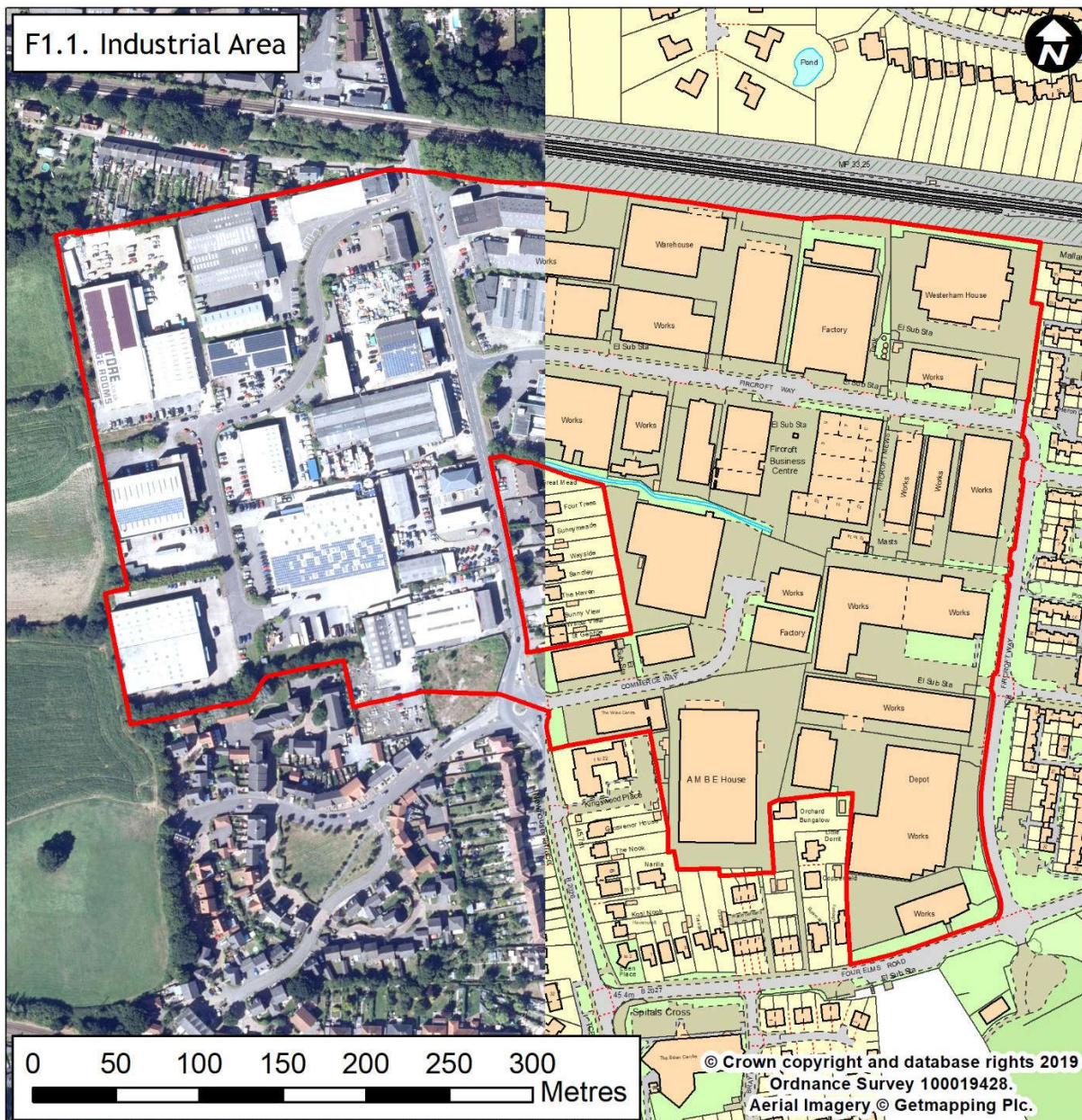


## F. Predominantly Non-Residential (1960s – current)

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

## F1. Industrial

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



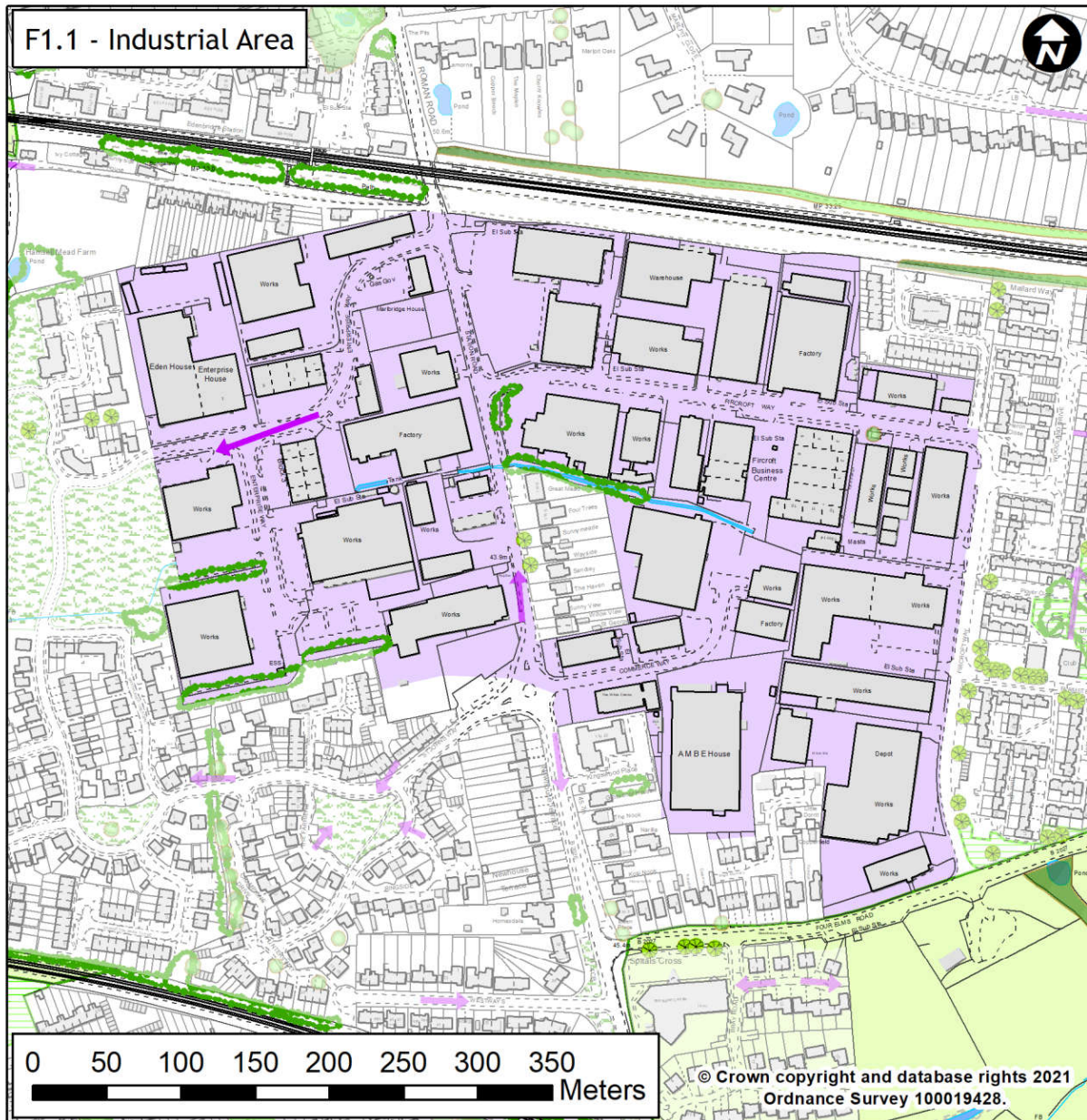
An example of an Industrial/Commercial Layout

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



# F1.1 Industrial Area

Comprising Fircroft Way, Enterprise Way, Commerce Way.



## Legend

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

## Historical Context

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

### F1.1 Industrial Area

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

### Design Guidance

In proposing new development within the Industrial Estate Character Area:

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

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

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

## Area Characteristics

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







## Views

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





## Boundaries

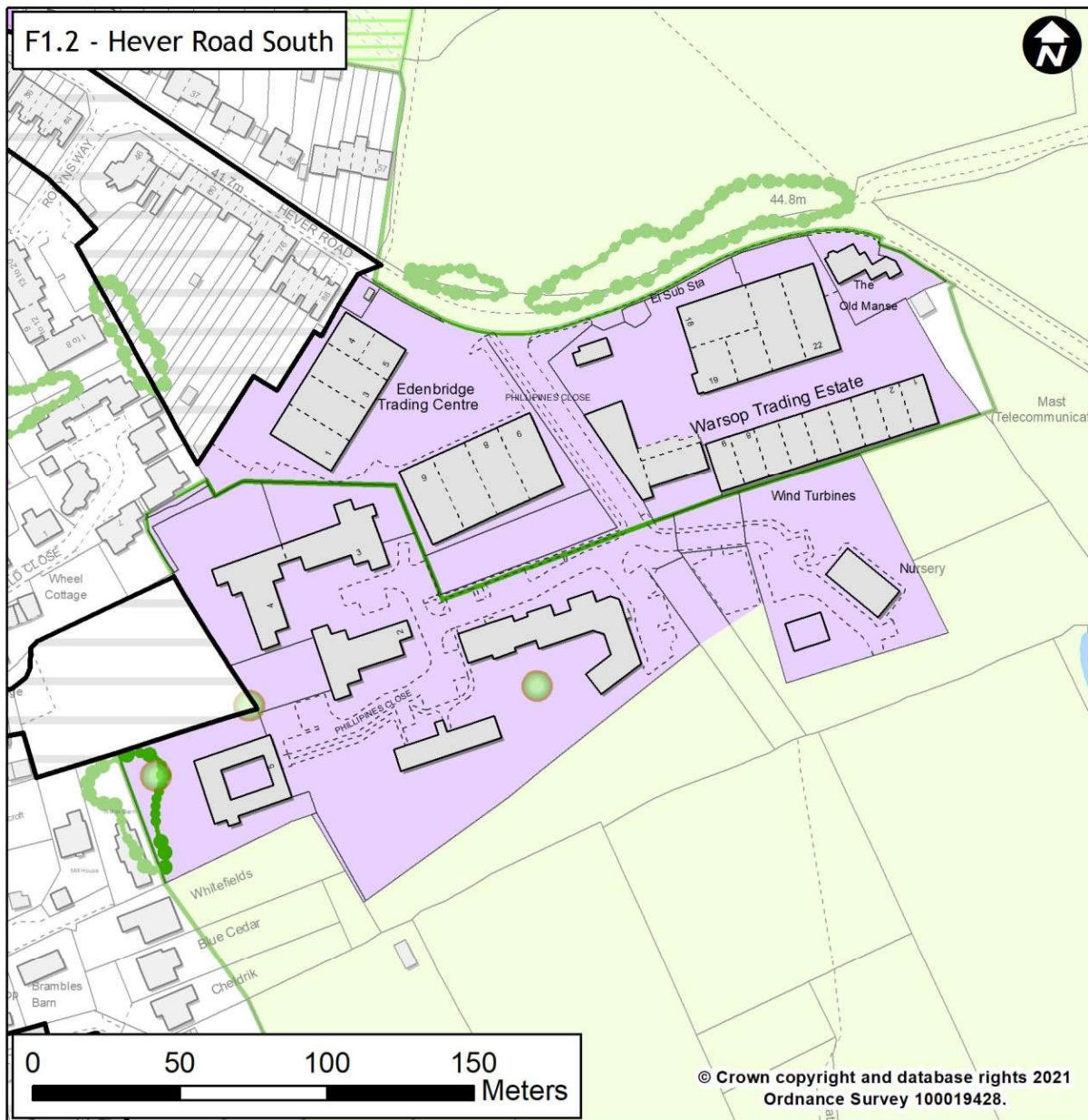
There is a great range of boundary treatments across the area; many properties have open frontages, either all hard surfaced, or with grass verges. Fencing includes utilitarian mesh, timber post and rail and picket style, and there is some use of hedges and planting. Enterprise Way has incorporated landscaping,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





## F1.2 Hever Road South

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



### Legend

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



## Historical Context

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

### F1.2 Hever Road South

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

### Design Guidance

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

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

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

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

### Area Characteristics

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



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

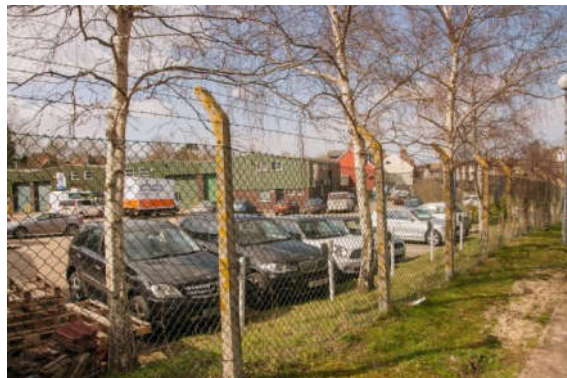




The hostel, originally a horticultural facility, was adapted to provide bed and breakfast accommodation for visitors to the area, is currently closed. The low key building has a shallow curved monopitch roof and is clad in stained weatherboarding. The nearby wind turbines provide a visual marker in the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



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



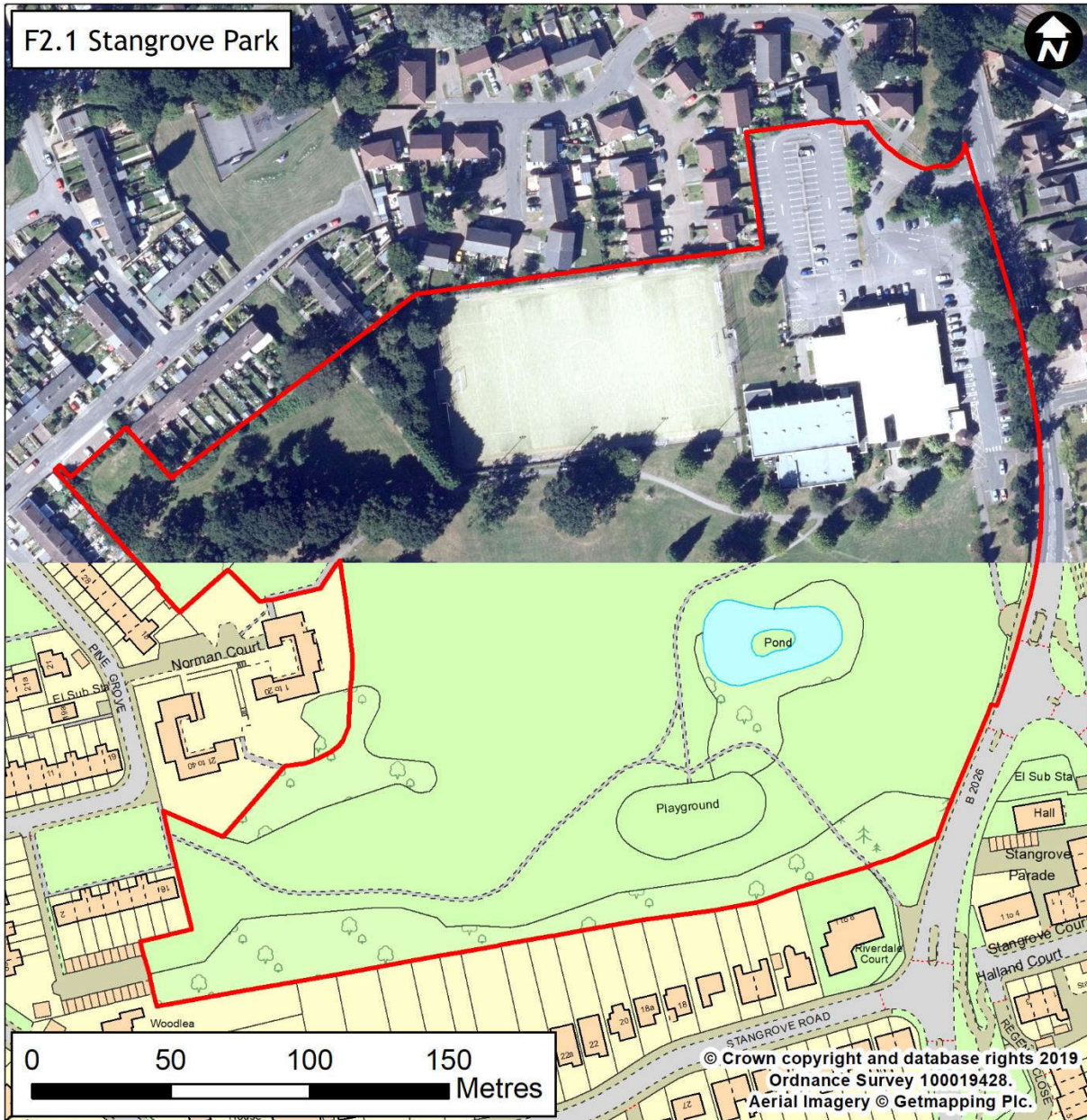
The Edenbridge Trading Centre consists of two blocks of industrial units, set back from the road, and partly screened by a fence and hedging.





## F2. Community Uses or Primarily Non-residential

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

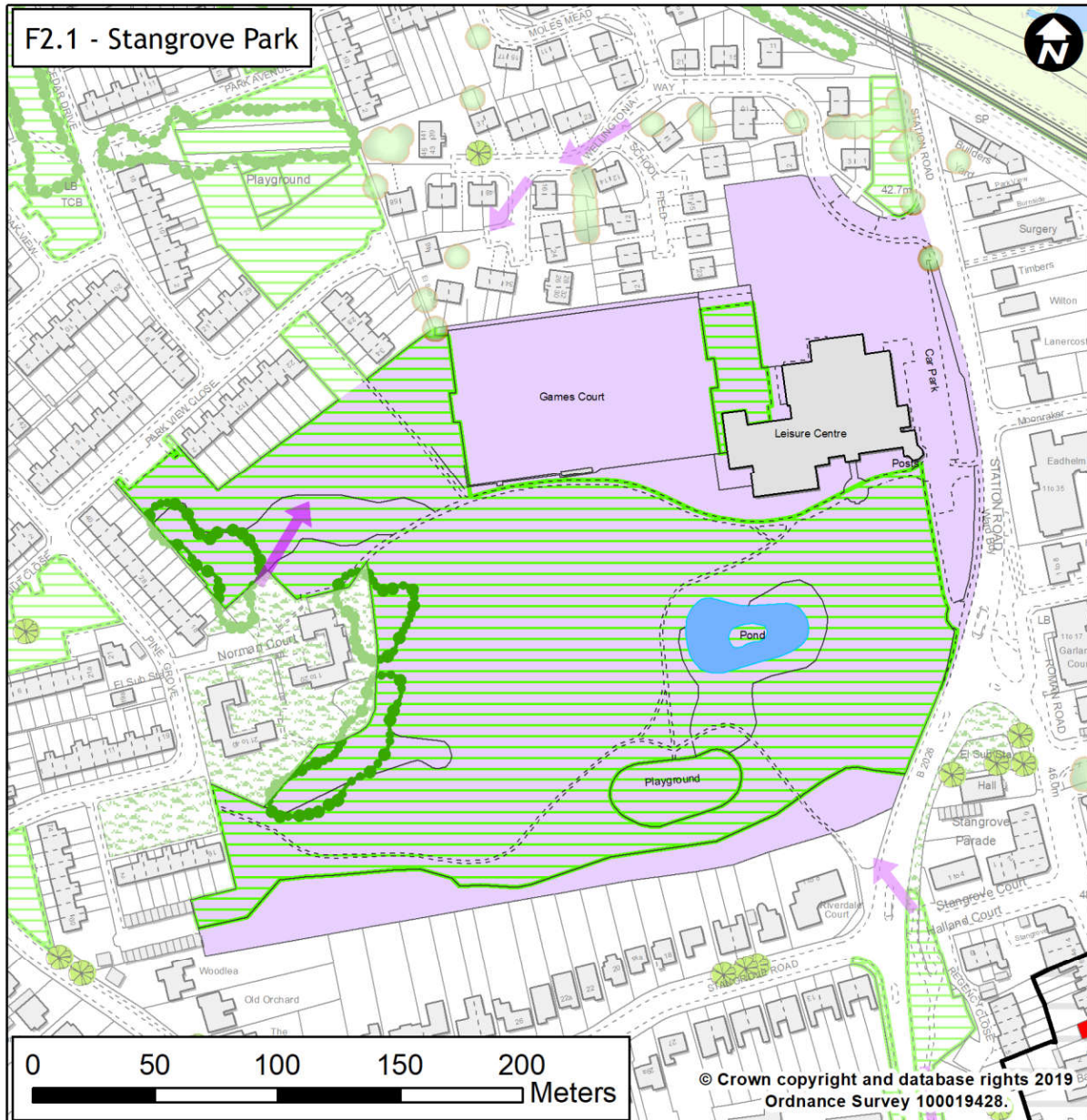


An example of a Community/Learning/Service Uses














## F2.1 Stangrove Park

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



### Legend

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



## Historical Context

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

### F2.1 Stangrove Park

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

### Design Guidance

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

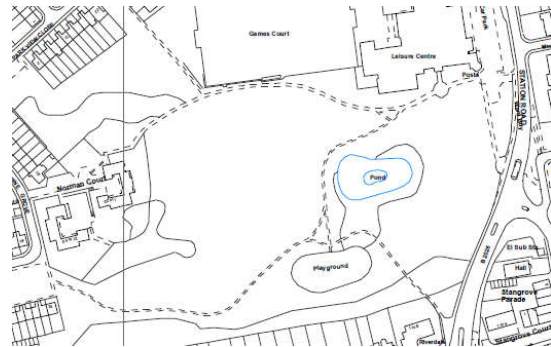
The open character and views across the park should be enhanced.

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

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

## Area Characteristics

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



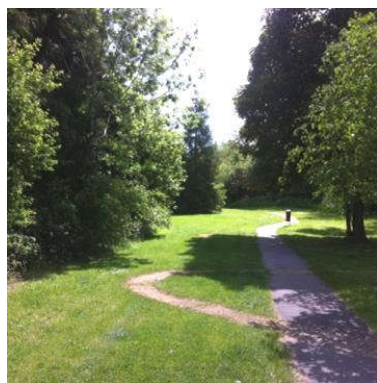


The Leisure Centre, originally built in the 1970s, and extended several times since, provides a wide range of sporting facilities including swimming pools, gym facilities and an astroturf pitch.



### Views

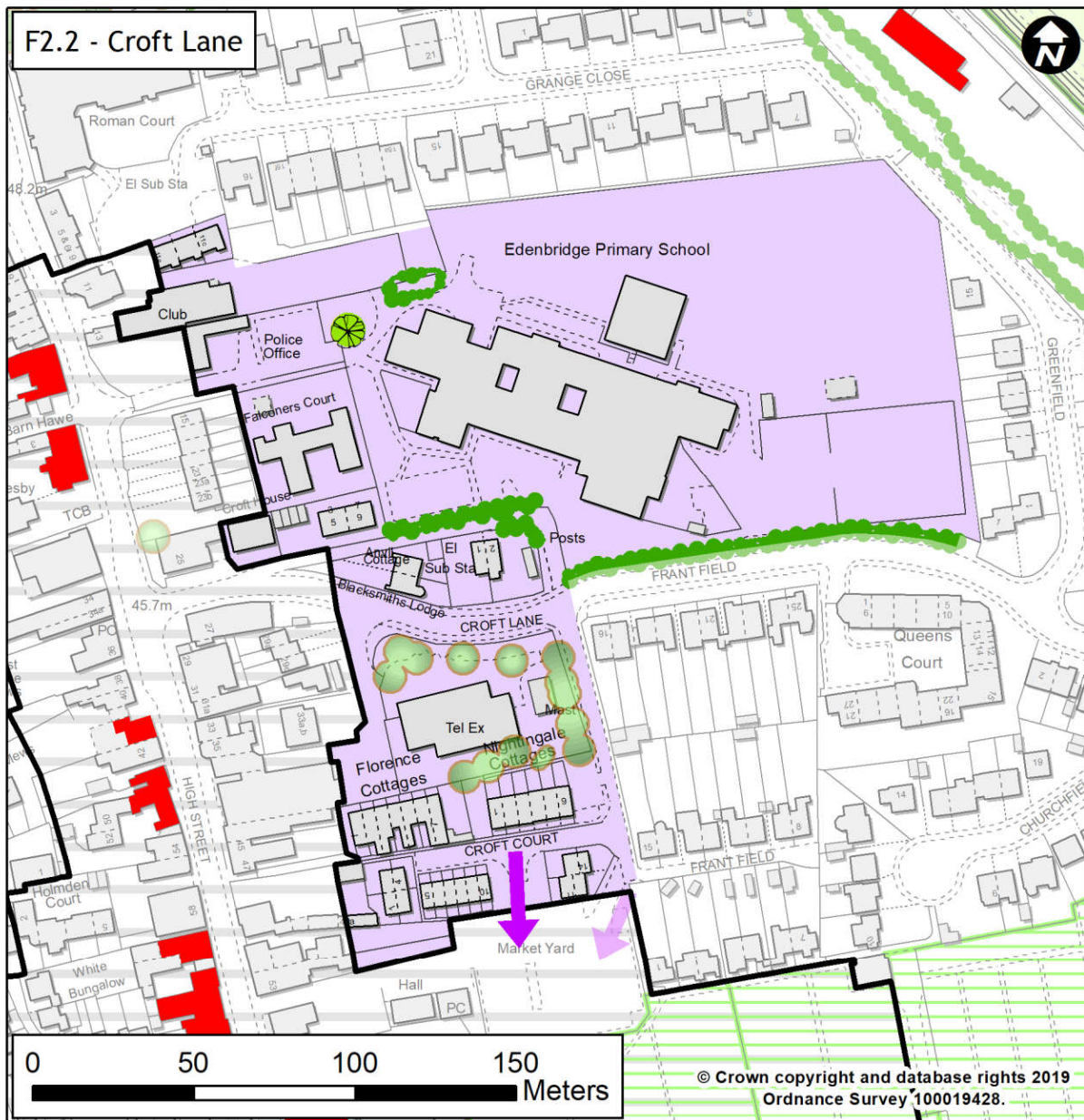
There are prominent views into and across this large green space with its many mature trees, gently sloping terrain, curving pathways and across the pond













## F2.2 Croft Lane/Croft Court

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



### Legend

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

## Historical Context

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

### F2.2 Croft Lane/Croft Court

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

## Design Guidance

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

The views across Market Yard towards the Church should be retained

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

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

The setting of the adjacent Edenbridge Conservation Area should be enhanced

## Area Characteristics

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





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



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



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



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



## Views

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







## Boundaries

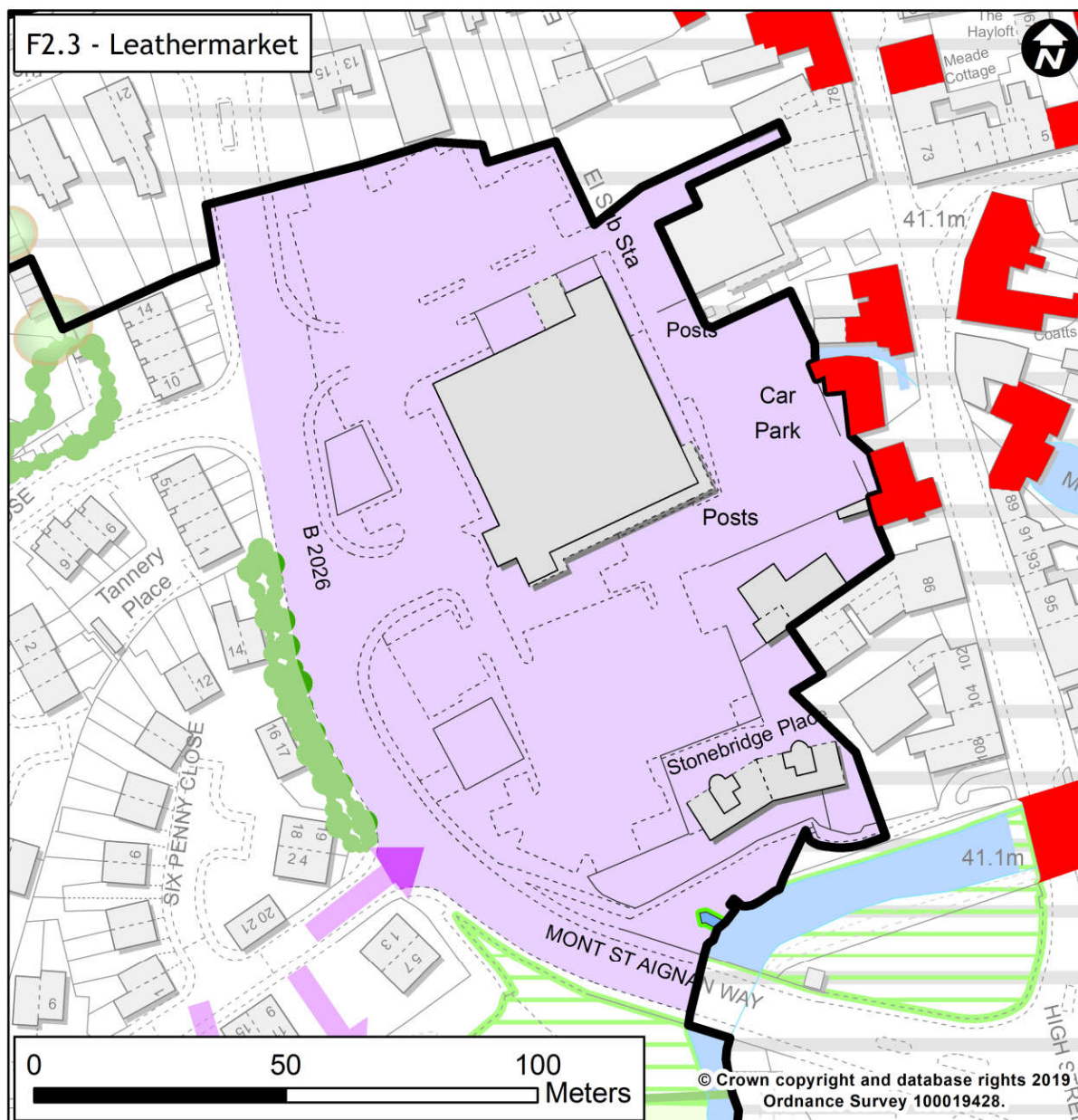
Boundaries in this area are formed of hedges, brick walls or fencing. The hedges and brick walls (as seen below) contribute to the character of the area, whereas the utilitarian fencing (seen at the telephone exchange) detracts from the character.
















## F2.3 Leathermarket

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



### Legend

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

## Historical Context

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

### F2.3 Leathermarket

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

## Design Guidance

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

The setting of the adjacent Edenbridge Conservation Area should be enhanced

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

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

## Area Characteristics

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





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



## Boundaries

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



## Views

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









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