

Walderslade Character Areas

Supplementary Planning Document



Adopted July 2011

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Key to Maps



Views



Panoramas



Local Landmark



Visual Intrusion



Protected Trees



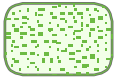
Protected Woodland or Groups of Trees



Important Tree and Hedge Belts



Walls



Woodland



Listed Buildings

1 What is the Supplementary Planning Document?

Good design is a key element of sustainable development, so the Borough Council will promote a high standard of design. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy.

The 'character of an area' is often mentioned in the context of considering development proposals. What is often missing is a clear identification of, and agreement about, the locally distinctive features of an area that give it character that should be given careful regard in considering proposals for development. This Character Area Appraisals Supplementary Planning Document (SPD) sets out to define the character of identifiable local areas across the Borough for that purpose.

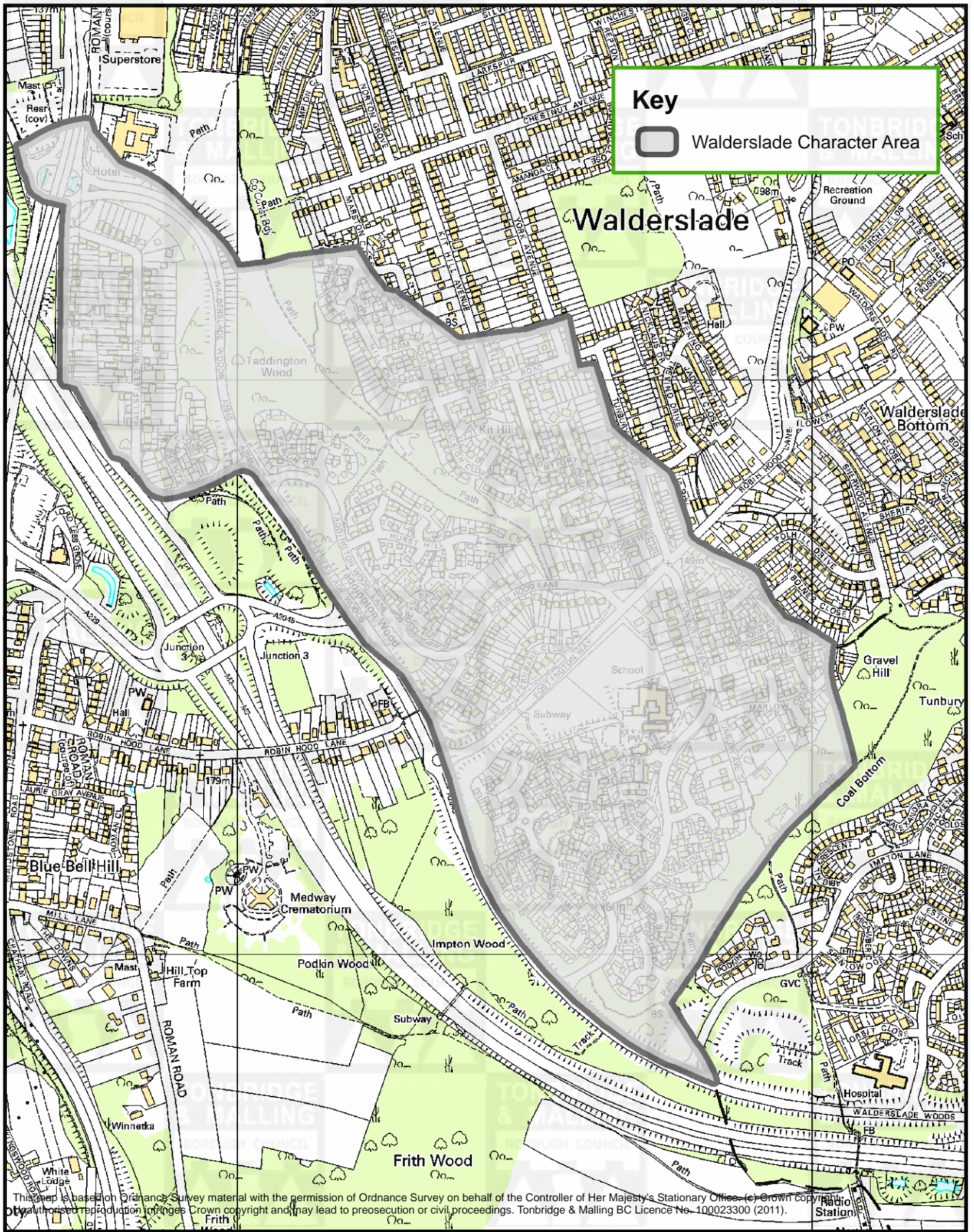
The Managing Development and the Environment DPD states that it is important that unique characteristics of an area are identified and protected and where practicable enhanced having regard to the Character Area Appraisals SPD in order to strengthen this diversity rather than eroding its character and local distinctiveness. Government guidance (PPS3) advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area.

The Borough Council is undertaking character area appraisals of all of the main urban areas in the Borough, including the larger villages, defined in the Local Development Framework (LDF) as Rural Service Centres. The Character Area Appraisals SPD therefore comprises a number of separate volumes. Appraisals are being prepared for:

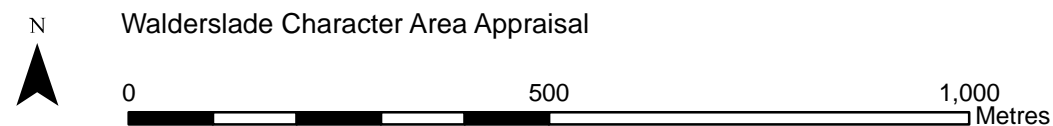
- The Tonbridge Urban Area;
- The northern urban areas (including the Medway Gap, Snodland and that part of urban Walderslade falling within Tonbridge and Malling Borough); and
- the Rural Service Centres - Hadlow, Hildenborough (including Hilden Park), Borough Green, East Peckham and West Malling

This particular part of the SPD sets out to define the character of, and appropriate design guidance for the urban part of Walderslade falling within Tonbridge and Malling Borough as defined in the LDF Core Strategy (see Map 1). Only those stretches of street that fall within Tonbridge and Malling Borough were surveyed. Where frontages of properties fall within Tonbridge and Malling, the whole property was included in the survey. Please note that extensive areas of Walderslade fall within Medway, whilst the eastern parts lie within the borough of Maidstone. These areas are outside of Tonbridge and Malling Borough and therefore are not covered by this SPD. For these areas, the planning policies adopted by the relevant planning authority are the primary consideration.

The SPD will be adopted as part of the LDF. It provides further detail about how planning policies will be applied in those urban parts of Walderslade that fall within Tonbridge and Malling Borough. Once adopted, it will be a material consideration in determining planning applications in that part of Walderslade to which it applies. Developers and householders should refer to the document in formulating proposals.



Map 1: Walderslade Area Boundary



The document aims to raise the standard of design of new proposals such that they fit well with the locally distinctive character of an area. Design which is considered to be inappropriate in its context is unlikely to be acceptable and efforts will be made to improve the character and quality of an area through the preparation and consideration of development proposals.

2 Purpose of the Supplementary Planning Document

This SPD aims:

- To supplement adopted design policies for assessing development proposals within an area;
- To identify the locally distinctive features that define the character of the urban part of Walderslade falling within Tonbridge and Malling Borough;
- To raise awareness of, and provide guidance on, the appropriateness of the design of development within an area in order to strengthen diversity rather than erode character and local distinctiveness;
- To assist the appraisal of planning and allied applications; and
- To deliver improved designs, in practice, which enhance the character of the area

3 Policy Context

The SPD is consistent with national planning policy and in general conformity with regional planning policies and is supplementary to the policies set out in the Development Plan Documents (DPDs) contained in the LDF.

3.1 National Planning Policies

Planning Policy Statement 1 (Delivering Sustainable Development) states that the Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.

Planning authorities should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people and take the opportunity to improve the character and quality of an area.

Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to

seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.

Planning Policy Statement 3 (Housing) affirms that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

The guidance advocates that Local Planning Authorities should develop a shared vision with their local communities of the type(s) of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area, aimed at:

- Creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.
- Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.

Good design is fundamental to using land efficiently. Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area.

Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area.

PPS3 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

3.2 Core Strategy – September 2007

One of the prime aims of the Core Strategy is to ensure that new development result in a high quality environment by, for example, promoting and delivering new development that can positively contribute to the spatial quality of towns and maintaining or enhancing local distinctiveness.

Core Policy CP24 states that all development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must, through its scale, density, layout, siting, character and appearance, be designed to respect the site and its surroundings. Wherever possible, all development should make a positive contribution towards the enhancement of the appearance of the area.

3.3 Managing Development and the Environment DPD – April 2010

The DPD states that the diverse character of Walderslade should be protected and enhanced for its own sake as it is important for the social, economic and environmental wellbeing of the Borough. It is important that the unique characteristics of the area are identified and protected and where practicable enhanced in line with Core Policy CP24 having regard to the Character Area Appraisals SPD in order to strengthen this diversity rather than eroding its character and local distinctiveness.

Policy SQ1 requires proposals for development to reflect the local distinctiveness, condition and sensitivity to change of the local character areas as defined in the Character Area Appraisals SPD.

All new development should protect, conserve and, where possible, enhance:

(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquillity;

(b) the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views...

4 Methodology

Planning Policy Statement 1 (Delivering Sustainable Development) advises local authorities to prepare robust policies on design. These should be based on an understanding and evaluation of the present defining characteristics of an area and that is the purpose and function of this SPD.

The evaluation of the Walderslade area that falls within Tonbridge and Malling Borough has involved an assessment of the character of the development of the area through the review of historic maps; comprehensive site surveys using the approach and characteristics advocated in By Design – Urban design in the planning system: towards better practice (DETR, 2000) – see Appendix 1.

An initial appraisal was undertaken of all areas of Walderslade covered by this draft SPD and it was evident that a number of areas shared similar characteristics. From this assessment it was possible to identify a typology of character areas such as Open Plan Housing, Bungalows and Clustered Cul-de-sac Development. The main road frontage of Robin Hood Lane and Tunbury Avenue form the framework around which Walderslade has developed and as main frontages they accommodate a significant number of journeys although less so now since the construction of the by-pass, Walderslade Woods. For these reasons, the Main Road Frontage is classified as a character area typology. Where an area grew up sporadically over time through piecemeal development and redevelopment, this has led to mixed house types and layouts. These areas have been classified as Mixed Character Areas.

Although not necessarily physically adjoining each other, each character area typology generally grew up over the same period (with the exception of Mixed Character Areas) using layouts, designs and materials which were based on the technology, legislation and planning and design philosophies of that time. Thus these character area typologies share common generic characteristics which were recorded using the following matrices:

- Locally Distinctive Contextual Features (including the age, type and height of buildings, the main uses, the predominant building materials and boundary treatments, and the types of open space).
- Locally Distinctive Positive Features
- Negative Features worthy of Enhancement

Street by street surveys were then undertaken of each of the separate areas which made up the broad character area typologies. Only those stretches of street that fall within Tonbridge and Malling Borough were surveyed. Where frontages of properties fell within Tonbridge and Malling, the whole property was included in the survey. These surveys identified features which were specific to each area such as landscape features, landmarks, views and detracting features. Locally Distinctive Positive and Negative Features were recorded for each area as text and on a Townscape Analysis Map.

Identifying the generic and area-specific Locally Distinctive Contextual and Positive Features should assist in interpreting Core Strategy Core Policy CP24 and Managing Development and the Environment DPD Policy SQ1 which seek designs which fit well with the local context and protect and conserve the character and local distinctiveness of an area. By identifying the Locally Distinctive Negative Features, the SPD also indicates features which could, through the application of Policy SQ1, be enhanced particularly through development opportunities.

Representative groups and elected Members of the Borough Council assisted in the process – see Community Involvement below.

5 Community Involvement

Community involvement in the preparation of the SPD has closely followed the Borough Council's adopted Statement of Community Involvement which states that specific consultation will take place at an early stage on a draft of the document. Consultation is to be targeted at particular groups and individuals, depending on the specific nature of the issue or location dealt with by the SPD. There has been close stakeholder involvement in preparing this SPD in order to develop a shared vision with the local community of the type(s) of residential environments they wish to see and to develop appropriate design guidance.

Prior to the drafting of the SPD, two local stakeholder events were held.

Firstly, a briefing session was held involving Borough Council officers, local amenity groups, Parish Councillors and local Ward Councillors followed by a discussion on draft character area typologies and character area boundaries.

Secondly, the features recorded by Officers as important in making up the character of the area were presented as summarised text and annotated maps to representatives of the local community at a meeting of the TAMS (Tonbridge and Malling Seniors) Forum on Wednesday 26th January 2011 for review and discussion. The outputs were also presented at the meeting of Aylesford Parish Council on Tuesday 1st February 2011. Representatives were asked about the elements of the environment they most valued about their local area and important detractors to the character of Walderslade.

Representatives of the local community were invited to take part in walkabouts, with the intention of visiting each area to observe and record the key features, but there was unfortunately no take-up.

Ward Councillors have been kept informed from the inception of the SPD and have participated in the process of assisting with the preparation of the consultation document. The Borough Council would like to thank the individuals and organisations who have contributed to the process to date.

Formal consultation under Regulation 17 on the Draft Character Assessment SPD took place between Friday 11 March and Thursday 21 April 2011. This included a manned exhibition at Tunbury Hall in Catkin Close on the evening of Wednesday 23 March 2011.

Copies of the SPD were available during this time for comment at the Borough Council offices, local library and on the website. Statutory consultees including the Parish Council as well as local experts were also consulted. Every resident in the area covered by the Appraisal was written to and advised of the consultation. The SPD was publicised in the local press, including the Parish Newsletter and there was a formal Public Notice in the press under Regulation 17.

The Council recognises that it is important to report back to the community and other stakeholders the response to their comments. The Council has published the feedback to

the consultation on its website and in document format that is available in all Council offices and libraries.

6 How to use the Document

Section 8 divides those parts of Walderslade urban area that fall within Tonbridge and Malling Borough into separate character areas based on the methodology set out above.

For each of the individual areas there is an assessment of the locally distinctive contextual features such as age, height and types of buildings; main uses; prominent building materials and boundary treatments and open spaces. Locally distinctive positive features and negative features worthy of enhancement are also recorded.

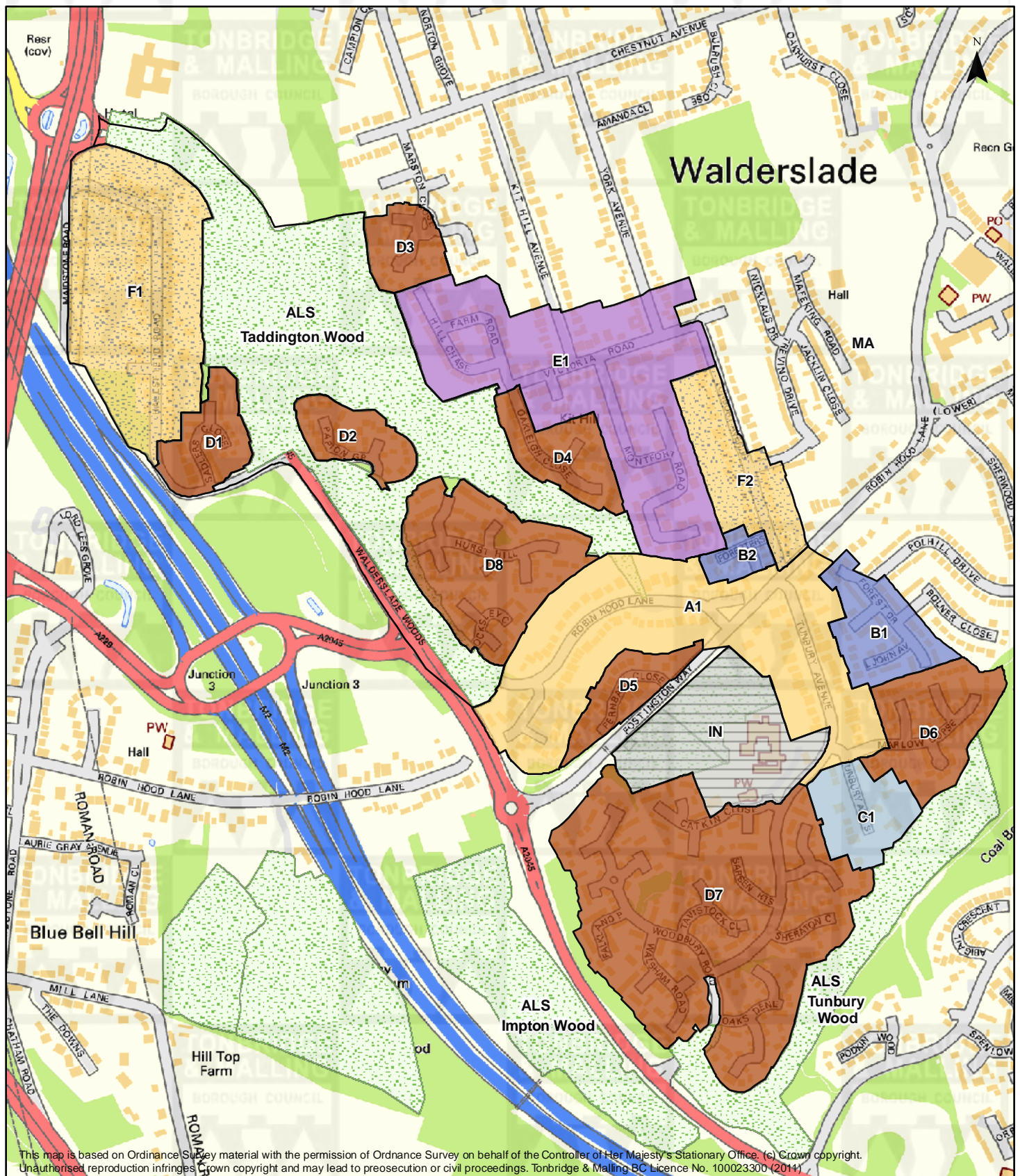
Each separate character area is named and numbered on Map 2 below. If you are interested in a particular area, locate it on Map 2 and turn to the section on that character area in Section 8. The relevant page can be found by reference to the Contents page.

Design Guidelines based on the locally distinctive features may be found in Section 9.

There are also Areas of Landscape Significance, i.e. the woods. It is not appropriate to consider locally distinctive contextual features in the same way for such areas, and they are not identified as separate character areas in Section 8. Nevertheless, reference is made to these areas in the Introduction to Section 8.

In setting out the important features and overall character of identifiable areas of the Borough, a local context is provided for the preparation and consideration of development proposals. This forms a canvas within which proposals for development should be conceived and determined. Generic Design Guidelines based on the identified locally distinctive features may be found in Section 9. These will form the basis for decision making which will interpret the individual character area appraisals.

For those areas that contain streets that are divided by the borough boundary, consideration will also need to be given to planning policies adopted by the relevant neighbouring authority, i.e. Medway Council or Maidstone Borough Council, to ensure a complete understanding of all the issues that need to be assessed.



Map 2: Walderslade Character Areas

Walderslade Character Area Assessment



7 Origins and Development of Walderslade

Environments grow in response to local circumstances and it is therefore important to understand the principal influences which created the distinctive character areas of Walderslade.

Walderslade was originally a wooded valley and this still remains the predominant character of the area falling within Tonbridge and Malling Borough. The name "Walderslade" is Anglo Saxon, meaning "wooded valley". "Wald" meaning wood and "slade" meaning a valley or a dell. Although there are no physical saxon remains in the area, the name suggests that there were Anglo Saxons living in the area during this period. After this time, it is reported that the area was run as a profitable farm which supported a large community.



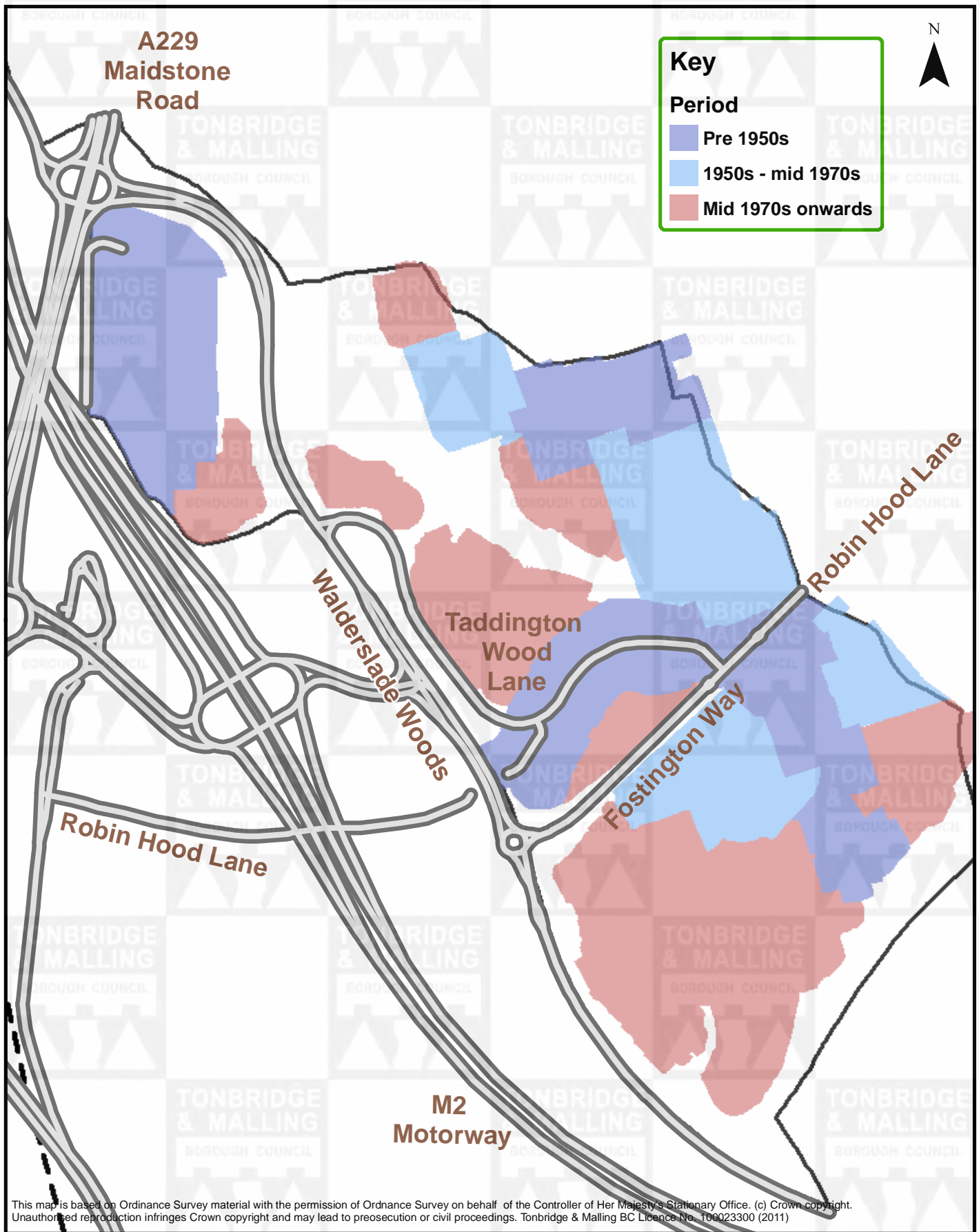
In 1836, the farm, Walderslade Farm, along with nearly 340 acres of woodland lying between the top of Walderslade Hill and the Hook and Hatchet (now the Poacher's Pocket) was auctioned off to William H Brake, an auctioneer and estate valuer from Hampshire. Blake was not interested in farming, and as a land speculator he offered plots of land for sale, suitable for large houses, small houses, farms, small holdings and commercial woodland.

Prior to 1900, development in the area had been limited to that which supported the farm, but in 1902, two major events occurred which prompted development. Firstly, the Rochester, Chatham, Gillingham and District Electric Railway Co. began running trams to Luton and also up Maidstone Road, Chatham. Secondly, Brake acquired more land in the area and laid out extra roads to improve access to it. Brake's new estate roads included York Avenue, Kit Hill Avenue, Victoria Road, and Tunbury Road. Robin Hood Lane already existed.

By the 1930s, the population of Walderslade had grown enough to support a small supermarket, butcher and post office. Post war, for a few years, there was no significant development. However, during the 1950s development resumed and continued at a steady pace. The part of Walderslade in Tonbridge and Malling Borough formed part of a much larger area which was allocated for comprehensive development in the Kent Development Plan and Medway Towns Town Map in the late 1960s. Pursuant to this allocation a more detailed Informal Action Plan was prepared in 1973 following which the County Council compulsory acquired land and put in the necessary infrastructure to enable large scale housing development to take place in Walderslade Woods during the late 1970s and 1980s. The expansion of the village centre (which lies outside of Tonbridge and Malling Borough, within Medway) occurred as a result to provide a full range of shops and services to support the local community. During the mid 1980s the by-pass road was constructed.

Most of the wider Walderslade falls within Medway Council and therefore outside of the scope of this SPD, however there are two parts that fall within Boxley Parish and Maidstone Borough Council. The remaining part falls within Aylesford Parish and Tonbridge & Malling Borough Council.

Although the majority of Walderslade sits within Medway Council area, it is separated from the rest of the Medway towns by Green Belt. The M2 motorway runs east/west along the south of the area and the A229 heads southwards towards Maidstone and the M20.



Map 3: Evolution of Walderslade

Walderslade Character Area Appraisal



8 Character Area Appraisals

Close analysis has been undertaken to identify the distinctive features that define the character of the different parts of Walderslade using recognised methodologies and with public involvement. The next sections of the SPD describe the locally distinctive contextual features of each area as well as locally distinctive positive features and negative features worthy of enhancement.

Key characteristics of each Character Area are illustrated on a Townscape Analysis map and are summarised in table form. Annotated photographs are also included to depict part of the character of the area.

Whilst the principal characteristics have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a feature from this document does not necessarily mean that it is unimportant to the character of the local area.

Walderslade Woods - The predominant characteristic of Walderslade is the woodland which envelopes and at times punctuates the developments. For these reasons Taddington Wood, Impton Wood and Tunbury Wood are identified as '**Areas of Landscape Significance**', providing an extensive landscape framework within which much of the development nestles. This woodland in many areas, in particular **Taddington Woods**, performs a multi-functional role providing an immediately accessible amenity for residents to enjoy and for wildlife to thrive in addition to providing a verdant backdrop for the houses, in particular those along Marston Walk and Oakleigh Close. Ensuring the delivery of these various roles in Taddington Valley is the responsibility of Tonbridge and Malling Borough Council which owns and manages the woodland area. The access to the Valley from the adjoining residential areas is clearly marked with sign posts which identify routes for walkers and specify the activities that are prohibited (eg motorcycling) because of their potential harm to wildlife and residents' enjoyment of the area. The remaining woodland, which makes up the majority of the Walderslade Woods, is the responsibility of Kent County Council. Please see section 9 'Design Guidance' for more details on the management of the trees.



These Areas of Landscape Significance feature on the Character Areas Map to illustrate their significance and importance in providing a soft, green backdrop to the housing and providing a valuable amenity for residents to enjoy and for wildlife to thrive, thus ensuring the developments and the people living there remain in close touch with the natural heritage of Walderslade. The Areas have been included to highlight their multi-functional value to the character and community of Walderslade as a whole.

A – MAIN ROAD FRONTAGES

Walderslade grew up initially around Robin Hood Lane, followed by expansion along Tunbury Avenue (please read section 7: 'Origins and Development of Walderslade' for further details).

The main characteristics of these routes may be summarised as follows:

Robin Hood Lane curves and **undulates** gently. Long views are limited because of the curves in the road but the tree tops of Taddington Wood can be seen from the western end of the road. Tunbury Avenue is straight in comparison and there is a long view, from the northern end of the road, of the verdant entrance to Tunbury Avenue (South).

The roads are quite **verdant**, Tunbury Avenue more so, with trees and hedges within front gardens often close to the road on both sides, although not as verdant as many of the other areas of Walderslade where the soft landscaping is often more dense and mature.

The grass verges and wide pavements along Robin Hood Lane, coupled with the wide road, create an open spacious character. This open character extends through and along Tunbury Avenue, although to a lesser extent, and created more by the deep frontages of the properties.

The buildings along the frontages are generally of a **variety of ages**. A few 1930s bungalows and houses are evident but any original character has been diluted significantly by the recent redevelopment of plots and some infill development with modern buildings.

The frontage is **residential**. The **scale of the buildings fluctuates** along the roads with bungalows and detached and semi-detached properties sitting alongside each other, although no buildings exceeds two storeys, so there is a degree of uniformity in terms of the height of the street scene. Unusually, the main roads are not marked by a greater scale to emphasise their importance.

Although this is a main road frontage, the original role of being the primary route for vehicular movements through Walderslade has been reduced by the presence of Walderslade Woods, the by-pass for the urban area which was built in the 1980s. This means that **traffic noise and movement** is significant but not overwhelmingly dominant.

A1 – ROBIN HOOD LANE AND TUNBURY AVENUE

Comprising: Robin Hood Lane (falling within Tonbridge and Malling Borough) and Tunbury Avenue (northern section to the junction with Tunbury Avenue (South))

Residential development of mixed types and styles dating back to the 1930s.



The wide road and pavements coupled with the grass verges create an open spacious character, particularly along Robin Hood Lane (see left).

Tall trees, shrubs and grassed verges line the frontages creating a verdant character (see above and left).



There is a wide mixture of building types and styles within the area including detached, semi-detached and bungalows.

The housing is often constructed of red or brown brick, some with painted render and decorative timbers, topped with pitched gable-fronted/ended or half-hipped roofs with brown or red tiles (see above). A common characteristic throughout the area is the deep frontages, although the boundary treatments vary considerably including red brick walls, fencing, open or shrubs and trees (see all photos above).



Any original character unifying the buildings has gone through (predominantly) the redevelopment of existing plots. However, the bold individuality of these replacements/additions has enriched the character with some striking architecture that has included elements such as wood facades reflecting the predominant verdant character and local history of Walderslade (see above, left).

At the western end of Robin Hood Lane, as the road feeds into Taddington Wood Lane, there is a small cul-de-sac development of detached properties that is an exception to the prevailing character of the rest of the area (see above, right). The properties are constructed of buff or red brick with either red hung tiles or decorative wooden beams on the facades of the upper storey and topped with gable ended/fronted or half-hipped/hipped roofs with brown tiles. The density of the development is quite high with the properties clustered close to each other.

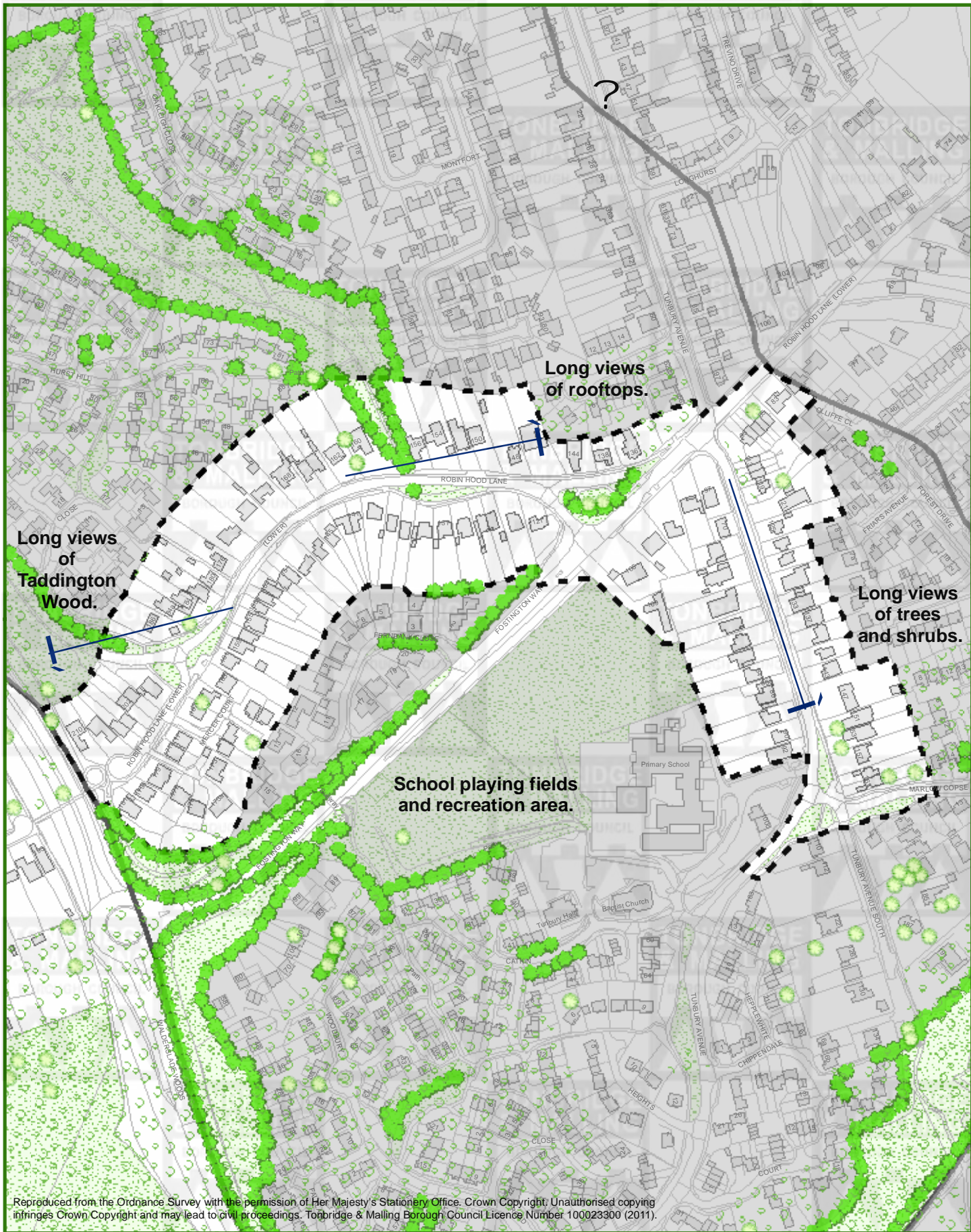
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s onwards, predominantly 1960s to the present day
Type of buildings	Detached and semi detached
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Red, yellow and buff brick, slate and clay tile roofs, wooden decorative detail, painted render and hung tiles
Predominant boundary treatments	Brick and stone walls, hedges, trees, railings, wooden fences
Open spaces	Grassed verges and strips alongside the public pavements.

Locally Distinctive Positive Features

- Verdant frontages and edges, including mature trees, hedges and grassed verges
- Deep frontages and wide streets contribute to an open spacious character
- Individuality of the buildings in terms of style, materials, colours and decorative features contribute to a rich diverse character

Negative Features Worthy of Enhancement

- Traffic noise and movement



B – OPEN PLAN HOUSING DEVELOPMENTS



The built up area of Walderslade expanded considerably between the late 1960s and 1970s with the construction of semi detached properties in Foresters Close and the private estates along and off Forest Drive.

These housing developments comprise semi-detached two storey properties with integral or attached garages relatively evenly spaced along straight or curving roads, cul-de-sacs and loops. The distinctive feature of these areas is the open plan character with the houses generally set behind unenclosed lawns and driveways.

The buildings are constructed in various brick shades and are frequently decorated with hung concrete tiles of varying colours and weatherboard. Wide white painted casement windows with a distinctive horizontal emphasis are a general characteristic. Windows and doors sometimes appear to be randomly distributed within elevations without aligning vertically or horizontally with each other. Significant openings make the buildings appear less robust. Properties characteristically have a shallow roof pitch with brown concrete roof tiles and no or small chimneys. Many properties have porches. The developments incorporate buildings of repeated design. The buildings show few local references in terms of materials or design and there are no local landmarks.

Landscaping features such as trees and shrubs feature in the street scene but not as prominently as elsewhere in Walderslade.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

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

Locally Distinctive Positive Features

- Spacing and height of buildings allow for long views in between and over properties of Taddington Wood, an Area of Landscape Significance, to the west (Area B2) and also Woods and the North Downs to the north-east (B1)
- Quiet residential character with no through traffic (B1)
- Verges, open plan lawns, shrubs and trees enhance the townscape contributing to an open spacious character
- Strong cohesive character created by uniformity of building height, scale, design and materials

Negative Features Worthy of Enhancement

- Some poor surfacing, particularly the pavements (B1)

B1 – FOREST DRIVE AREA

Comprising: Forest Drive, Little John Avenue, Friars Avenue and Olliffe Close

A development of two storey semi-detached properties constructed during the late 1960s. Forest Drive is accessed off Sherwood Avenue via Polhill Drive.



The properties on Forest Drive are a classic example of open plan housing from this era (see left and below, right). They are two storey, semi-detached housing, constructed of buff or brown brick with pitched gable-ended roofs with brown concrete tiles.

The hung tiles on the facade of the upper storey vary in colour and white casement windows feature throughout. The deep front lawns coupled with the wide pavements and road creates a strong open character. Most of the brick built garages are attached although some (at the southern end of Forest Drive) are integral. There is evidence of brick built porches.

The properties front the road and follow a relatively uniform building line. There is no through traffic resulting in a relatively quiet residential character.

Little John Avenue slopes upwards in a westerly direction resulting in the properties following a distinctly stepped building line (see right). From the end of this cul-de-sac there are long views of the woods and the North Downs over and in between the properties on the eastern side of Forest Drive.

The pavement surface is quite poor (see right) suffering from the effects of being dug up by utility companies. The patchy appearance detracts from the quality of the local environment.



Locally Distinctive Positive Features

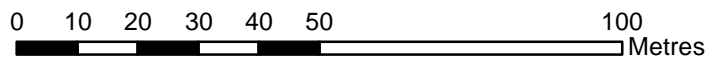
- Spacing and height of buildings allow for long views between and over properties of woodlands and the North Downs to the east
- Strong cohesive character created by uniformity of building height, scale, design and materials
- Open frontages and grassed verges create a feeling of spaciousness
- Quiet residential character with no through traffic

Negative Features Worthy of Enhancement

- Some poor surfacing, in particular the pavements



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B2 – FORESTERS CLOSE

Comprising: Foresters Close

A small cul-de-sac development of two storey semi-detached properties constructed during the late 1960s, accessed off Tunbury Avenue.



The properties in Foresters Close off the southern end of Tunbury Avenue were built during the late 1960s and are a classic example of open plan housing from this era (see left). They are two storey, semi-detached properties, constructed of yellow brick with pitched gable-ended roofs with brown concrete tiles.

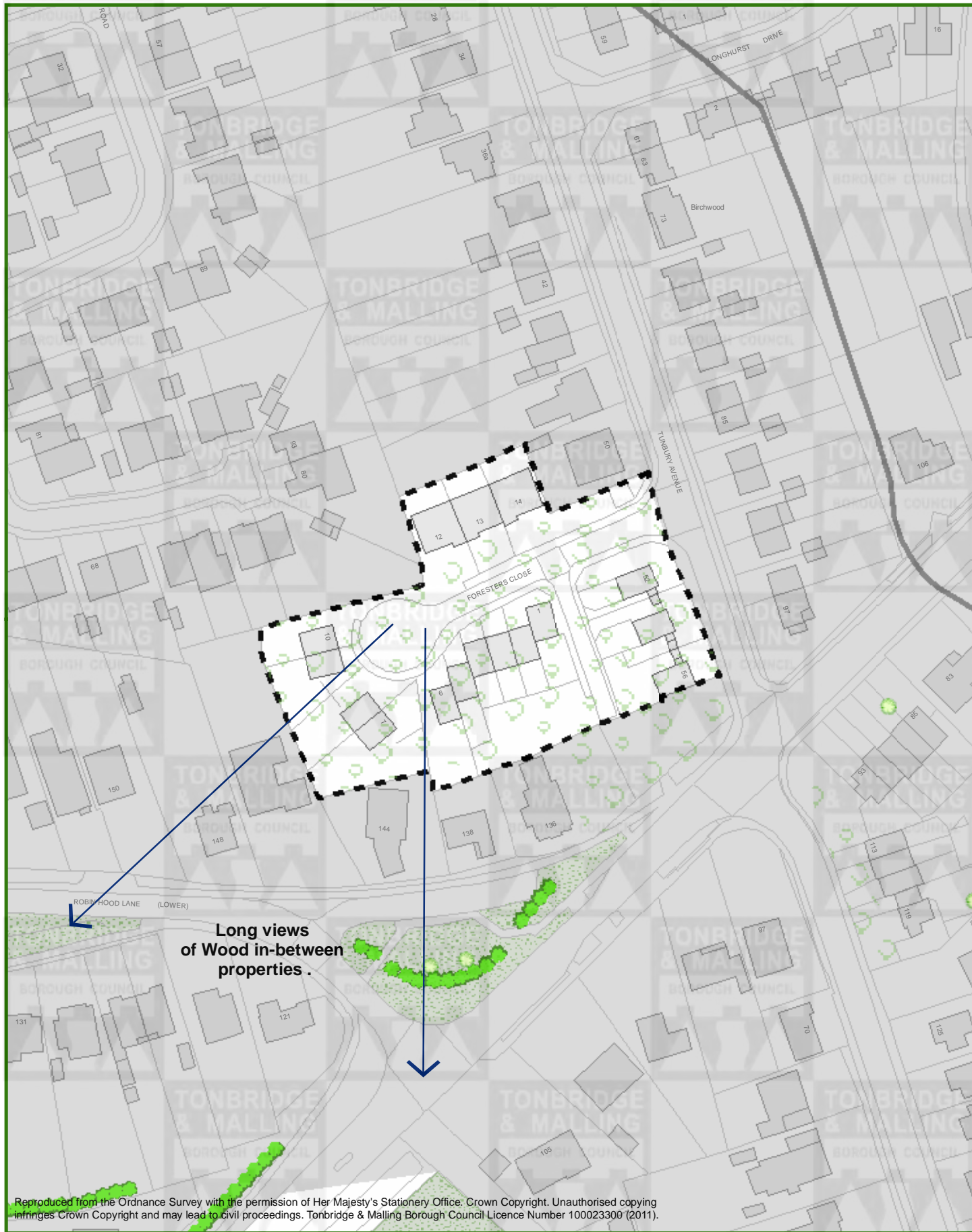
There are brown hung tiles on the facade of the upper storey and white casement windows feature throughout. The frontages are shallow and open and the buildings front the road follow a uniform building line.

Locally Distinctive Positive Features

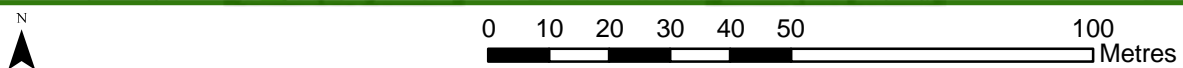
- Spacing of properties allow for long views of Taddington Wood, an Area of Landscape Significance, to the west in between the properties

Negative Features Worthy of Enhancement

- No significant detractors



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C – LOWER DENSITY HOUSING



This category incorporates properties of mixed age dating from the 1920s onwards.

Development consists of detached and semi-detached properties, spaced out evenly along, and facing, the road. The detached properties often follow a variable building line unlike the semi-detached properties. The developments are set widely apart with road space, including verges, and front gardens.

The properties incorporate casement windows of brown or white with decorative

features such as leaded windows cottage-style casement windows and decorative features such as pillars.

Landscaping features quite significantly, particularly in front and within the grounds of the detached properties, reflecting the origins of the area. Front gardens are often enclosed by walls or railings. Often deep rear gardens contain mature trees and vegetation.

C1 – TUNBURY AVENUE (SOUTH OF ROBIN HOOD LANE)

Comprising: Tunbury Avenue (South of Robin Hood Lane)

A short road comprising lower density detached properties constructed from the 1920s and 1930s onwards.



The bungalows incorporate a range of traditional materials and designs including brown brick, some with painted render (see above), unlike the detached houses on the eastern side which are more recent and built of red or brown brick (see next page). Designs are individualised by varying the types and use of materials and by decorative features within the area. Most of the bungalows and houses have either pitched gable-ended or hipped roofs with brown tiles.

The building line is not consistent, with the properties on the eastern side following more of an irregular pattern (see below), nestling within the mature landscaping.

Casement windows of white or brown feature throughout as do brick built garages with pitched roofs. Some properties include decorative features including leaded fenestration and hung tiles.

Landscaping features quite significantly, particularly on the eastern side (see below), creating a strong verdant character reflecting the origins of the area and the proximity of Tunbury Woods which frames the area to the south. The presence of mature trees and hedges and there being no through traffic creates a quiet private character to the area.

In addition to the hedging and trees, other boundary treatments include tall railings and red brick walls, emphasising the private character of the properties in the area.



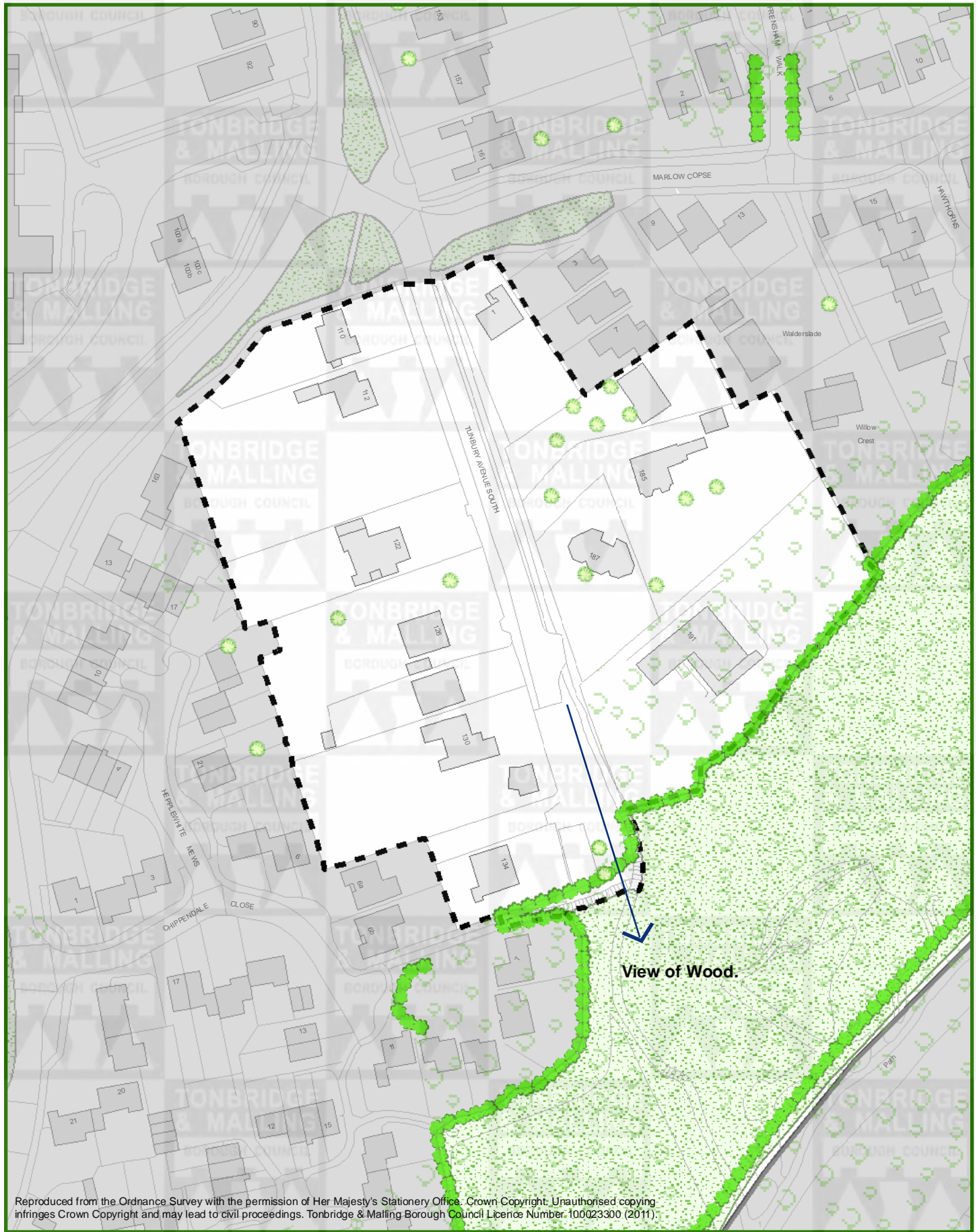
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mixed: 1920s, late 1950s onwards
Type of buildings	Detached and semi-detached
Main uses	Residential
Building heights	1 or 2 storeys
Prominent building materials	Buff and red/brown brick, concrete tiled roofs, some hung tiles, white or brown casement windows.
Predominant boundary treatments	Brick walls, railings and hedges or shrubs
Open spaces	Retention of a number of mature trees and shrubs. Area of Landscape Significance (Tunbury Woods) south of area.

Locally Distinctive Positive Features

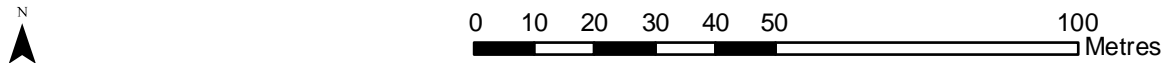
- Groups and lines of mature trees and hedges within and adjoining the area to the south (Tunbury Woods, an Area of Landscape Significance) create a strong verdant character
- Individuality of buildings in terms of scale, colour of materials and decorative features
- Tranquil character, with no through traffic
- Private character – created by short street and abundance of trees and hedges and the proximity of Tunbury Wood, an Area of Landscape Significance, which frames the character area at the southern end

Negative Features Worthy of Enhancement

- No significant detractors



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D – CLUSTERED CUL-DE-SAC DEVELOPMENTS



Whereas development in the 1960s - early 1980s often consisted of houses spaced out evenly along, and facing, the road on a relatively consistent building line, more recent developments primarily consist of detached or attached houses, with integral or attached garages, set along an uneven building line or at angles to the road. The different roof forms and details often give interesting and varied roofscapes. Properties often front directly onto the pavement/road or shared surface or are set behind a shallow unenclosed front

garden of low planting and have private enclosed space to the side or rear. Houses have parking spaces or garages. The steep roofs and more compact form give the development a more enclosed urban character. The urban form is softened by the use of short curved cul-de-sac layouts which keep traffic speeds low and often encourage shared road use for pedestrians and cars. Sometimes the access roads will be cobbled or paved in a contrasting colour to emphasise this shared use. The enclosed cul de sac layouts create a quiet, private character.

The curved street layout combined with the variable building line, also creates a series of enclosed spaces and changing vistas and views which to some extent replicates the ad hoc development found in traditional town and village centres. Whilst a variety of materials and building designs are used, the overall form, materials, scale and character is generally very cohesive.

Properties are finished in a variety of traditional materials with relevance to the Kent vernacular such as red/orange bricks, weatherboarding, white painted render and hanging clay tiles (sometimes decorative). Windows and doors are often well aligned with each other and the dominant areas of brickwork over glazing give the facades a robust appearance.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	Late 1970s onwards
Type of buildings	Detached, semi-detached and attached houses
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Red and buff brick, concrete tiled and slate roofs, weatherboard, hung tiles, white and brown casement windows.
Predominant boundary treatments	Open frontages or some boundary treatments including hedges and trees
Open spaces	Dominance of Areas of Landscape Importance (Woods) which frame and penetrate many of the areas and are viewable through short views and glimpses in between and over the housing. Small landscaped public amenity space sometimes incorporated in the developments.

Locally Distinctive Positive Features

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- Traditional brick, tile and roof details
- Interesting roofscapes
- Safe environment with no through traffic, including shared road space
- Verdant frontages and edges, including landscaped gardens, hedges, tall trees and grassed amenity space
- Backdrop of mature woodland (Areas of Landscape Significance)
- Spacing and height of buildings allow for short and long views and glimpses of Areas of Landscape Significance (Woods) in between and over housing
- Curving layout and varied building line creates a series of vistas and views
- Quality, diverse surface treatments

Negative Features Worthy of Enhancement

- Traffic noise from traffic travelling at the periphery of the area along Walderslade Woods, the A229 Maidstone Road and the M2. Some infrequent noise from planes travelling overhead.
- Some poor road surfacing

D1 – SADLERS CLOSE

Comprising: Sadlers Close

A cul-de-sac development accessed off Hallsfield Road constructed during the 1980s.



Detached two storey properties, some linked detached, built with traditional brick (mostly brown or buff coloured) and half-hipped roofs.

Many properties have timber boarding on the upper storey (either brown or white) and include brick built porches with gable fronted pitched roofs.

White casement windows feature throughout the properties and the roofs are covered with brown concrete tiles.

Short views and glimpses over and between the properties of Taddington Wood, an Area of Landscape Significance, which frames the cul-de-sac to the east.

The properties face onto the road with open frontages lined with low lying hedges and shrubs and trees.

The layout of the properties is variable with some half-hipped roofs and a few gabled ends facing the road whilst others have a double-frontage.



Landscaping is an integral and significant part of the development, reflecting the origins of the area. Mature trees feature throughout and the open frontages are planted with thick hedges creating a strong verdant character.

The curved short street coupled with the mature and dense landscaping, including the framing of the area to the east by Taddington Wood creates an enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.

Locally Distinctive Positive Features

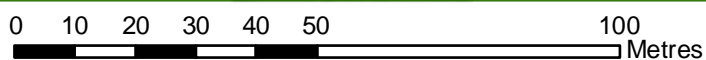
- Verdant frontages and edges, including landscaped gardens, hedges and tall trees
- Traditional materials, including brown, buff and red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between and over properties of surrounding Taddington Wood, an Area of Landscape Significance, which provides a backdrop to the houses
- Enclosed, private character – created by close relationship between buildings and short curved street

Negative Features Worthy of Enhancement

- Traffic noise from vehicles travelling along Walderslade Woods and the M2 and from the occasional plane flying overhead



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Ref **D1**

Walderslade Character Area Appraisal

Title **Sadlers Close**



D2 – PAPION GROVE

Comprising: Papion Grove

A cul-de-sac development accessed off Taddington Wood Lane constructed during the 1980s.



Detached two storey properties, with the exception of four bungalows (see middle, left), constructed of red or buff brick with pitched gable-ended roofs.

Casement windows feature throughout, either white or brown coloured. The properties have integral garages with single storey pitch roof porches. The roofs are topped with brown concrete tiles.

The layout of the properties is variable, with some fronting directly onto the road whilst others are at a slight angle.



Some properties have decorative features including hung brown tiles on the fascia of the upper floor and leaded fenestration (see right).



Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the open frontages are planted with low hedges creating a verdant character. Short views and glimpses over and between the properties of Taddington Wood, an Area of Landscape Significance.

Surfaces are shared with quality finishes including block paving.

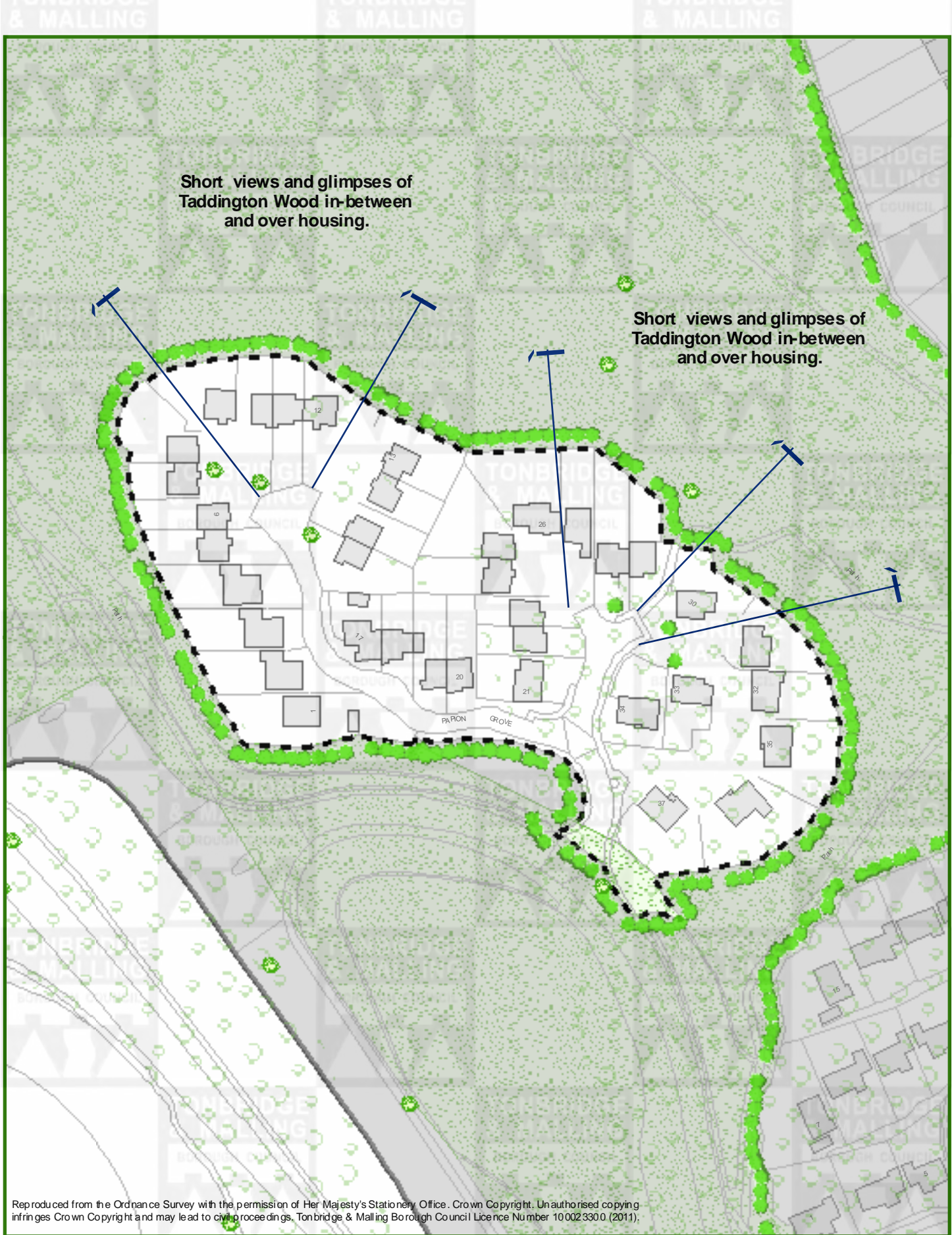
The curved short streets coupled with the mature landscaping, including the framing of the area to the north by Taddington Wood creates an enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages and the sloping of the streets down towards the boundary with Taddington Wood.

Locally Distinctive Positive Features

- Verdant frontages and edges, including landscaped gardens, hedges and tall trees
- Traditional materials, including red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between and over properties of surrounding Taddington Wood, an Area of Landscape Significance, which provides a backdrop to the houses
- Enclosed, private character – created by close relationship between buildings and short curved street
- Quality, diverse surface treatments

Negative Features Worthy of Enhancement

- Traffic noise from vehicles travelling along Walderslade Woods and from the occasional plane flying overhead



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0 10 20 30 40 50 100 Metres

Ref D2

Walderslade Character Area Appraisal

Title Papion Grove



D3 – MARSTON CLOSE AREA

Comprising: Marston Close (part) and Marston Walk (only those areas falling within Tonbridge and Malling Borough)

A cul-de-sac development accessed principally off Chestnut Avenue but also accessible via a footpath from Hill Chase. Constructed during the 1980s.



Detached two storey (quite well spaced apart) properties (see above) constructed of traditional red brick with pitched gable-ended roofs. The properties on Marston Walk are built on the slope down into Taddinton Wood (see above, left). They differ from the other properties in that, because of the slope, the entrance is on the first floor. Some have balconies overlooking the Woods.

Casement windows feature throughout, mostly brown coloured. Many properties have pitched porch canopies supported by wooden brackets (brown or white, see above right). Some properties have either hung brown tiles or wooden boarding on the façade of the upper storey. The roofs are topped with brown concrete tiles.



A small grassed amenity space (above, left) is a significant feature at the centre of the area with many properties facing onto it. This area is maintained by the Highways Authority (Medway Council).

The most significant locally distinctive positive feature is Taddington Wood, an Area of Landscape Significance which frames the area to the west. It is clearly visible between and above properties (see all photos above) providing a strong verdant backdrop. Taddington Valley, owned and managed by the Borough Council, is immediately accessible to the residents on Marston Walk via sign-posted routes and in addition to framing the area provides an amenity for residents to enjoy and for wildlife to thrive (please see Section 8 for more details on Areas of Landscape Significance).



Some on-street parking but facilities are provided in small clusters of brick garages with gable ended pitched roofs topped with brown concrete tiles. The layout of the properties is variable with some directly facing onto the road whilst others are at an angle with a staggered street line.

Landscaping is an integral part of the development, including the presence of a central grassed amenity area that is the focal point of many of the properties. A few mature trees feature throughout and the open frontages are planted with low hedges creating a verdant character.

The curved short streets coupled with the landscaping, including the framing of the area to the west by Taddington Wood creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages and the sloping of the streets down towards the boundary with Taddington Wood.

Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Traditional materials, including red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between (especially the detached properties) and over the housing of surrounding Taddington Wood (an Area of Landscape Significance) which provides a verdant backdrop to the houses on the western side of Marston Close and Marston Walk and a directly accessible amenity for residents to enjoy
- Enclosed, private character – created by close relationship between buildings and the short curved street
- Grassed amenity space at the centre (maintained by the Highways Authority, Medway Council)

Negative Features Worthy of Enhancement

- Background traffic noise from vehicles travelling along Walderslade Woods and from the occasional plane flying overhead



0 10 20 30 40 50 100 Metres

Ref D3

Walderslade Character Area Appraisal

Title Marston Close Area



D4 – OAKLEIGH CLOSE

Comprising: Oakleigh Close

A cul-de-sac development accessed off Victoria Road predominantly constructed the 1980s with the exception of the first few detached properties at the entrance to the Close which date back to the 1970s.



Detached and linked detached two storey properties constructed of traditional red and brown brick (see below) with pitched gable-ended roofs. Integral garages

Casement windows feature throughout, either white or brown coloured. The properties have either single storey pitched roof porches or porch canopies supported by white wooden brackets (see below).

Some properties have either hung brown tiles (see below) or half-timber effect upper storeys (bottom left). The roofs are topped with brown concrete tiles.

The houses front the road but the property line is slightly staggered.

The properties at the entrance to the Close, which only make up a small proportion of the development, date back to the 1970s and differ slightly in character with a relatively open plan uniform design with less individuality especially in terms of roof types (see right).



The land on the south-western side of Oakleigh Close slopes steeply away to Taddington Wood resulting in some properties with entrances and floors below the street level (see above left).

The variety of materials and decorative features, including leaded fenestration, has created a rich diverse character which still retains a cohesive identity.

Direct access to Taddington Valley is provided half-way along the Close via a footpath. It is marked with an information sign identifying the route through the Woods. This is a significant part of the character of the area because it provides a direct link to the origins of Oakleigh Close.



The entrance to the Close is lined to the east with tall mature trees. These along with the planting of shrubs, conifers and low-lying hedges (see below) create a verdant character.

The road surfacing is not of a high quality and is patchy with pot-holes.

Some on-street parking but not a significant issue.

The curvy short streets coupled with the landscaping, including the framing of the area to the south-west by Taddington Wood creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages and the sloping of the streets down towards the boundary with Taddington Valley.



Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Traditional materials, including brown and red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between and over properties of surrounding Taddington Wood, an Area of Landscape Significance, which provides a backdrop to the houses
- of surrounding Taddington Wood to the west and south (including direct access to Taddington Valley) which provides a backdrop to the houses
- Enclosed, private character – created by close relationship between buildings and curved street
- Use of different bricks and decorative features provides variety whilst the development retains a cohesive identity

Negative Features Worthy of Enhancement

- Poor road surfacing



Ref **D4**

Title **Oakleigh Close**

Walderslade Character Area Appraisal



D5 – FERNBANK CLOSE

Comprising: Fernbank Close

A cul-de-sac development accessed via Fostington Way constructed during the 1980s. The Close is separated from Fostington Way by a thick green border of mature trees and shrubs.



Detached two storey properties constructed of traditional red brick with pitched gable-ended or gable-fronted roofs. A combination of integral and attached brick garages with pitched roofs

Casement windows feature throughout, either white or brown coloured. The properties have either single storey pitched roof porches (see below) or porch canopies supported by white wooden brackets.

Some properties have dark wooden boarding on the facades of the upper storeys (see above). The roofs are topped with brown concrete tiles.

The properties front the street, although the building line is staggered as the properties follow the curvature of the road.

Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the open frontages are planted with hedges creating a verdant character (see bottom, right).



Short views of properties on adjoining streets contributes to an enclosed character, although not as private as many of the cul-de-sac developments which are enveloped by Areas of Landscape Significance.



At the southern end of the Close there are exceptions to the predominant character of the area (see above, left). These individual properties are very recent additions and their architectural style reflects this. However the impact on the cohesive identity of the area is not significant because the properties are set back and do not directly abut the existing properties.

The road surface is patchy and worn and detracts from the quality of the local environment.

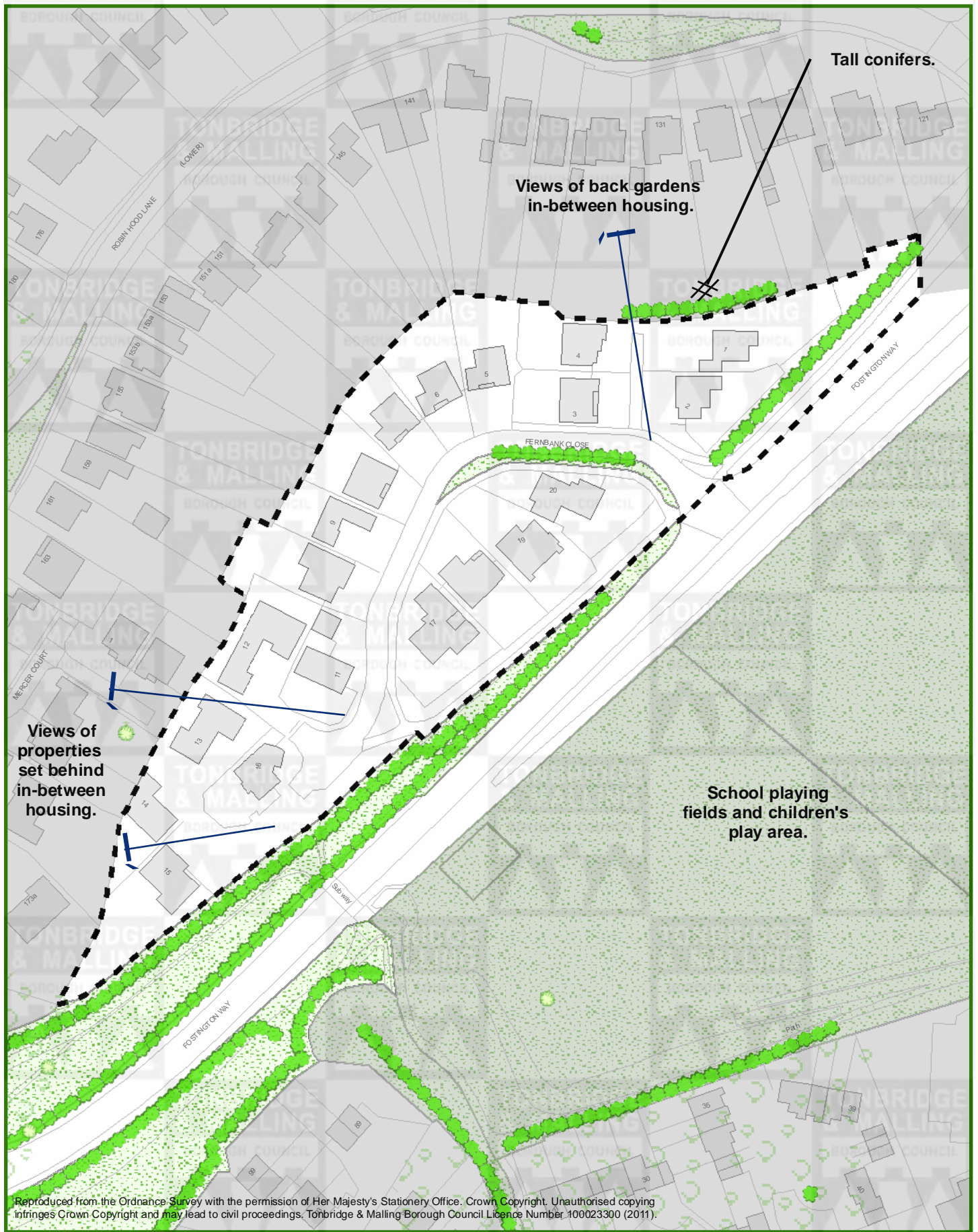
The curved short street coupled with the landscaping, especially the thick verdant border between the Close and Fostington Way, creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.

Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Traditional materials, including red and brown brick represent the local vernacular
- Enclosed character – created by close relationship between buildings and the short street

Negative Features Worthy of Enhancement

- Traffic noise from vehicles travelling along the adjacent Fostington Way
- Poor surfacing of roads
- Backdrop to the north of housing in adjoining streets



0 10 20 30 40 50 100 Metres

Ref **D5**

Walderslade Character Area Appraisal

Title **Fernbank Close**



D6 – MARLOW COPSE AREA

Comprising: Marlow Copse (part within Tonbridge and Malling Borough), Frensham Walk, Hawthorns and Valley Rise

A cul-de-sac development accessed principally via Tunbury Avenue but also accessed via footpath from Forest Drive. Constructed during the 1980s.



Detached and linked detached two storey properties constructed of traditional red brick with hipped (see left), pitched gable-ended (see middle, right) or gable-fronted roofs. A combination of integral and attached brick garages with pitched roofs.

Casement windows feature throughout, either white or brown coloured. The properties have porch canopies supported by dark wooden brackets.

The upper storeys of many of the properties are covered by red hung tiles. The roofs are topped by brown concrete tiles.

The housing fronts the road on a variable building line. The properties are slightly stepped downwards as you travel northwards along Marlow Copse, reflecting the gentle slope of the road.



Short views and glimpses of Tunbury Wood, an Area of Landscape Significance, which frames the area on the south-eastern edge, are visible in between and over the properties at the end of the Hawthorns (see middle, left).

The garage court area (see middle, right) is poorly maintained and in disrepair and detracts from the quality of the character of the area.



The grassed amenity space planted with mature trees at the eastern end of Marlow Copse (mainly in Medway Council see left) provides a focal point for the housing in this part of the character area and contributes positively to the verdant character.

Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the open frontages are planted with hedges creating a verdant character (see right).

The curved short streets coupled with the landscaping create a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.

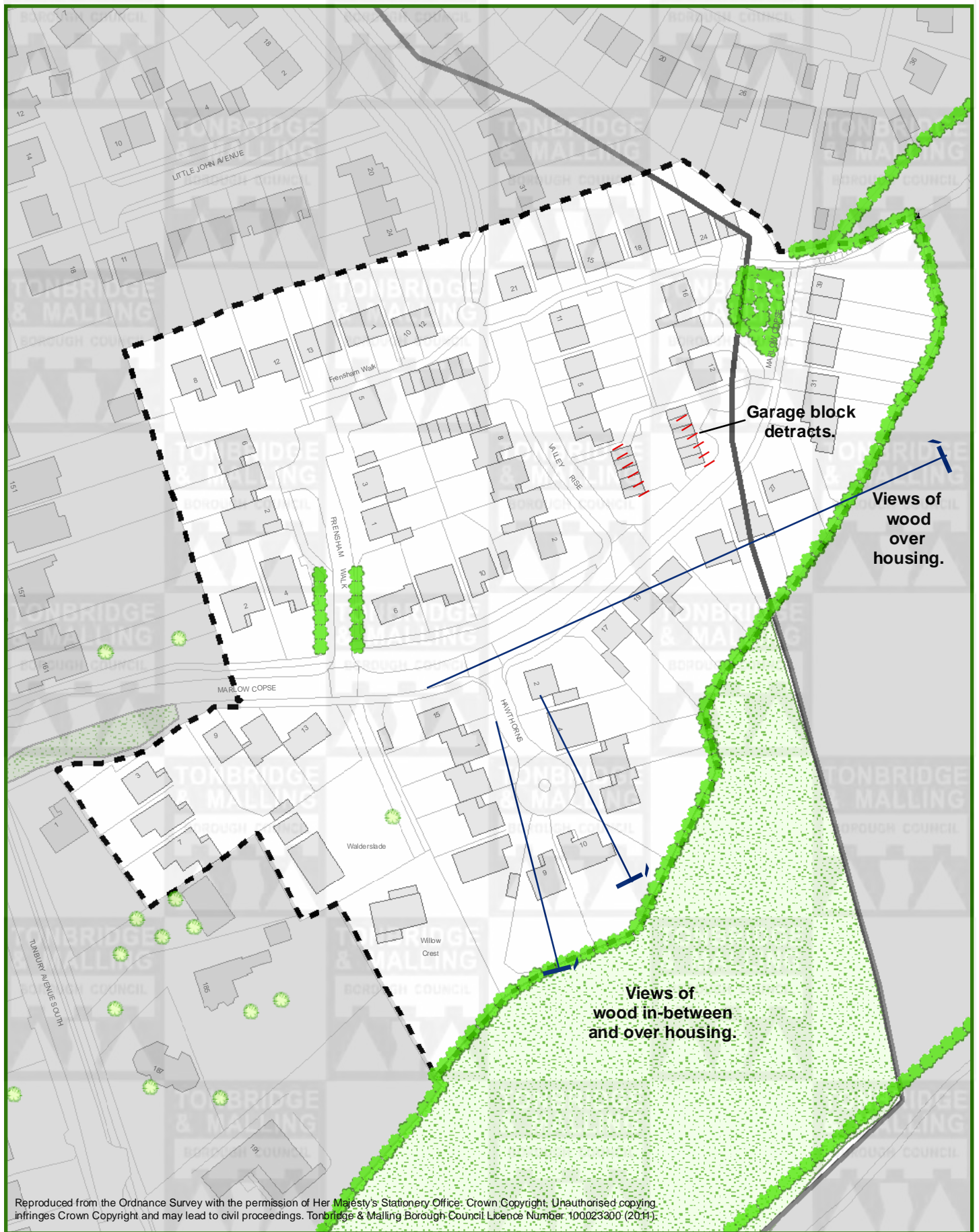


Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Spacing and height of buildings allow for glimpses and short views in between and over the properties of surrounding Tunbury Wood, an Area of Landscape Significance, which provides a backdrop to the houses on the southern and eastern sides of Marlow Copse
- Traditional materials, including red and brown brick represent the local vernacular
- Long views of wooded areas to the north-east from the eastern end of Marlow Copse
- Enclosed, private character – created by close relationship between buildings and short curved street
- Grassed amenity space planted with mature trees at eastern end of Marlow Copse

Negative Features Worthy of Enhancement

- Background traffic noise from vehicles travelling along the near by M2.
- Garage court area – poor condition



Ref **D6**

Title **Marlow Copse Area**

Walderslade Character Area Appraisal



D7 – TUNBURY AVENUE AREA (SOUTH OF FOSTINGTON WAY)

Comprising: Oaks Dene, Tunbury Avenue, Chippendale Close, Sarsen Height, Sheraton Court, Woodbury Road, Tavistock Close, Walsham Road, Falkland Place and Catkin Close

A group of cul-de-sac developments accessed via Tunbury Avenue constructed during the 1980s.



Predominantly detached and linked detached two storey properties constructed of traditional red and buff brick with pitched gable-ended roofs. Brick garages with pitched roofs either stand alone or linked to the housing.

Dark brown and white casement windows feature throughout. The properties have either single storey pitched roof porches or porch canopies supported by wooden supports (see above).

The housing fronts the road on a variable building line and the roofs are brown concrete tiles

Many properties have either white or dark timber weatherboarding (see above left) or red hung tiles on the facade of the upper storey.

Some of the properties have front facing half-hipped roofs (see right). All the roofs are topped with brown tiles.

Brick garages with pitched roofs either stand alone or linked to the housing.

The frontages are shallow and open.



There are a few exceptions to the predominant character, including a few bungalows in Tavistock Close and in Oaks Dene (see left). However these are not significant enough in number or scale to dilute the cohesive identity of the area.

Pockets of the existing woods are evident within the development, reflecting the origins of the area, creating a strong verdant character and softening the streetscene (see right).



The spacing and height of the properties allow for short views and glimpses in between and over the houses of Areas of Landscape Significance including Impton and Tunbury Woods, which frame the area on the western southern and eastern sides (see above and right).



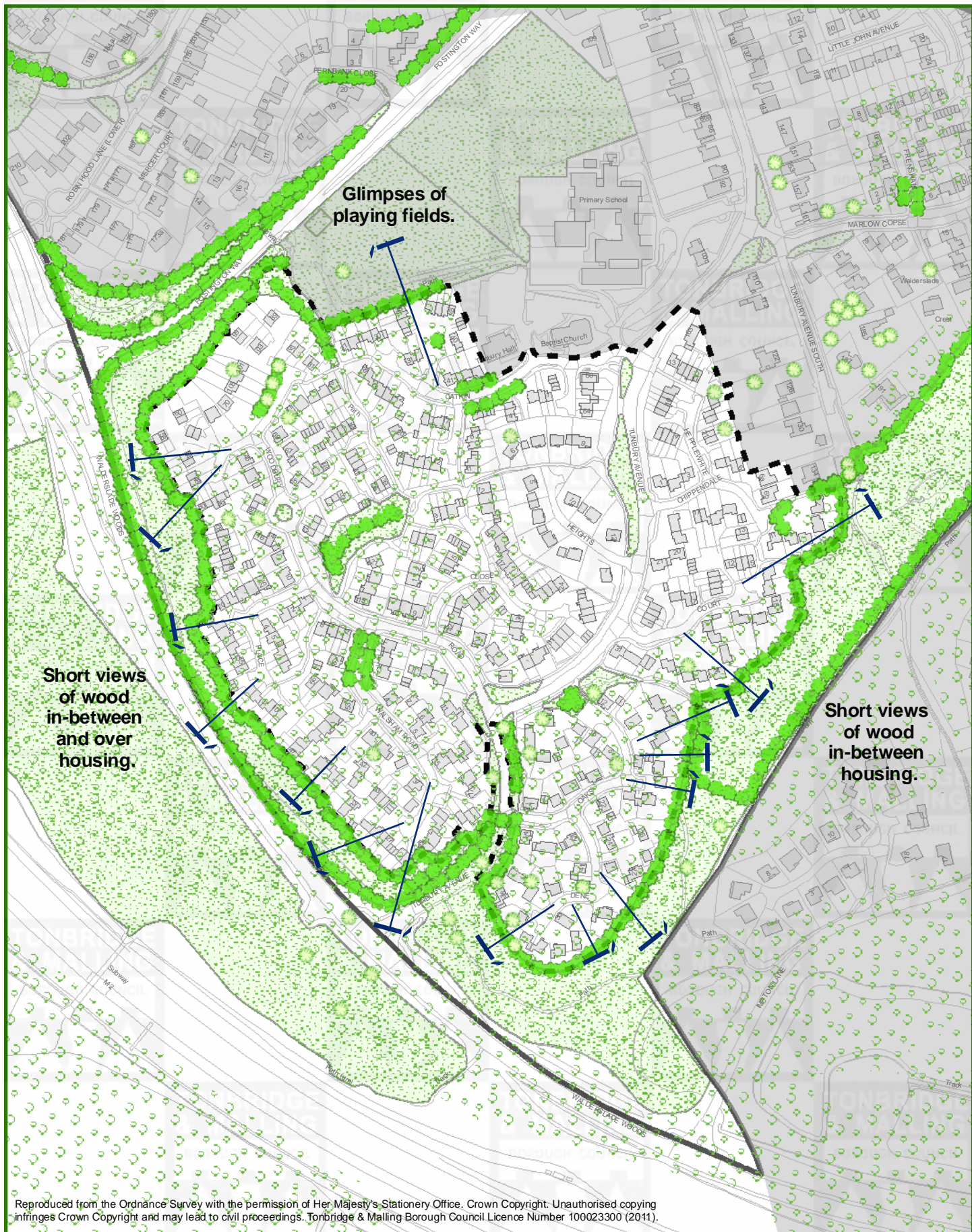
Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the footpaths are planted with hedges creating a strong verdant character (see above). The curved short streets coupled with the landscaping, including the framing of the area by Impton Wood and Tunbury Wood to the west, south and east, creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.

Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Spacing and height of buildings allow for glimpses and short views in between and over the properties of the surrounding Impton and Tunbury Woods, Areas of Landscape Significance, which provide a backdrop to the houses on the western, southern and eastern edge of the area
- Traditional materials, including red and buff brick represent the local vernacular
- Enclosed, private character of streets off Tunbury Avenue and Woodbury Road – created by close relationship between buildings and short curved streets
- Use of different coloured bricks and casement windows provides variety whilst the development retains a cohesive identity

Negative Features Worthy of Enhancement

- Traffic noise for those areas close to Walderslade Woods and Tunbury Avenue



0 30 60 90 120 150 300 Metres

Ref **D7**

Walderslade Character Area Appraisal

Title **Tunbury Avenue Area (South of Fostington Way)**



D8 – HURST HILL AREA

Comprising: Hurst Hill and Locksley Close

A cul-de-sac development accessed via Taddington Wood Lane constructed during the 1980s.



Predominantly detached and linked detached two storey properties constructed of traditional red brick with pitched gable-ended roofs. Brick garages with pitched roofs either stand alone or linked to the housing.

White casement windows feature throughout. The properties have single storey brick built porches with pitched roofs (see left), although there are a few exceptions where there are porch canopies supported by white wooden supports .

The housing fronts the road on a variable building line and the roofs are brown concrete tiles.

The amenity space planted with mature trees at the centre of Hurst Hill on the northern side of the road (see right) provides a focal point for the housing, penetrating the character area and contributing positively to the verdant character.



Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the open frontages are planted with hedges creating a verdant character (see above, right). Short views and glimpses of Taddington Wood, an Area of Landscape Significance, which frames the area on the western edge, are visible in between and over the properties (see above, left).

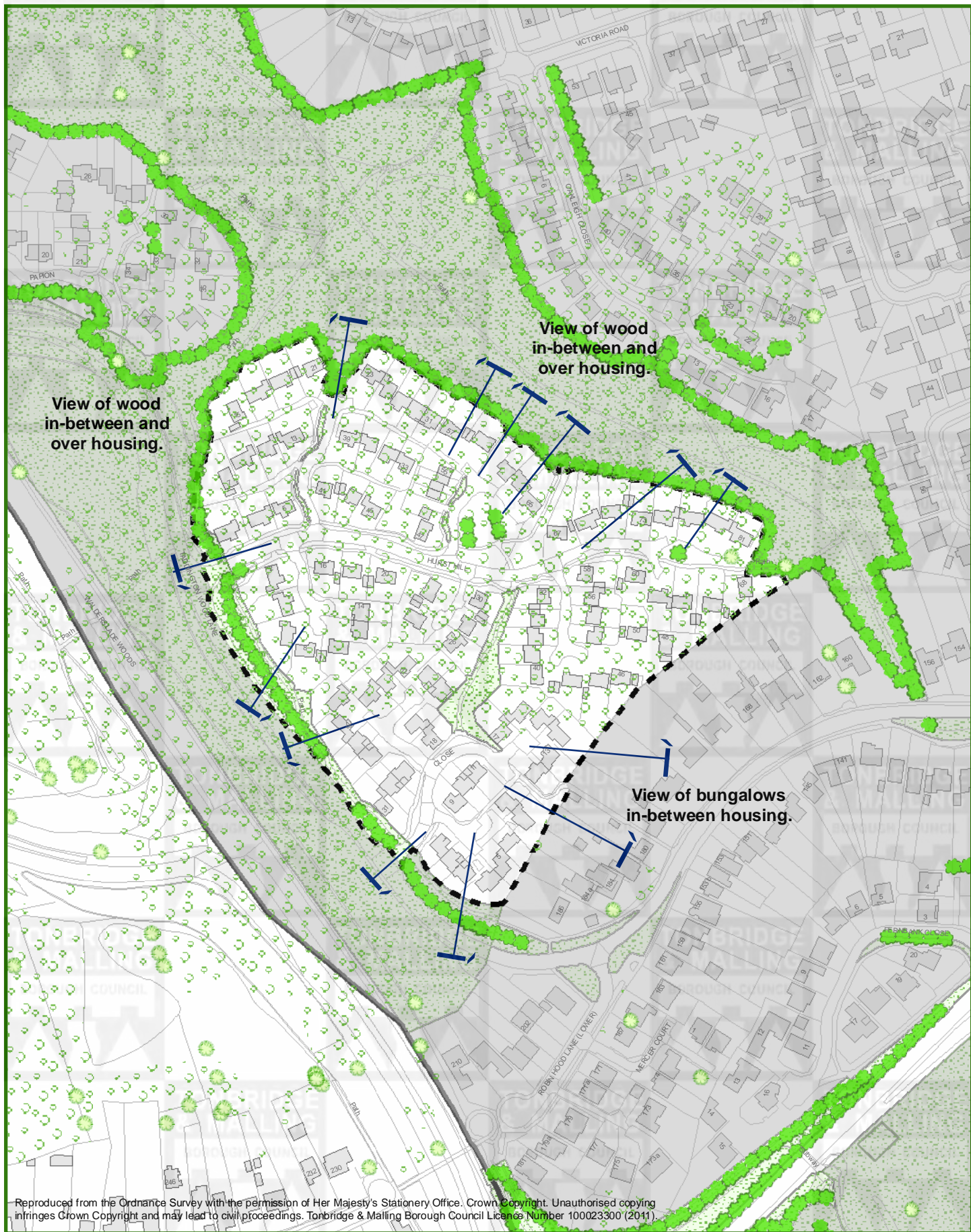
The curved short street coupled with the landscaping, including the framing of the area by Taddington Wood to the east, creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.

Locally Distinctive Positive Features

- Verdant frontages and edges, including hedges and tall trees
- Traditional materials, including red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between and over the properties of the surrounding Taddington Wood, an Area of Landscape Significance, which provides a backdrop to the houses on the northern side of Hurst Hill
- Enclosed, private character – created by close relationship between buildings and short curved streets
- Wooded public areas along Hurst Hill

Negative Features Worthy of Enhancement

- Traffic noise from vehicles travelling along Taddington Wood Lane, Robin Hood Lane and Walderslade Woods



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Ref **D8**

Walderslade Character Area Appraisal

Title **Hurst Hill Area**



E – BUNGALOWS



Bungalows became a popular form of development initially in the 1930s particularly on what would have been relatively cheap suburban land. The bungalows on Victoria Road date from the 1930s whilst the bungalows on Montfort Road, Farm Road and Hill Chase date from the late 1960s and 1970s. The design of the bungalows changed in these two periods with the earlier bungalows generally being squarer and having more elaborate rooflines, hipped roofs, porches and more design detail than the later buildings which tend to be plainer and more rectangular in design with gabled roofs. Later in the 1960s, the form evolved into chalet bungalow with bedrooms in the roof spaces, with dormers. The 1930s bungalows often have front gardens enclosed by walls, hedges and picket fences, whereas the 1960s and 1970s properties are usually open plan. However, the character of the areas tends to be similar as the single storey buildings create an open, relatively uniform townscape. The low building height together with the location on the elevated land allows long views over the rooftops and between the buildings of Taddington Wood.

E1 – VICTORIA ROAD AREA

Comprising: Victoria Road (part falling within Tonbridge and Malling Borough), Farm Road, Hill Chase, Kit Hill Avenue (southern end falling within Tonbridge and Malling Borough) and Montford Road

This significantly sized bungalow development of detached and semi-detached bungalows was mostly constructed during the late 1960s and 1970s, although the properties along Victoria Road date from the 1930s. The majority of Victoria Road falls within Tonbridge and Malling Borough.



The later development on Montford Road is predominantly semi-detached with some detached bungalows constructed of brown and buff brick with white casement windows. The frontages are relatively shallow but open with little vegetation (principally grassed or paved), creating an open character.

The properties front the road and follow a uniform building line. The roofs are pitched and are either gable-ended or gable-fronted.

Short views over the properties of the surrounding Taddington Wood, which frames the area to the west (see above).

The land on the west side of Hill Chase slopes steeply westwards down to Taddington Wood. This has resulted in properties being set below street level and short views of the Wood being clearly visible (see right). This gives the impression of single storey housing, respecting the character of the area, although the reality is that these properties are two storey. Against the green back drop the white weather boarding is quite striking.



Some of the bungalows on Farm Road (see above, left) and Hill Chase have white painted render on the facades, with the occasional small decorative feature. There is evidence of over-sized dormer additions to several properties, which do not relate well to the scale or form, or even roof colour, of the building and are too prominent in the street scene.

The bungalows along the main Victoria Road are older, dating back to the 1930s (see above, right) and are mainly constructed of yellow brick with gable-fronted brown tiled roofs. There is evidence of individualisation with white painted render and wooden strut embellishments. The grassed frontages and amenity strips along the pavement coupled with the wide road and the low profile of the bungalows creates a very open character.



The houses at the southern end of Kit Hill Avenue differ in character, comprising of larger chalet bungalows with living space in the roof (see left). The properties have front facing gable-ended roofs and hung red or brown tiles on the facade of the upper storey.

The road itself is still quite wide meaning that the open character elsewhere is evident here too. The road surface is poor, with pot holes and a crumbly surface, which detracts from the quality of the character of the area.

The lack of through routes through Hill Chase and Montford Road creates a relatively quite residential character. However, there is still some background noise of traffic travelling along the near by M2 and A229.

Several of the properties have paved over the traditional grassed front lawn with block paving to create hard standing areas for cars (see right). This has had the effect of hardening the appearance of the streetscape, which is already lacking in mature soft landscaping in the shape of tall trees and hedges, which are common elsewhere in Walderslade. This trend also raises concerns over sustainable drainage, particularly during flash flood events.



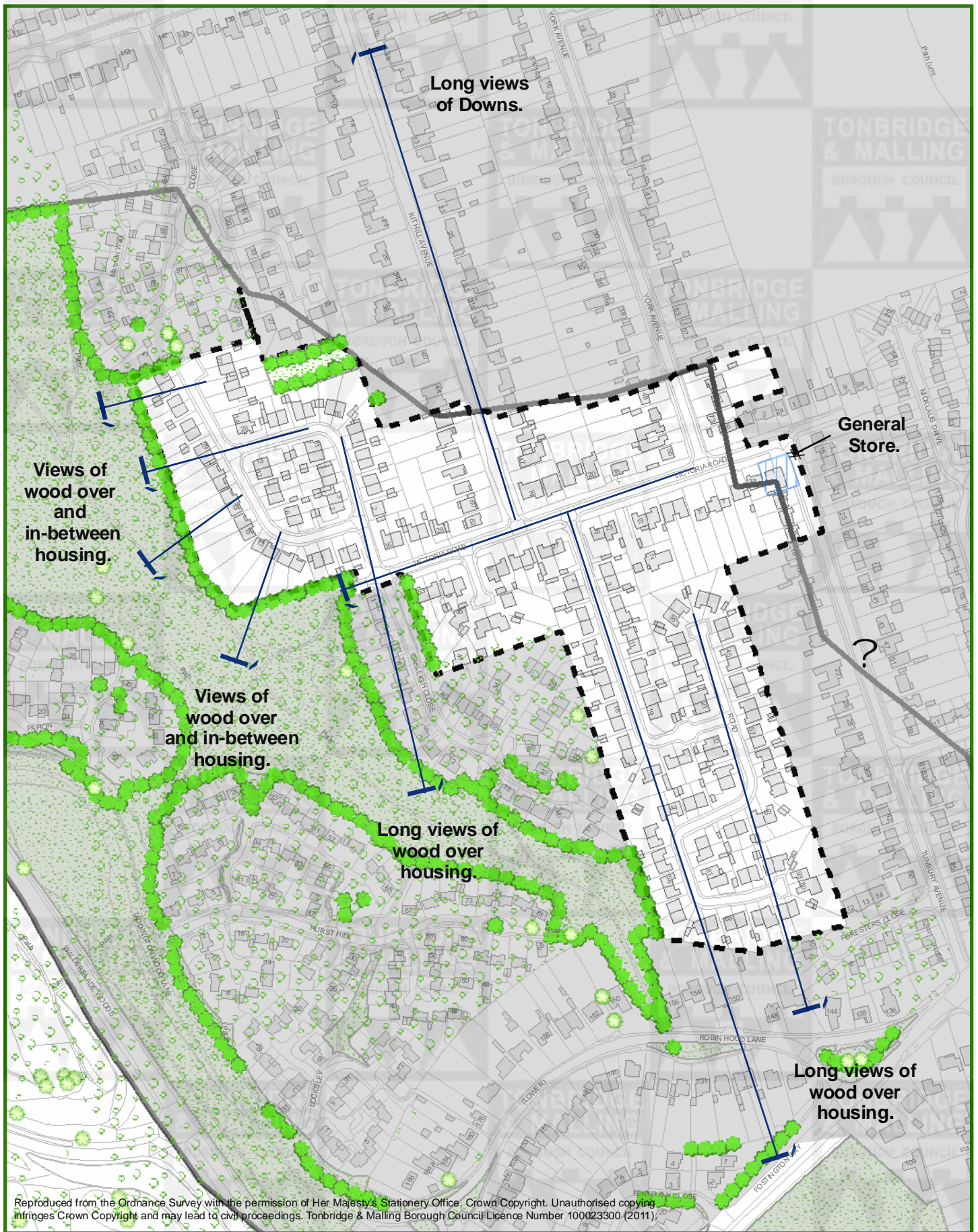
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	A few 1930s, predominantly 1960s and early 1970s
Type of buildings	Detached and semi-detached bungalows
Main uses	Residential
Building heights	1 storey or with upper storey in the roof
Prominent building materials	Red, brown or buff brick, brown or red roof tiles, cream or white painted render, white windows
Predominant boundary treatments	Open plan, dwarf walls, some hedges and picket fences
Open spaces	Wide verges at road junctions

Locally Distinctive Positive Features

- Streets have open spacious character with open plan or dwarf wall frontages and long streets
- Low buildings provide opportunities for long views and short views of surrounding Taddington Wood, an Area of Landscape Significance, and Medway

Negative Features Worthy of Enhancement

- Over-sized dormer additions on a few properties do not relate well to the scale or form of the building and are too prominent in the street scene
- Paved frontages hardening the streetscape
- Uniformity of layout and scale resulting in a lack of visual interest
- Lack of local reference in terms of verdant frontages, edges and spaces which prevail elsewhere in Walderslade
- Poor road surfacing in places
- Low traffic noise from vehicles travelling along the M2 and A229



0 30 60 90 120 150 300 Metres

Ref E1

Walderslade Character Area Appraisal

Title Victoria Road Area



F – MIXED CHARACTER AREAS



Some road frontages have a mixed character in which no one period or style of building predominates. In the case of Walderslade, this is the result of the street being constructed at a particular time (1930s) with subsequent redevelopment and some infill development diluting the original character to such an extent that it is no longer apparent.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	Mixed age, from the 1930s onwards
Type of buildings	Detached and semi-detached
Main uses	Residential
Building heights	1 – 2 storeys
Prominent building materials	Brown and red brick, painted render, tiled roofs, hung tiles, white or brown casement windows
Predominant boundary treatments	Various including brick walls, wood panel fences, railings, hedges and open plan.
Open spaces	Small patch of scrubland (F1)

Locally Distinctive Positive Features

- Short, long and panoramic views of surrounding woodland and countryside
- Individuality of the buildings in terms of style, materials, colours and decorative features contribute to a rich diverse character
- Relatively deep frontages contribute to an open spacious character

Negative Features Worthy of Enhancement

- Traffic noise from traffic travelling along near by routes

F1 – HALLSFIELD ROAD

Comprising: Hallsfield Road

A residential development of mixed character dating from the 1930s to the present day. The area is accessible off Walderslade Woods and is bordered on the western side, although with no direct vehicular access, by the major routes of the M2 and the A229.



Mixed development, with many individual properties, built of brown or red brick with pitched gable-ended or hipped/half-hipped roofs topped with red or red tiles. Some housing has painted render, particularly on the upper storey. The 1930s examples have two storey bays windows with red hung tiles below the window on the upper storey.

The deep frontages contribute to an open character.

The housing fronts the road but the building line is variable reflecting the individuality of the buildings, resulting in a character lacking uniformity.



The age of the properties is varied, including very modern redevelopments of plots (see left) with mixed styles including painted rendered facades with decorative beams (see left). The boundary treatments are equally mixed including red brick walls, small shrubs and open plan.

Several of the properties on the eastern side of Hallsfield are set below the street level on land that slopes away to the wooded area at the rear. The resultant effect is that the properties here have a strong verdant backdrop (see left and below). This verdant character is strengthened by the tree, shrub and hedge planted frontages (see middle, right)

There are panoramic views north-westwards of Medway and the Downs from the western edge of Hallsfield (see below, left). However this viewpoint is adjacent to the busy M2 and A229 roads, resulting in a very noisy environment.





There is a small site of low-grade scrub land at the north-west corner of Hallsfield which detracts from the quality of the area (see below, left). The tall overgrown bushes border a shared pathway creating an uninviting environment for pedestrians and cyclists.

Poorly maintained signs (see below, right) also detract from the quality of the local environment.

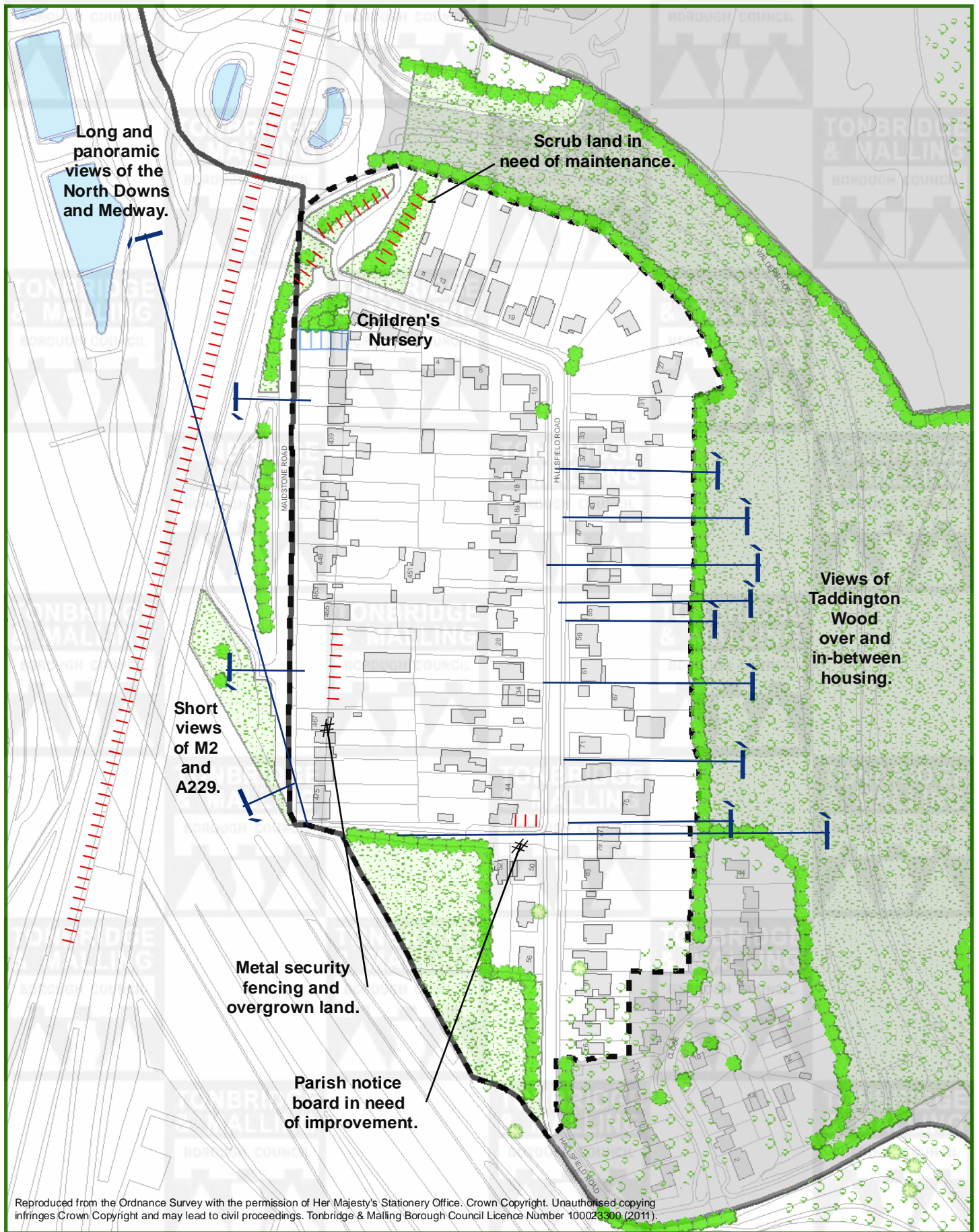


Locally Distinctive Positive Features

- Long and panoramic views of Medway and the North Downs
- Individuality of the buildings in terms of style, materials, colours and decorative features contribute to a rich diverse character
- Verdant frontages and edges, including lines and groups of mature trees and hedges
- Framing of the eastern edge of the character area by Taddington Wood, which is visible over and in between the properties on the eastern side of Hallsfield
- Relatively deep frontages contribute to an open spacious character

Negative Features Worthy of Enhancement

- Traffic noise from vehicles travelling along the near by major routes of the M2 and A229 and also from low flying planes
- Overgrown scrub land
- Poorly maintained street furniture, including the Parish Noticeboard
- Overlooking of the M2 and A229



0 20 40 60 80 100 200 Metres

Ref **F1**

Walderslade Character Area Appraisal

Title **Hallsfield Road Area**



F2 – TUNBURY AVENUE (NORTH OF ROBIN HOOD LANE)

Comprising: Tunbury Avenue (southern section falling within Tonbridge and Malling Borough)

A residential area of mixed character dating from the late 1950s. Only the southern end of Tunbury Avenue falls within Tonbridge and Malling Borough and, therefore, within the scope of this SPD. The northern section falls within Medway Council. The southern section is characterised by a mixture of semi-detached and detached bungalows and semi-detached and detached two-storey houses. Unifying characteristics include quite low density development on reasonably sized plots evenly spaced and set back from the road with relatively deep frontages. It is evident, particularly on the western side of the road, that development has taken place on a piecemeal plot-by-plot basis with modern detached houses sitting next to bungalows built several decades beforehand.



The properties are mixed in character in terms of materials and styles including traditional red brick with hipped roofs (above left) and white painted render with decorative beams with front facing gable-ended pitched roofs (above middle and right). There are a few unifying characteristics including white casement windows featuring throughout and the uniformity of the building line with all the properties fronting the road.



The wide road, grass verges and relatively deep frontages creates a spacious open character (see left). The pavement surface is quite poor (see left and below) suffering from the effects of being dug up by utility companies. The patchy appearance detracts from the quality of the local environment.

The boundary treatment is quite varied, including brick walls, hedges, railings and fencing (see right) contributing quite significantly to the mixed character of the area.





A relatively strong cohesive character is evident on the eastern side of Tunbury Avenue near the junction with Robin Hood Lane where there are 6 pairs of semi-detached houses that were part of a single planning application developed in the mid 1960s (see left). The original character is still quite strong but has been diluted slightly by the occasional porch extension and loft conversion which has had the effect of changing the roof pitch from hipped to gable-ended (see left)

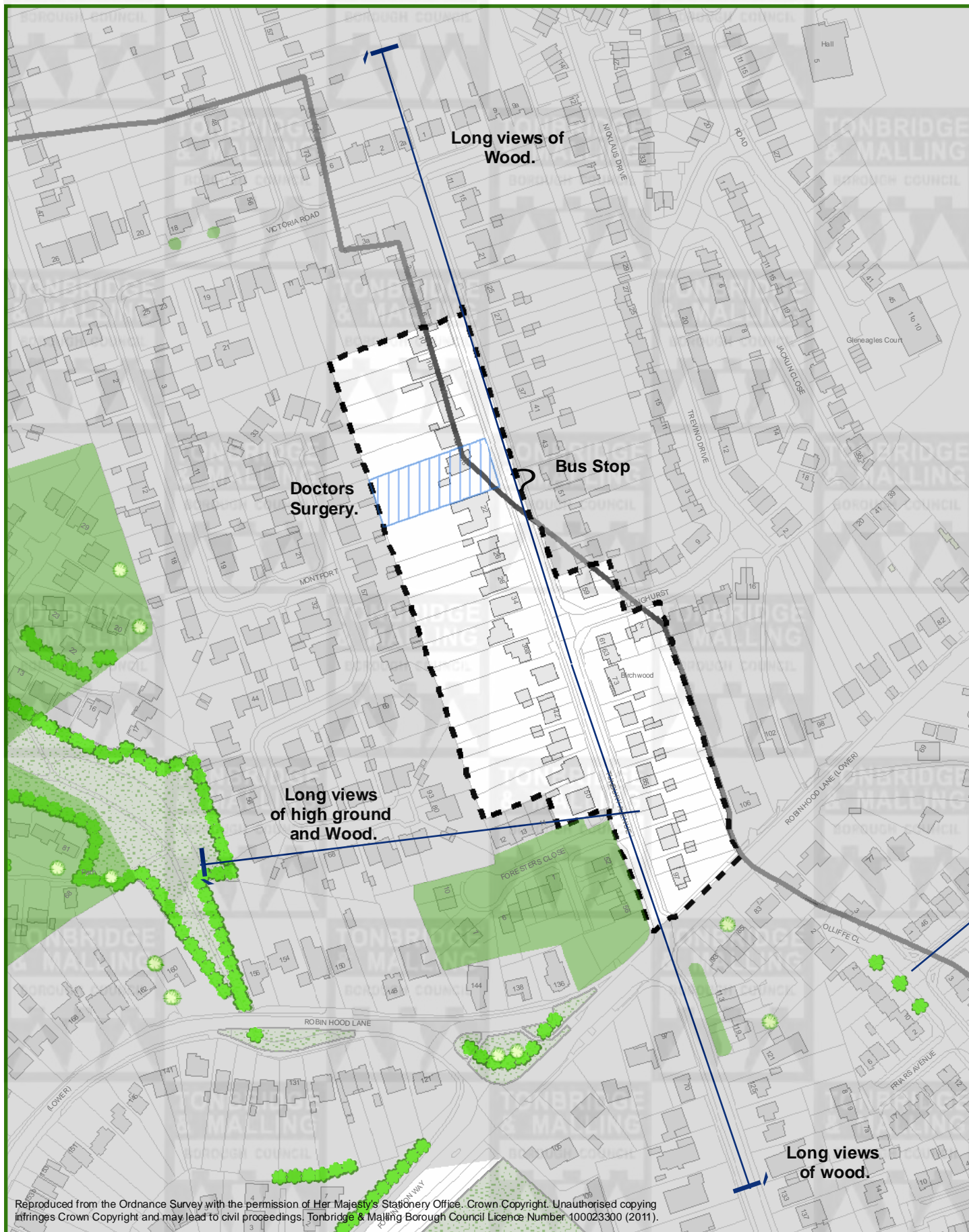
There are long views of Taddington Wood to the west from the southern end of the road, near the junction with Foresters Close.

Locally Distinctive Positive Features

- Long views of Taddington Wood, an Area of Landscape Significance, to the west from the southern end of Tunbury Avenue near the junction with Robin Hood Lane
- Deep quite open frontages and grassed verges create a feeling of spaciousness
- Individuality of some of the buildings contributes to the rich diverse character

Negative Features Worthy of Enhancement

- Some poor surfacing, particularly the pavements



Ref **F2**

Walderslade Character Area Appraisal

Title **Tunbury Avenue (North of Robin Hood Lane)**



9 Design Guidance

New development of whatever scale cannot be viewed in isolation. The design of all new development should take into account the character of the building or site on which it is situated and the surroundings (the locally distinctive contextual features). This will help ensure that the design of new buildings evolves, where appropriate, from the qualities that make many parts of the urban parts of Walderslade within Tonbridge and Malling Borough distinctive. It is important that new development creates a place that is valued and well related to local character. Where such distinctiveness is present and is ignored, new development can be bland, lose reference to essential local features and, as a result, erode local character and distinctiveness.

Whilst some minor development is permitted by Parliament without the need for a planning application (usually known as “permitted development”) home owners and developers who are considering such alterations should refer to the distinctive characteristics of their area as described in this SPD when considering even minor development to ensure an acceptable result. The Council’s planning staff will also use the SPD as a basis for giving advice to those who intend to exercise permitted development rights. Although the Council will not be in a position to *require* these good design principles in such cases, it will nevertheless encourage their use where possible.

There are four principles which the Council will apply in protecting, conserving and, where possible, enhancing the character and local distinctiveness of the area. The principles are consistent with, and supplement, the policies in the Core Strategy and the Managing Development and the Environment DPD. In applying these principles, regard must also be paid to the need to achieve sustainably designed properties that, where practicable, take advantage of local site conditions and incorporate materials, technologies and planting that help to reduce their energy requirements and therefore lower their carbon footprint. This is a key priority of the Council as well as being an objective of the Managing Development and the Environment DPD. Providing this objective is addressed early in the design process in a sensitive way that respects the local character as identified in the Character Area Appraisals, there is no reason why it should not be effectively delivered without compromising the principles set out below:

Where validation provisions require it proposals should be accompanied by a design and access statement that explains how the proposal:

- **respects the locally distinctive positive features of the character area identified in the SPD. The positive features of an area such as building and roof lines, scale, massing, design characteristics, boundary treatments, landscape and layout should normally be reinforced by the proposal. Using local historic details and materials will also reinforce the character and local distinctiveness of the area.**
- **wherever possible, improves the character and design quality of the character area, and thus the urban area of Walderslade, by reinstating or reinforcing locally distinctive positive features of the character area identified in the SPD and/or replacing, screening or otherwise mitigating negative features worthy of enhancement, or**
- **creates a new local character in areas where there are few locally distinctive positive features or on more extensive sites where there is a greater opportunity to create a new local character.**

Proposals may come forward that can, exceptionally justify a departure from the local context. Such proposals will need to establish clear and overriding planning and design justification if they are to prove acceptable.

Local analysis and consultation has been used to interpret these design principles and develop appropriate design guidance for assessing development proposals within each character area. This is set out below.

Respecting the locally distinctive positive features of the character area identified in the SPD.

In order to respect the locally distinctive positive features of the character area, development will be expected to:

(1) Respect the scale, height, form, alignment, space, layout and density, materials and character of the area

For each character area there are identified locally distinctive contextual features and positive features which new development should respect. In considering new designs, visual clues are seen, at the large scale, in terms of the form, height and alignment of the buildings and the rhythms formed, for example, by chimneys, porches, brick details and fenestration and, at the small scale, in relation to details such as materials, colour and brick patterning, the shape and pattern of windows and doors and boundary treatment.

At the large scale, the **height and form** of buildings are often relatively uniform within character areas, although some variation may be evident. Significant differences in height may not respect the local context. Roofscape patterns are often repeated through a street, bringing unity or a rhythm of repeated shapes (hipped or half-hipped roofs, gable ends facing the road, or unified, simple roof lines which front the street with no projections such as dormer windows). The unity of rooflines should preferably not be compromised by inappropriate roof extensions.

In relation to **alignment** of the buildings, in some instances regular building lines are established. For example, 1960's – 1970s detached properties set back along a common building line. In other clusters, properties are situated on a straight building line with a minimal set back from the street providing a tight knit urban form. A distinctive unity is retained. It is important that new buildings respect the alignment of buildings in order to fit well within the local context.

These considerations apply to the front building line and also to the width of the development within the plot and the **space** that exists between and around buildings. There should be sufficient width within a plot to locate the building(s) and provide adequate separation between them in order to reflect the general spacing characteristics of an area. There are considerable pressures to maximise the use of sites but this should not be to the detriment or erosion of the distinctive character of the area.

Many of the character areas possess a strong unified palette of **materials**. For example, the red brick, tiled roofs and white casement windows of the clustered cul-de-sac development off Tunbury Avenue or the buff brick, coloured hung tiles and brown tiled roofs of the open plan housing in the Forest Drive area. The choice and combination of materials is crucial to the success of a scheme. In creating a locally distinctive environment, the number of different materials used should generally be kept to a minimum. New buildings, or extensions, should be constructed of materials which respect those used in the character area within which they are proposed.

A richness of design and texture can be achieved through careful **detailing** eg brick detailing such as arches above windows and doors and string courses, bay windows. The following typologies of character areas contain significant examples of original and valuable detailing:

- Lower Density Housing development in Tunbury Avenue (South)
- Clustered Cul-de-Sac development
- Parts of the Robin Hood Lane Main Road Frontage

New buildings, or extensions, should, where appropriate, apply local detailing which reinforces the character of the area within which they are proposed.

The principles set out above should drive the design process in the vast majority of cases. However, they should not necessarily be regarded as a deterrent to the creation of imaginative high quality contemporary designs using appropriate contemporary materials in the right setting.

(2) Retain traditional boundary treatment and natural features

Hedges and mature trees, and low brick walls are prevalent features in different character areas. They help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Areas can be distinctive by virtue of their well-treed appearance. Development should not erode such features through the loss of walls, hedges/ trees or the use of unsympathetic boundary treatment.

Parking areas have been created on some frontages, particularly within the bungalow developments in the Victoria Road area, leading to an erosion of the street enclosure, a loss of defensible space around the building and the link to the character of the area. Wherever possible, traditional boundary enclosure should be reinstated. Where the opportunity arises, new boundaries should use the prevailing materials and designs in the character area. So far as possible, some space should be allowed for planting or other features to soften the effect of parked vehicles upon the street scene

(3) Protect, and Manage and Enhance Landscape Features

The predominant characteristic of Walderslade as a whole is the woodland. Taddington Wood, Impton Wood and Tunbury Wood are Areas of Landscape Significance which envelope and at times punctuate the developments creating a strong verdant character, especially in the clustered cul-de-sac areas. Within these areas the Woods perform an important and valuable multi-functional role of providing a soft, green backdrop to the housing, ensuring the housing areas are in touch with the natural heritage of Walderslade, and providing natural green amenity space immediately accessible to many of the residents for their enjoyment. This framing of the development is visible through short views and glimpses of the Woods in between and over the housing. These views are locally distinctive positive features and should be protected and, so far as possible, retained in any new development. Taddington Valley, which is owned and managed by the Borough Council in the interest of wildlife and public access and enjoyment, is readily accessible from many of the residential areas via sign-posted routes.

The Woods, mature trees, both individual specimens and clusters on amenity spaces, and hedges strengthen the verdant character of many areas and, as such should be retained and properly managed. Development should not erode these unique features through the loss of trees which are important to the local character.

Management of Trees – Responsibility for the management of the natural landscape in the part of Walderslade that falls within the Borough of Tonbridge and Malling is shared by a number of different bodies, including private individual homeowners. The majority of the woodland within Walderslade and the roadside verges and hedges are managed by Kent County Council (KCC). The one significant exception is Taddington Valley (including the

remnants of Taddington Wood) which is owned and managed by Tonbridge and Malling Borough Council. Coppicing is still carried out in this area with regeneration of woodland occurring in only a few years. This traditional method of woodland management helps to increase the range of both flora and fauna in the park. Tree species present in the wood include Sweet Chestnut, Beech, Oak, Ash, Wild Cherry, Hawthorn and Hazel.

Responsibility for the management of trees that fall within the curtilage of individual houses, including those with Tree Preservation Orders, lies within the home owner. It is recognised that in some cases trees, particularly old coppiced Sweet Chestnuts, may become overbearing in small back gardens. The Council will generally support applications made to re-coppice multi-stemmed trees providing they are allowed to regenerate from the base. Other protected trees such as Cherry, Hornbeam, Oak and Birch can be trimmed back with consent. Crown-lifting and careful thinning of Oaks is normally considered acceptable but as a large area of Walderslade is protected by a blanket Tree Preservation Order, consent is still required. The Council has produced an information leaflet on coppicing and created a useful web page with answers to frequently asked questions on the management of trees, (including a link to the relevant application form) that should be consulted prior to any maintenance work: <http://www.tmbc.gov.uk/cgi-bin/buildpage.pl?mysql=1702>.

Any queries should be directed to the Council's Tree Officer, tel: 01732 876168.

(4) Protect views of the open countryside

Due to the fact that clustered cul-de-sac development is predominant in Walderslade, views of the surrounding countryside, especially panoramic views, are few and far between. However, there are long views of Areas of Landscape Significance from within many of the character areas which are important and should not be lost through future development.

(5) Respect the quiet residential character

The cul-de-sac layout with no through traffic; distance from the main roads; proximity of the Areas of Landscape Significance and almost exclusively residential development has resulted in a quiet residential character within a large number of the Walderslade character areas. This character should not be adversely affected by new development.

Improving the character and design quality of the character area, and as a result the urban area of Walderslade within Tonbridge and Malling Borough

In order to improve the character and design quality of the character area, and in turn the urban area of Walderslade within Tonbridge and Malling Borough, development will be expected to:

(6) In residential character areas of standard architecture with few historic place references, assess the opportunity to create new buildings of interest and/or landmark buildings

Many parts of Walderslade (within Tonbridge and Malling Borough) are likely to remain largely unchanged by substantial redevelopment over time but there may be opportunities for new development. For example, isolated properties or in some cases garage courts may be replaced (subject to there being satisfactory alternative parking provision). In such cases, the scale and form of the surrounding development as well as the locally distinctive positive features should be respected.

In some cases there may be opportunities to enhance the area through the creation of individual buildings of interest or additional landscape features. Landmark buildings can lift a design from the ordinary and may be justified on the basis of a sound urban design appraisal of their context and a perceived environmental uplift to the quality of the area.



In designing new development a high standard of intrinsic design quality is required. Interesting detailing such as created by brick patterning and the shape and pattern of roofs, windows and doors can enhance a design whether for new build or alteration to an existing building which can add to the character and distinctiveness of an area.



In designing new development such as replacing buildings which detract from the character of the area, or other opportunities, a high quality, visually attractive design is required. Detailing was not a feature of modern designs in the 1960s, 1970s and early 1980s to the detriment of the character of buildings and the wider housing estates within which they were situated. More recently, detailing such as brick patterning and the shape and pattern of windows and doors is being added to designs, and this will be encouraged, firstly

when making an alteration to such a building and secondly where new buildings are erected to add to the character and distinctiveness of an area.

Over-generous road space should be avoided and streets should be defined by a coherent and well structured layout using different road widths which create a hierarchy of spaces with the buildings and landscaping providing a strong sense of enclosure where the setting demands it (as in the example shown right). However, it would be inappropriate to seek to impose such a design solution in every case and where this would be inappropriate to the character of the area. (eg areas of open plan housing).



There is likely to be a demand to retrofit some buildings, not built to current energy efficiency standards, with new cladding, solar panels and added insulation (such as the example shown below). Whilst it would be desirable to minimise the impact of such changes on buildings of quality, it may be a virtue to use such improvements to uplift



undistinguished, standardised architecture and add a new distinctiveness to an area. Likewise, new development built to a high sustainable standard can achieve similar benefits, providing the principles of passive design are addressed sensitively at the conception stage of the

scheme having regard to the character of the area.

(7) Reinstate or reinforce positive features

Through the development process there will be opportunities to reinstate or reinforce the positive features which contribute to the character of the area. This could mean reinforcing the verdant landscape character with substantial specimen trees and boundary hedges.

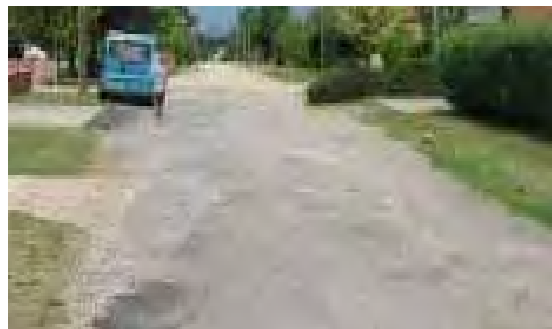


There are examples where open frontages are created to the road leaving no definition of the space, reducing security and in many cases a loss of pride in the maintenance of the space. Where appropriate to the character of an area, private space should be defined by a clear boundary. Front boundaries should be retained or restored to the prevailing feature in the character area: such as approximately 1 metre high red brick wall with a coping and entrance gate pillars; brick wall topped by hedge; hedge and railings or mature hedge.



(8) Provide streetscape enhancements

Opportunity should be taken as part of development proposals to ameliorate the negative features of an area identified in the Character Area Appraisals. Improvements to boundary treatments or footway/road surfaces and street furniture would contribute to improving the character of the wider area.



(9) Noise

The main generator of noise in Walderslade is traffic on the main routes running alongside the urban area, i.e. M2 and the A229. The level of traffic noise is not a matter that can be addressed by this SPD or in most cases by the Borough Council. However, where new development is proposed that might generate noise which could adversely affect the character of an area then the LDF contains a policy that aims to address the matter. However, the Council is not normally able to control noise disturbance during the construction period under planning legislation.

By Design – Urban design in the planning system: towards better practice (DETR 2000)

The guide is intended as a companion to Planning Policy Guidance (PPGs) [and subsequent Planning Policy Statements (PPSs)] and aims to encourage better design and to stimulate thinking about urban design.

The guide states that understanding the local context should be the prelude to drawing up the planning 'toolkit'.

A range of techniques is available, but the guide states that carrying out an appraisal is more important than the specific technique used and a simple assessment is better than none. The guide provides pointers to understanding an area in terms of its urban design.

The guide sets out a series of checklists to act as a guide to the assessment of an area. They are not meant to be followed slavishly. Understanding the local context does not require every item on the checklists to be examined on every occasion and in every place or in the same depth. The checklists provide pointers to understanding an area in terms of its urban design and the following elements have been particularly relevant to the appraisal of the part of Walderslade that lies within Tonbridge and Malling Borough.

Character

A place with its own identity

Appraisals can include assessments of:

- the origins and development of the topography of the area, including surviving elements of historic street patterns, plot subdivisions, boundary treatments and the relationships between buildings and spaces;
- the architecture and historic quality, character and coherence of buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- the character and hierarchy of spaces and their townscape quality;
- prevalent and historic building materials;
- the contribution made to the character of the area by green spaces, trees, hedges and other cultivated elements;
- the area's prevailing (or former) uses, plan forms and building types;
- the relationship of the built environment to landscape or open countryside, including significant landmarks, vistas and panoramas;
- features which have been lost, or which intrude on or detract from the character of the area.

Continuity of building frontages and enclosure of public spaces

A place where public and private spaces are clearly distinguished

Techniques include identifying and mapping:

- gap sites and abnormal setbacks which interrupt the common building line of the street;
- instances where the backs of buildings are exposed to public view and access (as in the case of back gardens on to roads, alleys and public spaces);
- active and dead frontages at ground floor level: positive factors such as entrances, shopfronts and windows; and negative factors such as long blank facades and high boundary walls, and service entrances and yards;

- active and dead frontages at upper floors: positive factors such as windows of habitable rooms overlooking public space; and negative factors such as blank gable walls and unused space over shops;
- places where buildings meet the public realm: boundary treatments such as gates, railings, fences and boundary walls; front gardens and in-curtilage parking; and servicing;
- spatial enclosure: the relationship between the heights of buildings and the spaces they define;
- planting (such as trees and hedges), natural features, land form, and retaining walls which define and enclose blocks and spaces.

Quality of the public realm

A place with attractive and successful outdoors

Public realm audits can include assessments of:

- hard landscaping (paving materials, kerbs, walls, steps and ramps);
- planting (trees, planters, grassed areas, flowers and borders);
- street furniture (seats, bins, bollards and railings);
- lighting (pavement, pedestrian, highway, security, building and feature);
- shopfronts (thresholds, glazing, stall risers, signs, banners and shutters).
- advertisements (hoardings, kiosks and banners);
- traffic and highways installations (including highway markings, traffic signals and control boxes);
- public space use and management (informal use as well as formal, events, markets, graffiti removal, litter collection and street cleansing).

Legibility

A place that has a clear image and is easy to understand

Appraisals of:

- gateways and points of transition (at main entry points, between different areas and at transitions between different uses);
- nodes (important junctions and points of interaction);
- landmarks and features (important buildings, corners);
- views and vistas (seen from within the area and from the outside);
- edges, seams and barriers (including the boundaries between different zones and areas, and streets which integrate or sever).

Glossary

Amenity Green Space	Informal recreational open space most commonly, but not exclusively in housing areas, other incidental landscaped areas including private greenspace that has visual or other value, even if no physical public access is possible.
Arcadian	Areas where the landscape dominates the buildings, creating a verdant almost rural character. Mature trees rather than buildings contain the public space.
Areas of Landscape Significance	Substantial areas of landscaping which provide an extensive landscape framework.
Balustrade	Series of short posts supporting a handrail.
Bargeboards	Exterior visible board placed against the incline of the gable roof.
Bond	The type of bond is the pattern in which bricks are laid.
Cladding	External covering or skin applied to a structure usually timber or tile.
Cohesive Character	Areas that share common features which combine to create a unified character.
Conservation Area	An area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Coping or Coping Stone	Protective course of masonry or brickwork capping a wall.
Core Strategy	The main Development Plan Document which sets out the long-term spatial vision for the Borough and the main strategic policies and proposals to deliver that strategy.
Course	Continuous layer of brick or stone, etc in a wall.
Dentil Course	The alternation of projecting brick headers or stone blocks along cornices or string courses at regular intervals.
Development Plan Document (DPD)	A document containing planning policies guiding the spatial development of the Borough. The <i>Local Development Framework</i> comprises a set of DPDs including the Core Strategy, the Development Land Allocations DPD, Tonbridge Central Area Action Plan and the Managing Development and the Environment DPD. The policies in DPDs can be amplified by <i>Supplementary Planning Documents</i> .
Eaves	Underpart of a sloping roof overhanging a wall.

Façade	The face of a building (generally the front).
Fenestration	The arrangement of windows in a façade.
Flat Porch Canopies	Small flat roofed opening above the principal entrance.
Frontages	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts.
Gable	The triangular upper portion of a wall at the end of a pitched roof
Header	The short side of a brick laid so that it appears on the face of the wall
Jettied Upper Storey	Upper storey of a building that projects out above the lower storey.
Lintel	Horizontal beam or stone bridging an opening, usually above a window or door.
Local Development Documents (LDD)	The collective term for the <i>Development Plan Documents</i> and <i>Supplementary Planning Documents</i> in the <i>Local Development Framework</i>
Local Development Framework (LDF)	A portfolio of <i>Local Development Documents</i> forming the planning framework for delivering the spatial planning strategy.
Managing Development and the Environment DPD	The <i>Development Plan Document</i> that sets out policies and proposals to manage development and protect the environment of the Borough.
Massing	The overall volume of a building.
Metropolitan Green Belt	Defined area of open countryside where there is a strong presumption against inappropriate development.
Panel Fence	Fence consisting of metal or wooden vertical panels.
Panoramic	Wide view of a surrounding area.
Parapets	Low wall for protection at any sudden drop. Also used to conceal a roof.
Pebble Dash	Render of cement mortar and pebbles.
Planning Policy Statement 1 (PPS1)	Document that sets out the Government's national planning policies and guidance on creating sustainable communities.
Planning Policy Statement 3 (PPS3)	Document that sets out the Government's national planning policies and guidance on Housing.

Quoins	Dressed stones at the corners of a building. Sometimes all the stones are of the same size; more often they are alternately large and small.
Render	A coat of exterior cement or plaster applied to a masonry wall.
Ribbon Development	Development one property deep that strings along a road.
Roof - Cat Slide	A pitched roof, one side of which is much longer than the other.
Roof – Half-Hipped	A roof which has a half gable with the upper ends of the roof being sloped rather than vertical.
Roof - Hipped	A roof which has sloped rather than vertical <i>gable</i> ends.
Roof - Monopitch	A roof which slopes in one direction only.
Roof - Pitched	Double pitched roof with vertical <i>gable</i> ends.
Rural Service Centres	Larger villages in the Borough that provide a range of shops, services and facilities.
Rusticated	A bold textured look, often by bevelling the edges of brick, stonework or render to form deep-set joints while leaving the central face rough-hewn or carved with various pointed or channelled patterns.
Sill	Horizontal member at the bottom of a window or door frame.
Soffit	underside of an arch or <i>lintel</i> , etc.
Streetscape	the appearance of the entire street.
Stringcourse	Horizontal brick or stone course or moulding projecting from the surface of a wall often using a different coloured material and sometimes patterned.
Stucco	A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
Supplementary Planning Document (SPD)	A document that sets out further detail on certain policies in <i>Development Plan Documents</i> .
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tile - Hung	Tiles that are hung on the façade of a building.
Tile - Kent Peg	Tiles traditionally made from clay and "pegged" onto the roof or fascia and overlap each other.
Tile - Ridge	A tile that is bent in cross section; used to cover the ridge of a roof.
Tile - Scalloped	Tiles that have curved edges on the bottom side.

Tile - Pantile	Roof tile of 'S'-shaped section.
Tree Preservation Order (TPO)	Special protection afforded to individual trees and groups of trees that seek to retain and protect them.
Verdant	Green with vegetation.
Vernacular	Methods of construction which use locally available resources and traditions to address local needs and circumstances. Vernacular architecture tends to evolve over time to reflect the environmental, cultural and historical context in which it exist.
Vista	A short view, often through an avenue of trees or row of buildings, etc. normally terminated by a building or group of trees, etc
Weatherboarding	Wall cladding of overlapping horizontal boards.
Window - Bay	Three-sided window of one of more storeys that projects from the face of a building.
Window - Bow	Curved window of one of more storeys projecting from the face of a building.
Window – Canted Bay	Three-sided window of one of more storeys projecting from the face of a building with angled sides.
Window - Casement	Side hinged window.
Window - Dormer	Window placed vertically in the sloping plane of a roof with a roof of its own.
Window - Glazing Bars	Wooden, sometimes metal, bars that separate and support window panes.
Window - Leaded	Small glass panels, often diamond shaped, joined by lead strips.
Window - Mullion	Vertical post or upright dividing a window into two or more window panes.
Window - Oriel	Window of one of more storeys projecting from the face of a building resting on corbels or brackets and starting above ground level.
Window - Sash	A window with sashes sliding glazed frames running in vertical grooves.
Window - Transom	Horizontal bar across the openings of a window dividing it into two or more window panes.

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