

## C - EDWARDIAN VILLAS



*Weald View Road*

*The housing stock in Tonbridge increased rapidly between 1881 and 1911. The biggest area of expansion outside the designated Conservation Areas was between the Pembury Road and Quarry Hill Road on the Quarry Hill Park Estate which was owned by the Punnett family of builders. Located on this rising ground, clear of the flood plain of the River Medway, is an area of substantial late Victorian and Edwardian villas. The character and appearance of the area has been well-preserved.*

*The 2-3 storey semi-detached properties are situated on a consistent building line behind narrow front gardens and are more ornate than the cottage style terraced houses in nearby streets. Many have two storey canted bay windows and gable ends facing onto the road, giving a relatively consistent roofline, made more interesting by the topography. The original dimensions of the houses have generally been retained, preserving the balance and harmony of the streetscene. In addition decorative details have been preserved, contributing greatly to the character of the area. The roofs are embellished with ridge tiles, carved painted bargeboards and finials and the gable ends have hung tiles or half timber. Some sash windows have divided upper panes and stained glass. A number of properties have white painted pillars, porches and balustrade balconies. The area has a relatively quiet, elegant residential character although there is some through traffic and noise from the Pembury Road. Street trees in The Drive and Springwell contribute to the elegant character. There are no public open spaces but there are far-reaching views northwards across Tonbridge Conservation Area towards the Sevenoaks Ridge.*

*The proximity of the houses to each other and to the road creates pressure for on-street parking. However, the relatively spacious roads can accommodate parked cars without causing congestion.*

## C1 - SPRINGWELL ROAD AREA

Comprising: The Drive (north), Judd Road (north), St Mary's Road (north), Springwell Road, Weald View Road (north) and Woodford Road

Weald View Road and The Drive were laid out in the late 19<sup>th</sup> century but most of the houses were constructed around 1910. The property, formerly known as Marl Field House, that originally gave the Drive its name, is a large Victorian mansion, now split in two. The gardener's bothy, known as Marlfield Cottage, is further down the hill with access from Pembury Road. There is a considerable area of garden land retained between The Drive and Deakin Leas and the garden trees are visible between the houses in both of these roads. This combined with the wider plot sizes contributes to the verdant character of The Drive which contrasts with the higher density development of the Victorian cottages to the west. .



*View northwards over Tonbridge Conservation Area, including Tonbridge Castle, Tonbridge School and Church of St Peter and St Paul, towards the Sevenoaks Ridge.*



*Large distinctive Edwardian houses in The Drive with pitched roofs. Most front boundaries have been retained.*



*Entrance to Victorian Mansion*



*Garden trees are visible to the east of The Drive and contribute to the verdant character.*



*Example of decorative details which enhance the historic character of the area*

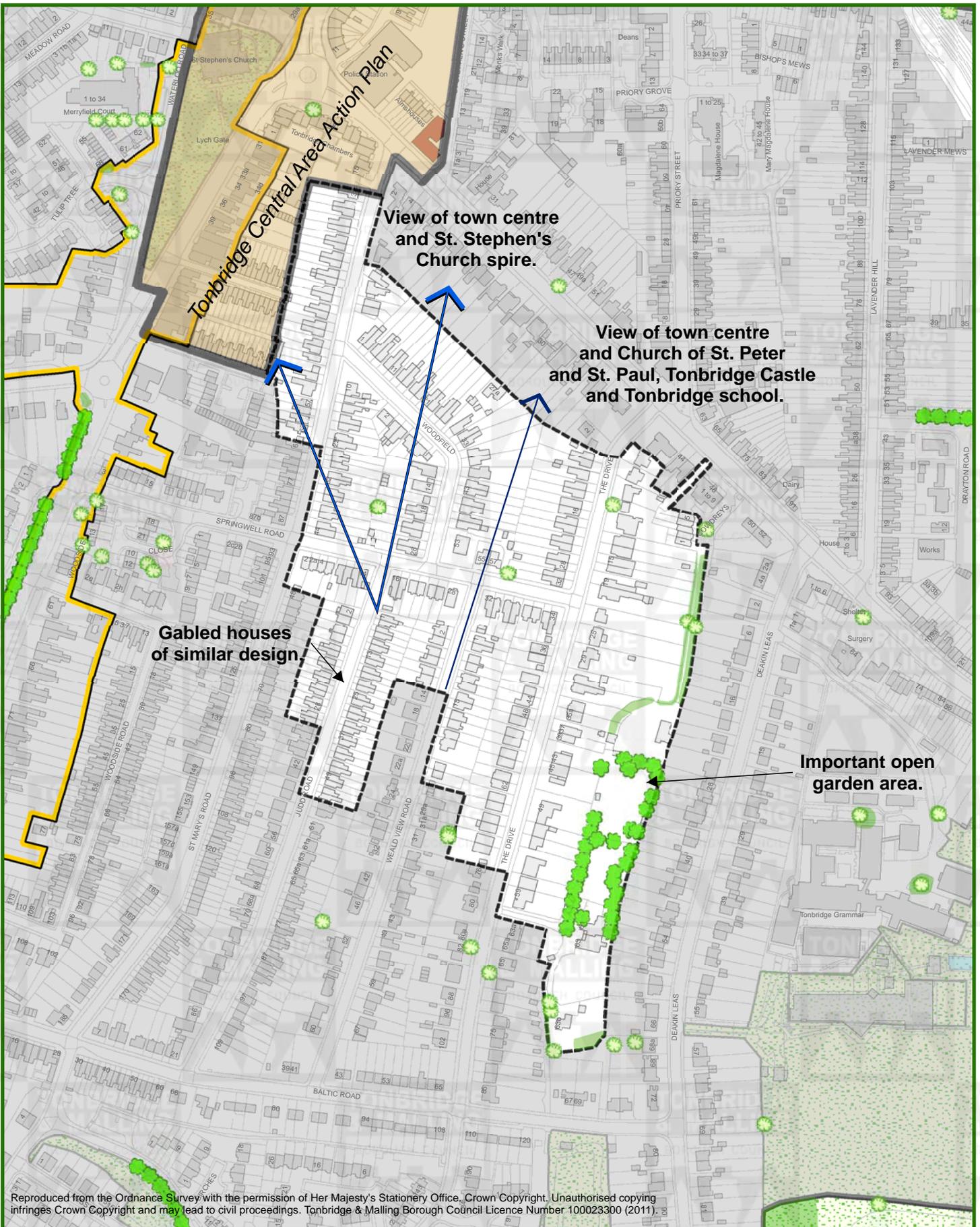
<b>LOCALLY DISTINCTIVE CONTEXTUAL FEATURES</b>	
<i>Age of buildings</i>	<i>1850s to early 20th century</i>
<i>Type of buildings</i>	<i>Semi-detached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2-3 storeys</i>
<i>Prominent building materials</i>	<i>Red brick, brown roof tiles, white painted sash windows and woodwork</i>
<i>Predominant boundary treatments</i>	<i>Red brick walls, railings and hedges</i>
<i>Open spaces</i>	<i>None</i>

### **Locally Distinctive Positive Features**

- Views northwards over Tonbridge Conservation Area towards the Sevenoaks Ridge including views of Tonbridge Castle and Church of St Peter and St Paul.
- View of St Stephen's Church spire in the Quarry Hill Conservation Area.
- Dominance of traditional materials including red brick, red/brown roof tiles, white painted sash windows and woodwork.
- Consistent building height and scale.
- Consistent building line and few gaps in the frontage maintaining sense of enclosure.
- Retention of original building dimensions and architectural details that contribute to the elegant historical character.
- Attractive landscaped front gardens and retention of traditional front boundaries.
- Views of trees in garden area to the east of The Drive.
- Street trees soften the townscape.
- Verdant character of the Edwardian area in contrast to the higher density Victorian development to the west.

### **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.



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Ref **C1**  
 Title **Springwell Road Area**  
 Tonbridge Character Area Appraisal



## D - EARLY PUBLIC HOUSING SCHEMES

*The Homes for Heroes Campaign and Housing Act of 1919 placed a requirement on councils to provide housing in an effort to improve the living conditions and health of working people.*



*Tonbridge has several early housing developments which still retain a distinctive design and character. These early developments were influenced by the Garden City Movement and were built at medium density which contrasts sharply with the neighbouring tight knit grids of Victorian housing. On these early public housing schemes, the houses are generally built in a vernacular cottage style. The two storey family homes, often with rendered upper stories and gently pitched hipped roofs have enclosed front gardens. The homes were built in traditional local materials – brick and rendered with wooden casement windows and tiled roofs. Many had small gables or dormer windows.*

*In Tonbridge early housing developments can be seen at Barden Park Road, Hectorage Road and off the Shipbourne Road. The development at Hectorage Road was begun in 1923 and in 1925 the Cage Green Farm was bought by the Council and the first 40 homes were built south of the Ridgeway as 3 bed houses in part rendered cottage style. Further houses were subsequently built north of the Ridgeway. During the 1930s two further housing developments were built at Baltic Road (commenced 1929) and on the Little Trench Estate where 92 homes were built from 1936 onwards.*

*These areas today have a distinctive character. The uniformity of design and age of the houses, the consistent colours of the red brick and cream render and the enclosed cottage style front gardens provide a strong sense of identity, differentiating these character areas from surrounding development.*

*The early housing developments in North Tonbridge are appraised as part of the Shipbourne Road frontage in Section A (Main Road Frontages). The areas appraised in this section are all situated in South Tonbridge.*

### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<i>Age of buildings</i>	<i>1920s – 1930s</i>
<i>Type of buildings</i>	<i>Detached, semi-detached and terraced.</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storey</i>
<i>Prominent building materials</i>	<i>Red brick, brown roof tiles, rendered painted upper storeys in cream, white painted casement windows</i>
<i>Predominant boundary treatments</i>	<i>Walls, hedges and picket fences</i>
<i>Open Spaces</i>	<i>Communal allotments</i>

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

- Uniform design and scale give strong cohesive character
- Original boundaries and shallow front gardens retained on many properties
- Mature landscaping
- Painted render provides a contrast to the predominance of red brick
- Historic significance as early examples of 'Homes for Heroes' early social housing and the Garden City influence.

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

- No significant detractors
- Loss of front boundaries to create frontage parking has harmed the appearance of some streets.

## D1- BARDEN PARK ROAD AREA

Comprising: Audley Avenue, Barden Park Road, Clare Avenue, Ives Road and Pembroke Road.

Barden Park Road is an early public housing development with semi detached and terraced cottage style homes set along mostly straight roads linked by a curved street. The area extends beyond the limits of the Victorian town into the countryside, straddling the railway. The housing to the east of the railway line is on relatively flat lower lying land with no long views. The area west of the railway line is more tightly knit and occupies a more elevated position.



*The semi-detached and terraced houses have steeply pitched brown plain tiled hipped or gabled roofs with small chimneys on the ridge. On many the upper storey windows are set within front facing gables or in half dormers. The houses are painted in pastel shades with white doors and windows. The repeated designs, uniform roofline and limited colour palette give the area a distinctive uniformity of character. The small front gardens are enclosed by informal picket fences or hedges.*



*Clare Avenue occupies a more elevated position. The houses are red/brown brick or have cream painted upper storeys embellished with geometric terracotta designs. There are views along Clare Avenue to the east of St Stephen's Church spire.*



*Some larger properties have distinctive front facing gables with the roof sweeping down to door height.*

*At the entrance to Barden Park Road from Barden Road, three villas dating from 1912 have two storey bay windows and prominent gables facing the road. The facades are red brick or white painted and the bays are tile hung. The verticality of these houses contrasts with the lower, wider frontages of the later cottage style housing.*



*Allotments on the northwest side of the character area provide the only area of public open space in this otherwise developed area. A belt of trees bordering the Medway River forms a strong edge to the character area. The recreation ground can be glimpsed through the trees.*

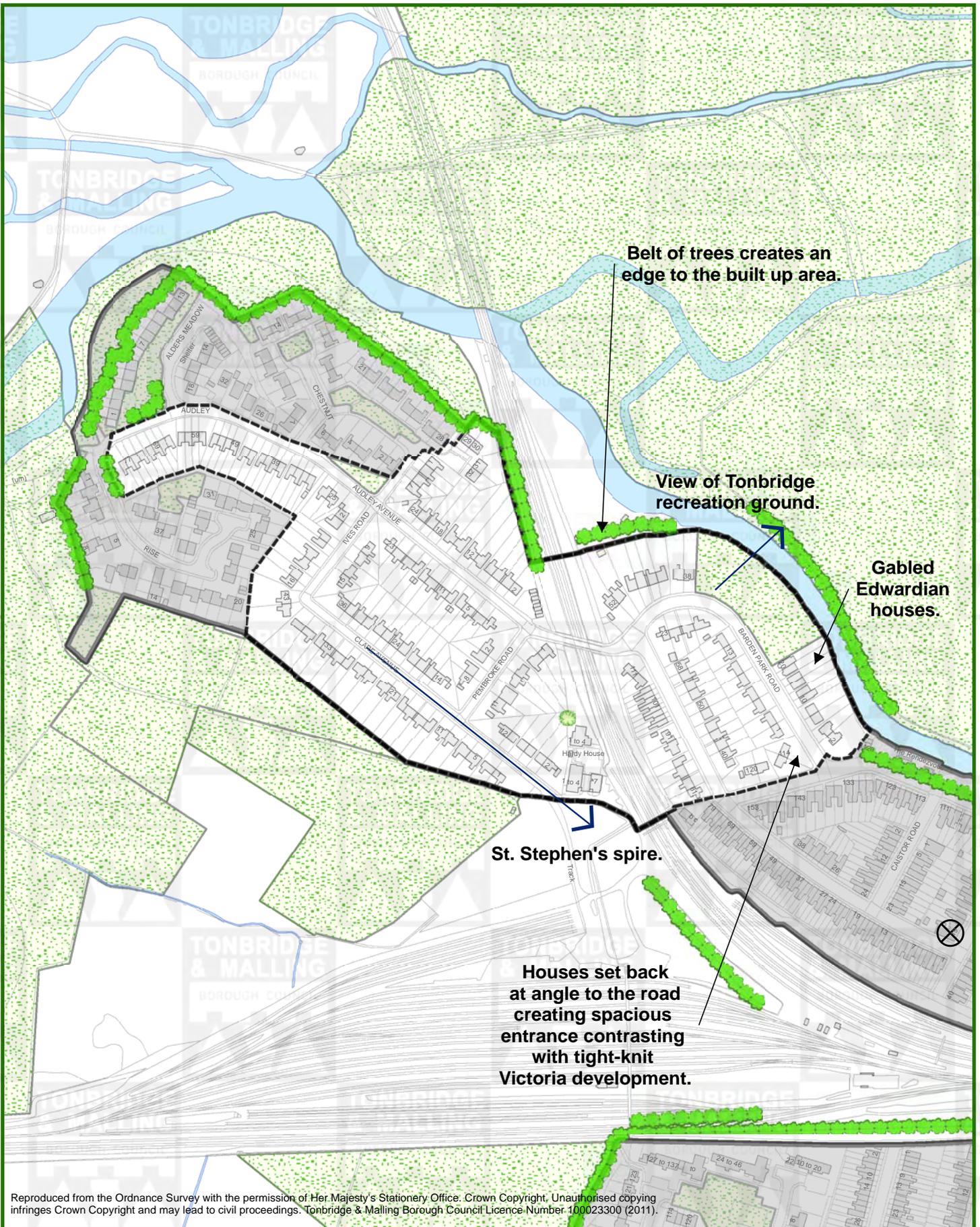


### **Locally distinctive positive features**

- Repeated designs, uniform roofline and chimneys and limited colour palette give the character area a uniformity and distinctive character
- The belt of trees along the River Medway provides an edge to the character area.
- The area has a quiet residential character with little traffic.
- Allotments provide an open contrast to the built up area
- Views from Clare Avenue of St Stephen's Church spire
- Glimpses of recreation ground through the trees.

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

- No significant detractors but some houses appear poorly maintained.



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Ref **D1**  
 Title **Barden Park Road Area**

Tonbridge Character Area Appraisal



## D2 - BALTIC ROAD

Comprising: Central section of Baltic Road

A small linear development of 1930s public housing on elevated land in south Tonbridge. The houses are of uniform design contrasting with the more varied design of larger privately built houses of the same age in neighbouring streets.



*The two storey flat fronted brick terraced and semi-detached houses have plain tiled hipped, gabled or half hipped roofs with central chimneys and tiled porch canopies supported by painted brackets. Some properties have cream painted upper storeys, whilst others have decorative red brick bands. The houses are set behind front gardens enclosed by picket fences or hedges. The repetition of designs, consistent building line, scale and colour scheme create an attractive unified character.*



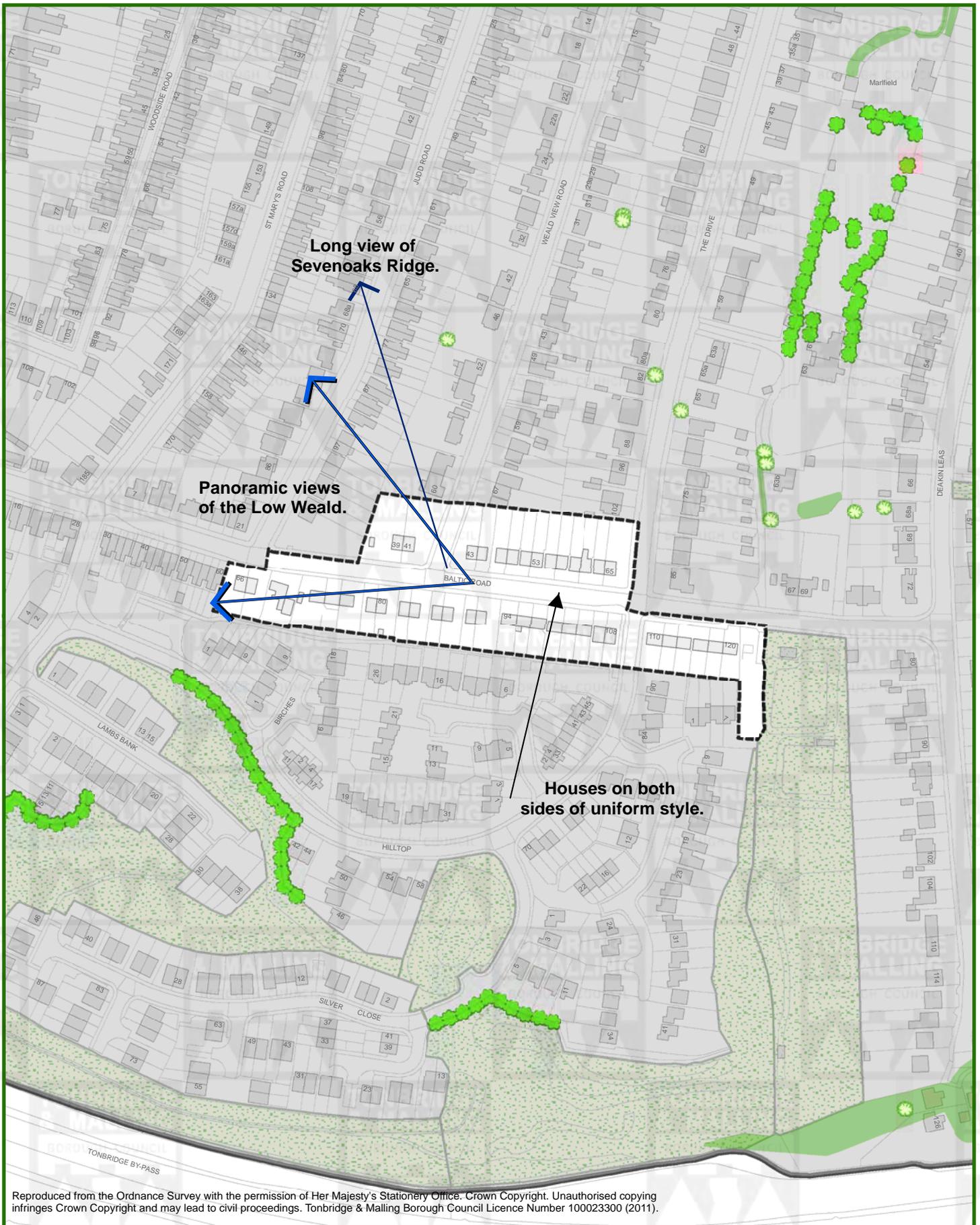
*The Road dips westwards giving panoramic views of open countryside. At the junction with Weald View Road there are long views northwards of the Sevenoaks Ridge*

### Locally Distinctive Positive Features

- Repeated designs, uniform roofline and chimneys and limited colour palette give the character area a uniformity and distinctive character
- Panoramic views to west and north of the Sevenoaks Ridge

### Negative Features Worthy of Enhancement

- No significant detractors



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Ref **D2**  
 Title **Baltic Road**

Tonbridge Character Area Appraisal



### D3 – LODGE OAK LANE (NORTH) AREA

Comprising: Brionne Gardens, Hectorage Road (east), Lodge Oak Lane (north) and Somerhill Road.

A gently undulating area of semi-detached houses arranged along generally straight streets south of the railway line. Built as a single development in the 1930s, the original street layout and houses have been retained creating a cohesive and distinctive character.



*The houses replicate designs found in other schemes in the town comprising two storey red brick semi-detached houses with plain tiled pitched or half hipped roofs and central chimneys, set behind small front gardens usually enclosed by clipped hedges or picket fences. Some houses are all red brick whilst others have a cream rendered first storey and red brick sills. The porch canopies supported by white painted brackets are a prominent feature, as are the distinctive half dormer windows set within the line of the roof.*



*The undulating topography allows long views to the north from Lodge Oak Lane. The uniform height and pitch of the roofs and spacing of the chimneys, contribute to the rhythm and unity of the townscape and create an attractive stepped roofscape*



*The buildings of Hillview and St Stephen's Schools close the view at the western end of Brionne Gardens.*



*Hectorage Road curves down steeply westwards in a broad sweep with long views over Tonbridge and the Sevenoaks Ridge, contrasting with the more enclosed character of the other streets. As the road dips, the elevated St Stephens Primary School and Hillview School dominate the townscape by their scale.*



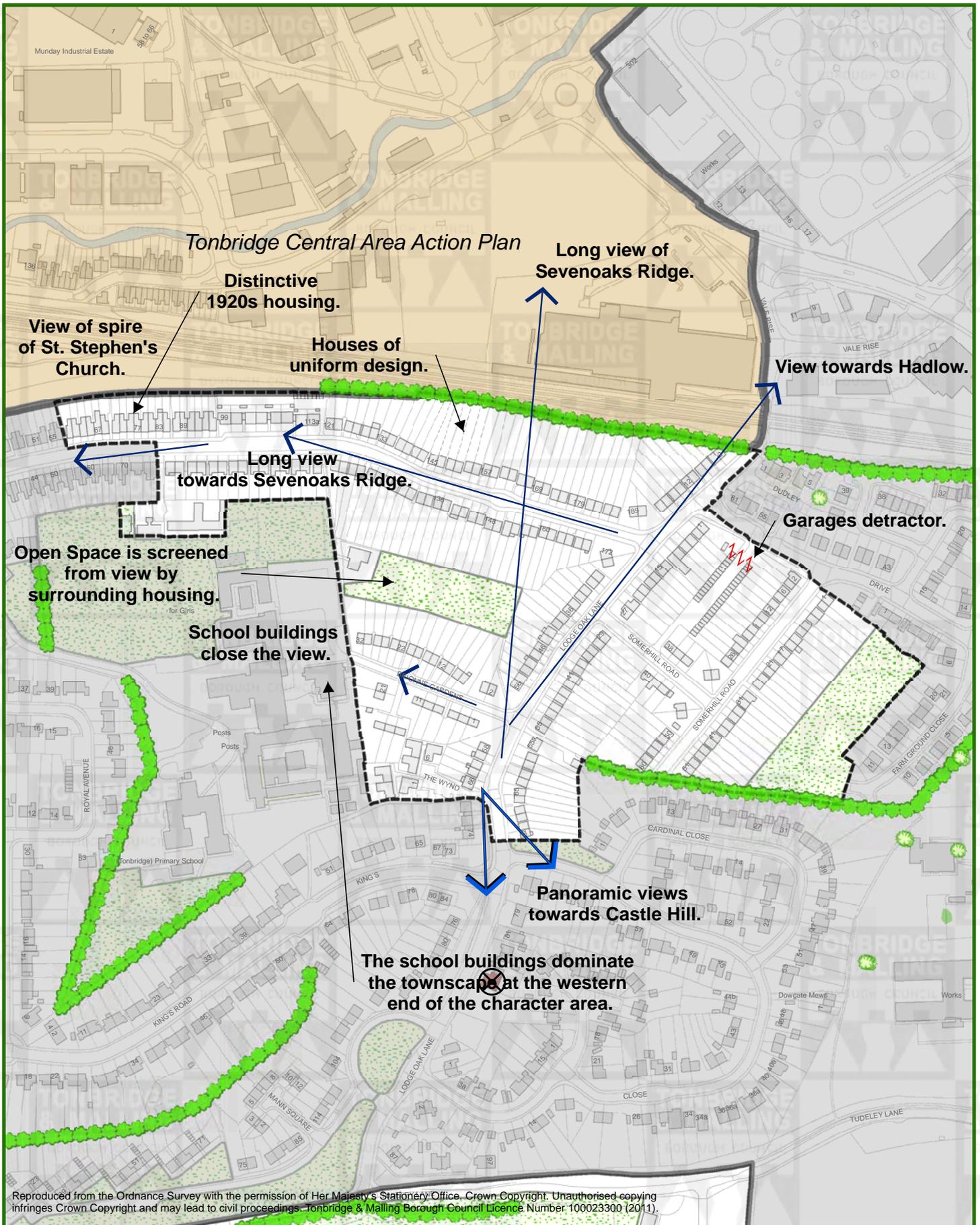
*Hectorage Road has a more mixed character than the rest of the area and incorporates a group of distinctive 1920s houses with symmetrical gable ends.*

### **Locally Distinctive Positive Features**

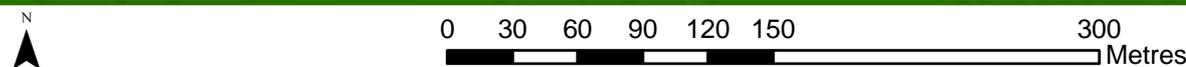
- Retention of original street layout, buildings of uniform style and design details gives the area a cohesive, distinctive character.
- This character area together with the Gorham Drive area are enclosed by bands of trees to the south and north giving a strong landscape framework and backdrop to the housing.
- Long views northwards from Lodge Oak Lane towards Sevenoaks Ridge, panoramic views southwards from southern edge of the Character Area and views westwards along Hectorage Road across Tonbridge towards Sevenoaks Ridge.
- Small area of public amenity open space
- Distinctive blocks of 1920s buildings in Hectorage Road with symmetrical gable ends.

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

- Garage block off Gorham Drive.
- Some poorly enclosed and maintained gardens.



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Ref **D3**  
 Title **Lodge Oak Lane (North) Area**  
 Tonbridge Character Area Appraisal



## D4- KING'S ROAD AREA

Comprising: King's Road (west), Mountfield Park, Fairfield Crescent, Royal Avenue (south)

A mixed area of speculative and public 1930s housing on gently sloping land. The two storey semi-detached houses have brick or painted lower storeys with white upper storeys, white casement windows and gently pitched hipped roofs. The houses in the central section of King's Road have a uniform design with single storey canted bay windows and porch covers which extend across the front elevation and side or integral garages with pitch roofs. Small front gardens are generally enclosed by fences or low brick walls. At the junction with Mountfield Park there are panoramic views to the north. Mountfield Park falls away sharply northwards with the houses stepping down the hill.

Bands of trees create a green backdrop to the south and east of the character area. There are sharp breaks in character at the eastern end of King's Road (1950s housing) and around the corner in Royal Avenue (1970s housing).



*Houses of uniform design in King's Road, the half hipped roofs and central chimneys create a rhythm to the streetscene. The set back of the houses behind partially enclosed landscaped front gardens on relatively wide plots contributes to the spacious character*



*The houses in Mountfield Park maintain the red and white colour palette.*



*The topography and straightness of Mountfield Park allows panoramic views northwards over the top of the industrial estate, the wharf buildings along the Medway, across Tonbridge Conservation Area to the Sevenoaks Ridge. Belts of trees within and outside the urban area create a very verdant outlook. The gasometer is prominent in views.*



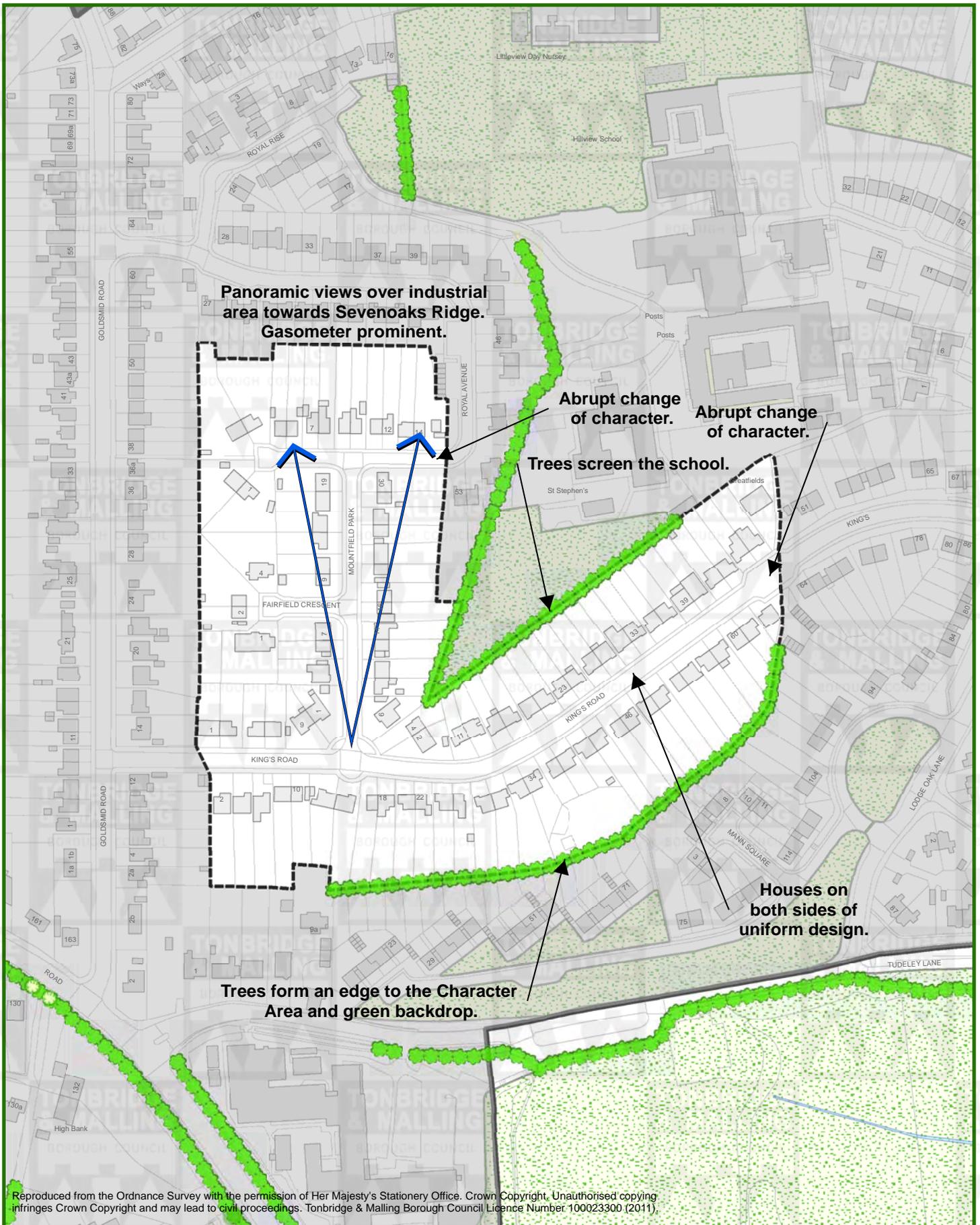
*The houses in Mountfield Park create a stepped roofline*

### **Locally Distinctive Positive Features**

- Buildings of uniform or similar style and the limited red/white colour palette give the area a distinctive character.
- The topography and straightness of Mountfield Park create panoramic views and a sense of spaciousness.
- The gentle curve of King's Road and set back of houses from the road gives a spacious character.
- Bands of trees to the south and east screen neighbouring development and create a green backdrop. Tree belts within and beyond the urban area create a green outlook.

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

- The gasometer is prominent in views northwards.



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Ref **D4**  
 Title **King's Road Area**

Tonbridge Character Area Appraisal



## E - INTER-WAR SEMI-DETACHED HOUSES



Brook Street



Quarry Rise

*Private residential development prospered in the early 1930s in Tonbridge and housing from this period is found south of Pembury Road in Deakin Leas and neighbouring roads, around the junction of Quarry Hill and Brook Street and in north Tonbridge off the Shipbourne Road and Hadlow Road where the town expanded over former orchards and agricultural land. Some of the largest houses were built in Yardley Park Road and the Ridgeway.*

*Substantial semi-detached properties set back behind front gardens line each side of long straight streets. The properties are more widely spaced than the earlier Edwardian properties, some having a garage to the side. The semi-detached properties are of similar design with gently sloping hipped tiled roofs and wide casement windows. Many have curved bays and porches. Although frequently built to a standard design, the individual buildings were enhanced with painted cement render generally in white or cream and embellished with hung tiles, terracotta plaques, brick detailing or oriel windows. Many had two storey bay windows with mock half timbered or tile hung gables. In the 1930s it became common for the doorways to be situated on the outer sides of semi-detached properties.*

*Properties from this period are usually set back from the road behind enclosed front gardens and often have generous gardens to the rear giving these areas a spacious, verdant character.*

<b>LOCALLY DISTINCTIVE CONTEXTUAL FEATURES</b>	
Age of buildings	Late 1920s – 1930s
Type of buildings	Mainly semi-detached
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Red brick, cream or white render, tiled roofs, casement windows, decorative details including hanging tiles, mock half-timber gable ends, decorative brickwork.
Predominant boundary treatments	Brick walls, hedges.
Open spaces	Generally few public open spaces but generous private space.

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

- Substantial semi-detached properties set back behind front gardens
- Long straight streets.
- Similar designs with gently sloping hipped tiled roofs and wide casement windows.
- Retention of original features
- Landscaped front gardens and parking within the curtilage.

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

- No significant detractors

## E1 - DEAKIN LEAS AREA

Comprising: Baltic Road (east), Deakin Leas, The Drive (south) and Weald View Road (south),

Situated on land that rises southwards from Pembury Road, Deakin Leas was a new road constructed in the 1930s on former farm land. The houses were built by several local firms with 18 houses completed by 1932 and the rest by 1939. The Edwardian streets of The Drive and Weald View Road were extended southwards at this time, but the age and style of housing in these roads is more mixed. At the southern end of Deakin Leas there is a small 1970s development.



*The semi-detached houses in Deakin Leas are set in wide plots, back from the road behind landscaped front gardens and driveways. The majority of houses are white painted with brown or red tiled hipped roofs, attached garages and many have arched porches and two storey bays, frequently tile hung. Some properties have prominent gables. The road has a wide spacious character enhanced by the street trees, elevated position and long views northwards. Groups of houses of similar design, height, roofline and colour, albeit with personalised detailing, give the street a distinctive and cohesive character.*





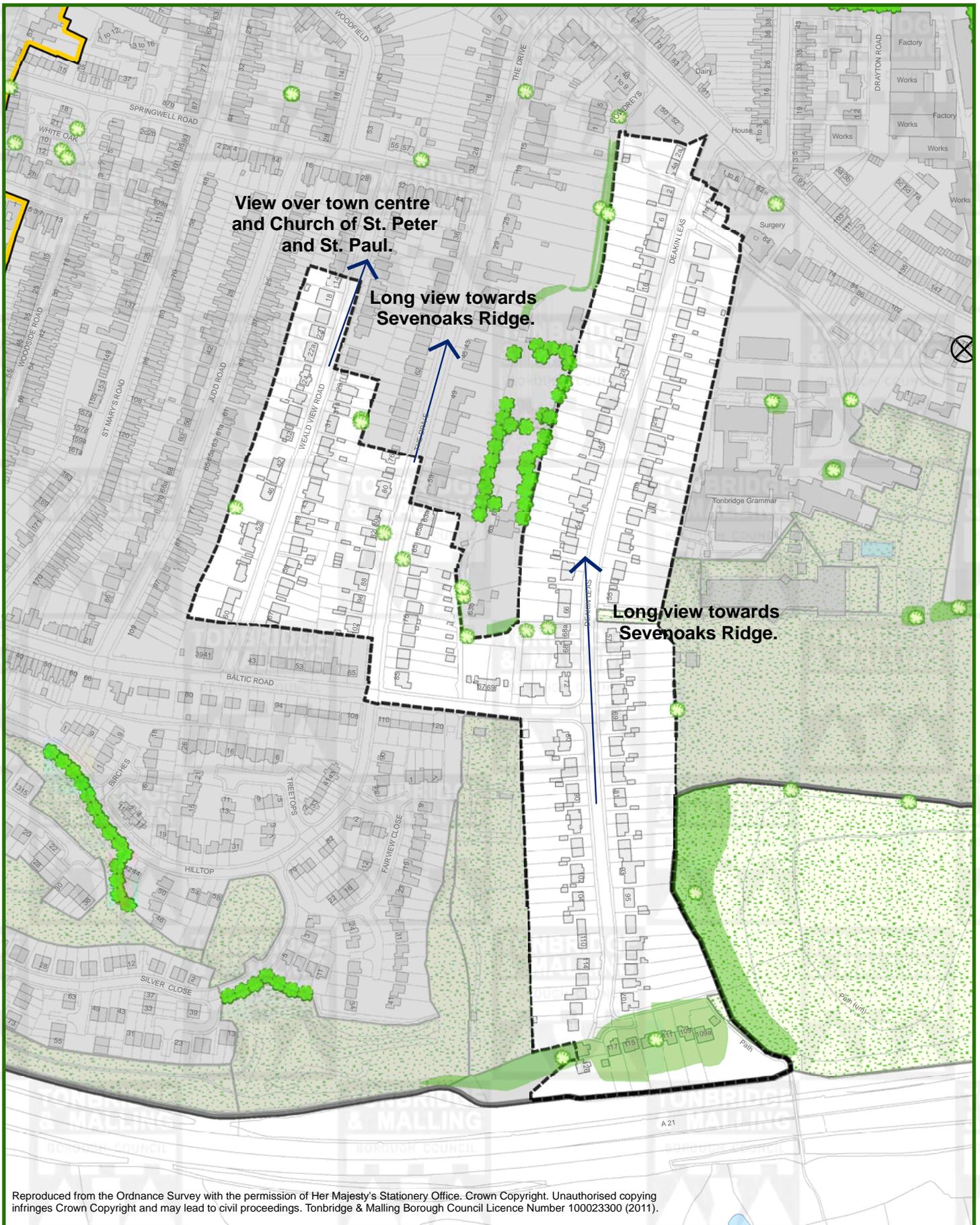
*These sloping straight roads give long views over North Tonbridge towards the Sevenoaks Ridge. There are particularly fine views from Weald View Road over Tonbridge Conservation Area including the Castle, the Church of St Peter and St Paul and Tonbridge School.*

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

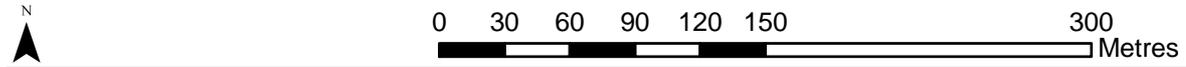
- Views across the Tonbridge Conservation Area from Weald View Road and views from all roads to the Sevenoaks Ridge.
- Properties set back from the road along a constant building line behind enclosed, landscaped front gardens contributing to the spacious character and softening the architecture.
- Retention of original building designs and detailing.
- Provision of off-street parking.
- Street trees.

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

- No significant detractors.



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Ref **E1**  
 Title **Deakin Leas Area**

Tonbridge Character Area Appraisal



## E2 - QUARRY RISE AREA

Comprising: Brook Street (east) and Quarry Rise

Quarry Rise, begun in 1936, was the first development in Tonbridge to be constructed on a service road set back from the main road. Also in the 1930s Brook Street was widened and the steep banks cut back allowing a short row of houses to be constructed on the south side.



*Tall trees to the east of Quarry Rise screen it from Quarry Hill. This combined with trees and shrubs in front gardens, a belt of trees to the rear of the houses and long views northwards over Tonbridge to open countryside contribute to the verdant character of the street.*



*The semi-detached houses in Quarry Rise with attached garages are of standard design but decorative details personalise the properties. The uniform design, restricted colour palette and lack of recent alterations or extensions creates a rhythm and unity to the streetscene. There are some individually designed detached houses at either end of the Rise.*



Examples of original decorative details which personalise the properties.



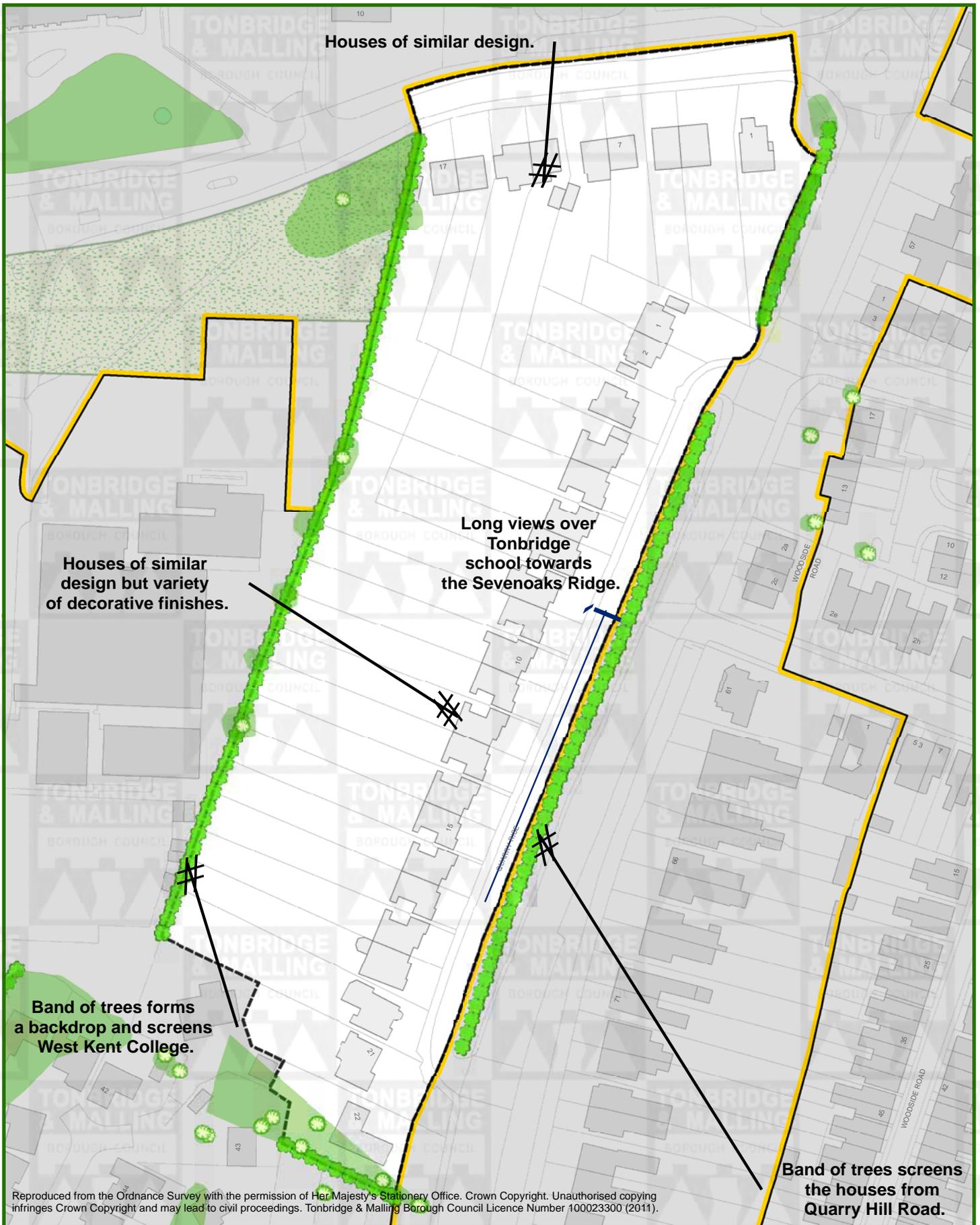
*The semi-detached two storey properties in Brook Street are painted in white and cream and retain original 1930s features including bay windows, horseshoe brick porches, tile hung bays and gable ends. The oriel windows are a distinctive feature. The houses are set back from, and above, the road. Front gardens and boundary treatments have been lost to provide off-street parking by this busy access route. The uniform colour palette and repeated housing design creates a rhythm and unity.*

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

- Views towards the Sevenoaks Ridge from Quarry Rise
- Properties set back from the road along a constant building line behind enclosed, landscaped front gardens contributing to the more spacious character and softening the architecture
- Retention of original building designs and detailing, including decorative brickwork and textured walls, giving the area a distinctive 1930s character.
- Verge and trees in Quarry Rise.

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

- Loss of front gardens and boundaries to accommodate parking on Brook Street.



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Ref **E2**  
 Title **Quarry Rise Area**

Tonbridge Character Area Appraisal



## E3 - ESTRIDGE WAY AREA

Comprising: Croft Close, Estridge Way and Godfrey Evans Close

Estridge Way forms a quadrangle with short culs-de-sac leading off it and is accessed from Cornwallis Avenue and Orchard Drive via Colin Blythe Road. The development was begun in the 1930s but was not completed until after the war. There has also been some more recent infill development which gives this area a more mixed character than the other areas.



*The majority of the properties are 1930s semi detached houses set in relatively wide plots behind landscaped front gardens enclosed by walls, fences and hedges. The properties have shallow hipped tiled roofs and plain chimneys set on the ridge or down the front pitch. Many properties have porches and integral garages also with pitched tiled roofs and wide white painted casement windows. The elevations are brown or red brick or rendered, some painted cream or white and several properties have decorative quoins, curved door openings and brick details. The houses vary in footprint and design but the even building line, larger plots, consistent roof height and limited colour palette give the area a distinctive character.*



*The properties on the northern side of Estridge Way are wider and set in more spacious plots.*



*Post war housing is interspersed with the 1930s properties. This house has a steeper roofline and plain brickwork but blends into the streetscene.*



*On the south eastern arm of Estridge Way, a short symmetrical row of semi detached houses set closer to the road form a distinctive group with open frontage, forward projecting gable ends and roofs extending down to first floor level.*



*Godfrey Evans Close is a small more recent cul de sac development at the northwest corner of Estridge Way. The two storey detached properties with open plan frontages incorporate a variety of materials including red and orange brick, weatherboard, hung tiles and have gabled tiled roofs. The properties are tucked back and do not have a significant impact on the character of the area.*

### **Locally Distinctive Positive Features**

- Quiet residential character with little through traffic
- Distinctive character with houses of similar bulk and height, with common design features and materials, set on an even building line behind landscaped generally enclosed front gardens.

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

- No significant detractors.



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Ref **E3**  
 Title **Estridge Way Area**

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