

Sub-Area C – Millstream including Mill Crescent, Mill Lane, Charlton Crescent and Mill Bank.

This sub-area was designated as part of the Conservation Area in 1990. It lies between two busy routes – the Bordyke to the west and Cannon Lane to the east and adjoins more modern development to the north. The buildings are located around, and within, the loop formed by Mill Crescent and Mill Lane. The age of the Sub-area is predominantly 19th century but it incorporates a group of earlier buildings which cluster around the historic Mill Pond and Mill Stream at the eastern edge of the area. There is also some 20th century development. The plot sizes and scale of the buildings vary. The listed buildings are tucked away which gives them a secretive charm, but limits their impact on the townscape. The sub-area is primarily residential except for a small parade of 19th Century shops on Hadlow Road.

Mill Crescent consists of an attractive group of largely unaltered Victorian red brick 2 storey terraced houses formed around an open space. Whilst the road curves, the houses are set in straight rows creating front gardens of varying depths. The view is enclosed to the south by a terrace of houses set at right angles to the rest. The houses have projecting bay windows and slate covered porches at ground level. The Crescent retains its Victorian character and a coherent style despite some replacement windows, tiling and velux windows to the roofs and loss of boundary walls to provide frontage parking. The houses are set in long narrow plots similar to those in the Slade Area but the relatively wide curving road, the low scale of the buildings and the wide turning/parking area create a more spacious character.



Mill Crescent

Tucked between Mill Lane and Cannon Lane is an important group of listed buildings clustered around the historic (possibly medieval) Mill Pond. This group comprises the 18th Century Grove House, the adjacent Grove Cottage and the 17th Century Mill Cottage which are all Grade II listed buildings. A new house on the site of the original Mill House enhances the group. All three listed buildings are red brick 2 storey buildings with half-hipped tiled roofs. The cottages are tile hung on the upper storey and Grove House has a steeply pitched roof, string course, cornice and parapet. Grove House and Grove Cottage are set back from, and at an angle to, Mill Lane and are barely visible from the street but Mill Cottage and the new Mill House front directly onto public space. The charming group value of the buildings can be more fully appreciated from the private gardens to the rear where they cluster around a Mill Pond enhanced by a weeping willow and informal shrub planting. The 1980s paved square, green railings and modern street furniture on the public side provide a more formal and less sympathetic setting for these historic buildings. A band of conifers on the inside of the curve in Mill Lane and deciduous trees to the east partially screen the listed buildings from surrounding roads and development.



Mill Cottage



The Mill Pond

A further group of listed buildings is hidden away along Charlton Terrace, a footpath leading from the Bordyke to Mill Crescent. Two pairs of Grade II listed two storey early 19th century houses of mellow red and brown brick with slate roofs retain many original features. A fifth detached tiled house is also listed for group value. The tranquility of the narrow footpath together with the intimate scale and cottage appearance of the buildings contrast strongly with the more imposing buildings and traffic on the Hadlow Road. A white painted 17th century listed timber framed house (refronted in brick) stands at the junction of Charlton Terrace and the Hadlow Road.

Some 20th Century development has taken place in the Sub-area. Mill Bank is a recent development that can be glimpsed from Mill Crescent and blends well in terms of scale and design. However the apartment buildings of Shrublands are out of scale with surrounding development and the buff brick, asymmetric rooflines, horizontal glazing, formal landscaping and parking areas contrast sharply with the more informal, small scale character of surrounding development.

Mill Lane offers less townscape interest. There are no buildings fronting directly onto the lane. Although the landscaping on the northern side provides a soft edge to the Conservation Area, high wooden fences are prominent in the street scene. The brick boundary walls, raised enclosed footpath and railings on the south side also detract from the character of the Conservation Area.



Mill Lane looking south

Key Features

- Quiet mainly residential area set between two busy roads
- Cluster of listed buildings around medieval mill pond
- Intimate, historic character of Charlton Terrace
- Intact Victorian character of Mill Crescent
- The Mill Stream is an attractive natural feature with historical associations
- Tree screen to east and north

TONBRIDGE TOWNSCAPE ANALYSIS

SUB-AREA C- MILLSTREAM



- Landmark
- Focal point
- Views/vista
- Visual hinge
- Lack of enclosure
- Important visual space
- Visual pinch point
- Rhythm - group of buildings with similar proportion or details
- Visual intrusion
- Important trees - acting as focal points etc.
- Important hedges
- Boundary treatment contributing to special character

Sub-Area D – Slade Area including Stafford Road, Hawden Road, Houelands Road, Fosse Road, Lodge Road, The Avenue, Havelock Road, Lansdowne Road and The Crescent

The Slade area was designated as an addition to the Conservation Area in 1990. It is a residential area comprising mid to late 19th century high density modest scale housing in narrow plots. The properties are mainly terraced or semi-detached, set close to the road behind shallow front gardens with a variety of boundary treatments. However there are also some larger town houses. Whilst each street is slightly different in character, the area as a whole has a strongly cohesive Victorian character. In this respect the Slade Area is quite different from the historic core sub-areas which contain a more heterogeneous mix of buildings in terms of age and use. The Slade Area provides a snapshot of residential architecture in the late Victorian period. It has a strong sense of place and community and a slightly informal character.

The Sub-area is clearly defined being surrounded on three sides by open space. There is a very abrupt edge to development. On the fourth (south eastern) side, the Fosse with its band of self-seeded trees forms a strong boundary. Although in close proximity to the High Street, the Slade Area was quite separated from it in the past, having only one access for vehicles via Lansdowne Road. The pinchpoint at the eastern end of Lansdowne Road increases this sense of separation and there is a pronounced change of character beyond this point as Lansdowne Road widens sharply and the building scale increases. Today there are still only two access points via Lansdowne Road and Stafford Road which breach the line of the Fosse, with trees either side forming a gateway. The new Market Quarter development may reduce the physical separation of the Slade Area by infilling the area between it and the back of the High Street.

The limited road access, narrow streets, on street parking and proximity to the countryside result in a quiet residential character. A footpath runs north west past the Tonbridge School grounds towards North Tonbridge and Hildenborough. However there is no direct footpath link along the Fosse to the High Street but it is proposed that one be created.

The road pattern is a particular feature of the Slade Area. Hawden Road, Havelock Road and Lodge Road radiate out and gently upwards from the junction with Stafford Road. These straight streets allow vistas beyond the edge of the sub-area. The view of Tonbridge School Chapel along Lodge Road is particularly striking as, with the rising ground, the monumental Sandstone building appears to dominate the smaller scale development of the Slade area. Although surrounded by open space on three sides, there are few long views except from the higher north eastern side of the area and from the western end of Hawden Road. On the southern side, the densely packed housing blocks longer views giving the area a self-contained character.



Along the straight streets, the narrow mainly terraced houses are set along a consistent building line, close to the road behind shallow front gardens which results in a strong sense of enclosure. The houses were built in consistent groups and are predominantly of red, brown or yellow stock brick or painted with tile or slate roofs. They have unifying features of vertical fenestration and chimneys. Each street has a slightly different character and architectural details. In Hawden Road for example the houses face towards the playing fields, their backs presented to the road with the gable ends creating a strong sense of rhythm. In Houselands Road the bay fronted houses with decorative window details are painted white. Fosse Road has a strongly enclosed, intimate character. Boundary treatments include low brick walls, hedges, open frontages and wooden fences. The variety of boundary and garden design contributes to the informal character of the area.



Houselands Road



Lansdowne Road

In The Crescent and Lansdowne Road the building line and house sizes are more variable with several larger town houses overlooking the school grounds.

There are no listed buildings in the area but there are several buildings of interest, in particular the two unusual 3 storey buildings on the Avenue, each comprising four houses. In The Crescent, a considerably renovated three storey building dated 1841 is a striking feature. No. 35 Lansdowne Road was built for a local banker who owned much of the Slade area.

The character of the Victorian neighbourhood was further strengthened by the presence of corner shops denoted today by the appropriate retention of a traditional shop front. A vacant public house and converted corner shop are situated by the junction in Stafford Road giving it the appearance of a small former community hub. There are further corner shop conversions in Lodge Road.

Whilst the Victorian character and detailing have been retained to a large extent, there has been some modernisation of houses with, for example, some inappropriate replacement doors, windows and roofs, together with rendered brickwork and porches. Other detrimental features include overhead wiring, wheelie bins, wide double yellow lines and on street and pavement parking. The mansard roof on a modern apartment block in Hawden Road is a discordant feature as are the flat roofed, white and green school outbuildings to the north of Lansdowne Road. Tarmac road and pavement surfaces are generally in poor condition.

Key Features

- Strongly cohesive, compact Victorian neighbourhood with quiet residential character
- Sense of place and self-contained community
- Intimate scale
- Architectural variations between streets
- Retained architectural features including original doors, windows, brick detailing
- Retained shop fronts
- Abrupt edge to the built up area.

TONBRIDGE TOWNSCAPE ANALYSIS

SUB-AREA D- THE SLADE AREA



- Landmark
- Focal point
- Views/vista
- Visual hinge
- Lack of enclosure
- Important visual space
- Visual pinch point
- Rhythm - group of buildings with similar proportion or details
- Visual intrusion
- Important trees - acting as focal points etc.
- Important hedges
- Boundary treatment contributing to special character

Map 10

Sub-Area E1 – Tonbridge School and grounds including the northern High Street, Lansdowne Road (northern side) and London Road (southern side).

Originally founded by Sir Andrew Judd under Letters Patent in 1553 as a free grammar, meaning free from Church control, Tonbridge School is now an independent public school. The buildings stand to the west of the High Street beyond the limits of the medieval town. The Tonbridge tradition of building grand buildings in sandstone was followed and, with extensions in the 18th, 19th and 20th centuries, the monumental school buildings and well kept grounds dominate the townscape of the upper High Street providing a strong contrast with the more domestic scale and mix of materials in the High Street to the south and the Shipbourne Road to the north. All the buildings and grounds within this sub-area belong to the school.



Tonbridge School Main Buildings

The Grade II listed school buildings, although in some cases set back from the west side of the High Street, form an impressive group. Dating from the 18th and 19th centuries the neo-gothic styling, use of sandstone and manicured lawns create an impression of grandeur and importance. The main school buildings are orientated parallel to the High Street behind a lawned courtyard flanked to the north by the Old Chapel and to the south by the Headmaster's House and library building. The main building, designed by E H Burnell dates from 1864 and is in a gothic style with a castellated parapet and blue slate roof. A 4 storey tower in the centre has buttresses at angles and an oriel window on the first floor. The Headmaster's House and library buildings, set at right angles to the street, are of 18th Century origin. Also in Gothic style with castellated parapets and projecting wings with gables these sandstone buildings have casement windows with diamond-shaped panes flanked by buttresses. To the north, the sandstone Old Chapel dating from 1859 is now the school museum and used as a lecture theatre.

The north half of the main school buildings was added in 1894, designed by Campbell Jones. A 3 storey tower at the southern end has carriage arches on the ground floor which provide glimpses through to the sports fields behind. The tower is topped by a clock, octagonal turrets with parapet between and a tall pyramidal tiled roof, forming a landmark building. A smaller tower stands at the northern end with a 2 storey oriel window. Between the 1894 building and the High Street stands the 18th Century Old Judd House constructed of red brick with a stone base and stringcourse. The School Chapel is located behind the main buildings but the lantern is a landmark feature visible from many points in the Conservation Area. The Chapel, built around 1900 in Gothic Perpendicular style has been restored following a major fire in 1988. There are attractive vistas of the Chapel from the west.



Tonbridge School

On the eastern side of the High Street, Ferox Hall is an 18th Century mansion which is now owned by Tonbridge School. It is built of red brick with pilasters, hipped tiled roofs and a porch supported by Doric columns. Set close to the road, the scale and height of the building and high wall help enclose the upper High Street and balance the main school buildings across the road. A garden lies to the north which is not visible from the High Street as it is enclosed by a long weathered stone and brick wall. A narrow green verge, two street trees and vegetation tumbling down over the wall soften the impact on the townscape. Both the house and garden wall are Grade II listed buildings.



Ferox Hall

The lawns, trees and shrubs in this section of the High Street are important in providing a setting for the grand scale buildings. The groups of trees to the south and north of the school buildings together with the trees in the garden of Ferox Hall provide an attractive setting for the sandstone and brick buildings and contribute to the spacious landscaped character of this section of the road. The low sandstone wall that fronts the school buildings and the square flagstones of the pavement further enhance this setting. However, the school is situated between two important road junctions and traffic noise and congestion are features which detract from the character. Standard grey lamp posts and highway railings also detract from the townscape.

To the west, the school grounds and playing fields create an extensive green expanse running from the High Street to the edge of the town. The grounds are framed to the north by a row of large detached school houses and mature trees. The cupola on one of the buildings is a landmark feature. An avenue of trees runs north south across the mown grass and helps divide the space. The grounds can be viewed from the school entrance on London Road but the most impressive views are from the footpath that leads from Havelock Road in the Slade Area towards north Tonbridge and Hildenborough. The trees and wall along the southern school boundary form a definite edge to this sub area, with the trees visible from the Slade area.













Whilst the grounds are well maintained, some utilitarian outbuildings along the north side of Lansdowne Road are detracting features.

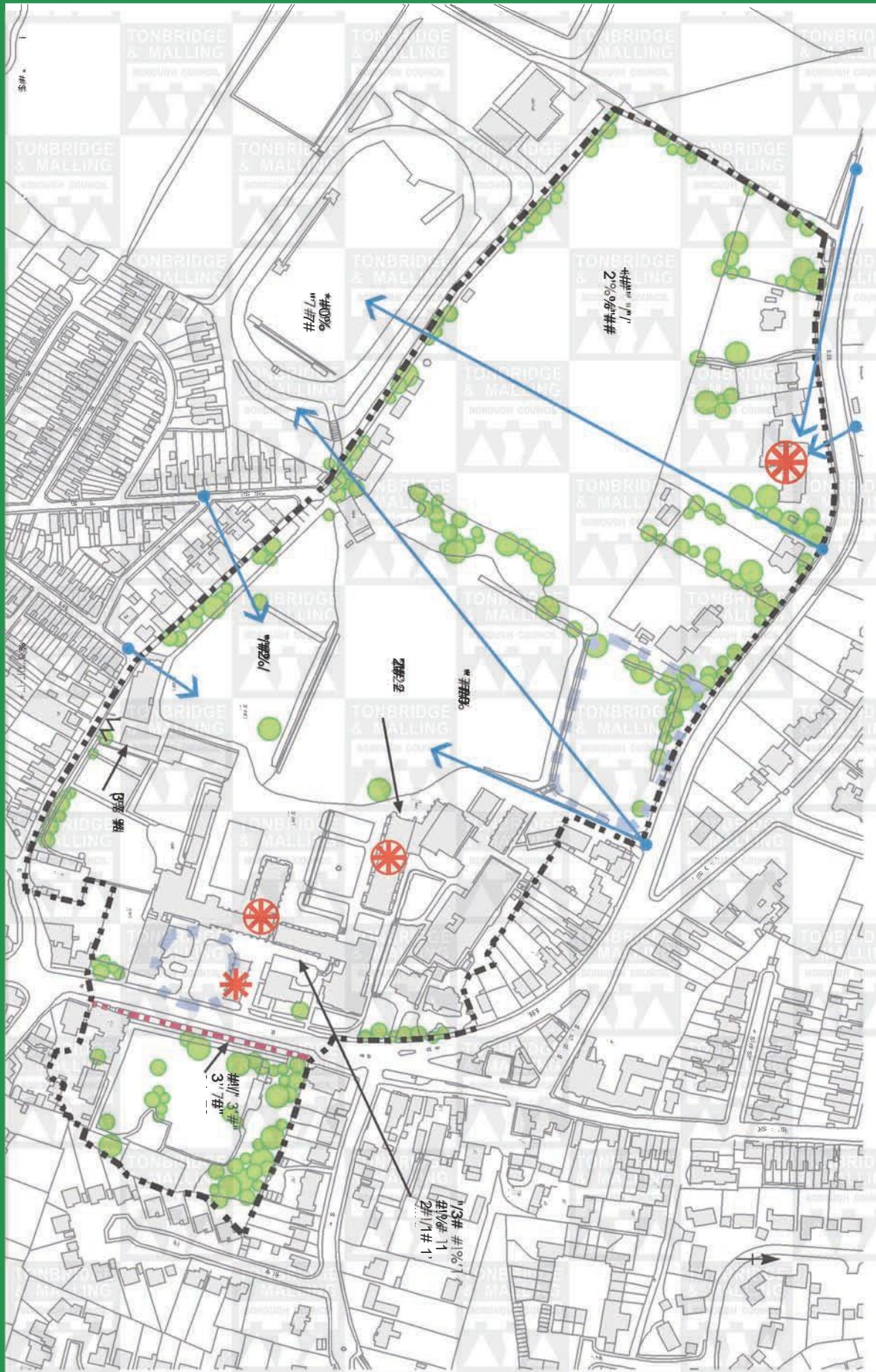
Key Features

- Listed sandstone school buildings of monumental scale dominate the townscape
- 19th Century Gothic architecture
- Spacious landscaped character of the western side of High Street in the vicinity of the School enhances the setting of the buildings
- Contrasting enclosed eastern side of the High Street
- Extensive park and sports grounds and mature trees create an extensive parkland setting for the school buildings

TONBRIDGE TOWNSCAPE ANALYSIS

SUB-AREA E1- TONBRIDGE SCHOOL

-  Landmark
-  Focal point
-  Views/vista
-  Visual hinge
-  Lack of enclosure
-  Important visual space
-  Visual pinch point
-  Rhythm - group of buildings with similar proportion or details
-  Visual intrusion
-  Important trees - acting as focal points etc.
-  Important hedges
-  Boundary treatment contributing to special character



Map 11

Sub-Area E2 – Shipbourne Road including Ashburnham Road, Manor Grove, Old London Road, Portman Park (west) and London Road (east)

At the top of the High Street, the road forks with the London Road curving to the west and the narrower Shipbourne Road continuing due north. The road pattern dates from the medieval period but as late as 1880, the Shipbourne Road consisted of a narrow strip of ribbon development surrounded by fields and orchards. In the 20th century Tonbridge has expanded greatly to the north and east and this narrow, historic section of the Shipbourne Road has become a busy traffic route connecting the residential estates of north Tonbridge to the rest of the town.

The sub-area is characterised by 18th and 19th Century and earlier properties ranging in height from two to four storeys. There is a strong contrast between the open spacious character of the London Road/Shipbourne Road junction and the narrow enclosed Shipbourne Road. Traditional building materials are predominant with the buildings being of red brick or painted render with some weatherboard and hung tiles. The roofs are slate or tiled and the roofscape in Shipbourne Road is a particular feature. The area is in mixed use and includes educational, residential and commercial uses. The tarmac road and pavement surfaces are in moderate condition and the quality of the street furniture is mixed. The historic quality and attractive layout of the buildings is marred by the heavy volumes of traffic passing through the junction, traffic lights and sign clutter.

The area focuses around the London Road/Shipbourne Road junction. The junction is framed on all three sides by buildings and trees except in the north east corner where an open car park with obtrusive signage is a harmful element. Approaching the junction from the north Shipbourne Road is narrow and enclosed with buildings and walls set close to the road. The building materials include red brick, hung tiles, weatherboard and light painted render and there is predominance of white which brightens the townscape. Passing through this gateway, the junction has an open spacious green character. The triangle of open space, created following the demolition of the Star and Garter Public House, has been planted with young trees and the openness and view of Manor House will change as the trees mature. The wide low red brick listed Manor House currently closes the view from the south. Approaching from the West, the rendered 2 storey building set in the fork between the Old London and new London Roads acts as a focal point.

The western side of the junction is enclosed by the elegant curve of 2 and 3 storey narrow 19th century Grade II listed houses of red brick and pastel shades with slate roofs and original sash glazing. Set close together and close to the road behind narrow front gardens, the houses lead the eye around the curve. As the road turns south, large gaps between the buildings are filled by trees and shrubs creating a verdant character. A four storey school house with steeply pitched roof, tall chimneys and attic dormers is a prominent feature and marks the change of scale and character associated with Tonbridge School.



19th century houses, London Road junction



School building, London Road junction



Shipbourne Road

There is some small scale modern commercial development in Shipbourne Road set back from the road behind a wide tarmac frontage. Some modern shop fronts introduce bright colours into an otherwise muted townscape. The pavement surfacing is a mix of grey flagstones, brick pavers and tarmac. The black street lights are discrete and attractive. Elm Lane running eastwards towards the Haydens is lined on both sides by protected trees. At the junction with Old London Road there are views to the north, west and long views southwards down the High Street.

The haphazard character of Shipbourne Road contrasts with the more formal planned character of Ashburnham Road and Manor Grove. The semi-detached red brick and painted bay fronted houses with slate roofs are set close together behind narrow front gardens. Manor Grove is slightly grander with 3 storeys, double gable ends and painted bay windows. Park House and a tall cedar tree close the view at the western end. There is a strong rhythm created by bay fronts, gable ended properties, fenestration and chimneys in both streets. However, some front boundaries have been lost and the townscape in both streets is affected by on-street parking and overhead wires.

Key Features

- Enclosed historic character and interesting roofscape of Shipbourne Road
- Enclosed but spacious character of the London Road/Shipbourne Road junction
- Traditional materials including red brick, tiles, slates, weatherboard and painted render
- Retention of architectural details particularly on upper storeys
- Rhythm of houses in Ashburnham Road and Manor Grove

TONBRIDGE TOWNSCAPE ANALYSIS

SUB-AREA E2- SHIPBOURNE ROAD



- Landmark
- Focal point
- Views/vista
- Visual hinge
- Lack of enclosure
- Important visual space
- Visual pinch point
- Rhythm - group of buildings with similar proportion or details
- Visual intrusion
- Important trees - acting as focal points etc.
- Important hedges
- Boundary treatment contributing to special character

Map 12

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Sub-Area E3 – Dry Hill Park Road including Dry Hill Road, London Road (north side), Dry Hill Park Crescent and Yardley Park Road.

The Dry Hill Park Estate appears on a map of about 1870 with the current road layout but no buildings shown. The area was developed during the 1870s - 1890s following creation of a reliable piped water supply. The houses were individually designed but laid out as a residential park. The area remains residential, although there are two private schools in Dry Hill Park Road and some properties are owned by Tonbridge School. There are also a number of residential and nursing homes. The buildings are generally substantial detached or semi-detached properties in large plots, set back from the road behind brick boundary walls and landscaped front gardens. Building heights range from 2 – 4 storeys and the predominant building materials are red brick and tiles with stone details and white painted windows.

The sub-area is located to the north of the historic core on a ridge of high land and has an elevated spacious character, enhanced by the relatively wide gently curving roads. There are long views across open countryside to the west and south and houses on the north side of Dry Hill Park Road have views northwards towards the Sevenoaks Ridge. These views can be glimpsed through the gaps between some houses.

The buildings display a wealth of architectural details typical of the period and the English Revival style. These include decorative brickwork, string courses, stone parapets and hung tiles. Different coloured and shaped tiles have been used to create patterned roofs with decorated bargeboards, dormer windows and pierced ridge tiles. Many of the buildings have very prominent chimneys, some of which are highly decorative. Single storey and two storey canted bay windows are a common feature and windows are generally white painted sashes (some with a divided top sash), often with stone lintels and raised window surrounds and pediments. The more elaborate designs incorporate fanciful towers and turrets.

Traditional front boundaries consist of red brick walls, some with decorative brick work, pillars, stone caps and hedges although some uncharacteristic wooden fences have been introduced. Some frontages have black railings. Behind the boundaries, trees and shrubs give additional privacy and create a verdant townscape. The black street lamps and bollards enhance the historic character but the tarmac pavements are of moderate quality.



Dry Hill Park Road



Dry Hill Road

There are no listed buildings in the sub-area, but St Saviours Church is a local landmark. Built in 1875 as a chapel of ease to reduce overcrowding at the Church of St Peter and St Paul, St Saviours was designed by E Christian. It is constructed in red brick with a curved chancel and slate roof which is steeply pitched along the central section and topped by a narrow spire.

No. 40 Dry Hill Park Road is an Arts and Crafts House dating from 1870.



St Saviour's Church



Dry Hill Park Crescent looking south

frame the fork into Dry Hill Road. Dry Hill Crescent is heavily landscaped, with two tall landmark trees (one close to the church) which are visible from various points in the Conservation Area.

The area has a verdant character, created by mature trees which front and occasionally overhang the streets and hedges and shrubs within gardens. The mature landscaping contributes to the high environmental quality and provides a pleasant foil to the red brick. A group of trees at the western end of Dry Hill Park Road creates a landscaped entrance to the area from the London Road. Trees and a small grassed area

On the London Road, trees, hedges and thick vegetation along the tops of the walls form a strong edge to the sub area and give the road an enclosed character despite its width.

The eastern section of Dry Hill Park Road has fewer trees and the building height reduces to 2 storeys. The individual or semi-detached villas are constructed of red or yellow brick with slate or tiled roofs. The boundaries are lower or open and the plots are narrower than in the western section.

To the east of the Shipbourne Road junction, Yardley Park Road comprises large detached and semi-detached interwar and post war houses in generous plots. A group of mature garden trees create a green entrance to this area and the houses are set behind landscaped front gardens. To the south of Yardley Park Road is an open grassed area with fine specimen trees representing the remnants of the original playing fields for Tonbridge School. This represents a marked change in character and announces the entrance to the Conservation Area along Dry Hill Park Road. It is overlooked and contained by a crescent of modern two storey detached houses which front directly onto the open space without boundaries.

The sub-area is notable for its concentration of buildings of similar date which have retained their architectural integrity and have suffered remarkably few alterations. The large plots which contribute to the spacious character of these affluent Victorian suburbs, have also generally been retained. However, in the central sections of Dry Hill Park Road and Dry Hill Road three groups of modern detached houses have been built. Constructed in buff bricks with low open boundaries and concrete tiled shallow-pitched roofs, these houses do not respect the context in terms of materials, scale, design or boundary treatment.

There are a number of harmful elements which affect the special character of this sub-area. In particular, Dry Hill Park Road is busy with traffic, particularly at peak school times and is used as cut through by vehicles avoiding the busy London Road. There has been some loss of front boundaries to create frontage parking and at the Shipbourne Road/Dry Hill Park Road junction, poor quality railings, tarmac and footpath design and highway clutter harm the townscape.













Key Features

- Elevated position, with views to open countryside
- Spacious Victorian residential suburb with substantial houses in large plots
- Houses set back behind enclosed, landscaped front gardens
- Predominant materials of red brick and tiles with stone details and white windows
- Red brick, sometimes decorative, boundary walls with brick pillars and stone copings
- Wealth of original late 19th Century architectural details
- St Saviours Church is local landmark
- Verdant character created by trees, hedges and shrubs

TONBRIDGE TOWNSCAPE ANALYSIS

SUB-AREA E3- DRY HILL PARK ROAD



-  Landmark
-  Focal point
-  Views/vista
-  Visual hinge
-  Lack of enclosure
-  Important visual space
-  Visual pinch point
-  Rhythm - group of buildings with similar proportion or details
-  Visual intrusion
-  Important trees - acting as focal points etc.
-  Important hedges
-  Boundary treatment contributing to special character

Map 13