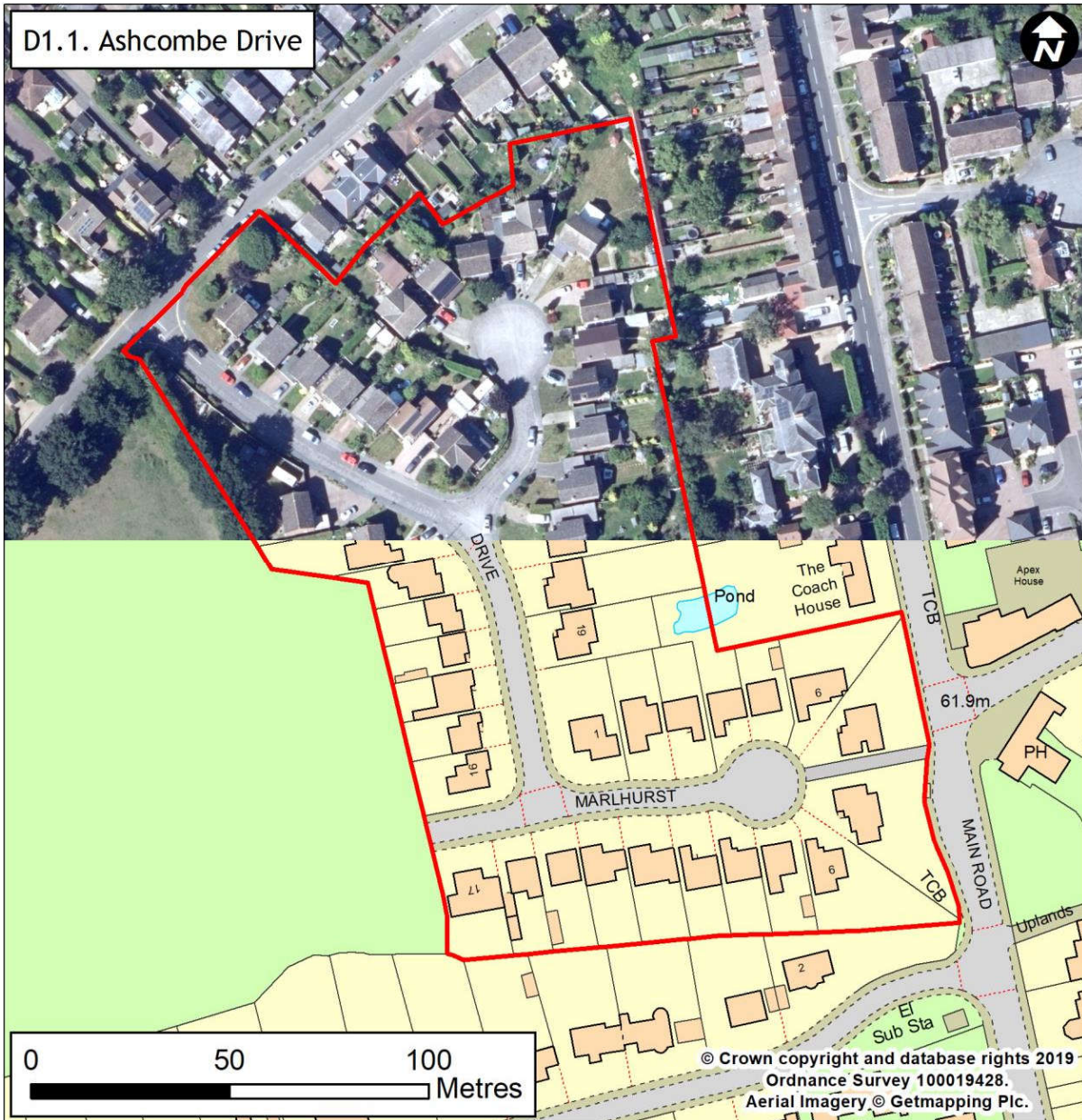


## D. Modern Character Area (1970s – current)

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

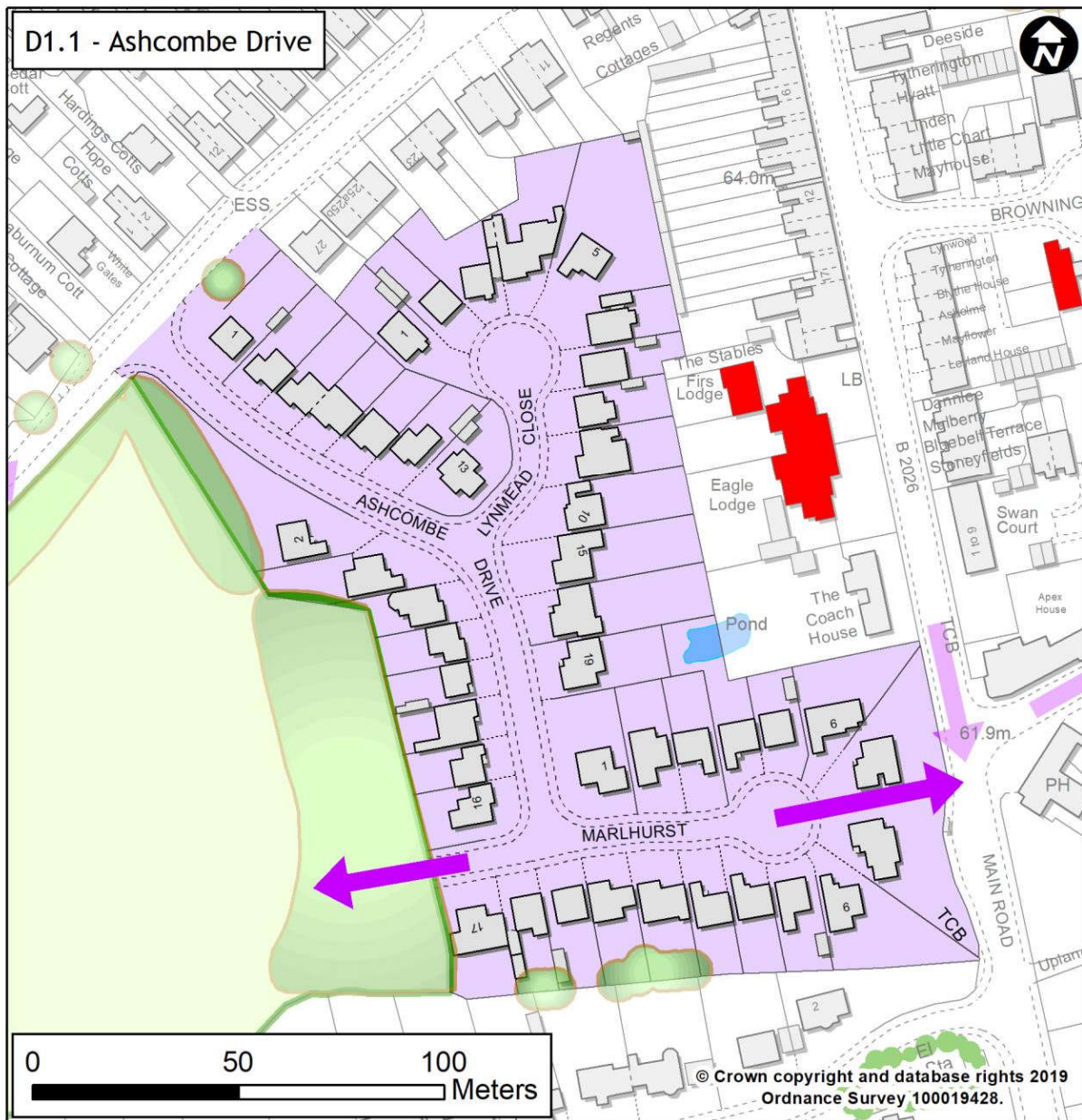
Mostly detached buildings set back on curving cul-de-sacs which create a rhythm of stepped building frontages.



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.

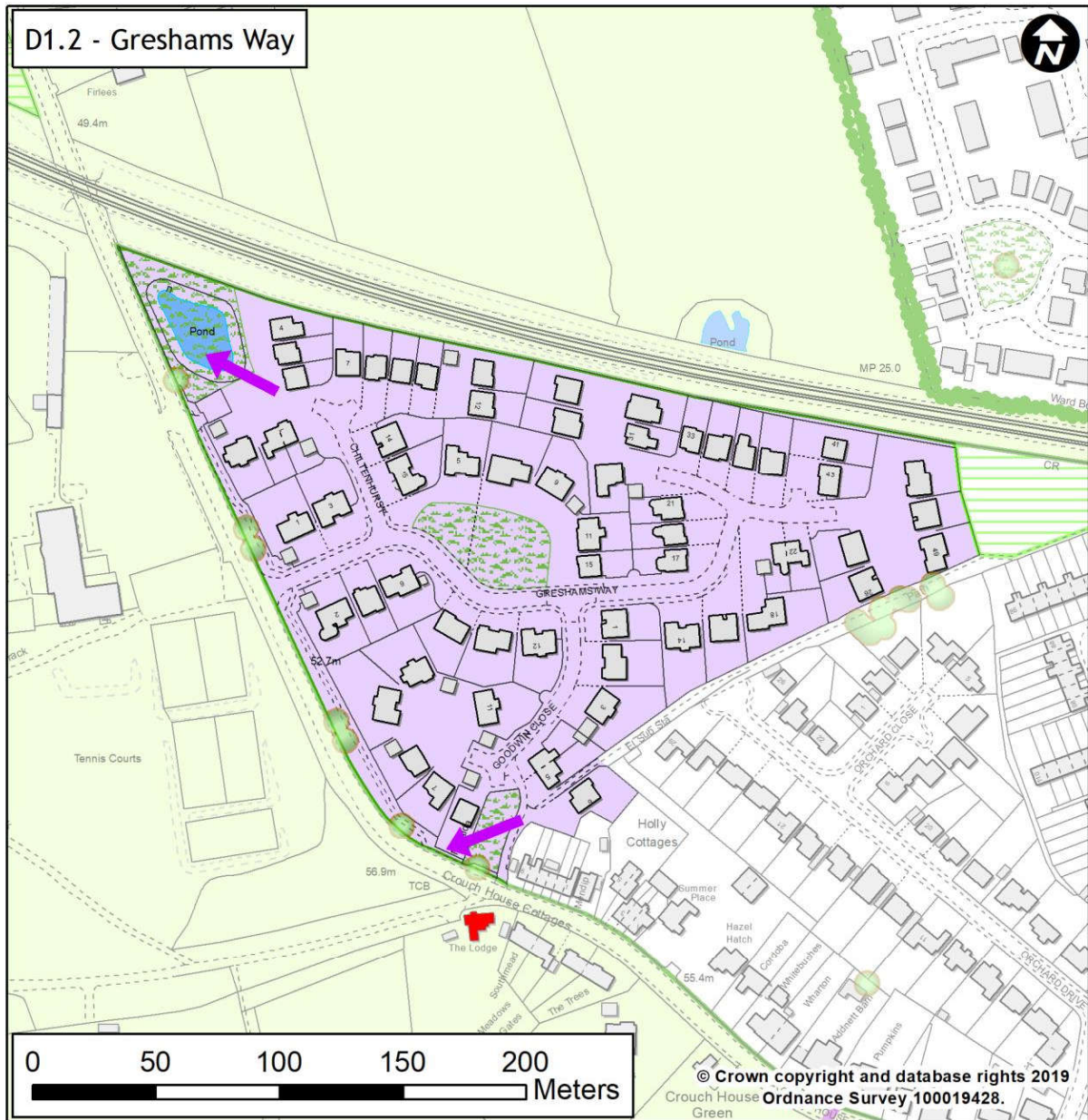
A couple of corner property which have private gardens that face the public realm have close boarded fencing or hedges as a boundary treatment.





# 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.







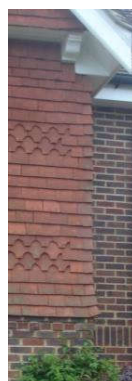
## Boundaries

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

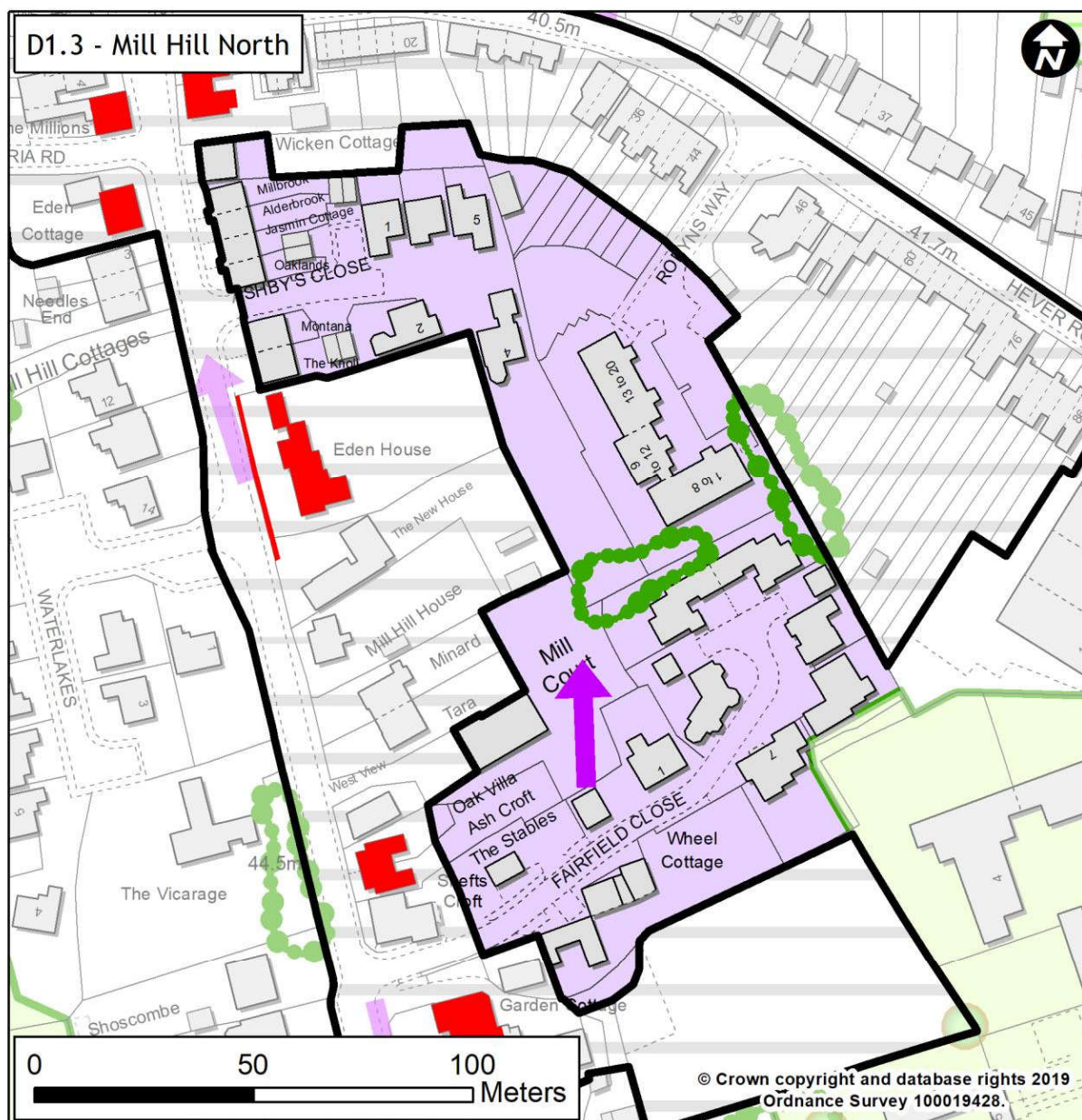


Buff and red standard block pavers with stone setts create a high quality carriageway which adds to the character of this area while functioning as a traffic calming measure.



## 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

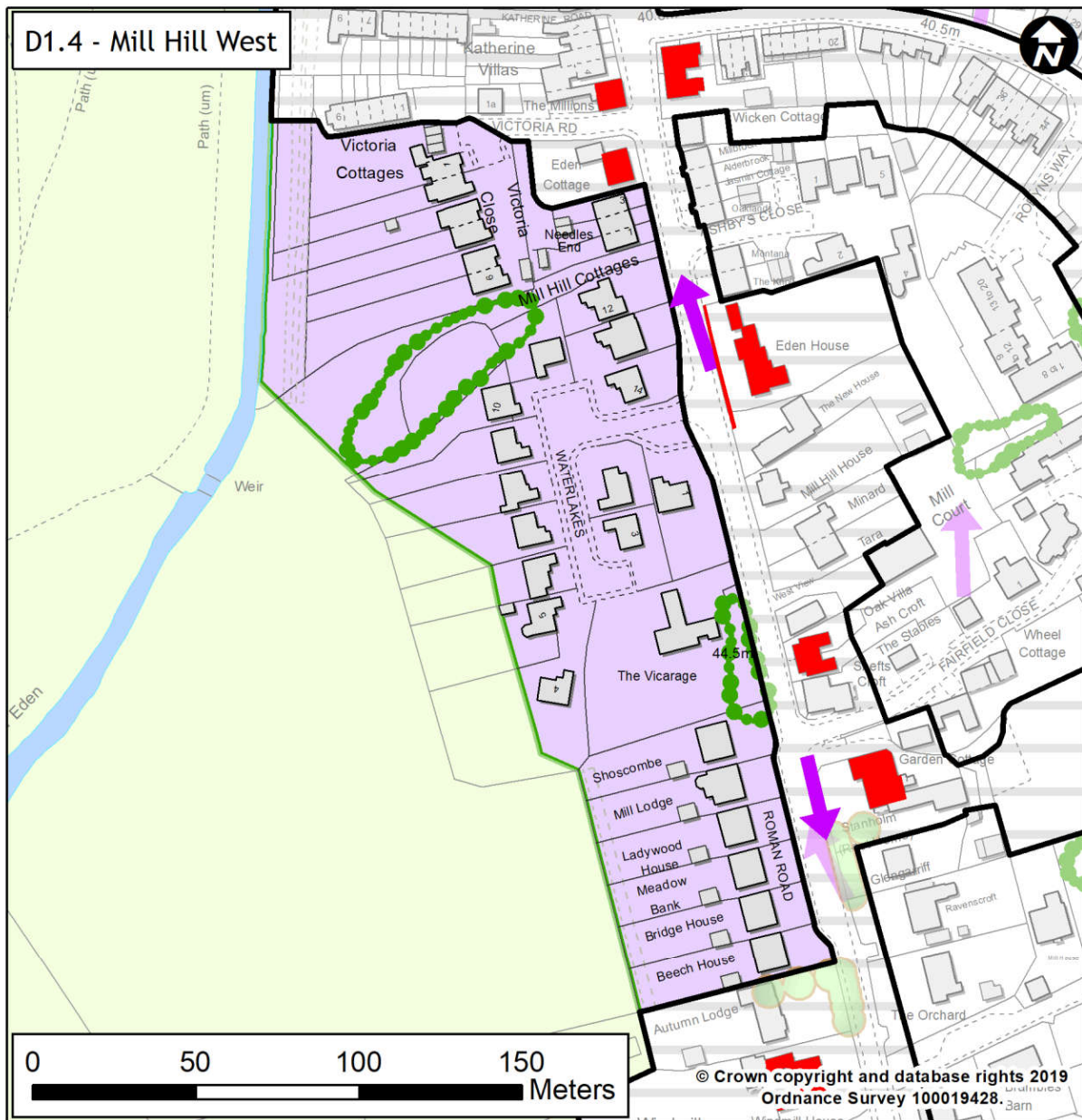
Frontages are generally open in this area with planting softening the hard landscaping of driveways.





# D1.4 Mill Hill West

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



## Legend

- Character Area
- 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 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

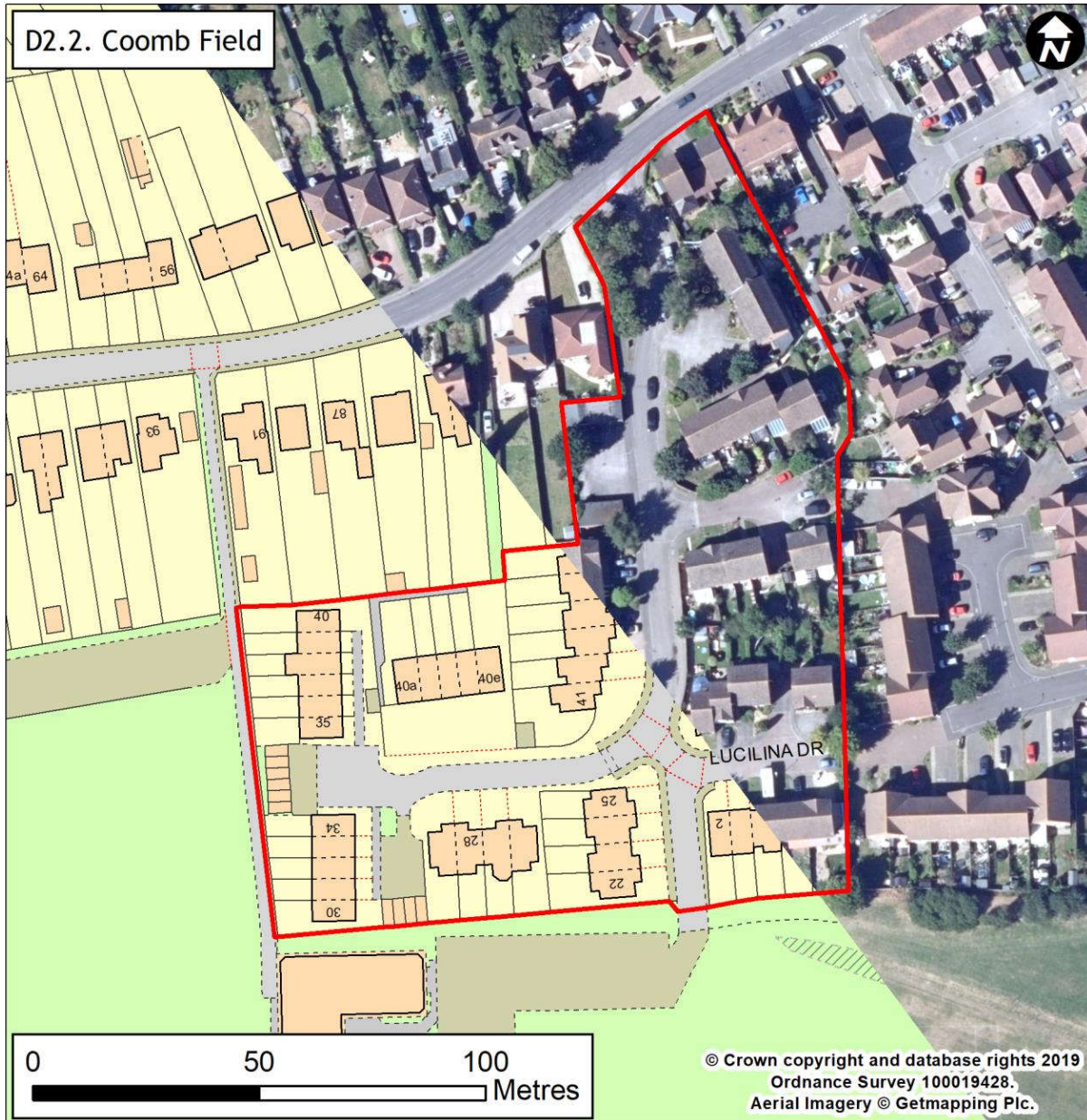
Boundary treatments are varied in this area- the frontages of the six neo-Georgian villas opposite Stanholm are generally open with lawns, driveways and vegetation. The frontages at the Waterlake development are open, however the backs of the houses face the road. The use of close boarded fencing does 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.





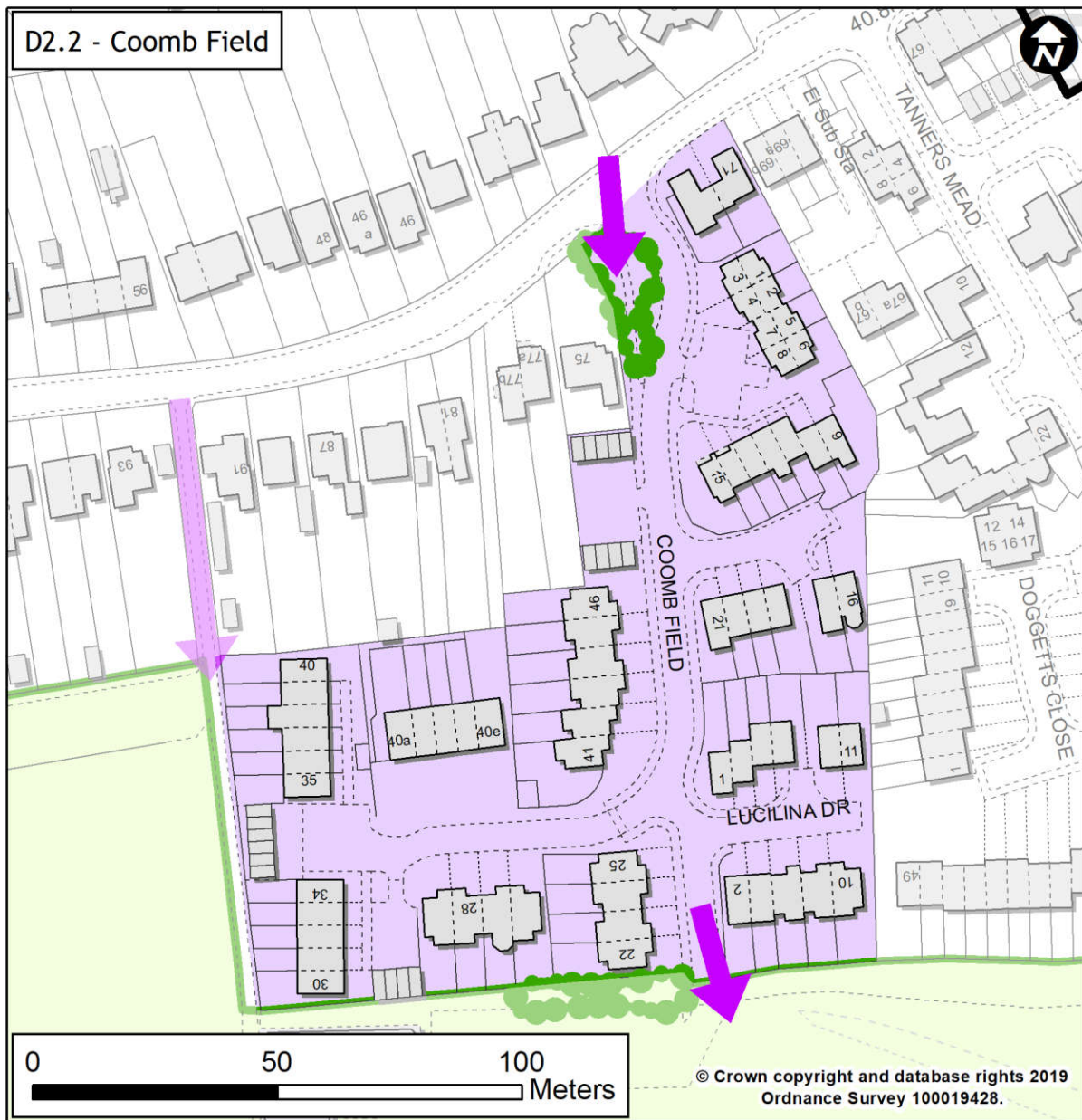
## Boundaries

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

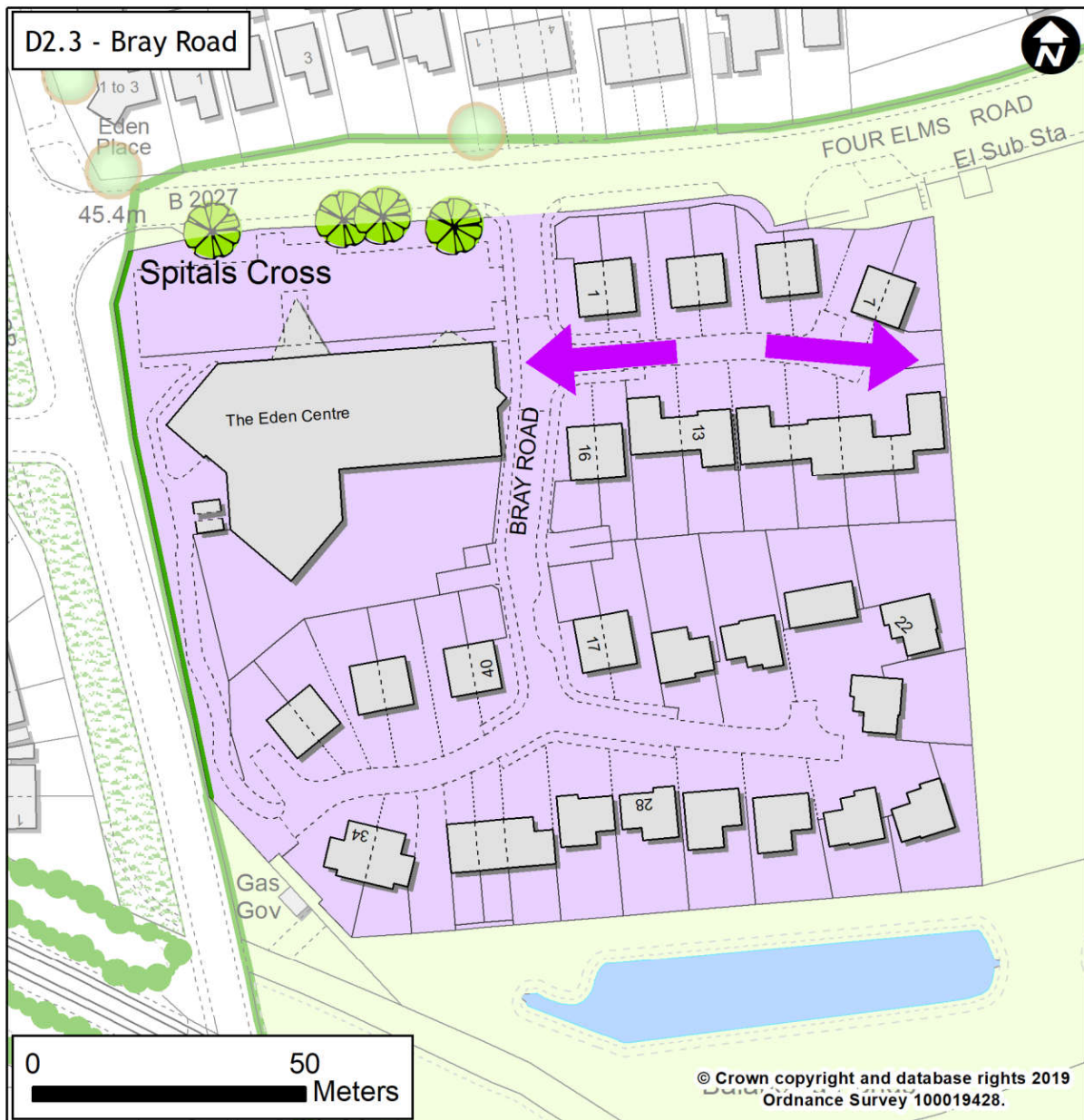
Illustrations of how infilling of porches and replacement of windows have detracted from the character of the development.
















## 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	<p>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.</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 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.





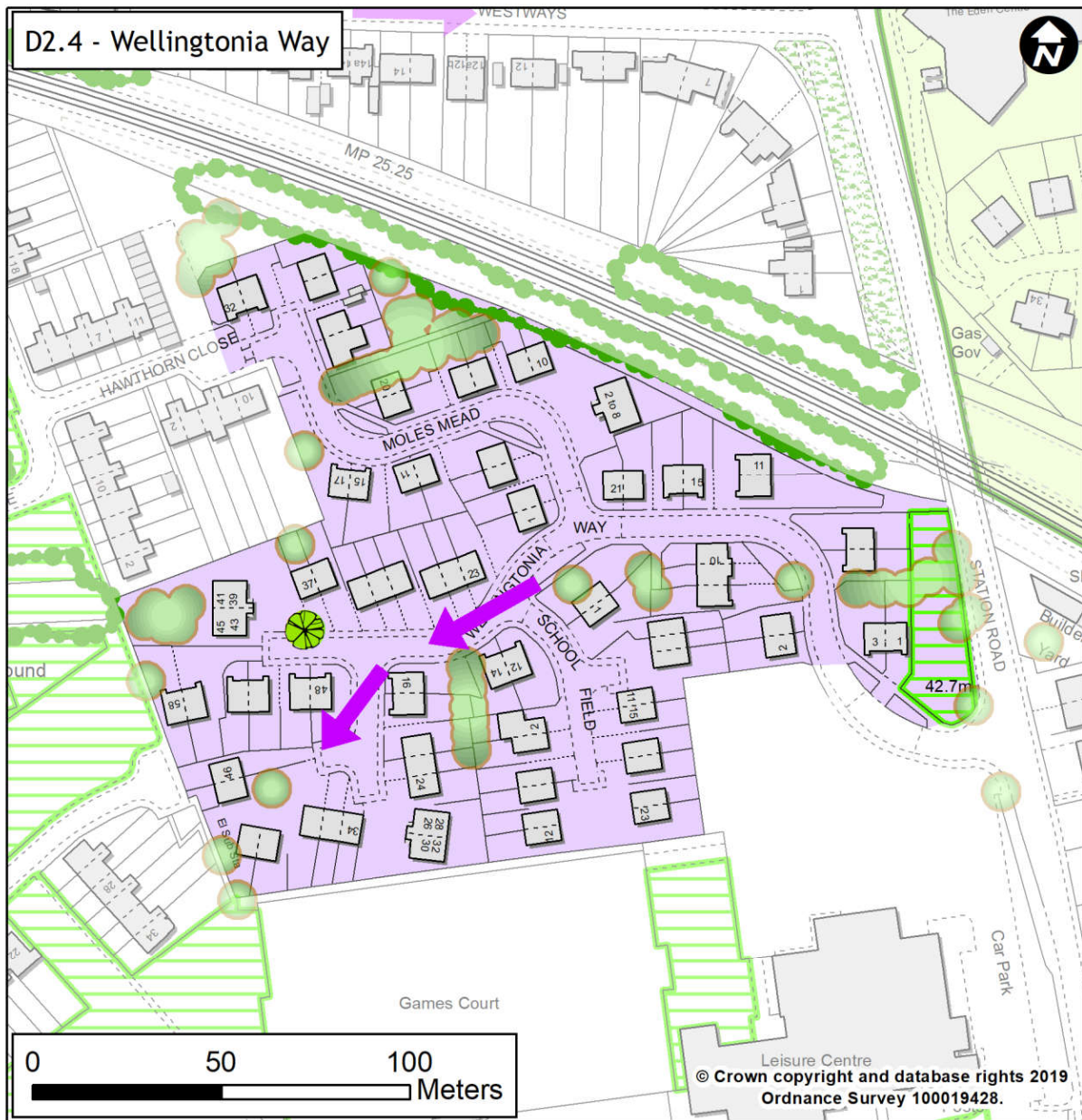
## Detailing

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

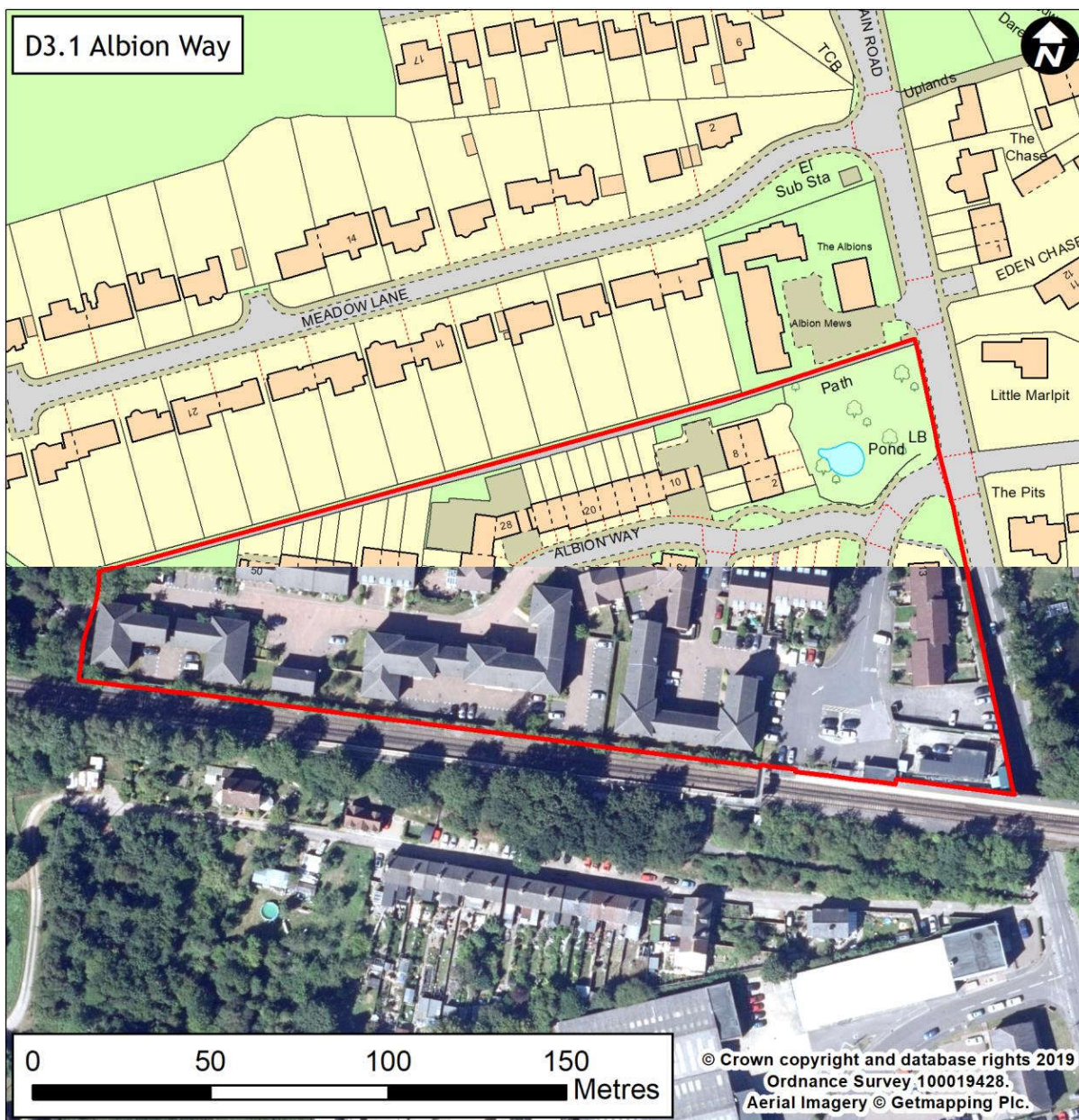
Frontages are generally open, with driveways and lawns where the houses are set back from the road, and low post and rail fencing. There are some high brick walls enclosing back gardens where these abut the road.





### 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.

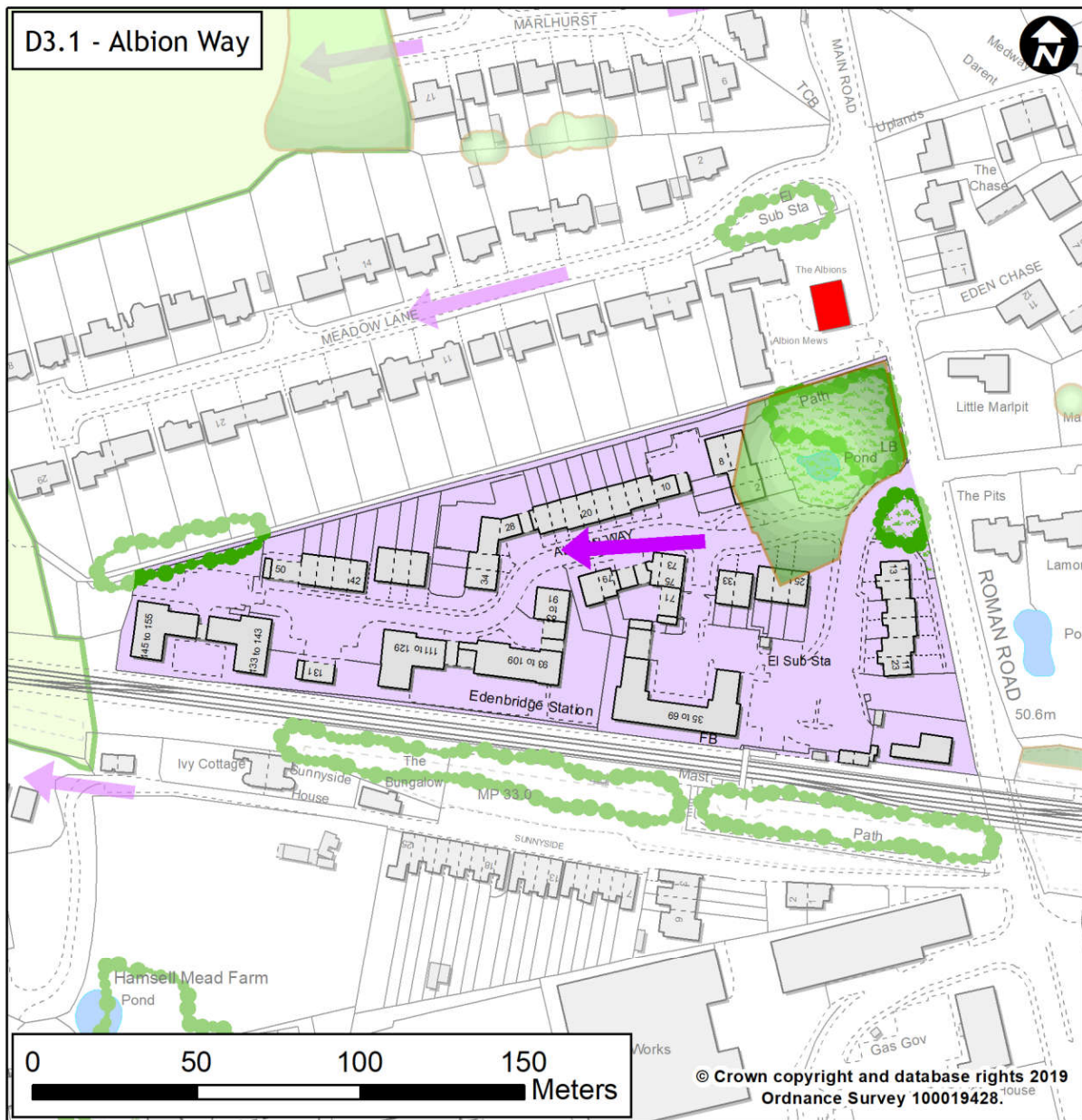


An example of a Modern with Mix of Housing Types Layout











# 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.



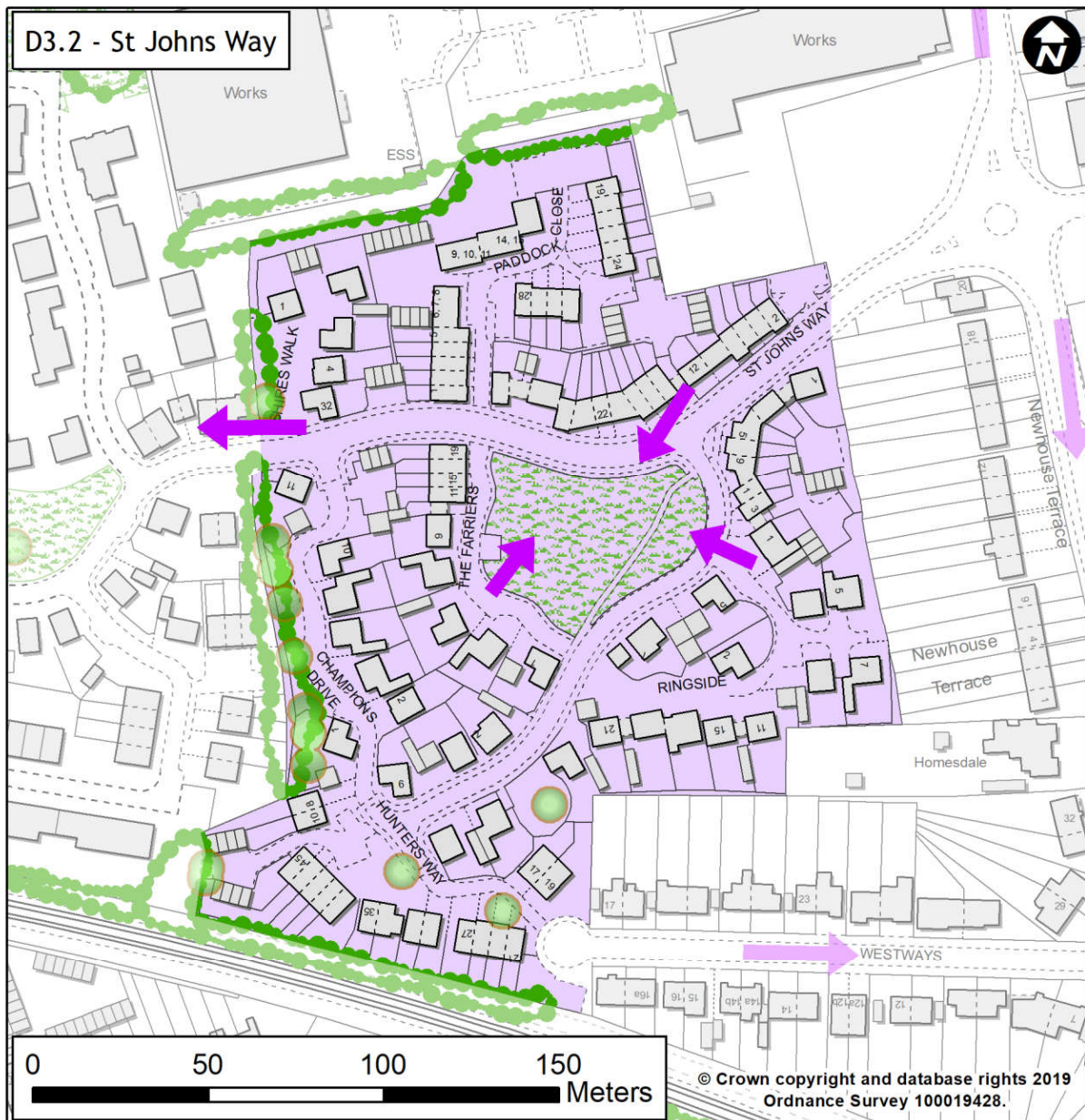
## Boundaries

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

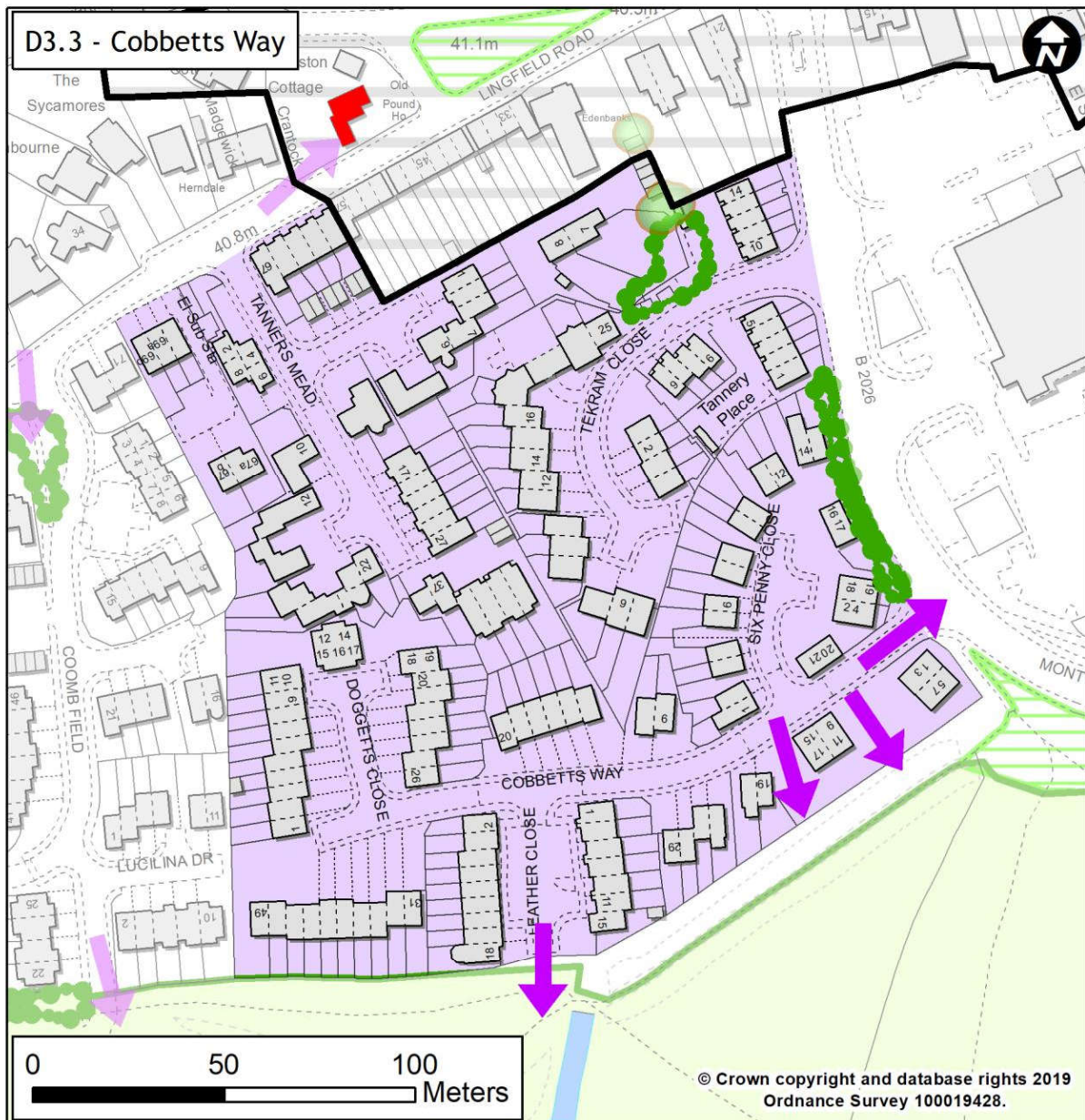
Frontages are generally open and houses are often set close to the street edge. Good use has been made of hedges and other planting to soften the hard landscaping. Some houses have white picket fences to delineate the public and private realm.





### 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.

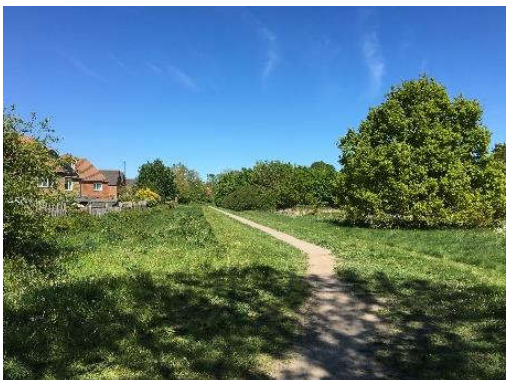


Tannery Place, Mont St Aignan was developed in 2016 creating 14 houses across three terraces. Building materials are made up of a mixture of brick, render or weather board and tiled roofs. Private gardens are positioned to the back of the houses which face on to the main road. Parking courts are positioned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

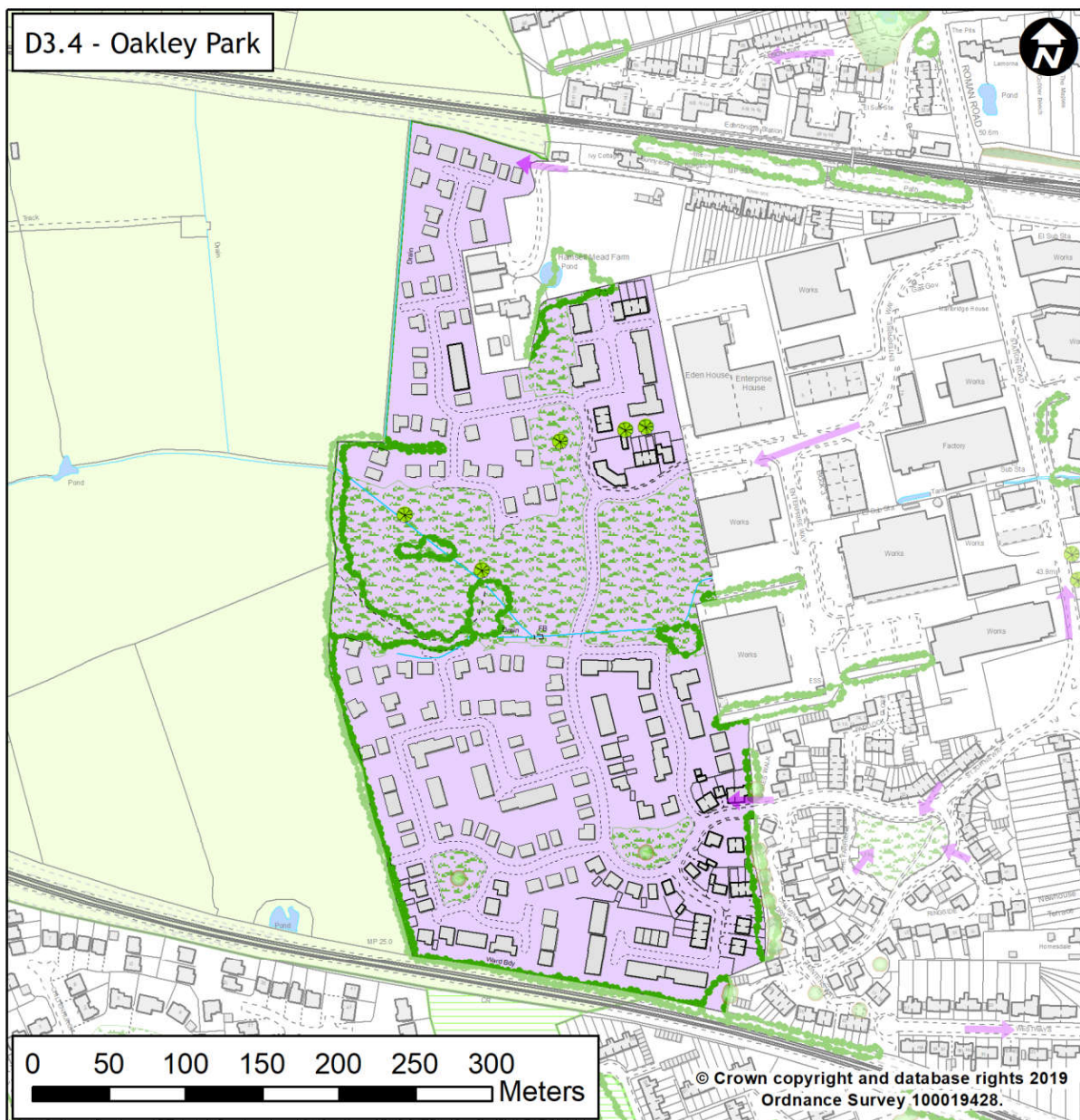
Frontages on all three developments are generally open, with hard surfacing for car parking. Hedges are used, especially along Tanners Mead. Trees are slowly maturing and, together with other planting, are beginning to soften the visual impact of the car parking.





## 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.