

Adopted March 2021

# Supplementary Planning Document Edenbridge Character Area Assessment





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## Edenbridge Conservation Area

Area is indicated on map, the assessment can be found in separate Edenbridge Conservation Area Appraisal (2001), located on Sevenoaks District Council website.

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## 1. Introduction

Places evolve and adapt over time. Development is necessary to provide new homes, businesses, social infrastructure and public realm. It is required by national and local policy that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. This document helps determine what these characteristics are that contribute towards making Edenbridge distinctive. By understanding the existing characteristics, this document can be used as a tool to enhance and promote positive development, which is responsive and suited to the local character.

## 2. Purpose of the Supplementary Planning Document (SPD)

This Supplementary Planning Document (SPD) aims to:

- identify the locally distinctive features that contribute to the character within the Edenbridge which is lies outside of the Conservation Area (Edenbridge Conservation Area Appraisal is a separate document which can be accessed on Sevenoaks District Council website, published in 2012);
- support development that encourages rather than erodes character and local distinctiveness;
- provide guidance to enhance the character of the public realm as well as buildings;
- inform the development management process in support of national and local policies;
- raise awareness of the importance and value of local context and character.

As an adopted Supplementary Planning Document, the document will be a material consideration in the determination of development proposals.

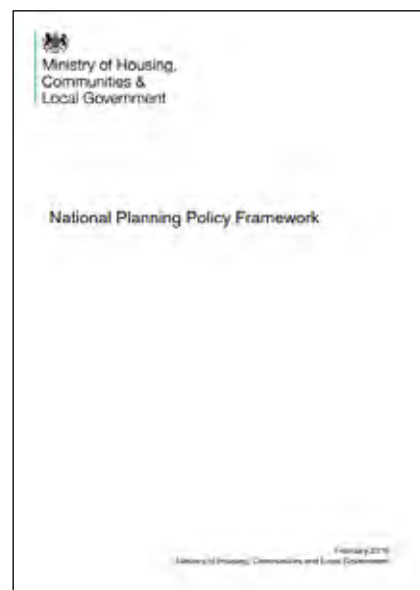
## 3. Policy Context

This document is consistent with national and local planning policy.

### National Planning Policies

The *National Planning Policy Framework (February 2019)* states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (para 9).

Developments should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (NPPF, para 127d). This SPD, is one tool to provide a framework for creating distinctive places, with a consistent and high quality standard of design. However,



level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified (NPPF, para 126).

## Local Planning Policies

One of the main aims of the *Core Strategy Development Plan (February 2011)* is to ensure that new development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas.

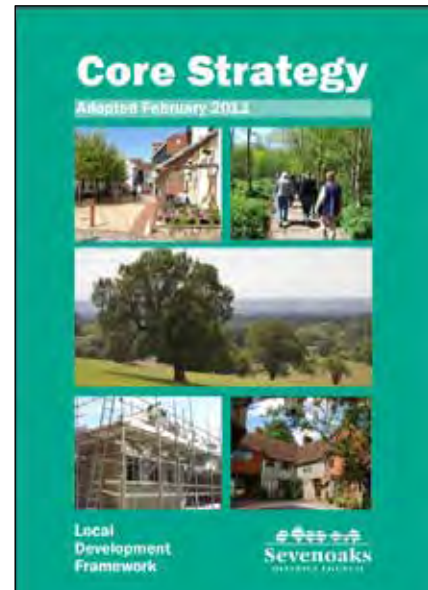
*Adopted Core Strategy Policy SP 1* states that:

‘All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments...In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.’

The emerging *Local Plan* sets out detailed guidance to ensure new development respects local distinctiveness. This is supported by policies requiring that all new developments must meet design criteria relating to principles including character and working with the site and its context.

## Supplementary Planning Document and other guidance

The *National Design Guide (October 2019)* illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The guide states that all local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity.



The *Kent Design Guide* was produced by the Kent Design Initiative in 2005/2006. It was adopted as an SPD by Sevenoaks District Council at the meeting of Full Council on 24 July 2007. The Kent Design Initiative aims to create a showcase of great buildings, memorable and attractive new places that reinforce Kent's distinctive character.



#### **4. Methodology**

The evaluation of the Edenbridge town area 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* (DETR, 2000). The following steps were taken:

- Initial appraisal undertaken across Edenbridge Town to identify and document specific characteristics. This involved a review of historic maps, photographs and written material
- Character areas were then defined by common characteristics such as time period and building type
- Street by street surveys were undertaken to identify locally distinctive contextual features and detractors, and these were documented through photographs and written descriptions
- The character areas were then sub-grouped into more specific types relating to time period, building type, and layout. These are illustrated on the Edenbridge map and are the headings used to describe each of the character areas throughout the draft SPD.
- All the information has been collated to give an overview of the locally distinctive contextual features (such as building heights, materials, street type and open spaces) and detractors (if any) of each of the character areas. Further information is given in each character area regarding historical development and characteristics, and shows examples of locally positive features such as views, boundary treatment and detailing. These contribute towards the design guidance provided for each area.

The surveys were led by an architect who was commissioned by the Edenbridge Neighbourhood Plan (ENP) Steering Group. Local Representative groups, Edenbridge Town Council and elected Members of the District Council assisted in each stage of this work.

#### **5. Community Involvement**

The SPD has been prepared in accordance with the District Council's adopted Statement of Community Involvement (SCI, 2020 – June COVID-19 Review). Following the



preparation of the draft SPD, the council undertook a six week formal consultation period between 12th August 2020 to 23rd September 2020. The representations made have been considered and amendments have been made to this document where required.

There has been close stakeholder involvement in preparing the draft SPD in order to develop a shared vision with the local community. A briefing session was held for members of the ENP team and the wider public, at the outset of the project in April 2015. A team of volunteers, the Neighbourhood Plan Steering Group, members of the Ward and Town Council undertook an initial appraisal. A series of facilitated walkabouts for the local community was publicised, and took place during June 2015. Street by street surveys were undertaken and each character area was defined. An assessment was written up for each area with images to accompany the description (as explained in the methodology section). Following completion of the draft document, further briefings were held in October 2015 for Edenbridge Town Councillors, and the ENP Steering Group and Task Group members. Each individual character area was then submitted to Sevenoaks District Council for review.

The working document was then reviewed, collated and updated in the summer of 2019 to incorporate mapping, include any further development that had occurred since the original survey and bring in more references related to the streets and public realm that contribute to the character of Edenbridge. The working document was circulated to Ward and Town Councillors and a meeting to discuss the updated document was held in September 2019. The draft document went out to public consultation in 12th August – 23rd September 2020. Feedback from the public consultation has been incorporated into the final version of this document.


## **6. How to Use the Document and Map**

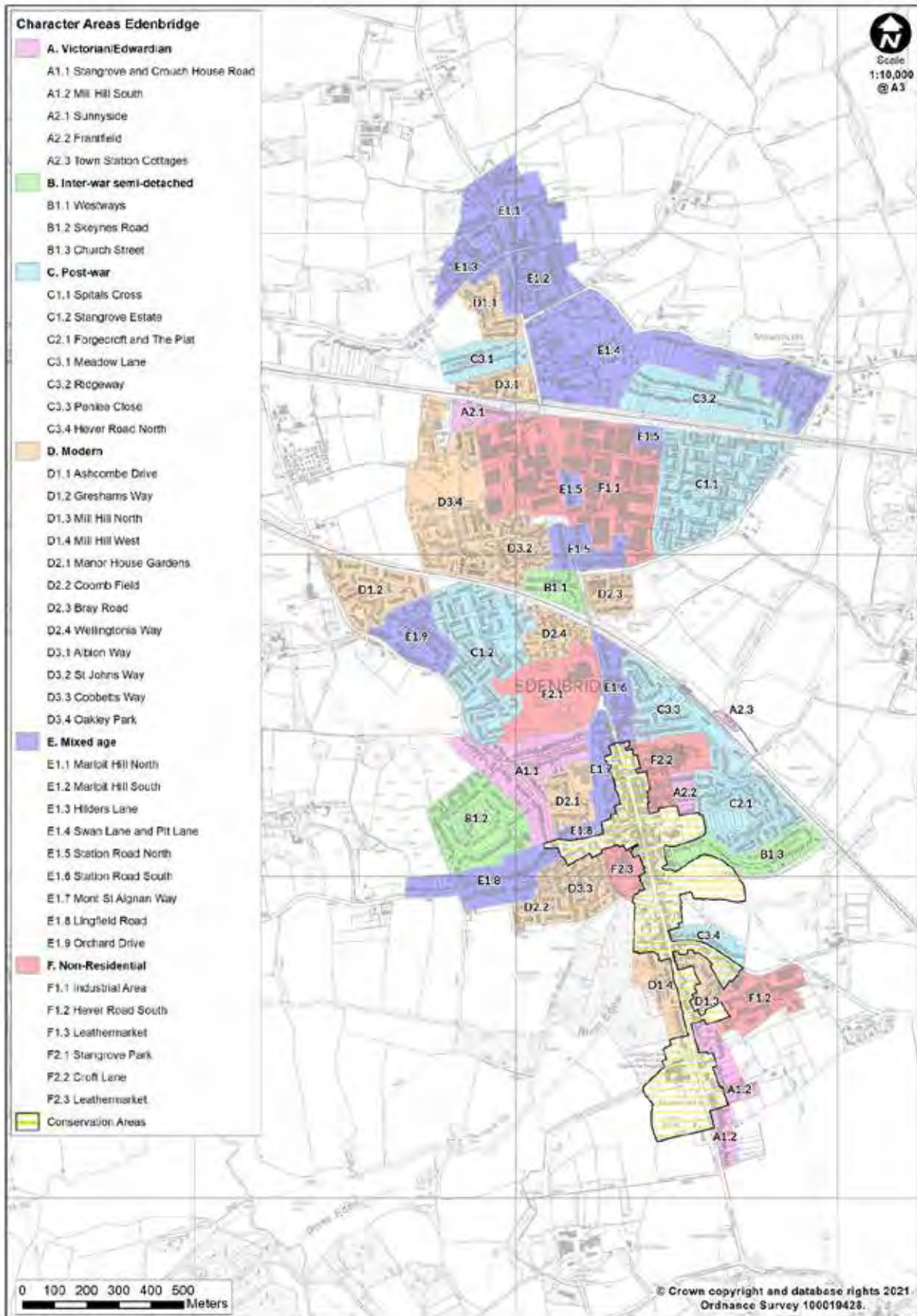
The next section gives an historical overview of the origins and development of Edenbridge. The document and key map divides the built up areas of Edenbridge, as they are in 2019, into six overarching character areas (Groups A-F). These are defined by both residential or non-residential use and time period. These six character areas are then sub-divided into groups based on types of buildings and public spaces i.e. detached or semi-detached and terraced (Groups A1 or A2). These give more detailed information on the characteristics of these areas. There is a total of 40 individual character areas in this Character Area Assessment.

### **How to Use the Map**

The map highlights each of the character areas in Edenbridge. If you are interested in the characteristics of a particular area and can locate it on the map. Please follow these instructions:

1. Find the place on the map, it will be located in a coloured area with a specific code on the map e.g., light blue, C1.1.
2. Then, look under the 'Character Area Edenbridge' key on the left hand side of the map, for this colour e.g., it is labelled C. Post-war. This gives you the overarching time period of the area you are looking for.

- 
3. Then, look under this heading for the specific code you were looking for and you will find the name of the area e.g. C1.1 Spitals Cross. This shows the sub group that this area fits under which is C1.
  4. Then using this code, refer to the Contents page of this document to find the page number and further information on this character area.



## How to Use the Document

Each individual character area is named and numbered on the map. If you are interested in the characteristics of a particular area, and know the name, these can be referenced using the headings on the Content page.

For each character area there is an assessment of locally distinctive features such as age, heights, types of building, main uses, boundary treatments, street type, open spaces and detractors (if relevant) as well as historical context and design guidance. Key characteristics are illustrated on a townscape map and photographs are also included to depict visually these characteristics.

In setting out the important features and overall character of identifiable areas of Edenbridge, 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. This is to support development that strengthens rather than erodes character and local distinctiveness. Design Guidance based on the identified locally distinctive features is included for each Character Area. This along with other relevant planning policy documents and guidance will form the basis for decision making on development proposals. It should be noted, however, that buildings and features that do not conform to local character may nonetheless have heritage significance and this will also be taken into account during decision making.

Whilst the principal characteristics for all areas 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. Further to this, some groupings of houses are not large enough to produce their own character area, the absence of this does not mean they are unimportant to the character of the local area and should be assessed on a case-by-case basis using relevant planning policy documents and guidance.

## 7. Historical Development of Edenbridge

The parish of Edenbridge is located in the south west corner of Sevenoaks District, on the border of Kent and Surrey. The western border of the parish is with the Surrey parishes of Dormansland and Limpsfield in Tandridge District. The northern boundary is with the parish of Westerham and Crockham Hill, and the eastern and southern boundary is with the parishes of Cowden and Hever. The population of the parish of Edenbridge at the 2011 Census was 8,907.

The earliest settlement in Edenbridge appears to have developed in Roman times around the place where the London to Lewes Roman Road crosses the river Eden, probably via a wooden bridge. The Roman Road route is still clearly visible and a defining feature of the town. It is known that a bridge existed in Saxon times, and thought that a village had probably developed by the 10th Century. The earliest parts of the Parish Church date back to the late 11th Century. Records show that in 1125, Eadhelm, an Abbot of Canterbury ordered a bridge to be built, and so the place became known as Eadhelmsbrugge which in time became Edenbridge, and the river became the Eden.

In 1225 Henry III granted a Charter for a weekly market, likely to have been located in the triangular space known as The Square in the centre of the town, and this suggests that the village was of a significant size by this time, with an agricultural hinterland based around keeping pigs and cattle in fields created though deforestation. The first stone bridge, with 6 arches, was built in the time of Henry VII.

In Tudor times, Edenbridge enjoyed a period of prosperity, and the historic centre of the town contains some fine old timber frame buildings from this time. The Weald produced 80% of the country's iron, and the town provided a market centre for this industry. The town's fortunes declined during the 17th and 18th centuries, with the collapse of the Wealden iron industry, and a falling out of favour with the rich City merchants. The next major phase of development in the town took place in the 19th Century in response to the arrival of two railways, providing connections between the town and London, Kent and Sussex. This affected both the economy and physical shape of the town, and houses built in late-Victorian and Edwardian times can be found throughout the town.



Development of the first 'social housing' in the town took place in the 1930s. The next major expansion took place after World War II in 1955 when the then London County Council was given planning permission for over 800 houses and associated infrastructure, including industrial estates (with employment for 1000 people), school facilities and private housing. It was at this time that Green Belt policies first came into effect following the 1947 Town and Country Planning Act, defining the boundary of the built area of the town. The idea of a 'Relief Road' to alleviate congestion in the High Street was first mooted. The 1970s saw the closure of the Tannery and subsequent construction of the Leathermarket retail development, Further housing development took place in the 1970-90s on brownfield sites in the town. In the 1990s the decision was taken to proceed with the phased construction of the 'Relief Road', linked to the development of a large supermarket to the rear of the Leathermarket, and a number of further housing developments in the town.

The early 2000s saw the completion of the Relief Road, associated improvements to the High Street, the construction of the Greshams Way, St Johns Way, the closure of Eden Valley School, and the development of residential facilities for people with disabilities just off Hever Road. The most recent developments include Eden Centre, the associated housing in Bray Road and Oakley Park. Some small infill sites continue to provide additional housing capacity.<sup>1</sup>



<sup>1</sup> Information accessed from 'An Introduction to Edenbridge' from the Draft Edenbridge Neighbourhood Plan (2017). Accessed from [Edenbridge Town Council website](https://www.edenbridge-tc.gov.uk/).

## 8. Character Areas

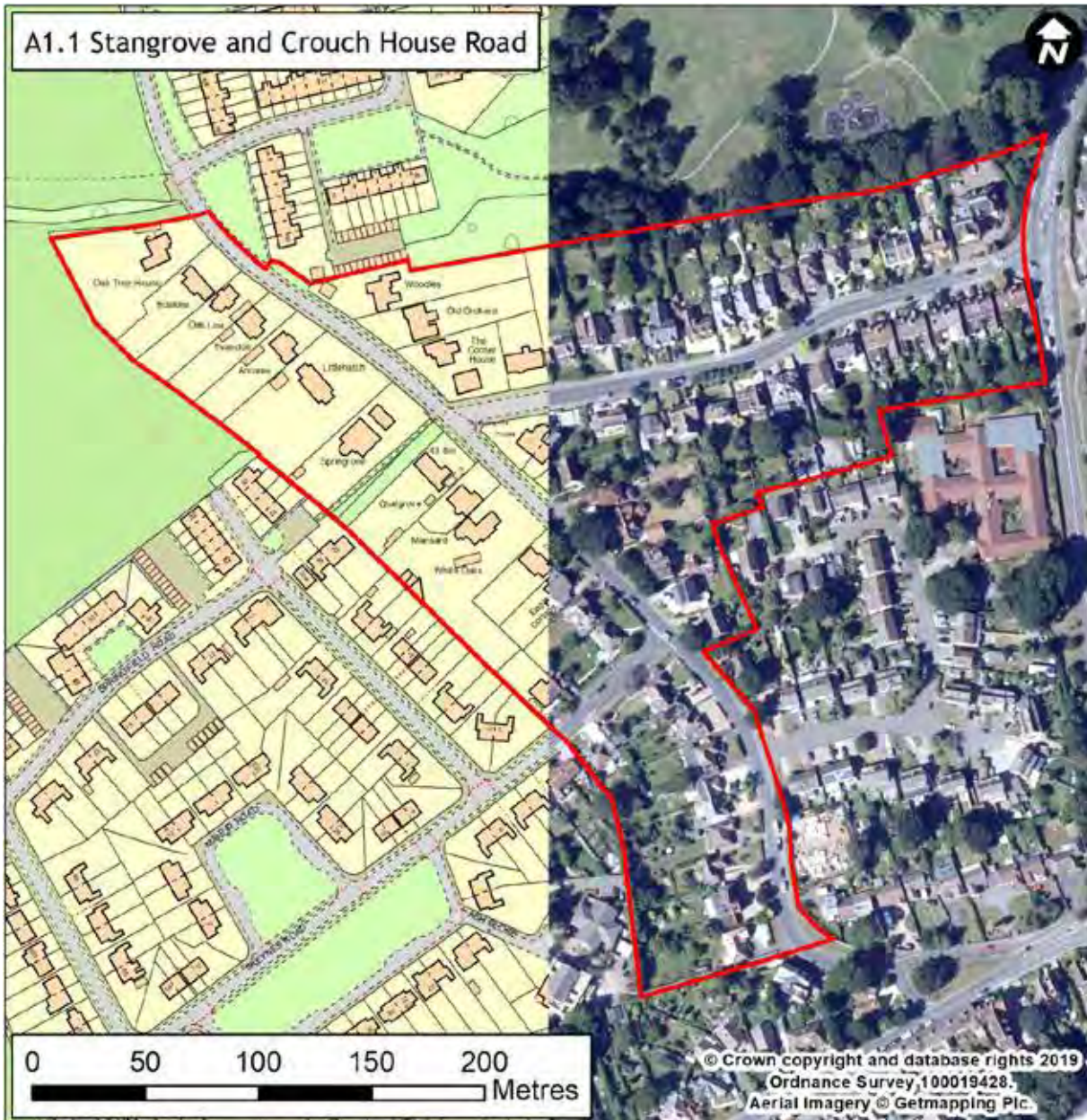
The next sections of the SPD divide the Edenbridge built up area into residential and non-residential character areas based on the methodology and community involvement set out in sections four and five.

### A. Victorian / Edwardian (1837 -1910)

Locally Distinctive Contextual Features	Description
Age of buildings	Predominantly ranging from 1837 – 1910 with some infill from 1920 -present day.
Historical context	Edenbridge expanded in the 19 <sup>th</sup> century with the building of two rail lines. First, the Redhill to Tonbridge line opened in 1842, then the London Brighton and South Coast Railway reached town in 1888.
Type of buildings	Mostly detached, some semi-detached
Main uses	Residential
Building heights	1, 2 and 3 storey
Prominent building materials	Brick (red and multi stock), tile hanging, black and white framing and render
Predominant boundary treatments	Hedges, brick walls and fences
Open space/ vegetation	Mature trees and hedges
Street type	Local distributor road with linear development continuing along streets
Variations	
A1. Detached	
A2. Semi- detached /terraced	

## A1. Victorian/Edwardian Detached

Villa style properties set in larger plots with gardens. Some semi-detached properties that present themselves as larger villas.

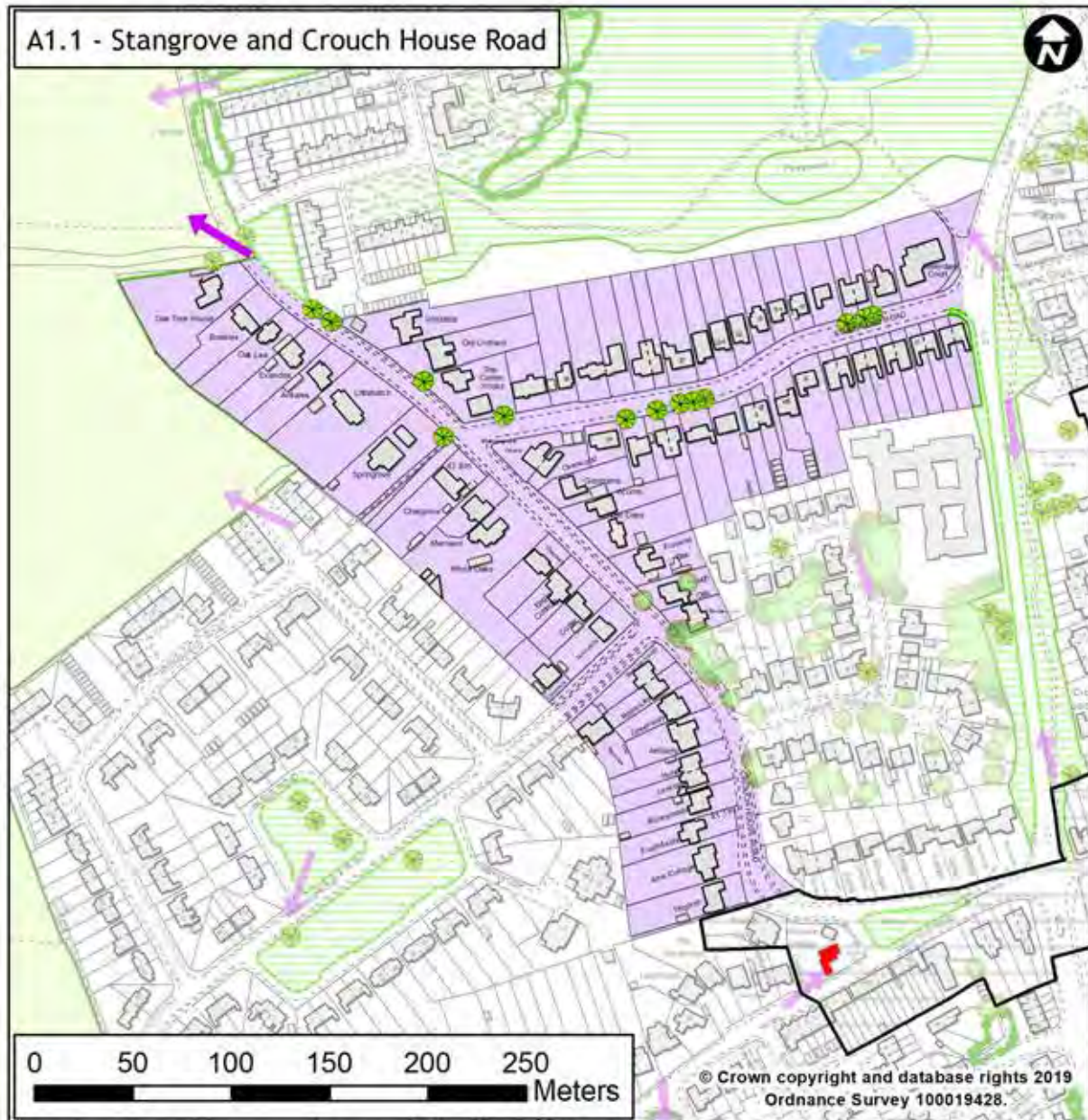


An example of a Victorian/Edwardian Detached Layout.



# A1.1 Stangrove and Crouch House Road

Comprising Crouch House Road from Oak Tree House southwards and Stangrove Road from Mont St Aignan Way southwards.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area was developed from the mid 1800s onwards with large semi-detached and detached houses, at the top end of Stangrove Road, and to the eastern side of what was then Crouch House Lane. Since that time more detached houses, and some bungalows, have been built, mainly between 1920s- 1950s, plus there has been a small amount of more recent infill. While there is a mixture of housing from different time periods the character of this area remains mostly from the Victorian/Edwardian period.

### A1.1 Stangrove and Crouch House Road

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 <sup>th</sup> century (Victorian) to current day
Type of buildings	Mostly detached, some semi-detached
Main uses	Residential
Building heights	1, 2 and 3 storey
Prominent building materials	Brick (red and multi stock), tile hanging, black and white framing and render
Predominant boundary treatments	Hedges, brick walls and fences with buildings set back from road
Open space/ vegetation	Mature trees which line the street on alternating sides along Stangrove Road with some hedges
Street type	Local distributor road (Crouch House Road) with a residential connected street (Stangrove Road)
Detractors	Crouch House Road is one of the main roads leading to Edenbridge. It carries volumes of traffic to and from the town centre, which can deter from the character of the streets outside the houses in this character area

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Stangrove Road and Crouch House Road Character Area:

The harmonious palette of red and multi-stock brick, white render and slated or clay tiled roofs should be respected.

Regular building lines should be respected. The existing pattern of set back buildings and sense of enclosure should be respected.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

Detailing should be of a high quality to retain visual interest along the streetscape.

Traditional doors and windows and detailing should be retained in existing buildings.

## Area Characteristics

The area was originally developed in 19<sup>th</sup> century, consisting of large brick built semi-detached and detached houses, with a variety of typical Victorian/Edwardian features of well-proportioned sash or casement windows, chimney stacks, slated or clay tiles roofs, some with decorative ridge tiles, and porches.

The row of five pairs of sturdy semi-detached houses at the top end of Stangrove Road, dating from the late 1890s, form a cohesive group, with a rhythmic roofscape created by the chimney stacks and gabled dormer windows. The houses feature contrasting red and multistock brickwork, and a shallow porch with decorative ironwork corner supports next to a square front bay.



Other houses in Stangrove Road from this era include individual detached houses, and pairs of semi-detached houses which feature a wide range of materials, including brick, black and white framing, tile hanging and render. The overall scale, form and plot width of these houses, however, created a framework into which the subsequent development was inserted, reflecting the diverse character of the late Victorian/Edwardian era.



The next major phase of development along Stangrove Road took place in the 1950-60s with mostly detached properties, again featuring a wide range of materials, but generally reflecting the local character, through the use of multi stock bricks, clay tile hanging and render.



The latest addition to Stangrove Road, a group of three large detached houses built in the 1990s, continue to reflect this character in terms of materials, scale and form, whilst adding their own contribution to the streetscene.



Crouch House Road had a small amount of development in the 19<sup>th</sup> century, comprising of five large individual houses: (l to r) Stangrove House/Overwood, The Oaks, Furnace Oak, Old Orchard and The Corner House. These houses all share the characteristic gabled roofs with prominent chimney stacks, and well-proportioned windows and doors, and utilise a wide range of materials.



Most of the houses date from 1920-1950s, those at the northern end being large detached two storey properties, set back behind mature hedges, whilst south of Springfield Road there are a number of bungalows.



## Views

There are few distant views within this area; the mature hedges and trees effectively frame the streetscene. From the northern end of Crouch House Road there are views west across the fields.



## Boundaries

The most prominent boundary treatment in this area is hedging, but there are also brick walls and some fencing. There is a more open character to Stangrove Road, and a key feature is the pollarded lime trees on either side.



Properties in Crouch House Road are generally set back, and the overall effect is that of a green corridor.



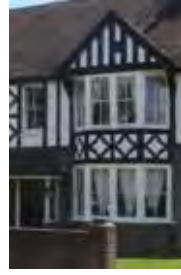
## Detailing

The houses from the late 19<sup>th</sup> century, and some of the later houses, have many decorative details, which contributes to the character of this area.

Chimney stacks, decorative ridge tiles and finials punctuate the roofline. Bargeboards and a range of wall finishes to gables all add to the diverse visual character of the area.



A range of shapes, heights and finishes to bays creates visual interest.

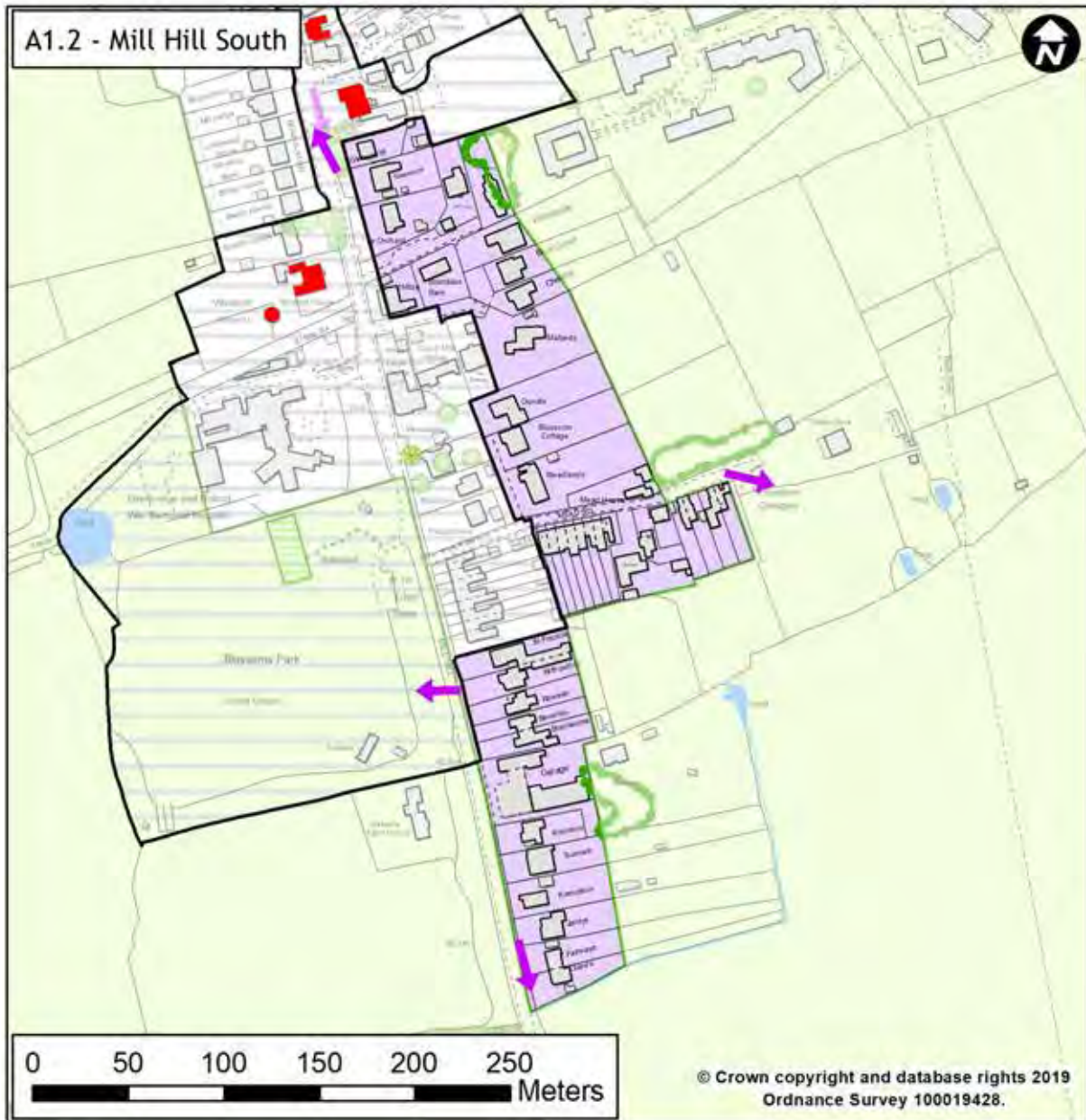


Retention of original doors and individual porch details.













## A1.2 Mill Hill South

Comprising the southern end of Mill Hill, plus Mead Road and unregistered road (locally named Daisy Lane).



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |




## Historical Context

This area is the 'gateway' to the town from the south, lying to the east of Mill Hill, part of a Roman Road, which originally ran from London to Lewes. It consists mostly of residential properties built along and behind Mill Hill, over a period from the 19th century through to the present day. It also includes the Petrol Station and a Car Repair workshop, originally developed in the 1920s. There are two roads off this part of Mill Hill; Mead Road which dates back to Victorian times, and 'Daisy Lane', developed in the 2000's. While there is a mixture of housing from different time periods the character of this area remains mostly from the Victorian/Edwardian period.

### A1.2 Mill Hill South

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 <sup>th</sup> century to current day
Type of buildings	Mostly detached, some semi-detached and some terraced
Main uses	Residential, plus Petrol Station and Car Repair workshop
Building heights	One and two storey
Prominent building materials	Red brick and render. Tiled or slated roofs
Predominant boundary treatments	Mix of hedges, brick walls and fences
Open space/ vegetation	Hedges and trees to most frontages. Houses on southern side of character area look out to cricket ground and Blossom Park which has a skate park, and benches within it
Street type	Mead Road is a narrow residential cul-de-sac. Locally named 'Daisy Lane' is given to the unregistered gravel street. Mill Hill is a historical Roman Road, now a B-road leading into the centre of Edenbridge
Detractors	Mill Hill is a straight B-road, and being the only route south from the town carries a lot of traffic.  Mead Road is narrow with a lane character, however dominant on-street car parking detract from its character.

Locally Distinctive Contextual Features	Description
	<p>The scale of the canopy to the Petrol Station is dominant and out of keeping with the adjacent bungalows.</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Mill Hill South Character Area:

Any development along Mill Hill should acknowledge the location of this character as the gateway into Edenbridge (from the south) and address the relationship from the open character of the countryside to the town centre

Traditional brick walls/hedged boundaries with buildings set back along Mill Hill, together with mature trees which contribute to the character of the area, should be retained or reinstated where appropriate

The harmonious palette of painted render on the late 19<sup>th</sup> century terraces and red brick throughout the character area should be respected

The setting of the adjacent Conservation Area should be preserved or enhanced

## Area Characteristics

The area lies to the east of Mill Hill, a wide straight road running north-south dating from Roman times, which forms the transition from open countryside towards the town centre from the south. The 'ribbon development' of detached and semi-detached houses on the east side of Mill Hill, dating from 19<sup>th</sup> century onward, is mostly well set back behind walls, hedges or fences. The area adjoins the Conservation Area, which includes the open green spaces of Blossoms Park, and the Hospital. Gabriels Lodge, an Arts and Craft house is well screened from the street, however glimpses of the half hipped gabled roof can be viewed from Blossoms Park.



Mead Road has two terraces of modest late 19<sup>th</sup> century brick cottages, some of which have since been rendered, set close to the road. Between the two terraces is some more recent infill and renovations from the 1980s and 1990s which is set back and not in keeping with the scale and form of the cottages. Opposite the cottages is Mead House, a detached Victorian house.



Running north off Mead Road, opposite a garage block, is short informal cul de sac serving three detached houses. These houses face a much older brick boundary wall, creating a good sense of enclosure.



A short unregistered cul-de-sac (known locally as “Daisy Lane”) has large detached houses, is well set back and screened behind hedges and trees. The lane provides access to the much older Coach Mill House, which lies within the Conservation Area.



## Views

Mill Hill affords views south towards the open countryside beyond the built envelope of the town, and northwards over the town towards the North Downs. At the eastern end of Mead Road there are views across the fields towards Stick Hill. There are distant views west across Blossoms Park, which lies within the Conservation Area, towards open countryside.



## Boundaries

The boundaries, rather than the properties themselves, are the main visible feature along Mill Hill and are a mix of brick walls, hedges and trees, and fences- the overall effect is of a green corridor and backdrop to the road.



## A2. Victorian/Edwardian Semi-detached /Terraced

Streets are narrow and lined with semi-detached properties or terraces. Front doors of individual houses lead straight onto street with minimal boundary treatment. Detailing of houses is more simplistic than the detached houses of their time.

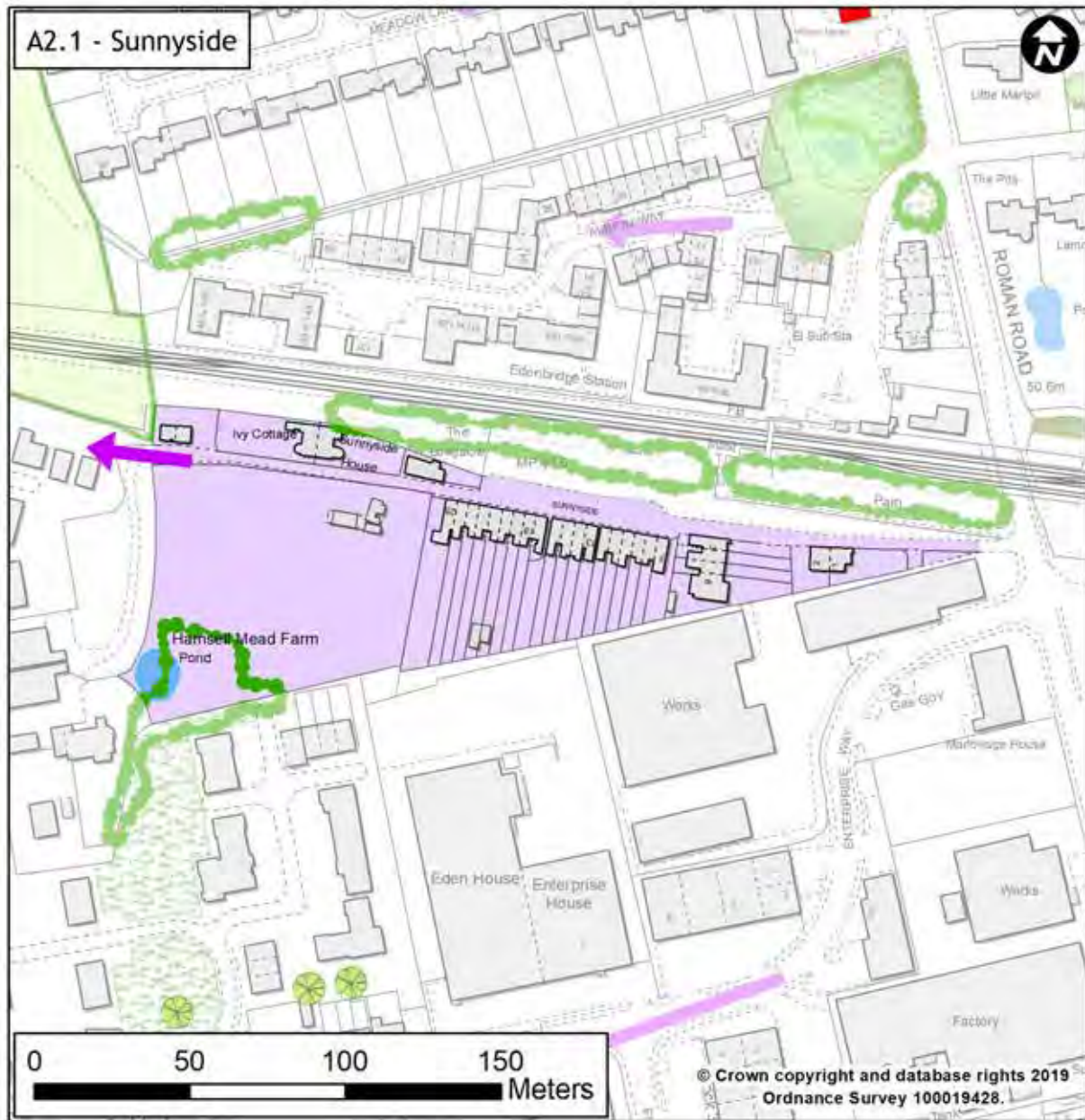


An example of a Victorian/Edwardian Semi-detached Terraced Layout.


Note: this map is representative to show layout, therefore it may not show recent developments.

## A2.1 Sunnyside

Comprising Sunnyside.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

Note: maps are correct as of 2019. Proposed development to the neighbouring site to the south west has been indicatively shown.

## Historical Context

The area consists of mostly 19<sup>th</sup> century terraced properties set along a narrow lane, which runs parallel to the railway line. There is a steep embankment with trees and bushes between the railway line and the lane.

### A2.1 Sunnyside

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 <sup>th</sup> century (Victorian)
Type of buildings	Terraced, semi-detached and detached
Main uses	Residential
Building heights	2 storey
Prominent building materials	Brick, render, tile hanging
Predominant boundary treatments	Fences, hedge and open frontage
Open space/ vegetation	Mature trees and hedges
Street type	Residential lane – unadopted, unmade road
Detractor	On street parking dominates the narrow lane. The railway line to the north of the site is a restrictive boundary that adds some noise pollution (however it is screened by a green bank)

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Sunnyside Character Area:

Regular building lines should be respected. The ‘set back’ of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of window and door openings, and chimneys, should be retained.

The existing palette of brick, render and tile hanging should be respected.



## Design Guidance

The hedged boundaries, together with mature trees which contribute to the character of the area, should be retained.

## Area Characteristics

The area consists of a single lane, which originally provided access to Hamsell Mead Farm, and runs alongside the railway line. Running east to west on the south side of the lane, there are a pair of semi-detached cottages, a short terrace of four houses perpendicular to the lane, and a long terrace of 19 properties. All of which are simple brick Victorian cottages dating from the late 1800s.



Beyond the long terrace, the lane develops a more rural feel with a single property sitting in a very large plot on the southern side, and pair of semi-detached properties on the northern side. The lane ends at a field gate with views out across farmland to the west.



## Views

The longer views in this area are those at the western end of the lane. Character area D3.4 – Oakley Park was under construction at the time of review so a full assessment on the impact on this key views was unable to be made.

## Boundaries

The terraced properties at the eastern end of Sunnyside open straight onto the lane, and those at the western end are set behind hedges and fences.












## A2.2 Frant Field

Comprising Frant Field.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of three rows of semi-detached Victorian houses, originally built for the Tannery workers in 1889, this area has had little change since.

### A2.2 Frant Field

Locally Distinctive Contextual Features	Description
Age of buildings	Built in 1889 (Victorian)
Type of buildings	All semi-detached
Main uses	Residential
Building heights	2 storey
Prominent building materials	Multi-stock brick with red feature courses, and mostly tiled roofs
Predominant boundary treatments	Mix of hedges and brick walls
Open space/ vegetation	Hedges and trees
Street type	Residential lane, the most northerly row sits along a minor access route, the middle row is on a gravel lane and southern lane is accessed along a pedestrian pathway (also a privately owned driveway)
Detractors	No significant detractors, this area exhibits a strong sense of character.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Frant Field Character Area:

The consistent palette of multistock and red brick should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

## Design Guidance

Traditional brick walls/ hedged boundaries which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced.

## Area Characteristics

The area consists of three rows of late 19<sup>th</sup> century semi-detached houses, all built to a similar design, with simple gabled roofs, central squat chimney stacks, symmetrical and well-proportioned windows and doors set in multistock brickwork, with red brick quoining, string courses and head and sill features. The two northernmost terraces have a back-to-back layout, with long rear gardens and shallow fronts. The southern terrace is accessed via long front gardens, with shallow back yards and high brick walls backing onto the Churchyard. The gravelled frontage to the central terrace creates an informal, pedestrian friendly approach to these properties.



## Views

There are views across the Market Yard towards the Church from the western edge of the area, and the southernmost terrace looks out over the Churchyard.



## Boundaries

The frontages are either open or with low hedges. There are brick walls on the boundary with the Churchyard, and some fencing to flank boundaries.



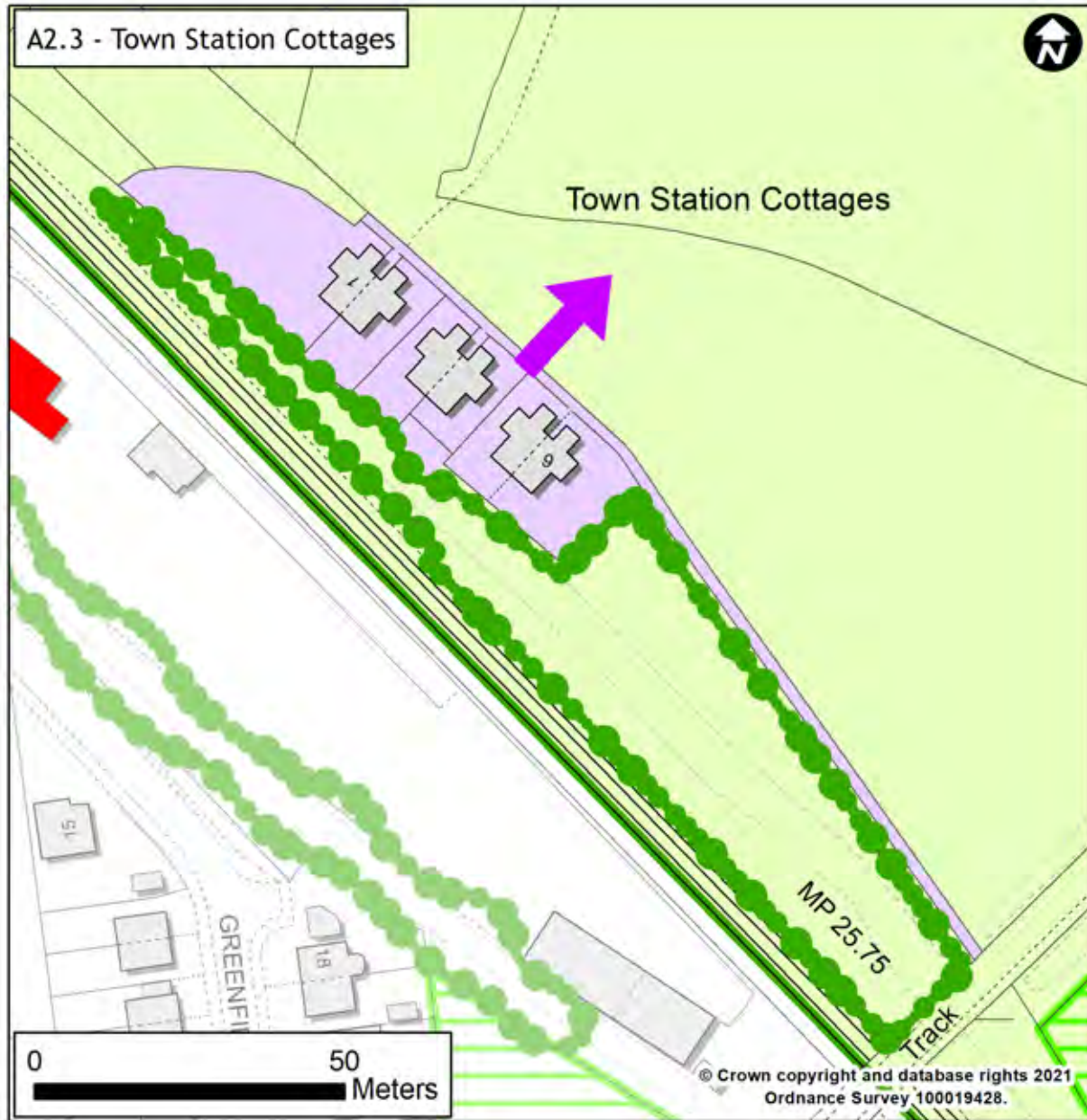
## Detailing

The consistent detailing to the brickwork, and repeated form and scale of the late 19<sup>th</sup> century housing, creates a distinctive character to this area. The details include a projecting curved head above a shallow gauged arch over the windows and cant brick sill below. A red brick dentil course runs round at first floor window sill level.














## A2.3 Town Station Cottages

Comprising Town Station Cottages.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of three pairs of semi-detached cottages that lie parallel to the railway line. The cottages were built in the late 1800's to house the railway workers. They form part of the of the railway grouping associated with the Edenbridge Town Station and the Grade II Listed Former Goods Shed located on the opposite banks of the railway tracks.

### A2.3 Town Station Cottages

Locally Distinctive Contextual Features	Description
Age of buildings	Late 1800s (Victorian)
Type of buildings	Three pairs of semi-detached properties
Main uses	Residential
Building heights	2 storey
Prominent building materials	White render with tiled roofs
Predominant boundary treatments	Brick, closeboard fencing and hedges
Open space/ vegetation	Hedges and trees
Street type	Accessed by a pedestrian path that runs to the south east connected to a track
Detractors	No significant detractors, this area exhibits a strong sense of character.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Town Station Cottages Character Area:

The set back of the existing buildings and sense of enclosure should be respected.

The rhythm of the roof form and chimneys should be respected.

The relationship of this character area and the railway grouping associated with the Edenbridge Town Station and the Grade II Listed Former Goods Shed should be considered.

Connectivity to and from this character area to the rest of the town should be enhanced.



## Area Characteristics

The three pairs of semi-detached, two storey cottages lie parallel to the railway line. The cottages were built for railway workers in the late 19th century and had a pedestrian link to the railway station to the north-west. The cottages are now accessed from Forge Croft by a pedestrian path that runs along the rear of the houses. The frontage of the buildings have white rendered projected, M-gables that face out to the railway line, with pitched tiled roofs to the rear. The buildings are simple in form and create a rhythm in the roofscape through the use of gables and chimneys, creating a distinctive character.



## Views

Glimpses of the roofscape can be viewed from the western side of the railway tracks when looking towards the character area. The main views from the cottages are those looking beyond the path towards the open fields, hedges and trees to the east.



## Boundaries

The path is enclosed by hedges along one side and fencing to the open fields which bring you to the rear of the buildings which have enclosed boundary treatments such as the side of the brick outbuildings and closeboard fencing.



## Details

The houses are simple in form and have some detailing such as roundels on the frontage and a stringcourse, marking the differentiation between ground and first floor.



## B. Inter-war Character Area (1919 – 1939)

Locally Distinctive Contextual Features	Description
Age of buildings	1920 and 1930s (with some post-war infill)
Historical Context	Semi-detached properties, on a similar plot size, behind an enclosed front garden was typical of the time period. Housing design features include hipped roofs, chimneys and decorative features (i.e. hung tiles, brick detailing and terracotta diamond motifs)
Type of buildings	Mostly semi-detached with some terraces
Main uses	Residential
Building heights	Predominantly 2 storeys
Prominent building materials	Red brick, white render, brick and tile hanging and clay roof tiles
Predominant boundary treatments	Trees, hedges, brick walls and fences
Open space/ vegetation	Grassed open spaces with some mature trees and grass verges
Street type	Residential streets, mostly cul-de-sacs.
Variations	
No variations of style across this character area	

## B1. Inter-war Semi-detached

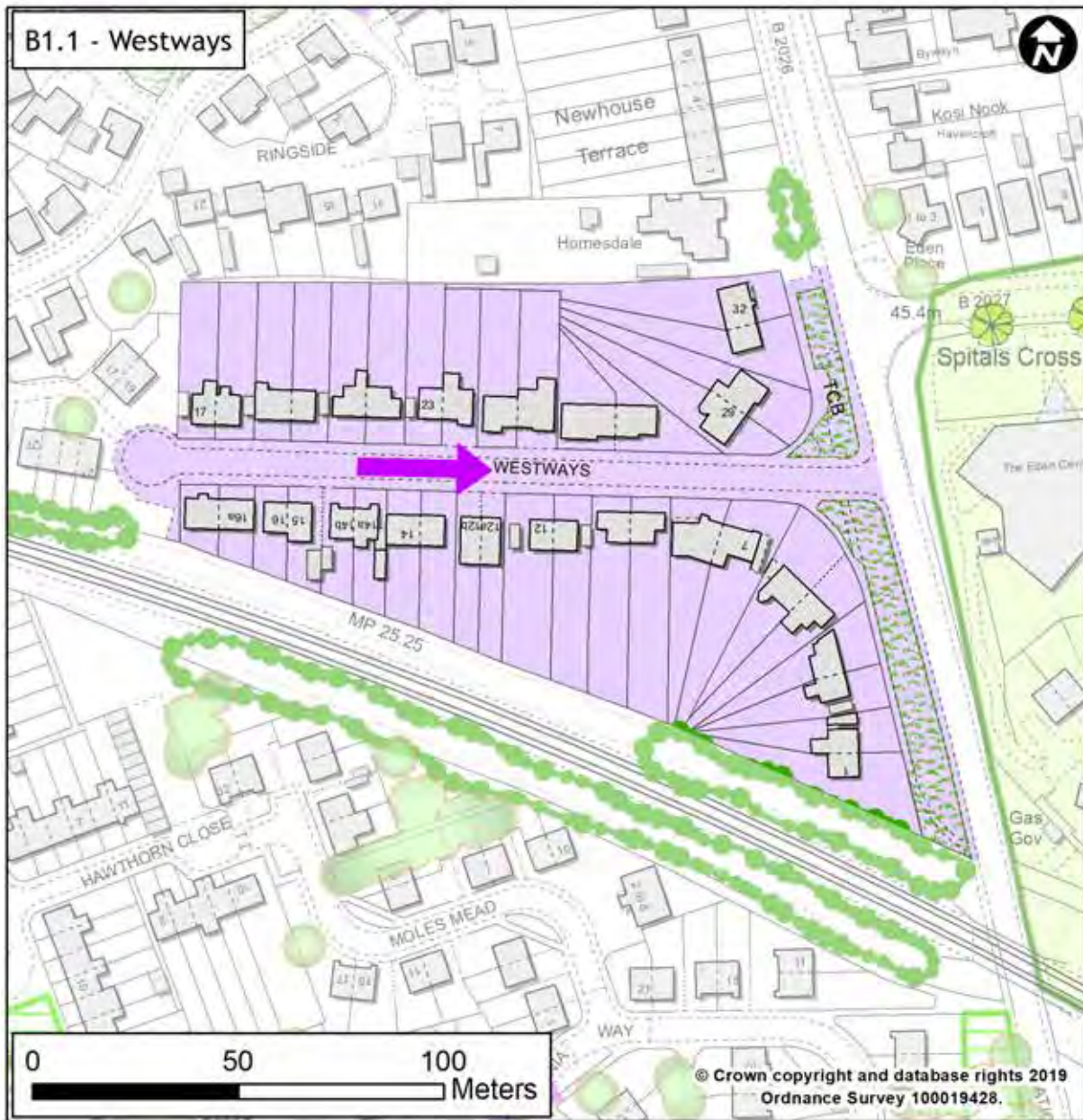
Semi-detached properties set in a similar plot size with rear gardens. Most properties face onto the road and are set back with boundary treatments from the public realm. Some character areas include small grassed areas of public realm.














An Example of an Inter-war Semi-detached Layout.

# B1.1 Westways

Comprising Westways.




## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area, a wedge shaped piece of land just to the north of the Uckfield railway line, was developed in the 1920-30s with pairs of semi-detached houses.

### B1.1 Westways

Locally Distinctive Contextual Features	Description
Age of buildings	1920-30s plus 1960s infill
Type of buildings	Semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Brick and render
Predominant boundary treatments	Mix of hedges, low brick walls and fences
Open space/ vegetation	Grassed verge along Main Road
Street type	Cul-de-sac with pedestrian access to neighbouring character area
Detractor	Pavement parking and overhead cables detract from the public realm. 

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Westways Character Area:

The harmonious palette of brick and render, with pantile style roof tiles should be respected.

## Design Guidance

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of repeated hipped roofs, window and door openings, and chimneys, should be retained.

Traditional brick walls and hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The area was developed in the 1920-30s along a straight cul-de-sac with hipped roof, two storey semi-detached houses set in regular plot widths with long gardens, apart from three double plots left vacant which were subsequently infilled in the late 1960s. The layout of the houses curves around the corner from the Main Road into Westways. The far end of the cul-de-sac now provides pedestrian and emergency access through into the more recent St Johns Way development.

The regular hipped roof lines, squat central chimney stacks, consistent window and door arrangements and limited palette of materials, brick and render, all create a cohesive suburban character to the area, typical of that era.



## Views

The view looking east along Westways is framed by trees and the landmark building of the glazed bay of the Eden Centre.



## Boundaries

The frontages are mostly low brick walls and hedges.



## Detailing

Details common to the houses developed in the 1920-30s, which contribute to the distinctive character of Westways, include the brick quoin feature, the half round arches over a recessed porch and brick on edge lintels over the windows, the hipped roofs with pantile style tiles and central squat chimney stacks, and the cottage style fenestration.





## B1.2 Skeynes Road

Comprising Skeynes Road, Springfield Road and Ash Close.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area consists of residential properties developed in two main phases: public housing centred around a large green space on Skeynes Road, and south of Springfield Road was developed between the 1930-50s, and further public housing north of Springfield Road which was built in the 1970s. There has been further minor infill since then, including some Assisted Living accommodation in Ash Close. While there is a mixture of housing from different time periods the character of this area remains mostly from the interwar period.

### B1.2 Skeynes Road

Locally Distinctive Contextual Features	Description
Age of buildings	1930s, 1970s and 2000s
Type of buildings	Terraces, maisonettes and semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Red brick, tile hanging
Predominant boundary treatments	Hedges, picket fences or open
Open space/ vegetation	Green spaces, mature trees and vegetation with benches and bins located within the green areas
Street type	Residential streets set around greens
Detractors	There are numerous blank flank walls which reduces the quality of public realm level, through lack of active frontages, with little natural surveillance, especially when overlooking the street and the park

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Skeynes Road Character Area:

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

## Design Guidance

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The open green space should be retained to maintain the character of the inter-war housing area.

## Area Characteristics

The Skeynes Road estate was originally laid out in the 1930s, centred around a large green space with some now mature trees. The red brick two storey houses are well spaced with large gardens, mostly comprising pairs of simple gabled semis, with squat central chimneys and cottage style windows and doors



Further houses were built in the 1970s, mostly in short terraces, tile hung at first floor, with separate garage courts, that sit perpendicular to the road.



There has been further minor infill since including a bungalow development in Ash Close providing Assisted Living accommodation, which is set back from the frontage facing layout of the main development. There is a pedestrian path that links to Crouch House Road.



## Views

There are views across the adjacent fields at the far northern corner of the area. The main views are across the green space which has mature trees in the centre of the development. Street furniture (lighting, bin and bench) encourages use of the green space and creates an opportunity to take in the views across the green.



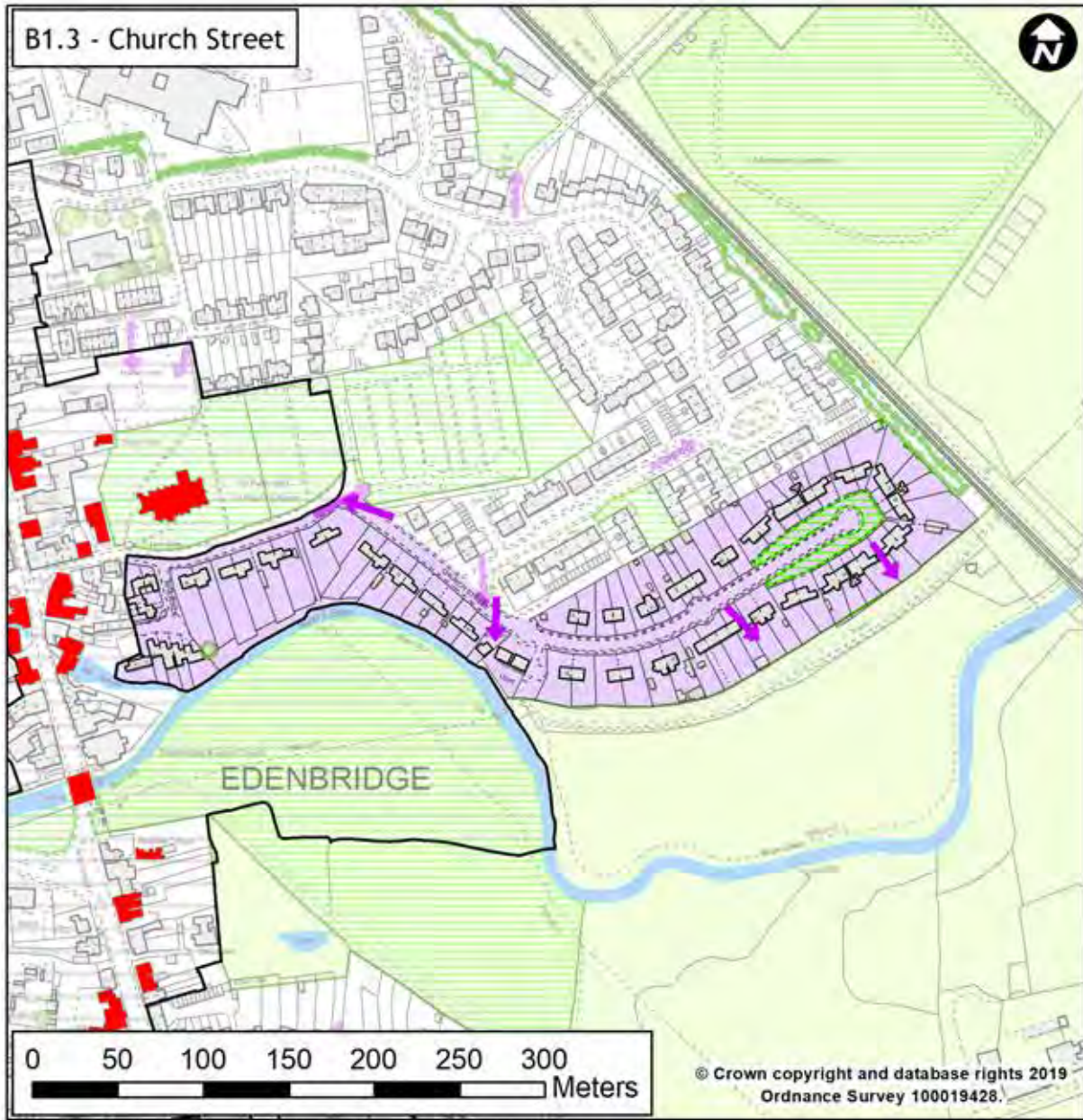
## Boundaries

Boundaries are mostly hedges, low picket fencing, walls or open frontages, and there are grassed verges. Flank wall boundaries have higher close boarded fencing.



# B1.3 Church Street

Comprising Church Street and Riverside.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area consists of residential properties, developed in several phases from 1920s-1940s, with minor subsequent infilling, on land located between the Church and the River Eden.

### B1.3 Church Street

Locally Distinctive Contextual Features	Description
Age of buildings	1920s-1980s
Type of buildings	Semi-detached and terraces
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Render, brick and tile hanging, clay roof tiles
Predominant boundary treatments	Hedges and picket fencing
Open space/ vegetation	Views over river and fields between houses
Street Type	Residential, cul-de-sac, with footways
Detractors	Grassed areas in front of houses is now used for car parking which impacts adversely on the character of the area

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Church Street Character Area:

The harmonious palette of red/multi brick and colour washed render, and clay roof tiles should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

## Design Guidance

The views of the fields and river, and of the Church and its associated areas, should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated but only where they would not impact on the boundaries of another property.

The setting of the adjacent Conservation Area should be preserved or enhanced.

The setting of the nearby Listed Buildings, in particular the Church, should be preserved.

## Area Characteristics

The earliest development in this area (nos. 18-48) took place close to the Church and comprised well spaced pairs of semi-detached cottages in the 'Garden City' style, either rendered or brick, with gardens which ran down towards the river. They featured pairs of gables at the front, and hipped roof details elsewhere, well proportioned cottage style casement windows and the diamond terracotta motifs. These original features, and the rhythm created by the roofscape contribute to the distinctive character of this area.



The far end of Church Street was developed in the 1950s with white rendered terraces and semi-detached houses. Further infill, in the form of a house and some flats, has taken place more recently on the corner between numbers 48 and 50.



The next phase of development (no.s 31-53, and 50-68) took place in the 1930s, with pairs or terraces of brick built, hipped roof cottages, again widely spaced, and set out on the gentle curve following the river.





At the western end of Church Street is Riverside, a small development of flat roofed houses and bungalows, dating from the 1960s. While they are not in keeping with the adjacent Conservation Area, or the cottage style properties in Church Street, they are representative of their style for the time i.e. flat roof, horizontal window format at the front, generous window to solid ratio.



## Views

There are views southwards across the river and the fields beyond through the gaps between the houses at various points. There are also views across towards the Church, Churchyard and Cemetery, especially at the western end of Church Street. A key view from the church looking west from this character area creates an important link to the high street.



## Boundaries

Frontages in older parts of this area are mainly hedges and picket fencing, which make an important contribution to the character of the area. At the eastern end of Church Street the frontages are generally open, and grassed frontages are now used for car parking.



## Detailing

The earlier phases of development in Church Street includes details which contribute to the distinctive character of this area i.e. the terracotta diamond motif, the proportion and fenestration of the cottage-style windows, the brick header details above the windows, the chimneys and the porch brackets. The boundary walls and brick gateposts to the Churchyard and Cemetery on Church Street are important townscape features in this area. The Church is a landmark building and can be seen from certain points throughout this character area.



## C. Post-war Character Area (1946 – 1970)

Locally Distinctive Contextual Features	Description
Age of buildings	Ranging from 1950s-1970s (with some recent infill)
Historical Context	Following the second world war, major growth came in the 1950s and 60s with private and public housing developments, including two London County Council estates at Stangrove Park and Spitals Cross – both hailed for the town-in-country design quality of the homes.
Type of buildings	Flats, terraced, semi-detached and detached houses
Main uses	Residential with some community facilities in the estates
Building heights	Predominantly 2 storeys houses with some 1 storey houses. Block of flats from 3 to 5 storeys.
Prominent building materials	Red brick, weatherboarding, tile hanging, render
Predominant boundary treatments	Trees, hedges, brick walls and fences
Open space/ vegetation	Open 'squares', mature trees, hedges
Street type	Residential streets, mostly cul-de-sacs. The estates have a segregated pedestrian network throughout the area
Variations	
C1. London County Council estates	
C2. Mix of housing types with green	
C3. Detached and semi-detached	

## C1. Post-war London County Council Estates

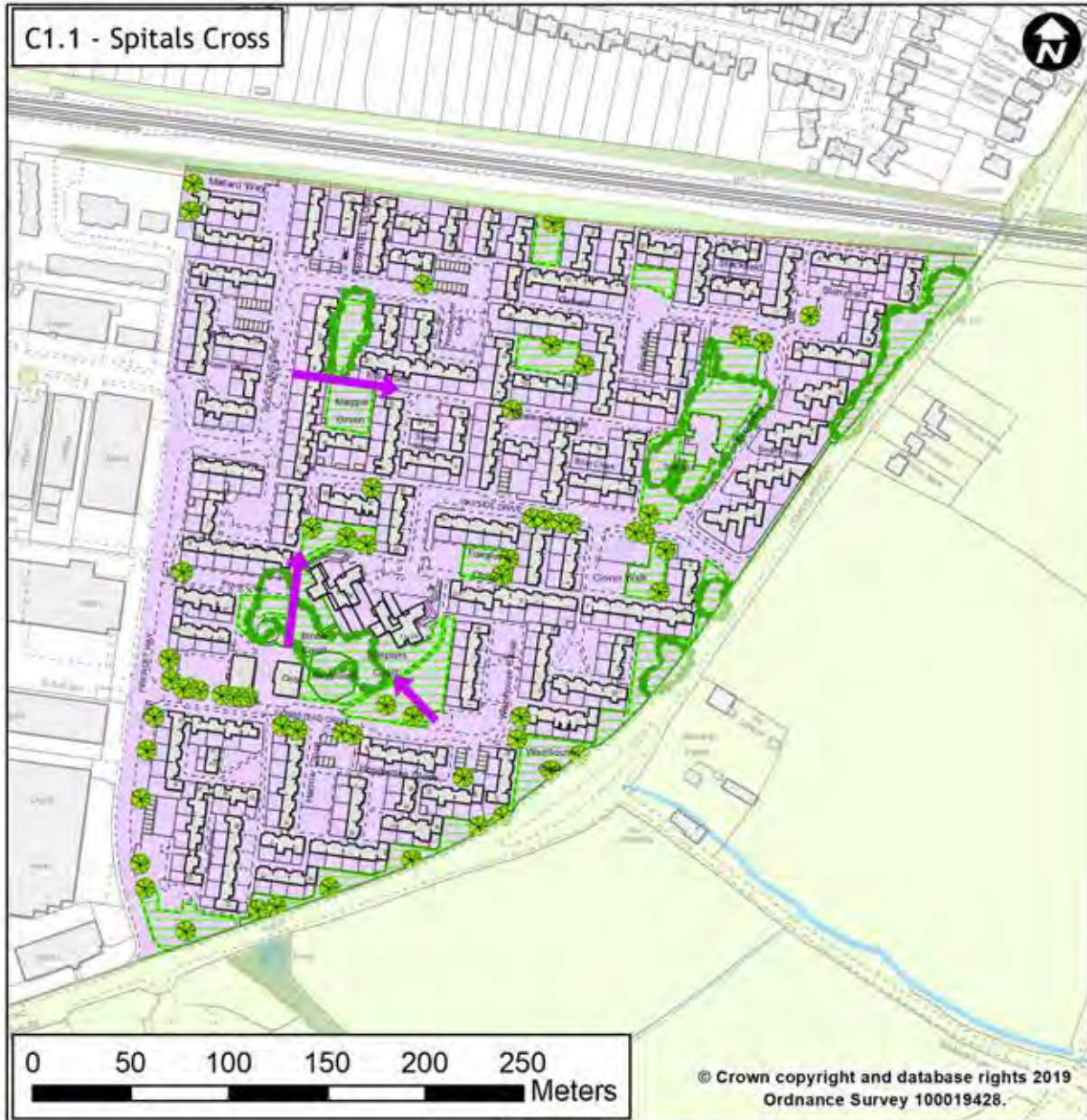
Predominantly terraced houses set perpendicular to each other with segregated pedestrian routes from vehicular routes with incorporated public realm. Housing does not face the street. Landscaping and green spaces are distributed throughout the area with access to seating, community facilities including shop(s) and play areas. Both areas were designed to foster a sense of community with the community facilities in the centre of the scheme and walkable routes that were separate from cars so they were safe to use. Both estates have block of flats with higher densities and a distinct architectural style that was unique to the area.



An Example of a Post-war London County Council Estate Layout.

# C1.1 Spitals Cross

Comprising the vehicular routes of Farmstead Drive, Wayside Drive, Woodland Drive and Field Drive, plus numerous pedestrian routes.




## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The Spitals Cross development formed the second phase of the London County Council (LCC) ‘overspill’ programme in Edenbridge in the 1960s, following on after the Stangrove Estate.

### C1.1 Spitals Cross

Locally Distinctive Contextual Features	Description
Age of buildings	1960s
Type of buildings	Terraces, and flats
Main uses	Residential shop and community facilities
Building heights	2 storey houses and 5 storey flats
Prominent building materials	Multi stock brick, weatherboarding
Predominant boundary treatments	Brick walls and hedges
Open space/ vegetation	Green ‘squares’ and mature trees. Children’s play area, fenced sports court and community amenity square with seating and mature trees
Street Layout	Residential, gently curving cul-de-sacs that segregates the pedestrian network from vehicular traffic (influenced by Radburn principles)
Detractors	<p>Walled backs of ground floor gardens face the public realm and creates poor natural surveillance as well as inactive frontage. Although highly permeable, the area is not very legible making it confusing to navigate and can feel unsafe with a lack of overlooking. Garages can dominate the public realm and increase the amount of hardstanding. There is car parking and wheel marking across the green spaces.</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Spitals Cross Character Area:

The palette of multistock brick and stained weatherboarding should be respected.

Regular building lines should be respected. The monopitch roof and distinct roof lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional brick walls and hedged boundaries, together with mature trees and open spaces which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The area has a very consistent character formed by a limited palette of both multi stock brick and stained weatherboarding. The building, roof forms and layouts are simple i.e. relatively shallow monopitch roofs, short two storey terraces at right angles to each other, horizontal bands of windows, and high brick walls enclosing both the private gardens and the communal green spaces, through which a network of pedestrian pathways run.



The five storey blocks of flat are in the centre of the development, which overlook the shared communal facilities: a shop, a social club and play areas.



## Views

The views within this area are mostly narrow vistas between terraces, or along the straight pathways, some of which are stepped with the contours of the site, but some views open out into the larger green spaces, often framed by the mature trees.



## Boundaries

Most boundaries within the Spitals Cross area are formed with high brick walls, which enclose the private gardens to properties. In some places there are hedges and planting, softening the hard landscape.





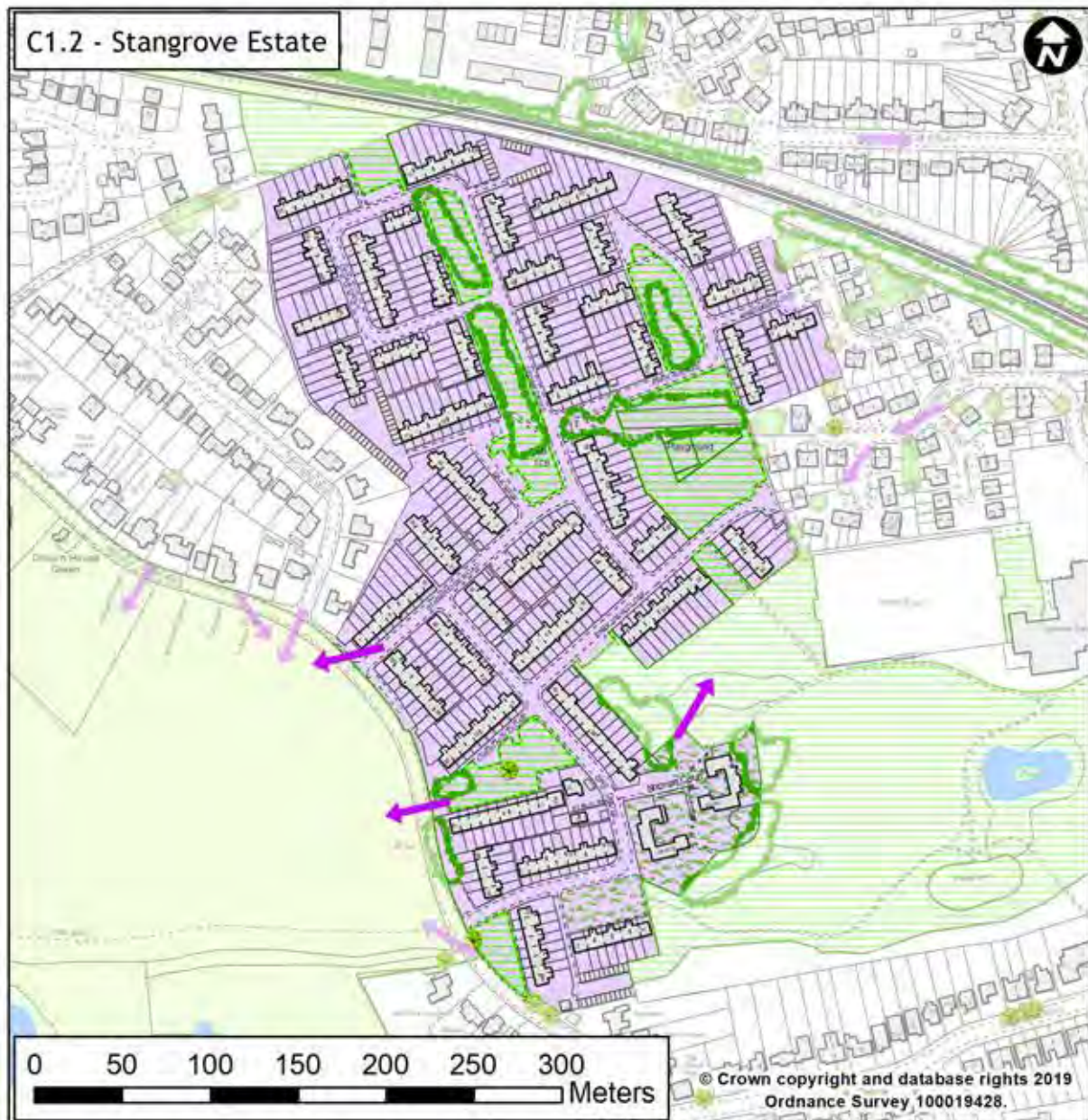
## Detailing

The detailing within the Spitals Cross development has a consistency that contributes to its distinctive character. The monopitch roof edges are tight to the brick walls, and where the first floor of the terraces oversail the walkways, they are finished with the stained weatherboarding. There is a consistent pattern formed by the horizontal white framed windows, with weatherboarding above and below, sitting between vertical panels of brickwork on the taller elevations. On the elevations with the lower roof lines, the horizontal windows sit within plain brick walls.














## C1.2 Stangrove Estate

Comprising Stanbridge Road, Oak View, Cedar Drive, Pine Grove, Park Avenue, Chestnut Close, Hawthorn Close and Park View Close.




### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area was developed in the late 1950s- early 1960s, by London County Council, as 'overspill' housing, on land that would have previously been farmland, adjacent to Stangrove Park. This was originally the gardens of a large house, shown on the 1st edition Ordnance Survey Map of 1870, as 'Stangrove'.

### C1.2 Stangrove Estate

Locally Distinctive Contextual Features	Description
Age of buildings	Late 1950s- early 1960s
Type of buildings	Terraced houses and flats
Main uses	Residential with a local shop
Building heights	Predominantly 2 storey and 3 storey flats
Prominent building materials	Brick, weatherboarding, concrete tile hanging
Predominant boundary treatments	Low fences, hedges, brick walls
Open space/ vegetation	Communal grassed green spaces, mature trees, play areas with access to Stangrove Park
Street type	Residential, gently curving cul-de-sacs with a loop road. Pedestrian linkages separate from vehicular traffic (Radburn influenced). Car parking courts to the back of housing.
Detractors	<p>Car parking and wheel markings across the green spaces has damaged the grassed surface, and also detracts from the quality of the landscape. Blank elevations and high brick walls and fencing minimise opportunities for passive surveillance of the green spaces they overlook.</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Stangrove Estate Character Area:

The original palette of dark stained weatherboarding, brick and concrete tile hanging should be respected

Regular building lines, the set back of existing buildings and sense of enclosure should be respected

The views into Stangrove Park, and across adjacent fields should be retained

Hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated. Green spaces could be enhanced by improving landscaping, planting and street furniture (i.e. benches)

## Area Characteristics

The area consists of simple, shallow gable roofed terraces facing onto a mix of straight roads, around green areas and along walkways. The gable walls are brick, with the fronts and backs originally clad in a limited palette of materials of brick, dark stained weatherboarding or concrete tile hanging. This palette has been extended by homeowners over the years to now include white upvc weatherboarding and colourwashed brickwork or render.



The same basic house layout creates either a flat fronted terrace, with living room windows to the front, or an elevation modulated by a single storey flat roofed extension adjacent to the kitchen window, creating small entrance courtyards.



In addition to the terraces, there is also a small three storey flatted development, arranged in two u-shaped blocks set within a lawned garden at the western edge of Stangrove Park.



Within the Estate there are a number of green open spaces. However, these have been damaged as a result of using it for parking. Avenue of mature trees makes an attractive setting. There is also a small convenience shop located in the centre of the character area.





## Views

The south-eastern boundary of the Stangrove Estate borders Stangrove Park, creating both green vistas through into the park as well as pedestrian routes, both formal and informal.



Properties facing onto Crouch House Road enjoy views across the adjacent fields:



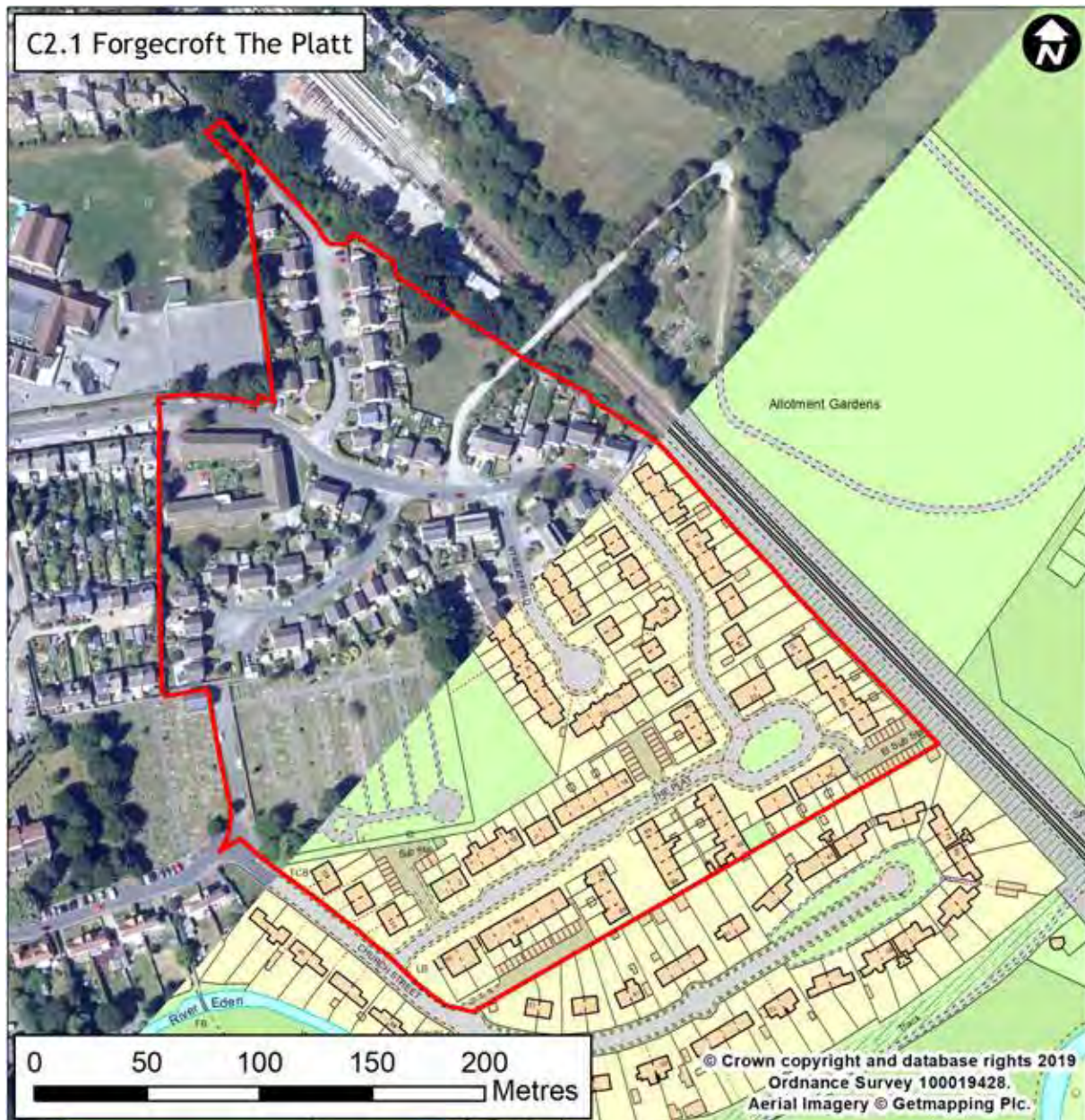
## Boundaries

The flat fronted terraces have small front gardens set behind a range of boundary treatments- low picket fencing , low hedges and some brick walls, while the frontages with the flat roofed extensions generally have low fences enclosing the small hard landscaped courtyards. Some houses have brick walls as boundary treatment from between their back garden and the street.



## C2. Post-war Mix of Housing Types with Green Space

Detached, semi-detached and terraced housing which predominantly faces the street on short plots along cul-de-sacs (two short terrace blocks sit perpendicular to the street and face each other across a green). There are some small communal green spaces incorporated within the area and car parking courts with garages.

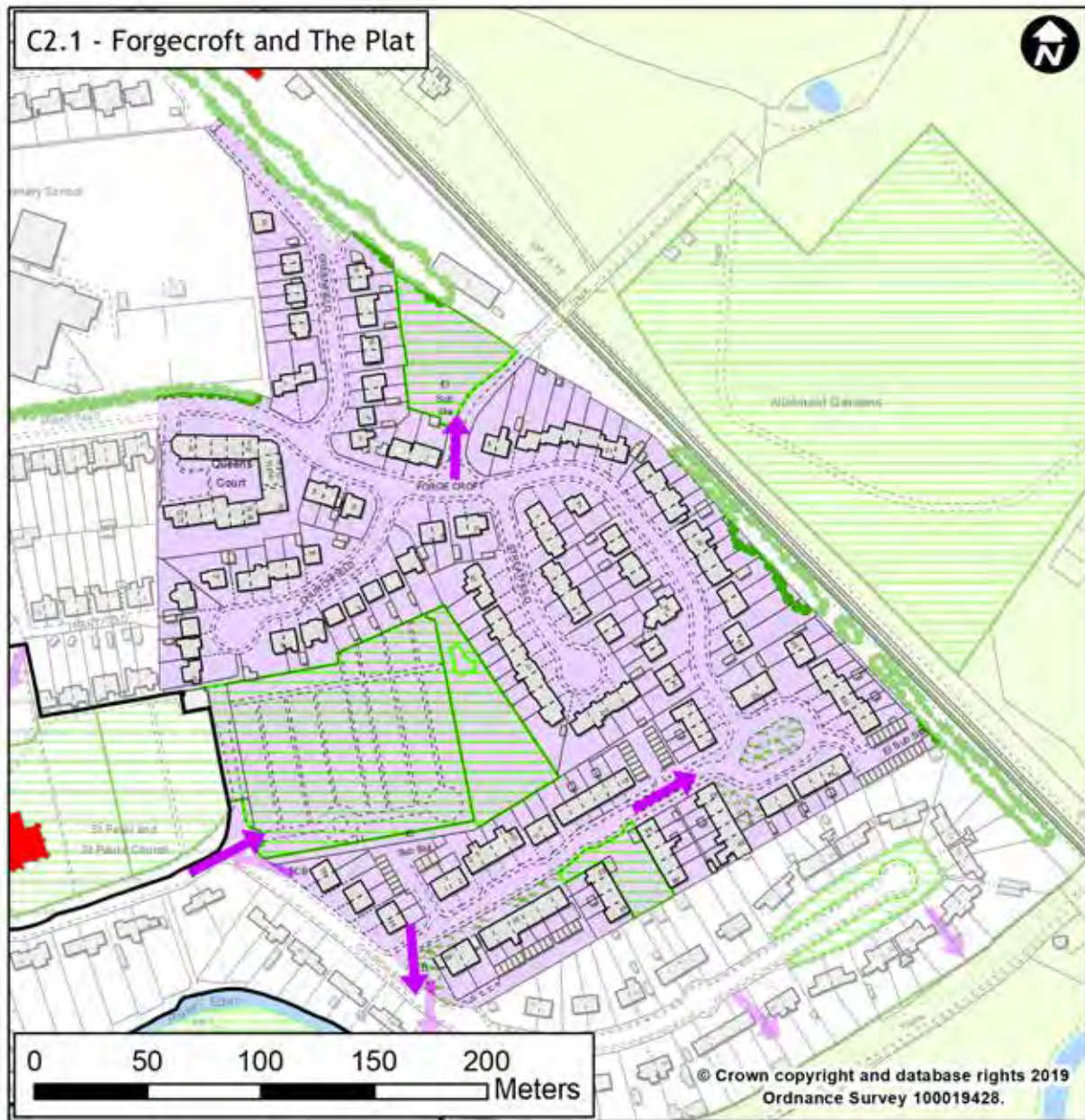


An example of a Post-war Mix of Housing with a Green Layout.














## C2.1 Forgecroft and The Plat

Comprising Forgecroft, Greenfield, Queens Court, Churchfield, Streatfield, and The Plat.




### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area lying between the town centre and the Oxted-Uckfield railway line, and wrapping around the town's Cemetery, consists of residential properties developed during the 1960-70s. The development of the private housing was undertaken by Gough Cooper Estates, and the public housing by the then local authority, Sevenoaks Rural District Council. Much of the site had been allotments prior to development.

### C2.1 Forgecroft and The Plat

Locally Distinctive Contextual Features	Description
Age of buildings	1960-70s
Type of buildings	Detached, semi-detached and terraced
Main uses	Residential and Cemetery
Building heights	1 and 2 storey
Prominent building materials	Brick (buff, red, multi), tile hanging, render and weatherboarding
Predominant boundary treatments	Open frontages, hedges, planting and some trees
Open space/ vegetation	Cemetery, green area in The Plat, oval green at The Plat/Forgecroft plus other smaller green spaces
Street type	Residential streets with a loop road and cul-de-sacs, footway on both sides throughout
Detractors	<p>The utilitarian garage courts off The Plat detract from the overall appearance of the area. Blank elevations from some houses along the Plat detract from the streetscape.</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Forgecroft and The Plat Character Area:

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated but only where they would not impact on the boundaries of another property.

## Area Characteristics

The private housing was developed by Gough Cooper around a series of curving cul de sacs off Forgecroft, and includes simple gabled semis and terraces, chalet bungalow style semis and some detached houses, utilising a wide range of brick colours, concrete tiles and horizontal timber boarding, with minimal reference to local vernacular materials or forms. The relatively even roof heights and spacing, and the repeated designs do help tie the development together.



The public housing around the Plat was developed mostly as terraces, one and two storeys, again utilising a wide range of brick colours, concrete tiles and render, with minimal reference to local vernacular materials or forms. Parking is provided in garage courts, as was customary in public housing at that time, but these are utilitarian in appearance. This development incorporates a series of green areas, including the oval 'Green' at the eastern end of The Plat, planted with trees, which creates a focal point.



## Views

There are views across the fields from the southern end of The Plat where it joins Church Street, and glimpses of the green area of the Cemetery and the Church spire beyond and between houses. The small oval green where The Plat joins Forgecroft provides a focal point along both roads. Mature trees and vegetation along the railway embankment to the northeast of Forgecroft can be glimpsed between and above the houses.



## Boundaries

The boundaries are generally open fronted, with driveways and lawned areas with some properties that have fences or small brick walls.



### C3. Post-war Detached and Semi-detached

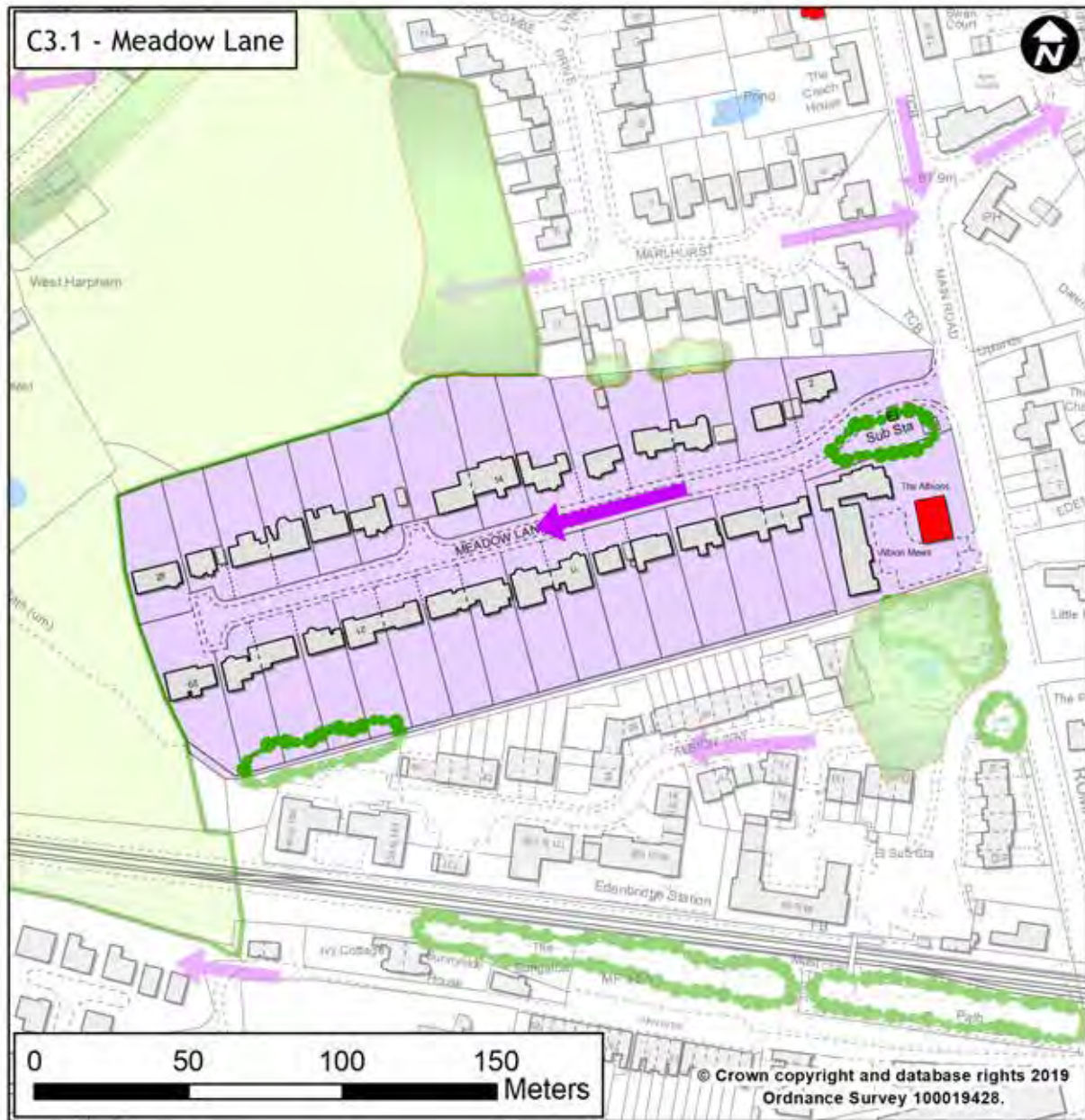
Mixture of detached and semi-detached houses mostly linear developments on relatively long plots with minimal public realm.














An example of a Post-war Housing with Detached or Semi-Detached Layout.

# C3.1 Meadow Lane

Comprising Meadow Lane, The Albions and Albion Mews.



## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The Albion Hotel, a Grade II Listed Building, was built in the 1840s and was originally developed in association with the nearby railway line. It has since been converted into flats, known as The Albions. Meadow Lane was developed in the 1960s on former farmland.

### C3.1 Meadow Lane

Locally Distinctive Contextual Features	Description
Age of buildings	Mostly 1960s, Albion Hotel 1840s
Type of buildings	Flats and detached houses
Main uses	Residential
Building heights	Mostly 2 storey, Albions is 3 storeys
Prominent building materials	Brick, tile hanging, render
Predominant boundary treatments	Open frontages, hedges
Open space/ vegetation	Small green space with trees on corner of Meadow Lane and Main Road
Street type	Residential, cul-de-sac and mews coming off main road
Detractors	No significant detractors, this area exhibits a strong sense of character.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Meadow Lane Character Area:

The harmonious palette of brick and render should be respected.

Regular building lines should be respected.

The hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of The Albions Listed Building should be preserved.

## Area Characteristics

The Albion Hotel was converted into flats in the late 1980s/early 90s, and Albion Mews developed to the rear in the 1990s. Whilst The Albions is a white rendered three storey classical style building, the mews development is red brick with clay tile hanging above, and one and two storeys in height. The Albions has a permeable car park area to the north of the site and a car parking court lies between the Listed Building and the Albion Mews flats.



Meadow Lane was developed in the mid 1960s with large detached houses in rectangular plots set back along a straight cul-de-sac. The houses were developed in two phases, the first phase having hipped roofs with a central chimney stack, elevations of brick and render, and many featuring generous bay windows to the ground floor. The later phase includes both hipped and gabled roofs, and tile hanging and render to the first floor elevations.





## Views

The view along the street looking west is framed by mature trees which then looks out to green open space.



## Boundaries

The boundaries along Meadow Lane are mostly open fronted with lawns and driveways, or with hedges and trees.



## Details

The earliest houses built in Meadow Lane have some distinctive features: the generous curved bay window with a flat roof, brick string course between the brick and render, the shallow bonnet tiled hipped roofs with a central squat chimney stack and the simple pediment style corbelled porch over the front door.



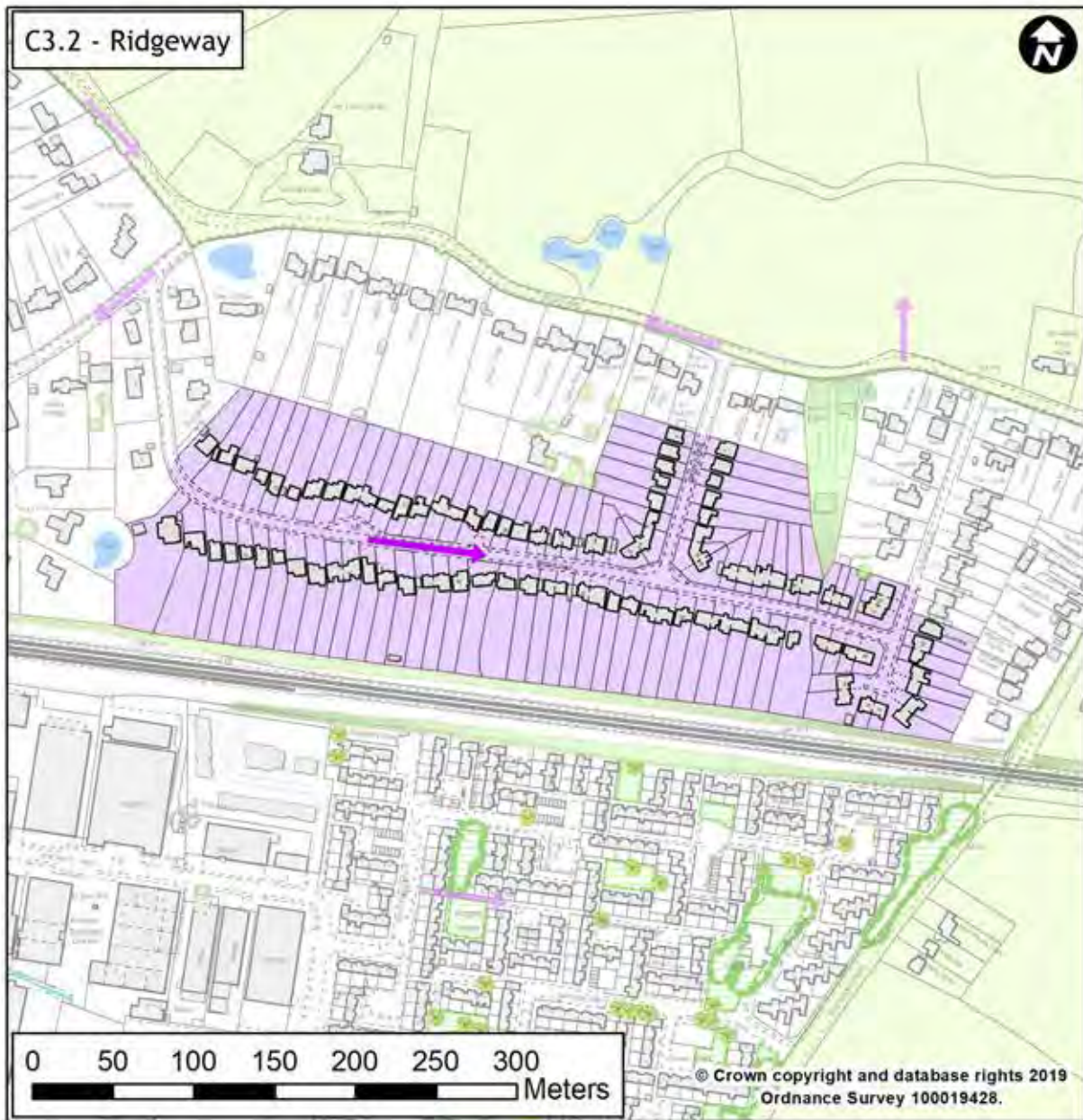
## Listed Building

The Albions, originally the Albion Hotel, was 'presumably built in about 1841 and adjacent to the South Eastern Railway Station and typical of the commercial Palladian style usually associated with early railway development. Stucco facade of 3 storeys with symmetrical elevation. Ground floor base lined in imitation stone courses supporting flat pilasters carried up 2 storeys and surmounted by cornice with heavy square modillions and parapet concealing gutter and Welsh slate roof. Tripartite sash windows symmetrically placed and single sash windows over centre door. Small modern, half glazed door in centre. Left window altered to door. Consol bracketed cornices to 1st floor windows' (Description quoted from Historic England Listing. Accessed December 2019).



## C3.2 Ridgeway

Comprising Ridgeway, Swan Ridge and Crown Road.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area was developed in the late 1950 - 1960s on former farmland sandwiched between the railway line and the properties on Swan Lane.

### C3.2 Ridgeway

Locally Distinctive Contextual Features	Description
Age of buildings	1950-60s
Type of buildings	Detached, semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Brick, tile hanging
Predominant boundary treatments	Open frontages, hedges
Open space/ vegetation	Mature trees and hedges
Street type	Residential road with footways on either side
Detractors	No significant detractors, this area exhibits a strong sense of character

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Ridgeway Character Area:

The palette of existing materials, brick and tile, should be respected.

Regular building lines and the set back of existing buildings should be respected.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the green, leafy character of the area, should be retained or reinstated.

## Area Characteristics

The majority of this area was developed in the late 1950s, mostly detached two storey houses on rectangular plots with long gardens, set back behind hedges, low brick walls or open frontages. Elevations are generally brick in buff or brown, with concrete tiled roofs, with short chimneys. Roofs are a mix of gables and hips.



The far eastern end of Ridgeway, and up Crown Road was developed in the mid 1960s, and features mostly pairs of semi-detached houses, in buff brick with concrete tile hanging at 1st floor level.



## Views

The view along Ridgeway presents a green, leafy vista, with the hedges, trees and planting dominating the streetscape, with buildings set back from the street.

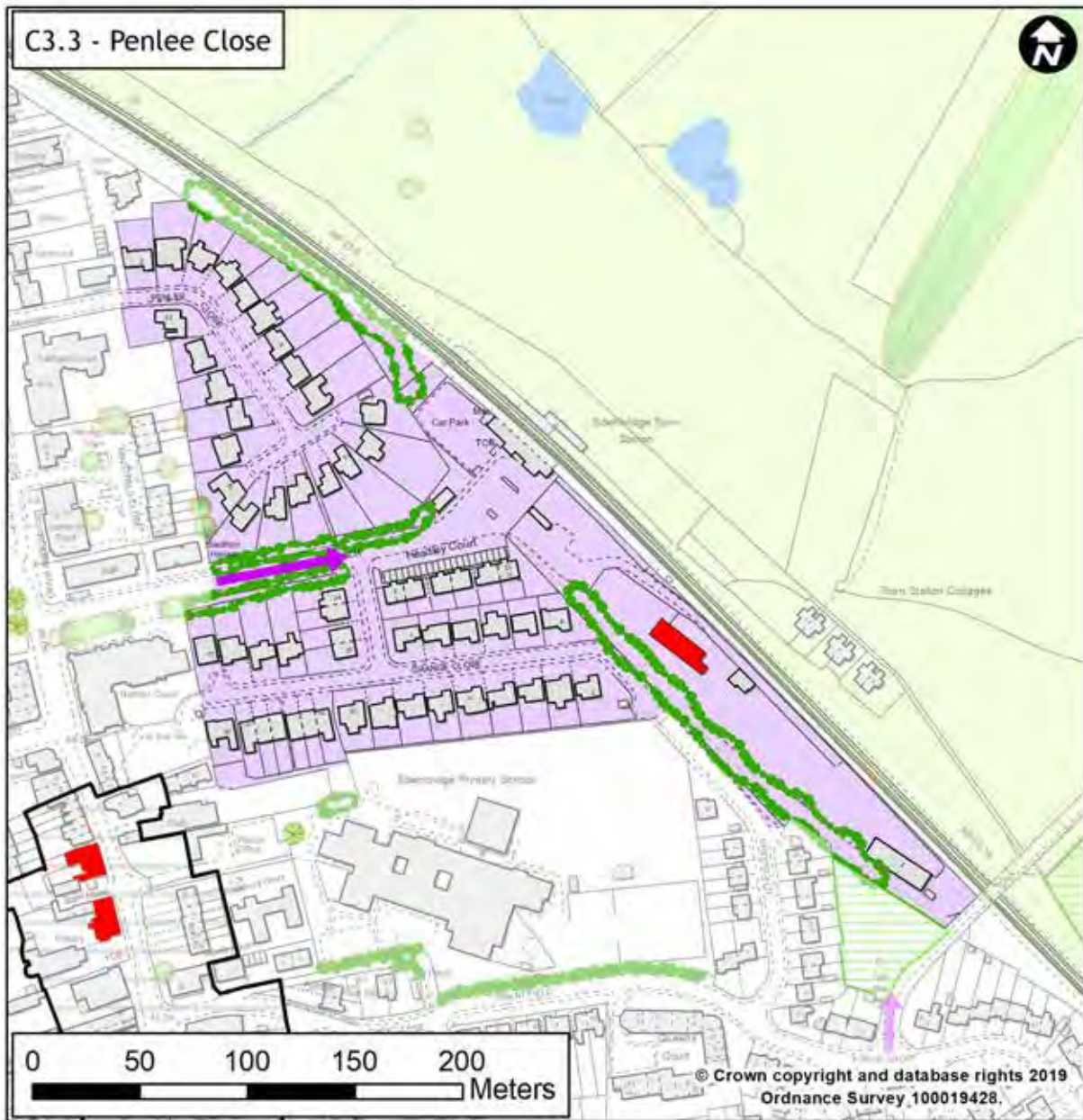


## Boundaries

The boundaries are formed of either hedges, low brick walls or are open frontages with driveways and lawns, with the houses set well back, creating the green vista described above.

### C3.3 Penlee and Grange Close

Comprising Penlee Close, Grange Close, Station Approach and Headley Court.



#### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists predominantly of bungalows in Penlee Close and Grange Close, which took place in the 1950s to either side of Station Approach, plus the station and its associated buildings. Edenbridge Town Station opened in January 1888, connecting the town to London via Oxted. On the corner of Station Approach and the main road, there was previously a large house known as The Grange or Grange Villa, after which the Grange Close development was named. Penlee Close is named after the house called Penlee in Station Road, the garden of which was a nursery prior to its development in the 1950s. The site of the former Bowling Green in Grange Close had 6 houses built on it in 2017.

### C3.3 Penlee and Grange Close

Locally Distinctive Contextual Features	Description
Age of buildings	1880s Station plus 1950s and 2017
Type of buildings	Detached, semi-detached, terraces and train station and timber merchant
Main uses	Residential, station and builders' merchants
Building heights	1 and 2 storey
Prominent building materials	Brick with some render and timber cladding on newer builds
Predominant boundary treatments	Hedges, low brick walls
Open space/ vegetation	Mature trees
Street type	Residential cul-de-sacs with footways
Detractors	The 20 garage parking row that lines the southern side of the station approach road does not contribute positively to the quality of the public realm. There is an opportunity to enhance the sense of arrival at the station forecourt.



## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Penlee and Grange Close Character Area:

The harmonious palette of brown plain roof tiles, red brick and white window and door detailing should be respected. The newer housing incorporates white horizontal weatherboarding which

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained. White frames is the common colour palette for this character area.

The rhythm of repeated gable ends, window and door openings, and chimneys (where appropriate) should be retained.

The long views of a tree lined avenue leading up to the station should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced.

The setting of the Listed Buildings should be preserved.

The character of the landmark buildings should be retained.

## Area Characteristics

The first development in this area was that of the Edenbridge Town Station, and its associated outbuildings, including the now Grade II Listed former Goods Shed. Both feature the polychrome brickwork that was characteristic of the style of development by the London, Brighton & South Coast Railway at that time.



The former Goods Shed was listed because it is little altered externally, and is of a now rare building type. It is currently used for storage within the Builders' Yard adjacent to the railway tracks.



Penlee Close was developed in the 1950s, and comprises brick built bungalows set around a T-shaped cul de sac. The bungalows mostly have brown plain tiled hipped roofs, with either half round or bonnet tiles to the hips, and prominent chimney stacks. Front facing gables feature creasing tiles supporting the eaves.



Grange Close was developed in the 1950-60s with a mix of bungalows and chalet bungalows. The bungalows are very similar in design to those in Penlee Close. The two pairs of chalet bungalows feature flat roofed dormers, and originally had integral garages, now mostly converted into living space. Headley Court, a row of two storey semi-detached houses set above a garage block, overlooks the forecourt of the Station.



The site of the former Bowling Green in Grange Close had six houses built on it in 2017. The houses are aligned in a terrace and follow the existing building line of the street. Four of the houses are two storeys and step down to one storey on either side of the development; fitting in context with the existing roof line of the bungalows. A black tarmac footway has been incorporated into the new development which links up to the existing footways. Car parking is located to the front of housing. Material differentiation on the streetscape is used at the front of the houses with red block paving for car parking, buff block paving for the footpath to the entrance and planting and hedges used as a boundary treatment which sits perpendicular to the road. The housing materials are predominantly made up of red brick on the ground floor and a white weatherboard for the upper storey. The weather board is on a front facing gable which comes forward slightly creating some relief in the built form along the streetscape.



## Views

There are no distant views from within this area, but the trees along the railway embankment and Station Approach form a backdrop to Penlee Close. The views along Station Approach are tightly framed by mature trees.



## Landmarks

The Edenbridge Town Station is a late 19<sup>th</sup> century building and sits at the end of Station Approach Road. The Station Master's section of the building is not currently in use.



## Boundaries

The boundaries in Penlee Close and Grange Close are either open fronted, or with low brick walls or hedges.



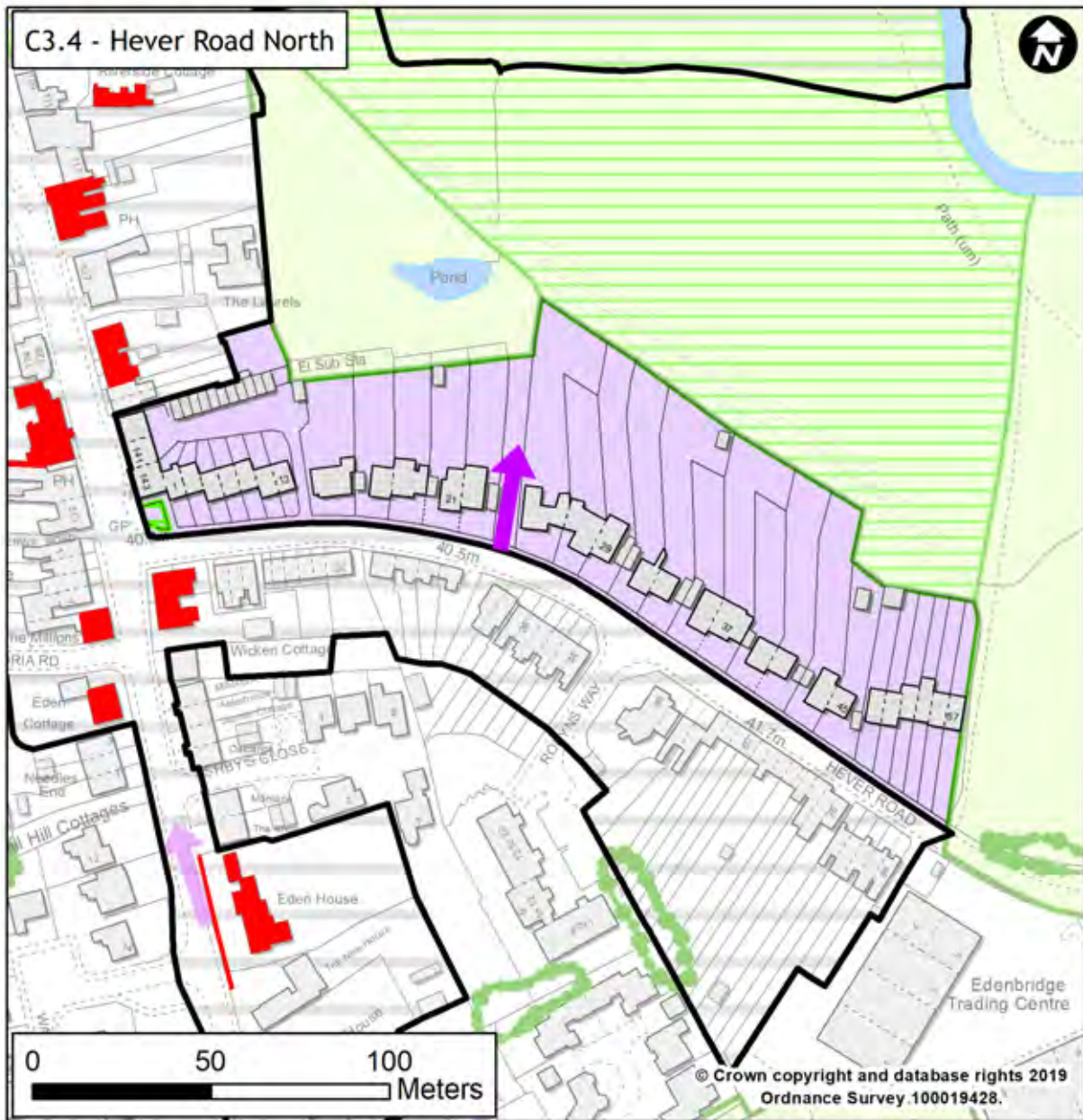
## Listed Buildings

The former Good Shed at Edenbridge Town Station is Grade II Listed. It is an 1888 classical style goods shed. 'Constructed of red English bond brickwork with some grey headers and polychrome brick details in yellow and black bricks with gabled slate roof. (Description quoted from Historic England Listing. Accessed December 2019).



### C3.4 Hever Road North

Comprising the westernmost end of Hever Road.



#### Legend

- Character Area
- Conservation Area
- Listed Buildings
- Metropolitan Green Belt
- Green Space
- Open Spaces
- Tree Preservation Orders
- Important Tree
- Important Tree and Hedge Belts
- Body of Water
- Key Views

## Historical Context

The area consists of housing fronting onto Hever Road, and the Conservation Area and backing onto the Green Belt land of the Town Field, which was developed between the 1950s and the 2000s.

### C3.4 Hever Road North

Locally Distinctive Contextual Features	Description
Age of buildings	1950s to 2000s
Type of buildings	Terraces ,detached and semi detached
Main uses	Residential
Building heights	2 storey
Prominent building materials	Brick, render and tile hanging
Predominant boundary treatments	Low brick walls and planting
Open space/ vegetation	Glimpses of trees and open space to the rear between houses
Street type	Street, gently curved local distributor road which is the main route into Edenbridge from the east and eventually turns into a country lane in character
Detractors	The overhead wires and on street car parking on a narrow street detract from the character of the area.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Hever Road North Character Area:

The harmonious palette of brick and render should be respected

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

## Design Guidance

The views across the Town Field should be enhanced.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced.

## Area Characteristics

The majority of the area was developed in the 1950-60s on open land which ran between Hever Road and the River Eden. The rear boundary of numbers 25-45 is bounded by the raised flood bund. The houses (no.s 15-45), built in the late 1950s, feature rendered front facing gables which create a pleasing rhythm to the streetscape when viewed along the gently curving road, and are sympathetic in scale to the late 19<sup>th</sup> century terraces facing them. The houses at the western end of Hever Road form a separate development, dating from the early 1960s, which turns the corner onto the High Street, and has a rear garage court.



The terrace of six houses at the western end of Hever Road was developed in 2000s on land which was previously the Bus Garage, and features a wider range of materials and dormer windows to the roof but is generally sympathetic in scale to the surrounding houses.



## Views

There are views across the Town Field from the gated access between Nos. 23 and 25, and from the stile next to No. 57.



## Boundaries

The boundaries of the houses along Hever Road are generally open or bounded by low walls and planting.



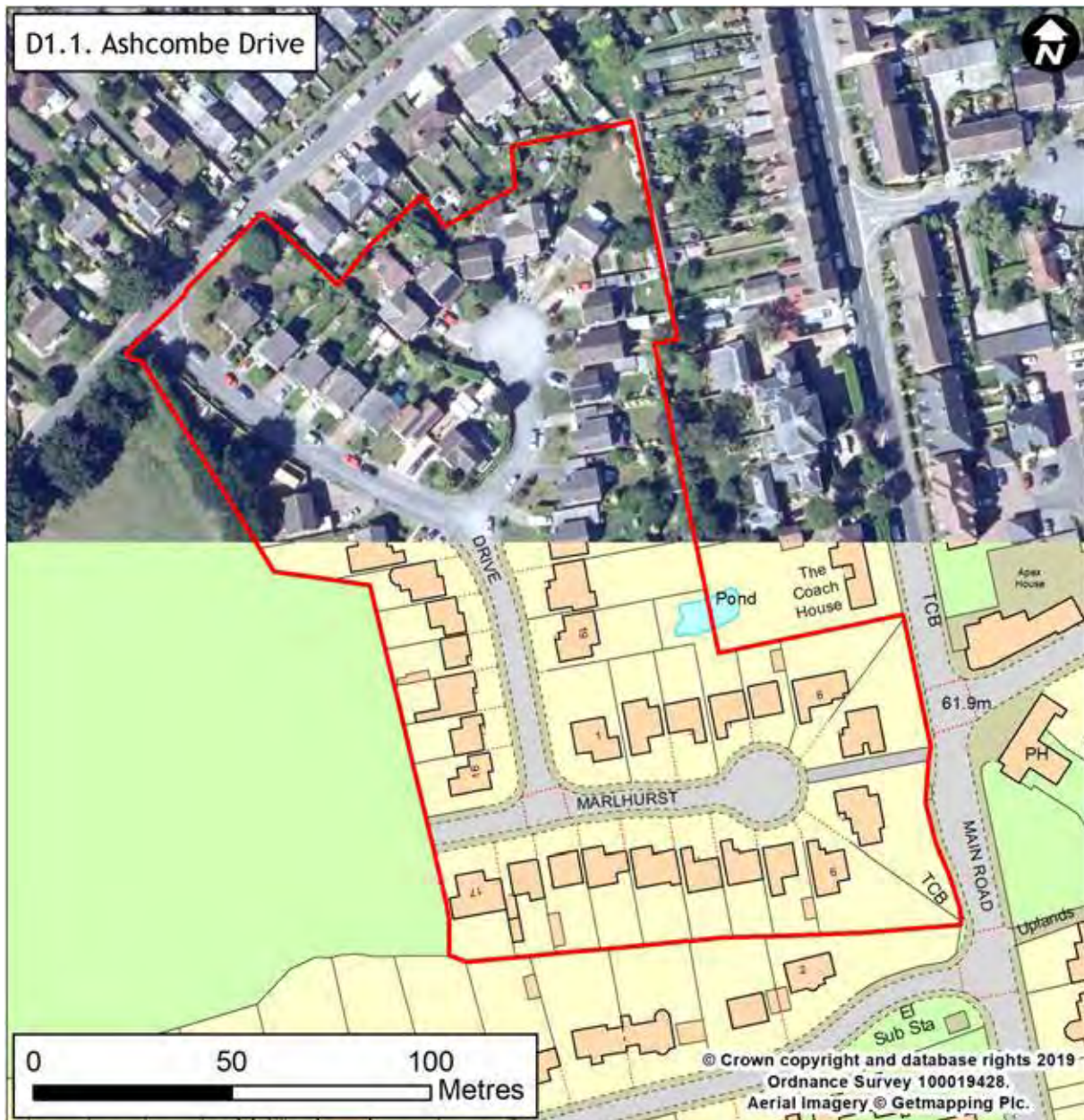


## D. Modern Character Area (1970s – current)

Locally Distinctive Contextual Features	Description
Age of buildings	1970s – current day
Historical Context	In the 1970s, the Tannery in the town centre closed although at this time more housing was developed across Edenbridge. Further development took place in the 1980-90s on brownfield sites in the town. Between 1990s and 2000s the relief road, Mont St Aignan Way, was completed. Further residential developments were completed associated with the arrival of the new relief road.
Type of buildings	Mostly detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Brick, tile hanging, weatherboarding some black and white framing
Predominant boundary treatments	Open frontages, hedges, grass,
Open space/ vegetation	Mature trees and for the mixed housing types (D3) there is usually more communal amenity green space
Street type	Residential, curved cul-de-sacs
Variations	
D1. Detached, along cul-de-sacs	
D2. Semi-detached and terraces along cul-de-sac	
D3. Mix of housing types, along cul-de-sac	

## D1. Modern Detached

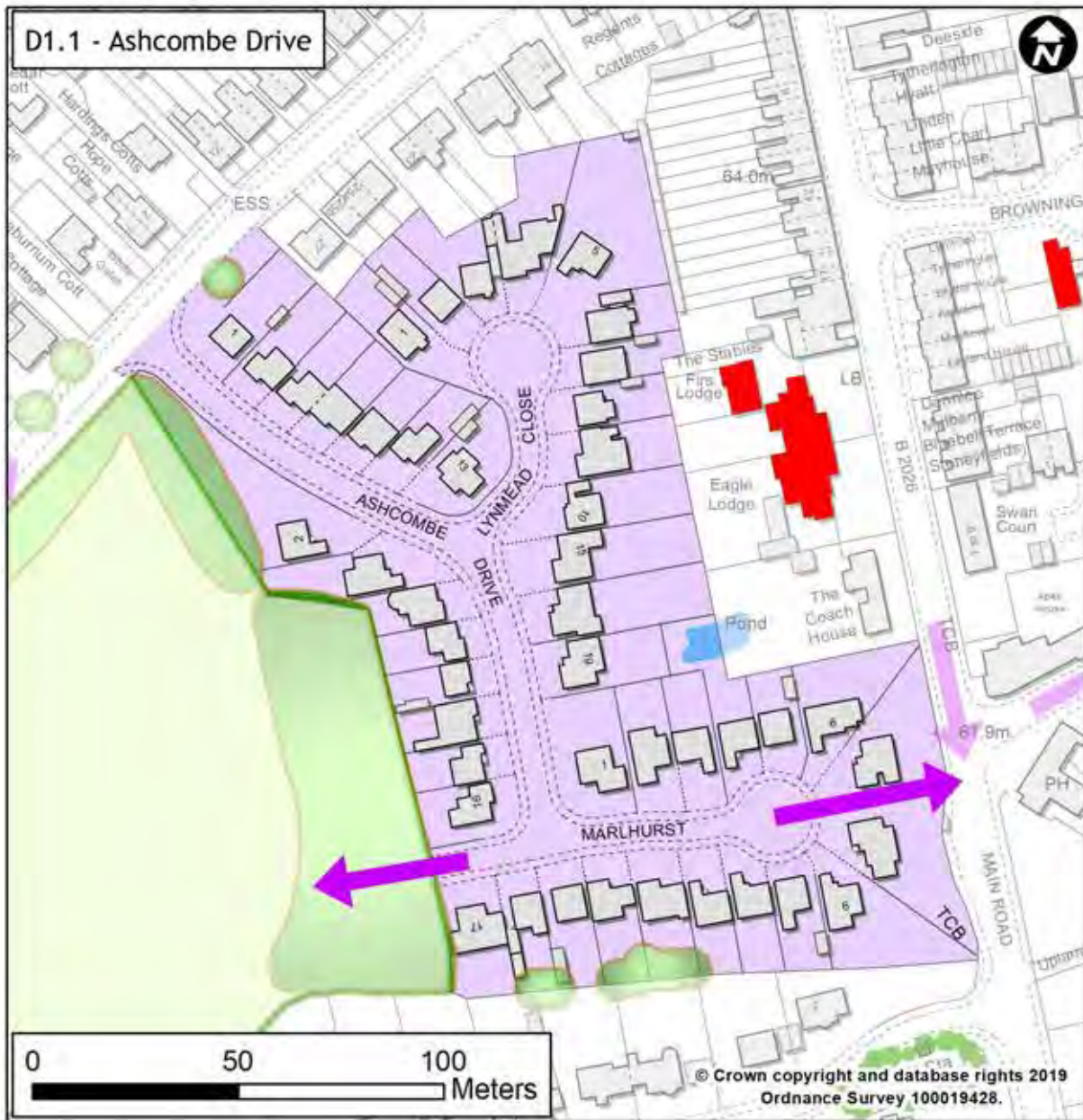
Mostly detached buildings set back on curving cul-de-sacs which create a rhythm of stepped building frontages.



An example of a Modern Detached Layout.

# D1.1 Ashcombe Drive

Comprising Ashcombe Drive, Lynmead Close and Marlhurst.



## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of two curving cul-des-sacs developed on former farmland in the 1970s with detached two storey houses.

### D1.1 Ashcombe Drive

Locally Distinctive Contextual Features	Description
Age of buildings	1970s
Type of buildings	Detached
Main uses	Residential
Building heights	2 storey
Prominent building materials	Brick, tile hanging, weatherboarding
Predominant boundary treatments	Open frontages with hedges, grass and some trees
Open space/ vegetation	Linear, open, green space near entrance of area.
Street type	Residential, cul-de-sac with footways
Detractors	No significant detractors, however the area has minimal reference to the local vernacular in materials or forms.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Ashcombe Drive Character Area:

Any development should follow the form, character and materials of the existing development.

The mature trees which contribute to the character of the area should be retained or reinstated.

Development should respect the open and green space to the front of the properties.

## Design Guidance

Some existing properties have solar PV panels on roof. Future development should promote best practice to improve energy and water efficiency for all new developments.

## Area Characteristics

The area was developed in the 1970s with detached houses, with predominantly simple gabled roofs and elevations of multi stock bricks, concrete tiles and horizontal timber boarding, and flat roofed entrance porches, with minimal reference to local vernacular materials or forms.



Entrance to the character area has an open space with soft landscaping (grass) which is equivalent in size to the adjacent plot. There is an opportunity to incorporate street furniture (bench, bin etc.) to utilise the open space.



## Views

There are views over the adjacent fields from the western end of Marlhurst, and views through the pedestrian link to the main road with the pub as a landmark.



## Boundaries

The boundaries are generally open fronted with lawns and driveways, and some hedging and trees. There are very few fences or walls which enclose the private garden areas.

A couple of corner property which have private gardens that face the public realm have close boarded fencing or hedges as a boundary treatment.





## D1.2. Greshams Way

Comprising Greshams Way, Chilternhurst and Goodwin Close.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of a private housing development built in the early 2000s by Rydon Homes on land that was previously a field on the edge of the town.

Greshams Way is named after Sir John Gresham, one of the richest men in London at that time, who in 1540 paid Henry VIII a sum of money and was given the Manors of Westerham and Edenbridge; the latter stayed in the hands of the Greshams until the 18th Century. Goodwin Close is named after the local Goodwin family, who once owned the land, and built a number of distinctive properties in the Edenbridge area in the late 19th Century.

### D1.2. Greshams Way

Locally Distinctive Contextual Features	Description
Age of buildings	Early 2000s
Type of buildings	Detached and semi detached
Main uses	Residential
Building heights	2 storey
Prominent building materials	Red/ brown brick, red clay tile hanging, weatherboarding and black and white framing
Predominant boundary treatments	Open frontages and brick walls
Open space/ vegetation	'Central village green', trees, pond area
Street type	Cul-de-sac, minor access way, residential with a green with minimal footways. Block paving surfaced roads ensure a high quality finish to the carriageways.
Detractors	No significant detractors, this area exhibits a strong sense of character.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Greshams Way Character Area:



## Design Guidance

The harmonious palette of brick, tile hanging, weatherboarding, black and white framing and plain roof tiles should be respected.

The set back of existing buildings and sense of enclosure should be respected.

Traditional style of detailing on doors and windows should be retained.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

The views of the surrounding countryside should be retained or enhanced.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The high quality finish of the carriageway should be retained to maintain a strong character and encourage slower vehicle speeds.

## Area Characteristics

The area consists of a single development of large, mostly detached houses set around a series of curving cul-de-sacs. The development uses a varied yet cohesive palette of materials, and scale and form that responds well to the 'Wealden-style' context. The pitched roofs, prominent chimney stacks, well-proportioned windows and bays, and careful detailing all contribute to the rhythm and character of the development.



The central part of the development is focussed around a green space, and an existing pond has been retained in the far northwestern corner of the site.



Brick walls and double garages are used to good effect, defining access to small clusters of houses and providing privacy to rear gardens where they abut the roadway. The houses are set back from the road behind grassed frontages with paved driveways, with plenty of shrubs and trees to soften the townscape.



## Views

In addition to the shrubs and trees which soften the views within the site, there are views across the pond to the trees beyond, and in the southern corner of the site there are views across Crouch House Road to woodland.



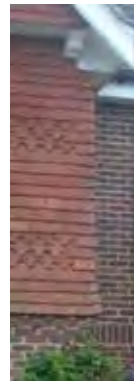
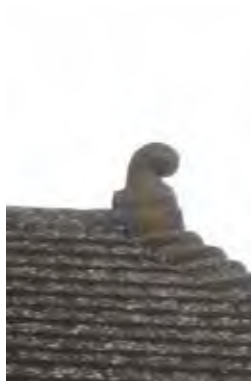
## Boundaries

Most frontages are open, with grass, shrubs and paved driveways. There are some examples of low brick walls to frontages. Higher brick walls are softened with planting and are used to enclose rear gardens.



## Detailing

Traditional detailing such as corbelled and decorative brickwork, decorative tile hanging, finials to both porches and roofs, corbelled supports, and decorative leadwork add to the character of this area

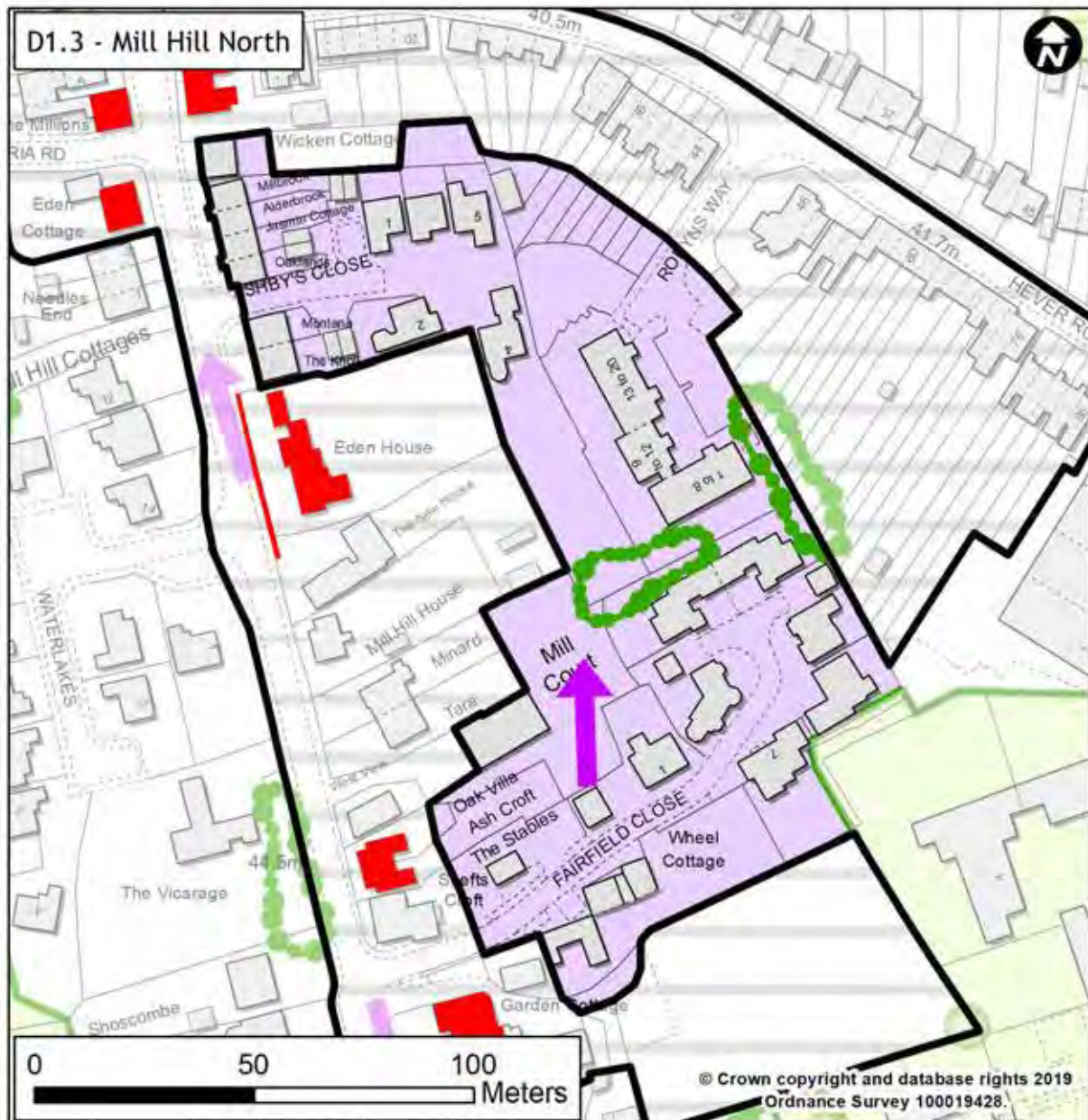


Buff and red standard block pavers with stone setts create a high quality carriageway which adds to the character of this area while functioning as a traffic calming measure.














## D1.3 Mill Hill North

Comprising Ashby's Close, Fairfield Close, and Mill Court each accessed from the northern end of Mill Hill, and Robyns Way, accessed from Hever Road.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of three separate backland residential developments built between 1970s and 2014, plus Mill Court, an office building, and two older properties accessed via Stanholm. The area is bordered by the Conservation Area on all sides, and would originally have been fields and orchards to the rear of Eden House, Stanholm and other houses dating from 1800s or earlier.

Robyns Way is named after a 14th Century minstrel, Joane (John) Robyns very famous in his day, who lived at the junction of Hever Road and Mill Hill.

### D.1.3 Mill Hill North

Locally Distinctive Contextual Features	Description
Age of buildings	1970s to 2014
Type of buildings	Detached, terraced and flats
Main uses	Residential
Building heights	Two storey
Prominent building materials	Red brick, render, tile hanging, weatherboard
Predominant boundary treatments	Mix of open frontage, hedges and grass, brick walls and fences
Open space/ vegetation	Mature trees and hedging
Street type	Residential, cul-de-sacs
Detractors	<p>Close boarded boundary fences, and car parking courts with large amounts of blacktop (asphalt) in Fairfield Close detract from the setting of the listed Stanholm villa, and its associated cottages.</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Mill Hill North Character Area:

The harmonious palette of red brick, tile hanging and render should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced

The setting of the nearby Listed Buildings (Stanholm, Eden House) should be preserved.

## Area Characteristics

The oldest of the three developments is Robyns Way, dating from 1970s and comprising a gabled two storey block of flats and associated car parking, set within a now mature landscape. The elevations are faced with brown tile hanging and red brick. The access from Hever Road is well screened with vegetation.



Ashby's Close, developed on a former garage site in the 1990s, consists of cottage style houses fronting Mill Hill, and five detached houses to the rear. The scale, proportions, forms and materials used in this development respond to the Wealden context, and there is a rhythm to the pattern of gable ends, window proportions and chimneys. Frontages are open, with well detailed walls enclosing rear gardens.



Fairfield Close was developed on the former Leigh's builders yard site behind Shefts Croft, in 2013-14, and comprises seven large detached houses. Materials and details are in keeping with the Wealden context. Adjacent to Fairfield Close are two properties, Wheel Cottage and Garden Cottage, which are accessed from the Stanholm driveway and were originally built as ancillary accommodation to the main Stanholm villa in mid 1800s. These red brick cottages enclose Fairfield Close to the south, and feature shallow Palladian style pitched roofs with deep eaves, and include carved keystone features.



## Views

Mill Hill affords views northwards over the town towards the North Downs.



## Boundaries

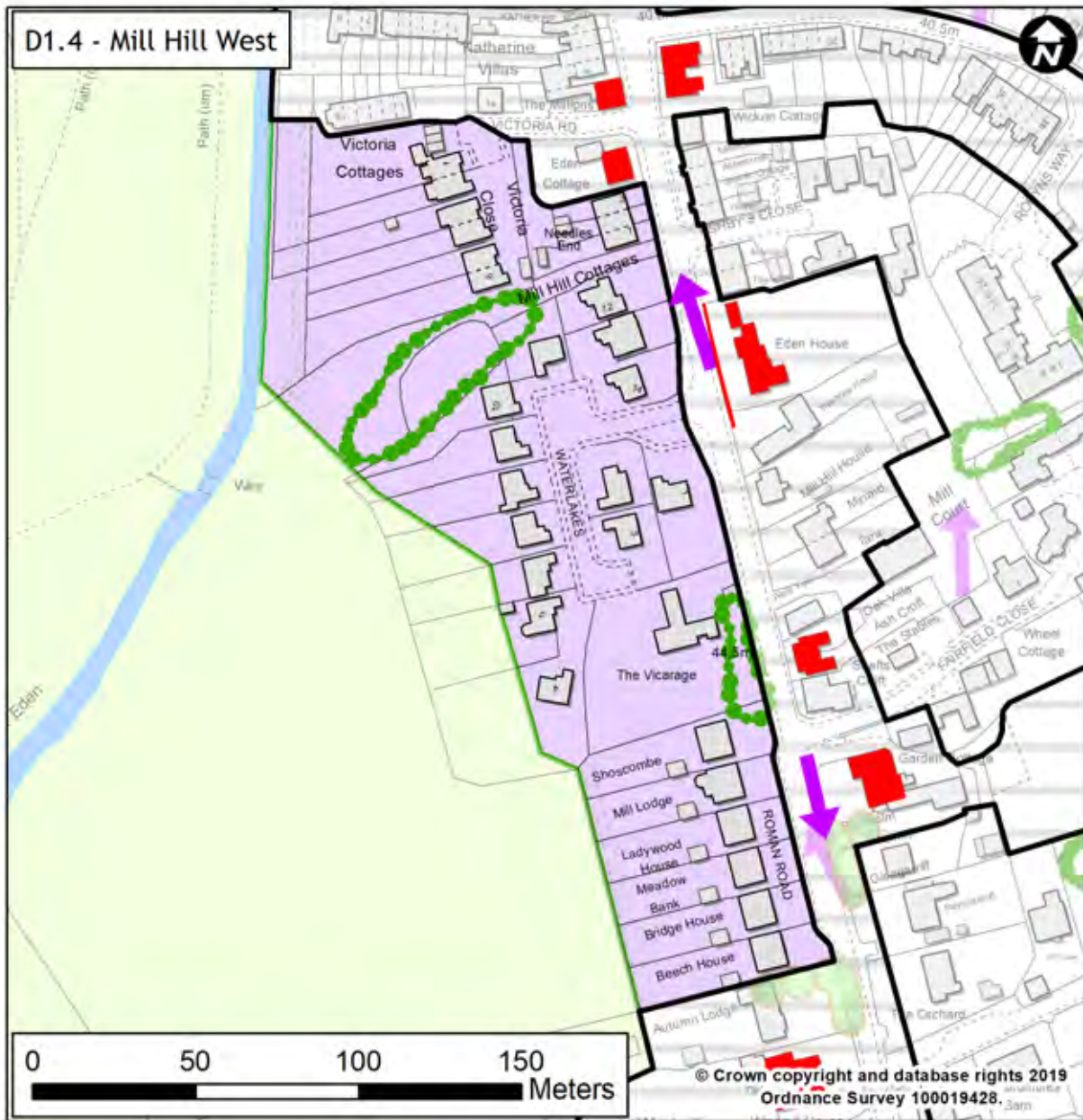
Frontages are generally open in this area with planting softening the hard landscaping of driveways.






# D1.4 Mill Hill West

Comprising northern end of Mill Hill, plus Waterlakes and Victoria Close.



## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of residential properties built during the mid twentieth century to the west of Mill Hill, part of the Roman Road which originally ran from London to Lewes, and the only route out of Edenbridge to the south.

### D.1.4 Mill Hill West

Locally Distinctive Contextual Features	Description
Age of buildings	1960s and 1970s
Type of buildings	Mostly detached, plus some semis and a short terrace
Main uses	Residential
Building heights	Two storey
Prominent building materials	Red or buff brick, some tile hanging and weatherboarding
Predominant boundary treatments	Mix of hedges, brick walls and fences
Open space/ vegetation	Mature trees and vegetation
Street type	Street, local distributor and residential cul-de-sacs
Detractors	Mill Hill is a wide straight road, and being the only route south from the town, carries a lot of fast moving traffic, which impacts negatively on the character of the area

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Mill Hill West Character Area:

The set back of existing buildings and sense of enclosure should be respected.

The views along Mill Hill to the north and south should be retained or enhanced.

The mature trees and boundary planting which contribute to the character of the area should be retained or reinstated.

The setting of the adjacent Conservation Area, and the Listed Buildings should be preserved or enhanced.

## Area Characteristics

The properties with frontage directly onto Mill Hill include six regularly spaced, detached neo-Georgian houses, built in the 1970s, set back from the road. These six houses are all of the same design, with a shallow hipped roof, and a central portico style porch set in a symmetrical elevation, and together they form a cohesive group. Private car parking for these houses is located by driveway at the front of the house. The Vicarage, built in the 1960s, is of an individual design, and sits on a large plot well screened by trees from the road.



Waterlakes was developed as a self build project in the 1970's and consists of large detached houses with integral garages and simple detailing, with catslide style roofs and chimneys, set in generous plots with open frontages.



Victoria Close, a row of three pairs of semi-detached houses, and Mill Hill Cottages, a terrace of three, were both built in the 1970s in the former grounds of the Grade 2 listed Eden Cottage, a simple Georgian double fronted house, which lies within the Conservation Area. Neither of these 1970s developments responds to their proximity to the listed building in terms of materials, proportions, fenestration or overall form. The area adjoins the Conservation Area, which includes a number of Listed Buildings.



## Views

Mill Hill affords views south towards the open countryside beyond the built envelope of the town, and northwards (below) over the town towards the North Downs.



## Boundaries

Boundary treatments are varied in this area- the frontages of the six neo-Georgian villas opposite Stanholm are generally open with lawns, driveways and vegetation. The frontages at the Waterlake development are open, however the backs of the houses face the road. The use of close boarded fencing does not positively contribute to the public realm, provide any visual interest or passive surveillance from the housing.



## D2. Modern Semi-detached/Terraced

Mostly semi-detached buildings set back on curving cul-de-sacs with a rhythm of stepped building frontages. Generally open frontages with some planting, minimal public realm with some tree planting.



An example of a Modern Semi-detached/Terraced Layout

## D2.1 Manor House Gardens

Comprising Manor House Gardens.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

Note: the layout of the care home on the north left corner is under construction at the time of writing (2019) so plan view details may vary slightly.

## Historical Context

The area consists of a residential estate developed in the mid-1960s, and Stangrove Care Home. The care home is currently being redeveloped on the site of a former care facility called Stangrove Lodge and should be completed in 2020. Prior to this the site was the former Manor House.

### D2.1 Manor House Gardens

Locally Distinctive Contextual Features	Description
Age of buildings	1960s
Type of buildings	Detached and semi- detached plus Care Home
Main uses	Residential
Building heights	2 storeys, plus 3 storey Care Home (under development)
Prominent building materials	Brick (buff and red), render, weatherboarding and concrete tile hanging
Predominant boundary treatments	Open frontages
Open space/ vegetation	Some mature trees
Street type	Residential, cul-de-sac
Detractor	No significant detractors, however the area makes minimal reference to the local vernacular in materials or forms.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Manor House Gardens Character Area:

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected,

The mature trees which contribute to the character of the area, should be retained or reinstated.



## Area Characteristics

The area consists of mostly semi-detached houses, either two storey with gabled roofs, or chalet bungalow style, set around a curving cul-de-sac, some of which have integral garages. There are a small number of individual gable fronted detached houses at the far end of the road. A care home for elderly people, is being built in the far north-eastern corner of the area and should be completed in 2020. The building is three storeys and made predominantly from brick and weatherboarding with projecting forward facing gables. The back of the building overlooks onto to the relief road, B2026.



## Views

There are no distant views, but there are many mature trees in and around that can be seen between houses, and contribute to the character of the area.



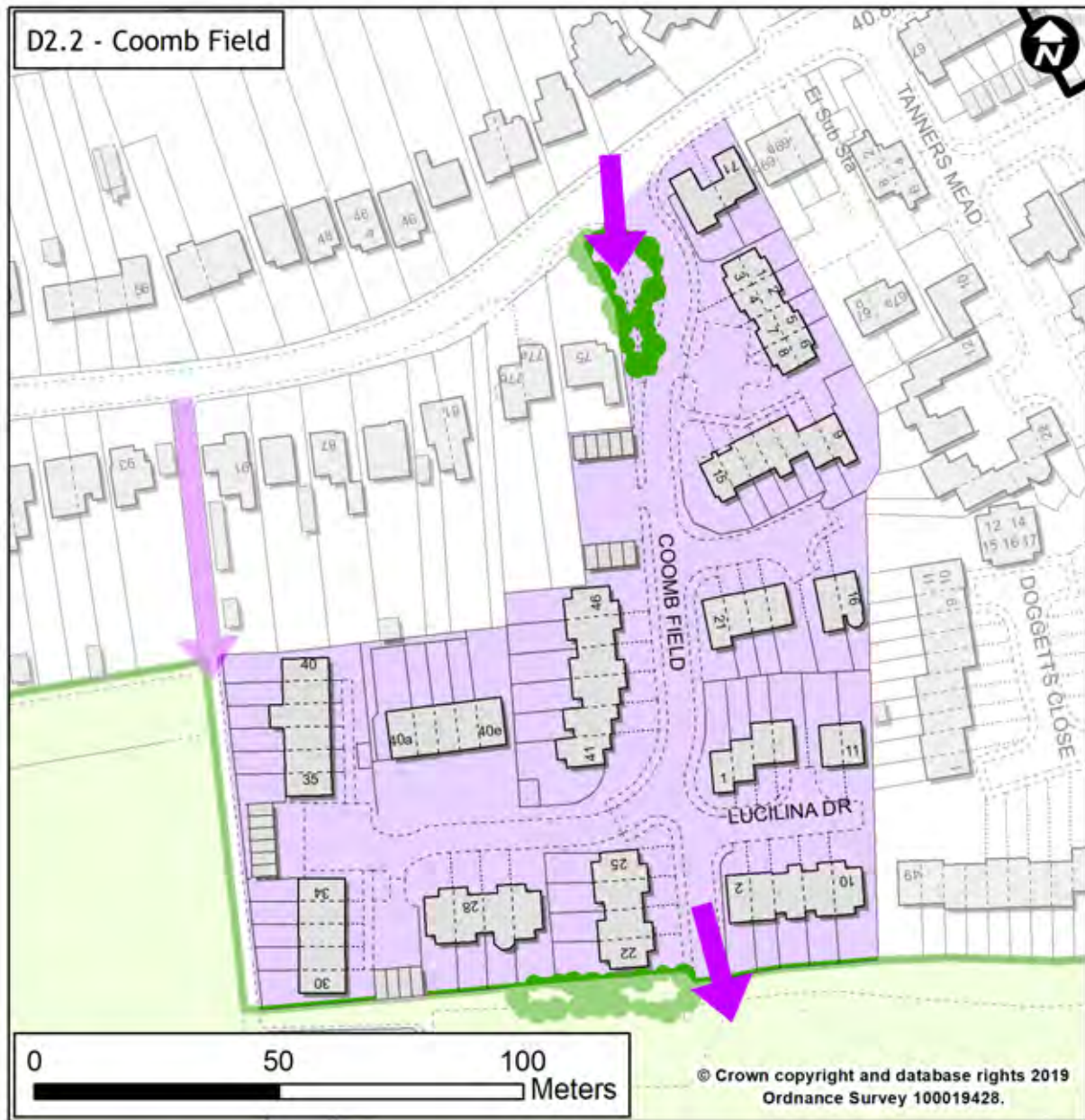
## Boundaries

The frontages are mostly open, with lawn and driveways, and flank walls are enclosed with close boarded fencing or brick walls. There are some hedges and a number of mature trees.






## D2.2 Coomb Field

Comprising Coomb Field and Lucilina Drive.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists a private housing estate developed in the 1980s plus a terrace of houses developed in the 2000s, on land between Lingfield Road and the Recreation Ground.

### D2.2 Coomb Field

Locally Distinctive Contextual Features	Description
Age of buildings	1980s-2000s
Type of buildings	Terraces and semi-detached houses
Main uses	Residential with access to rugby/football club
Building heights	2 storey
Prominent building materials	Red brick, black timber framing with white render panel weatherboarding
Predominant boundary treatments	Open frontage
Open space/ vegetation	Mature trees and hedges, and adjacent Recreation Ground
Street type	Residential, cul-de-sac, with a mixture of driveways, car parking courts and blocks of garages
Detractors	Garage courts face onto the street and do not enhance the public realm.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Coomb Field Character Area:

The harmonious palette of materials (red multi brick, black and white timber framing and weatherboarding) should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

## Design Guidance

The rhythm of repeated gable ends, window and door openings should be retained.

The views through to, and the setting of, the Recreation Ground should be retained or enhanced.

Traditional hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The Coomb Field estate was developed in a limited palette of materials which reflects the local Wealden character of black and white timber framing at first floor level, and red multi brick elevations. The consistent scale, form and materials used in the original development created a distinctive character, however, subsequent alterations do detract from this. The houses originally had the front doors set back under a first floor overhang, reflecting the vernacular 'jettying' seen in medieval Wealden houses, but many of these have since been filled in to create a small porch area. A wide variety of replacement window styles and colours also detract from the original character.



A more recent terrace (below right) created between numbers 40 and 41 Coomb Field does not respond to the character of the development, utilising a different palette of materials.



## Views

There are views through the estate from Lingfield Road across a small green area with trees, and views across the Recreation Ground where Coomb Field provides access into the car park.



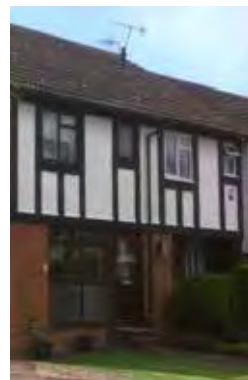
## Boundaries

Frontages are generally open, with lawn and hard surfacing for cars, with some hedges and other planting. Flank walls to gardens are generally enclosed with close boarded fencing.



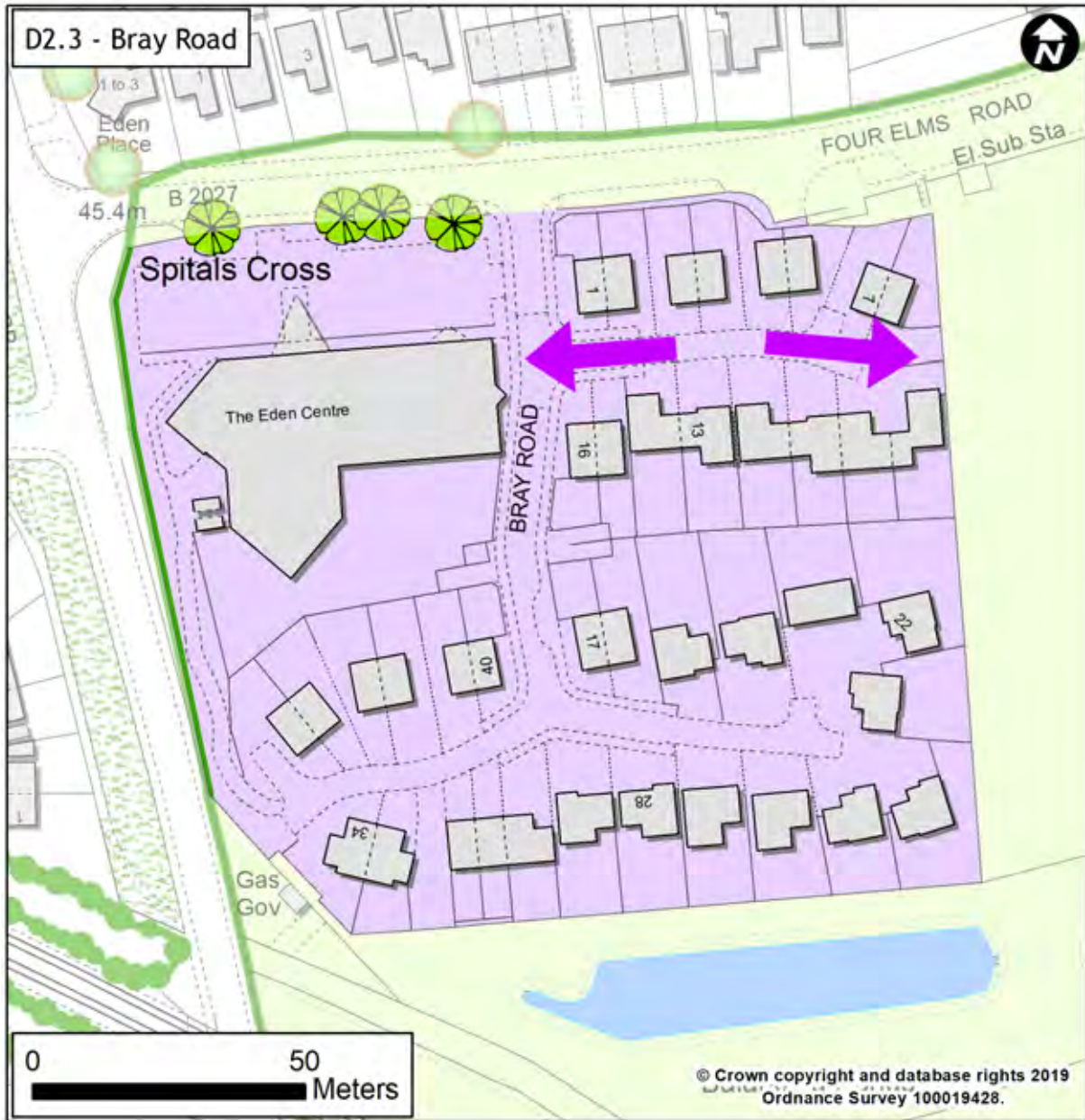
## Details

Illustrations of how infilling of porches and replacement of windows have detracted from the character of the development.






## D2.3 Bray Road

Comprising Bray Road.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of a housing development and Community Facility, both built in 2013-14 on the site of the former Eden Valley Secondary School, which closed in 2002. The secondary school had been developed as part of the wider expansion of Edenbridge in the early 1960s.

### D2.3 Bray Road

Locally Distinctive Contextual Features	Description
Age of buildings	2013
Type of buildings	Terraced, semis and detached
Main uses	Residential and community facility
Building heights	2 storey
Prominent building materials	Red brick, render and tile hanging
Predominant boundary treatments	Open frontage
Open space/ vegetation	Open space with soft landscaping (grass) at the back of the Eden Centre can be seen from Bray Road but access is through the centre itself. Frontages of the houses are soft landscaped with grass, planting, hedges and trees
Street type	Residential, cul-de-sac
Detractors	Car parking on the footway creates a negative impact on the character of the area resulting in inconvenience to pedestrians especially pushchairs or wheelchair users who have to dismount onto the carriageway.





## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Bray Road Character Area:

The palette of brick, tile hanging and render should be respected.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

The Eden Centre Clock Tower represents an important feature within this character area and therefore no new development should dominate or detract from this feature. The mature trees which contribute to the character of the area, should be retained and new development proposed in this area should be encouraged to retain or increase the number of mature trees in the area where appropriate.

Existing buildings have solar PV panels on the roof. Future development should promote best practice to improve energy and water efficiency for all new developments.

## Area Characteristics

The development consists of two storey, gable roofed red brick houses, arranged as semis, detached and short terraces around three short cul-de-sacs. Some upper floors are clad with tile hanging or render, and the windows are well proportioned. There are photovoltaic panels and/or chimneys to some of the roofs.



The Eden Centre includes the relocated library, meeting rooms, Church facilities and offices for a range of community focussed organisations. It has a distinctive roof shape and a triangular clock tower. There is a car park at the front of the building and cycle parking at the side entrance. To the back is a green space.



## Views

There are views across the fields to the east, and the distinctive clock tower to the Eden Centre creates a focal point as a landmark building both within the character area itself and the surrounding areas.



## Boundaries

The frontages to the houses are open with planting and lawns softening the hard surfacing of the driveways. The open space associated with the Eden Centre is enclosed with simple metal fencing but can be seen from the Bray Road which activates the street.



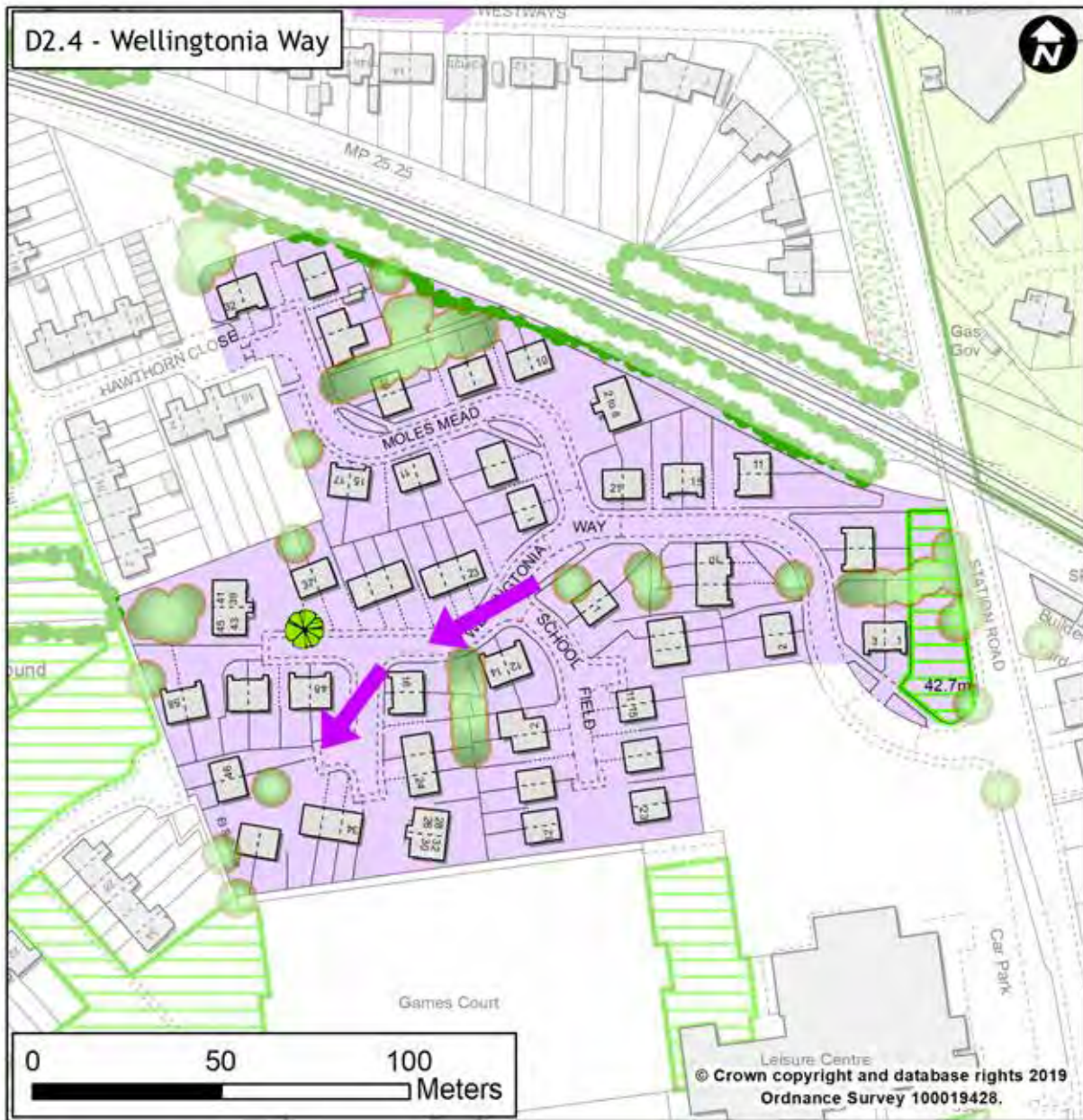
## Detailing

Narrow triangular bays to the end houses opposite the Eden Centre respond to the triangular clock tower feature.














## D2.4 Wellingtonia Way

Comprising Wellingtonia Way, Moles Mead and School Field.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The present housing was developed in the late 1990's on a site that had previously been a Primary School dating from 1970. Prior to that the site had formed part of the original Stangrove estate.

### D2.4 Wellingtonia Way

Locally Distinctive Contextual Features	Description
Age of buildings	1990s
Type of buildings	Semis, terraces and flats
Main uses	Residential
Building heights	2 storey
Prominent building materials	Brick, tile hanging and render
Predominant boundary treatments	Open frontage with low post and rail fencing
Open space/ vegetation	Mature trees retained some green some small grassed spaces behind boundary treatments
Street type	Cul-de-sacs with pedestrian access to neighbouring character area
Detractors	Blank brick flank walls and brick walls deter from the public realm. The area has minimal reference to the local vernacular in materials or forms.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Wellingtonia Way Character Area:

The views across to Stangrove Park should be retained.

The mature trees, which contribute to the character of the area, should be retained.

## Area Characteristics

The two storey houses are laid out around several cul-de-sacs in short terraces or as pairs of semi-detached properties. The roadways feel quite wide with the houses mostly set back with open frontages. The houses have a mix of gabled and hipped roofs, with simple porches and predominantly brick elevations. The area is very uniform in character.



There is pedestrian and emergency vehicle access through from Moles Mead into the Stangrove Estate, but no access from Wellingtonia Way. The footpath running alongside the railway embankment, to the rear of the houses along Moles Mead is not an inviting route for pedestrians.



## Views

There are views out from the development across Stangrove Park, and the retention of a number of mature trees, in particular the Wellingtonia after which the main road is named, create both focal points and a green backdrop to the development.



## Boundaries

Frontages are generally open, with driveways and lawns where the houses are set back from the road, and low post and rail fencing. There are some high brick walls enclosing back gardens where these abut the road.



### D3. Modern with Mix of Housing Types

Mixture of flats, terraces, semi-detached and detached buildings set back on curving cul-de-sacs which create a rhythm of stepped building frontages. Some have areas of open green space which may include small bodies of water. Hedge belts and tree belts used as a natural screening to other areas.

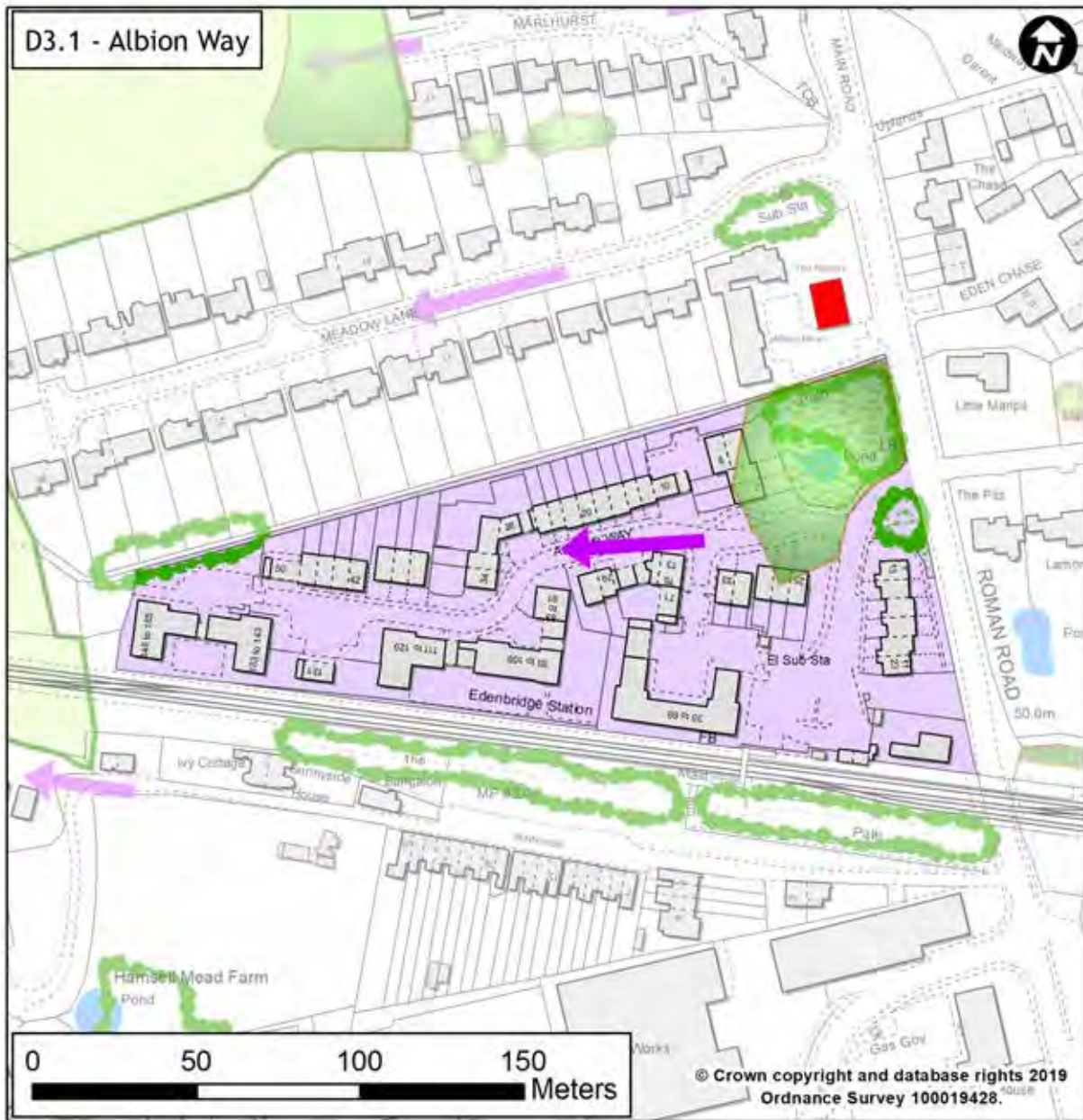


An example of a Modern with Mix of Housing Types Layout














# D3.1 Albion Way

Comprising Albion Way.



## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

Most of the area comprises a housing development built in the 2000s on land that was previously in industrial use related to the adjacent railway line. The short terrace of houses, to the west of Main Road, dates from 1980s.

### D3.1 Albion Way

Locally Distinctive Contextual Features	Description
Age of buildings	1980s and 2000s
Type of buildings	Mostly terraces: block of flats and terraced houses
Main uses	Residential and train station with car parking court
Building heights	2 and 3 storeys
Prominent building materials	Brick, tile hanging, render and weatherboarding
Predominant boundary treatments	Brick walls, hedges and some fencing on the 1970s development
Open space/ vegetation	Area with pond and trees, plus hedges
Street type	Residential, cul-de-sac with footways
Detractors	No significant detractors

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Albion Way Character Area:

The harmonious palette of brick, tile hanging and weatherboarding should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

The rhythm of repeated gable ends, windows and door openings should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated but only where they would not impact on the boundaries of another property.

## Area Characteristics

The short terrace of six semi-detached houses, located closest to the main road to the east of the site, dates back to the 1980s. Materials include red brick stretcher bond on the ground level, with red tile hanging on the first floor with a darker red diamond motif detail on the front of the building centrally located above the lean to entrance. The houses have pedestrian access to the rear gardens from a pathway that wraps round the buildings leading towards the main road.



The Albion Way development dates from the mid-2000s and consists of a mix of terraced houses and flats, two and three storeys in height. Parking is either tucked behind the houses in rear courtyards, on driveways or in parking courts, and the streetscape is well landscaped with soft landscaping (hedges, grass, planting and some trees). The palette of materials used is Wealden in character, with red and multi stock bricks, clay tile hanging, and white weatherboarding. Most houses feature either gabled, corniced or lean-to porches.

## Views

There are no distant views from within this area; views within the development are framed by mature trees, and the green area, with trees and a pond, on the corner of Albion Way and the main road creates a focal point.



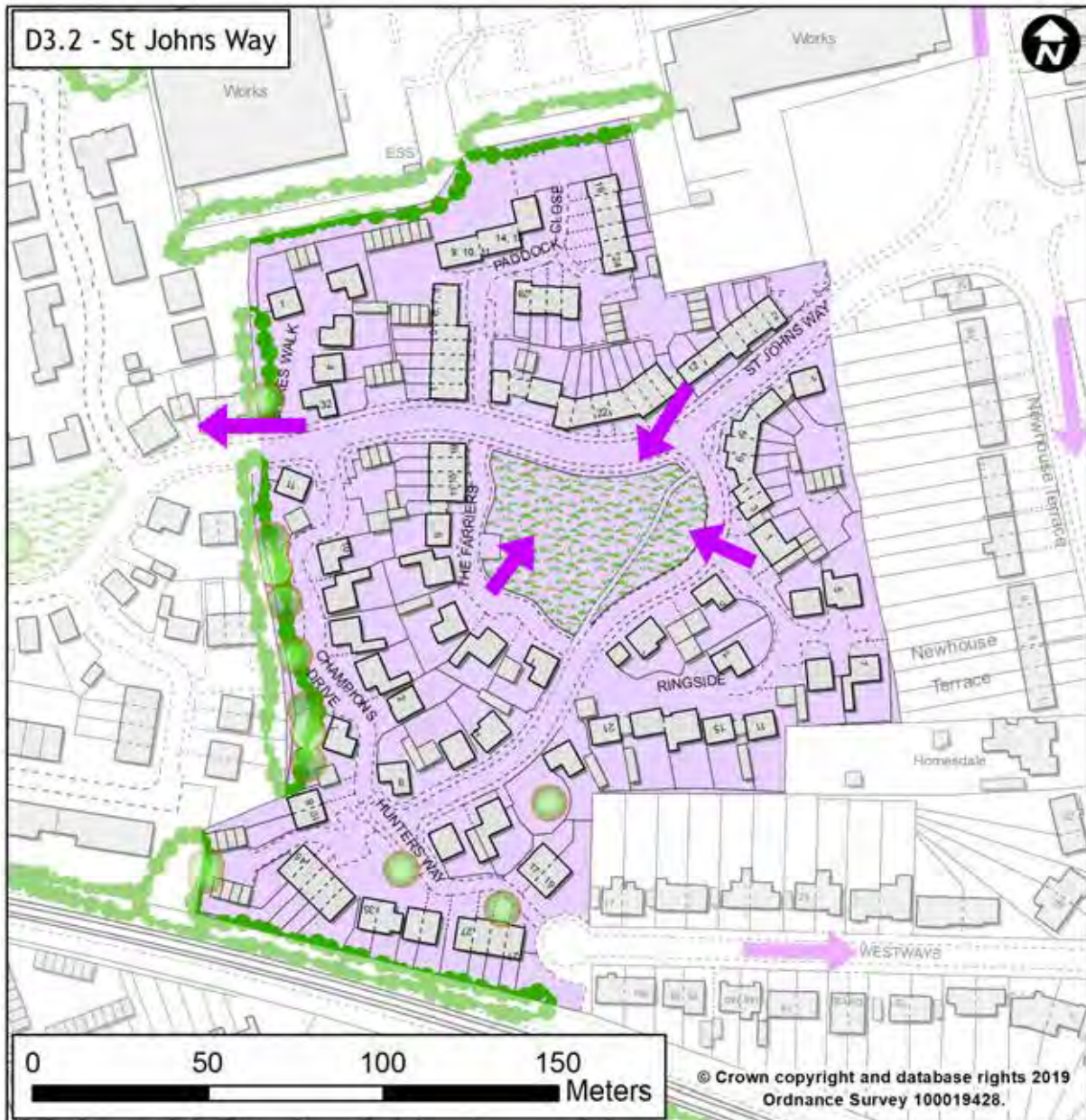
## Boundaries

Properties are generally set close to the street, but with planting and hedging to soften the streetscape. Flank walls to gardens are generally brick walls.














## D3.2 St John's Way

Comprising St John's Way, Shires Walk, Paddock Close, Champions Drive, Hunters Way and Ringside.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area was developed in the mid 2000s by Bovis Homes with a mix of private and social housing on what were previously fields between Westways and Enterprise Way. The land to the west of this area is under development (in 2019) to provide additional housing and green space (See Oakley Park character area D.3.4).

### D3.2 St John's Way

Locally Distinctive Contextual Features	Description
Age of buildings	2000s
Type of buildings	Detached, semis, terraces and apartments
Main uses	Residential
Building heights	2 and 3 storey
Prominent building materials	Brick, weatherboarding, tile hanging and render
Predominant boundary treatments	Open frontage, low picket fencing and hedges
Open space/ vegetation	Central grassed green space with trees planted along pathways
Street type	Residential, cul-de-sac with home zones (explained under Area Characteristics)
Detractor	No significant detractors.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the St Johns Way Character Area:

The harmonious palette of brick, tile hanging and weatherboarding should be respected

The set back of existing buildings and sense of enclosure should be respected,

Traditional detailing of doors and windows should be retained

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained

## Design Guidance

The views across the Green area should be retained or enhanced.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The area consists of a single development which includes a range of terraced houses, large detached houses and apartment blocks set around a central green space. There are several home zone areas which link between the two main curving access roads. Home Zones are residential streets in which the road space is shared between drivers of motor vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and children) in mind. The aim is to change the way that streets are used and to improve quality of life, by making them places for people, not just for traffic (Department for Transport 2005). The materials used throughout the home zone consist of red and buff brick pavers which enhance the character of these areas while encouraging slower car speeds.



The majority of the houses feature gabled roofs, some with small hipped dormers, and where terraced, they are staggered or set on a curve, which makes an interesting roofscape.



The proportions of windows and doors, the roof forms and the use of materials which respond to the Wealden context all help create an area with a distinctive character.



Parking areas are accessed between and behind buildings, and in much of the development the building line is set well forward, creating some enclosed spaces.

## Views

The main views within the development focus on the central Green area, and there are currently views at the western edge across adjacent fields, however this will become an access route for the Oakley Park development once it is completed in approximately 2019. Existing tree belts to the western and northern edges of the area, and at the rear of Westways provide a green backdrop, and the trees planted within the development will continue to mature and contribute to the character of the area.





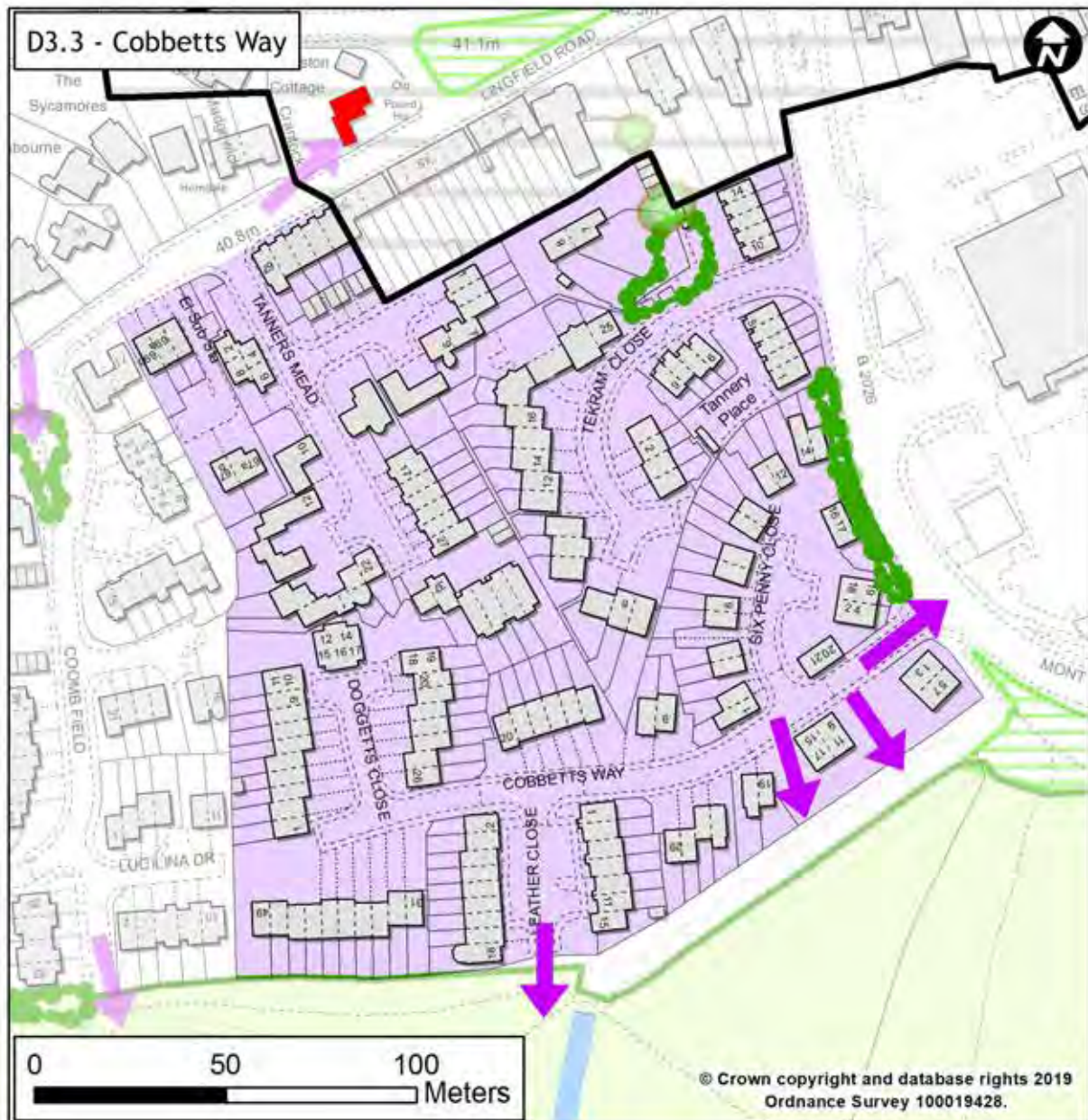
## Boundaries

Frontages are generally open and houses are often set close to the street edge. Good use has been made of hedges and other planting to soften the hard landscaping. Some houses have white picket fences to delineate the public and private realm.














### D3.3 Cobbetts Way

Comprising Cobbetts Way, Doggetts Close, Six Penny Close, Leather Close, Tekram Close and Tanners Mead and Tannery Place.



#### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of residential properties built between the late 1990's- mid 2000's, on land previously occupied by the Whitmore's Tannery, which closed in 1974. Cobbetts Way and its associated cul-de-sacs were developed as social housing, Tanners Mead and Tekram Close were speculative developments. All developments formed part of the long planned Edenbridge Relief Road programme, which saw Mont St Aignan Way open in early 2005, and the development of a new supermarket on land to the rear of the High Street.

Cobbetts Way is named after the author William Cobbett, who wrote Rural Rides, whose son John lived at Skeynes in the 19th Century.

Tekram Close was originally identified as employment land, but the rear part of the site was developed for housing in the mid 2000s. The eastern part of the site facing Mont St Aignan Way was developed in 2016 creating 14 houses arranged across three terraces.

### D3.3 Cobbetts Way

Locally Distinctive Contextual Features	Description
Age of buildings	1990s- 2000s
Type of buildings	Detached, semis and terraces
Main uses	Residential
Building heights	2 and 3 storey
Prominent building materials	Brick (red and buff), tile hanging, applied timber framing with render panels and weather boarded
Predominant boundary treatments	Open frontages
Open space/ vegetation	Some mature trees and hedges, pedestrian access through Leather Close to recreation ground and open space along River Eden
Street type	Residential, cul-de-sac
Detractor	Front parking courts dominate the street scene.

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Cobbetts Way Character Area:

The palette of local vernacular materials (red or multi stock bricks, clay tile hanging, weatherboarding and red/multi plain roof tiles) should be respected.

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated but only where they would not impact on the boundaries of another property.

## Area Characteristics

Cobbetts Way, and its associated cul-de-sacs, comprise mainly terraces and pairs of semis, all two storey, with open frontages. The development is primarily of brick (brown, red and buff) with gabled roofs and simple lean to porches. Parking is to the front or side of properties, and so dominates the street scene.



Tanners Mead has a more varied range of properties, including a terrace facing onto Lingfield Road, and a mix of detached, semis and terraces, in a range of materials, within the remainder of the development. Most properties have garages.



Tekram Close includes a mix of flats, townhouses and terraces, two and three storey, in a wide range of materials, set around a curving cul de sac, with mostly hard surfaced frontages used for parking. The building entrances are raised above a set of stairs to address issues related to flooding in the area.



Adjacent to Tekram Close, but well screened by mature trees and vegetation is an older pair of cottages, which are accessed off Lingfield Road.



Tannery Place, Mont St Aignan was developed in 2016 creating 14 houses across three terraces. Building materials are made up of a mixture of brick, render or weather board and tiled roofs. Private gardens are positioned to the back of the houses which face on to the main road. Parking courts are positioned to the front of the buildings which is located behind the main road.



## Views

There are views from Leather Close through the trees to the Recreation Ground, and glimpses from the end of Cobbetts Way across towards the Church.



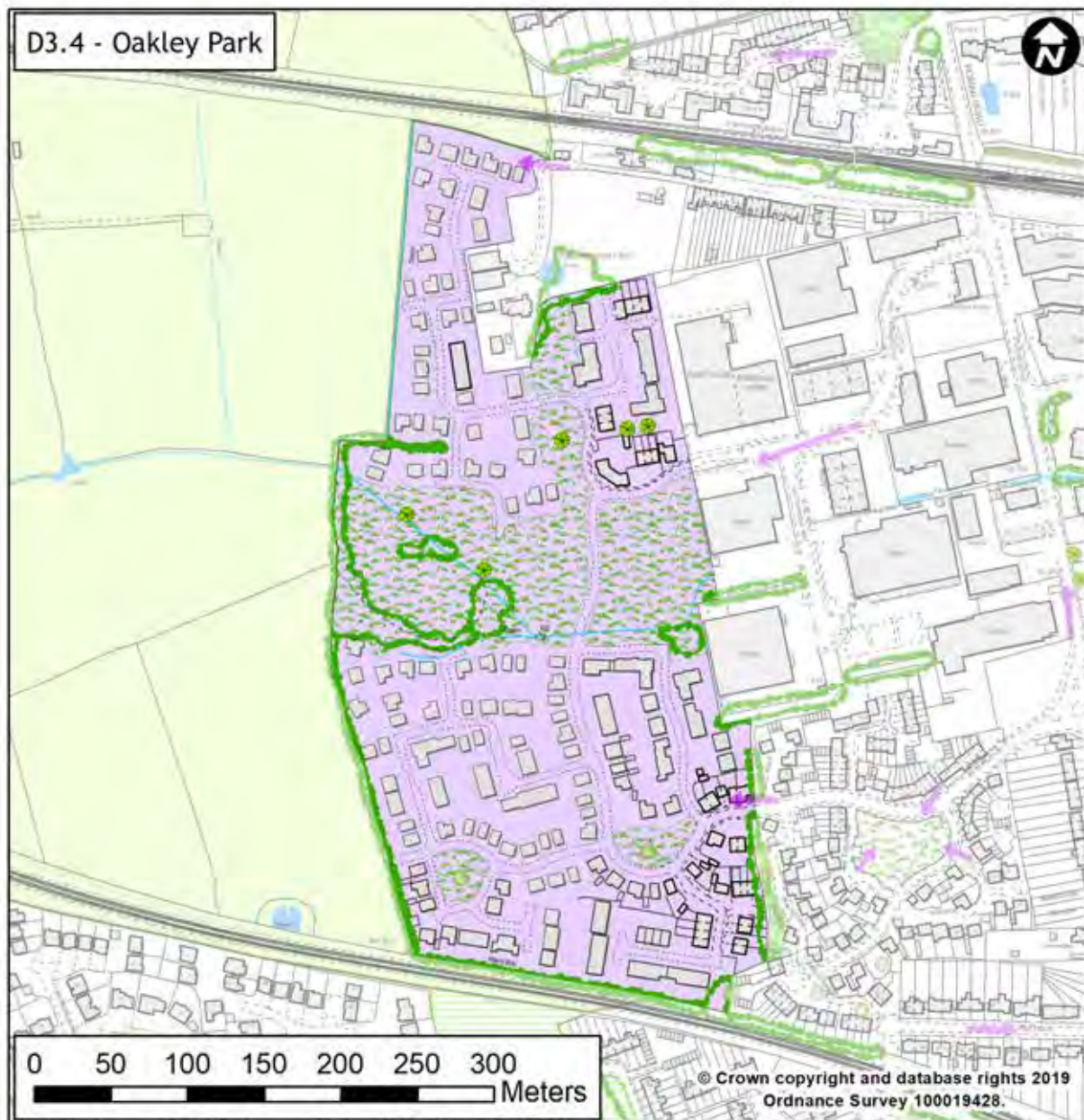
## Boundaries

Frontages on all three developments are generally open, with hard surfacing for car parking. Hedges are used, especially along Tanners Mead. Trees are slowly maturing and, together with other planting, are beginning to soften the visual impact of the car parking.



## D3.4 Oakley Park

Comprising St Johns Way, Enterprise Way.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

Note: this layout is from submitted plans and is indicative. The development is under construction at the time of writing (2019) so details may vary.



## Historical Context

The site was previously used for agriculture, mainly arable and some grassland pasture for horse grazing. The site boundary is contained by train lines to the north and south, Green Belt to the west and existing character areas to the east. The site extends from the industrial area, along Enterprise Way in the north. In the south, the character area leads on from St Johns Way. The site is under construction at the time of writing (2019).

### D3.4 Oakley Park

Locally Distinctive Contextual Features	Description
Age of buildings	2019+
Type of buildings	Flats, semi-detached and detached houses
Main uses	Residential
Building heights	2 and 3 storeys
Prominent building materials	Brick, render, weatherboarding
Predominant boundary treatments	Open frontage, hedges, existing hedgerows and trees to the site boundary
Open space/ vegetation	Central area of open space, with community allotments and play areas
Street type	Residential, cul-de-sacs
Detractors	At the time of review the area was still under development so there was still construction traffic and disturbance. It will also take some time for the benefits of the soft landscaping to mature.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Oakley Park Character Area:

The scale, height, form, alignment of building lines, layout, density and materials should be respected.

## Design Guidance

Reinforcement of positive features which contribute to the character area are encouraged, for example landscaping, enhancing biodiversity or improvements to the streetscape such as benches.

### Area Characteristics

This character area consists of a single development. The entire development consists of approximately 300 homes with a 2.6 hectares public open space in the centre of the development. The first homes in the development have been completed in 2019, in the north of the site and the south of site, leading from St Johns Way.

The site has a tighter grain along the eastern edges that connects to the existing built-up areas with lower buildings heights looking out onto the green belt to the west. Homes are built in a Wealden style. Car parking varies across the character area including rear parking courts, parking drives and garages.



## Boundaries

Open frontages onto the street. There are a range of boundary treatments across the area with a mixture of hedges, planting and grassed areas with wooden fences and brick walls. Existing hedgerows and trees are retained around some of the site boundary.



## Views

The site is constrained by railway lines to the north and south. Therefore the main views will be of the fields to the west of the site.

## E. Mixed Age Character Area

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 <sup>th</sup> century (Victorian) – present day
Historical context	Some of these areas were historically a separate settlement from Edenbridge and have gradually infilled over time or been influenced by infrastructure, creating a varied mixture of ages of buildings and character. Many of these areas are predominantly historical linear developments with clusters of back developments that are more recent. For example; Marlpit Hill settlement to the north was a separate settlement which is now part of Edenbridge as development as evolved.
Type of buildings	Mixture of flats, terraces, semi-detached, detached. Including some listed buildings.
Main uses	Mostly residential with some retail and community facilities (church, retirement home)
Building heights	1 - 4 storeys
Prominent building materials	Brick, tile hanging, render, weatherboarding, black and white framing (traditional and contemporary)
Predominant boundary treatments	Mixture between open frontage and closed. Hedges, fencing, brick walls, green space and gates. Some of the larger houses (i.e. E1.4) are set back from the street with brick walls and mature trees and the buildings cannot be seen from the street
Open space/ vegetation	Minimal public open space except for Mont St Aignan Way which had a linear green pedestrian and cycle route. Some mature trees and hedges.
Street type	Main roads, cul-de-sacs (some unadopted), mews.
Variations	
Each character area is made up of a variation of layouts and styles.	

## E1. Mixed Age, Housing Type and Layout.

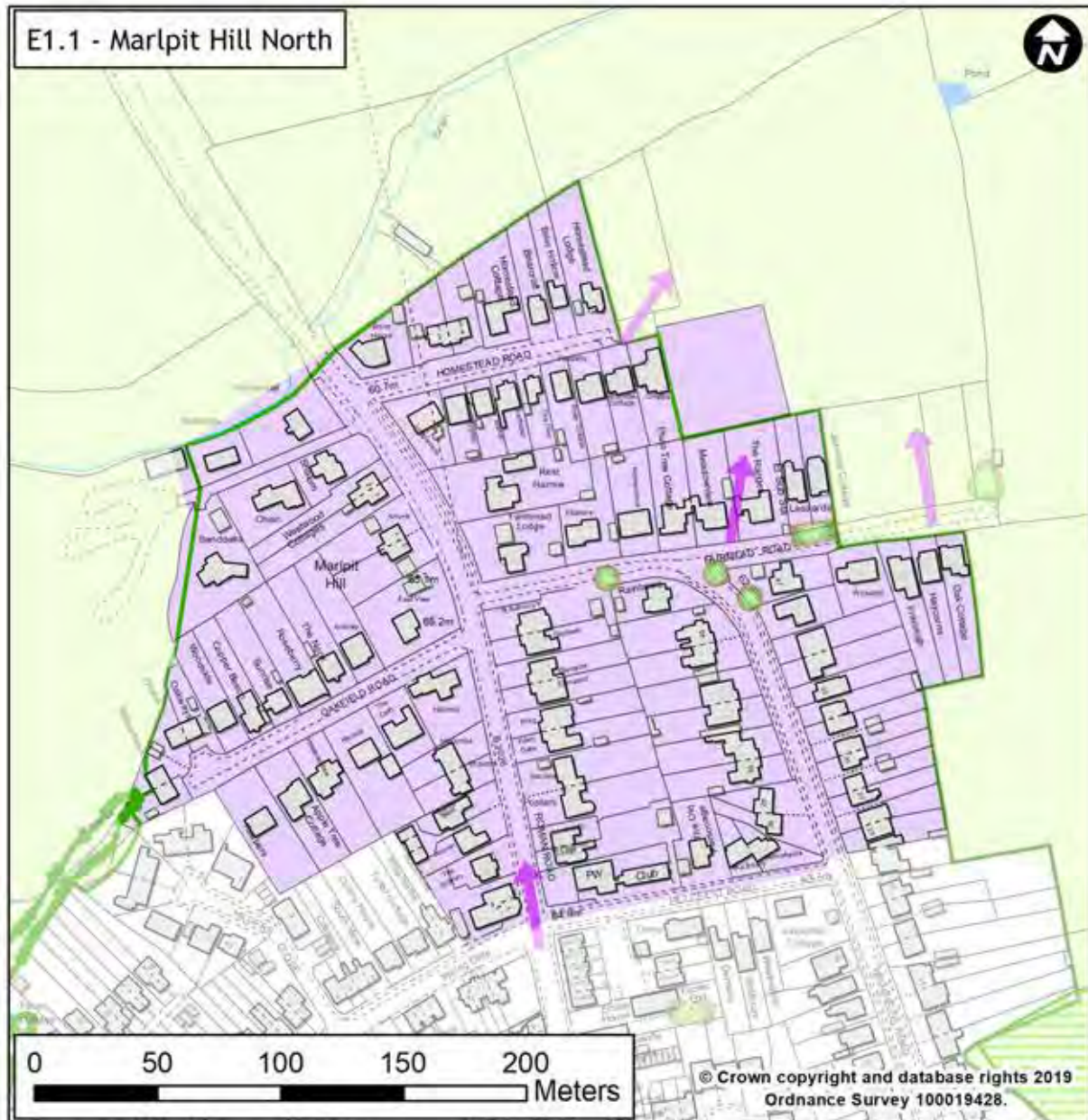
The following character areas are made up from a mixture of housing types and layouts, ranging from late 19<sup>th</sup> century to more recent infill. As the development is piecemeal there is not a coherent layout and housing design throughout each area. In general, buildings face on to the street and have a rear garden. The historical developments tend to be linear, and the more recent housing are located as back developments. There is minimal communal open spaces across these character areas.



An example of a Mixed Age, Housing Type and Layout.

# E1.1 Marlpit Hill North

Comprising the northern end of Main Road, Homestead Road, Fairmead Road, Oakfield Road, and the northern end of Highfields Road.



## Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

Marlpit Hill was originally a separate settlement from Edenbridge, its name referring to the 'marl' or clay which was dug out for use in construction in the area. The northern most end of Marlpit Hill forms the edge of the built up envelope of Edenbridge, and has been gradually infilled since late 19<sup>th</sup> century, with several roads un-adopted.

### E1.1 Marlpit Hill North

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 <sup>th</sup> century (Victorian) – present day
Type of buildings	Detached, semis, terraces and bungalows
Main uses	Residential with church and community hall and shop on the corner
Building heights	1, 2 and 3 storey
Prominent building materials	Brick, render, tile hanging and timber framing
Predominant boundary treatments	Mix of hedges and soft landscaping and fences with some walls along Main Road
Open space/ vegetation	Views over adjacent countryside, hedges and mature trees
Street type	Major access road (B2026) with streets and some cul-de-sacs coming off it including some unadopted cul-de-sacs with gravel
Detractors	Most of the houses are set back in long plots so there is limited public realm. The main road going into Edenbridge

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Marlpit Hill North Character Area:

The set back of existing buildings and sense of enclosure should be respected.

The views across the adjoining countryside should be retained or enhanced

Traditional hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

There are a number of late 19<sup>th</sup> century/early 20<sup>th</sup> century houses which contribute to the diverse character of the area. These properties feature well-proportioned sash style windows, bays, prominent gables and chimney stacks, and varied decorative elements.

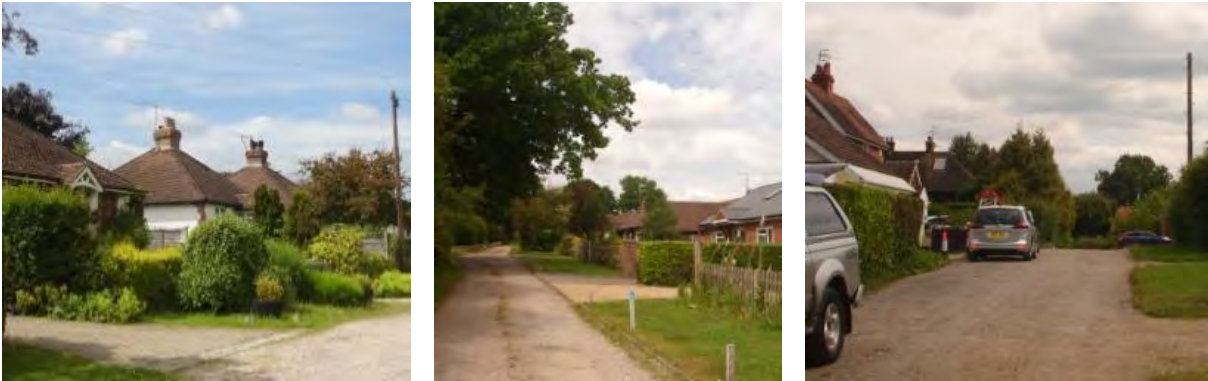


On Main Road, further infill through from 1930s to the 1970s has taken place; most properties are set back from the road with driveways, some behind walls, fences, hedges or trees, while others have open frontages. There are 3 pairs of large semi-detached bungalows with central gables built in the 1930s, which back onto further similar style of bungalows at the north end of Highfields Road.





Several of the roads in this area: Homestead Road, Oakfield Road and Fairmead Road remain unadopted with gravelled surfaces, creating a more informal, rural character. This is reinforced by occasional views across the neighbouring countryside, and the verges, hedges and trees which generally form the boundaries onto the road. The houses are a mixture of ages and styles creating a varied roofline, and are often set back and partly hidden from the road.



St Paulinus Church, one of the 'Tin Tabernacles', a pre-fabricated corrugated iron building erected in the early 19<sup>th</sup> century to serve worshippers in Marlpit Hill, originally stood on the northern corner of the junction between Homestead and Hillcrest Roads. This was demolished prior to the development of four houses in the 1970s, although the Old Parsonage, and St Paulinus Church Centre still exist in Hillcrest Road.



## Views

Heading north on Main Road there are views over the surrounding countryside, and from Homestead and Fairmead Roads there are views across the fields towards the North Downs.



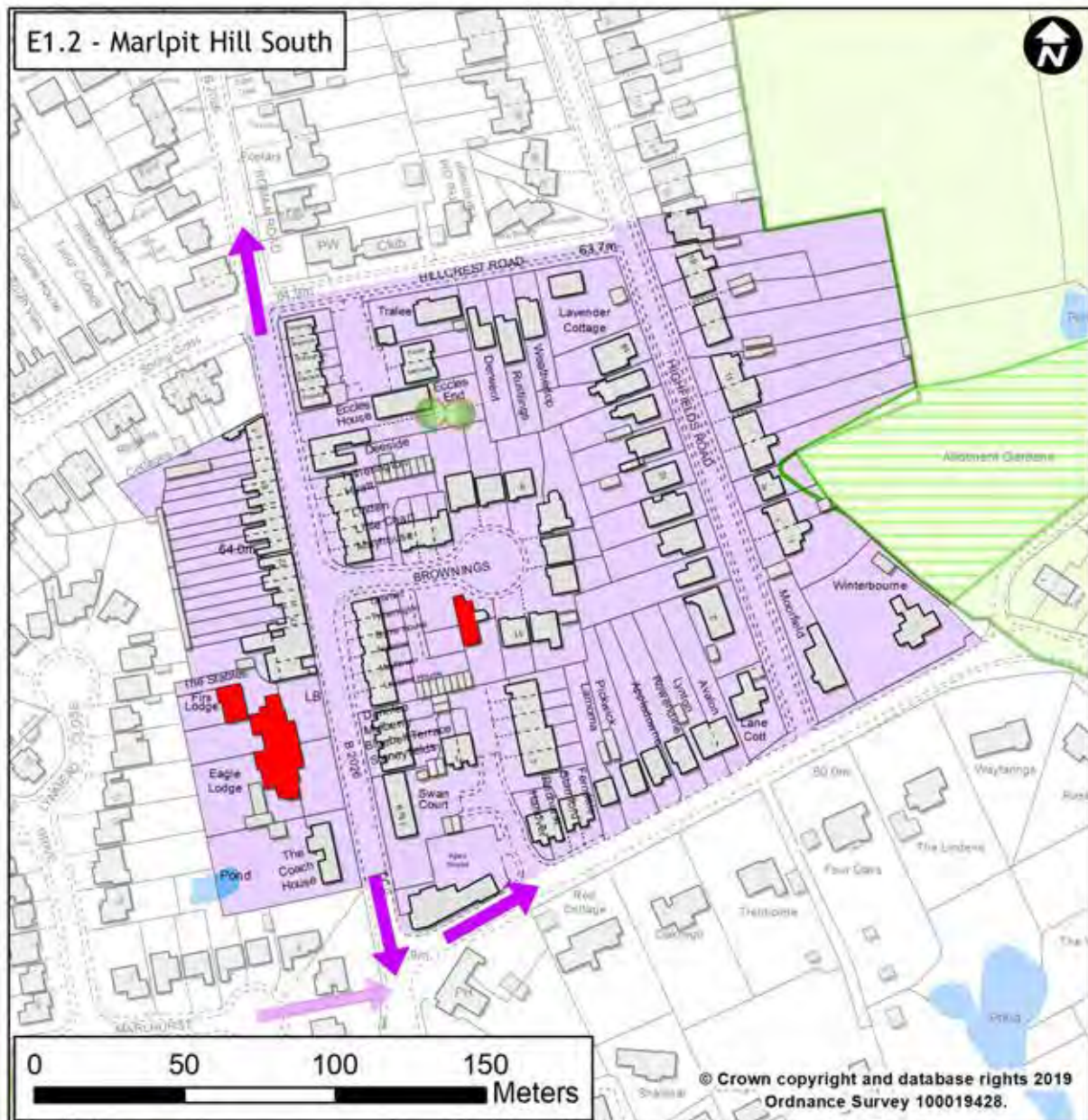
## Boundaries

There are a wide range of boundary treatments in this area, with many properties set back behind hedges and fences. The side roads are more rural in character, with hedges and trees framing the views. The detached properties tend to have a more open character with driveways to the front of the house and grassed areas with some trees.














## E1.2 Marlpit Hill South

Comprising Main Road from Hillcrest Road to Swan Lane, plus the southern end of Highfields Road, Swan Court, The Brownings and Haxted Place.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

Marlpit Hill was originally a separate settlement from Edenbridge, its name referring to the 'marl' or clay which was dug out for use in construction in the area. Brownings, a Grade II listed farmhouse with parts dating back to the 16th century, is now surrounded by a 1970s housing estate which bears its name, and is hidden way behind high hedges. The railway arrived in Marlpit Hill in 1842, and the other Listed Buildings, Eagle Lodge and Firs Lodge date from this time. The terrace of brick cottages, The Row, on the main road also date from the mid 19th century. Homefield Road was constructed in the early 20th century, and further infill development has taken place since.

### E1.2 Marlpit Hill South

Locally Distinctive Contextual Features	Description
Age of buildings	1840s (Early Victorian) to present day
Type of buildings	Detached, semis, terraces and flats
Main uses	Residential
Building heights	1, 2 and 3 storeys
Prominent building materials	Brick, render, tile hanging, white brick
Predominant boundary treatments	Open frontage, hedges, brick walls, fences and railings. Building alignment of The Row housing sits directly onto the street
Open space/ vegetation	Some mature hedges
Street type	Street, major access road with two short residential cul-de-sacs
Detractors	No significant detractors, the area has a mixed character throughout

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Marlpit Hill South Character Area:

Regular building lines and the set back of existing buildings should be respected.

Hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the Listed Buildings should be preserved.

## Area Characteristics

The earliest buildings in the area, Brownings, Eagle Lodge and Firs Lodge, are concealed behind high hedges and do not actively contribute to the street scene. Two detached mid-19<sup>th</sup> century houses on the corner of Swan Lane and Highfields Road, Moorfield and



Winterbourne, both contribute to the character of the area, with distinctive bay windows, porches, and chimney stacks. The red brick terrace of cottages, The Row, sitting close to the Main Road, also dates from the mid-19<sup>th</sup> century and features simple semi-circular doorheads, sturdy chimney stacks and long gardens.



Other late 19<sup>th</sup> century development includes Apex House, Eccles House and Deeside, which historically supported retail and commercial uses along Marlpit Hill. The converted ground floor is shown in the before and after pictures below.



Highfields Road was built in the early 1900s together with the small detached bungalows on the western side- they have a simple hipped roof over rendered elevations with a central gabled porch; the row of semi-detached 2 storey houses on the eastern side were not built until the 1960s. The Brownings development was built in the 1970s filling in the gap between the bungalows on Highfields Road and the main road. These are of red brick, with tile hung elevations at first floor level, and comprise terraced development onto the main road, and detached houses set around a short cul de sac behind the terraces. Further infill dating from the 1960s has taken place along the northern side of Swan Lane.



Some of the more recent developments include: Swan Court; a three storey block on the main road, Haxted Place; accessed off Swan Lane and two/three storeys high, built in the mid 2000s between Apex House and Brownings, and the newest development of homes; a three storey block of five homes on Main Road and two homes behind on Hillcrest Road, built in 2018. The scale of development responds to that of the adjacent properties, along both Main Road and Swan Lane.



## View

There are long views from Main Road both north and south, and the view along Swan Lane is framed by the hedges and trees in front of the properties to the south.



## Boundaries

Many of the frontages in this area are open, either with driveways or grassed areas, or in the case of The Row, opening straight out onto the pavement. Properties along Swan Lane are generally set back behind fences or hedges. Recent development uses high white brick walls as a boundary treatment to the street.



## Listed Buildings

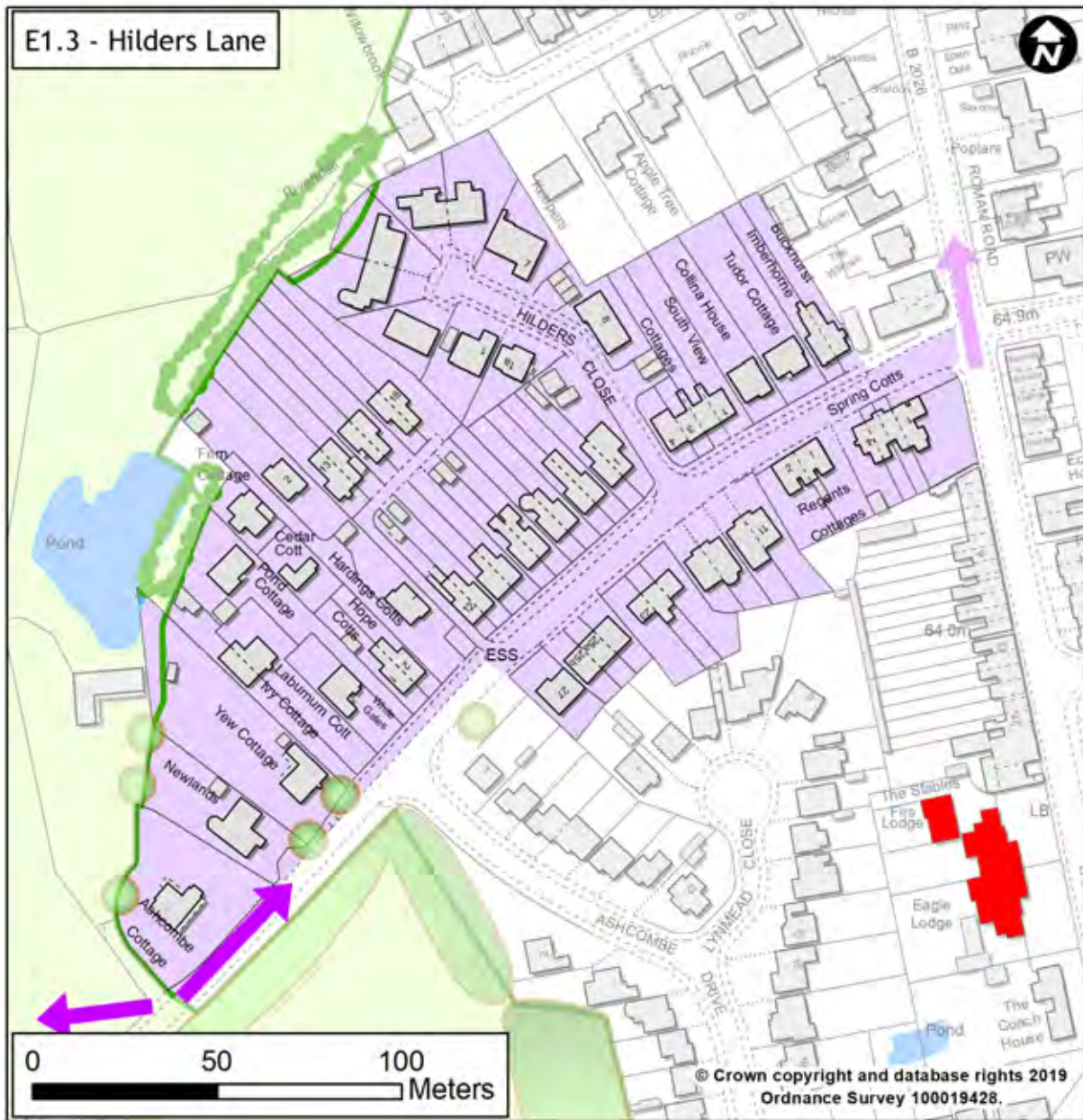
The Listed Buildings in this area, are Brownings, a farmhouse with 16th century origins, and Eagle Lodge and Firs Lodge, constructed around the same time as the railway arrived in the 1840s.





# E1.3 Hilders Lane

Comprising Hilders Lane, Hilders Close and Hardings Cottages.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The earliest properties in this area date from 19<sup>th</sup> century, and there has been infill development over the intervening years, most recently a terrace of three houses replacing the Marlpit Hill Baptist Chapel.

### E1.3 Hilders Lane

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Detached, semis and terraced
Main uses	Residential
Building heights	1, 2 and 3 storeys
Prominent building materials	Brick, render
Predominant boundary treatments	Hedges, low brick walls, picket fencing
Open space/ vegetation	Verges and trees
Street type	Residential, lane with cul-de-sac becoming a country lane, footway on northern side with street parking on both sides
Detractors	There is no footpath on the southern side of the lane, which turns into a country road with faster moving traffic.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Hilders Lane Character Area:

The harmonious palette of red or buff brick and render should be respected

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected.

Traditional detailing of doors and windows should be retained.

## Design Guidance

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained.

The views along Hilders Lane and across adjacent fields should be retained.

The hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The earliest development in this area was the building of several rows of cottages dating from the early 1900s, the most distinctive of which are Elm Cottages, six pairs of red brick gable fronted cottages, with slated roofs, central chimney stacks, and canted ground floor bay windows and side entrances. A further set of three pairs of cottages, Hardings Cottages, is set behind and only accessible via a narrow track from Hilders Lane. Regents Cottages are two single storey cottages set close to the road.



To the west of Elm Cottages there has been backland infill behind the cottages facing Hilders Lane, accessed via further narrow driveways between properties, resulting in a dense form of development. The final three properties beyond are detached houses set in large plots, well screened with hedges and trees. To the east of Elm Cottages, there is Hilders Close comprising bungalows and chalet-style bungalows dating from the 1960s clustered around a short cul de sac.



The most recent development is the replacement of the Marlpit Hill Baptist Chapel with a terrace of three houses, which echoes the gable fronts of Elm Cottages opposite, and uses similar materials, buff brick with red features, grey slate style roofing, and round windows as in the chapel.



## Views

Approaching from the west, trees, hedges and verges create a green frame to the development on Hilders Lane, easing the transition from country lane to suburban street.



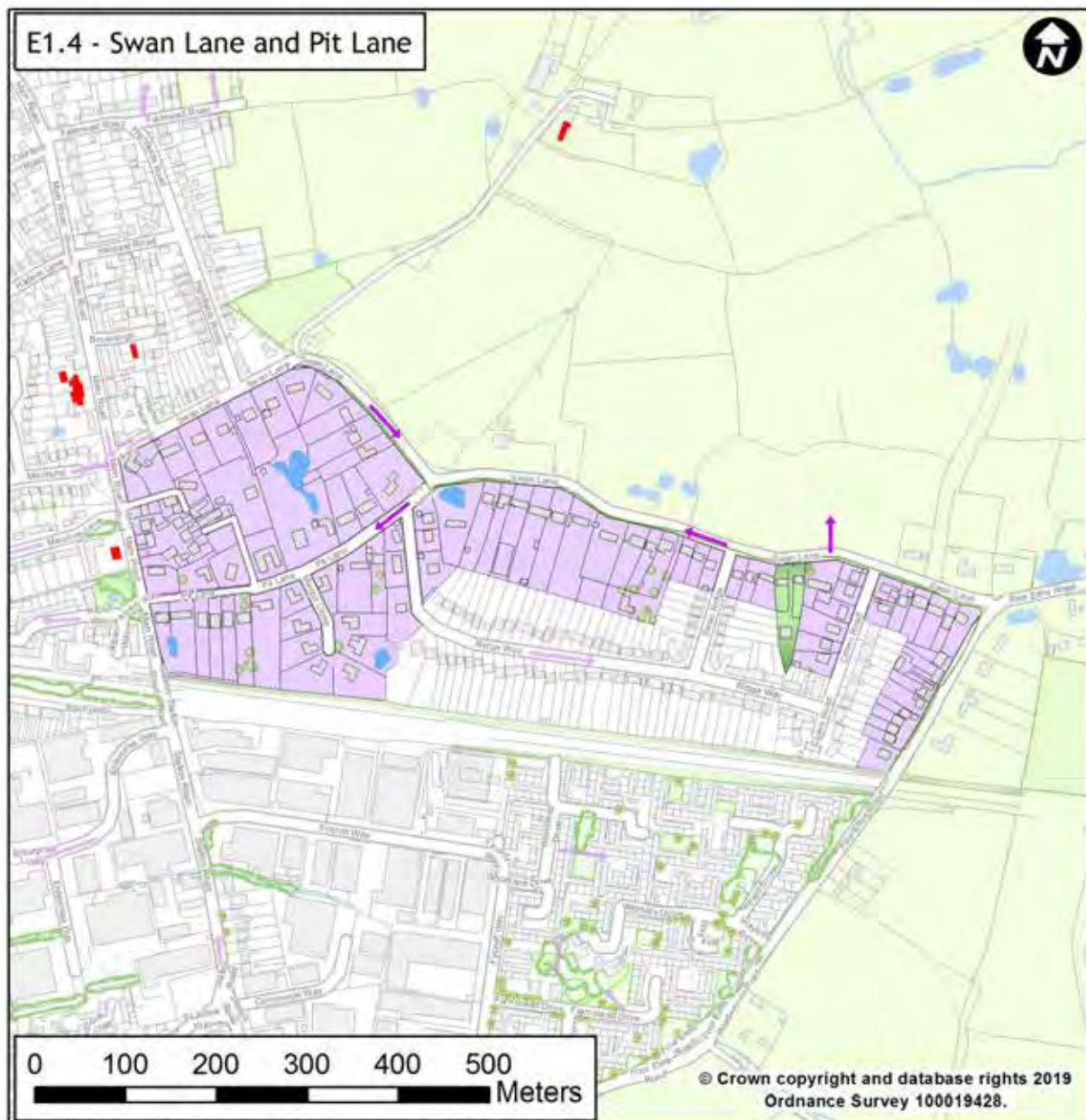
## Boundaries

Boundaries are a mix of hedges, fences and some open frontages. Most buildings are set back from the road, some with grassed verges between the footway and the road. The hedges and other planting create a 'green screen' at many of the properties.














## E1.4 Swan Lane and Pit Lane

Comprising Swan Lane, Pit Lane, Marlpit Close and the west side of Four Elms Road from the railway bridge to Swan Lane.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of mostly detached houses, many of which are located in large plots and set back from the road. The earliest date from 19<sup>th</sup> century, infill has taken place over the intervening years. Swan Lane forms the northern boundary between the built up area of Marlpit Hill, and the surrounding countryside.

### E1.4 Swan Lane and Pit Lane

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Mostly detached plus some short terraces and semi-detached in the newest development as well as bungalows
Main uses	Residential
Building heights	1, 2 and 3 storey
Prominent building materials	Brick, tile hanging
Predominant boundary treatments	Hedges, fences, brick walls and open frontages
Open space/ vegetation	Mature trees and hedges, adjacent to open countryside
Street type	Country lane and cul-de-sac. Western part of Pit Lane and northern part of Crown Road are unmade
Detractors	High brick walls facing on to the street do not give a positive contribution to the public realm.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Swan Lane/Pit Lane Character Area:

The harmonious palette of brick, render and clay tile hanging should be respected.

The set back of existing buildings and sense of enclosure should be respected.

The views along the lanes, and across adjacent countryside should be retained or enhanced.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The earliest properties in this area, dating from late 19<sup>th</sup> century, are large detached houses set well back from the road in sizable plots, well screened by mature hedges, trees and other vegetation. The detail of these houses can generally only be glimpsed through the vegetation, but reflects the era featuring chimneys, bay windows, porches, and a variety of locally characteristic materials: red brick, render, clay tile hanging.



Most of the subsequent infill along Swan Lane and Pit Lane dates from 1960-70's, including Marlpit Close, featuring large detached, open-fronted houses arranged informally around a short cul-de-sac, and the far eastern end of Swan Lane and part of Crown Road, where the detached houses are set in smaller regular plots facing the road. Houses on the eastern end of Swan Lane are detached with bungalows set in smaller plots along Swan Ridge. The northern two thirds of Crown Road consists of detached and semi-detached bungalows (together with two 2 storey houses) in various sized plots. For Elms Road consists of detached, semi-detached and terraced homes in various sized plots.





The most recent development built in 2011, Eden Chase, accessed off Main Road, takes its cue from the adjacent whitewashed brick house, The Chase, and The Albions, a Grade II Listed former hotel building opposite, to create a different character to that found elsewhere in this area. The gated development is group of 11 houses set behind a black gate. The predominant building materials are white brick with grey tiled hipped/pyramid hipped roofs. The buildings share a red brick paver driveway. Back gardens face on to the street and are screened behind high white brick walls. This creates a blank, inactive frontage to the street which does not contribute positively the public realm.



## Views

The key views in this area are along the leafy, winding Swan Lane and partly unadopted Pit Lane, and across the fields to the north.



## Boundaries

Many of the boundaries in this area are formed by mature hedges and trees, and in some places this is supplemented by brick walls or fences at low level. The properties fronting Main Road have a more urban feel, with brick walls and fences.



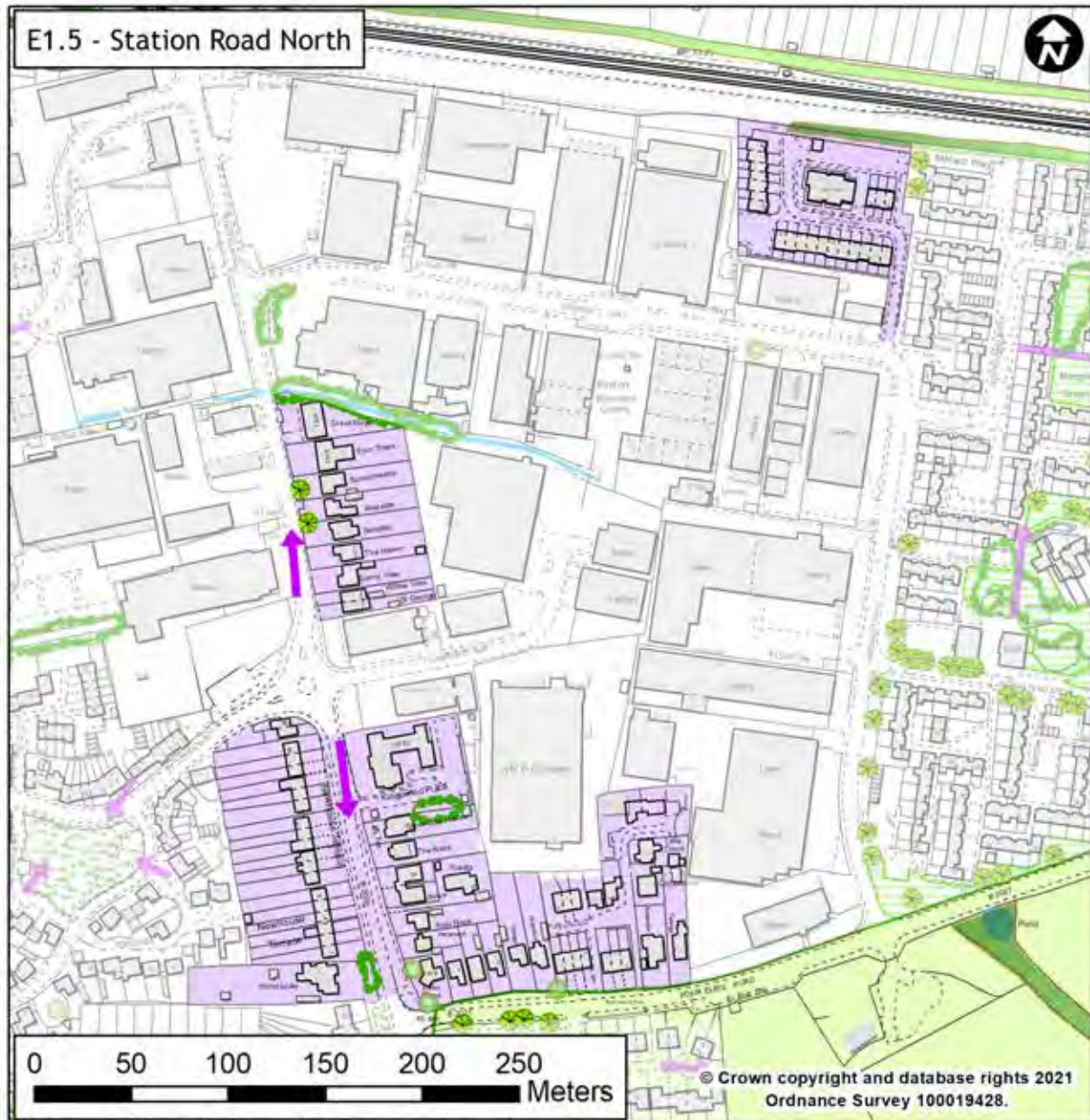
## Locally Distinctive Positive Features

Tucked away in Pit Lane is a distinctive Arts and Crafts house, Marlpit Cottage, dating from 1906 and said to be designed by Hugh Baillie Scott, a leading Architect at that time with connections to Edenbridge. To the front of the house is an equally distinctive mature Cedar tree.



## E1.5 Station Road North

Comprising the section of Station Road between Four Elms Road and Great Mead, a short stretch of Four Elms Road up to Farleigh and Caxton Close.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area was originally mostly farmland adjacent to the old Roman Road between the main town and Marlpit Hill. Old photographs show a few small weatherboarded cottages surrounded by open countryside. With the coming of the two railway lines, the area around the junction between Four Elms Road, the main route out of the town to the east, and the Roman Road started to be developed with both individual houses and bungalows, and Newhouse Terrace. Further densification of the area took place in the 1990s-2000s with the developments of Great Mead, Four Trees, Kingswood Place and Eden Place.

### E1.5 Station Road North

Locally Distinctive Contextual Features	Description
Age of buildings	1920s- 2000s
Type of buildings	Detached, semis, terraces and flats
Main uses	Residential
Building heights	1, 2 and 3 storey
Prominent building materials	Brick, render, tile hanging
Predominant boundary treatments	Brick walls, fences, hedges and some open frontage
Open space/ vegetation	Some mature trees and hedges
Street type	Predominantly busy local distributor road
Detractors	The adjacent industrial estates create a contrasting environment to the scale and build of the residential area. There is also a busy road which detracts from the character of this area.

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Station Road North Character Area:

Traditional brick walls/hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The set back of existing buildings and sense of enclosure should be respected.

The rhythm of repeated gable ends, window and door openings, should be retained.

## Area Characteristics

The area is very mixed with a range of building ages, scales, heights, materials and forms, and is dominated by the busy roads. New House Terrace, dating from the 1920s, consists of three two storey, hip roofed, rendered terraces, with buff stock brick gabled projections at either end of each terrace. They are set back on a regular building line, mostly with cars now parked in front.



Along Four Elms Road, the properties, a mix of houses and bungalows, are set back behind hedges and fences. The building on the corner, built in the early 2000s, is a three storey gabled apartment block, set at an angle to the two roads, and turns the corner well.



Weald Gardens was completed in 2016 and comprises of two short, three storey terraces which provides seven homes. Each house has off street parking and a back garden. Boundary treatments are notable through the change in material from the black tarmac on the footway to red brick pavers for parking area in the development. Fences and hedges are also used. Building form and materials include red brick on ground floor and off-white render for the upper; lean to red tiled porch with a flat top; red tiled mansard roof with white uPVC windows.



Beechwood comprises of a short terrace of three two storey houses. Boundary treatments are notable through the change in material from the black tarmac on the footway to red brick pavers for parking area in the development. Building form and materials include red brick on ground floor and black weatherboarding for the upper, with a forward facing gable. The terrace of housing has three gables with two bay windows and two front doors with a pitched porch.



The former site of Westerham House, previously an industrial building, was completed in 2020 as a residential development. The development of 21 two-storey, red brick terraced dwellings features repeated gable roof lines, black weatherboarded jettied panel detail on the first floor. The three-storey block of 15 flats features a flat roof, red brick on the ground and first floor with weatherboarded finish on the third floor. Black tarmac has been used for both the road and pavement. Car parking is located in front of the terraced dwellings or in a car parking court.



## Views

There are long views along the straight Roman Road, framed by railway bridges in each direction, and flanked to the east by trees and hedges screening development.



## Boundaries

New House Terrace generally has open frontages, but elsewhere in this area there are boundaries formed by mature trees and hedging which screen properties, otherwise there are low brick walls or fences.





# E1.6 Station Road South

Comprising area to the east of Station Road between the railway bridge and the Conservation Area.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area between the bridge and the WI Hall was originally developed from late 19<sup>th</sup> century onwards with large detached and semi-detached houses set in generous plots. More recently a number of these houses have been demolished and the sites redeveloped to provide retirement apartments (Eadhelm Court) and public housing (Garlands and Hemmingford Courts, and Minstrels Close). South of Station Approach, the corner site of Grange Villa is now occupied by Roman Court. This sheltered housing facility developed in the 2000s, replaced a large office building dating from the 1970s.

### E1.6 Station Road South

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Detached, semi-detached, terraced and blocks of flats
Main uses	Residential, sheltered housing, health, community and commercial facilities
Building heights	2, 3 and 4 storeys
Prominent building materials	Brick, render, weatherboarding, tile hanging
Predominant boundary treatments	Hedges, brick walls, fences
Open space/ vegetation	Mature trees
Street type	Busy local distributor road and two cul-de-sacs, one leading to the train station
Detractors	A busy road detracts from the character of this area.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Station Road South Character Area:

The harmonious palette of brick, weatherboarding, render and tile hanging should be respected

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected,

The rhythm of repeated gable ends, window and door openings should be retained. The views across Stangrove Park should be retained

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced

### Area Characteristics

The earliest buildings in this area date from 19<sup>th</sup> century and are closest to the railway line- a narrow two story workshop building, now a furniture workshop and retailers, and pair of three storey semi-detached houses, each with two storey bay windows beneath a deep gable. Running south on Station Road, there are a further five detached two storey properties developed in the 1950-60s, one of which is the local Medical Practice, which are set back behind high hedges. These properties are of similar height and form, but are in a range of materials- brick, tile hanging and black timber framing on render.



South of Penlee Close, more recent redevelopment has seen detached houses in large plots replaced with taller, denser three and four storey development of apartments on the Station Road frontage, and two short terraces of two storey houses behind. Materials used in all developments respond to the Wealden context- red and multistock brick, white weatherboarding, clay tile hanging and render, and the use of square bays and gables break up the elevations.



The WI Hall, dating from 1930s, is located on the corner of Station Road and Station Approach, and is a simple brick built 'barn' like structure, with the more recent addition of a shallow hipped, pitched roof entrance area.



## Views

The main views from this area are looking westwards across Stangrove Park.



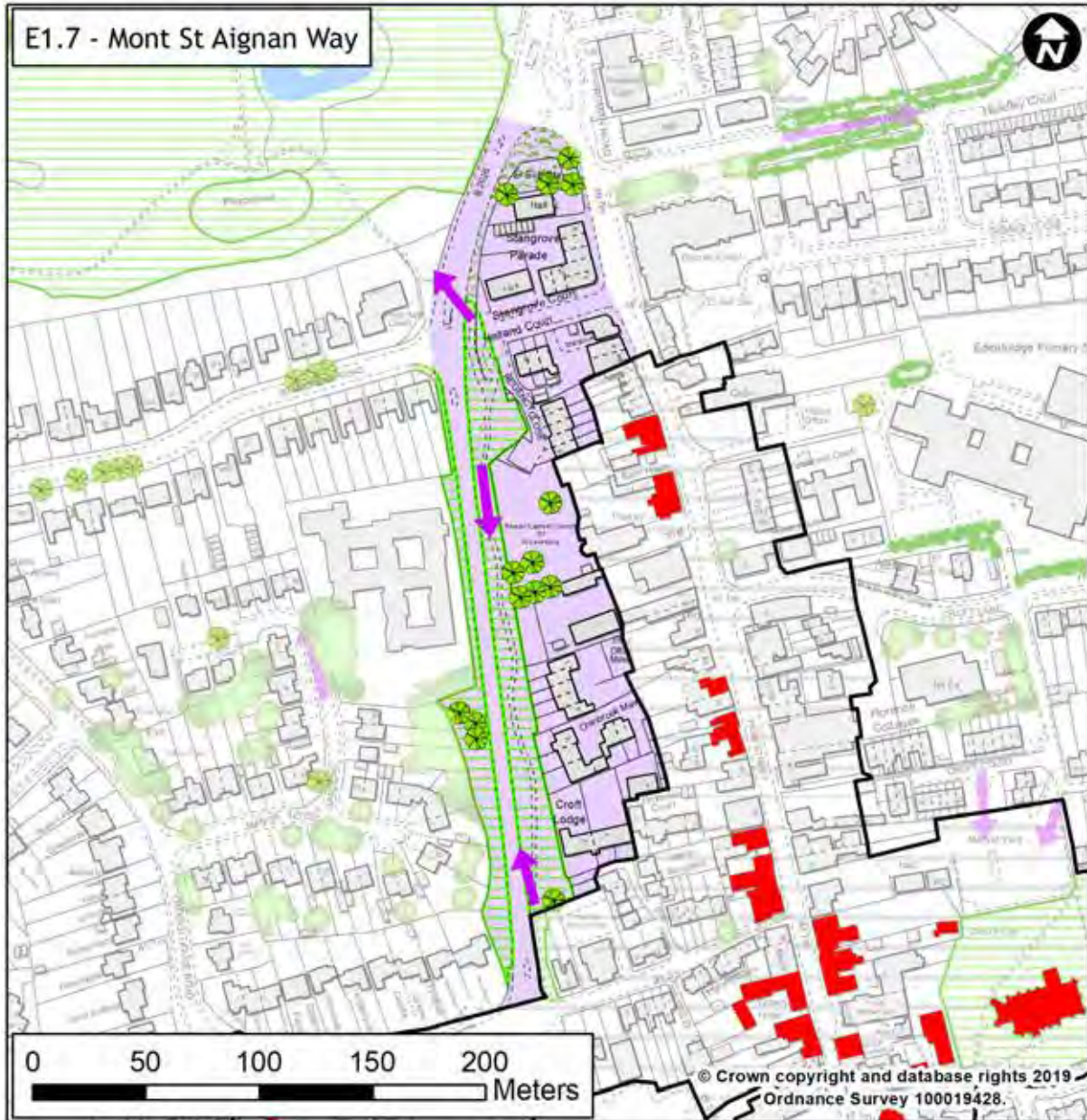
## Boundaries

The properties between the railway bridge and Penlee Close are mostly set well back between high hedges, and the properties south of Penlee Close have grassed frontages, either enclosed by brick walls and railings, or open.



## E1.7 Mont St Aignan Way

Comprising Mont St Aignan Way between Stangrove Park and Lingfield Road, plus the short top portion of Stangrove Road, Regency Close, Post Office Mews, Cranbrook Mews and Croft Lodge.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

Mont St Aignan Way is a stretch of new road which was built in the mid 2000s to provide an alternative route for through-traffic to avoid the High Street, running from the junction with Station Approach, crossing both Stangrove Road and Lingfield Road, through to just south of the River Eden. The route had been safeguarded for this purpose since the 1950s. Following completion of the road, a number of small 'backland' sites located between the High Street and Mont St Aignan Way have been developed with housing with access being from the high street. The top end of Stangrove Road, now a short cul-de-sac, mostly dates from the 1960s.

### E1.7 Mont St Aignan Way

Locally Distinctive Contextual Features	Description
Age of buildings	One 19 <sup>th</sup> century building, mostly 1960s to present day
Type of buildings	Mostly terraces
Main uses	Residential and commercial
Building heights	2 and 3 storey
Prominent building materials	Brick, tile hanging
Predominant boundary treatments	Open frontage, hedges, brick walls
Open space/ vegetation	Linear pedestrian and cycle way which is surrounded by grassed areas, trees and incorporates seating
Street type	Local distributor road and residential cul-de-sac with a segregated, shared foot and cycle path running north to south
Detractors	Mont St Aignan Way is a high street relief road. This severs the residential areas to the west of Edenbridge to the town centre.

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Mont St Aignan Way Character Area:

The harmonious palette of brick, weatherboarding, render and tile hanging should be respected

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected,

The views across Stangrove Park and along Mont St Aignan Way should be retained or enhanced.

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced

## Area Characteristics

The oldest building in this area is the Victorian building on the southern corner of Stangrove Road and the High Street. Originally a Dairy, it features red brick, with buff banding, and a tile hung gabled bay. The remaining buildings, Stangrove Court and Stangrove Parade, at the top end of Stangrove Road date from the 1960s; those close to the High Street feature shops on the ground floor and flats above. Halland Court consists of a terrace of three two storey neo-Georgian style houses.





More recently three small 'mews' style developments have been built on land which backs onto Mont St Aignan Way; therefore the development is somewhat piecemeal. Cranbrook Mews and Post Office Mews are accessed from the High Street, and Regency Close from Stangrove Road. Stangrove Road has pedestrian and cycle access to Mont St Aignan on the western side which links up to a north-south green way segregated from the main road. Each of the three developments is located adjacent to the Conservation Area.



## Views

The key views in the area are across Stangrove Park, and along the green swathe bordering Mont St Aignan Way.



## Boundaries












The properties at the top end of Stangrove Road are open fronted, and close to the pavement. The mews style developments are gated, behind brick walls and accessed via iron gates. The rear brick walled boundaries of these properties back onto the green space alongside Mont St Aignan Way.

## E1.8 Lingfield Road

Comprising the stretch of Lingfield Road from the junction with Mont St Aignan Way through to the edge of the built up area, but excluding the Conservation Area.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

This area consists of linear development along Lingfield Road, the main route into town from the west, comprising of housing from the 19<sup>th</sup> century through to the present day. The westernmost part of this development (Deveron to no.96 Lingfield Road) lies beyond the designated built envelope of the town. At the eastern end it abuts the Conservation Area, the Listed Pound Cottage and the early Victorian terrace of cottages.

### E1.8 Lingfield Road

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Mix of terraces, semis and detached
Main uses	residential
Building heights	1 and 2 storey
Prominent building materials	Brick (red and multi) and clay tile
Predominant boundary treatments	Hedges and low fencing
Open space/ vegetation	Hedges and mature trees
Street type	Street, major access road (western link into town)
Detractors	<p>Overhead telephone wires detract from the streetscene</p> 

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Lingfield Road Character Area:

The palette of multi and red brick, tile hanging, black and white framing and render should be respected

Regular building lines should be respected. The set back of existing buildings and sense of enclosure should be respected,

Traditional detailing of doors and windows should be retained

The rhythm of repeated gable ends, window and door openings, and chimneys, should be retained

Traditional hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

The setting of the adjacent Conservation Area should be preserved or enhanced

## Area Characteristics

This area marks the transition from countryside to town along the Lingfield Road, and development has taken place in several phases- the first phase of development took place during the 19th century, mostly detached and semi-detached houses, followed by public housing, mostly in terraced form, developed in the 1930s. Further varied infill has since taken place. There is access to the Recreation Ground off Lingfield Road.

The 19<sup>th</sup> century development features red multi-stock brick, gabled roofs and porch features, chimney stacks and timber sash windows. There is some tile hanging and black and white framing. The houses are set back from the road, mostly behind hedges, with space now utilised for off-road car parking.



Public housing, developed in the 1930s, is cottage style, with hipped roofs, squat chimney stacks and tile hung first floors.



Later infill includes the bungalows to the north of Pound Green, set well back, and four large detached houses, no.s 46-48A Lingfield Road, which incorporate black and white timber frame upper storeys, and a number of individual detached houses of varying design.



## Views

There are narrow glimpses into the Recreation Ground and across the adjacent fields, and wider views across Pound Green, but the main views along the road are framed by mature trees and hedges, with the buildings mostly set back behind the vegetation.



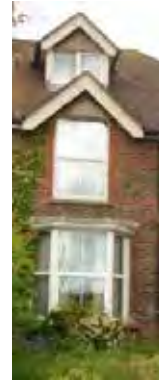
## Boundaries

Frontages are mostly hedges or low fencing, with some frontages open with lawns and driveways. The overall effect is of a green corridor.



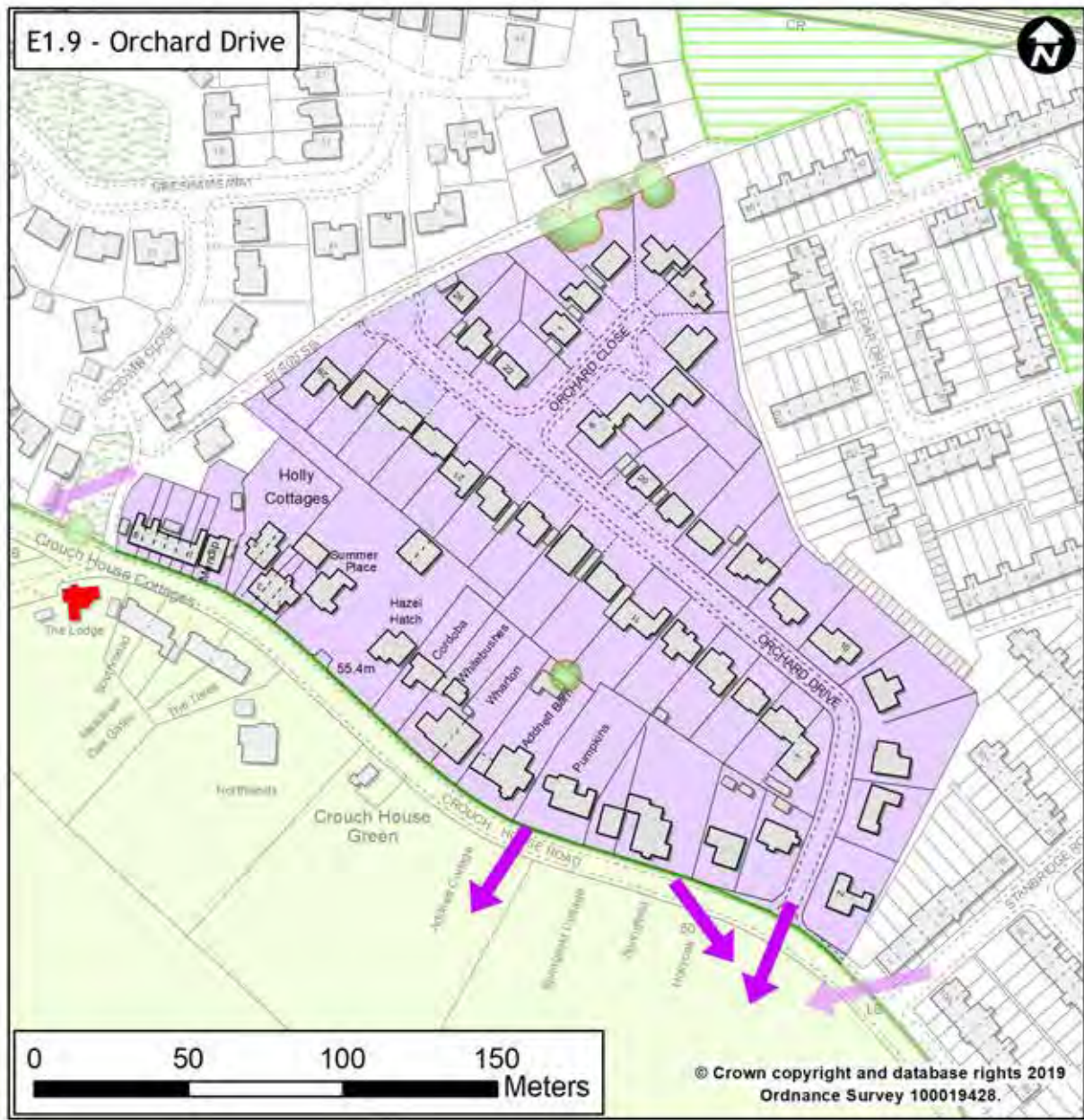
## Detailing

The 19<sup>th</sup> century properties have a variety of detailing including red brick bands, mixture of porch details, squat chimney stacks and nicely proportioned sash windows, which contributes to the character of the area.



# E1.9 Orchard Drive

Comprising Orchard Drive, Orchard Close and the properties to the north of Crouch House Road, between Crouch House Cottages and Orchard Drive.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |



## Historical Context

The earliest OS maps from 1870 show a small settlement, on what was then called Crouch House Lane, called Crouch House Green. The earliest properties along Crouch House Road date from the 19<sup>th</sup> century, with further infill since then. Orchard Drive and Orchard Close were developed as private housing in the 1960s. The area forms the edge of the built up envelope of the town, and the properties to the south of this section of Crouch House Road lie within the Green Belt.

### E1.9 Orchard Drive

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Mostly detached with a few semis and terraces
Main uses	Residential
Building heights	1, 2 and 3 storey
Prominent building materials	Brick, render, tile hanging
Predominant boundary treatments	Mix of hedges, brick walls, fences and open frontage
Open space/ vegetation	Mature trees, adjacent fields
Street type	Residential, cul-de-sac
Detractors	No significant detractors to this area.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Orchard Drive Character Area:

The views across the fields should be retained

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated.

## Area Characteristics

The area divides into two parts- Orchard Drive and Orchard Close, developed in the 1960s consists of two storey, gabled detached houses with garages, many with open frontages, set back on a regular building line.



The properties along Crouch House Road are more varied, both in age and size. Crouch House Cottages at the western end is a modest, colourwashed Victorian terrace set close to the road. A pair of Victorian semi-detached houses, Wharton and Whitebushes, are three storey and are the most decorative buildings on the street (see more information under details paragraph)



Infill along Crouch House Road has taken place at intervals with a very varied mix of styles, materials and forms. Some are well set back, while others lie close to the road.



## Views

The main views are across the fields to the south of Crouch House Road, and from the entrance into Orchard Drive there are distant views of Dry Hill. Hedges and mature trees frame the views along both sides of Crouch House Road.



## Boundaries

In Orchard Drive and Orchard Close the frontages are a mix of open frontage, with trees and shrubs softening the hard landscaping of the driveways, and hedges and low fences. Along Crouch House Road, there is a variety of boundary treatments including walls, hedges and fences.



## Detail

The older properties along Crouch House Road feature some traditional detailing which adds to the character of this area, including decorative barge boards and ridge tiles, stucco quoining, string courses and corbelling, and ornamented porch details.

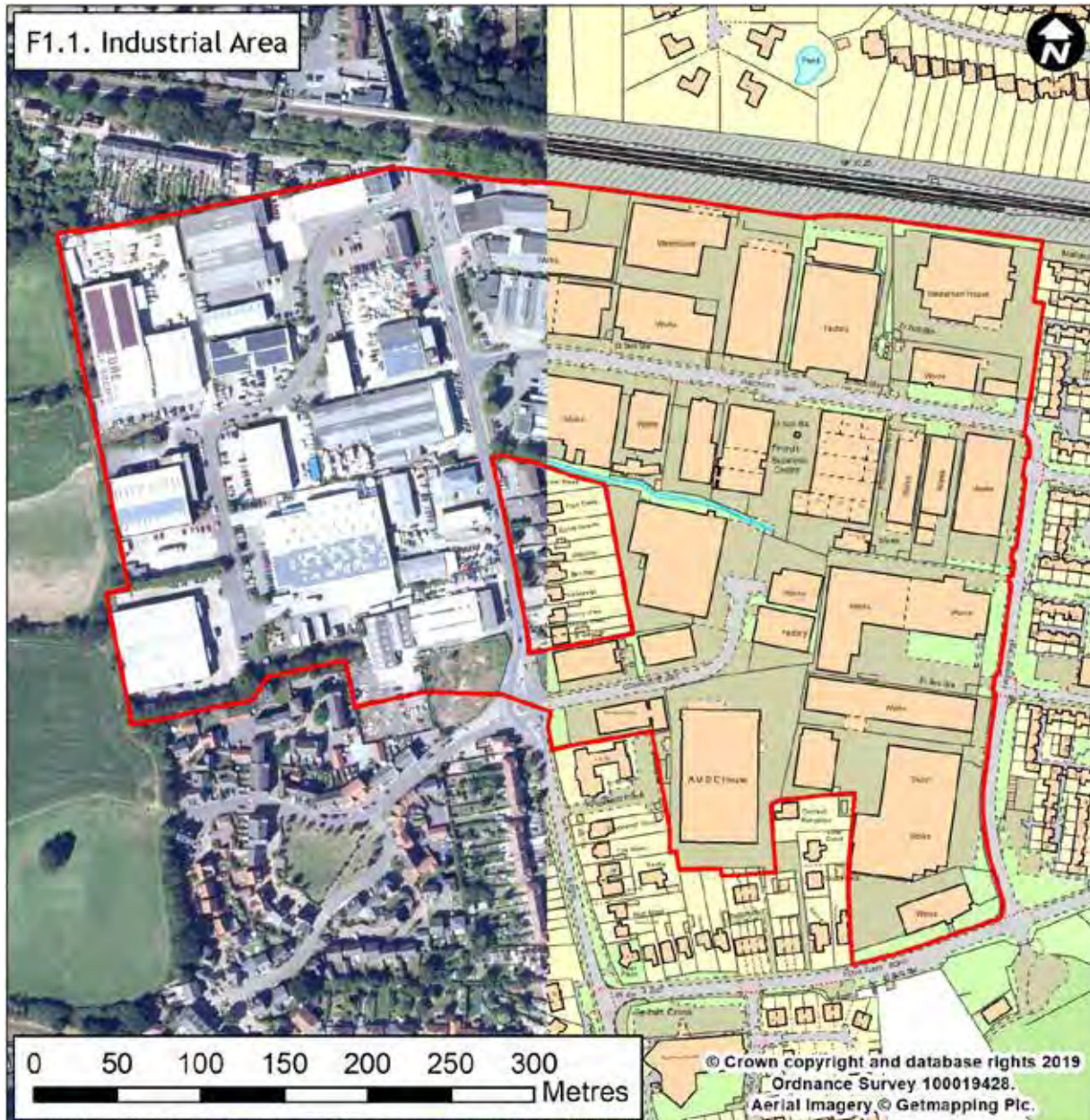


## F. Predominantly Non-Residential (1960s – current)

Locally Distinctive Contextual Features	Description
Age of buildings	Some later 19 <sup>th</sup> century but predominantly 1960s to present day
Historical context	Edenbridge expanded in 19 <sup>th</sup> century with the building of two rail lines. First, the Redhill to Tonbridge line opened in 1842, then the London Brighton and South Coast Railway reached town in 1888.
Type of buildings	Mostly large individual units, some one or two storey residential
Main uses	Light Industry, community facilities (some housing)
Building heights	1, 2 and 3 storey
Prominent building materials	Brick (red and multi stock), profiled metal sheeting cladding,
Predominant boundary treatments	Hedges, brick walls and fences (mostly utilitarian)
Open space/ vegetation	Mature trees and hedges but areas tend to dominate with hardstanding – community focused areas have more open/green space
Street type	Local distributor road with linear development continuing along streets
Variations	
F1. Industrial/Commercial	
F2. Community Uses or Primarily Non-residential	

## F1. Industrial

Large, functional, freestanding buildings surrounded by car parking and predominantly hard standing with minimal soft landscaping. These areas are located near distributor roads which provide access into and out of the estate with wide streets to cater for heavy goods vehicles.



An example of an Industrial/Commercial Layout

Note: this map is representative to show layout, therefore it may not show recent developments.

# F1.1 Industrial Area

Comprising Fircroft Way, Enterprise Way, Commerce Way.



## Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

The area consists of three separately accessed industrial estates developed in the 1960s as part of the London County Council (LCC) 'overspill' programme to provide employment opportunities for the new residents of the Stangrove and Spitals Cross estates. The land had previously been farmland. The first development took place along Fircroft Way. Redevelopment of individual sites has taken place over time, mostly retaining employment uses. At the time of writing, development of a supermarket, store and shop units are under way to the east of Station Road along the railway line.

### F1.1 Industrial Area

Locally Distinctive Contextual Features	Description
Age of buildings	1960s onwards
Type of buildings	Industrial units (big box)
Main uses	Industrial, commercial, business and service uses
Building heights	1 and 2 storeys
Prominent building materials	Brick, profiled metal sheeting cladding
Predominant boundary treatments	Open frontage, low brick walls, hedges and fencing
Open space/ vegetation	Some mature trees, grass verges
Street type	Wide distributor roads with footways along both sides
Detractors	Some uneven road surfacing, particularly in Commerce Way. 

### Design Guidance

In proposing new development within the Industrial Estate Character Area:

Building forms should respect existing building lines and allow for the functional requirements of the building.



Proposals that impact the carriageway and footpaths, should respond to government and local guidance, including with the National Design Guide, Manual for Streets and Kent Design Guide.

Existing hedged boundaries, together with mature trees which contribute to the character of the area, should be retained and enhanced, where possible.

## Area Characteristics

The area contains a wide variety of industrial and commercial buildings, ranging in date from the original development in the 1960's through to recent development. The buildings vary in terms of their materials, roof shapes, and fenestration. This gives a piecemeal building character to the area which is reinforced by large areas of hard surfacing and, generally, minimal landscaping (other than landscaping that is used as a boundary treatment). Whilst the area has an overall strong utilitarian character, it also functions as a thoroughfare to access the surrounding residential areas.





## Views

The mature trees and dense vegetation along the railway embankment provide a green backdrop to the views to the north.



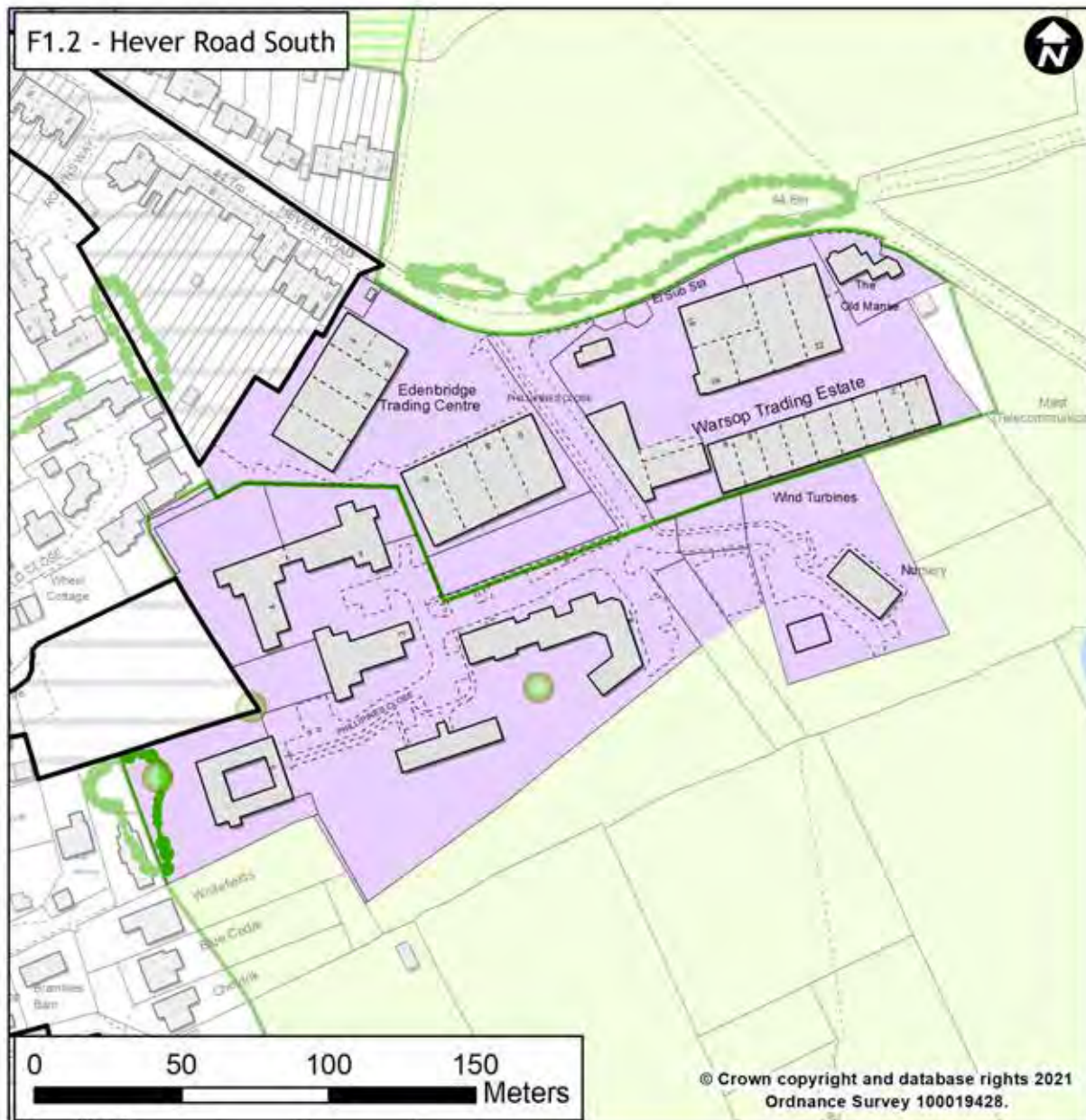
## Boundaries

There is a great range of boundary treatments across the area; many properties have open frontages, either all hard surfaced, or with grass verges. Fencing includes utilitarian mesh, timber post and rail and picket style, and there is some use of hedges and planting. Enterprise Way has incorporated landscaping, improving the appearance of the area.














## F1.2 Hever Road South

Comprising Edenbridge Trading Centre, Warsop Trading Estate, Philippines Close, and a short stretch of Hever Road.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of two small trading estates, a single house and a residential care home. The Warsop Trading Estate was previously the 'Presta' Mineral Water Bottling Works, and the Edenbridge Trading Centre occupies the site that was formerly the local Gas Works. The Old Manse dates from the late 19<sup>th</sup> century, and the residential care home for adults with learning disabilities moved to the purpose built facility in Philippines Close in 2005.

### F1.2 Hever Road South

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Mostly industrial units and purpose built residential care home
Main uses	Commercial/manufacturing, residential care home
Building heights	1 and 2 storey
Prominent building materials	Brick, corrugated sheeting
Predominant boundary treatments	Hedging and metal fencing
Open space/ vegetation	Some mature trees
Detractors	Some of the industrial units are in a poor state of repair and detract from the character of this area especially as it is a gateway from east-west.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Hever Road South Character Area:

The views across the fields to the town and North Downs beyond should be retained

Hedged boundaries, together with mature trees and natural landscaping which contributes to the character of the area, should be retained, and enhanced.

The setting of the adjacent Edenbridge Conservation Area should be preserved or enhanced

### Area Characteristics

The area forms the gateway to the south end of Edenbridge from the east, marking the transition from open countryside to built up town. The one house, The Old Manse, which dates from the late 19<sup>th</sup> century, and has been considerably extended since, enjoys views at the front across the fields towards the town, but is very close at the side to the neighbouring industrial estate.



The entrance to the residential care home, and hostel, via Philippines Close, cuts between the two Trading Estates, and follows the old footpath route. The residential care home development consists of a series of one and two storey hip-roofed brick buildings, spread out across the site, and providing a range of specialised living accommodation and communal facilities.



The hostel, originally a horticultural facility, was adapted to provide bed and breakfast accommodation for visitors to the area, is currently closed. The low key building has a shallow curved monopitch roof and is clad in stained weatherboarding. The nearby wind turbines provide a visual marker in the landscape.



The Warsop Trading Estate includes some buildings which date back to its previous life as the Presta Mineral Water Bottling Works, but these are mostly in a poor state of repair, and together with metal fencing and the more recent utilitarian industrial units, detract from the overall appearance of this gateway into and out of the town.



The Edenbridge Trading Centre consists of two blocks of industrial units, set back from the road, and partly screened by a fence and hedging.





## F2. Community Uses or Primarily Non-residential

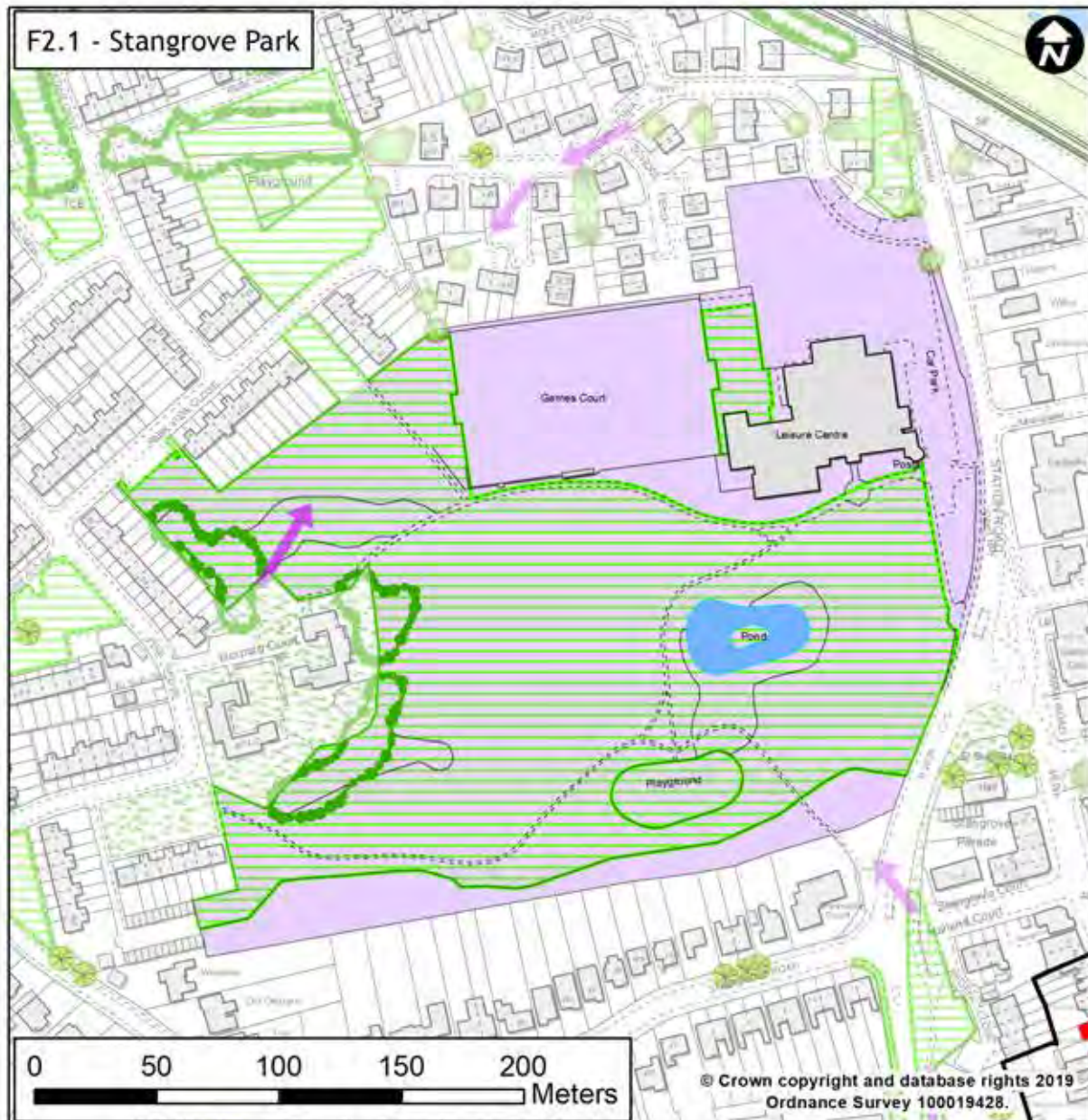
Areas that have a mix of uses, comprising of primarily a standalone building that is used for local community uses, learning or service uses (i.e. primary school, sports centre). Other areas may have large open spaces or some residential.














An example of a Community/Learning/Service Uses

## F2.1 Stangrove Park

Comprising the public open space of Stangrove Park, including the Leisure Centre with swimming pool, sports pitches, pond and associated car parking.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The park was created as public open space, when the Stangrove Estate was developed in the late 1950s- early 1960s as one of the London County Council's 'overspill' estates. The leisure centre was built in two phases. The first was the "dryside" which was built in 1983/84, the second phase was added in 1989/90, incorporating the "wetside" (pools etc.) of the buildings. The all-weather pitch was added in 1990 and has been refurbished since. On the 1st edition OS map of 1870, there is a large house, indicated as 'Stangrove' where Norman Court is built, and within the extensive grounds of the house, the pond in the park is clearly marked.

### F2.1 Stangrove Park

Locally Distinctive Contextual Features	Description
Age of buildings	1970s – 1990s
Type of buildings	Large leisure unit
Main uses	Indoor recreation
Building heights	Two storeys (non-residential)
Prominent building materials	Brick and profiled metal cladding
Predominant boundary treatments	Court metal hoop fencing, mature trees and hedges
Open space/ vegetation	Parkland with mature trees, pond with benches
Street type	Car park access from Station Road, B-road. Pedestrian access through the park to Stangrove Estate
Detractors	This area exhibits a strong sense of character, the Leisure Centre is a prominent building of functional design.

### Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Stangrove Park Character Area:

The open character and views across the park should be enhanced.

The important tree belts and hedges should be retained or enhance.

Connectivity to and from the site and the existing character area should be retained or enhanced.

## Area Characteristics

Stangrove Park contains many fine mature trees that would have featured in the extensive grounds of the former large house, Stangrove. The land slopes gently down from the western side towards Station Road, and the curving pathway from Norman Court down past the Leisure Centre follows the earlier entrance driveway, which can be seen on the 1870 map running from the then Lodge up to the main house.



The Leisure Centre, originally built in the 1970s, and extended several times since, provides a wide range of sporting facilities including swimming pools, gym facilities and an astroturf pitch.



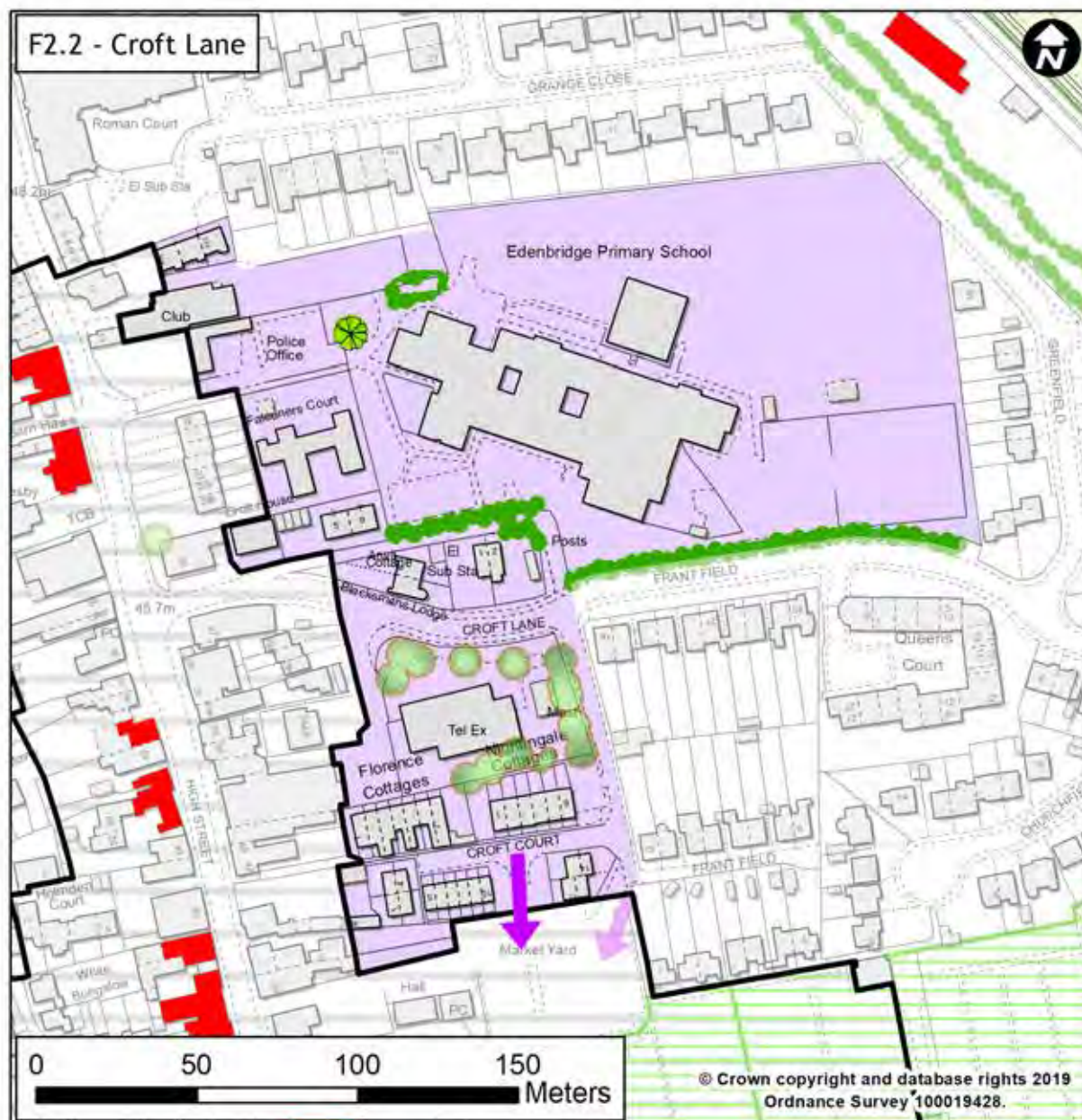
## Views

There are prominent views into and across this large green space with its many mature trees, gently sloping terrain, curving pathways and across the pond












## F2.2 Croft Lane/Croft Court

Comprising Croft Lane, Croft Court, plus properties accessed from entrances that lead off the High Street and to Edenbridge Primary School.



### Legend

- |   |  |   |
|---|--|---|
|  Character Area          |  Green Space              |  Important Tree and Hedge Belts |
|  Conservation Area       |  Open Spaces              |  Body of Water                  |
|  Listed Buildings        |  Tree Preservation Orders |  Key Views                      |
|  Metropolitan Green Belt |  Important Tree           |   |

## Historical Context

The area consists of land to the east of the top end of the High Street, which in the early 1920s contained a short terrace of cottages, a pair of semi-detached cottages and a small school building, plus orchards and glasshouses. The original route of Croft Lane can still be seen running at right angles to the High Street – it was redirected when Forgecroft was developed in 1960s. Today this area contains a wide range of uses, including a telephone exchange, the expanded primary school, the ex-police station, care home, and residential developments. The area borders the Edenbridge Conservation Area to the west and the south.

### F2.2 Croft Lane/Croft Court

Locally Distinctive Contextual Features	Description
Age of buildings	Late 19 <sup>th</sup> century (Victorian) through to present day
Type of buildings	Detached, semis and terraces
Main uses	Mixed – learning, non-residential, sui generis and some residential (school, care home, members club, telephone exchange and housing)
Building heights	1, 2 and 3 storey
Prominent building materials	Red brick, red tile hanging
Predominant boundary treatments	No coherent use of treatment which reflects the mix of uses - hedges with low brick wall (around school), chain link fencing, brick walls, picket fencing, closed boarded and some grassed boundary
Open space/ vegetation	School playing fields (screened from street) some mature trees and hedges
Street type	Lanes, minor access with footway perpendicular to High Street
Detractors	The utilitarian boundary treatment of the Telephone Exchange building detracts from the character of the area, opposite the school and adjacent to the Conservation Area. Lanes are potholed and lack greenery.

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Croft Lane/Croft Court Character Area:

The views across Market Yard towards the Church should be retained

Traditional brick walls/ hedged boundaries, together with mature trees which contribute to the character of the area, should be retained or reinstated

Buildings should be designed and positioned with landscaping to define and enhance streets and spaces.

The setting of the adjacent Edenbridge Conservation Area should be enhanced

## Area Characteristics

The earliest development in this area, the short terrace, Florence Cottages, is now tucked away at the end of a service road behind the High Street shops. It would originally have been accessed via the narrow alleyway from the High Street which runs into Croft Court. It is a modest multistock brick terrace with sash windows, semi-circular arched doorways and a slated roof with decorative ridge tiles, although some of the houses have been altered since.





The Edenbridge Primary School occupies a large site, with a vehicular access off the High Street, and pedestrian entrances from Croft Lane. The single storey, pitched roof building, originally dating from early 1900s, has been extended several times. The perimeter of the site has high hedges which conceal the buildings from the surrounding area.



The area contains several small housing developments, a mix of semis and terraces, including Croft Court, developed in the 1970s, and Nightingale Cottages, built in 2000s, both of which look out over the Market Yard car park, and three small blocks accessed from the original Croft Lane.



The Telephone Exchange building occupies a prominent site corner site on Croft Lane, and although softened by trees, the utilitarian boundary fencing detracts from the character of the area.



Lanes that come off the High Street are used as car parking courts with residential backland development. The most recent development from the mid 2010s is contemporary in design. Building materials include vertical timber cladding, dark grey aluminium windows with matching rainwater goods and two storey bay windows which are integrated into the pitched roof. Quality of the lanes is poor with numerous potholes and little greenery which does not create an attractive public realm and sense of arrival for new developments.



## Views

The main views are across Market Yard car park towards the Church, churchyard and cemetery, and the trees.



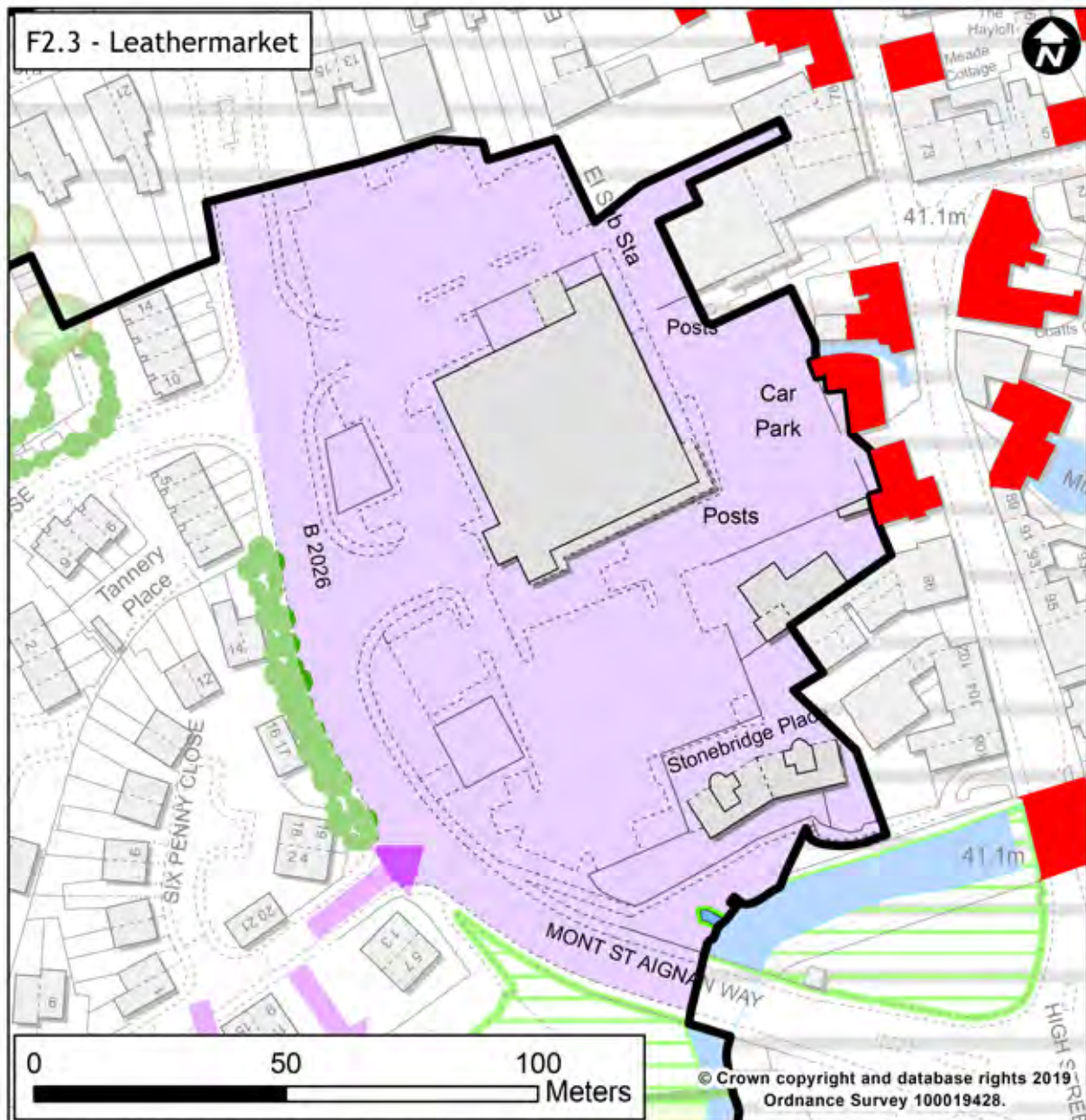
## Boundaries

Boundaries in this area are formed of hedges, brick walls or fencing. The hedges and brick walls (as seen below) contribute to the character of the area, whereas the utilitarian fencing (seen at the telephone exchange) detracts from the character.



## F2.3 Leathermarket

Comprising the area between Mont St Aignan Way and the properties fronting the High Street, between the river Eden and the back of Lingfield Road.



### Legend

- |                         |                          |                                |
|-------------------------|--------------------------|--------------------------------|
| Character Area          | Green Space              | Important Tree and Hedge Belts |
| Conservation Area       | Open Spaces              | Body of Water                  |
| Listed Buildings        | Tree Preservation Orders | Key Views                      |
| Metropolitan Green Belt | Important Tree           |                                |

## Historical Context

This area was historically the site of the tannery, with evidence of its use going back to at least the mid 15th century. The tanyard was expanded during the 19th century however it closed in the 1970s, unable to compete with imported leather. The site was redeveloped in the 1970s and sits between the relief road to the west and the historic high street to the east. The Edenbridge Conservation Area adjoins this area to the north and east.

### F2.3 Leathermarket

Locally Distinctive Contextual Features	Description
Age of buildings	1990s and 2008
Type of buildings	Shop with some residential
Main uses	Shop (supermarket) with car parking and residential
Building heights	One storey (supermarket) and three storey (residential)
Prominent building materials	Red brick, red roof tiles, grey roof tiles, slate grey painted glazing bars,
Predominant boundary treatments	Low bushes, hedges, some trees and wooden fencing
Open space/ vegetation	Large car parking court with some trees and low bushes and planting
Street Type	Car parking court with two pedestrian links to the high street to the east
Detractors	Large amount of hardstanding due to car parking court. Supermarket building is surrounded by car parking and set back from the roads but does not relate well to the historic street layout that it neighbours to the east.

## Design Guidance

New development must exhibit high quality design and respond to distinctive local character as well as context. In proposing new development within the Leathermarket Character Area:

The setting of the adjacent Edenbridge Conservation Area should be enhanced

The pedestrian access and links to the High Street should be maintained and enhanced to create a stronger linkage. Strengthen pedestrian and cycle links to the residential areas to the north and west

The amount of landscaping across the site should be enhanced to reduce the hardstanding

## Area Characteristics

Entrance to the supermarket (currently a Waitrose) by car is located from the busy B2026 / Mont St Aignan Way. This character area is predominantly comprised of a large one storey 'big box development' and does not relate well to the historic street layout that it sits behind. The entrance is located to the south of the site. The building is made from red brick with a blue brick course. The roof is pitched with a concealed flat roof to accommodate the functionality of the building. Details such as square cupolas provide an ornamental feature in a traditional style to the front of the building. External fixtures and fittings are in grey powered coated aluminium which is a more modern approach.



Stonebridge Place was completed in 2008 and comprises of three/four storey block of flats at the southern end of the side looking out to River Eden. The predominant features are red brick, white PVC windows and grey tiled pitched roof. Access to these houses is from the high street.



## Boundaries

Site boundaries between the car parking courts and the main road are detailed with greening, low lying bushes and smaller trees. Some routes along desire lines have been worn away. Stonebridge Place is surrounded by close boarded fencing both on the north and southern side which faces both car park and River Eden.



## Views

Southern views from Stonebridge Place look out towards mature trees and Eden River.









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