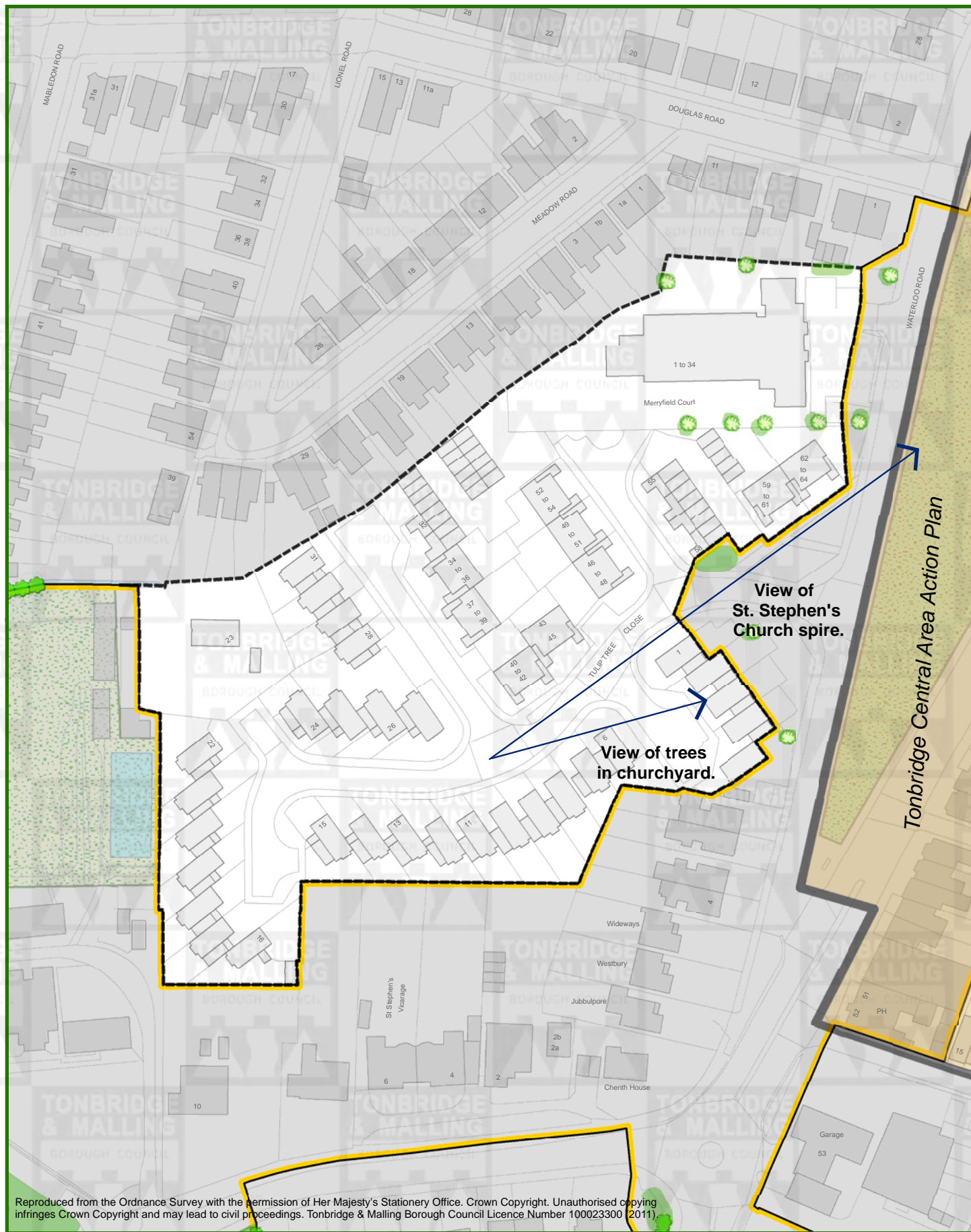
### **Locally Distinctive Positive Features**

- Specimen trees and shrubs and small front lawns soften the architecture.
- Uniformity of design creates rhythm and identity.
- Views of St Stephen's spire, protected trees by Waterloo Road and mature trees in the churchyard enhance the ambience.

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

- No significant detractors.





## G2 – AUDLEY RISE

Comprising: Audley Rise

A small, inward-looking development of brown/buff brick and yellow brick 2 storey semi-detached and attached houses on low-lying land at the edge of the urban area adjoining Haysden Country Park.



*Street trees at the entrance to the Rise and the band of trees to the rear of the houses soften the architecture and enhance the character of the cul-de-sac.*

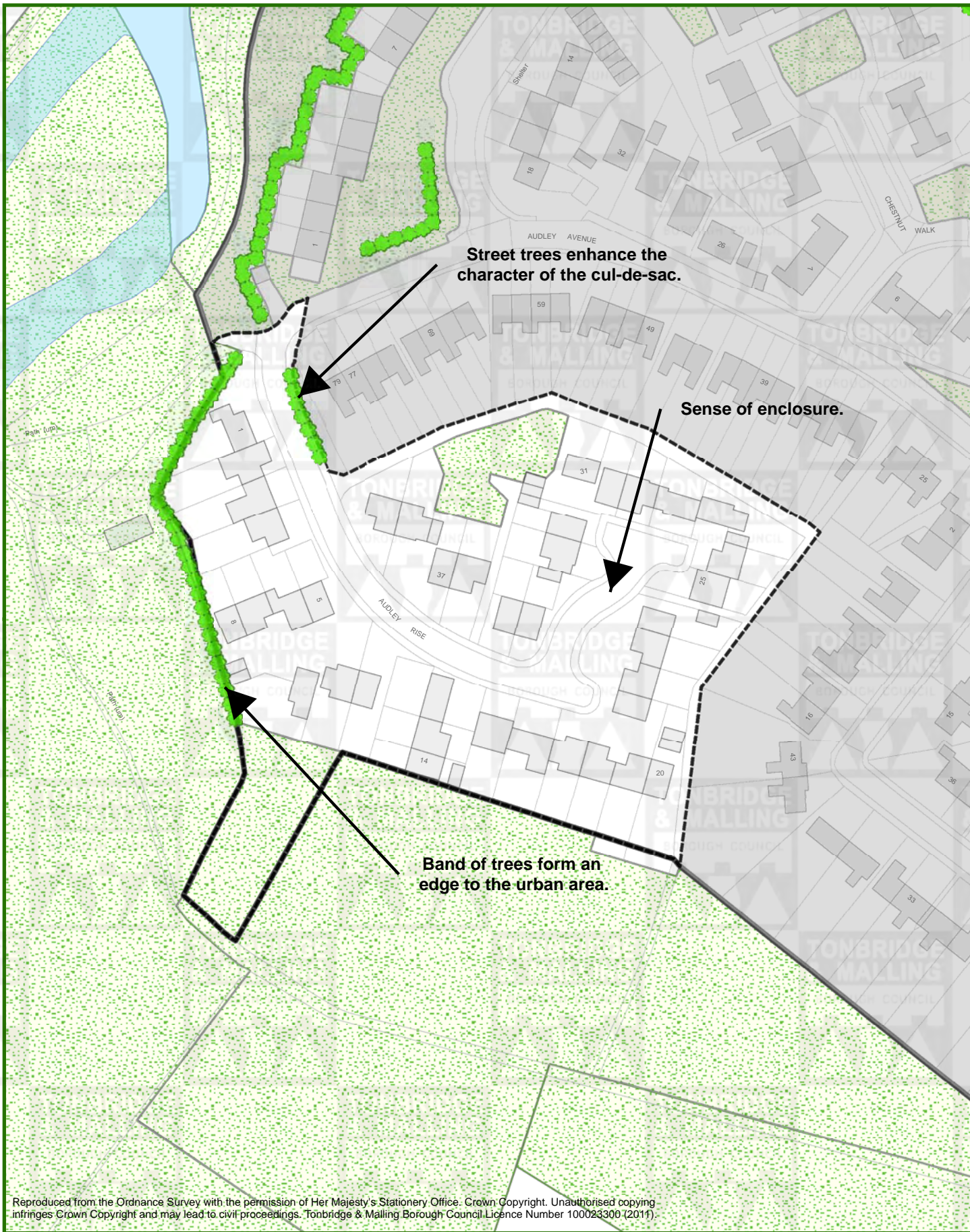
### Locally Distinctive Positive Features

- Street trees create a leafy entrance to the close.
- A band of trees along the boundary of Hayden Country Park create a green backdrop to the development and mark the edge of the urban area.

### Negative Features Worthy of Enhancement

- No significant detractors.





Street trees enhance the character of the cul-de-sac.

Sense of enclosure.

Band of trees form an edge to the urban area.

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### G3 – STACEY ROAD AREA

Comprising: Correnden Road, Seabrook Road and Stacey Road

An area of 1960s and 1970s development located on level, quite elevated, land south of the London Road giving some views onto surrounding countryside. The one and two storey detached and attached houses are closely arranged along a generally regular building line behind unenclosed lawns on curving roads and short culs-de-sac.



*The variations in building design, detailing, roof orientation, chimneys and brick colours add interest. The wide gently curving roads have a quiet residential character, enhanced by lawns, trees and shrubs.*

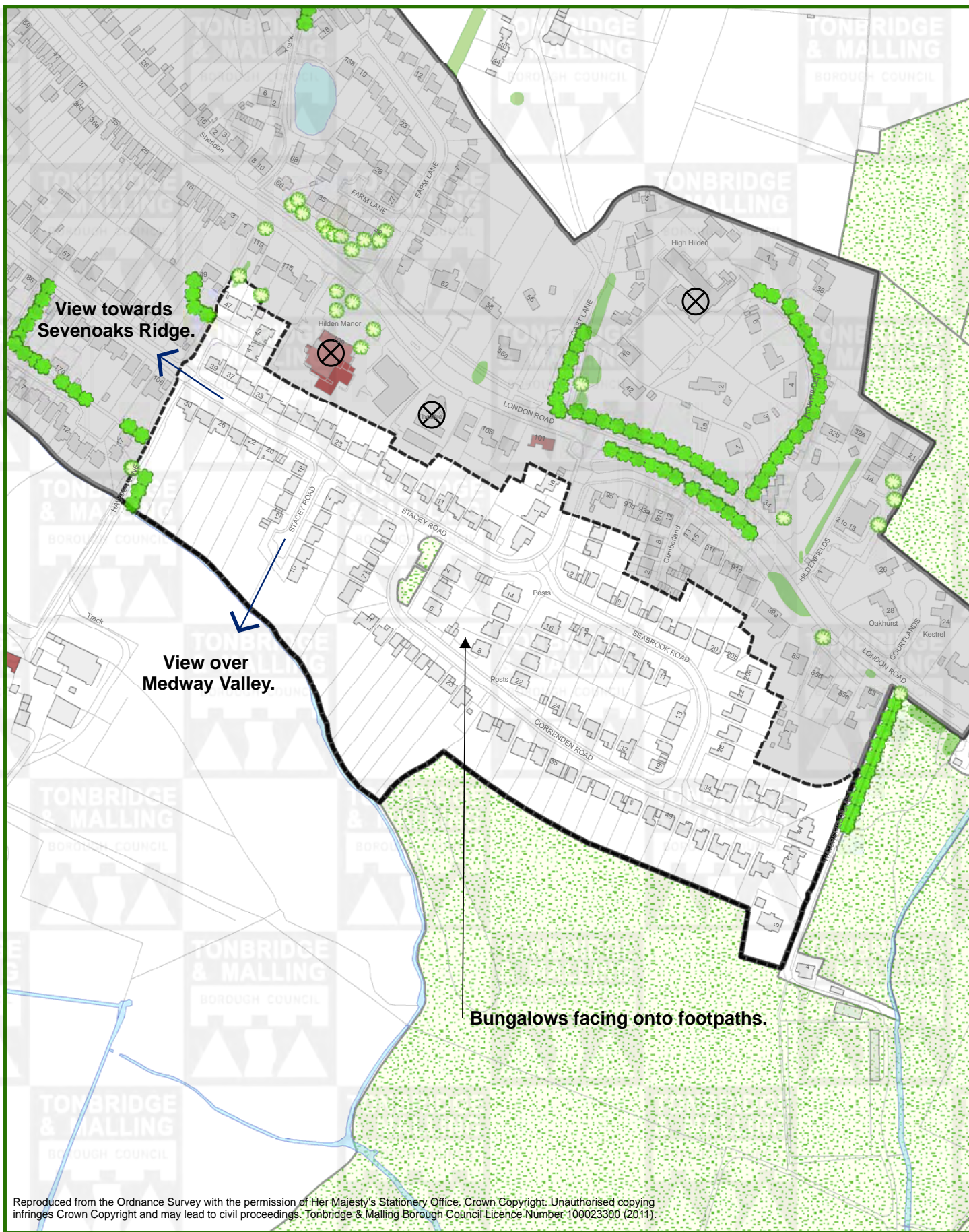
#### Locally Distinctive Positive Features

- Views over Medway Valley and towards Sevenoaks Ridge.

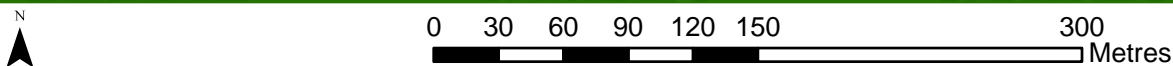
#### Negative Features Worthy of Enhancement

- No significant detractors.





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Ref **G3**

Title **Stacey Road Area**

Tonbridge Character Area Appraisal



## G4 – MOLESCROFT WAY AREA

Comprising: Beverley Crescent, Brantingham Close, Driffield Gardens, Leconfield Close, Lockington Close, Molescroft Way, Swanland Drive and Welton Close

A residential area of two storey semi-detached properties surrounded by a treed and hedged edge. Closely arranged properties along curved culs-de-sac behind open lawned gardens. Views to the north west towards the Sevenoaks Ridge.



*The buff or red/brown brick houses with low pitched roofs, concrete hanging tiles, white painted wide casement windows and single storey flat roofed bays and porch covers.*

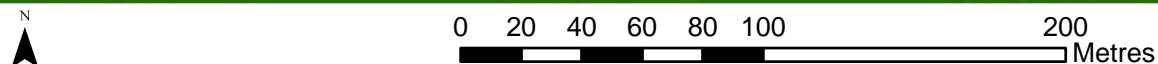
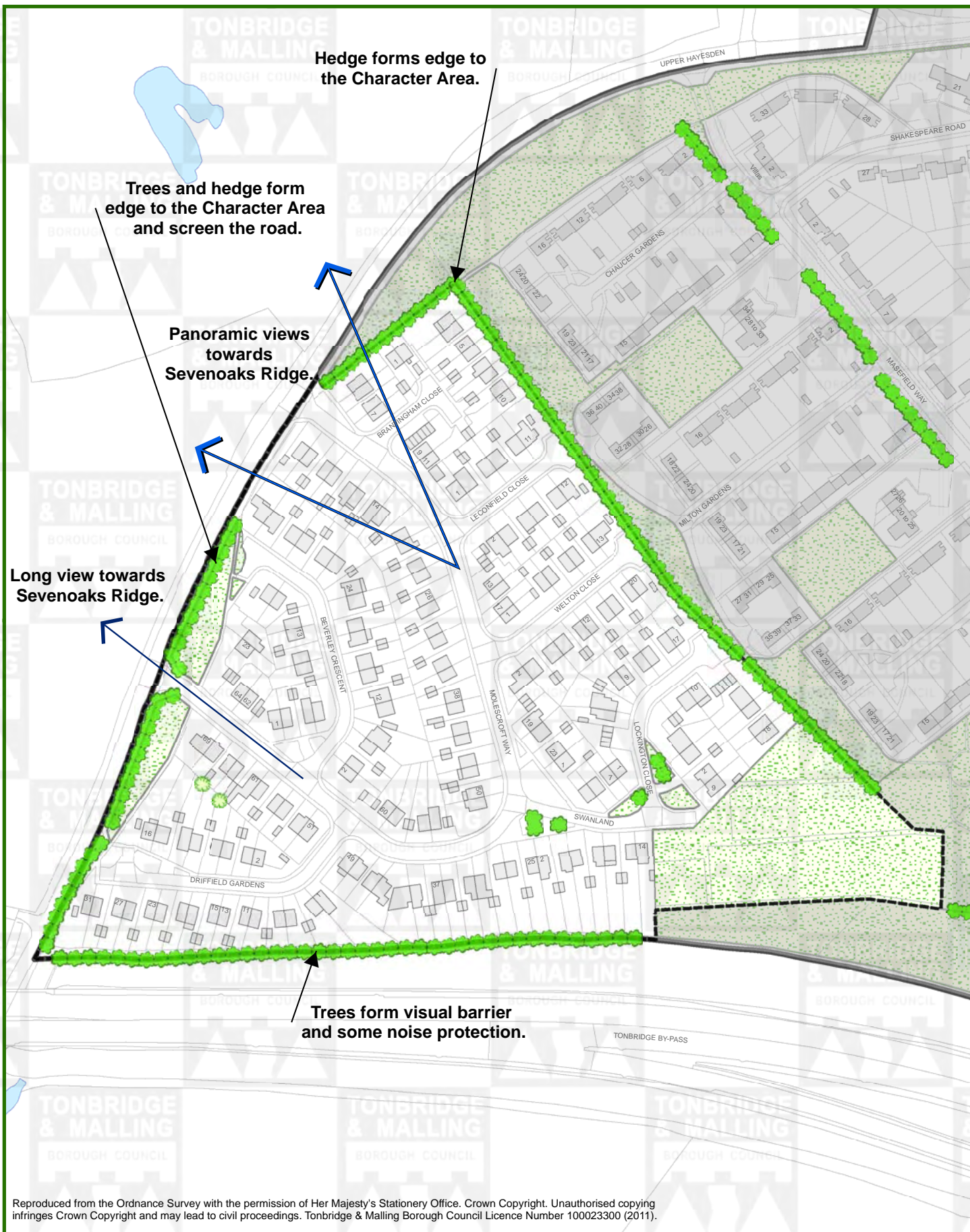
### Locally Distinctive Positive Features

- Views towards Sevenoaks Ridge.
- Repetition of design features creates some rhythm and identity.
- Belts of trees provide a backdrop to the houses, mark the edge of the character area and help to screen the A21.

### Negative Features Worthy of Enhancement

- Traffic noise from the A21 and Brook Street.





Ref **G4**

Tonbridge Character Area Appraisal

Title **Molescroft Way Area**





## G5 – ROYAL AVENUE

Comprising: Royal Avenue (north and east)

Royal Avenue is a small street of closely arranged 1960s houses which loops around to connect Goldsmid Avenue with Mountfield Park. The southern section comprises 1930s housing, but there is a sharp change of character as the road swings around a right angle bend. The semi-detached 2 storey houses are set back from the road along an uneven building line behind open grassed or paved and planted frontages.



*The north/south section of the street is the most verdant with a belt of tall trees to the rear of the houses forming the edge of the character area and screening Hillview School, grassed open frontages and long views northwards towards the open countryside of the Sevenoaks Ridge.*



*House designs and brick colours vary, but all the houses have horizontal white painted windows and shallow gabled pantiled brown roofs with small or no chimneys. The houses have side or integral flat roofed garages.*



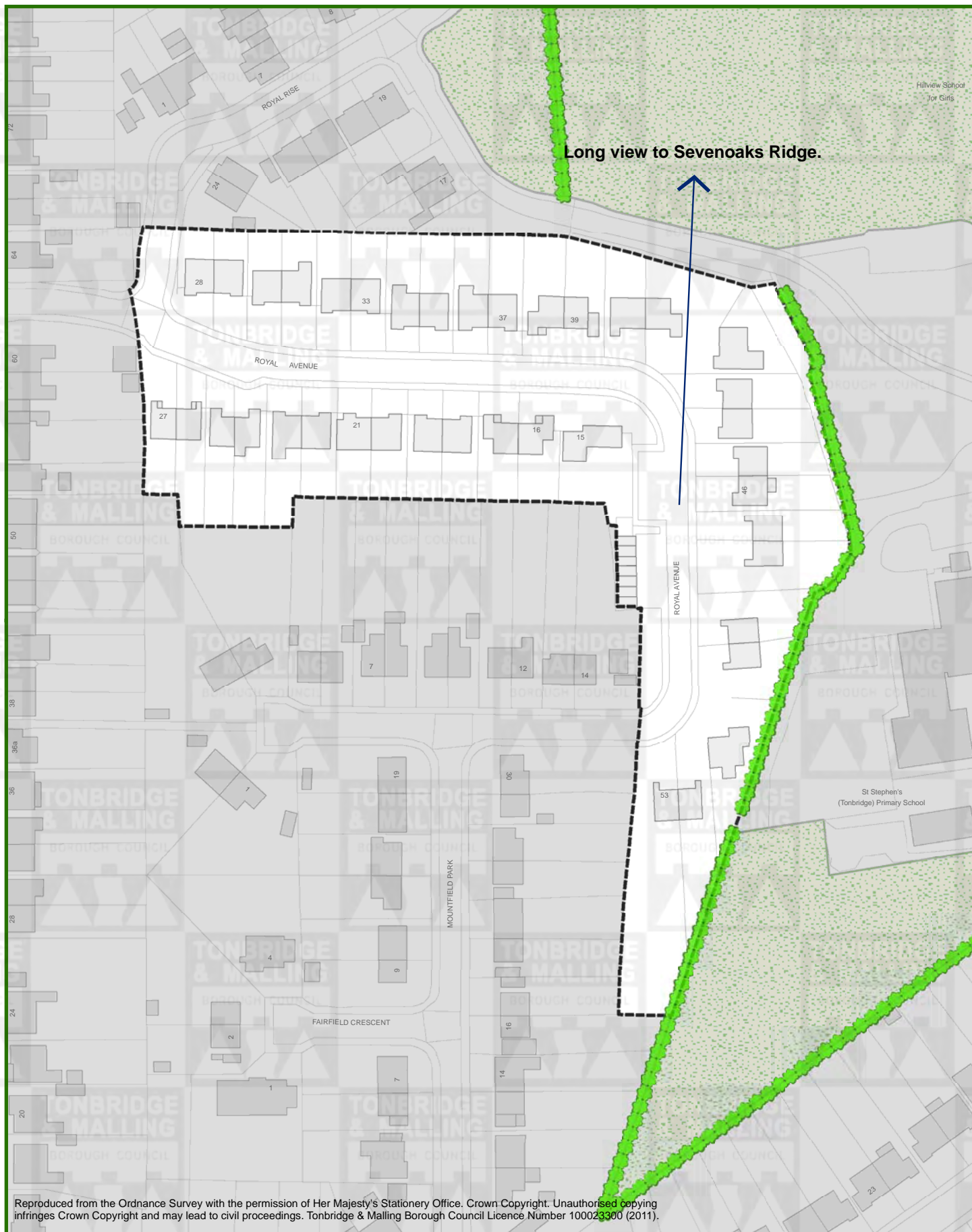
*Specimen trees and shrubs soften the architecture. On street parking and a garage block detract from the street scene.*

### Locally Distinctive Positive Features

- Specimen trees, shrubs and small front lawns soften the architecture.
- Tree belt to the east forms an edge to the character area and a green backdrop.
- View northwards of hills and open countryside.
- Rising topography (west to east) and curving road promotes hidden away, private, character.

### Negative Features Worthy of Enhancement

- No significant detractors but on-street parking and garage block clutter the street scene



Ref **G5**

Title **Royal Avenue**

Tonbridge Character Area Appraisal



## G6 – LONGMEAD WAY AREA

Comprising: Beaulieu Road, Cherwell Close, Dry Bank Court, Dry Bank Road, Longmead Way and Welland Road.

Welland Road was built in 1971 to link through to the Longmead South Wimpey housing scheme. The estate has altered little from its original design. Flats have since been added to the upper reaches of Welland Road on garden land taken from No. 19 Dry Bank in the Conservation Area and a new block has been built on a former small play area at the bottom of the hill. On the other side of the hill is the entrance to a footpath and the cemetery.



*The closely arranged houses on the estate are in grey concrete with brown concrete tiles. The houses are two storey semi-detached or terraced, some with the upper storey in the roof with prominent wide dormers and gable ends. Over time some properties have been painted and modified which has increased variety to the appearance of the housing.*



*More recent apartments in Dry Bank Road are three storey but are built into the hill so do not dominate. The uniform buff colour does not enhance the character of the area.*



*The character of the estate is greatly enhanced by its setting and landscaping. The area nestles in a verdant landscape. There are panoramic views westwards from Welland Road across trees and open countryside. To the east side, on higher ground, a belt of trees along the boundary forms a green backdrop to the houses in Cherwell Close. Within the development, a network of footpaths and small green open spaces planted with mature specimen trees further softens the architecture.*



*A green corridor runs along the western edge of the area with woodland visible behind, and between, properties.*

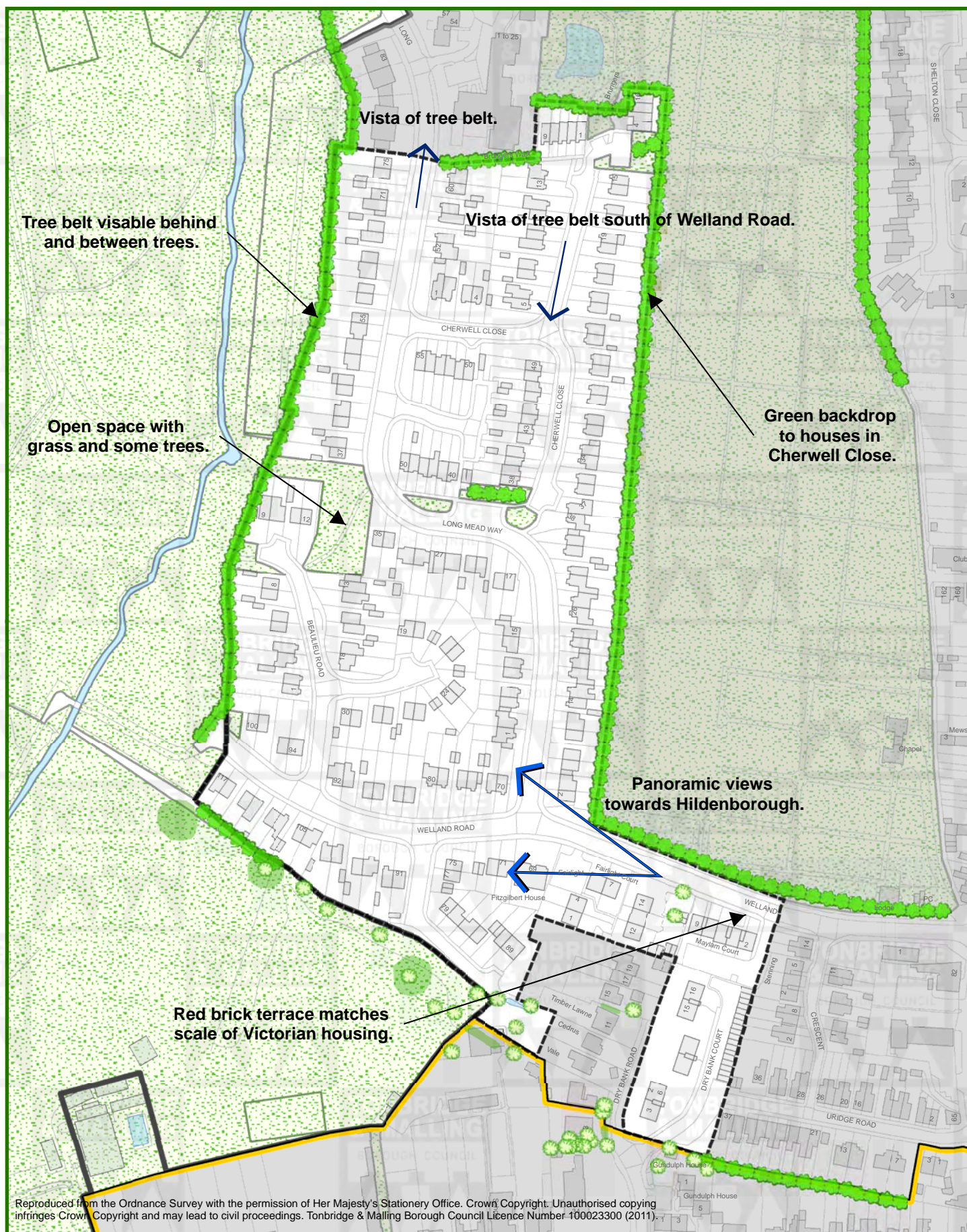


### **Locally Distinctive Positive Features**

- Sloping topography creates interesting views and vistas. Panoramic views westwards from Welland Road.
- Surrounded by trees which act as a strong edge to the character area and are visible above and between dwellings.
- View southwards from Cherwell Close of tree belt.
- Small green open spaces planted with mature specimen trees add to the verdant character.

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

- No significant detractors but the quality of surfacing and street furniture is poor.



0 20 40 60 80 100 200 Metres

Ref G6

Tonbridge Character Area Appraisal

Title Longmead Way Area





## G7 – WHISTLER ROAD AREA

Comprising: Cavendish Close, Darwin Drive, Faraday Ride, Fleming Way, Kelvin Close, Newton Avenue, Priestley Drive, Rutherford Way and Whistler Road (west).

Whistler Road connects the Shipbourne Road to the residential areas of north east Tonbridge. At its western end it passes through a 1960s development of closely arranged detached and semi-detached 2 storey houses and bungalows set along curving roads and short culs-de-sac named after scientists.



*The houses encompass a variety of styles and materials including brown, buff and yellow brick, brown pantiled roofs, brown or green concrete hanging tiles, synthetic weatherboard and some pebbledash. The horizontal windows have white or brown frames. Some properties have prominent front dormers. The roofs are generally gabled with some gables facing the street. Repeated designs in a number of streets provide some rhythm. Frontages are open plan with the houses set back behind lawns and shrubs. There are a few picket fences and hedges. Due to the variations in building styles, roof line and building line, extensions and alterations generally blend in and are unobtrusive.*



*Bands of trees to the north, south and west form the edge to the character area, provide a green backdrop and enclose the views. Specimen trees within gardens enhance the character of the area.*

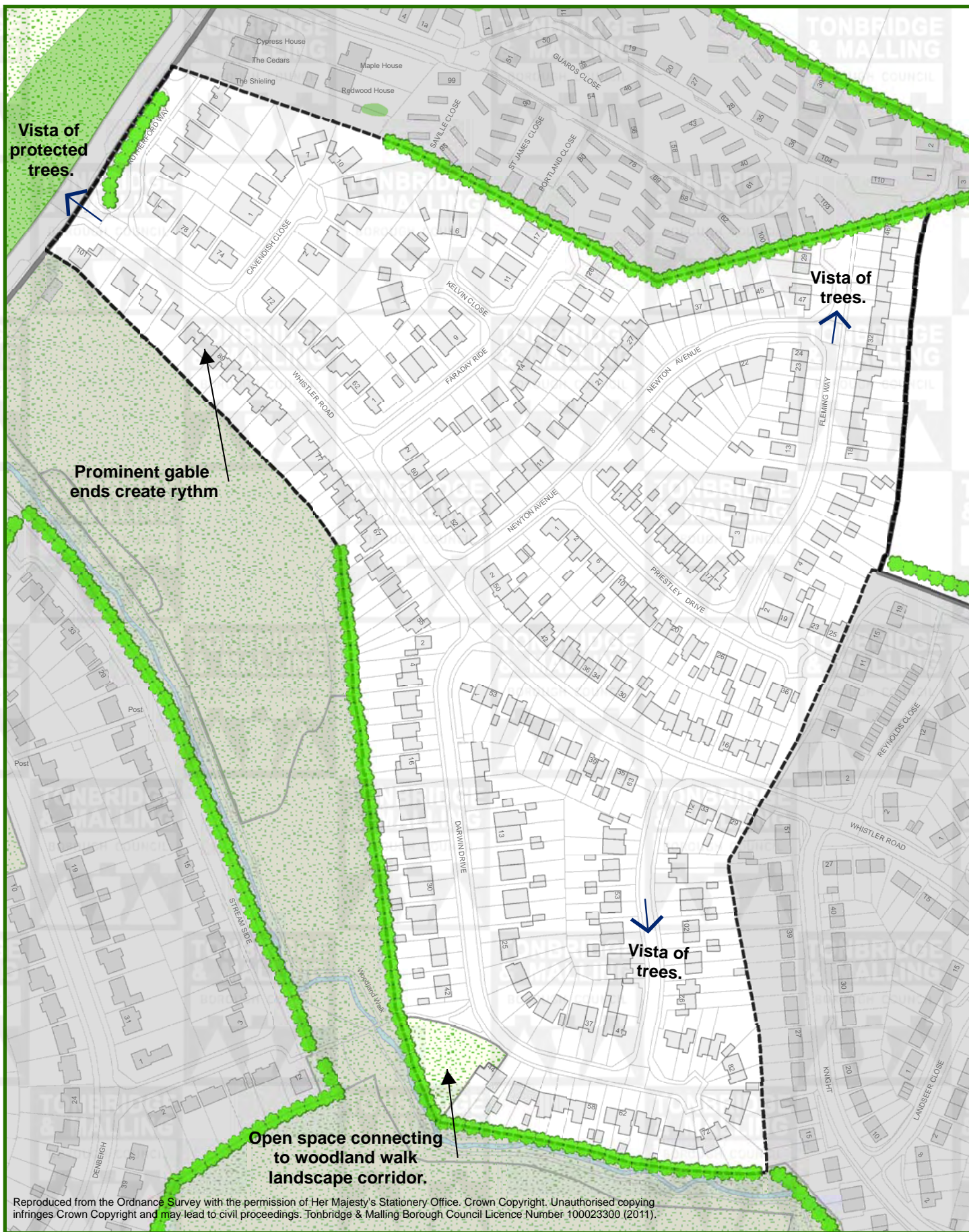
### Locally Distinctive Positive Features

- Specimen trees and shrubs and front lawns and open space leading to the woodland enhance the character of the area.
- Belts of trees to north, south and west create a green backdrop to the area.
- Repeated designs and gable ends facing the street in a number of streets provide some rhythm.

### Negative Features Worthy of Enhancement

- No significant detractors.





## G8 – WILLOW LEA AREA

Comprising: Willow Lea, Fernholt, Elmhurst Gardens, Hawthorn Walk, St Bernards Road, Larch Crescent, Silverhurst Drive.

An extensive closely arranged 1960s development built by Gough Cooper on the northern edge of Tonbridge designed on long curving roads and short culs-de-sac. Belts of trees to the north and west and along the Shipbourne Road are visible from the area and provide a strong structural framework. Away from the Shipbourne Road, the area has a quiet residential character.



*The northern part of the area comprises 2 storey, mainly semi detached houses of various designs, with small groups of repeated design giving some rhythm to the street scene. The properties are constructed of red, buff or occasionally yellow brick with tile roofs. Some houses have painted storeys and red or brown hung tiles. The properties have small chimneys, gabled or hipped roofs, some chalet style with a catslide, and integral or attached garages with flat or pitched roofs. Due to the variations in building styles, roof line and building line, extensions and alterations generally blend in and are unobtrusive. Tall trees to the north and west provide a strong structural framework being visible over and between the houses and enclose the views. Further specimen trees in gardens contribute to the verdant character. The long curving roads, flat topography and open frontages give a spacious feel.*



*The treed edge brings the character of the surrounding countryside up to the edge of this character area*



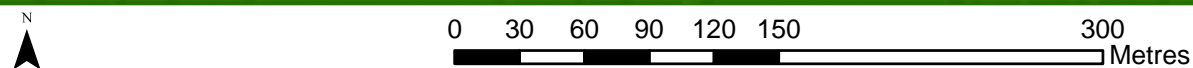
### **Locally Distinctive Positive Features**

- Belts of mature trees to the north, west and east provide a strong edge to the countryside and are visible behind and between the houses and enclose the views.
- Street trees and specimen garden trees enhance the character, particularly in the southern part of the area which is less verdant than the north.
- Long curving roads, flat topography and deep, open frontages create a feeling of spaciousness.
- Small groups of repeated designs give some rhythm to the street scene in places.

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

- No significant detractors but the quality of surfacing and street furniture is poor in some areas.





Ref **G8**

Title **Willow Lea Area**

Tonbridge Character Area Appraisal



## G9 – HOPGARDEN ROAD AREA

Comprising: Hopgarden Road, Nursery Close, Parkway, Salisbury Close and Salisbury Road (east).

A gently undulating area of curving roads and culs-de-sac constructed in the early 1960s on a green wedge of land between the Hunt Road and Royal West Kent Avenue. A green corridor, the Woodland Walk, runs across the eastern and northern sides of this area. The area north of Salisbury Road has no through routes and has a very quiet residential character.



*The character area incorporates a variety of designs and materials including yellow, brown and orange/red brick, white, black and brown weatherboard hung horizontally or vertically and brown or red concrete pantiled roofs. The roof line and building line is very varied with single and two storey houses intermingled and roof gables orientated facing the road or at right angles to it. There are some hipped and cat slide roofs. Chimney heights vary. The houses have wide or square white windows and a variety of porches. The lawned front gardens with shrubs are open plan or behind dwarf walls. Many pairs of semi-detached properties have different decorative finishes.*



*Parkway bisects the ellipse of Hopgarden Road providing a densely treed open space in the centre of the development which the houses overlook.*



*The character area is framed on all but the south east side by belts of mature trees which are visible both between and over the buildings and which enhance the character area.*





*Nursery Close comprises detached and semi detached 2 storey houses and bungalows constructed in brown brick with hipped brown tiled roofs, white window frames, flat porch canopies and small chimneys. The front gardens are enclosed by low brick walls and hedges or are open plan. The bungalows are brick or white painted render with hipped roofs. The street has a quiet residential character and the similarities in design and materials give the street a cohesive character. Belts of trees to the south and north form a backdrop to the housing, screening it from neighbouring development and contributing to the private character. The pavement surfacing is very poor and mars the townscape.*

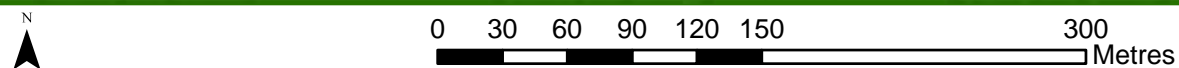
### **Locally Distinctive Positive Features**

- Belts of protected and unprotected trees on all sides except the south east are visible behind and between the houses, enclose the views, mark the edge of the character area and enhance its character.
- Parkway provides a treed open space within the development.
- Long curving roads and open frontages create a feeling of spaciousness.
- Nursery Close has a more unified character with a greater consistency of design.

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

- No significant detractors but the quality of surfacing is poor in some areas.





Ref **G9**

Title **Hopgarden Road Area**

Tonbridge Character Area Appraisal

