

## A – MAIN ROAD FRONTAGES

*Tonbridge grew up at a key crossing point of the River Medway where the north-south and east-west land routes met. The medieval High Street developed along the line of the main London-Hastings road and around its junction with the Hadlow and Maidstone roads.*

*The pattern of development of Tonbridge has been shaped strongly by historic routes serving the town.*

*The London and Shipbourne Roads today follow the line of the medieval routes into the town from the north. The Hadlow Road, outside the Conservation Area, also follows a medieval route except for the Cornwallis Avenue section which was built in 1930, bypassing a winding section of the Old Hadlow Road. To the south of the river, the road originally forked with the western branch following the route of Waterloo Road before again dividing along Brook Street and up the old road over Quarry Hill. The eastern branch followed a route up Lavender Hill and Primrose Hill. The straight, wide sections of Pembury Road and Quarry Hill Road closest to St Stephen's Church and the town centre were constructed in the Victorian period when parcels of farm land were being sold off for development.*

*These historic roads, together with adjoining side roads developed at a similar time, form the framework around which the town has subsequently developed as it has spread out from the medieval core along and between these routes. Although each road frontage is different, they also share a number of characteristics in common. In particular, the routes have the most vehicular movements along them, and, as a result, have a disproportionate influence on the perception of the town.*

*Tonbridge is situated on the flood plain of the river Medway sandwiched between the North and South Downs. As a result, the main access routes from the north and south slope down towards the town centre, allowing some long views over the rooftops. Hadlow Road and the London Road to the east and west have a gently undulating topography as they follow the contours.*



*Quarry Hill entrance to the town from the south provides long panoramic views over the town and the setting of the Sevenoaks Ridge beyond*

*In most of these character areas, the outer sections of the routes are extremely **verdant** with tall trees and hedges bordering both sides creating a gradual transition from the town into the country.*



*London Road with wide verge, hedges and tall trees, providing a gradual transition from countryside to the town*

*The buildings along the frontages are generally of a **variety of ages**. The frontage buildings are frequently older than the backland development to the rear. In most cases the age of the buildings progresses along the length of the road with the oldest located close to the town centre. For example in the Shipbourne Road, the Victorian properties at the southern end, give way to 1930s houses, then 1960s/70s and finally recent development at the northern edge of the town. A similar effect is seen in the Hadlow Road. However Pembury Road shows a more complicated pattern for reasons explained above.*

*The **use** of the buildings is more varied than in the primarily residential areas behind. Uses found on the frontages include public houses, shops, garages, places of worship and, in the case of the London Road, restaurants, hotels and a theatre. At some junctions, clusters of community shops and services form a focal place or node.*

*The buildings are generally of a **greater scale**, particularly nearer to the centre of the town, with some forming landmarks along the routes by virtue of their scale, historical importance and/or function. Whilst most of the buildings in Tonbridge are 1-2 storeys high, along the main road frontages taller more bulky buildings extend up to 3 or 4 stories reflecting the historical and current importance of these routes.*

*The buildings along these frontages are often of more **varied design** than the residential areas to the rear. There is a greater proportion of individually designed buildings and more decorative detail.*



*Pembury Road larger scale building with decorative detail*

*Since these areas are all situated on or adjoining busier routes, **traffic noise and movement** affect the character.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	<p>The age, type and height of buildings, the main uses, materials and boundary treatments are so different along the main roads that it is not possible to generalise the contextual features.</p> <p>Instead, the Locally Distinctive Contextual Features are included in the individual Character Areas in the Main Road Frontages Section.</p>
Type of buildings	
Main uses	
Building Heights	
Prominent building materials	
Predominant boundary treatments	
Open Spaces	

### Locally Distinctive Positive Features

- Larger scale of building, particularly towards the town centre and mix of uses reflects historical and current importance of these roads.
- Frontages towards the edges of the built up area are generally verdant with hedges and tall trees, providing a gradual transition from countryside to the town.
- On some roads, the progression of building styles and ages provides a window on the historical development of Tonbridge.
- Individual listed and unlisted buildings form prominent local landmarks.
- Curving roads and sloping topography provide ever changing vistas and occasional views of the town centre and out over open countryside.

### Negative Features Worthy of Enhancement

- Traffic noise and movement detracts from the historic character of these major routes.
- In some cases, uncoordinated road signage and street furniture, some of which is in poor condition, detracts from the character of these areas creating a mixed impression along the entry points into the town.
- Loss of front boundaries

## A1 – PEMBURY ROAD AND GOLDSMID ROAD

Comprising: Pembury Road and Goldsmid Road.

The historic route to Hastings followed the line of Priory Road and then ran parallel to Lavender Hill where it joined the current route over Primrose Hill. However, in the mid 19<sup>th</sup> century the straight, wide western section of Pembury Road leading to St Stephen's Church was built. As a result, the buildings closest to the town centre are principally late Victorian villas and civic buildings, whilst the buildings at the eastern end comprise smaller, older cottages. However, there has been some infill and redevelopment resulting in a mix of buildings of different ages, particularly at the eastern end.

The character area has been divided into three distinct sub-areas.

### A1.1– PEMBURY ROAD WEST



*This section of road is lined by elegant 2-3 storey mid to late Victorian villas and institutional buildings set back along a relatively even building line behind deep garden frontages bordered by brick walls with coping, hedges and picket fences. Red brick and painted render in pastel shades predominate. The scale and bulk of the buildings reflect the historical and current importance of the road as a primary access route to the town centre. Many decorative details have been retained which enhance the elegant character. These include white woodwork, half timbering, carved barge boards, gently pitched slate hipped roofs or steeper tiled gabled roofs, ridge tiles, columns, stone quoins, date and commemorative plaques and two/three storey bays.*



St Stephen's Church spire is a landmark to the west.



Date plaques such as this one on the Zion Chapel 1867 add historical interest.

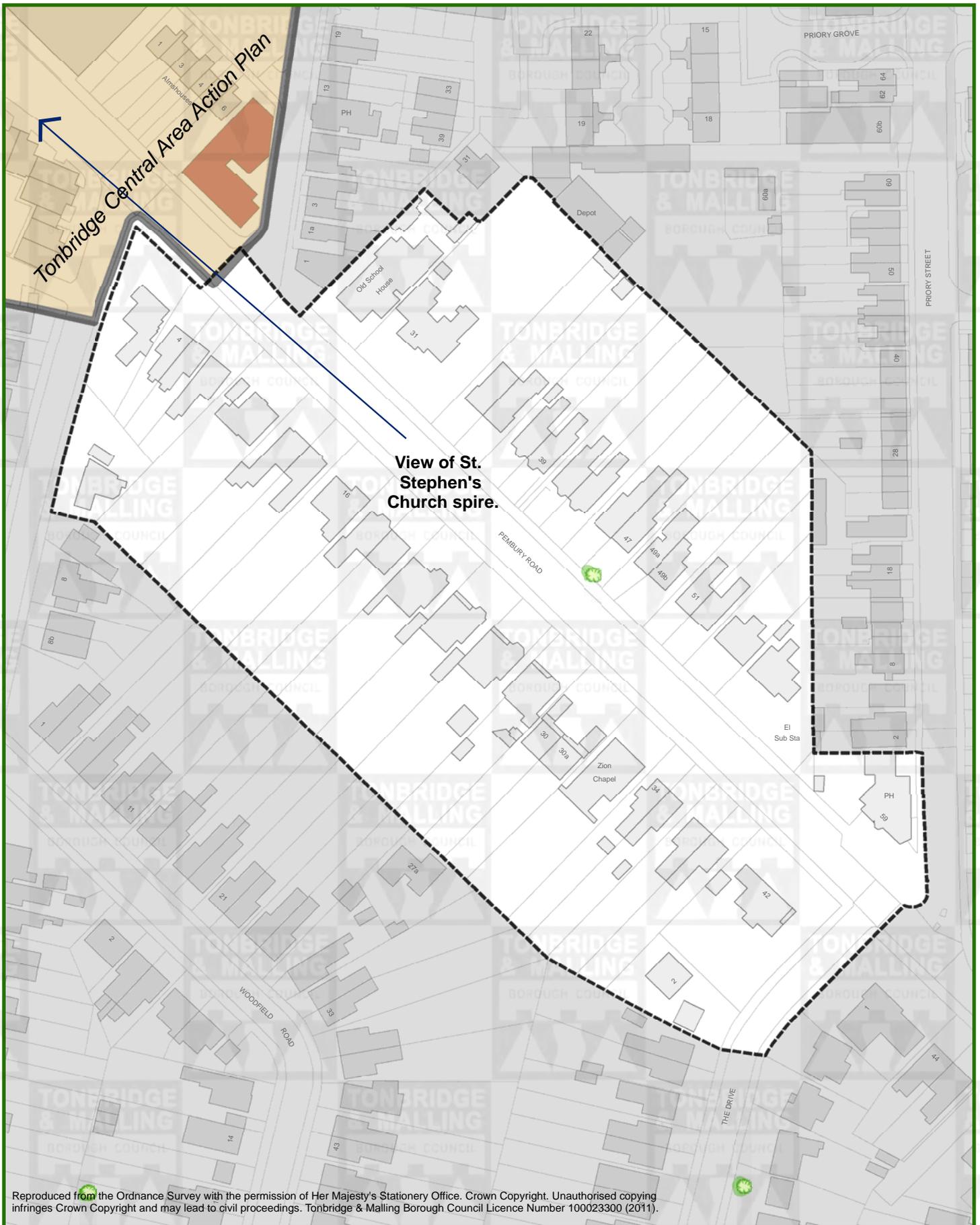
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1850 – present day
Type of buildings	Detached and semi detached
Main uses	Mainly residential, chapel, public house, some commercial.
Building Heights	2-3 storeys
Prominent building materials	Red brick, slate and clay tile roofs, white wood, white sash windows, painted render, stone quoins and lintels, clay hung tiles, lead, yellow brick details.
Predominant boundary treatments	Brick walls (some painted), hedges, black railings, wooden fences.
Open Spaces	None

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

- Views of St Stephen's Church spire to the west.
- Wide straight road retains planned qualities of large properties set along an even building line behind deep garden frontages.
- Individually designed buildings of larger scale and mixed uses.
- Retention of traditional building materials and architectural details that contribute to the elegant historical character.
- Attractive landscaped front gardens and retention of traditional front boundaries.

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

- Traffic noise



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Ref **A1.1**  
 Title **Pembury Road (West)**  
 Tonbridge Character Area Appraisal



## A1.2 – PEMBURY ROAD EAST

The eastern section of Pembury Road is more mixed in character. Rows of two storey terraced Victorian cottages are interspersed with larger scale three storey Victorian villas and twentieth century development.



*Substantial Victorian three storey villas retain many original features and are set back from the road behind deep frontages some of which are used as parking areas.*



*East of Lavender Hill, a row of Victorian weatherboarded and painted cottages on the south side in light pastel shades is visually linked with the Primrose Public House, forming an attractive group that enlivens the townscape with traditional Kent materials and pastel colours in contrast to the predominant red brick along this route.*



*The two storey public house with slate roof is a local landmark as a result of its distinctive white weatherboarding, use and signage*



*On the north side, rows of Victorian terraced cottages sit close to the road on narrow plots. There are long views westwards over the Sevenoaks Ridge. Porch extensions, satellite dishes, replacement doors/ windows and bins detract from the historic character of the cottages.*

*Beyond the Primrose Inn several villas are set in large plots. From this point eastwards, the buildings on the south side are hidden from view behind a verdant frontage of trees and hedges. These trees are a prominent landscape feature, enclosing the view from the west and forming a visual edge to the town.*



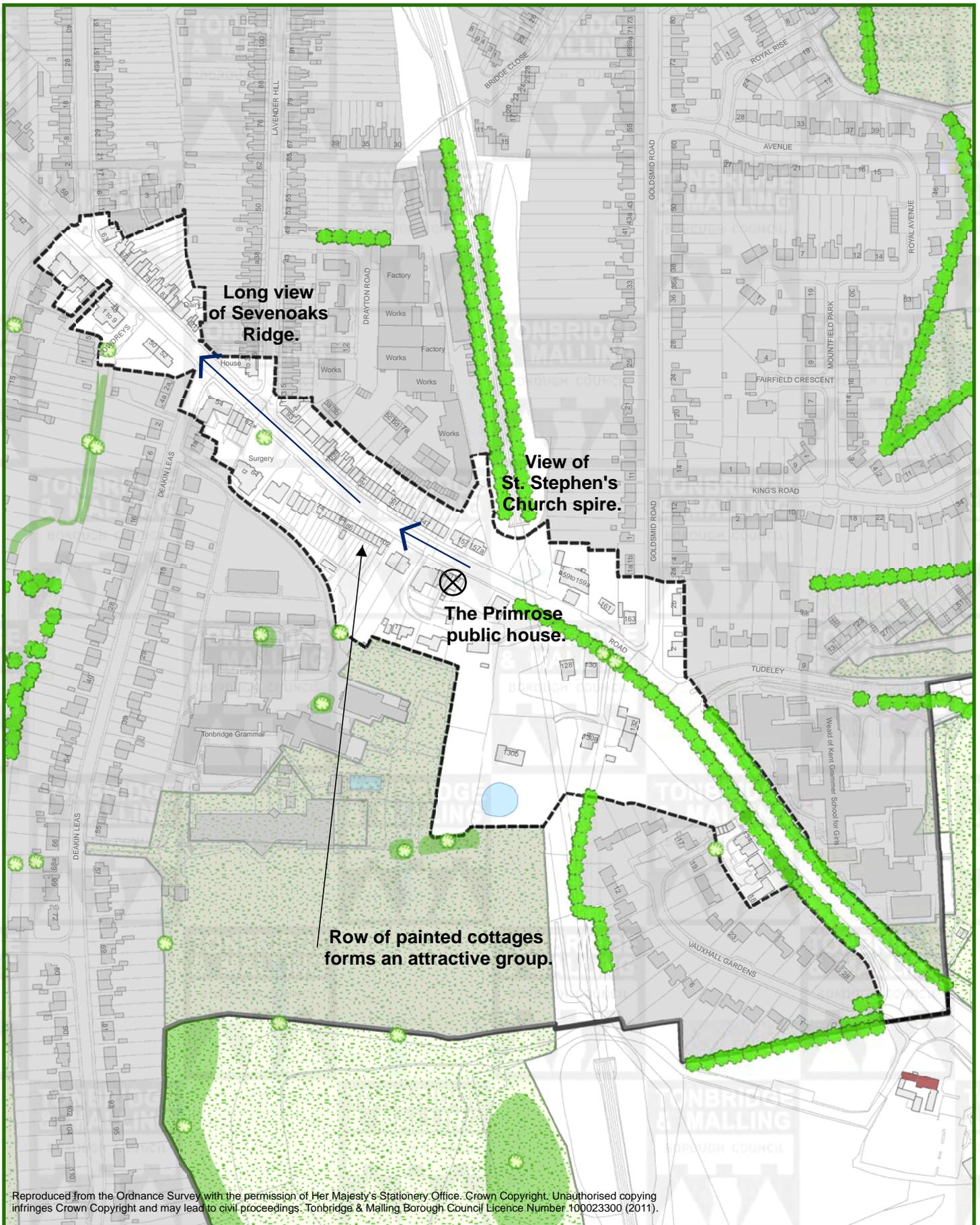
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1800s - present
Type of buildings	Detached, semi detached and terraced.
Main uses	Mainly residential with public house and some other commercial use.
Building Heights	2-3 storeys
Prominent building materials	Red brick, slate, clay and concrete tile roofs, white wood, white sash windows, painted render, clay hung tiles.
Predominant boundary treatments	Hedges, brick walls, open plan and wooden fences.
Open Spaces	None

### **Locally Distinctive Positive Features**

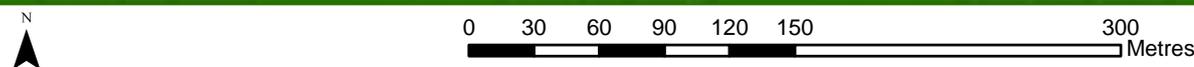
- Views of St Stephen's Church spire to the west
- Wide straight road with larger scale buildings.
- Individually designed buildings of interest set on an irregular building line.
- Retention of traditional building materials and architectural details on older properties that contribute to the elegant historical character.
- Important historic group of weather boarded cottages close to the landmark building of the Primrose public house.
- Landscaped front gardens and retention of traditional front boundaries.

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

- Traffic noise.
- Cluttered townscape due to on-street parking, satellite dishes, bins, parking on forecourts and some loss of front boundaries.



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Ref **A1.2**  
 Title **Pembury Road (East)**  
 Tonbridge Character Area Appraisal



## A1.3 – GOLDSMID ROAD

In common with Pembury Road, Goldsmid Road is relatively wide and straight and has a number of Victorian villas and more recent development set along a regular building line behind landscaped gardens enclosed by walls, hedges and wooden fences.



*Goldsmid Road provides long views northwards over Tonbridge towards the Sevenoaks Ridge.*



*The age of the buildings is mixed with Victorian and 1930s houses interspersed with more recent infill development.*

## LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

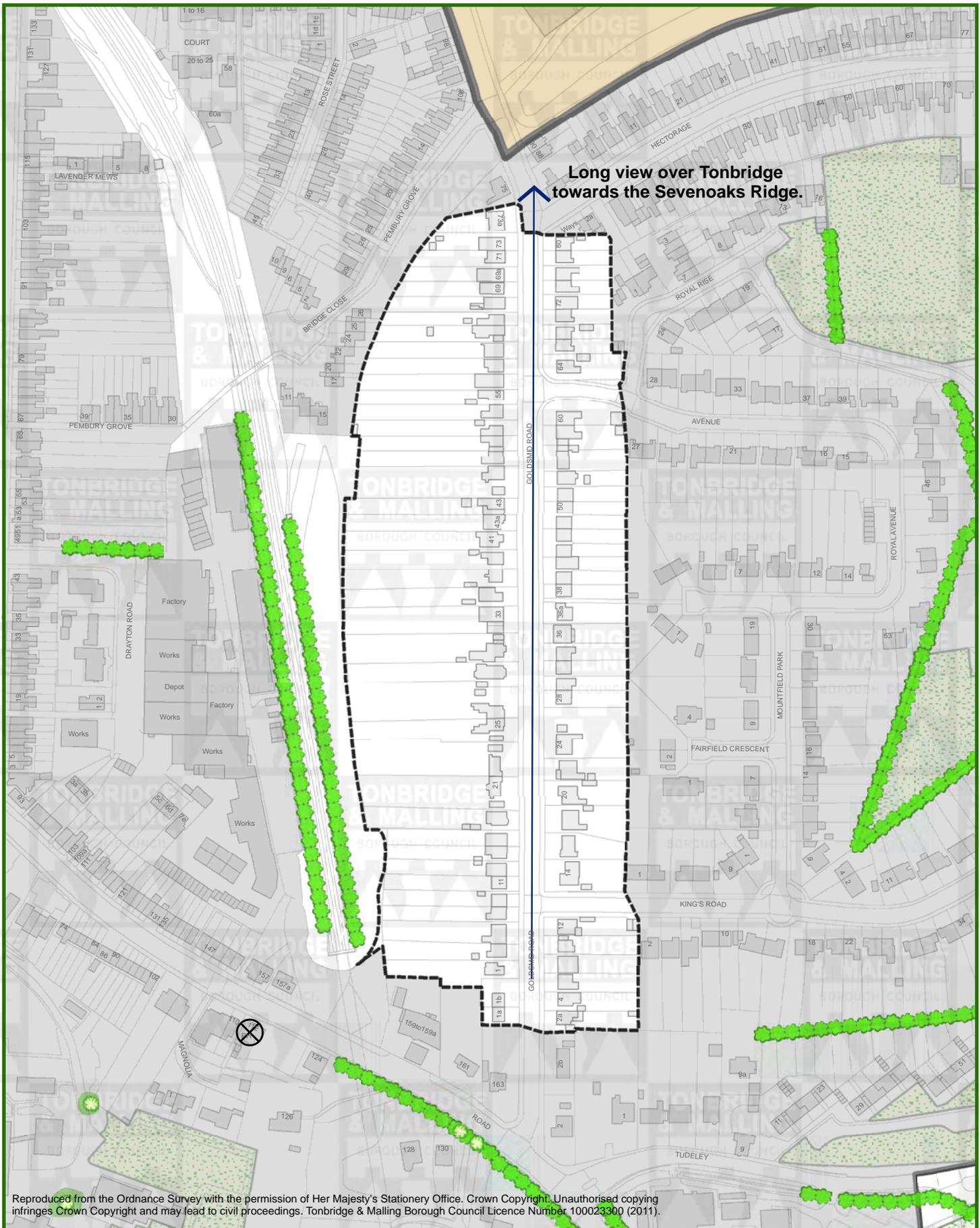
Age of buildings	1800 - present
Type of buildings	Detached and semi detached
Main uses	Residential
Building Heights	2-3 storeys
Prominent building materials	Red and red/brown brick, red clay and brown concrete tile roofs, white painted wood, painted render, hung tiles.
Predominant boundary treatments	Hedges, brick walls and wooden fences.
Open Spaces	None

### Locally Distinctive Positive Features

- Long views to the north over the industrial area to the Sevenoaks Ridge.
- Houses set back along an even building line behind enclosed landscaped front gardens.
- Harmonious use of scale and materials in houses of different ages and styles.

### Negative Features Worthy of Enhancement

- No significant detractors



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Ref **A1.3**  
 Title **Goldsmid Road**  
 Tonbridge Character Area Appraisal



## A2 – QUARRY HILL ROAD

Much of Quarry Hill Road lies within the Conservation Area. However the southern section, which follows the eastern side of the road, lies outside it. At the edge of the built up area, the housing follows the route of the old road over Quarry Hill which now forms a cul-de-sac. The frontage is almost entirely residential but the buildings are very mixed in age and character.



*Quarry Hill Road slopes down sharply northwards with panoramic views over the Tonbridge Conservation Area towards the Sevenoaks Ridge. The frontage on the northern section faces the current road, but the southern section follows the route of the old road.*



*Mixed ages and designs with no common building line and varied roofline.*

*Southern end is screened from the main road by a tall band of mature trees. Individually designed detached and semi-detached houses of various ages are set within relatively wide plots.*



Listed Buildings	
<p>114 – 115 Quarry Hill Road</p> <p>Semi-detached pair of late 18<sup>th</sup> century 3 storey white stuccoed houses with intact glazing bars and hipped slate roof.</p> <p>Grade II</p>	

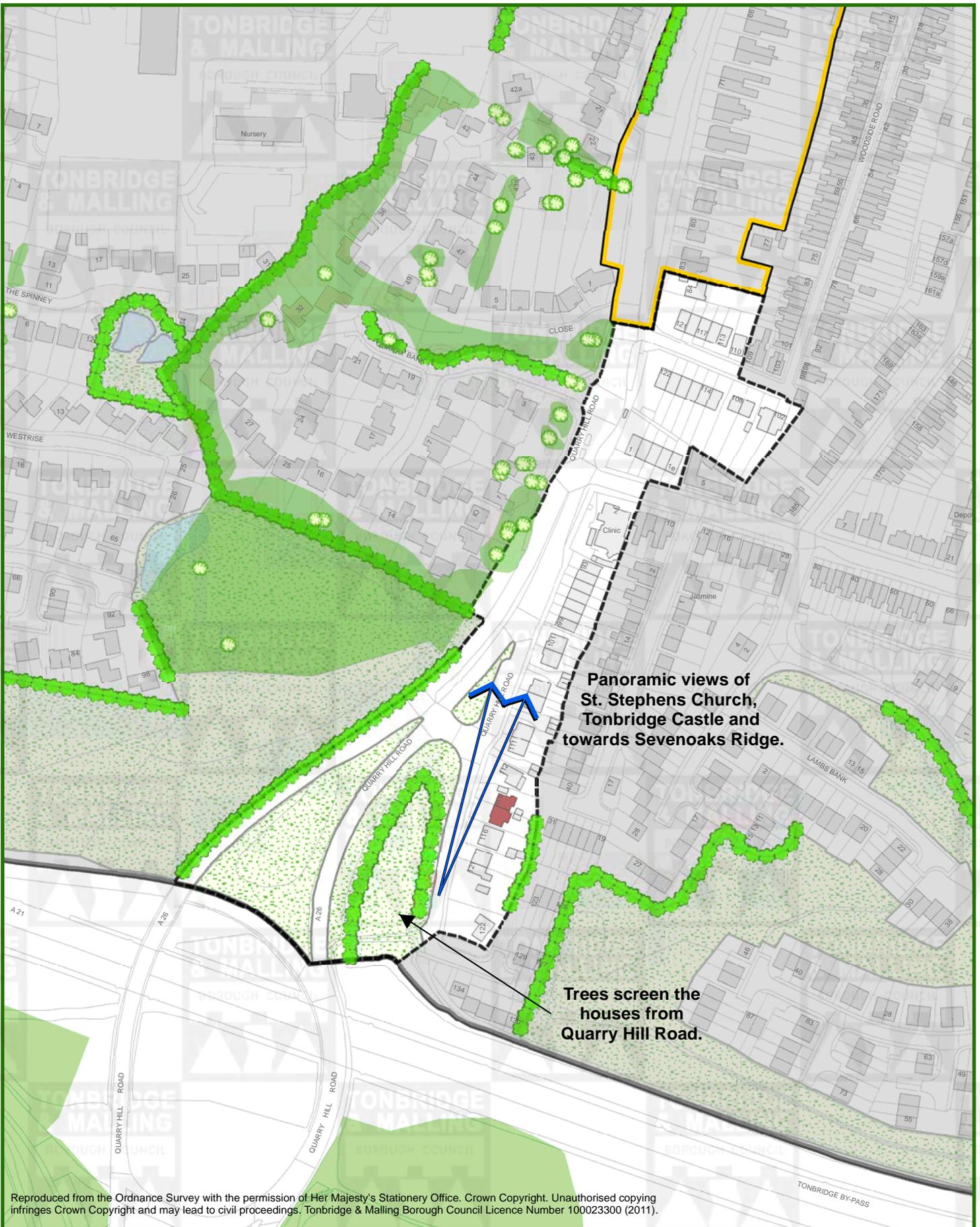
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1700 - Present
Type of buildings	Terraced, semi detached and detached
Main uses	Residential
Building Heights	2 – 3 storeys
Prominent building materials	Red and brown brick, painted stucco, slate, clay and concrete roof tiles
Predominant boundary treatments	Low brick walls, hedges and wooden panel fences
Open Spaces	Southern section overlooking tree screen.

#### Locally distinctive positive features

- Panoramic views of Conservation Areas including Tonbridge School, St Stephens and Church of St Peter and St Paul and Tonbridge Castle.
- Tree screen at the entrance to the town.
- Listed 18<sup>th</sup> century building.

#### Negative Features Worthy of Enhancement

- Traffic noise
- Poor surfacing and street furniture clutter



Ref **A2**

Title **Quarry Hill Road**

Tonbridge Character Area Appraisal



## A3 – LONDON ROAD

London Road connects Tonbridge to Hildenborough and beyond to Sevenoaks.

### A3.1 – LONDON ROAD FRONTAGE AND COURTLANDS

Comprising: London Road and Courtlands

Stretching along both sides of London Road this character area is dominated by the wide, busy road but has a very verdant character. The widely spaced buildings are of mixed age and use and form a series of landmarks giving the area a strong identity. The area also incorporates some higher density 1970s semi detached properties and three bungalows in spacious plots, but these do not impact on the primarily Victorian character.



*A series of substantial historic buildings set within wide, landscaped plots form a series of landmarks and give the area a strong identity and unique character. Hilden Manor and Manor Cottages are listed buildings. Their historic character and mass make them a local landmark. The Oast Theatre, Langley Hotel and several large Victorian villas also have a strong visual impact. The historic significance and use of the oast distinguish the building as a local landmark*



*A small gap of open land separates the character area from Tonbridge giving a pronounced urban/rural edge at the eastern end of the character area. The frontage onto the road is heavily vegetated with trees, hedges and verges. There are long views north westwards towards the Sevenoaks Ridge.*



Listed Buildings	
<p>Nos 1 and 2 Manor Cottages</p> <p>Two storey timber framed cottages with tiled half-hipped roof and hipped dormer.</p> <p>Grade II</p>	
<p>Hilden Manor</p> <p>Single storey 17<sup>th</sup> century or earlier building with attic, front-facing gables, hipped dormer windows, tiled roof and three tall chimney stacks (rebuilt following fire damage)</p> <p>Grade II</p>	

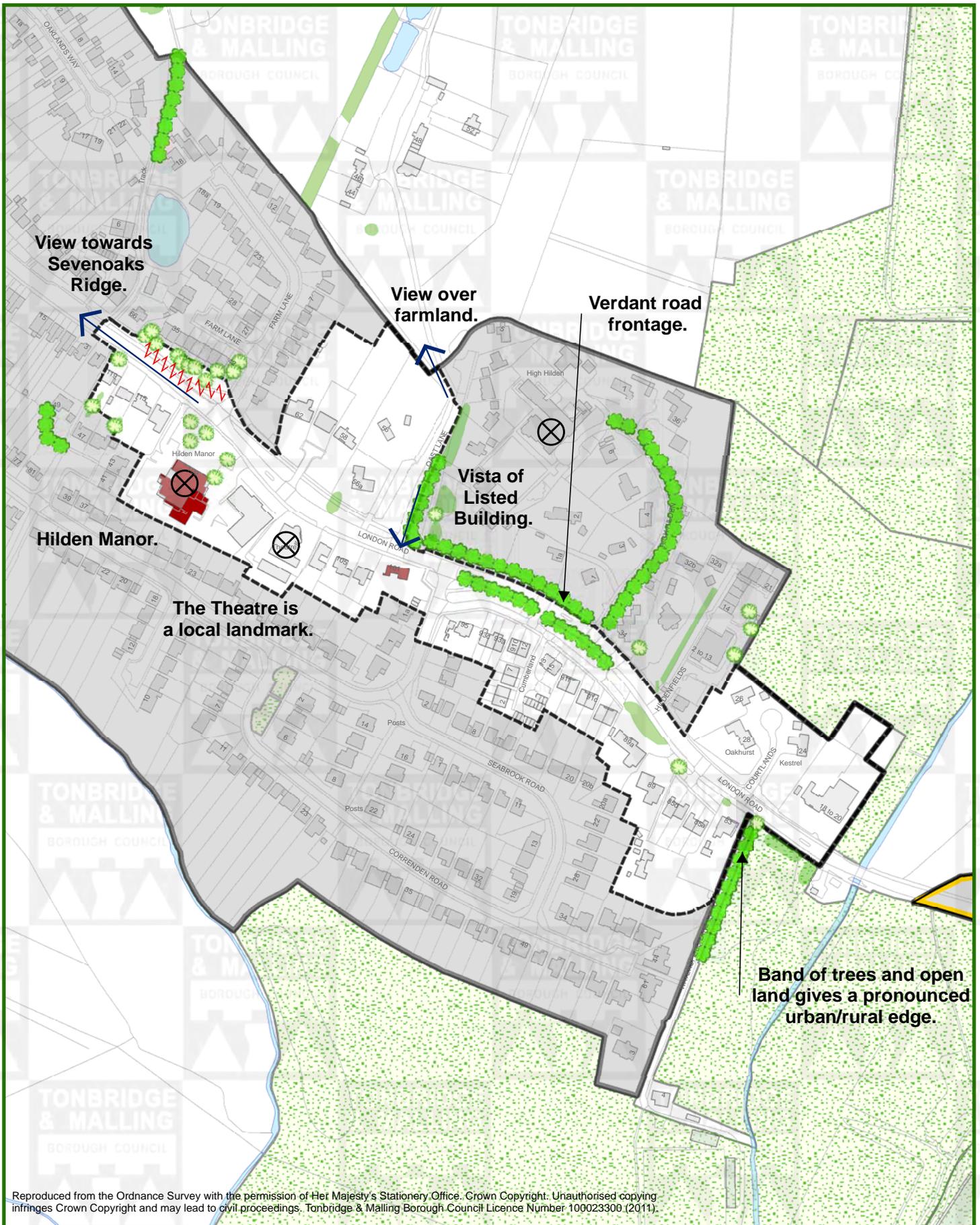
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1600s– 1970s
Type of buildings	Detached and semi detached.
Main uses	Mixed including hotel, restaurant, theatre, residential.
Building Heights	1 – 3 storeys
Prominent building materials	Red and yellow brick, painted render, red roof tiles.
Predominant boundary treatments	High hedges
Open Spaces	Wide grassed and treed verges.

### **Locally distinctive positive features**

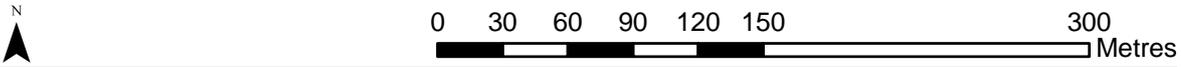
- Heavily landscaped frontage with trees and high hedges with arcadian character rising on the northern side
- Substantial properties set back from the road give a spacious character suitable for the importance of the road
- Listed buildings
- Interesting generally steeply pitched roofscape enhanced by the oast roundels on the Oast Theatre
- Series of local landmark buildings enhance sense of history and place
- Long views of open countryside
- Predominance of traditional building materials

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

- Erosion of the road verge by Farm Lane private garden encroachment.



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Ref **A3.1**  
 Title **London Road Frontage and Courtlands**  
 Tonbridge Character Area Appraisal



## A4 – SHIPBOURNE ROAD AREA FRONTAGE

Shipbourne Road stretches north from the town centre. The Character Area changes significantly from tight-knit, principally Victorian, terraced housing to a much more verdant character where the road widens with treed verges and the houses are detached.

### A4.1 – SHIPBOURNE ROAD (SOUTH) AREA

Comprising: Dernier Road, Rowan Mews, Shipbourne Road (south), Uridge Crescent, Uridge Road and Welland Road (east).

The southern section of Shipbourne Road has a predominantly Victorian character but there has been some considerable infill development and redevelopment. Mature trees visible behind the houses soften the townscape but the area is dominated by the Shipbourne Road.



*Dernier Road is a straight narrow road running parallel to the Shipbourne Road. It has retained its intimate Victorian character and is lined on both sides by two storey flat fronted red brick terraced cottages with sash windows and small enclosed front gardens. The even building line and roofplane contribute to the strong distinctive character of the street. The road dips away sharply at the northern end giving long views of trees. Rowan Mews, a small-scale, recent gated development is tucked discretely behind the cottages.*



*Uridge Road has some attractive red brick Victorian villas on the north side and yellow brick terraced cottages on the south but the historic character of the street is almost lost due to infill development, traffic noise from the Shipbourne Road, pavement parking and loss of front boundaries.*



*Uridge Crescent is narrow, winding and intimate. The red brick two storey Victorian cottages have slate roofs and single storey canted bay windows. More recent infill development respects the colour palette and intimate scale but does not observe the building line, roofline or detail. There are short views of the leafy cemetery to the north. Pavement parking, overhead wires and roadside bins are detracting elements as is the parking area at the junction with Welland Road.*

*The Shipbourne Road between Uridge Road and Welland Road is wide. A garage forecourt and other parking areas create large gaps in the frontage on the west side and the street furniture is poorly coordinated. A wall with hedge above encloses the street on the east side. North of Welland Road, Shipbourne Road narrows and is again tightly enclosed on both sides by Victorian terraced housing set close to the road behind narrow front gardens bordered by brick walls.*



*On low ground at the northern end of Dernier Road, there is a modest green area surrounded on three sides by 1960s 3 storey town houses with open frontages on small plots. Mature trees are visible between the buildings at the north eastern corner.*

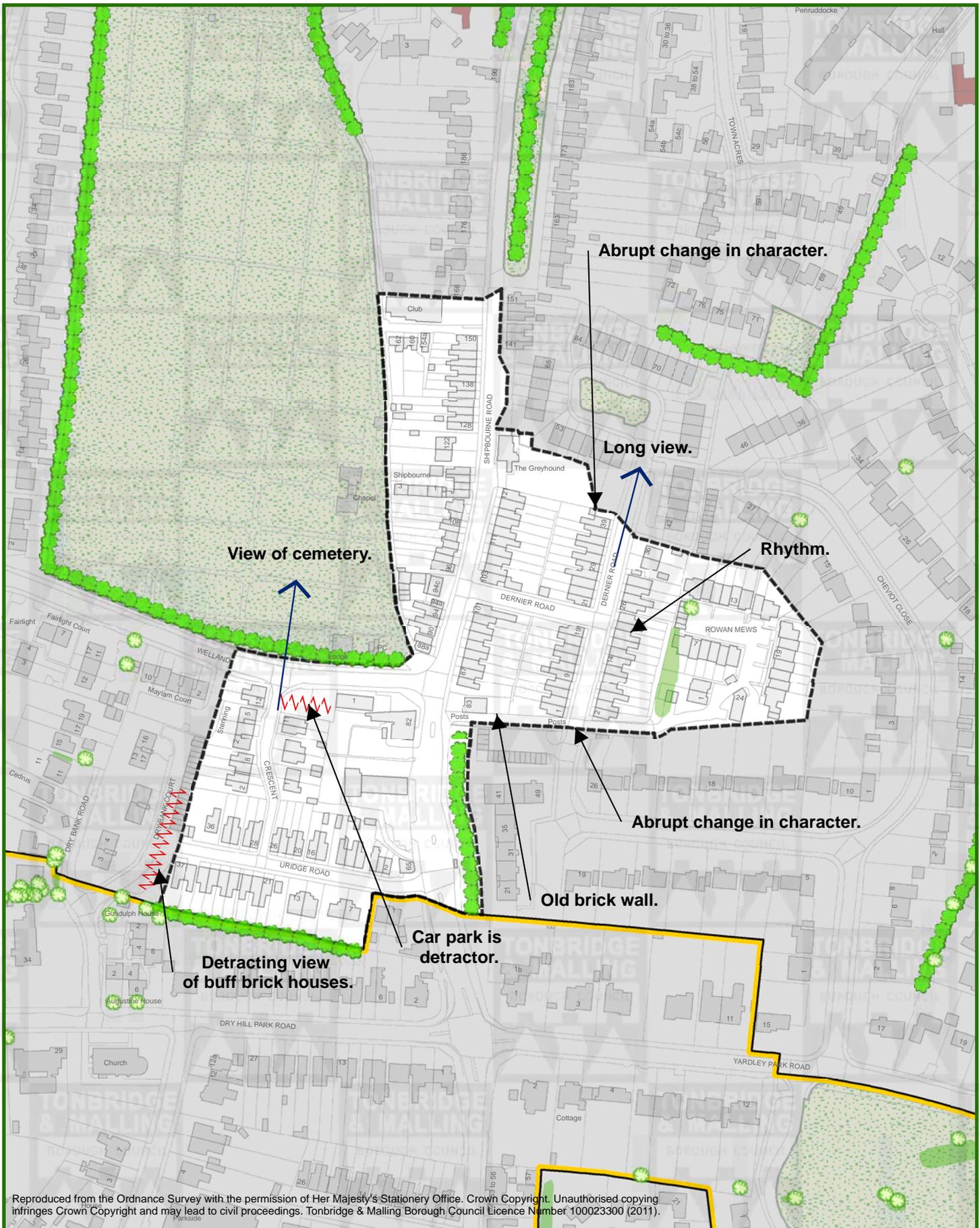
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1800 - present
Type of buildings	Detached, semi detached and terraced.
Main uses	Mixed use – residential, public house, commercial.
Building Heights	2 storeys
Prominent building materials	Orange/red, red and black brick with brown brick on more recent properties, white painted sash windows, slate and concrete tiled roofs, plain brick chimneys.
Predominant boundary treatment	Brick walls, wooden panels and picket fences.
Open Space	Views of the Cemetery, grassed area at north end of Dernier Road

#### Locally Distinctive Positive Features

- Some attractive Victorian cottages and villas and retention of original features.
- Orange/red, red brick, slate roofs and white painted sash windows on older buildings.
- Regular building line and roofplane in Dernier Road.
- Intimate scale of Uridge Crescent and Dernier Road.
- Mature trees both within and outside the character area which soften the townscape.  
Views of the cemetery.

#### Negative Features Worthy of Enhancement

- Unsightly gaps in the frontage on the western side of Shipbourne Road created by parking areas and forecourts.
- Street furniture clutter.
- Pavement parking in Uridge Road, Uridge Crescent and on parts of Shipbourne Road.



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Ref **A4.1**  
 Title **Shipbourne Road (South) Area**  
 Tonbridge Character Area Appraisal



## A4.2 – SHIPBOURNE ROAD (CENTRAL) AREA

Comprising: Arnolds Court, Cage Green Road (west), Forest Grove, Peach Hall, Shelton Close, Shipbourne Road from south of Shelton Close to north of White Cottage Road, The Chase, Trench Road (south) and White Cottage Road (west).

A gently curving flat section of the Shipbourne Road lined on both sides primarily by 1930s houses and some more recent development.



*A short row of 1930s semi-detached houses on the western side with white painted upper storeys, two storey bays, wide windows and hipped tiled roofs have a pleasant rhythm and uniformity. They are set back from the road behind landscaped gardens, low walls and hedges.*



*On the east side of the road a row of 1920s former Tonbridge Urban District Council cottage-style semi-detached and terraced houses is set along a service road behind a wide grassed strip with trees, which partially screens them from the busy road. Short rows of flat fronted terraces are interspersed with bay fronted semi-detached houses. The consistent roof line, evenly spaced gables, chimneys and porch canopies, wide gently curved window openings and neatly clipped hedges give the cottages a charming rhythm and symmetry.*



*Approaching the Ridgeway Roundabout from the south, Shipbourne Road is enclosed on both sides by trees and hedges and has a very verdant aspect which contrasts strongly with the urban Victorian character of the road further south. On the west side some older cottages with red hanging tiles and dormers enhance the character of the area. The listed Cage Green Farm House is screened from the road by tall trees.*



*The Shipbourne/Ridgeway roundabout is cluttered with street furniture. It is enhanced by tall trees which frame the roads and the Pinnacles Public House which, as a result of its location, mass, use and signage is a local landmark.*



*North of the roundabout former TUDC cottages line the eastern side behind a wide band of grass and trees. The western side has a more mixed character with some recent development.*



*North of Cage Green Road the Shipbourne Road widens and has a much more open aspect being lined by bungalows on the east side. There are long views northwards of the Sevenoaks Ridge. The area to the west of the road comprises the 1930s/1950s cottage style housing of the Trench Estate. Around the junction of Trench Road there are a few community buildings including a medical practice and the Six in One Social Centre. There are a few shops in Northwood Road.*



*Forest Grove is a small peaceful enclave of semi detached two storey 1930s brick houses, with painted upper storeys in pastel shades, and brown tiled, half hipped or gabled roofs, small chimneys and porch canopies on wood brackets. The uniformity of scale and materials contributes to the distinct character. Arranged around a small landscaped area, Forest Grove is inward looking with no long views. The small front gardens are enclosed by black railings or hedges but many have been lost to provide off-street parking.*



*The Chase has an elevated position and slopes down westwards giving long views. The uniformity of the building line, roofline and fenestration gives a distinct identity to the street. The hedges, fences and walls enclosing the front gardens contribute to the informal cottage character. However the character is marred by loss of front boundaries and poor quality surfacing.*

Listed Buildings	
<p>Cage Green Farm House, 198 Shipbourne Road</p> <p>Fine timber-framed 16<sup>th</sup> or 17<sup>th</sup> century two storey house with white painted brick ground floor, weather-boarding above and mansard slate roof.</p> <p>Grade II</p>	
<p>Nos 313-315 Shipbourne Road</p> <p>Early 19<sup>th</sup> century pair of cottages of red brick in Flemish bond with grey headers, tiled roof with central chimney, gabled to front and side with ornate wooden bargeboard and arched 12 pane windows.</p> <p>Grade II</p>	

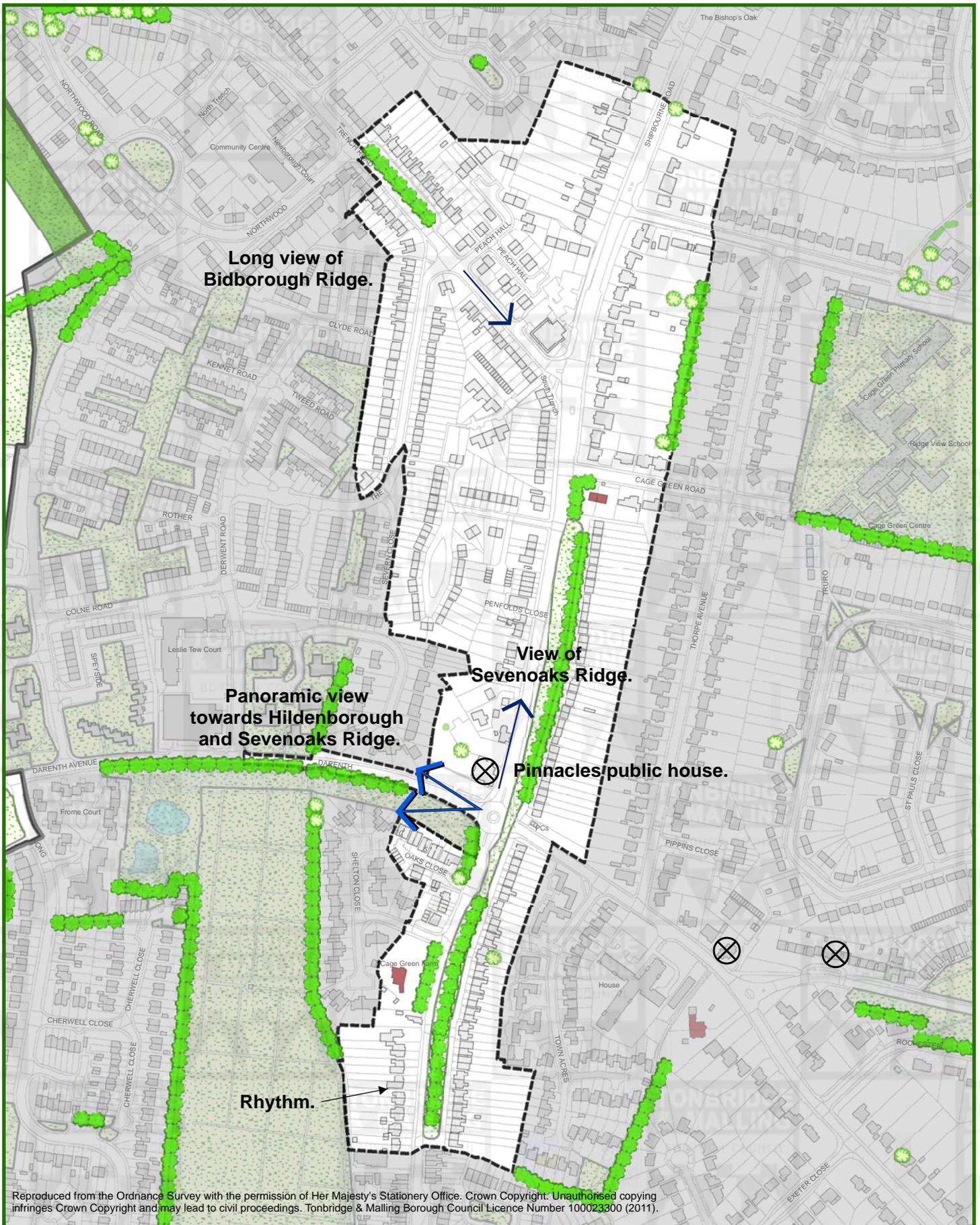
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s with older cottages from 1600 and early 19 <sup>th</sup> century with some more recent development.
Type of buildings	Detached, semi detached and short terraces.
Main uses	Residential and community facilities.
Building Heights	2 storeys
Prominent building materials	Red and brown brick, painted upper storeys, hung tiles, red clay and brown roof tiles, white painted casement windows, porch canopies with white wood brackets.
Predominant boundary treatments	Clipped and informal hedges, low brick walls with hedges above.
Open Spaces	Wide treed verges and amenity areas, small grassy spaces at junctions.

### **Locally Distinctive Positive Features**

- The long line of former Tudor cottages on the east side of the road, set behind a treed grassed frontage enclose the road and are a distinctive feature of this part of Tonbridge.
- Listed buildings and old cottages.
- The verdant tree-lined frontage, particularly south of the Ridgeway roundabout.
- Grassed open spaces fronting the Shipbourne Road and within the Trench Estate.
- The semi-detached houses on the Trench Estate have a uniformity which gives the area a strong identity.
- Long views to the north and west of open countryside.
- Similarity of design, roofline and central chimneys of the semi-detached 1930s houses at the southern end of this section provide rhythm in the streetscene and give unity to the 1930s housing at the southern end of this section.

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

- Some poor quality surfacing and street furniture including railings at the Ridgeway roundabout
- Poorly maintained and lit fenced footpath linking Arnolds Court and The Chase.



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Ref **A4.2**  
 Title **Shipbourne Road (Central) Area**  
 Tonbridge Character Area Appraisal



### A4.3 – SHIPBOURNE ROAD (NORTH)

Comprising: Shipbourne Road, Bishops Oak Ride (east), Hazel Shaw and Rowan Shaw.

This wide section of road slopes gently down northwards.



*The northern section of the Shipbourne Road is wide and open south of the Bishops Oak Public House, lined by bungalows and two storey detached houses set back from the road. North of this point the road is enclosed by mature trees which mask the housing behind.*



*In Rowan Shaw and Hazel Shaw the two storey detached houses are sited on service roads running parallel to the Shipbourne Road and separated from it by grass and mature trees, creating a verdant residential character despite the traffic noise.*



*A three storey flat roofed shopping parade with flats above and open space flank the entrance to Bishops Oak Ride. The parade has a range of convenience shops and forms a node of activity in the area but its form (flat roofed) and fenestration (continuous horizontal glazing on upper floors) does not reflect the surrounding development. The parking area and street furniture could be further enhanced.*



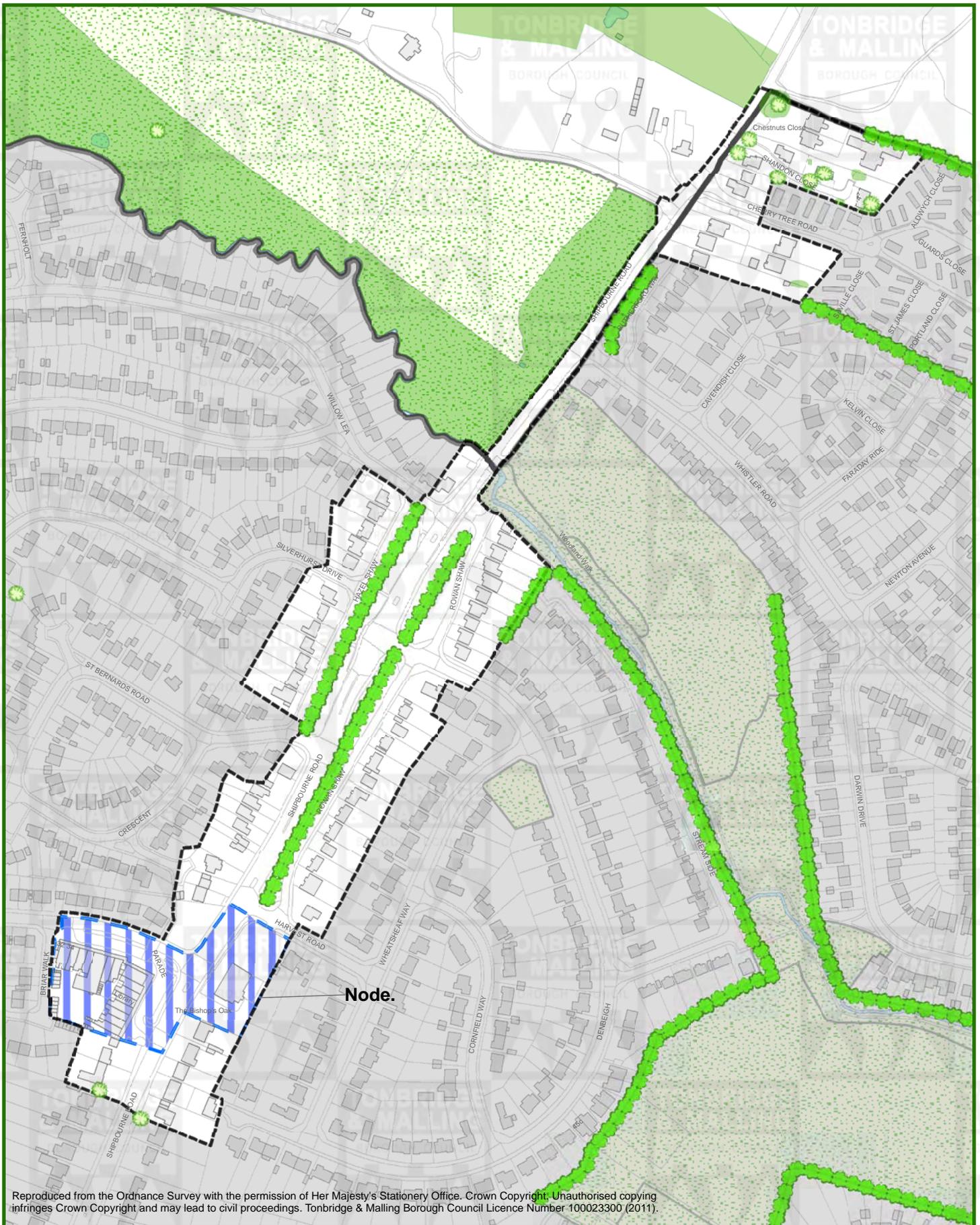
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mainly 1960s - present
Type of buildings	Detached, shopping parade with apartments above
Main uses	Residential, public house, shopping parade
Building Heights	2-3 storeys
Prominent building materials	Brown, buff, grey and yellow brick, brown roof tiles, brown and red hung tiles.
Predominant boundary treatments	Open plan, low brick walls with or without hedges above, wooden fences.
Open Spaces	Wide grassy strips with tall trees separating housing from the road. Small amenity area at Bishops Oak Drive.

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

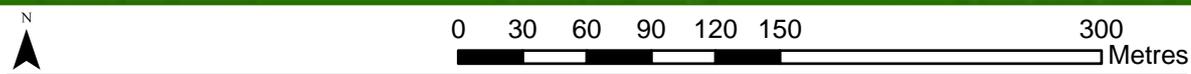
- Verdant frontage of mature trees acting as a transition from town to country.

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

- Appearance, paving and street furniture of the York Parade shopping area.



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 Title **Shipbourne Road (North)**

Tonbridge Character Area Appraisal

