

Tonbridge Conservation Area Street Furniture and Surfaces Guide



Contents	Page		Page
Tonbridge Conservation Area Street Furniture and Surfaces	2	Fingerposts	24
Recommended Street Furniture and Surfaces Table	3 4	Railings	25
Recommended Street Furniture and Surfaces Map	7 7	Seats	29
Section 1		Cycle Parking	31
Introduction	9	Planters and Tree Guards	32
Purpose of the Guide	9	Street Cabins	33
Methodology	10	Bus Shelters and Stops	34
General Principles	10	Information Boards	35
Section 2		Traffic Signs	36
Hierarchy of Streets	15	Surfaces	
Street Furniture		Footways	37
Street Lighting	16	Road Surfaces	41
Bollards	20	Riverside Walk	42
Litter Bins	22	Bibliography	44

Tonbridge Conservation Area – Street Furniture and Surfaces

This Guide has been approved by Tonbridge and Malling Borough Council and Kent County Council in order to encourage the most appropriate designs and materials for the public spaces within Tonbridge Conservation Area.

The following table sets out a co-ordinated set of designs, materials and colours for the elements of street furniture and surfaces which appear in the Conservation Area. In order to achieve co-ordination and unity, the elements listed in this Guide, or a very similar equivalent, should be used as specified in the table.

Ground surfaces should be kept simple and feature a limited palette of surfaces consistent with the function and location of the street or footway and the specification given in the table below.

The following map illustrates the appropriate street furniture and surfaces by location.

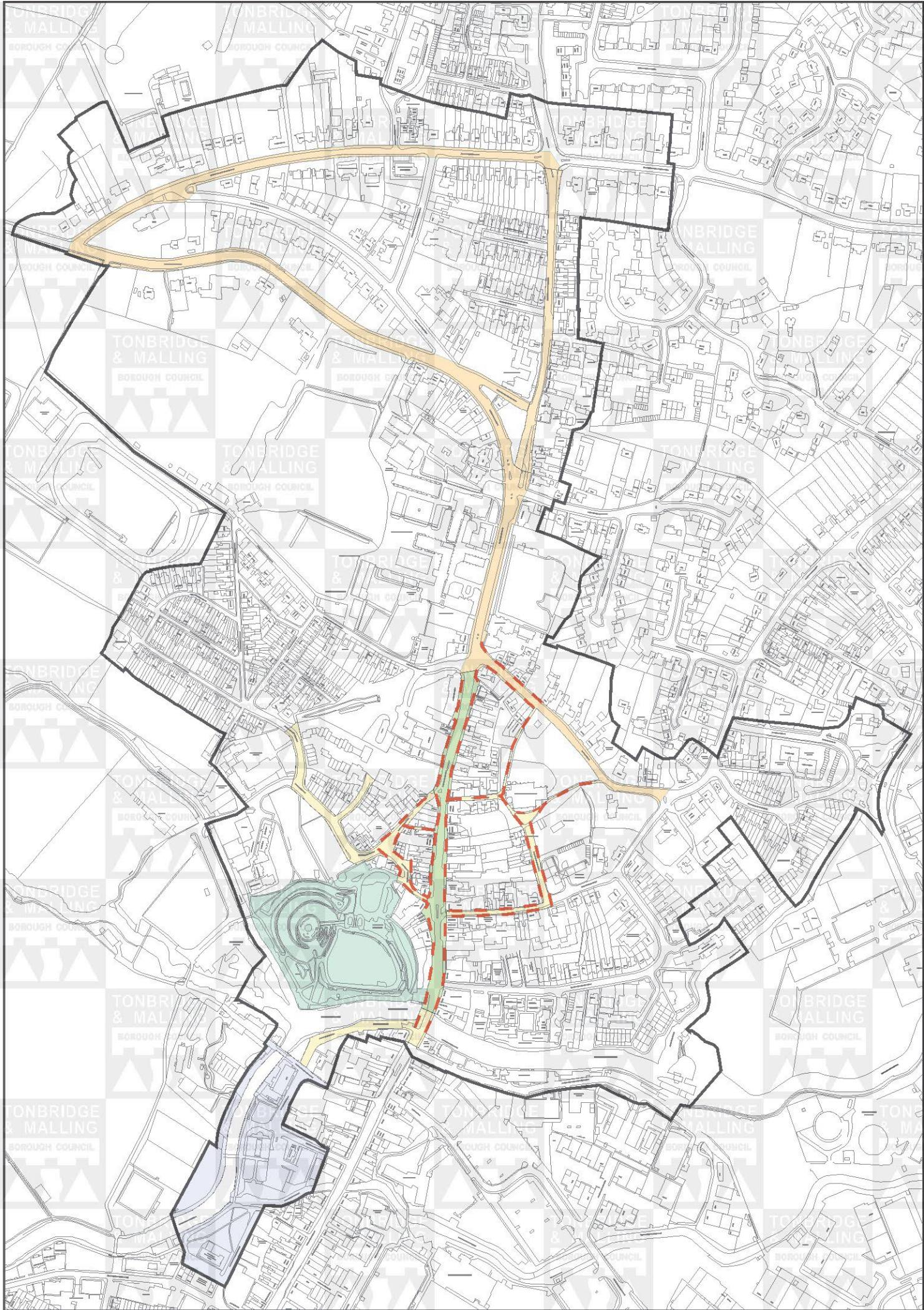
Tonbridge Conservation Area – Co-ordinated Street Furniture and Surfaces		
Location	Manufacturer and Type ¹	Colour and Detail
Lamp Columns and fittings		
High Street (River Medway to Bordyke)	Bespoke Tonbridge Victorian style columns and fittings	Black
Principal Streets (Bordyke, Shipbourne Road, Dry Hill Park Road, upper High Street, Old London Road and London Road)	DW Windsor Ltd Strand A on Edinburgh 8m column with Traditional Scroll column bracket.	Black
Streets and footways within the Medieval Fosse (East Street (High Street to Church Street), Church Lane, Church Street, The Slade (Castle Street to The Fosse), Annison Street, Castle Street, Bank Street, River Walk (High Street to New Wharf Road) and the Castle and Church precincts and other footpaths)	The DW Windsor Ltd Windsor lantern and Oxford column	Black
Other Streets	Retain existing but where replacement is required, DW Windsor Ltd Windsor lantern and Oxford column	Existing columns and fittings: black painted New columns and fittings: black
Bollards		
High Street (River Medway to Bordyke)	DW Windsor Ltd Cannon Light or Medium design Furnitubes Cannon Bollard	Black. Crest retained where existing. For locations which need to inform the public of a specific Highway Instruction. Standard DfT and Highway signs can be incorporated on to the cast iron Cannon bollard.

¹ In order to achieve co-ordination and unity of design and materials, the elements of street furniture and surfaces recommended in this Guide, or a very similar equivalent which follows the guiding principles, should be used

Location	Manufacturer and Type ¹	Colour and Detail
Other Streets	DW Windsor Ltd Cannon Light design Furnitubes Cannon Bollard	Black. For locations which need to inform the public of a specific Highway Instruction. Standard DfT and Highway signs can be incorporated on to the cast iron Cannon bollard.
Litter Bins		
All Streets	Glasdon Topsy Jubilee	Black with gold indents and lettering.
Riverside Walk (south of New Warf Road)	Furnitubes Jubilee JUB 405 T or Furnitubes Portman Steel and Timber covered Litter Bin PS 525	Timber slatted natural finish
Fingerposts		
All Streets and walkways	Leander Architectural fingerpost (Post LC111) and ball shaped finial (LF2046)	Black fingerposts with gold upper case lettering
Pedestrian Guard Rails		
All Streets	Furnitubes Harrington ¾ Steel Railing Panel and Post system HAR 3R Post: HARR S1Q Panel	Black
Pedestrian Railing		
Riverside Walk (south of New Warf Road)	Wooden post and rail	Natural finish
Other walkways	Plain spiked or hairpin design	Black railings

Seats		
All streets and walkways	The Victor Stanley Model C – 10 or Mather & Smith 'Castle' SF1162	Black metal frames and wooden slats natural finish
Cycle Parking		
High Street (River Medway to Bordyke)	Cannon bollard design with horizontal cycle rail	Black
Other Streets	Sheffield Bike Stand	Black
Planters		
All Streets	CIS 801 (or alternative size) cast iron planter	Black with gold rim details
Street Cabins		
All streets and walkways		Painted black with panelled surfaces to discourage fly posting
Bus Shelters and Stops		
All Streets	Clear Channel Adshel Heritage bus shelters Bus Stop Posts	Black
Information Boards		
All locations	The CIS Street Furniture Information boards Base 703: Finial 735	Black

Traffic signs		
All streets	Should be kept to a minimum size and number and wherever possible attached to existing posts or buildings.	Black posts and black backs to signs
Surfaces		
Footways		
High Street (River Medway to Bordyke); East Street (High Street to Church Street), Church Lane, Church Street, Castle Street, Bank Street, the Church precincts and any new development within the area defined by the Fosse	<p>Baggeridge red brindle and multi-brindle square edged pavers mixed randomly at a ratio of 2 or 3 to 1 with granite kerbs.</p> <p>York stone for important public spaces. Granite sets for 'rumble strips' and lay-bys</p>	Red brick laid stretcher bond across the width of the footway and at right angles to the kerb or the buildings, York stone and granite sets.
Footways adjoining the River and within the Castle precinct	Resin bound natural gravel footpath	Natural brown
Other Streets	Resurfaced to match but where paving is already a mix of non-matching materials, it should be replaced with black tarmacadam	Black
Roads		
All streets	<p>Tarmacadam</p> <p>'Rumble strips' and raised surfaces (used to calm traffic) and lay-bys should use granite sets</p>	<p>Black</p> <p>Avoid coloured surfaces for bus and cycle lanes, Painted primrose yellow lines should be narrow (50mm) in width.</p>



Street Furniture and Surfaces Location Map

KEY

High Street (River Medway to Bordyke)

Bespoke Tonbridge Victorian style lamp columns and fittings

OW Windsor Ltd Cannon Light or Medium design bollard with Tonbridge crest retained on existing bollards

CIS 410 closed top Round litter bin or Glasdon Topsy Jubilee litter bin

Cannon bollard design with horizontal cycle rail

Baggeridge red brindle and multi-brindle square edged pavers mixed randomly at a ratio of 2 or 3 to 1

York stone for important public spaces

Granite sets for 'rumble strips' and lay-bys

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

Principal Streets (Bordyke, Shipbourne Road, Dry Hill Park Road, upper High Street and London Road)

OW Windsor Ltd Strand Aon Edinburgh Sml lamp column with Traditional Scroll column bracket

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

High Street (River Medway to Bordyke); East Street (High Street to Church Street), Church Lane, Church Street, Castle Street, Bank Street, the Church precincts and any new development within the area defined by the Fosse

Baggeridge red brindle and multi-brindle square edged pavers mixed randomly at a ratio of 2 or 3 to 1

York stone for important public spaces

Granite sets for 'rumble strips' and lay-bys

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

Footways adjoining the River and within the Castle precinct

Resin bound natural gravel footpath

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

Streets and footways within the Medieval Fosse (East Street (High Street to Church Street), Church Lane, Church Street, The Slade (Castle Street to The Fosse), Annison Street, Castle Street, Bank Street, River Walk (High Street to New Wharf Road) and the Castle and Church precincts and other footpaths in the Conservation Area)

OW Windsor Ltd Windsor lantern and Oxford lamp column

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

Riverside Walk area (south of New Wharf Road)

Furnitubes Jubilee JUB 405 T litter bin or Furnitubes Portman Steel and Timber covered litter bin PS525

Wooden post and rail

Other street furniture and surfaces not specified above selected from **Other Streets and footpaths in the Conservation Area**

All other Streets and footpaths in the Conservation Area

Black painted light and sign columns and fittings

Retain existing lamp columns and paint black, but where replacement is required use OW Windsor Ltd Windsor lantern and Oxford column

OW Windsor Ltd Cannon Light design bollard

Glasdon Topsy Jubilee litter bin

CIS S01 (or alternative size) cast iron planter

Victor Stanley Model C - 10 or Mather & Smith 'Castle' SF1162 seats

Leander Architectural fingerpost (Post (LC111)) and ball shaped finial (LF2046)

Furnitubes Harrington ¾ Steel Pedestrian Guard Railing Panel and Post system

Sheffield Bike Stand

Clear Channel Adshel Heritage bus shelters

CIS Street Furniture Information boards

Black tarmac roads with granite sets used for 'rumble strips' and raised surfaces (used to calm traffic) and lay-bys

Paving resurfaced to match existing but where already a mix of non-matching materials, replace with black tarmac

Section 1

Introduction



Street furniture (such as lamp standards, seats, railings and litter bins), together with street and footpath surfaces, has a major impact on the appearance of a street. For this reason it is especially important that in conservation areas particular attention is paid to the aesthetic quality of street furniture and surfacing.

Government guidance accompanying Planning Policy Statement 6 advocates that *through their planning and design policies and proposals, local planning authorities should create high-quality streets and public spaces. Street furniture and signs, if not well designed and co-ordinated, can cause visual clutter. Local planning authorities should work in partnership with other stakeholders, including the local highway authority, on the provision, rationalisation and maintenance of street furniture, signage and paving, to improve the streetscape and produce high-quality, accessible and coherent pedestrian environments.*

Manual for Streets (2007) seeks a *flexible approach to street layouts and the use of locally distinctive, durable and maintainable materials and street furniture*. CABE research (Paved with gold: the real value of street design) finds that *the economic benefits of creating better streets can be significant. Civilised streets can enhance the image of an area, lead to increased footfall in town centres and consequently boost business.*

As street furniture is replaced, repaired or maintained, or new development brings forward opportunities for progressive enhancement, there is a real opportunity to upgrade and rationalise the existing items of street furniture and surfaces to a common suite of specified components.

In order to encourage the most appropriate designs and materials for the public spaces within Tonbridge Conservation Area, the Conservation Area Appraisal states that the Borough Council will produce a street furniture and surface materials guide.



Purpose of the Guide

This Guide for Tonbridge Conservation Area aims to:

- Provide the basis for continuity between all agencies in relation to maintaining or providing new street furniture and for repairing or replacing street surfaces;
- Produce a set of guiding principles to assist in making decisions about the number, type and location of street furniture;
- Establish a suite of co-ordinated elements of street furniture and street surfaces which integrate well into the overall character and appearance of the Conservation Area.

Methodology

The Tonbridge Conservation Area Appraisal identifies the special character of each part of the Conservation Area. It also reveals elements of street furniture which detract from the unique character.

In line with recent best practice (Manual for Streets) a street audit has been undertaken to help determine what existing street furniture and surfaces are in place, and to help designers respond to the context in future. The results of the audit of existing elements of street furniture and surfaces are shown as a series of photo-montages in Section 2 below. From the audit it is possible to establish the suitability and general quality of the existing elements. It also allows an understanding of the most used designs, and consequently the practicality of replacing such elements.

No single authority or agency has overall responsibility for the public realm and the key to ensuring safe attractive streets is for those responsible for its management to work together. As highway authority responsible for the roads, footways, street lighting, traffic signs, bollards and guard rails, Kent County Council has a major role to play in the appearance of the public realm. For this reason, the Guide has been produced in consultation with Kent County Council and Tonbridge and Malling Borough Council - who themselves have responsibility for such elements as litter bins, finger posts, information boards and bus shelters. In addition, Tonbridge Civic Society, Tonbridge Historical Society and the Slade Area Residents' Association have been consulted during the preparation of the Guide.

The Guide sets out a series of general principles which should be applied to all types of street furniture and surfaces. Section 2 examines existing street furniture and surfaces and for each element recommends a preferred option for the future. This is summarised in the table and its accompanying map at the front of this Guide.

General Principles

There are examples within the Tonbridge Conservation Area where street furniture detracts from the character of the area by virtue of its design, materials, location or size. In guiding future provision, it is important that a number of guiding principles are applied consistently.

Preserve historic street furniture

Firstly, there are a number of historic items of street furniture including drinking troughs, telephone kiosks, post boxes, gates and lights and the decorative Big Bridge. Within a Conservation Area, in particular, these traditional elements should be preserved in their current locations and traditional colours.



Reduce the clutter of street furniture

In relation to street furniture, less is more – nothing should be placed in the street unless there is clear public benefit. Over the years, street furniture is added incrementally until there is clutter which detracts from the quality of the street scene. Superfluous items should be identified and removed and the amount of new furniture should be minimised. Fewer traffic signs, road markings and items of street furniture will cost less and, in the long term, save money by reducing maintenance costs. Opportunity should be taken to attach street lighting to buildings to obviate the need for posts.

Group together items of street furniture

Grouping street furniture together minimises the opportunity for clutter. Similarly, street furniture should be aligned on footways, preferably at the back edge in order to reduce clutter.

There are occasions where a free-standing sign or other post-mounted element of street furniture has been installed with its own post. Wherever possible, existing street furniture should be used for locating new signs or lighting.

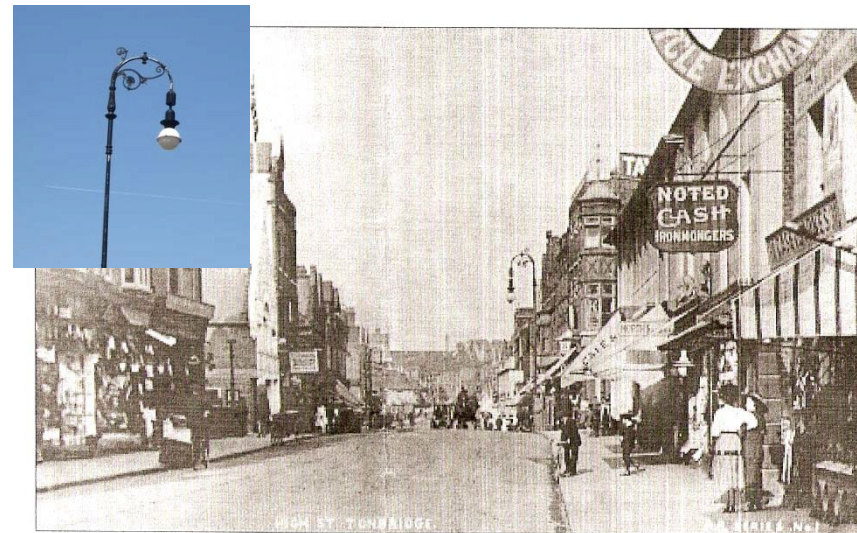


Use a common suite of unified quality components

In coordinating appropriate street furniture, a common suite of specified, quality components such as lamp standards, benches, bins, railings and bollards should be selected which will integrate well into the overall appearance of the Conservation Area and offer best value for money.

Street furniture should respect local character and traditions. Historic reference can be used to ensure local distinctiveness is maintained. Within part of the High Street, the lamp standards have been copied from the original black Victorian columns and recast in that pattern (top right). The more elaborate designs are now correctly reserved for the town's main street.

Similarly, the style and colour of the lamp columns used in some of the smaller scale streets within the Medieval area enclosed by the Fosse are based on the style of Victorian gas lamps (bottom right).



The High Street before the First World War, showing window displays, enamel signs, and the Central Picture Hall beside the Little Bridge.



High Street looking south C1870

In the case of lamp columns, there are strong patterns from which to interpret replacement equipment. In addition, the historic lamp standards provide some visual cues on which to base a coordinated style and colour of street furniture.



The cast iron cannon (above) was added as a recent feature in front of the castle. The solid black, utilitarian design is reflected in the simply designed, elegant street furniture of the Conservation Area. Rounded tops reflect historic designs and add elegance to the cannon-shaped bollards (right).



In coordinating the design elements for other types of street furniture, the rounded 'cannon ball' top should form a common theme.



Black predominates within the Tonbridge Conservation Area and reflects the traditional cast iron street furniture. The Councils wish to retain this tradition by ensuring that all street furniture is painted or self-finished in black.

Contemporary Designs

In selecting street furniture within the context of the Conservation Area, the general principles and types of street furniture and surfaces set out in this Guide should be followed. However, in certain locations such as Town Lock, where a contemporary design solution is being followed over a substantial area, it may be possible to arrive at an innovative design for street furniture and surfaces which responds to the style and features of the proposed buildings but ensures sufficient references such as materials and the colour to reinforce the distinctive character of the Conservation Area.

Ground surfaces should be kept simple

Ground surfaces should not be in competition with the importance of the buildings and should reflect their urban or rural setting. In order not to compete with the buildings, street surfaces should feature a limited palette of complementary materials which are consistent with the function and location of the street or footway.



Sustain a regular maintenance regime

The character and appearance of a Conservation Area is affected by the condition of the street furniture and surfaces. Well-maintained streets add to the quality of the place and civic pride in an area. Poorly maintained items of street furniture, roads or footpaths can have a disproportionate effect on the character of an area because of their prominence and the quantity of items.

There is no regular maintenance regime in relation to the street furniture in the Conservation Area. This is undertaken on a reactive basis and is related to the item no longer functioning (such as a broken light or seat) rather than how it looks. This guide recommends a regular maintenance programme for street furniture in the Conservation Area in addition to reactive repair work.



Summary of Guiding Principles

Preserve historic street furniture

Audit street furniture, particularly traffic signs and railings, and remove any which are unnecessary

Wherever possible, group together items of street furniture at the back edge of the footway and use existing elements for locating new signs or lighting

For any necessary new, or replacement, elements of street furniture, use a common suite of unified quality components finished in black which will integrate well into the overall appearance of the Conservation Area and offer best value for money.

Ground surfaces should be kept simple and feature a limited palette of surfaces consistent with the function and location of the street or footway

Sustain a regular maintenance regime to ensure the appearance of street furniture and surfaces enhances Tonbridge Conservation Area