

## A5 – HADLOW ROAD

The curving, undulating road travels eastwards from the Tonbridge Conservation Area in the direction of Maidstone. It is a busy wide road being the main access route to Tonbridge from the east. The western end comprises mainly 19<sup>th</sup> century and early 20<sup>th</sup> century properties with some more recent infill and backland development. Residential expansion eastwards was facilitated by the construction of Cornwallis Avenue in 1930 which bypasses a section of the Old Hadlow Road. The character area is split into three distinct sub-sections.

### A5.1 – HADLOW ROAD (WEST)

At the western end (south side) the street has a distinctively Victorian character with two or three storey terraced houses and two storey semi-detached or detached villas in narrow plots. The northern side of the road and both sides east of Mill Stream Place, are characterised by 1920s and 1930s detached houses set in wider plots. These older buildings are interspersed with more recent infill development and redevelopment.



*The Victorian properties are constructed of red brick with slate or tiled steep gabled or shallower hipped roofs. On the southern side, a row of semi-detached, late Victorian 3 storey townhouses with two storey bays and prominent gable ends are set behind shallow paved frontages. The tight knit form, narrow plots and less verdant frontages contrast with the more spacious development along the remainder of the road. Some alterations and loss of front boundaries to create off road parking detracts from the historic character. Traffic flows are heavy and the street scene is dominated by traffic lights, signage and other street furniture. There is some poor pavement surfacing.*



*The Victorian development is interspersed with more recent development designed to respect the scale, rooflines and materials of the older properties.*



*Red brick or white painted 1920s and 1930s detached and semi detached houses are set behind landscaped front gardens with a variety of boundary treatments including hedges, wooden fences and brick or stone walls.*



*Monk's Cottage is a charming individual property with traditional detailing and forms a local landmark.*



*The houses in Yardley Close have distinctive half-timber and herringbone brick detailing. To the rear, more recent housing is plainer in style.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	19 <sup>th</sup> Century – 1970s
Type of buildings	Semi detached and detached.
Main uses	Residential
Building Heights	1-3 storeys
Prominent building materials	Red brick, white painted render, half timbering, hanging tiles, plain and pantile brown and red roof tiles.
Predominant boundary treatments	Brick and stone walls, hedges, railings and wooden panel fences with some open frontages.
Open Spaces	None

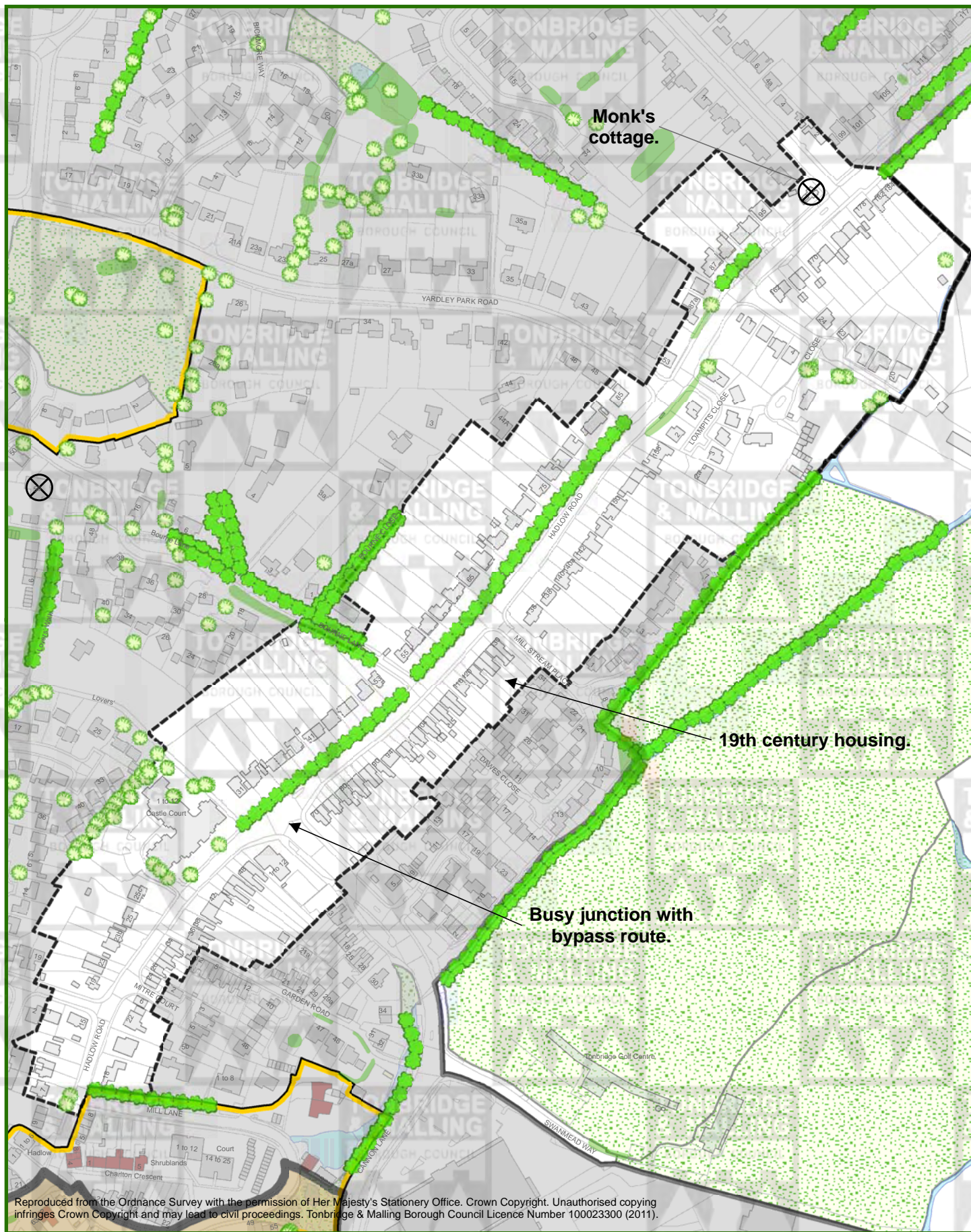
#### **Locally distinctive positive features**

- 19<sup>th</sup> century buildings including 3 storey houses hinting at the historical importance of the route.
- Monk's Cottage is a local landmark.

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

- Traffic noise and street clutter.
- Loss of front gardens and boundaries.





Ref A5.1

Title Hadlow Road West

Tonbridge Character Area Appraisal





## A5.2 – CORNWALLIS AVENUE

Comprising: Cornwallis Avenue and Hadlow Road (central section)

Cornwallis Avenue is a gently undulating, curving section of road built in the 1930s to bypass a tortuous section of the Old Hadlow Road. It is lined on the north side by substantial mainly 1930s individually designed detached and semi detached houses in spacious plots. The south side comprises open countryside, smaller scale chalet bungalows and mainly detached houses.



*Cornwallis Avenue is lined with trees planted in 1930 by the Cornwallis family. The section of road to the east of Higham Lane is particularly verdant and spacious. The tree belt along the stream and footpath to the east of Rodney Avenue is a prominent feature*



*The two storey detached and semi-detached 1930s houses set back in an elevated position on the north side of the main road encompass a variety of styles typical of the period including mock tudor with half timbering, hung tiles and tall narrow chimneys, and brick or white painted bay fronted properties with hanging tiles, hipped roofs and suntrap windows.*



*The section of Hadlow Road between The Ridgeway and Higham Lane comprises some substantial detached 1930s houses on the north side and a row of 1970s houses. The latter are set behind a service road and treed frontage and do not detract from the spacious 1930s character of the area. The south side of this section of Hadlow Road is undeveloped apart from a farm and quarry entrance. The open countryside is obscured by a high hedge which is a strong linear feature enclosing the road.*



LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1920s – present day
Type of buildings	Semi detached and detached.
Main uses	Residential
Building Heights	1 – 2 storeys
Prominent building materials	Red/brown brick, white painted render, red and brown roof tiles, white painted windows, half timbering.
Predominant boundary treatments	Hedges, low brick and stone walls and wooden panel fences.
Open Spaces	Wide treed verges. Grassed triangles with trees at either end of Old Hadlow Road.

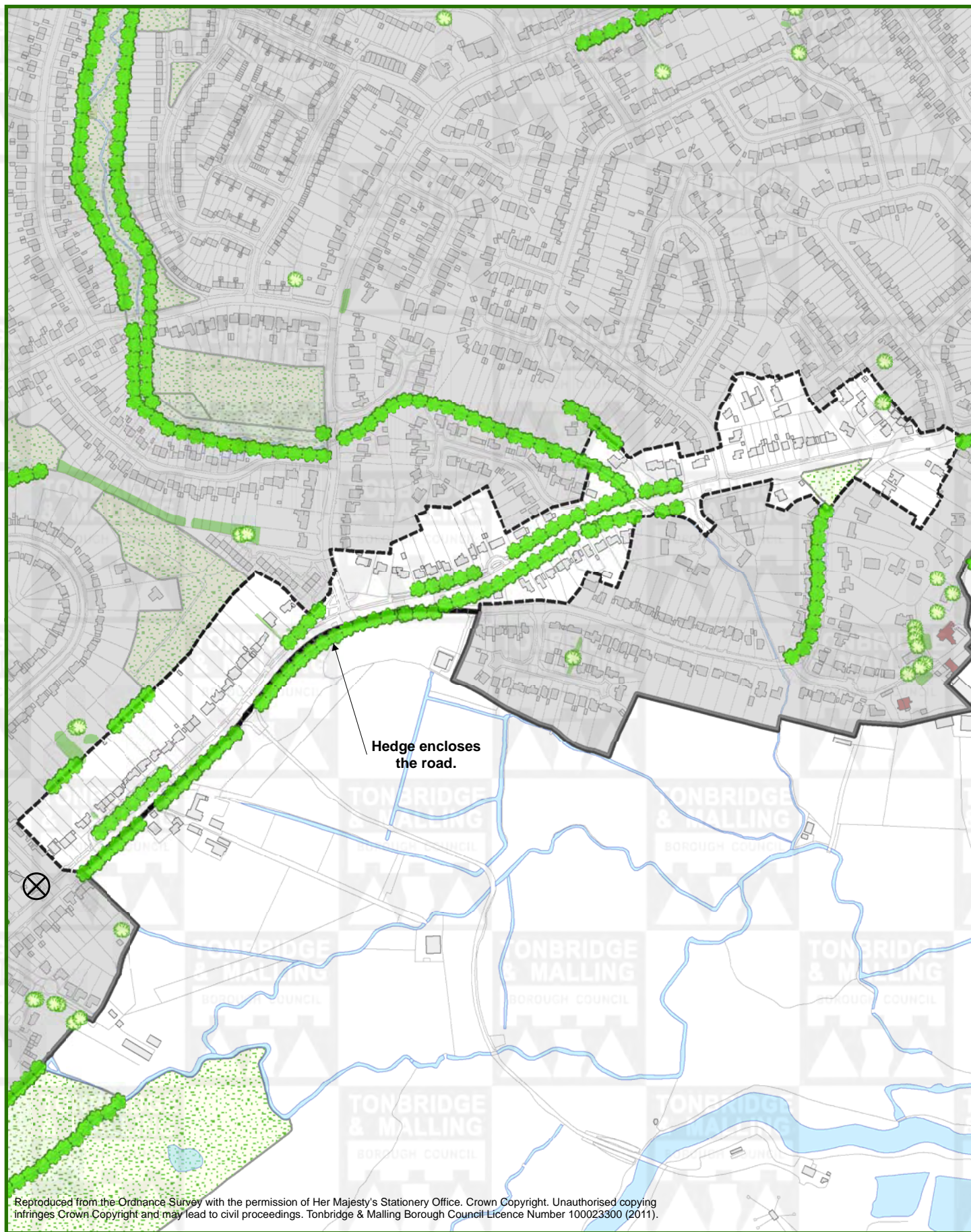
#### **Locally distinctive positive features**

- Verdant frontages with houses set back behind an avenue of trees, hedges and mature landscaped gardens. Hedgerow on south side is a strong linear feature.
- Spacious, curving, gently undulating road creates changing vistas.
- Substantial individually designed 1930s houses in large plots with many original design details and materials in elevated position on north side of Hadlow Road.

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

- Traffic noise





Ref **A5.2**

Title **Cornwallis Avenue**

Tonbridge Character Area Appraisal



### A5.3 – HADLOW ROAD (EAST)

Comprising: Barclay Avenue and Hadlow Road (east)

To the east of the junction with Estridge Way, only the north side of Hadlow Road is developed. The south side is lined with high hedges and trees with open countryside beyond landscaped front gardens providing a verdant gateway to the town. Sections of the road are tree-lined. The silver birches are a visually attractive feature. The area comprises principally 1930s and 1970s semi detached and detached two storey houses, as well as bungalows, set back from the road behind landscaped front gardens and along two stretches, service roads set behind grass strips with trees. Hadlow Road is wide and straight with a slight bend at the centre.



*At the western end of this sub-area, there is a strong 1930s character. Barclay Avenue comprises a row of white painted semi detached 2 storey properties with brown tiled hipped roofs, central chimneys, curved two storey tile hung bays and wide fenestration. The uniformity of design and materials creates a strong sense of identity. To the east of Cranford Road there is a short section of 1930s bungalows which continue the theme with white painted render, red brick details and red/brown tiled hipped roofs.*





*There has been some more recent infill and backland development which being set back from the road behind landscaped frontages and respecting the building line, blends into the streetscene.*

#### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

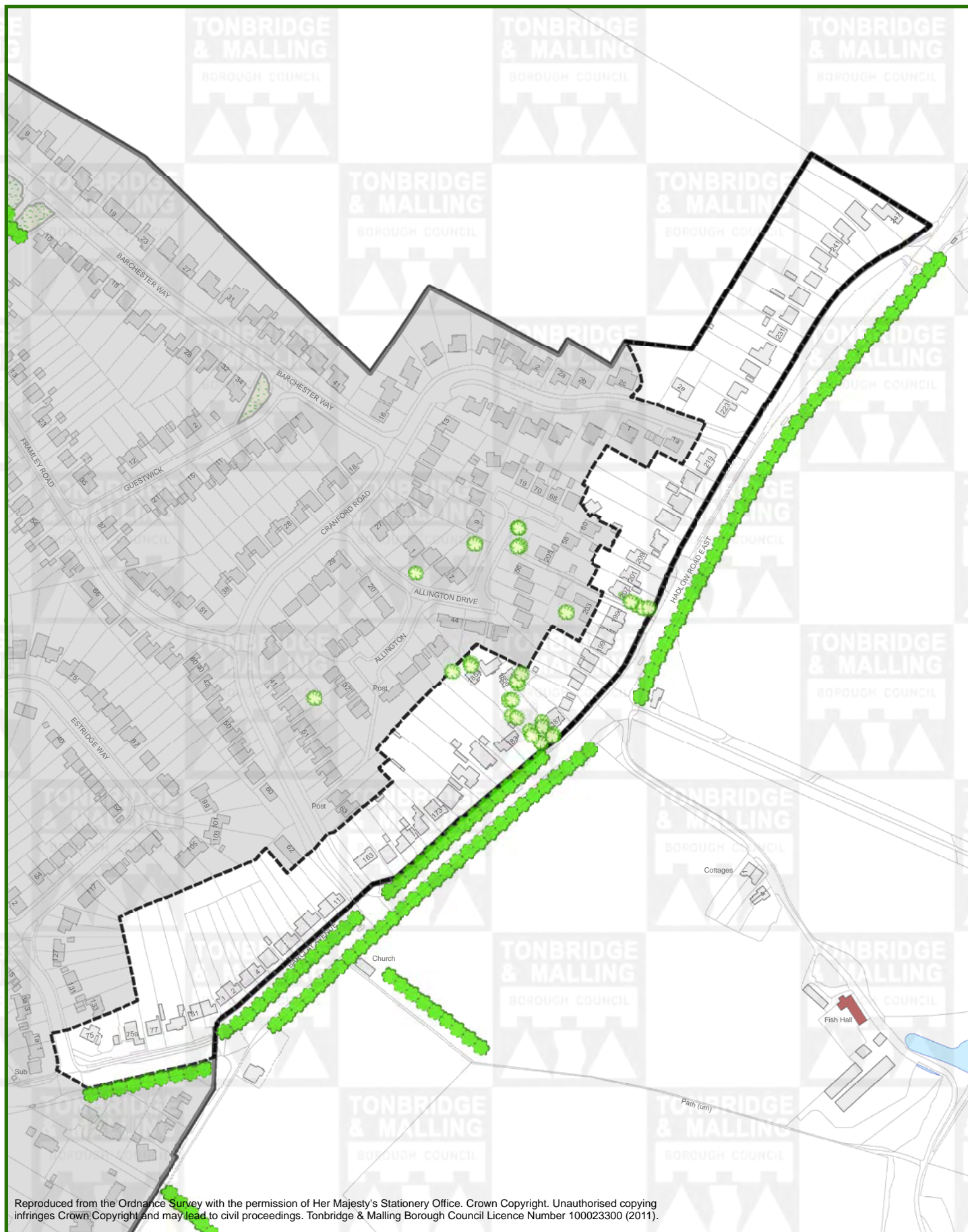
Age of buildings	1920s – present day
Type of buildings	Semi detached, detached and attached
Main uses	Residential
Building Heights	1 – 2.5 storeys
Prominent building materials	Red/brown brick, white painted render, red and brown roof tiles, white painted windows.
Predominant boundary treatments	Hedges, low brick and stone walls and wooden panel fences.
Open Spaces	Wide treed verges and glimpses of open countryside to the south.

#### Locally distinctive positive features

- Verdant frontage with tall trees and hedges, providing transition from country to town. Hedgerow on south side is a strong linear feature.
- Consistency of design and colour palette of 1930s houses at the western end of the sub-area.
- Consistent building line with houses set back from the roadside behind gardens and, in places, service roads, allowing the soft landscaping to dominate.
- Glimpses of open countryside to south from ground level.

#### Negative Features Worthy of Enhancement

- Traffic noise



Ref **A5.3**

Tonbridge Character Area Appraisal

Title **Hadlow Road (East)**





## A6 – HIGHAM LANE AREA

Comprising: Higham Gardens, Higham Lane, Hunt Road (east), Martin Hardie Way (east) and Tilebarn Corner.

Higham Lane principally serves the residential areas of north east Tonbridge. It was originally a small lane accessing a farm but was widened in the 1950s as new housing development spread over former farmland and orchards. It has retained some of its lane qualities being relatively narrow and winding with substantial trees and hedges. The majority of the buildings date from post 1930 and there are no buildings over 2 storeys high. However, the style, age and materials of the buildings are varied.



*South of Martin Hardie Way, the lane is less enclosed and is less verdant than further north. There are views eastwards at junctions and between houses and trees and the roofscape of the bungalows of the Greentrees estate.*





*The White House is an imposing 1930s property with an eye catching green roof situated in a prominent position.*



*There are no listed buildings in this character area, but a 16th century half timbered farm cottage (with later additions) provides a link with the past.*



*The small parades of shops at the entrance of Martin Hardie Way, the Red House Public House and church form a functional, but visually unremarkable, community hub. The Red House is in a prominent position on a curve in the road.*





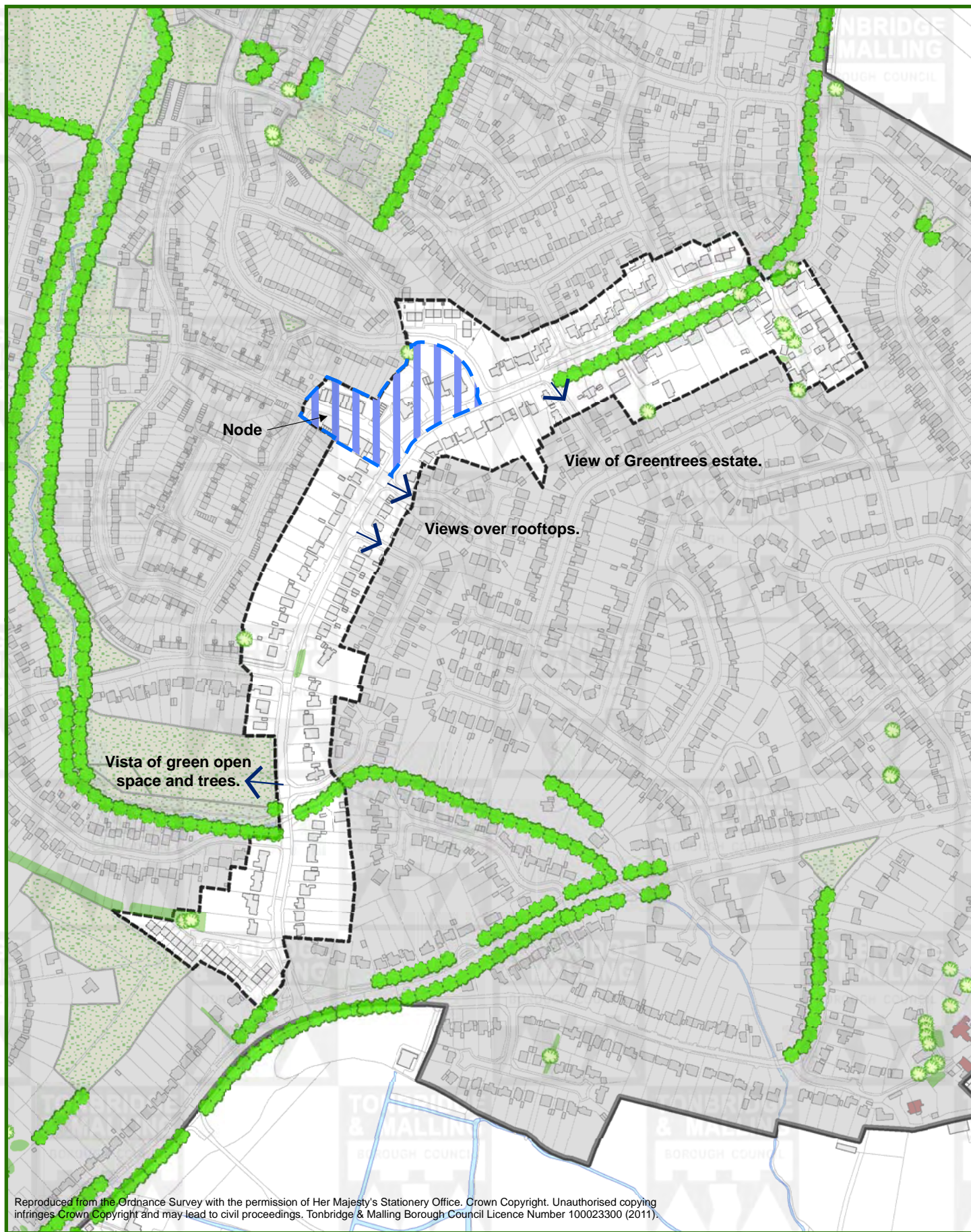
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1500 - present
Type of buildings	Detached, semi detached and terraced.
Main uses	Mainly residential with community hub including shops, public house and church.
Building Heights	1 – 2 storeys
Prominent building materials	Very varied. Red, buff and brown bricks, red, brown and green plain and pantiled roofs, white/pastel painted render, concrete, half-timber, shaped and plain hanging tiles.
Predominant boundary treatments	Hedges, brick and stone walls, open plan and wooden fences.
Open Spaces	Wide grassed and treed verges on northern section.

#### **Locally distinctive positive features**

- Heavily landscaped frontage and substantial properties set back from the road in mature landscape give a spacious verdant character at the northern end.
- The winding road and undulating topography recall the historic character of the lane and provide changing vistas, but few long views.
- Individual buildings of interest, including the White House and 16<sup>th</sup> century farm cottage, provide a link with the past.
- Open aspect of the central section with views east across the rooftops.
- The recreation open space and Woodland Walk add landscape and amenity value to the character area.

#### **Negative features worthy of enhancement**

- Street furniture clutter at Martin Hardie Way.



Ref A6

Tonbridge Character Area Appraisal

Title Higham Lane Area





## B - NINETEENTH CENTURY COTTAGES



Barden Road



Chichester Road

*Medieval and Georgian Tonbridge lay almost exclusively north of the Medway and it was only with the arrival of the railway in the mid nineteenth century that new housing extended south of the river. Cottages were built for the railway workers on the low lying land immediately south of the railway line around Priory Road and Douglas Road and just to the north off Barden Road. Further terraced cottages were built to the east of Quarry Hill Road. This land was prone to flooding prior to the installation of the flood barrier, so the larger Victorian villas tended to be built on higher land beyond the flood plain. There is also a cluster of Victorian cottages on the Shipbourne Road.*

*Although some Victorian properties were demolished in the 20<sup>th</sup> century, quite extensive areas still remain and despite some infill and redevelopment, the original character, scale and sense of enclosure of these narrow streets has been retained. The terraced or semi detached two storey houses are set in narrow plots fronting directly onto the road or set behind shallow front gardens and low brick walls. Often the cottages in a particular street will be of a uniform design giving each street an individual character.*

*The narrow, straight streets are arranged in a grid pattern with constant building lines giving a tight knit character with few public open spaces, although street trees provide a contrast to the urban character in some streets.*

*The buildings are constructed in red brick and (originally) slate roofs with flat fronts or single storey canted bay windows. Arched brickwork or stone lintels span window and door opening. Some properties have simple decorative features including name and date plaques, string courses of contrasting brick and ridge tiles. In semi detached properties the doors are usually placed in pairs centrally or in the side elevations. In terraced houses the front doors and rear extensions are paired together. The unified, simple roof lines fronting the street generally slope*

down towards the road and are tiled with clay, concrete or slate tiles. Plain chimneys are centrally placed on the roof ridge. The repetition of details along a constant building line gives the streets a strong rhythm.

The overall effect is a distinct character with blocks of uniform front elevations creating a strong sense of identity. Although the original sash windows, panelled front doors and roof tiles or slates have been replaced on many properties, intrusive extensions and dormer windows visible from the public realm have generally been kept to a minimum. Since these Victorian streets are narrow and the properties are set close to the road and each other, there is little off street parking space. As a result the historic character and the pedestrian environment is frequently affected by on-street/pavement parking and wheelie bins.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1850s to early 20th century.
Type of buildings	Semi-detached and terraced.
Main uses	Residential
Building Heights	2 storey, with some 3 storey.
Prominent building materials	Red brick, slate or brown roof tiles, white painted sash windows.
Predominant boundary treatments	Red brick walls and railings.
Open Spaces	Tight knit development with few open spaces.

#### Locally Distinctive Positive Features

- Straight streets, narrow plots and similarities in building age, height, materials and design give strong cohesive character and intimate scale
- Repeated designs give an individual identity to each street
- Constant roof line and regular chimneys
- Many decorative features retained and little infill or re-development
- Original brick boundaries and narrow front gardens retained on many properties
- Street trees help to soften the predominant red brick



**Negative Features Worthy of Enhancement**

- No significant detractors but unsympathetic replacement windows, doors and porches and the loss of original decorative features have disrupted the uniform design of buildings and the historic character, rhythm and/or symmetry of some streets.
- Loss of front boundaries to create frontage parking has harmed some streets.

## B1- DOUGLAS ROAD/BARDEN ROAD AREA

Comprising: Albert Road, Barden Road, Caistor Road, Chichester Road, Cromer Street, Douglas Road, Gladstone Road, Lawn Road, Lionel Road, Mabledon Road, Meadow Road, Newton Avenue, Northcote Road, Preston Road, Sussex Road, Waterloo Road, Wincliff Road

A mainly residential area set along short, straight streets off Douglas Road and Barden Road. Most of the houses are mid Victorian with some Edwardian and later. The buildings at the eastern end of Douglas Road date from the 1920s.



*Repeated designs within a consistent roof and building line give the individual streets a unified character and rhythm.*



*Along Barden Road and Douglas Road there is greater variety in the design, height and use of buildings than in the side roads. A few original Victorian corner shop buildings retain their traditional features.*



*The Nelson Arms Public House, a well preserved Victorian building with many original features, imposes itself as a distinct building through its mass, use and location at the junction of residential streets and is a local landmark.*





*To the north side of Barden Road lie the river moorings where a number of long boat cruisers and smaller boats are moored. A belt of trees and hedgerow runs along Barden Road partially screening the moorings, allowing glimpses through to the river and recreation ground beyond. These trees have particular townscape value in an otherwise tightly developed area.*



*Viewed from the north, the colourful boats on this attractive stretch of river and the tract of land to the rear adjoining Barden Road with its collection of low sheds and boathouses, forms an area of special character unique in Tonbridge which enhances the character and historical interest of the adjoining public open space and footpaths. It provides a link with early 20<sup>th</sup> century boat building. The low buildings are framed by ornamental trees.*



*At the eastern end of Douglas Road, 1920s semi-detached properties are of a similar scale to the earlier houses but of a different style with flat roofed single storey bays and rendered upper storeys. The repeated designs give rhythm and unity to the street.*



*Meadow Road and Lionel Road comprise larger villas with two storey bays and decorated gable ends hung with decorative tiles.*

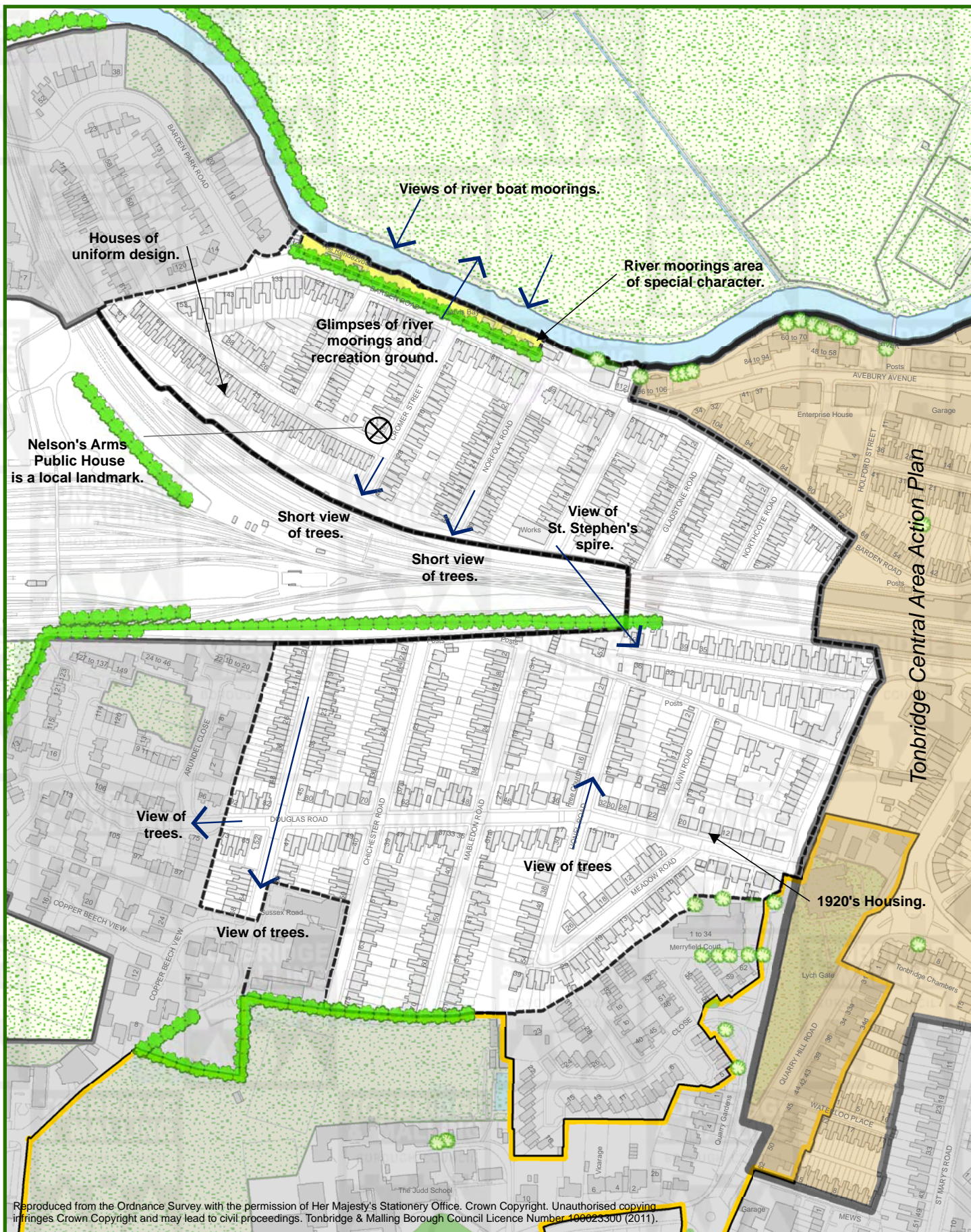
### **Locally Distinctive Positive Features**

- View of St Stephen's spire from Preston Road.
- Street trees
- Bands of trees along the river, railway and Judd school boundary which provide a verdant landscape framework and define the edge of the character area.
- The tract of land north of Barden Road comprising the river boat moorings which forms an area of special character of landscape, historical and amenity value visible and accessible from the character area and more particularly the adjoining recreation ground and public footpaths.
- Retention of Victorian corner shops.
- The Nelson Arms Public House local landmark building.
- The side streets have a quiet residential character despite their proximity to the town centre and railway.

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

- Some loss of front boundaries.





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Tonbridge Central Area Action Plan



## B2 - PRIORY ROAD AREA

Comprising: Bishops Mews, Hecorage Road (west), Lavender Hill, The Lowry, Pembury Grove, Priory Grove, Priory Road, Priory Street, Priory Walk, Rose Street, St Eanswythes Court and St Stephens Street.

The area between Priory Road and Pembury Road was developed after Priory Farm and Tile House Farm were sold off in plots to a number of builders in the mid 19<sup>th</sup> century. Now, a series of narrow quite steeply sloping streets run up southwards from Priory Road to Pembury Road. The streets themselves are relatively quiet but there is some traffic noise from Pembury Road and the railway. The area is primarily residential but other uses are evident including a public house and small businesses with some evidence of the area's past industrial heritage. There has been some redevelopment and infill development with modern mews and apartments built on the long rear gardens and between the older properties. However, the tight knit Victorian character and street layout has for the most part been retained.



*Hecorage Road differs from the other Victorian streets in that it is curved and relatively wide with the western end being late nineteenth/early twentieth century and the eastern end primarily 1930s. The semi-detached houses with single storey canted bays and arched porches have a pleasing regularity of design and scale and an even roof and building line. Many front boundaries have been lost to provide off-street parking.*

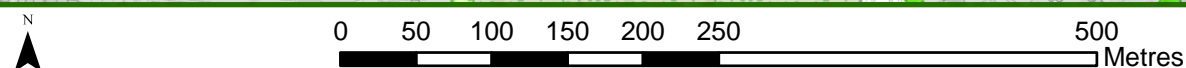
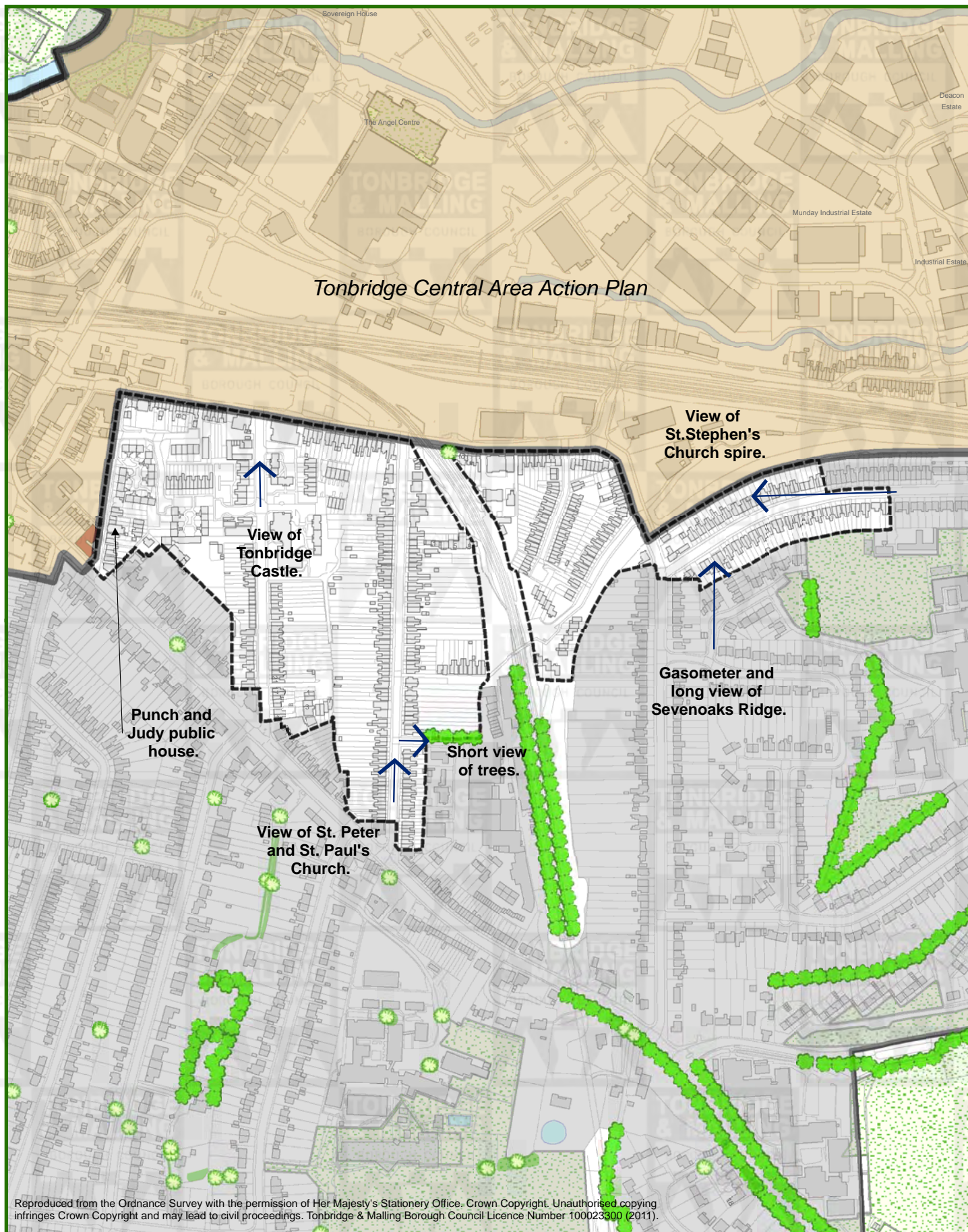
### **Locally Distinctive Positive Features**

- Decorative brick details including bands of yellow brick and Flemish bond.
- Uninterrupted frontages with uniform scale and even roof and building lines.
- Some retention of original boundary treatments
- Historical references including name plaques and painted signs.
- Views of Tonbridge Castle from Priory Street and St Stephen's Church spire from Hectorage Road.

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

- No significant detractors but replacement doors and windows, on street parking, some loss of front boundaries, wheelie bins, satellite dishes and telephone wires erode the historic character.
- Through traffic and on-street parking impact on the character of these narrow streets.
- Poor surfacing





Ref **B2**

Title **Priory Road Area**

Tonbridge Character Area Appraisal



### B3 - ST MARY'S ROAD AREA

Comprising: Baltic Road (west), St Mary's Road (south), Woodlands Road, Woodside Road

These steeply sloping streets run parallel to Quarry Hill. They occupy a more elevated position than the other cottage areas in South Tonbridge and benefit from long views northwards across Tonbridge towards the Sevenoaks Ridge. This area is therefore less inward looking and enclosed than the others. The character is also more mixed.



*St Mary's Road is long, extending up the hill from Pembury Road to Baltic Road and comprises a variety of terraced houses and larger semi-detached villas. There has been more recent development at the southern end and in the vicinity of Springwell Road. The northern end of the road is enclosed on both sides by buildings set close to the road behind narrow front gardens fronted by brick walls and hedges. Some properties retain original features including canted and square single storey bay windows with leaded roofs, sash windows, stone lintels, plain brick chimneys and slate roofs.*



*There are panoramic views northwards across Tonbridge Conservation Area towards the Sevenoaks Ridge.*





*The southern section of St. Mary's Road is more mixed in character with Victorian villas on the east side and more recent development on the west which is set back from the road on an uneven building line behind open frontages and parking areas which has resulted in a loss of enclosure.*



*Baltic Road (west) is gently undulating and comprises a traditional shop front and semi-detached 2 - 3 storey villas, some with castellated roofline and pebble dash upper storeys.*



*Woodlands Road has a quiet enclosed character, the vistas to the north and south being closed by buildings. The 19th and early 20th century houses in various designs with hipped or gabled roofs sit close to the road behind narrow frontages, the roofline stepping up the hill. Parked cars affect the historic character.*





Woodside Road was built in 1911 and the terraced yellow or red brick cottages built close to the road on an even building line give a strong sense of enclosure. There are long views northwards over the Tonbridge Conservation Area and the Sevenoaks Ridge. The even roof line is punctuated by gable ends facing the street. Occasional arches lead through the buildings to give access to the rear. Some original features have been retained but replacement windows and doors, satellite dishes, bins and on street parking detract from the historic character. Infill development has respected the scale but not the building line of the older properties. The northern and southern links to Quarry Hill have a more mixed character, incorporating modern town houses. The old barn at the southern end of the street is an interesting feature.

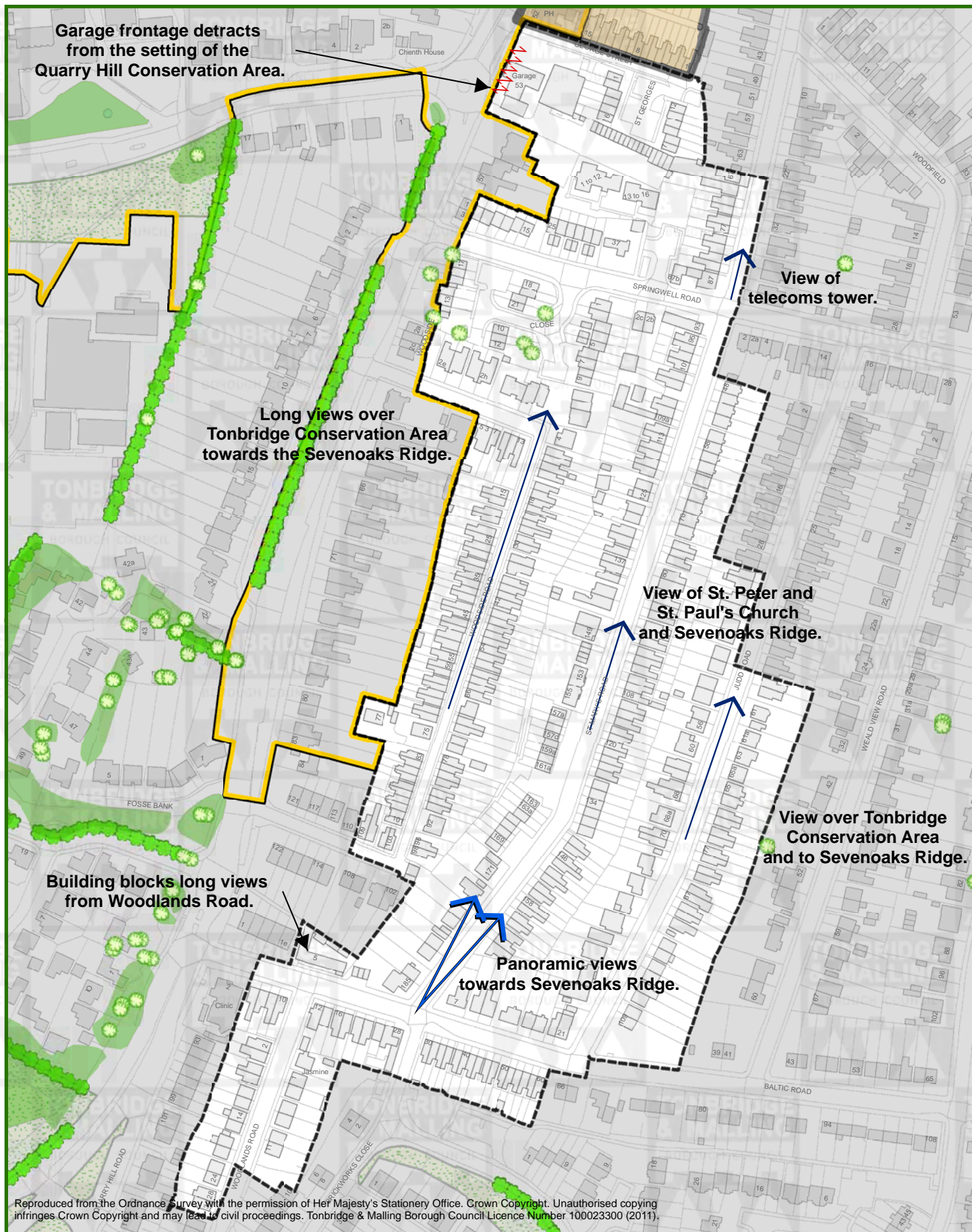


### Locally Distinctive Positive Features

- Long views across Tonbridge Conservation Area towards the Sevenoaks Ridge from St Mary's Road, Baltic Road and Woodside Road.
- Enclosed intimate character of parts of St Mary's Road, Woodlands Road and Woodside Road. Consistent building line, scale and uninterrupted frontage.
- Retention of original features on some properties including slate tiles, brick and stone sills and lintels, sash windows, half timbered gable ends and brick boundary walls.
- Quiet residential character of Woodside Road.
- Street trees in St Mary's Road soften the brick architecture.

### Negative Features Worthy of Enhancement

- On-street parking, overhead wires, satellite dishes and wheelie bins.
- Some of the 20<sup>th</sup> century development does not respect the materials or building line of this principally 19<sup>th</sup> Century area.
- View of telecom tower from St Mary's Road.



0 20 40 60 80 100 200 Metres

Ref B3

Tonbridge Character Area Appraisal

Title St. Mary's Road Area

