

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 th 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

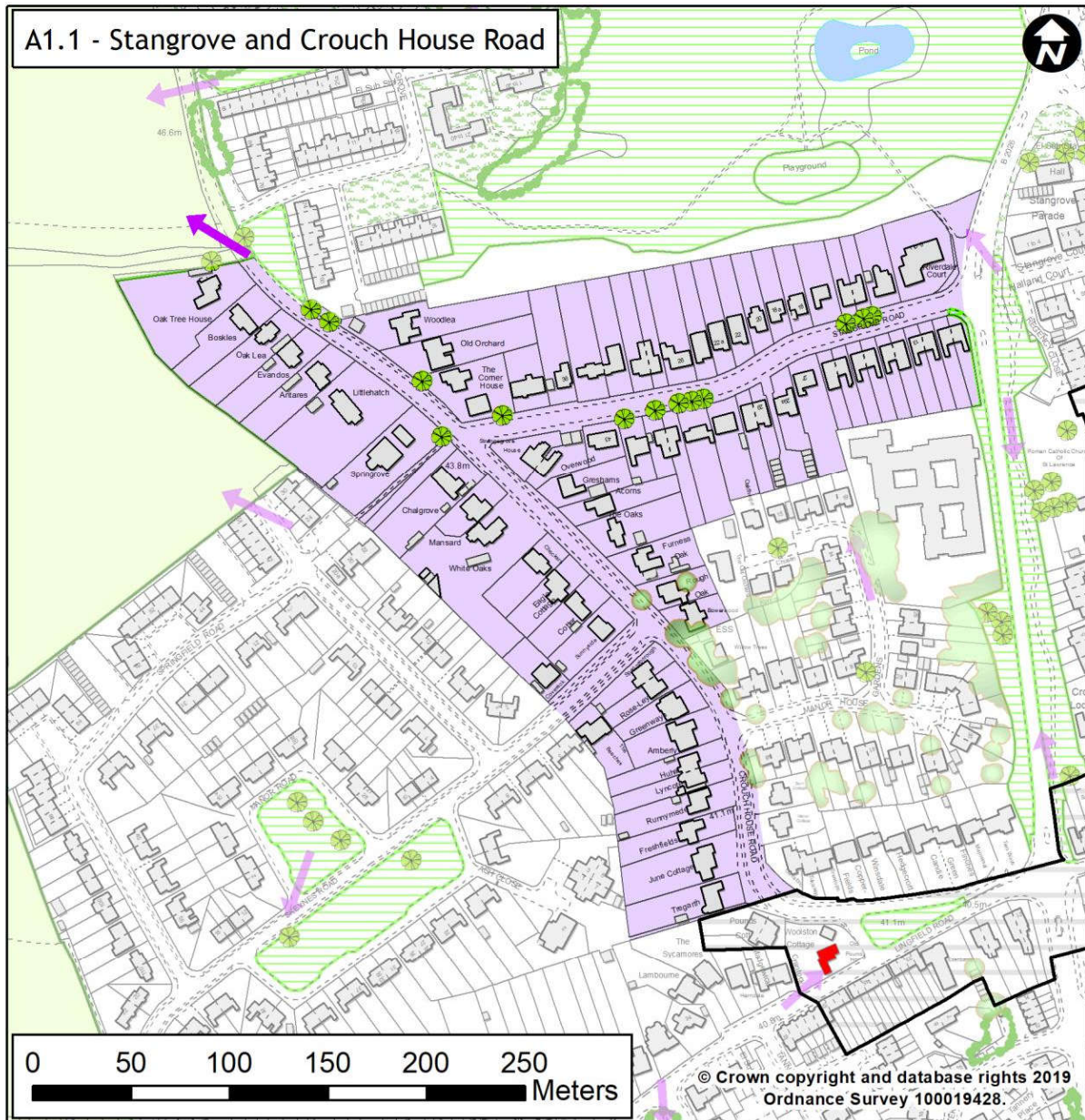
Villa style properties set in larger plots with gardens. Some semi-detached properties that present themselves as larger villas.



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

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|-------------------------|--------------------------|--------------------------------|
| 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 th 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 19th 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 19th 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 19th 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.

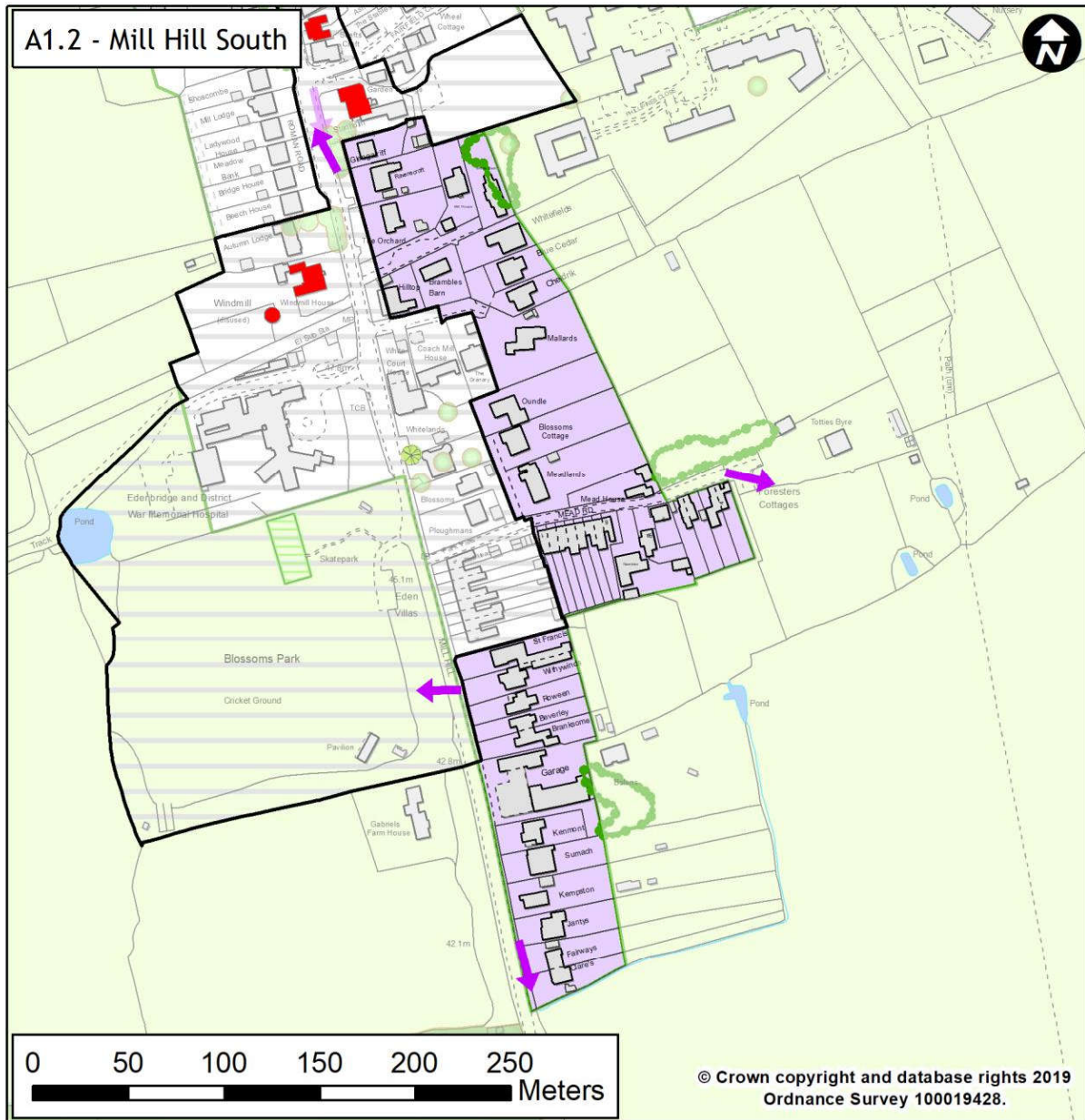


Retention of original doors and individual porch details.














A1.2 Mill Hill South

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



Legend


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|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  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 th 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 19th 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 19th 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 19th 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.



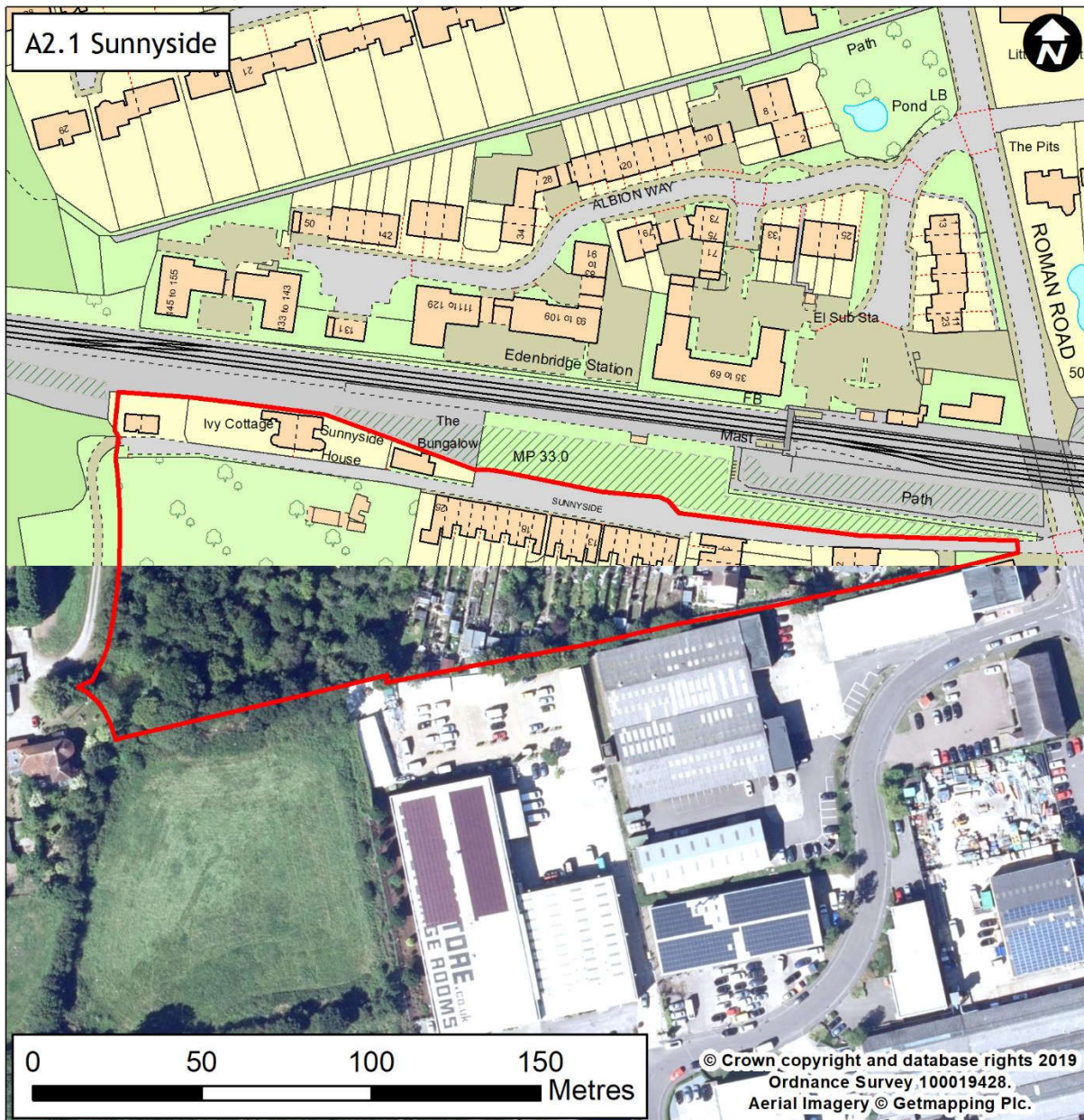
Boundaries

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.

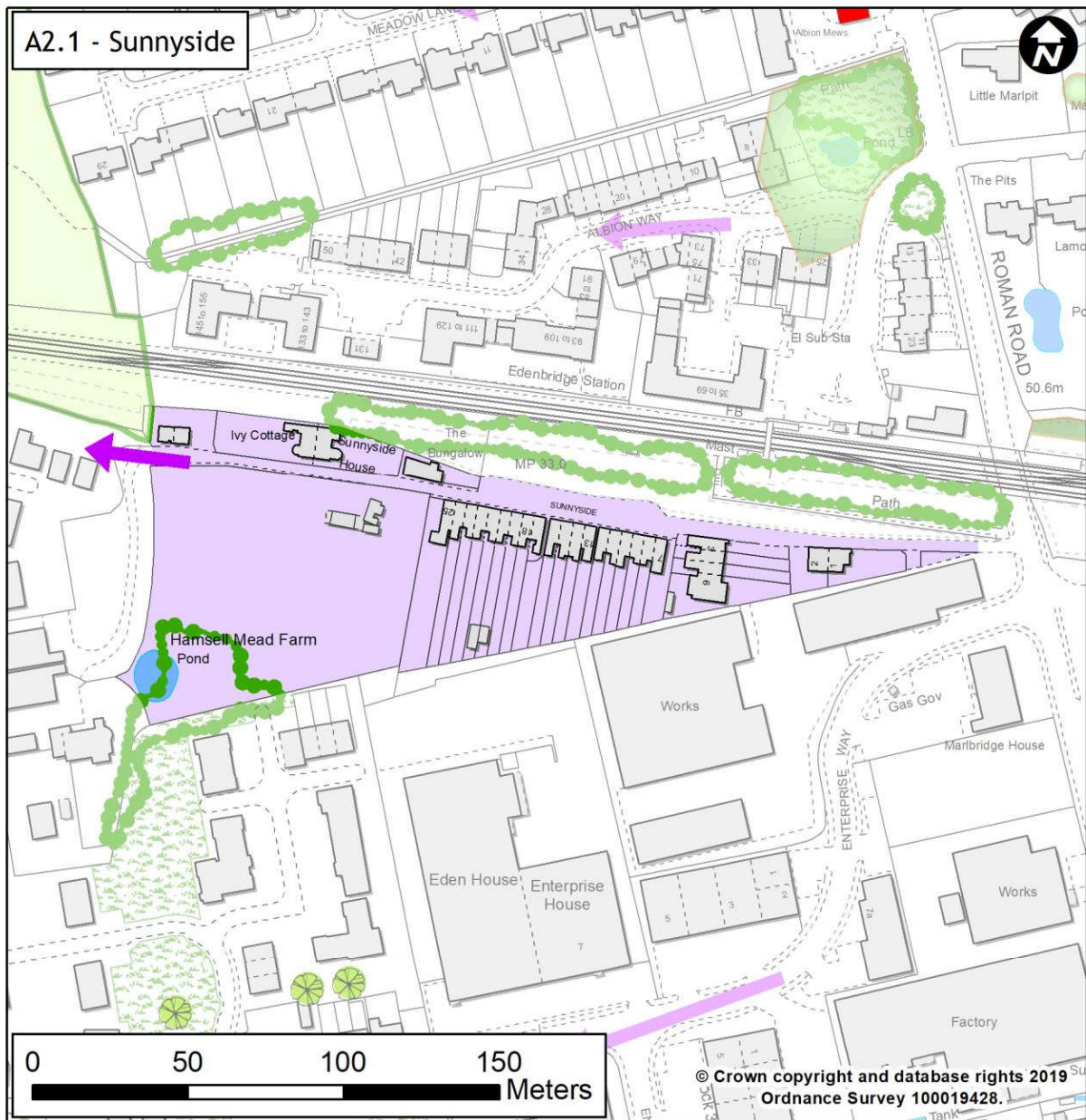


An example of a Victorian/Edwardian Semi-detached Terraced Layout.

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

A2.1 Sunnyside

Comprising Sunnyside.



Legend

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|-------------------------|--------------------------|--------------------------------|
| 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 19th 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 th 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

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|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  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 19th 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.



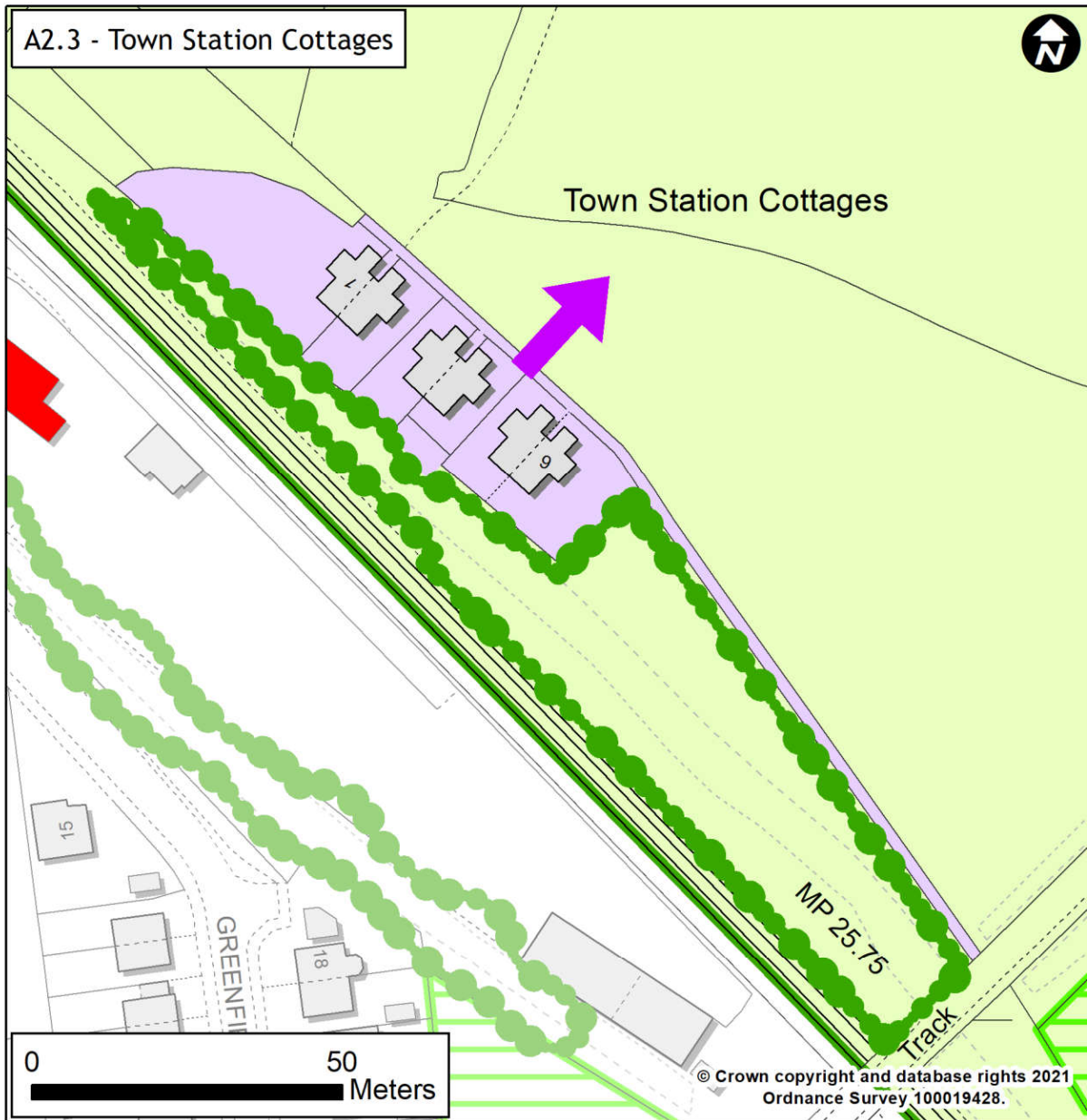
Detailing

The consistent detailing to the brickwork, and repeated form and scale of the late 19th 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

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|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  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.

