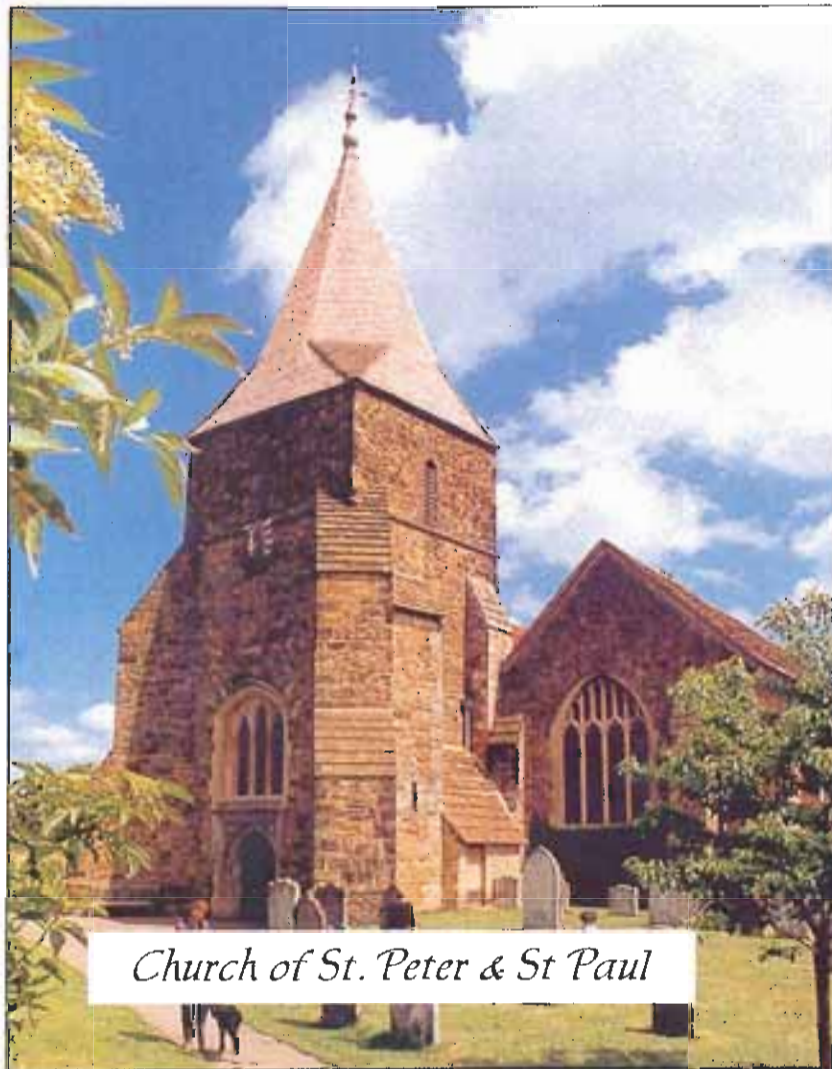




EDENBRIDGE

Design Statement



Church of St. Peter & St Paul



Great Stone Bridge

INTRODUCTION

WHAT IS A DESIGN STATEMENT?

The Edenbridge Design Statement describes the Parish as it is in 1998, and emphasises the qualities valued by all those who live or work there. The statement has been produced by Edenbridge residents so that local knowledge, ideas, and views can contribute in a positive way to the future of the town.

The aim is to enhance the prosperity of the town and improve the quality of the environment. This will be accomplished by ensuring that future development and change based on considered understanding of the town's past and present, will contribute to Edenbridge and protect its unique qualities.

WHO IS IT FOR?

Edenbridge has seen many dramatic changes over its long history, especially those within living memory. This process of large and smaller changes will continue. We will experience further major developments and many minor adjustments to homes, and gardens, open spaces, paths, trees, and hedges which will alter the look and feel of the Parish.

This Statement is therefore addressed to:-

- statutory bodies and public authorities
- planners, developers, designers, architects, builders and engineers.
- local community groups
- house holders and businesses

HOW DOES A DESIGN STATEMENT WORK

This Statement has been adopted by Sevenoaks District Council as Supplementary Planning Guidance and its recommendations will be taken into account when planning applications are assessed. In this way it will support the Local Plan as it affects the Parish of Edenbridge and assist the work of the Town Council.

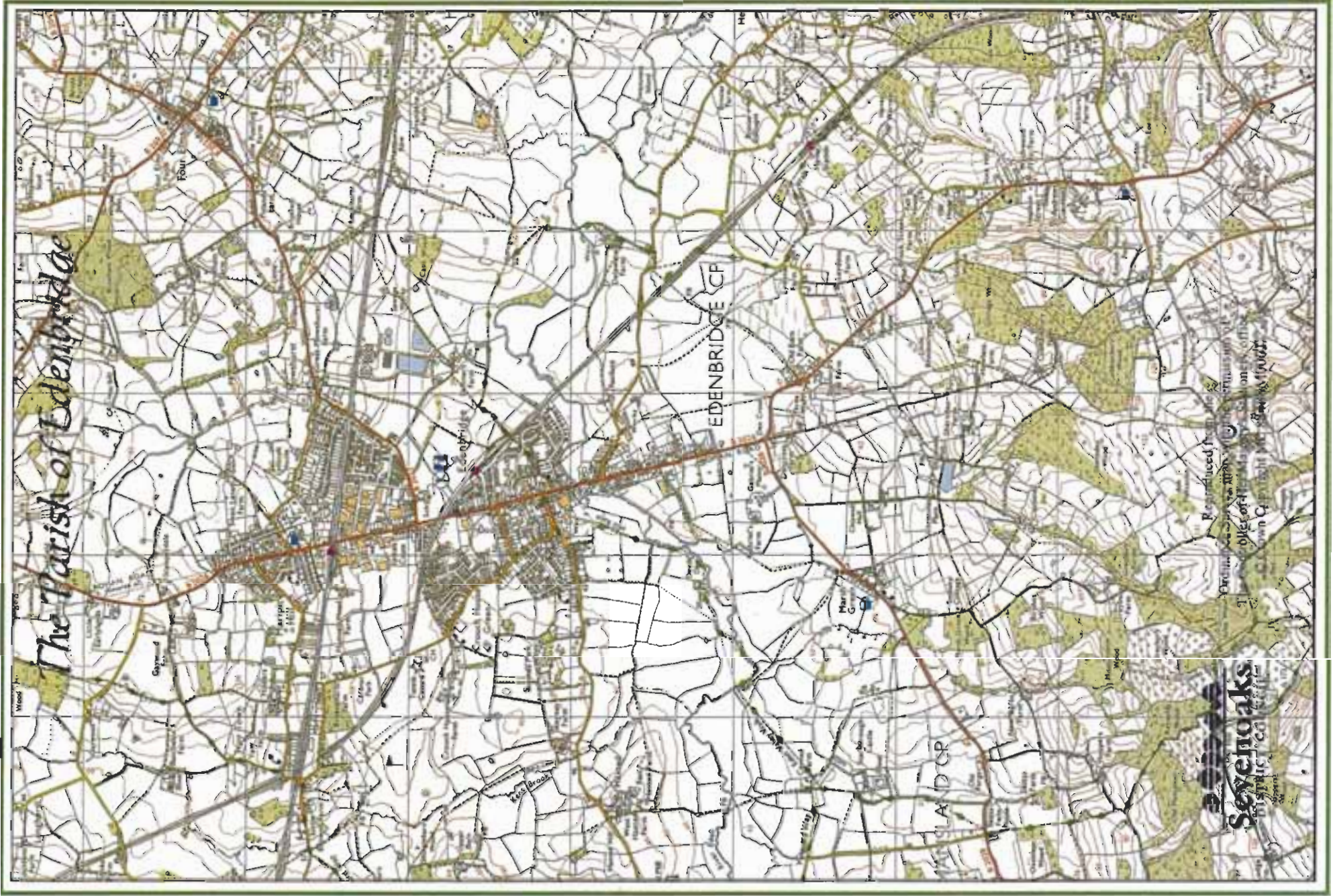
This document will be updated where necessary in line with Local Plan Reviews.

Acknowledgements

This statement has been prepared by the Design Team formed by the Edenbridge Town Forum who offer their grateful thanks to the following organisations who have given help by making financial contributions or have provided material assistance :-

Great Stone Bridge Trust
Shell Better Britain Campaign
Kent Rural Community Council
Edenbridge & District Residents Association
Edenbridge Town Council
Officers of Sevenoaks District Council
Descant Vending
Paul Banham Photography





History

Edenbridge or Eadhelmebreg to give the village one of its Saxon names, is half way along the minor Roman Road from London to Lewes, which at that time was a port. It gave access to the corn fields and iron ore to the south.

Predecessors to the Romans would have used the valley crossing at Haxted in order to get to the Iron Age fort at Dry Hill. It is likely that the river would have had a causeway, which was passable in low water, and the first wooden bridge was erected by a Saxon Abbot named Eadhelm, in about 1100

The Saxons colonised the area extensively so that Dens were cleared in the woodland for temporary or permanent occupation and pigs driven into the wooded area to feed on acorns and beech masts.

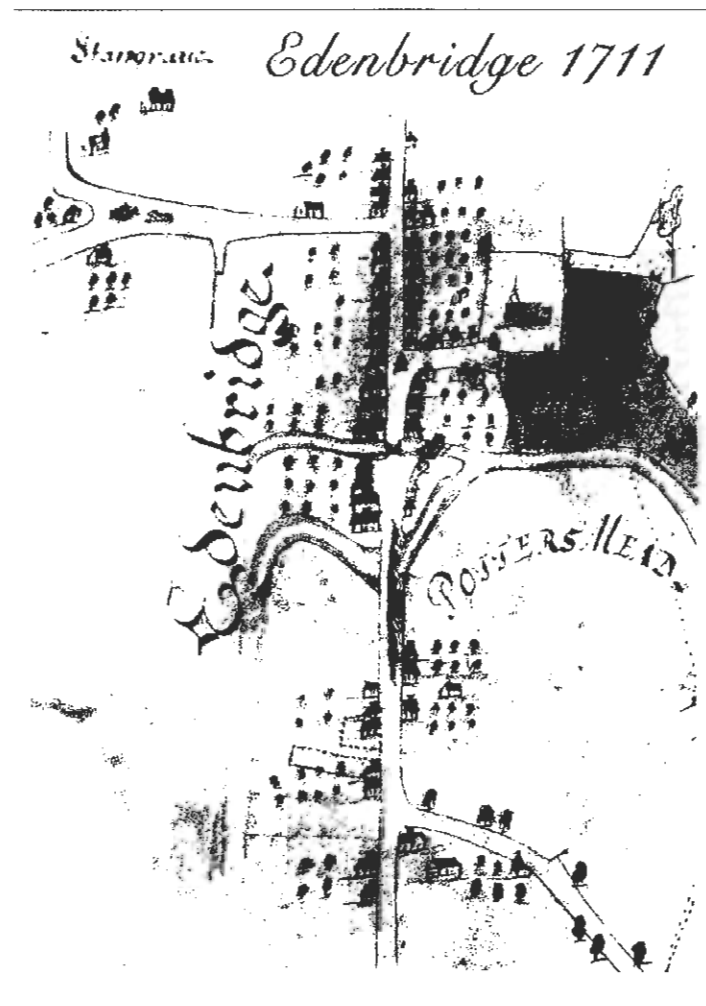
Iron workings, casting, and forging, to the South at Cowden and thereabouts brought prosperity to the area in the 16th and 17th centuries until the demise of this industry because of cheap imports from Sweden.

Agriculture became the main occupation and the area quietly slumbered until recent times, apart from the early 17th century concentration of the tanning industry in the town. The tannery existed until the 1960's. The chimney and the smell are but a distant memory !!

The advent of the railways 1840s (Redhill line) and 1870s (Uckfield line) saw a temporary increase in the labouring population and the occupation of newly built 'country houses such as, Stangrove Park, Fairfield, Stanholm, and Grange Villa. Many individual houses built in Victorian and Edwardian times have added a pleasing suburban aspect throughout the town.

A rapid expansion of housing both public and private from the late 1950s has brought with it substantial increase in light industry together with an increase in pressure on services.

The building of the G.C.C. estates of Sptals Cross and Stangrove dramatically increased the numbers of dwellings in the town and led to the development of the industrial estate around Fircroft Way.



James Beecher - Delaware Map 1711

History



The Square - Eastern Side
A single building which was originally a 15thC hall house of a type known as 'Wealden'.
It encompasses three shop fronts. The central part with the large dormer window was once the fire station.



94\96 High Street
The projecting building was, in the 15th C, a public building used for meetings on the first floor, and a shop on the ground floor. The building at right angles is earlier and similar to The Priest House in Church Street. Formerly a wheelwrights

Honours Mill Restaurant
A converted 18th Century water mill with much of its machinery preserved. Water was obtained from the River Eden via a Leat.
Remains of a much earlier mill are visible within the mill house.



Parts of The Old Crown Inn date from the mid 14thC, with the front facing South, probably before it became a coaching Inn. Together with The Church House, formerly Doggetts and the two demolished buildings to the South formed the western pre Black Death core of the village



Leather House
Formerly Tanyard House. Built with a Cross wing jettied to the north, and East, in the early 15thC. Note the dragon post (a structural method of supporting a double jetty).



Church Street with the Library.
Formerly a school, on the site of the Poor House, and before that The Chequer Inn.
Also the early 15thC 'Wealden' called The Priest House.

DESIGN FEATURES



ILLUSTRATIONS OF
BRICKWORK, TILING
CHIMNEYS, WINDOWS,
BUILDING STYLES
FASCIAS,
AND OTHER
DESIGN FEATURES
CONSIDERED DESIRABLE



DEVELOPMENTS



Skeynes



Alblon

During the second half of this century, a number of housing developments, both private and public sector, have been created within the parish. These have ranged from the council built estates of Spital's Cross, Stangrove and Skeynes, all of which are now largely privately owned, to private developments which include Meadow Lane, Forge Croft, Ridge Way and Manor House Gardens. All these developments have contributed positively to the character of the town by incorporating open spaces, mature trees and varied house designs in their creation.



Ridge Way

On a smaller scale several courtyard developments notably just off the High Street have taken place and these have selectively preserved existing buildings while creating homes



High Street

There are still opportunities to build within the town envelope especially behind the High Street where a number of small sites offer possibilities for enhancement of poorly used sites.

Estates & Courtyards

We hope to see the continuation of a range of housing developments providing they complement and enhance the local landscape and do not impinge upon the Green Belt



Spital's Cross

Where land has been designated for Housing in the Local Plan, developments will need to reflect the current landscape attributes of the town.

They also need to use open spaces and preserve natural features such as worthwhile trees and hedges and water features to contribute to the preservation of local environment, as far as practicable.

The design of future houses should include materials sympathetic to the locality.

Appropriate materials are:

Red or multicoloured bricks with additional patterning.

Hung Tiles, Weather boarding

Pitched plain tiled or slate roofs

Wooden windows and doors reflecting locally used designs

Not wanted are:-

Yellow 'Condon' bricks

Widespread use of flint

Plastic Windows

Boundaries



Plough Walk

Complementing building layouts and design features is the sympathetic use of hedges, trees and walls as boundaries. The widespread use of wooden fencing especially over 900mm, produces a sterile outlook and a paradise for graffiti.



Church Street

If there is a need to provide a secure boundary, the use of suitable hedging plants combined with unobtrusive wire fencing will soon create a pleasant and environmentally friendly feature. Widespread use of conifers especially Ceylandit should not be encouraged



Coombe Field

Hedges of indigenous local species such as beech, hawthorn, field maple, holly, privet, and box already enhance many properties and developments in the parish. Use of this type of boundary material should be encouraged. In urban locations, walls may be appropriate.



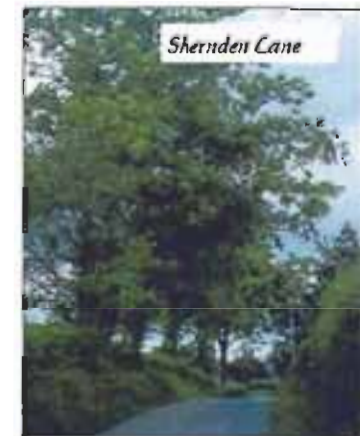
High Street

Walls, Trees & Hedges



Stangrove Road

Some examples of tree lined roads still exist, and should be encouraged in new developments, providing road safety is not compromised.



Sherden Lane

The destruction of hedges often with integral trees should be actively discouraged anywhere in the parish. The area outside the town has a rich variety of hedging which contributes greatly to the appearance of the rural landscape.

High Street



*The Square looking north-east.
Victorian Frontages well preserved*



*High St - Looking north from the Square.
East side well preserved Victorian fronts.
West side - poor 20thC brick & glass rectangular structure*

A strong visual corridor which faithfully follows the historic course of the Roman Road. Lining the thoroughfare are buildings providing examples of frontages dating from the late Middle Ages right into the 20th Century. They form the retail and financial centre of the town, and their fronts present a variety of styles and designs, which combining with the street lighting scheme contribute to the character of the urban landscape.

Examples of good original or sympathetic renovation to frontages are shown in the pictures on this page. There are several frontages mostly mid-20th century constructions which do not fit in with the majority of designs. Any future planned changes to these properties should be directed to the creation of a design more sympathetic to the surrounding townscape.

Any overall changes to the High Street should be planned and follow the guidelines laid down in the Planning Brief produced by the Sevenoaks District Council in 1996

Particular emphasis should be given to :-

- a) Improving the environmental quality of the High Street by reducing pollution.*
- b) Improving the paving system both from a safety and visual viewpoint. Reduce the amount of tarmac covered pavement & include more brick pavlors.*

- c) Review and rationalise number and positioning of street signs and furniture.*
- d) District Council's shopfront policy should be promoted and strengthened.*
- e) Ensure future design integrates new and refurbished buildings with the essential characteristics of the Conservation Area*



*Bradfords - at South end of High Street.
Well preserved Victorian shop front and building.*



*Allance & Leicester.
Sympathetic modern restoration of a Victorian frontage*



*Way Back When
Striking & effective renovation of early 20thC building.*



Aerial View of Edenbridge from the North East. Painted by Ken Cox



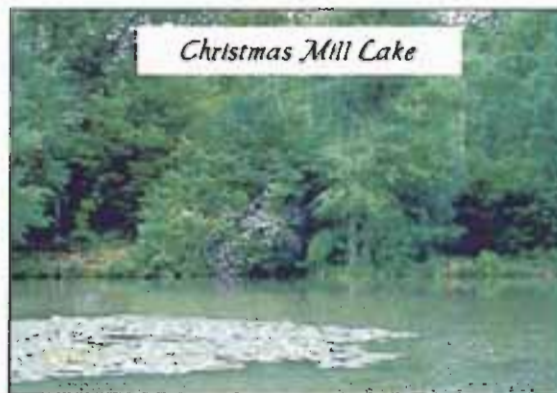
Edenbridge 1997

Based on Photographs supplied by Chorley Handford of Wallington

Countryside



Town Field



Christmas Mill Lake

Any form of limited development which can be allowed in the Local Plan, such as the redevelopment of redundant farm buildings or minor extensions to existing properties should seek to enhance the landscape by sympathetic use of local materials and designs in keeping with what is already there. Existing features whether man made or natural should be incorporated wherever possible

At least 80% of the area of the parish lies within the Green Belt with its woods, fields, and water features contributing a great deal to its unique character.

It is important that the area of defined Green Belt around the Town is maintained, and that all new developments should be limited to within the Town Envelope as contained within the Local Plan.

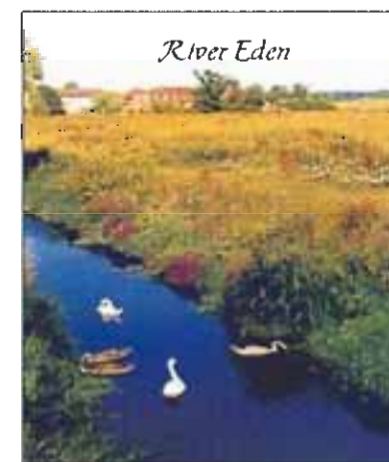


Town Field



Edenbridge from the South

Looked at from most viewpoints, the southern rural parts of the parish of Edenbridge present a largely green landscape, much of which is unaltered since manorial times and should be preserved.



River Eden

Our Green Environment



The Green Belt Environment extends within the town envelope in many ways with the existence of parks, verges, ponds, and trees. All these features soften the outlook of the built environment and help to create a more rural look to the urban landscape.

There is a need to preserve these features and a requirement to ensure that there is an ongoing programme of conservation management for the trees, ponds, and areas of grass.

Additional examples of local specimen trees such as Wellingtonia, Oak, and Horse Chestnut, should be planted to ensure continuity.

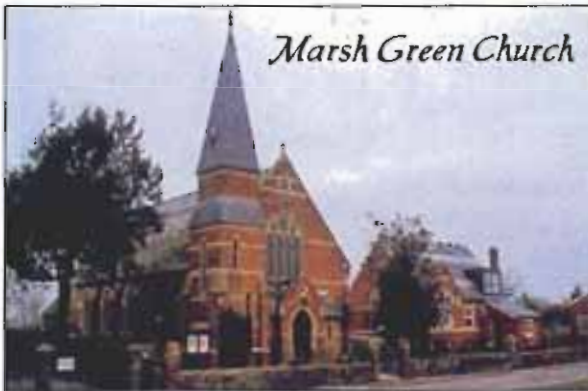
Developments of any kind within the town provide the opportunity for upgrading and improving these features. New housing developments will need to enhance the natural scene and provide open green areas and new trees to match the current overall mature landscape, which is graphically depicted on the centre pages.

The building of the relief road will not only create a more amenable environment along the High Street, but will provide the opportunity for the creation of a green corridor linking the riverside with Stangrove Park.



Marsh Green

Although a part of the Parish of Edenbridge, Marsh Green is situated approximately one mile to the south west of the main built up area



Its most notable feature is the green, which is overlooked by the church and some of the houses. The wide range of house styles and design features show many of the unique characteristics of the whole parish.



Being totally within the Green Belt, any developments will always be limited. But with the small number of existing buildings any new building works must blend into the present landscape. With the wealth of architectural styles already present there is little need to import non-local designs or materials.



Marlpit Hill

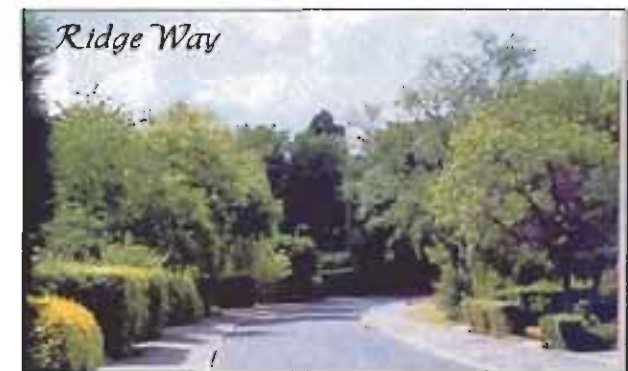


Once a separate settlement Marlpit Hill now forms the northern extension of the town, having been joined to the built up area by the development of the industrial area between the railways.

A wide variety of building types are represented: Victorian terraced cottages (The Row) and villas (Elm Cottages), pre war houses (Swan Lane), mature post-war estates (Ridge Way and Meadow Lane), and most recently modern terrace houses and courtyard development close to the upper station.

The abundance of trees and hedges produces a smooth transition from countryside to urban landscape when entry to the town is made from the north.

With the possibility of only minor non-residential development and only scope for individual new houses there is every opportunity to maintain this mature green landscape in the years to come by ensuring any new buildings or extensions fit in with the varied styles of architecture already present. (See Design Features and Developments pages for specific design & material recommendations)



Commerce



Entrance to Enterprise Way



Unit 3 Enterprise Way

A notable section of the built-up area of the town is comprised of three main industrial estates. Future development of this type of activity should be limited to those areas designated in the Local Plan. These provide employment not only for people living in Edenbridge, but for many people residing outside the town, as evidenced by the rush hour on the main road every morning and evening.

Until recently little had been done to ameliorate the stark nature of many of these industrial developments which in several places are in close proximity to residential buildings.

Recent changes in attitude have produced some examples of landscaping and improvements to the frontages of industrial units with the introduction of shrubs, flowers and grass. There is a need for this trend of quality hard & soft landscaping to be required, not only when new premises are built, but also when existing buildings are upgraded.

Improvements to the current vistas should be encouraged even when no major development is taking place.

Landscaping needs to be used as a major contributor in the reduction of problems caused by unattractive views, noise, and general disturbance.

This will provide a more pleasant landscape to travel through, as well as a better environment to work in.

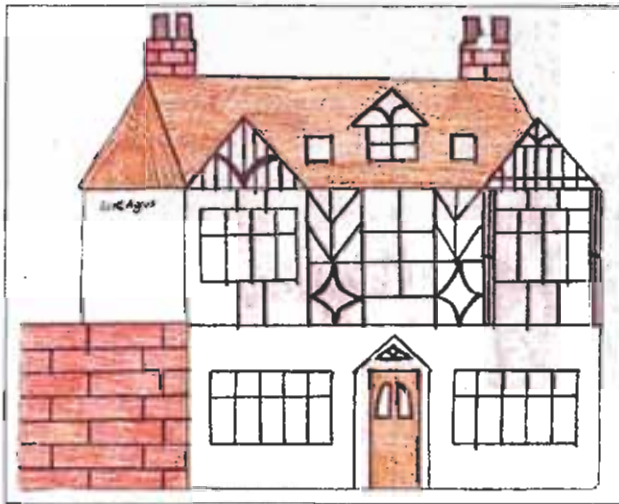


Kiloheat Enterprise Way

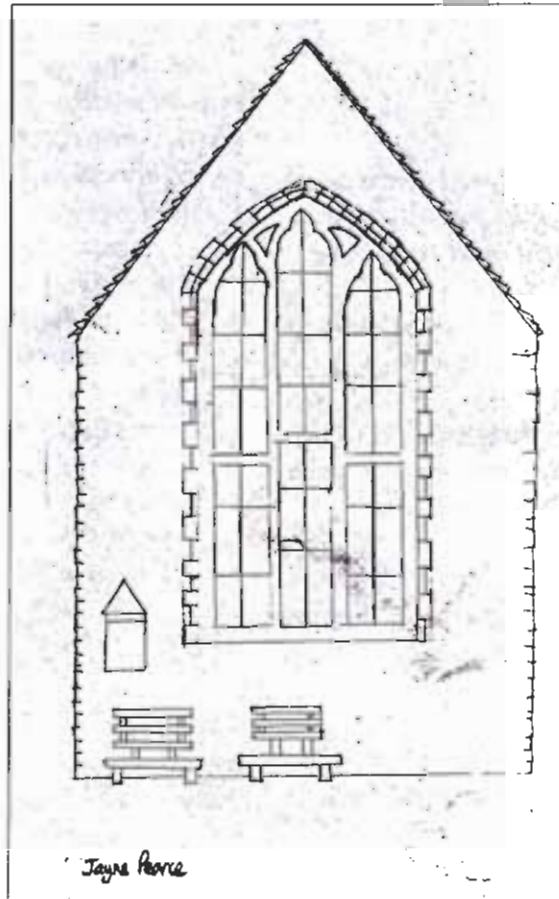


C.P.L. Fircroft Way

Youth Views



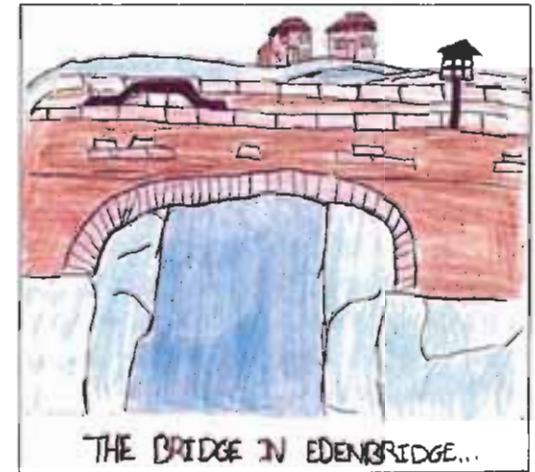
I saw these houses on the way home from school. I chose them because I thought they were interesting. The best part about them is that they have a good pattern also because they have character. I think that Abbey Field is the best because it is a residential home which is a good thing for the area.



This is Edenbridge library which can be found next to the church in Church Street. I like this building because it is historically interesting and I like to look at it inside and outside. I try to imagine what it was like when it was a school.

This page depicts views of pupils of Edenbridge Primary School Gold Class (Year 6) 1996/1997

The Class prepared a complete presentation for the Design Group, the items included are typical of the pupils views.



The bridge would be found in the southern part of Edenbridge near the little post office and the fire station. I like the bridge because it is very old and pleasant to look at. Many people use the bridge and it would be very sad if it was removed from the town.

DJ James Gasson. 5.

Recommendations

FUTURE BUILDING DEVELOPMENTS

INDIVIDUAL HOUSES

These are most likely to be infill plots. They should have regard to the scale and characteristics of neighbouring buildings, and be laid out to permit a reasonable level of tree and shrub planting to maintain the local landscape.

Points to be considered are:-

- Use of materials and detailing that complement the neighbouring properties (See Design Features & Developments Pages)
- Retain or replace existing walls and boundaries

Extensions and alterations should use materials and components that match existing construction. The aim should be to conform with existing proportions of window to wall area, and design of roof

LARGER DEVELOPMENTS

While relating to the existing stock of houses within the town, larger developments should use varied materials and styles so that the effect of uniformity is avoided. The aim should be that after a few years, it is not noticeable that the development was carried out as an 'estate'.

Points to be considered are:-

- Demonstrate an awareness of the locality in the use of materials, detailing, layout and form. (See details list on Developments Page)
- Preserve and protect existing worthwhile trees and where possible shrub (hedge) planting.
- Provide landscaping and open space within the development compatible with the surrounding area.
- Make provision for adequate off street parking, by providing space within each property which will not require vehicles to be left on the road, or disfigure open green spaces

ROADS AND TRAFFIC

The main road through Edenbridge is the B2026. It is becoming increasingly busy not only with through traffic seeking an alternative route to and from the South Coast but also with local private cars and commercial heavy goods vehicles serving the local community.

Outside the centre of town, much of the rural landscape is shaped by minor roads, byways and verges. All very desirable features.

Points to be considered are:-

- Action should be taken to lower the volume of traffic through the town and reduce the pollution caused by the congestion.
- Deter drivers from parking in positions which cause danger and inconvenience.
- The Local Highways Authority should ensure the preservation and maintenance of the character of the minor routes and verges.
- New road developments should incorporate layouts and materials suitable to the local environment providing they maintain a high level of safety.
- See also High Street page for detailed recommendations

FOOTPATHS AND BRIDLEWAYS

The Parish of Edenbridge has a substantial network of footpaths which allow easy access to the countryside surrounding the town.

Points to be considered are:-

- Footpaths and bridleways should be kept open and in good repair.
- Proposals to close any Public Rights of Way should be strongly resisted
- Proposals to divert Public Rights of Way should be considered on individual merits.

UTILITIES AND STREET FURNITURE

Many areas of the town and surrounding countryside are festooned with overhead cables.

The design and siting of street furniture by local authorities, public utility companies and other agents is often uncoordinated creating an untidy cluttered appearance.

Points to be considered are:

- *Action should be taken to place underground all existing (and future) overhead cables wherever they occur in the Parish.*
- *There should be consultation and agreement on the provision of a coherent design for street furniture by all above parties, consistent with the main examples already in use.*

TREES

There are already several references to trees in this statement.

Trees are an important element in their own right and contribute greatly to the environment.

Points to be noted are:

- *Visually significant trees including groups, and wooded areas on public property should be cared for. When such trees reach the end of their lives they should be replaced.*
- *Where visually significant trees are on private land owners should be encouraged to care for them appropriately.*
- *A record should be maintained by local authority of visual significant trees, groups of trees and woodland area.*

CONCLUSIONS

It is hoped that the Edenbridge Design Statement will play a major part in retaining the essential character of the Parish as we move into the 21st Century by providing guidance for everyone involved in the town and who are concerned with its future planning and development.

This document is about MANAGING change not PREVENTING it

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View of High Street looking south from Gordon Henry House



Revised 2000 Edition

Printed by, Promotion House (Edenbridge) Limited. Tel.: 01732-862461