

## F - POST-WAR PUBLIC HOUSING SCHEMES



*These developments have a distinctive layout and design of housing which gives them a clearly recognisable and unique character.*

*The houses are built along curving streets and culs-de-sac arranged around grassed and treed communal amenity areas. Often set back from the road the properties frequently face onto the footpaths and open spaces or are set at an angle to the road. The semi detached houses are generally of two designs. The first have flat fronted elevations and distinctive steeply pitched gabled or hipped roofs and tall chimneys, sometimes paired. They are constructed in a number of standard designs which are repeated within each development and in different developments making them easily recognisable. The front elevations are red brick or cream with some use of decorative brick bands. One design incorporates wide vertical cream panels between brick columns and is particularly distinctive.*



*The second style of housing also has flat front elevations but is generally pebble-dashed and painted in pastel shades. The hipped roofs are less steeply pitched and the plain chimneys are smaller.*

*These character areas have a spacious feel which is enhanced by the mature landscaping, grassed public areas and private gardens. They are generally designed to segregate the houses and pedestrian routes from the street, providing traffic free routes within the character areas and linking with surrounding development.*

*Two post war neighbourhoods in Tonbridge to the west of Masefield Way and west of the Shipbourne Road are designed on Radburn principles: Masefield Way area and Waveney Road area. This style of development originating in the USA in the 1920s was intended to make provision for 'the motor age' without giving cars priority over pedestrians and became very influential in the new town movement in the UK. The housing is arranged around a heart of communal open space and is accessed via a network of footpaths which is separated from the road network. The properties front onto the footpaths and open spaces whilst vehicular access is provided to the rear of properties by short culs-de-sac.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1950s – 1970s
Type of buildings	Semi-detached, terraced and some blocks of flats.
Main uses	Residential with some community and retail uses.
Building Heights	1- 4 storeys
Prominent building materials	Red, brown, or buff brick, brown roof tiles, brown and buff hung tiles, cream or white painted render, white weatherboard, concrete and pebbledash.
Predominant boundary treatments	Picket fences, hedges and some brick walls.
Open Spaces	Road network and houses arranged around grassed amenity areas, wide verges and a network of footpaths.

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

- Retention of distinctive original design and informal curved street layout of this planned development.
- Repeated building designs give a uniform character and strong sense of place. There has been little harm from unsympathetic additions, alterations or materials.
- Front gardens are separated from the public open space by low picket fence, hedge or brick wall boundaries.
- Network of green amenity areas overlooked by housing.
- Wide verges, mature trees and shrubs in public and private areas contribute to spacious, verdant character.

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

- No significant detractors but replacement doors and windows, on street parking, some loss of front boundaries, storage of bins and telephone wires erode the historic character.
- Communal garage blocks.
- Some poor road and footway surfacing

## F1 - TRENCH ROAD AREA

Comprising: Northwood Road, Trench Road and Waveney Road (east).

Estate built in the 1950s and 1960s on high land.



*The estate is arranged around curved grassed public open spaces many of which are planted with trees. The semi-detached and terraced houses have red brick and light coloured rendered frontages, steep tiled roofs and chimneys. The elevated position and ample provision of public open space gives the estate a spacious, verdant character.*



*The tall mature oaks at the northern end of the development dwarf the buildings and are a prominent feature. Some more recent red brick family homes fit harmoniously in the townscape.*



*Northwood Road is open with long views to the south. The houses are set back on an uneven building line behind front gardens and wide grassed areas bordered by dwarf walls. The houses on the east side are arranged around a crescent shaped amenity area, forming an attractive group.*



*Tall bands of trees form a backdrop on both sides of the road at the north western end. However, around Waveney Road long views open up south westwards.*



*There are long views to the southwest at the southern end of Northwood Road.*



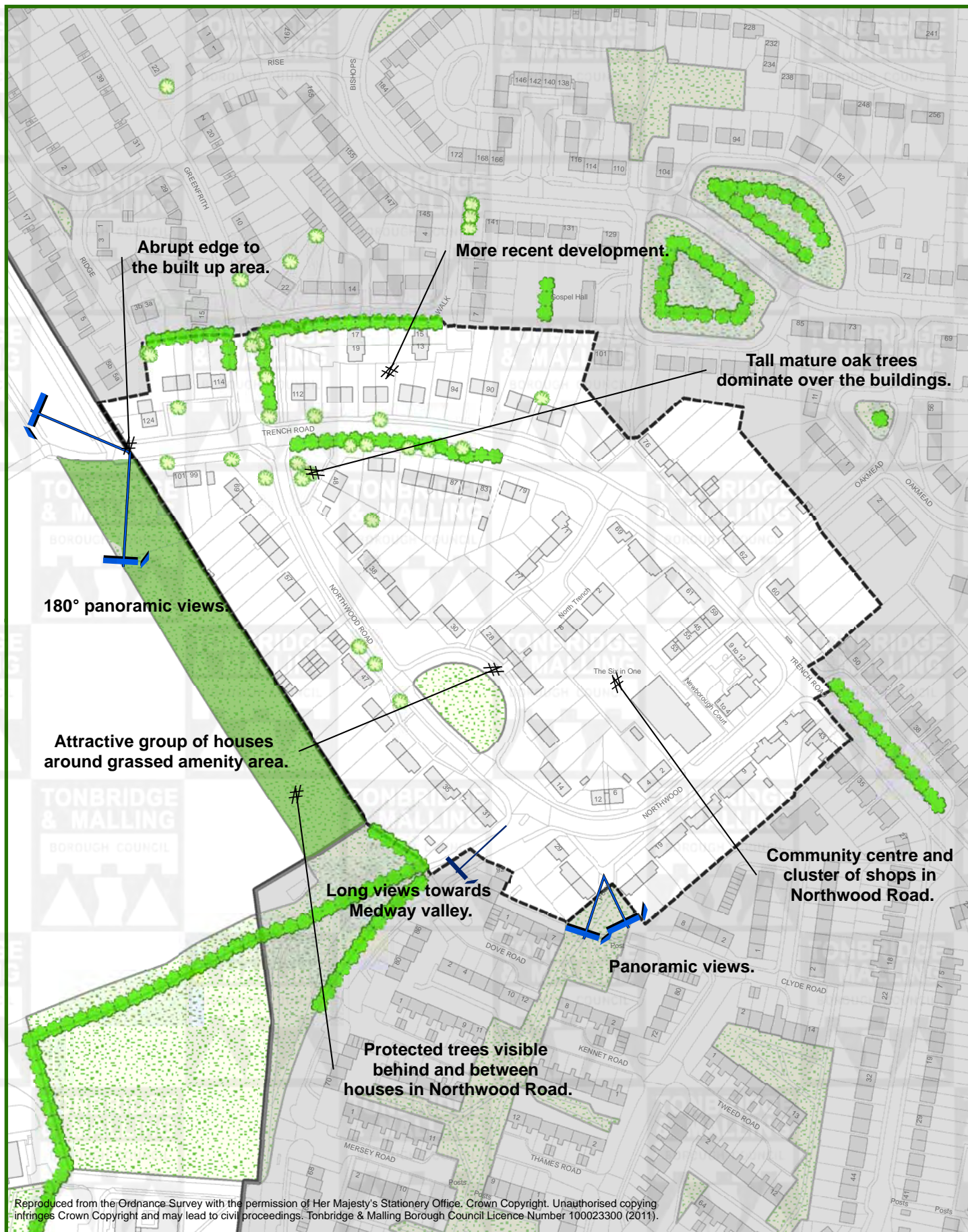
*At the western end of Trench Road there is an abrupt edge to the urban area and panoramic views open out of the Sevenoaks Ridge.*

### **Locally Distinctive Positive Features**

- Long views northwards of Sevenoaks Ridge

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

- No significant detractors but replacement doors and windows, on street parking, some loss of front boundaries, storage of bins and telephone wires erode the historic character.



0 20 40 60 80 100 200 Metres

Ref **F1**

Tonbridge Character Area Appraisal

Title **Trench Road Area**



## F2 - ROYAL WEST KENT AVENUE AREA

Comprising: Canterbury Crescent, Coventry Road, Helen Keller Close, Royal West Kent Avenue, St Pauls Close, Salisbury Road (west), Winchester Road, York Road.

The Cage Farm estate comprises 1950s and 1960s 2 storey houses laid out along curving roads and culs-de-sac. The grassed amenity areas with footpath links and verdant landscape framework of trees to the north and south contribute to the green, spacious, planned character. Most roads are named after cathedrals.



*Rows of distinctive 2-3 storey white painted flat fronted terraced houses and flats face onto Royal West Kent Avenue and Salisbury Road. The location, mass and colour of the group make them a local landmark in the area. The brick door surrounds, wide regular windows, steeply pitched brown tiled roofs and evenly spaced tall chimneys give a strong rhythm and identity to the buildings. The properties are set back behind grassed frontages bordered by clipped hedges. A wide, treed verge runs in front of the hedge, creating a green open townscape.*



*Helen Keller Close is a more recent development of short terraces with prominent projecting single storey porches with gable ends. The houses overlook the grassed amenity areas which flank Royal West Kent Avenue, creating a neat, verdant entrance to the character area.*



*The curving streets and culs-de-sac are lined by semi-detached houses which are similar in scale and design with flat fronted elevations, steeply pitched tiled gabled roofs and regularly spaced chimneys. However, a variety of brick colours and decorative finishes have been applied to give each street a separate identity and rhythm of repeated designs.*



*The houses in this character area are set back from the roadside behind wide treed verges and front gardens bordered by hedges and picket fences, which soften the architecture giving a spacious character. Some properties face onto small grassed amenity areas and footpaths. Canterbury Crescent is arranged around a half moon shaped treed amenity area. The Crescent has a symmetry of form.*



*Some personalisation of properties has taken place, but in general the coherent planned character of the area has been retained.*



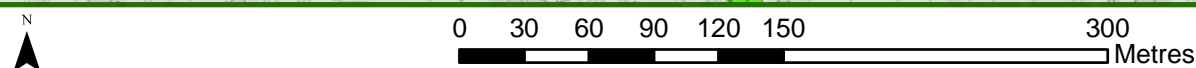
*The houses do not have garages and the communal garage blocks are discreetly located.*

### **Locally Distinctive Positive Features**

- Wide verges and mature trees in public and private areas contribute to spacious, verdant character. Large public open space south of Royal West Kent Avenue.
- 2-3 storey white painted blocks facing Royal West Kent Avenue and Salisbury Road are a distinctive local landmark.

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

- Some road and pavement surfacing in poor repair.



Ref **F2**

Tonbridge Character Area Appraisal

Title **Royal West Kent Avenue Area**



### F3 - HUNT ROAD AREA

Comprising: Constable Road, Dodd Road, Gainsborough Gardens, Higham School Road, Hunt Road, Landseer Close, Lawrence Road, Martin Hardie Way, Raeburn Close, Rembrandt Close, Reynolds Close, Romney Way, Turner Road, Wilson Road, Whistler Road,

An area of 1950s public housing situated between the Woodland Walk landscape corridor and Higham Lane. The development of semi detached and terraced two storey housing was constructed along curving roads and culs-de-sac on elevated, undulating land which slopes down to the south and east. Roads are named after painters.



*The majority of houses in the character area are constructed of concrete with pebble dash finish painted in pastel shades with hipped or gabled relatively shallow pitch brown tiled roofs and small chimneys on the ridge of the roof. The houses have small front gardens enclosed by picket and panel wooden fences with some brick walls and hedges. Many have flat porch canopies. Although built post World War II, the houses refer back to 1930s design.*



*The houses are set at angles to the road behind deep verges and grassed amenity areas. A network of footpaths run through the area and connects with the Woodland Walk and neighbouring housing and school. Some houses face onto footpaths.*



*The band of trees along the Woodland Walk and north of Whistler Road provide a strong landscape framework, forming a backdrop to the housing on the west, south and north sides. In the vicinity of Higham School Road, the Woodland Walk green corridor penetrates right into the housing area.*



*In addition to painted housing, the area incorporates red and orange brick semi-detached and terraced housing with hipped or gabled roofs. Some of these properties have unenclosed gardens.*



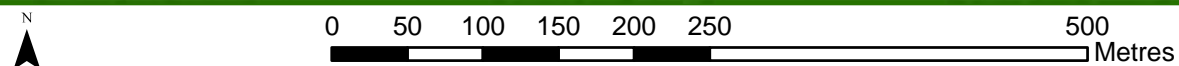
*The majority of houses do not have private garages and parking is on roads and pavements or in flat roofed communal garage blocks. Some have been built on former grassed amenity areas.*

### **Locally Distinctive Positive Features**

- Landscape and amenity value of the Woodland Walk which forms a landscape framework for the area, backdrop to the housing and traffic-free route for pedestrians.

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

- No significant detractors but the condition of street furniture and the communal garage blocks could be improved.



Ref **F3**

Title **Hunt Road Area**

Tonbridge Character Area Appraisal



## F4 - BISHOPS OAK RIDE AREA

Comprising: Beech, Bishops Oak Ride, Bracken Walk, Cedar Crescent, Greenfrith Drive, Heather Walk, Oakmead, Bishops Ride, Nordic Crescent, Silverhurst Drive and Quincewood Gardens.

This area was constructed in the mid 1960s and comprises pebbledash and brick semi detached and terraced properties set along curving roads and culs-de-sac.



*Bishops Oak Ride is broad and straight leading from the Shipbourne Road up to the west. The houses in the area are mainly two storey with hipped roofs, small plain chimneys and pebble dash finish painted in pastel shades. Many properties have flat roofed porch canopies and single storey canted bay windows. The repetition of this standard design gives the area a distinct, identifiable character. There are also some brick houses with gable ends of the same era and other more recent infill development.*



*Bishops Oak Ride passes through a grassed amenity area, a remnant of Trench Wood, which forms a focal point for the area. Short rows of houses and a crescent of bungalows face onto the open area. To the west the network of curving roads continue to the edge of the built up area.*





*Few houses have garages. Parking is on the road side or in communal garage blocks.*

*Oakmead comprises red brick semi detached houses arranged around two small amenity areas. The houses are red brick with hipped or pitched roofs and small chimneys. Some of the houses date from the 1930s whilst others are more recent infill development.*



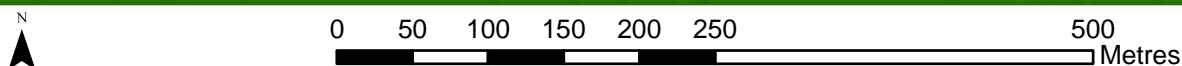
*A level expanse of public open space abutting the countryside north of Quincewood Gardens and Cedar Crescent enhances the character of the area.*

### **Locally Distinctive Positive Features**

- Clustering of buildings around public open spaces. The open space on Bishops Oak Ride forms a focal point for the area and open space north of Cedar Crescent enhances the character.

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

- No significant detractors but the communal garage blocks could be improved.



Ref **F4**

Tonbridge Character Area Appraisal

Title **Bishops Oak Ride Area**



## F5- LODGE OAK LANE (SOUTH) AREA

Comprising: King's Road (east), Lodge Oak Lane (south), Mann Square and Tudeley Lane

The residential area to the north side of Tudeley Lane and to the west of Lodge Oak Lane comprises typical 1950s public housing in two principal designs.



*The first arranged at an angle to a footpath running parallel to Tudeley Lane consists of rendered 2 storey terraced houses with pantile roofs and matching arched doorways. The regular roofline and identical design of these houses contribute to the character and identity of the area and create a carefully planned townscape with few additions or alterations.*



*The second type, along King's Road (east) and Lodge Oak Lane, consists of semi-detached two storey houses with steeply sloping tiled roofs, tall paired chimneys and flat part-brick, part-rendered 'striped' frontages, set back from the road and arranged along curved streets and around grassed public amenity areas and footpaths. Both house styles have small private front gardens bordered by informal low hedges and picket fences.*



*The houses at the southern end of Lodge Oak Lane overlook a broad expanse of grass bordered by hedgerow. A row of trees bordering the Weald Grammar School playing fields form an edge to the character area. At the western end of the area, there are far reaching views to the east across open countryside to Castle Hill.*



*The area to the east of Lodge Oak Lane is more varied in age and includes some spacious 1930s semi-detached houses and the 14th century listed Cardinal's Error public house. The historic significance and use of the building make this a landmark building. The 1930s houses occupy a prominent position when viewed from the south.*

### Listed Buildings

The Cardinal's Error Inn, Lodge Oak Lane

A former cottage, now a public house. The small L-shaped building is probably timber framed beneath, but is now fronted with red brick and grey headers on the ground floor and tiles above. It has two storeys with a steeply pitched tiled roof.

Grade II

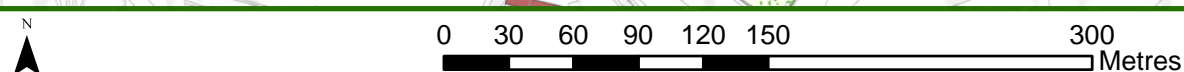
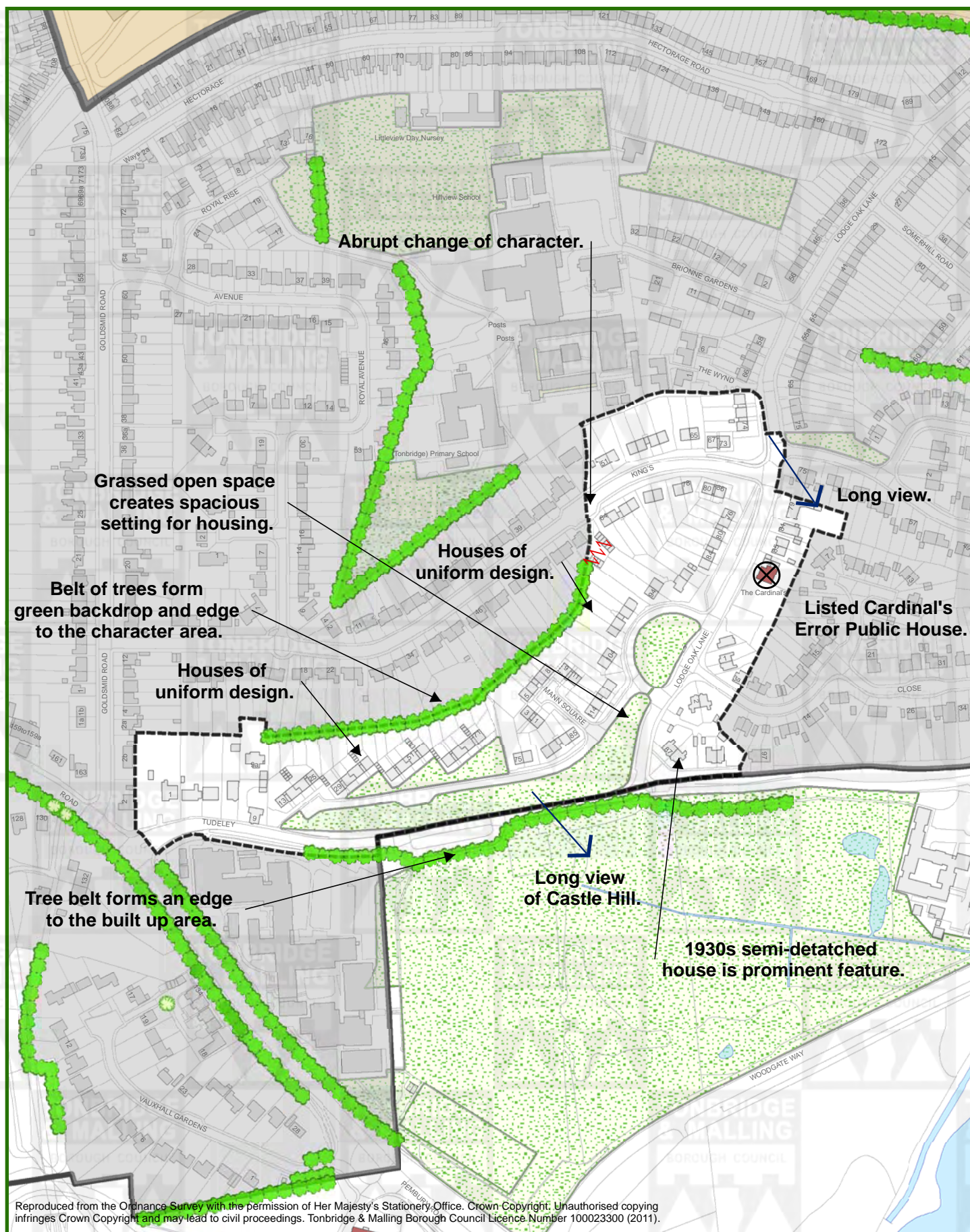


### Locally Distinctive Positive Features

- Long views eastwards of Castle Hill.
- The Listed Cardinal's Error Inn landmark building.
- Belt of trees to the eastern side of Lodge Oak Lane (south) which form an edge to the character area.

### Negative Features Worthy of Enhancement

- Condition and coordination of street furniture.
- The garage block to the south of Kings Road has graffiti and litter and is accessed via an unlit overgrown footpath.



Ref **F5**

Tonbridge Character Area Appraisal

Title **Lodge Oak Lane (South) Area**



## F6 - MASEFIELD WAY AREA - RADBURN LAYOUT

Comprising: Burns Crescent, Chaucer Gardens, Keyes Gardens, Masefield Way, Milton Gardens, Scott Road and Shakespeare Road.

This estate development lies off Brook Street on land that rises towards the south and represents the earliest influence of the Radburn layout in Tonbridge. The western part consists of a symmetrical arrangement of six short parallel rows of houses coming off Masefield Way at right angles, each of which faces onto footpaths and grassed amenity areas. The rear gardens give onto three culs-de-sac – Chaucer, Milton and Keyes Gardens. The scheme also includes 4 blocks of apartments and is surrounded on three sides by grassed amenity areas. This area has a more enclosed, inward looking character. Some properties are dated TUDC 1950.

The eastern part of the development consists of long curved streets – Masefield Way, Shakespeare Road and Burns Avenue arranged in a triangular layout around a small central roundabout with bus stops and garage area. A treed/hedged landscape frontage buffers the housing from Brook Street. This area has a more open, unenclosed character.

The houses are constructed in a series of standard designs typical of the period with steeply pitched roofs, prominent chimneys and part brick, part painted frontages. Each property has an enclosed private front garden with a variety of boundary treatments including hedges, picket fences and some brick walls. The extensive grassed amenity areas and verdant landscape framework of trees to the south and along Brook Street contribute to the green, spacious, planned character.



*Properties face onto footpaths and landscaped public amenity areas. Mature trees and long views northwards of the Sevenoaks Ridge contribute to the green spacious character.*



*Semi-detached houses of standard design in Masfield Way. The road has an unenclosed character with panoramic views northwards.*



*Hedges, landscaped gardens and wide verges in Shakespeare Road contribute to the verdant character.*



*The long sweeping curve of Burns Crescent. As in Masfield Way and Shakespeare Road, the houses are set back behind wide verges.*

*The height and scale of the new buildings at West Kent College will dominate the eastern end of the character area*



*Traditional street furniture adds character but has been partially replaced by modern fixtures. Modern lighting has in some cases been installed alongside the traditional posts. The lack of coordination and variable condition of the street furniture detracts from the character of the area.*

*Due to the uniformity of roof design, changes to the roofline through dormer windows or roof lights may be visually prominent*



*The chimney at Hayesbrook School is a detracting element seen from Shakespeare Road*



*The small roundabout in Scott Road forms the hub of the character area but is somewhat featureless with a mix of modern and traditional street furniture*

### **Locally Distinctive Positive Features**

- Long views northwards of Sevenoaks Ridge and Sevenoaks Ridge.
- Clustering of buildings around public open spaces.
- Traffic free pedestrian network.
- Extensive public open space.

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

- Condition and coordination of street furniture.
- Views of chimney at Hayesbrook School.



Ref **F6**

Title **Maselfield Way Area**

Tonbridge Character Area Appraisal



## F7 - WAVENEY ROAD AREA – RADBURN LAYOUT

Comprising: Avon Close, Clyde Road, Colne Road, Darenth Avenue (west), Derwent Road, Dove Road, Hamble Road, Kennet Road, Longmead Way (north), Medina Road, Mersey Road, Severn Close, Speyside, Stour Close, Tamar Road, Thames Road, The Brent, Tweed Road, Tyne Road, Waveney Road, Whitelake Road, Wye Road.

The Waveney Road development in Tonbridge is designed around a central footpath flanked by communal open space which runs south/north with footpaths leading off at right angles on both sides leading to short terraces of houses. The area represents a later development of post war public housing based on Radburn principles. Vehicular access is via two parallel roads also running south/north which have short cul-de-sacs leading off either side providing parking at the rear of the houses. To the south, adjoining Darenth Avenue, there are some apartment blocks and community buildings.





*The short terraces of two storey houses are arranged parallel, or at right angles to, the main footpath which runs the length of the development from south to north. There are extensive sloping open grassed areas flanking the footpath which create a spacious open feel but have limited amenity or landscape value. The houses face onto the footpaths and are arranged facing each other around grassed amenity areas often planted with trees. The front gardens are enclosed by picket fences. The rows of houses, in small even sized plots, are given different finishing treatments but the basic design is uniform, with the low pitched roofs stepping up the hill creating a somewhat regimented townscape.*

*The topography rises sharply from south to north, creating long panoramic views towards Bidborough Ridge from the northern parts of the development.*



*The townscape seen from the road is less appealing with views along the short cul-de-sacs of the rears of the properties, high brick walls, garage blocks and bins. The lack of connectivity between the road and footpath networks and east/west across the development creates a maze-like layout with no landmarks which make it difficult to navigate for both pedestrians and cars.*





*From Waveney and Derwent roads however, the character of the rather stark buildings is softened by the curving road layout, hedgerows, verges, trees and the panoramic views to the south and west. Tree belts to the west of Waveney Road are an important landscape feature which forms the edge of the character area.*



*To the south adjoining Darenth Avenue, a number of 3 and 4 storey flat roofed apartment blocks are set back from the road surrounded by flat grassed public areas in a format typical of the period.*

*To the rear of Tonbridge Baptist Church, Leslie Tew Court is a small, more recent infill development of apartment blocks and shops facing directly onto a large parking area. Their bulk and height (up to 4 stories) can be accommodated on this low lying site.*



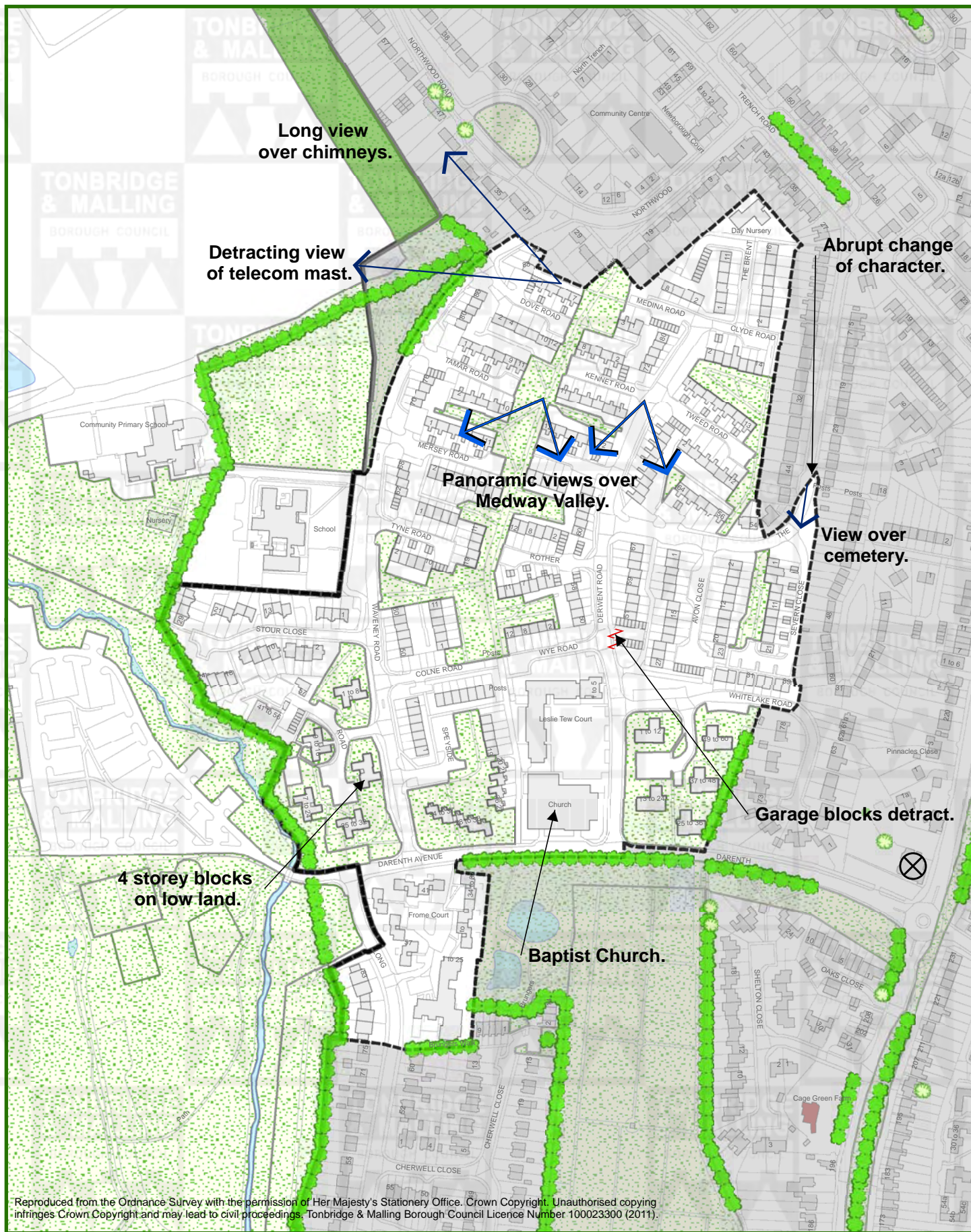
*Darenth Avenue has a verdant character with a wide tree-lined verge and the cemetery adjoining the southern side.*

### **Locally Distinctive Positive Features**

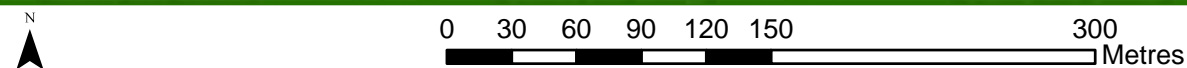
- Panoramic views across the Bidborough Ridge to the south and west from northern parts of the area.
- Tree belts to the west provide a strong landscape framework.
- Traffic free pedestrian network.
- Extensive public open space.
- The uniformity of building design and regular roofscape contributes to the distinctive character of the area.

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

- Open grassed areas along the central spine and around the apartment blocks lack a strong amenity value or character.
- Lack of connectivity and legibility of the design, particularly east to west.
- Poor quality surfacing and street furniture.
- Streetscape marred by high brick walls and garage blocks.



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Ref **F7**

Title **Waveney Road Area**

Tonbridge Character Area Appraisal