

E. Mixed Age Character Area

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 th 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.

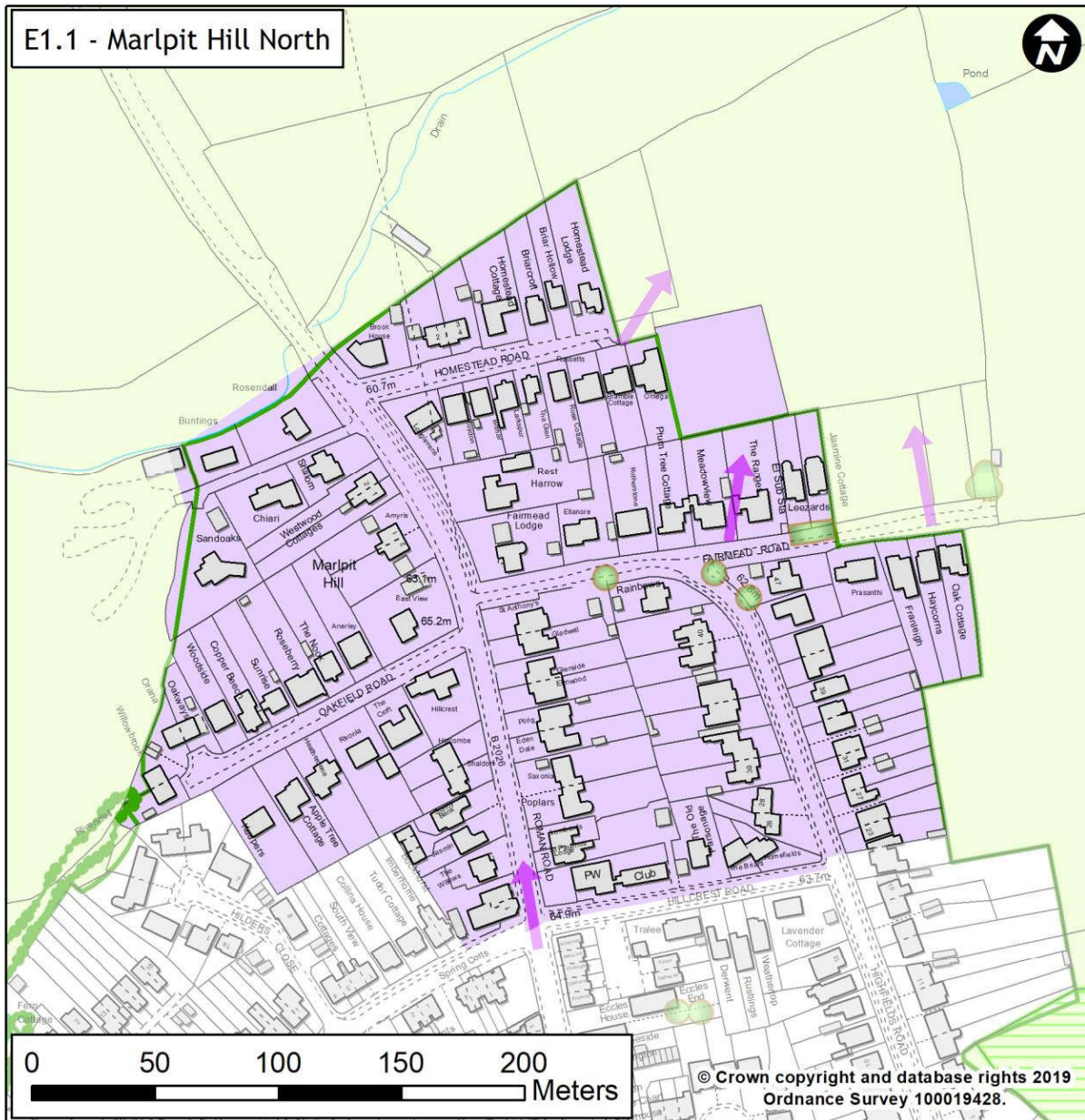
The following character areas are made up from a mixture of housing types and layouts, ranging from late 19th century to more recent infill. As the development is piecemeal there is not a coherent layout and housing design throughout each area. In general, buildings face on to the street and have a rear 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
- 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

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 19th century, with several roads un-adopted.

E1.1 Marlpit Hill North

Locally Distinctive Contextual Features	Description
Age of buildings	Mid-late 19 th 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 19th century/early 20th 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 19th 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.



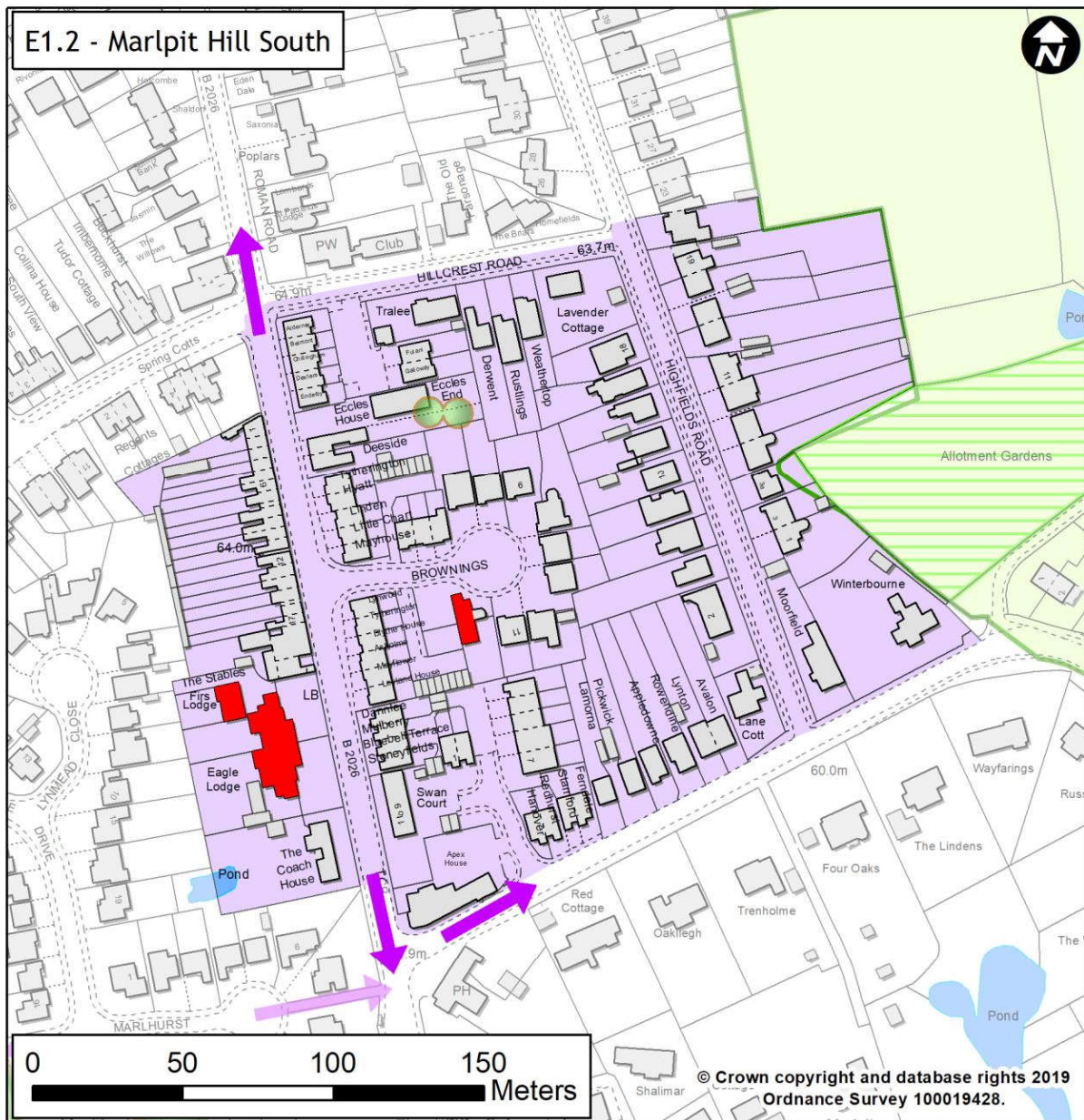
Boundaries

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-19th 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-19th century and features simple semi-circular doorheads, sturdy chimney stacks and long gardens.



Other late 19th 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.



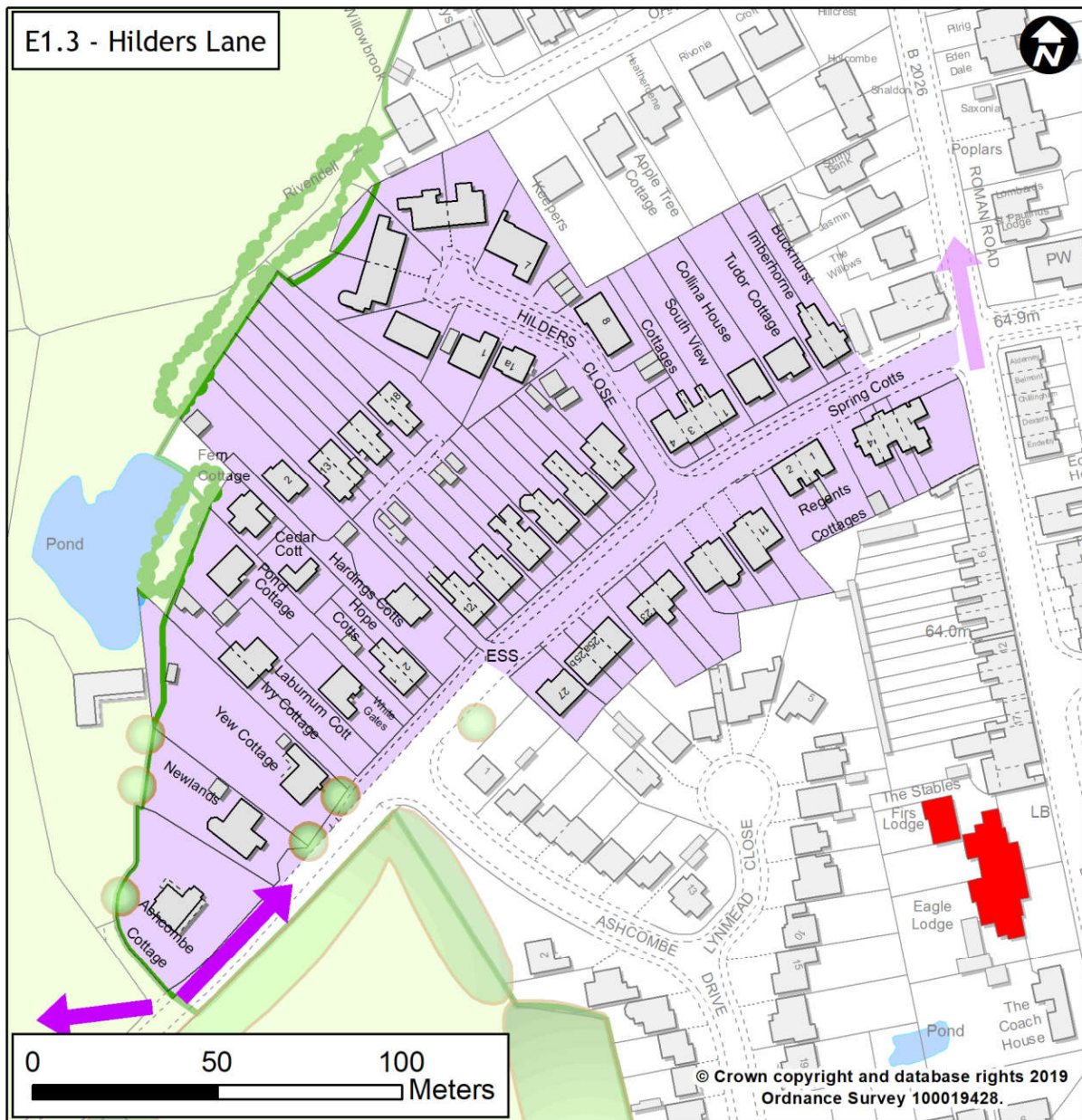
Listed Buildings

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
- 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 earliest properties in this area date from 19th 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 th 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.



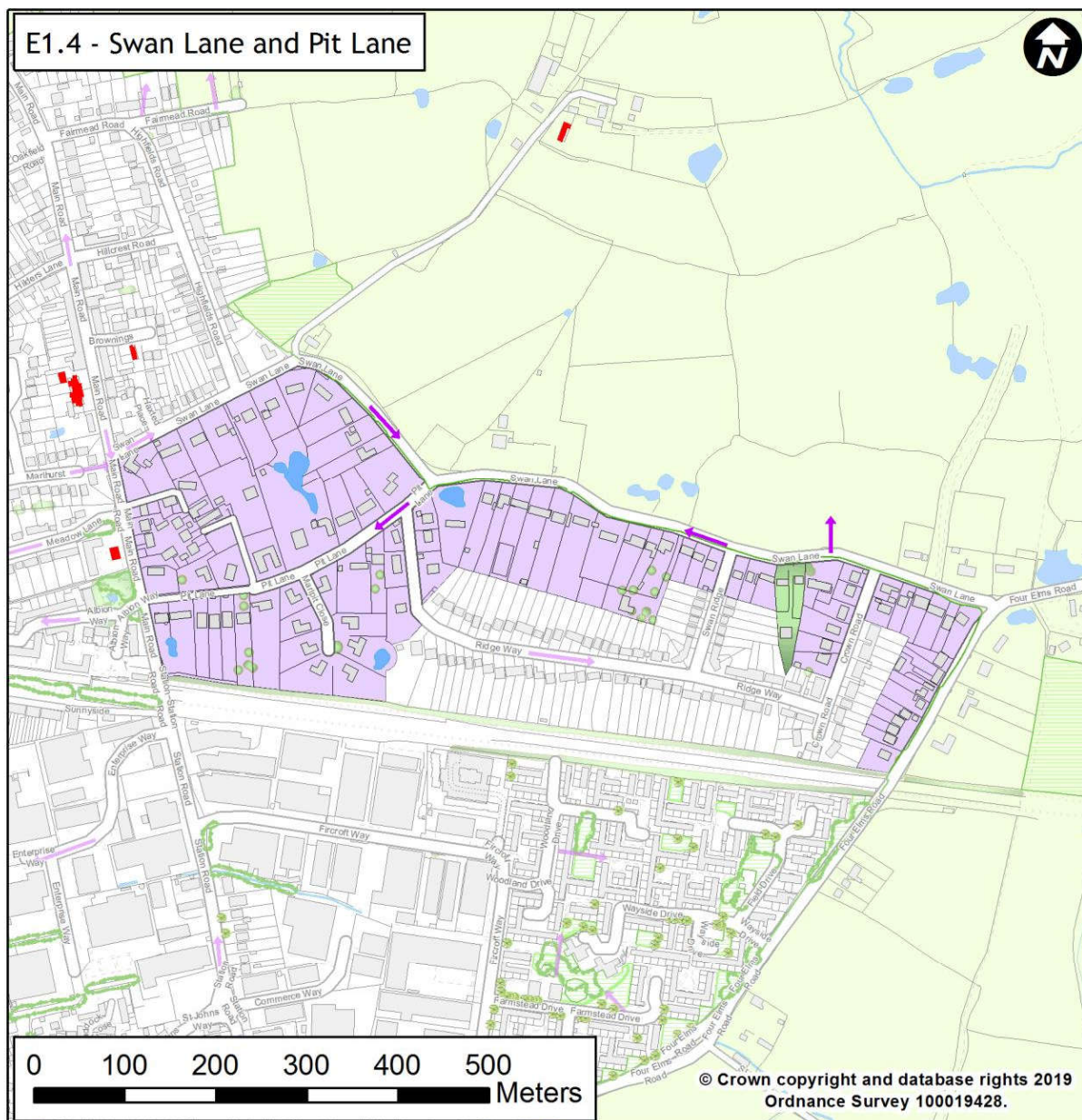
Boundaries

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 19th 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 th 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 19th 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.



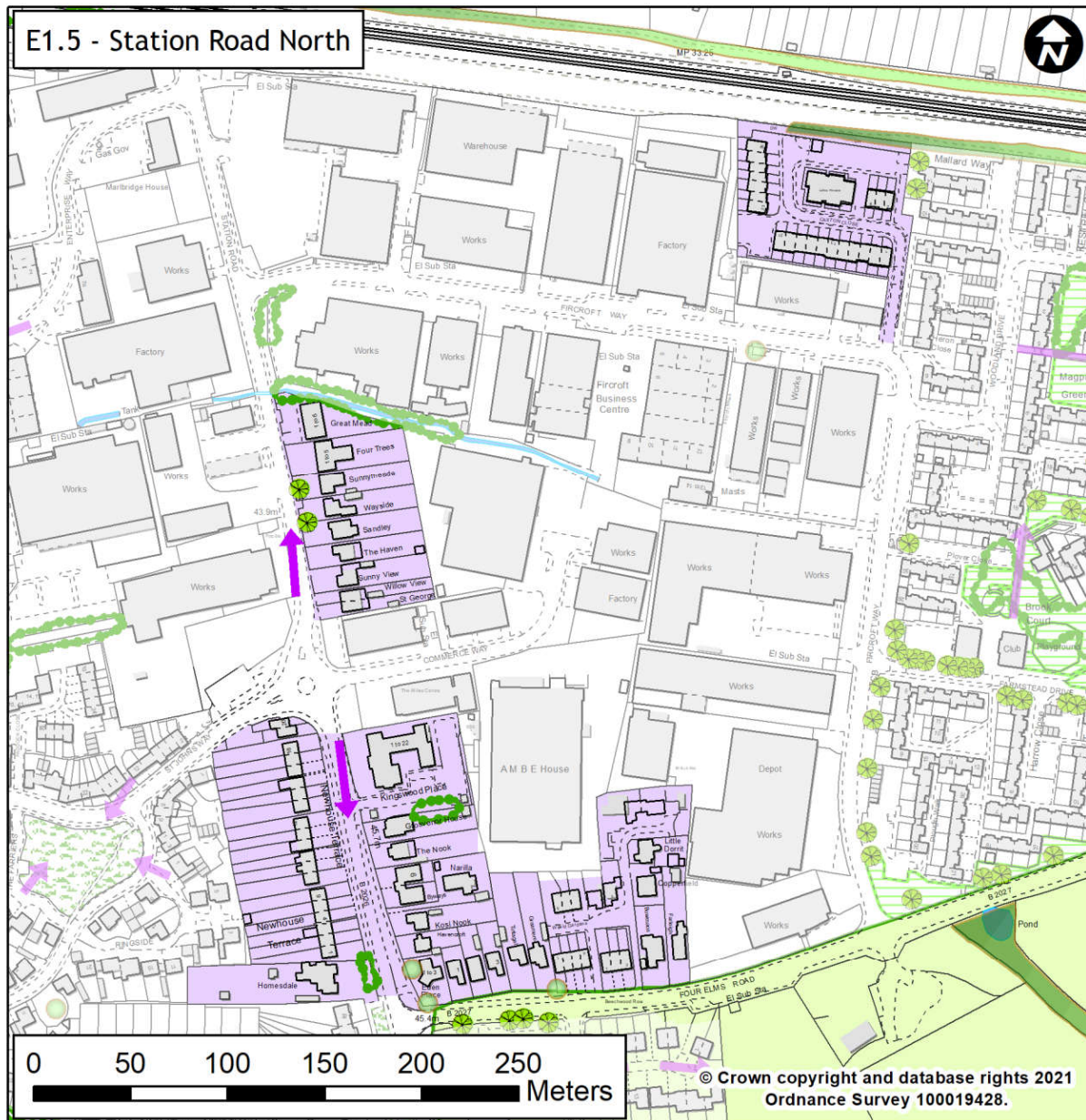
Locally Distinctive Positive Features

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 19th 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 th 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 19th 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.



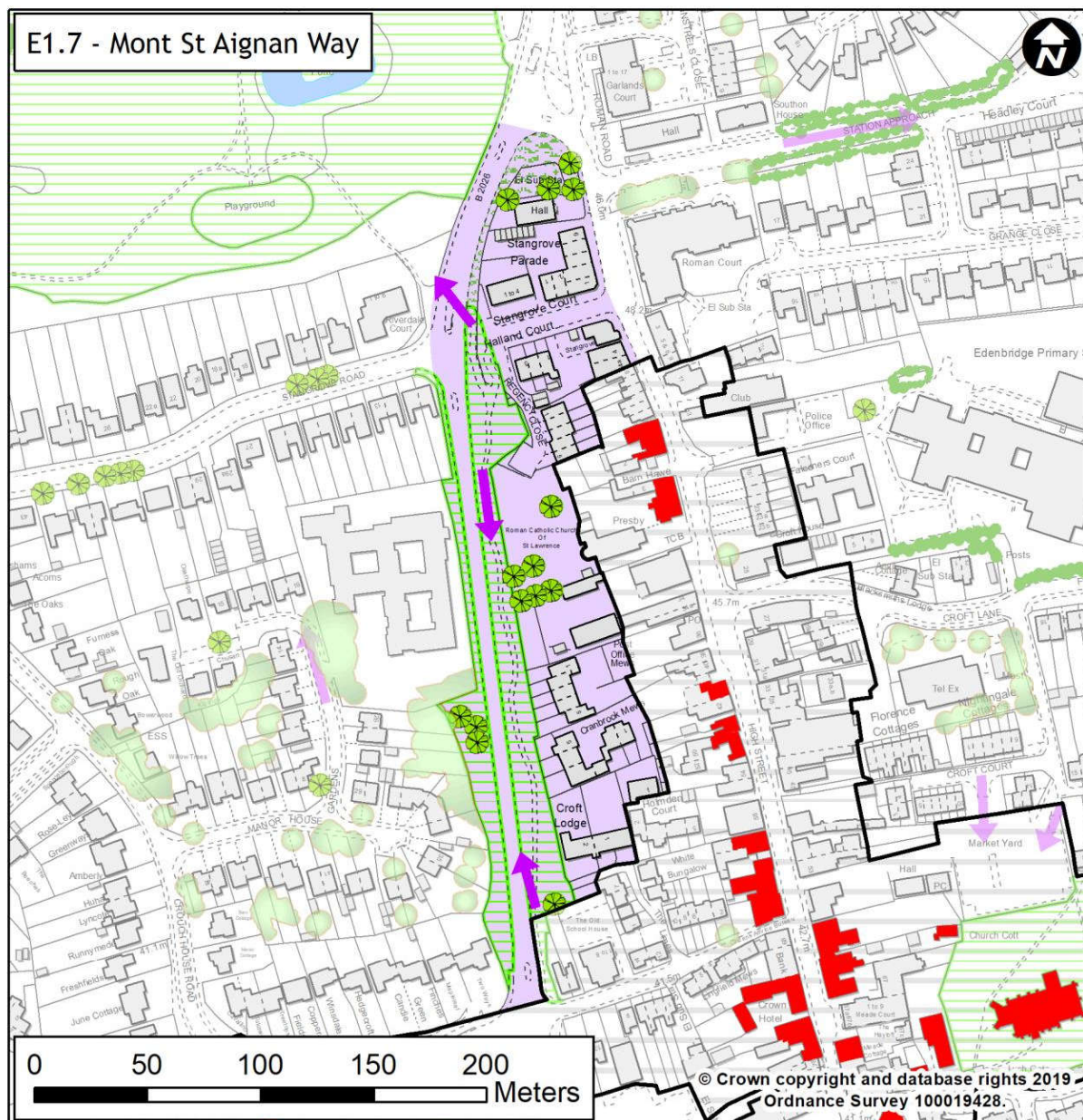
Boundaries

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 th 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.

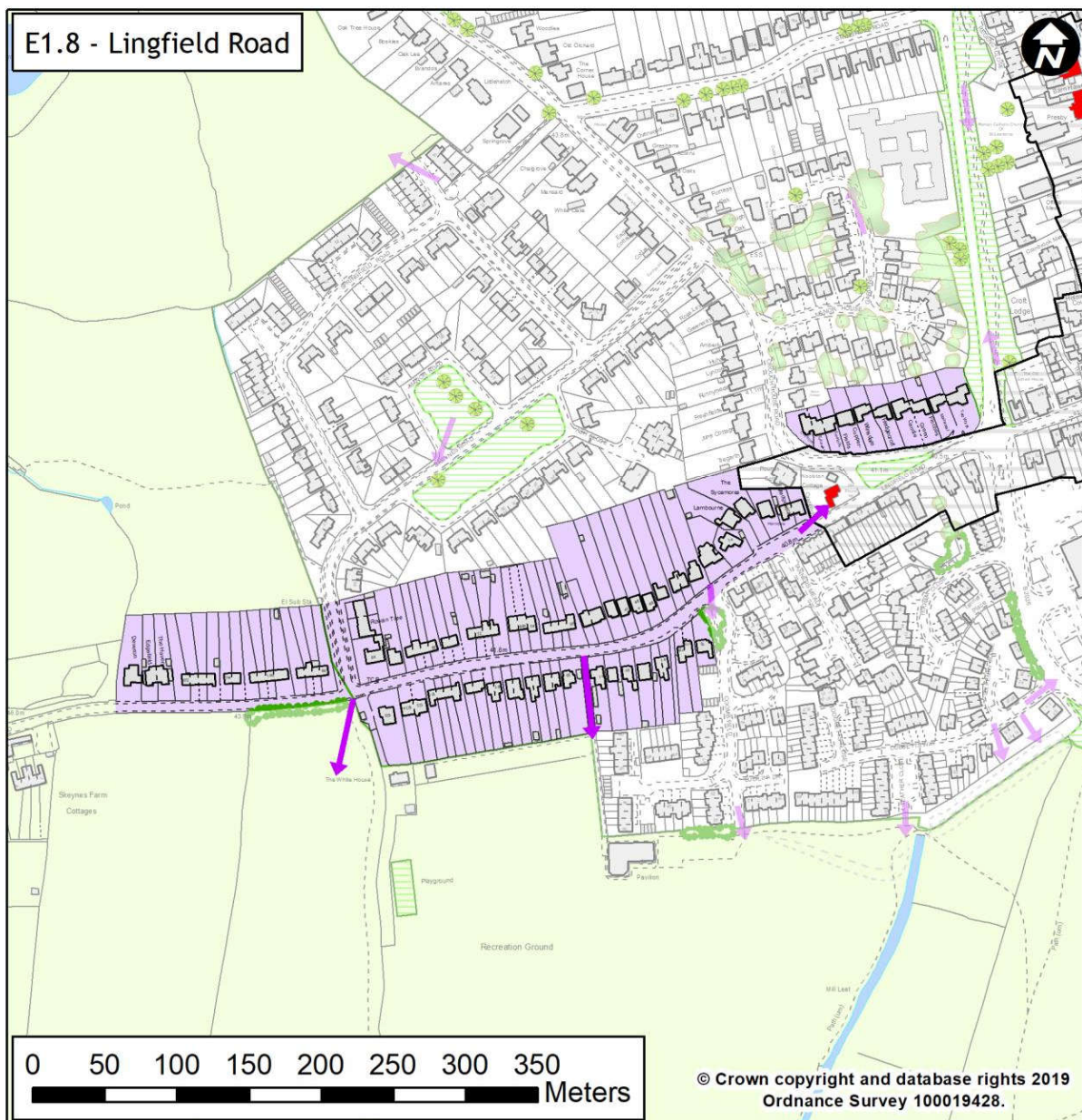


Boundaries











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 19th 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 th 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 19th 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.



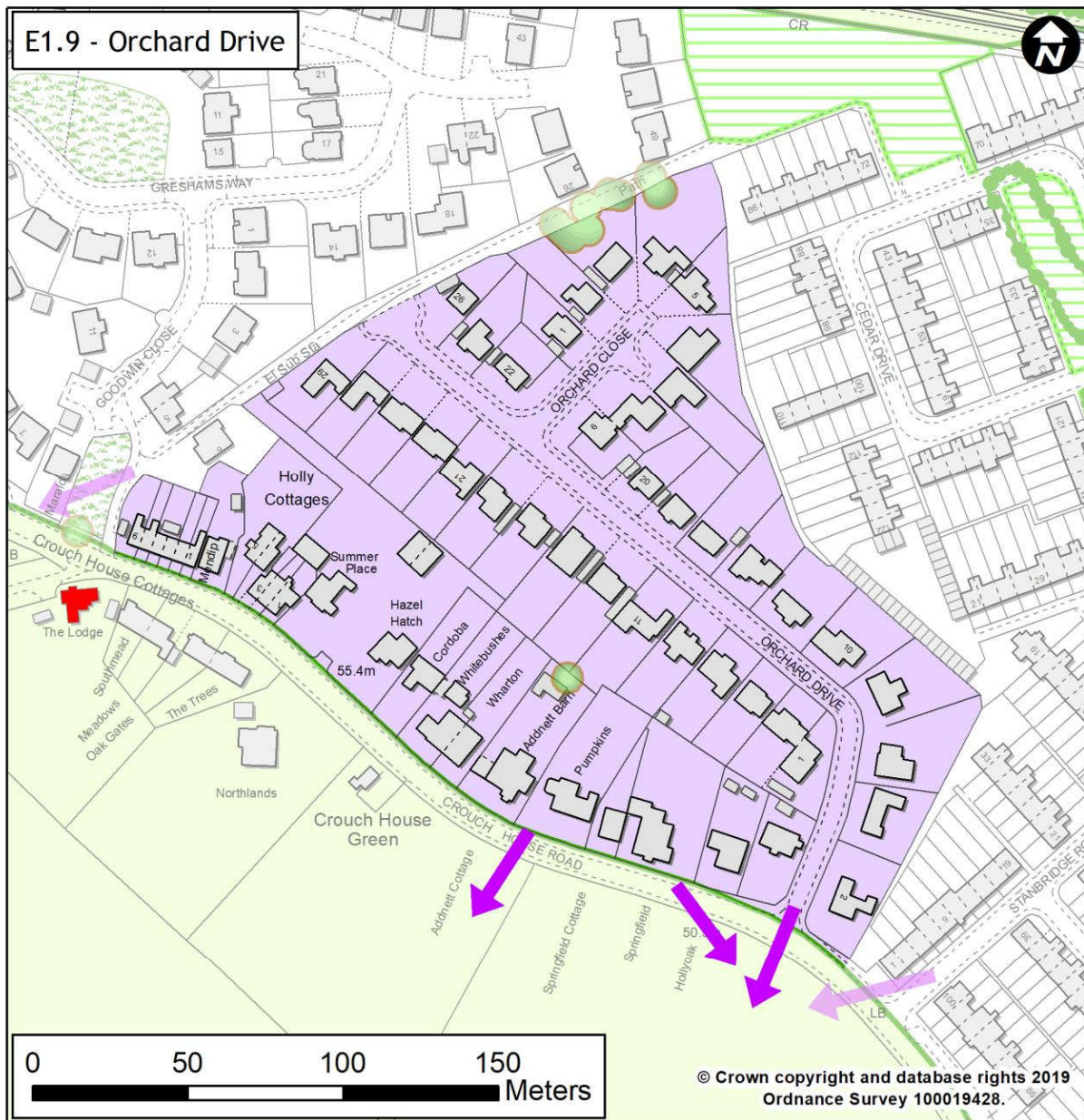
Detailing

The 19th 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 19th 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 th 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.

