

Edenbridge

Conservation Area Appraisal And Management Plan



PLANNING GUIDANCE 2012



Edenbridge

Conservation Area Appraisal and Management Plan

The historic environment is a social asset of immense value and one of the keys to the continuing prosperity of Sevenoaks District. Conservation Area Appraisals are part of the process of ensuring that we make the best use of our historic environment. They are tools for the positive management of change, not a means of preventing development. Conservation is focused on the entire historic environment, not just listed buildings. Trees, open spaces, buildings, uses and streets all contribute to the character and local distinctiveness of the District's conservation areas.

The built environment of our conservation areas has used energy and materials moulded by people both past and present. The District Council will creatively manage the fabric of these areas in a sustainable way as a legacy for future generations.

It is intended that this appraisal and management plan will inform the activities of the Council, the public and other bodies where these affect the conservation area. This Appraisal was approved by the District Council in November 2012 and adopted as Supplementary Planning Document.

Sevenoaks District Council is not liable for any loss or damage, however sustained, by others arising from reliance on the contents of this document. This document must not be reproduced in whole or in part without the prior written permission from the Council.

© **Sevenoaks District Council**

Published by Sevenoaks District Council
Community & Planning Services
Conservation Team
Council Offices
Argyle Road
Sevenoaks
Kent TN13 1HG

Tel: 01732 227000
Fax: 01732 451332
Website: www.sevenoaks.gov.uk
Email: policy.environment@sevenoaks.gov.uk

Contents:	page
1.0 INTRODUCTION	7
1.1 Definition and Purpose of Conservation Areas	9
1.2 The Benefits of Being in a Conservation Area	11
1.3 Purpose of Appraisals and Management Plans	12
1.4 Key Purposes of the Plan	12
2.0 Location, general description and geographical context	14
3.0 GUIDANCE AND POLICIES	17
3.1 National Guidance	17
3.2 Local Planning Policy	17
3.3 The South East Plan 2009	18
3.4 Buildings Contributing to Character	19
3.5 Additional Controls within Conservation Areas	20
3.6 Demolition	22
3.7 Trees	23
3.8 Unauthorised Works	23
3.9 Maintenance and Repairs	23
3.10 Boundary Treatments	24
3.11 Listed Buildings	24
4.0 Historical Development and Archaeological Significance	25
5.0 Views, Setting and Topography	29
6.0 Trees and Natural Features	31
7.0 Architectural Description	32
8.0 Character Appraisal	38
8.1 High Street - north	38
8.2 Lingfield Road	44
8.3 The Limes	46
8.4 Church Street	46
8.5 High Street – south	48
8.6 Hever Road	53
8.7 Mill Hill	54
9.0 Negative Features	57
10.0 Key Issues	59
11.0 Article 4 (2) Directions	60



1. Colourful and characteristic interpretation board

13.0	Acknowledgement	68
14.0	Bibliography	69
15.0	English Heritage guidance - Unlisted buildings in a conservation area	70
16.0	Maps	71



2. Historic Listed Chapel - now a community centre



3/4. Water is important to the character of the Conservation Area

1.0 INTRODUCTION

This document replaces the Edenbridge Conservation Area Appraisal which was produced in March 2001 by Sevenoaks District Council in collaboration with Edenbridge Town Council. Local authorities are required by law to preserve or enhance their conservation areas and part of that process is to regularly review their conservation areas and produce Conservation Area Appraisals and Management Plans. These explain what is important about the area and what improvements are needed.

This Appraisal and Management Plan follows the broad format suggested by English Heritage in its 2006 documents Guidance on Conservation Area Appraisals and Management Plans. The Appraisal draws heavily on the original document.

Several changes to the boundary of the Conservation Area have been made as part of the review and these are listed below.

1. Around Croft Lane in the north of the Conservation Area, the boundary has been moved to follow the backs of the houses from numbers 11 to 27. This removes several modern buildings which did not warrant inclusion.
2. The area between Katherine Road and Victoria Road has been included, extending to the River Eden. No.s 1-9 Katherine Road and 1-6 Victoria Road are of historic merit and views towards and from the river are important to the setting of the Conservation Area (images 5, 8, 9 and 10);
3. At the rear of properties on the south side of Lingfield Road, an old stable block is now included.
4. The Market Yard has been included as its close proximity to the High Street and position adjacent to the church yard, mean that development here would inevitably affect the overall character and setting of the Conservation Area.
5. Where the Inner Relief Road (IRR) intersects with Lingfield Road at 10 and 12, a small triangle of land has been added as part of no. 2. above.



5. 1-6 Victoria Road



6. 7 & 8 Lingfield Road



7. Historic Market Place

The omission of any particular feature or building from this document does not imply that it is of no significance in the Conservation Area.

1.1 Definition and Purpose of Conservation Areas

Conservation Areas first came into being as a result of the Civic Amenities Act of 1967 and are intended to identify any valuable visual or historic characteristics in a locality that may warrant special measures in order to protect and preserve them.

The Planning (Listed Building and Conservation Areas) Act of 1990 recognises that there are particular areas of 'architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and charges planning authorities with a duty to designate any such locations within their jurisdiction as conservation areas. This designation then empowers the local authority to pay particular attention to planning considerations and development within them and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.



8. 1-9 Katherine Road



9./10. Views of the river and of new riverbank housing: area for inclusion

It has been recognised that designation, because of the responsibilities and obligations it places on both owners and the local authority, should only be imposed on areas that are demonstrably suitable. Where the criteria have been met, the area should then benefit from the additional control and protection that designation confers, and from official recognition of the special architectural and historic character of the locality. The management of our national cultural and historic inheritance is of paramount importance and conservation areas are vital grass roots starting points from which to safeguard the continuing care of our environment.

1.2 The Benefits of Being in a Conservation Area

The historic environment is of particular importance for tourism and leisure. In addition, maintaining the appearance of a conservation area and the character of the groups of buildings and the public areas within it will often sustain or enhance the value of individual properties. Conservation can also play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage further investment.

The principles of conservation management planning, that managing any historic place should be based on understanding it and assessing its significance and values, are now accepted as applying to historic areas as much as to historic buildings.



11. Katherine Road looking towards High Street; historic character important (narrow alley, historic houses)

1.3 Purpose of Appraisals and Management Plans

As their number grows, it has become even more important for local authorities to include a well-defined and considered policy for designated conservation areas in their development plans. Development pressures are such that any designation is likely to be subjected to detailed scrutiny and must be readily and demonstrably defensible against adverse criticism. The criteria for designation should be kept as uniform as possible and the public should be kept fully aware of the reasons for any proposed changes in their area.

The 1990 Act charges local authorities with the responsibility of undertaking a review of their conservation areas from time to time, both to consider the possibility of revising their extent, and to identify any past changes or future pressures which may affect the original reasons for their designation.

English Heritage published an advisory leaflet on appraisals in 1997 and more detailed guidance on both appraisals and management plans in 2006. This guidance outlines the preferred approach to these plans and gives examples of the type of content that it would be useful to include.

The principal purpose of this Appraisal is to provide a firm basis upon which proposals for development within the Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved. It supplements and provides clarity to saved policies contained in the Local Plan and the LDF Core Strategy, primarily those relating to demolition and development within conservation areas and should be read in conjunction with the Plan. It will therefore be a key document in maintaining character and promoting appropriate, sensitive proposals in the Conservation Area.

The appraisal and management plan define the key elements that together give the area its character and objectively analyse how they interact to enhance their individual impact. They can then provide management suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that highlight the area and give it its local distinctiveness. These plans can also be used to assess the impact of planning policies and the implementation of enhancement measures.

The plan will help the District Council, development professionals (planners, architects, landscape architects, highway engineers etc) and the local community engage in the conservation and enhancement of the local historic environment and help secure the long term viability of the Conservation Area as an important heritage asset.

1.4 The key purposes of this Plan are to:

- Review the boundaries of the conservation area and define the key characteristics and features which contribute to its special character or appearance and should be preserved or enhanced;

- Provide a basis for making sustainable community based planning decisions about the future of the conservation area;
- Raise awareness of the importance and value of the local heritage;
- Record those principal elements that detract from the character or appearance of the conservation area;
- Identify distinctive built form and character within the conservation area;
- Identify opportunities for enhancement to be delivered through accompanying management plans or other initiatives;
- Inform key agencies, societies and residents whose activities impact on the conservation area and maximise the investment in the preservation and enhancement of the conservation area to the benefit of the social and economic quality of life;
- Provide guidance and set out objectives to preserve and enhance the buildings, structures and features;
- Identify distinctive public realm character within the conservation area, provide guidance, and establish key actions to preserve and enhance the public realm;
- Protect and maintain biodiversity;
- Outline the key statutory requirements in respect of development within the conservation area; provide guidance and set out actions to secure the proper and effective application of these requirements;
- Propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance works within the public realm.

As an adopted Conservation Area Appraisal, the plan will be a material consideration in the determination of development proposals.



12. Characteristic and prominent listed buildings

2.0 Location, Geographical Context and General Description.

Edenbridge is a small country town of some 8000 inhabitants, situated on a bend of the river Eden as it flows east to join the Medway near Tonbridge. The river valley lies between the hills of the greensand ridge to the north and the wooded slopes of the High Weald Area of Outstanding Natural Beauty to the south.

The town serves as the shopping and commercial centre for a number of surrounding outlying villages and is connected via the B2026 to Westerham and the B2026 and B269 to Limpsfield. Southwards, Edenbridge is linked to Tunbridge Wells and East Grinstead via the B2026 and the A264. It lies close to the south- west borders of Kent with Surrey and East Sussex. Sevenoaks lies to the north- east. An inner relief road was opened to traffic in 2004. This road has removed much traffic from the centre. It passes by the town centre starting from Stangrove Park and rejoining the B2026 just south of the bridge. A new bridge over the river had previously been constructed as part of the redevelopment of the nearby Tannery site. Subsequent to the opening of the inner relief road, footway improvements and traffic calming measures have been introduced in the High Street by the Highway Authority.

There are two railway lines running through the town, each with their own station, although neither is on a main line. They provide links to Redhill, Tonbridge and London via Oxted. London is 26 miles by road and less than an hour by train, making the town a popular centre for commuters. Bus services link the neighbouring towns and villages.



13. Windmill House

Edenbridge Town Council, which manages local affairs, has offices in one of the most distinctive historic buildings in the Conservation Area. This complex of historic buildings also contains a local museum. Some of the historic buildings in the Area have been converted to other uses and are open to the public. Honours Mill, for example, is now the headquarters of a yachting holiday company.

Edenbridge Conservation Area is centred on the historic High Street and runs from just south of Stangrove Road in the north, extending almost to the extremities of the built confines of the town to the south of the River Eden. It covers 19 hectares and includes over 50 listed buildings, mainly situated in the High Street. Amongst the most important historic properties are the Old Crown Inn, the Church of Saint Peter and Saint Paul and Tanyard House.

Parts of Lingfield Road to the west are included within the Conservation Area as is the southern part of Hever Road and a considerable length of river frontage and the open land to the south on the eastern side. The area to the west of the bridge includes a section of riverside walk. Land to the rear of properties fronting High Street at this point and backing onto the river have recently been developed with new housing. In the south, Blossoms Park on the west side of Mill Hill is included, with its skate park and other recreational facilities, and is important to the setting of the Conservation Area as a whole.

The Area was designated because of its concentration of listed buildings and to protect the form of the original settlement which contains such a high number of important buildings surviving from earlier centuries. The High Street is part of a Roman Road and as such is quite unusual. The removal of large quantities of traffic from this historically sensitive area onto the inner relief road is welcomed. In historic areas, the presence of high quantities of traffic is a negative feature and this has now been minimised in the historic core of Edenbridge.

The buildings are mainly commercial and residential, with few of the industrialised areas being included, although the hospital falls within the boundary. The Conservation Area contains a section of High Street, which has been designated as primary retail frontage where only class A1 uses will normally be permitted on the ground floor of the premises, under EB2 of Sevenoaks District Local Plan adopted in 2000.

The development of the former tannery site (the Coop supermarket), which lies between the relief road and the High Street, is seen as an important economic boost for Edenbridge. Parts of the site are unfortunately quite stark with a lack of mature landscaping.

Edenbridge Town Forum produced a Village Design Statement, adopted as Supplementary Planning Guidance by the District Council in July 1998. This document highlights the need for attention to sympathetic design detail and the incorporation of carefully considered landscaping schemes when considering new development in and around the town. Other issues such as roads and traffic, street furniture and public footpaths are also discussed. The document has been of value in preparing this Appraisal.

The Conservation Area has a variety of building types although the main ones are retail outlets and residential properties. The High Street has the majority of the retail use, interposed with an occasional domestic property, while the area south of the bridge is mainly residential, with the exception of the hospital and some small retail or storage premises.



14. Characteristic glimpse of 'mews' type development off High Street

3.0 GUIDANCE AND POLICIES

3.1 National Guidance

Government advice concerning conservation areas and historic buildings is set out in the National Planning Policy Framework 2012 and the Planning Practice Guide to PPS 5.

The NPPF states (paragraph 126) that ‘local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’ and that (paragraph 127) ‘‘ when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’

Further advice about conservation areas including the production of management proposals, has been produced by English Heritage (2006). The South East Plan policies also provide the general strategic policy context.

3.2 Local Planning Policy

The Local Plan for Sevenoaks is the Core Strategy, which was adopted in February 2011. This document forms a key part of the Local Development Framework (LDF) for the district, a suite of planning policy documents that will set out the strategy, policies and proposals for the future shape of Sevenoaks.

Policy SP1 (Design of New Development and Conservation) of the Core Strategy states as follows:

‘Design of New Development and Conservation.

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development, and maintain and enhance biodiversity.

The District’s heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.’

As an adopted planning document the Appraisal and Management Plan is a key material consideration in the determination of development proposals during this transitional period.

The Sevenoaks District Local Plan 2000

This Plan includes the following saved policy relating to conservation areas:

EN23 Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area.

3.3 The South East Plan 2009

NOTE: Regional Spatial Strategies, such as the South East Plan, are in the process of being abolished, and therefore it is likely that the following policy will be deleted in the near future.

Policy BE6 remains extant, which indicates that:

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use, should be encouraged.



15. Characteristic historic area just off High Street (rear of 51)



16. Good open space, characteristic set back and tree in front of police station

3.4 Buildings which make a positive contribution to the character or appearance of the conservation area

These are identified on the character appraisal plan at the end of this document. The criteria from English Heritage on which the selection was based, can be viewed at the end of this document.

The Planning (Listed Building and Conservation Areas) Act, 1990 states in section 71 that Local Planning Authorities should undertake detailed assessments of conservation areas and prepare proposals for their preservation and enhancement. Development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in any plan which may have been prepared. This assessment and the detailed analysis of the area contained in the report are intended to fulfil this requirement and provide the background for development and enhancement schemes.

This area has a rich townscape and an environment of high quality. This appraisal aims to ensure that this rich context is respected so that only design solutions of a high standard are introduced, allowing the West Kent area to continue to maintain its quality and status as one of the most desirable places in the south east.

There is a richness, variety, quality and history of townscape within this area that is special and a need to maintain and enhance the best of this quality is crucial. Context and quality design is vitally important in reinforcing the character of this area and this character must not be lost through undue pressure for poorly designed infill development or redevelopment of an unacceptable nature.

3.5 Additional Controls in a Conservation Area

Designation of a Conservation Area does not mean that changes cannot occur, but rather that any change should preserve or enhance the features which make up its special character. Controls are imposed which are additional to normal planning restrictions, in order to maintain the character and appearance of the area. The benefits of this and the maintenance of a high quality environment are perceived by most people who live and work in conservation areas as being worth the additional restrictions.

Additional controls within Conservation Areas are outlined here for information. However, other planning controls may still apply and are not altered by conservation area status. For example, the size of an extension that may be built without the need to apply for planning permission is more restricted within a conservation area.

Any proposals should always be discussed with the Council at an early stage. Planning permission is likely to be required for the erection of any building or structure within the garden of the house, for example, a workshop, pavilion or greenhouse.

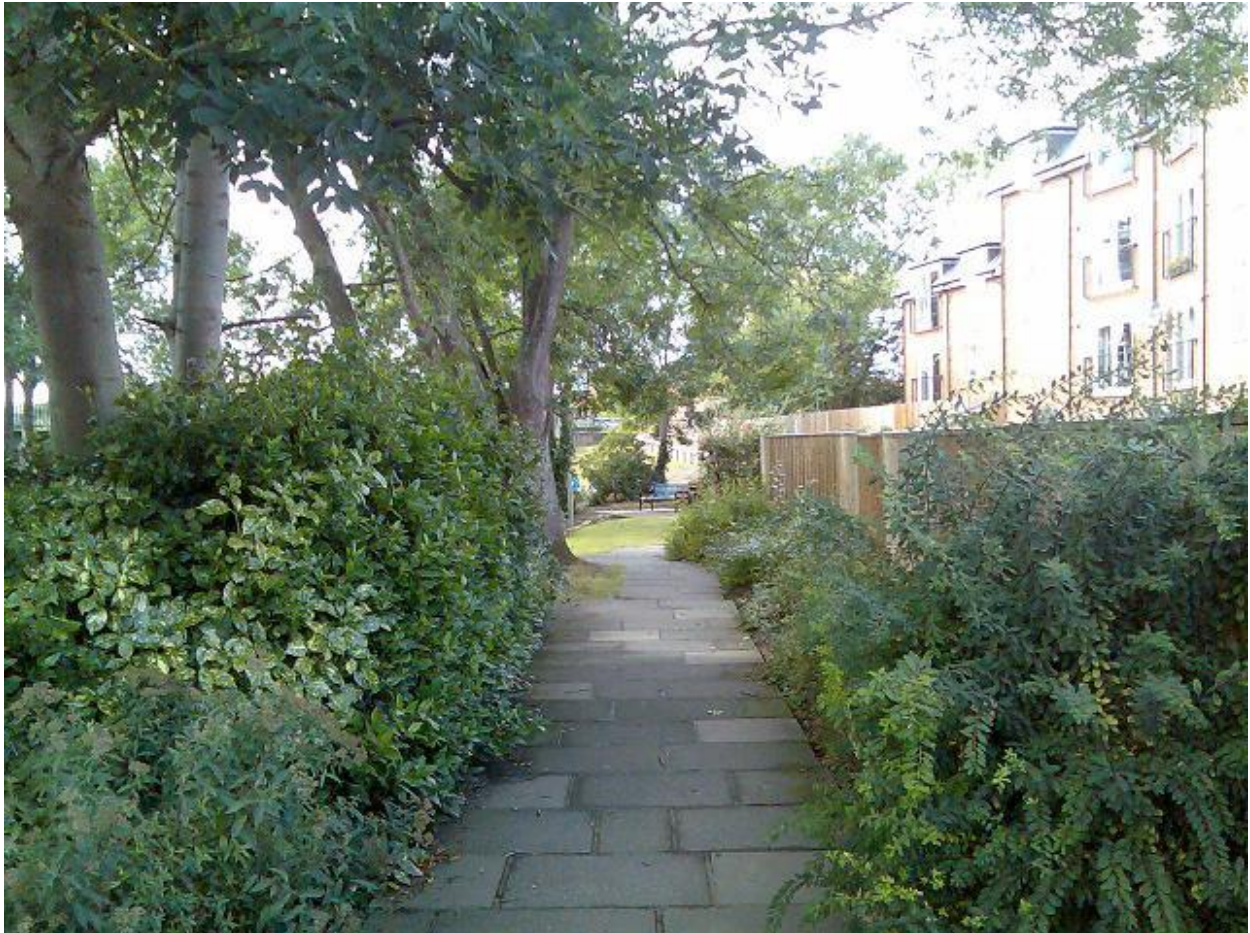
Cladding of the exterior of a residential property with stone, artificial stone, timber, plastic or tiles will require submission of a planning application. Any enlargement of a house by way of alteration or additions to the roof, e.g. a dormer window, will require a planning permission.



17. Rear view of the fine listed Church House, High Street

Any extension or alteration to other commercial premises or residential flats, which materially affects the external appearance of the building, will require a planning application to be made. This is particularly important within conservation areas, where even small alterations can materially affect the character and appearance of the area. For instance, such alterations can include rendering brickwork, replacement of slates with concrete tiles, and replacement windows. The advice of the relevant development control team should be sought before carrying out any changes.

Any proposals for development should be checked with the relevant Development Control team of the District Council.



18. *Riverside Walk by the Stone Bridge*

3.6 Demolition

Conservation Area Consent is required for the **demolition** of any building within a conservation area, except the following:

- any building with a total cubic content not exceeding 115 cubic metres;
- any wall of fence (or substantial part) less than 1metre high fronting onto the street or less than 2metres high elsewhere;
- any building subject to a formal order requiring demolition.

Planning officers are happy to give advice on whether planning permission is required for work within a Conservation Area. Please contact the Council's relevant Development Control Area Team.

3.7 Trees

Six weeks notice must be given to the Council before any work to a **tree** within a conservation area is carried out. The Council will then advise if it wishes to raise an objection and make a Tree Preservation Order. If a response is not received from the Council within six weeks of the notice being given, work may go ahead. This requirement does not apply to trees which have a diameter less than 75mm (3") when measured at a height of 1.5 metres (4'11") above the ground. In the case of trees already covered by a Tree Preservation Order, any works will require consent.

3.8 Unauthorised work

Sometimes, landowners and others carry out works without first obtaining any necessary consent from the District Council. The Council does have certain legal powers to deal with such situations, but can only take enforcement action if it is made aware of any alleged unauthorised works and thence after detailed investigation.

3.9 Maintenance and Repairs

The Council has a duty to pay special attention to the character or appearance of conservation areas, in exercising its planning powers. However, these powers are limited. The principal guardians of the character and appearance of the area are the residents and business people who live and work in the conservation area and who are responsible for maintaining their individual properties.

The character of conservation areas can be altered or lost through the use of inappropriate materials, not only on the buildings themselves but also on the ground, roads, and along boundaries. The introduction of features, such as street furniture, signs, lights, and hard surfacing, can change an area's character. In the conservation area few of the buildings are isolated. Even if they are detached, they are part of a wider street scene, often of buildings of similar style and size. Altering the appearance, form or size of any one building can affect not only that building, but also the whole street. Unsympathetic replacement windows (particularly where the size of the openings are changed or inappropriate materials used) can alter the appearance of a building considerably. Where a number of different designs are used along a street, the rhythm and unity of its original appearance can be spoilt.

Painting or rendering over original brickwork is another alteration which can dramatically change a property's appearance and irreparably damage the street scene. As well as covering up attractive brickwork, it can obscure original architectural and brick detailing and requires regular redecoration to maintain an attractive appearance. In older buildings inappropriate paint or render can also trap moisture which may cause damage to walls. Many alterations to older properties using modern materials can upset the balance within these properties and can cause more costly problems, such as cracks, damp, or rot. Care should be taken with any alteration to an older building.

3.10 Boundary treatment

Boundary treatment, especially to the street, is an essential feature of any property. Original boundary walls, railings or hedges, should be retained wherever possible and every effort made to reinstate missing boundary treatments with a sympathetic replacement. The particular design and the materials used should take account of the character of the property and the surrounding area. There are many mature hedges and attractive walls around the Conservation Area and these are an integral part of character.

3.11 Listed Buildings

Many historic buildings are **listed** by the Secretary of State for Culture, Media and Sport (as advised by English Heritage) because of their architectural and historic interest. The main purpose of listing a building is to ensure that care will be taken over decisions affecting its future, that alterations preserve historic fabric and respect the particular character and interest of the building.

If you live in or occupy a listed building, further guidance on the controls that apply is available from the District Council's Conservation Officer. When a building is listed, this covers the building both internally and externally and also any object or structure fixed to it. In addition any building or structure within the grounds or garden of the building which was extant in 1948 is also listed. Listed Building Consent is required for the demolition, extension or alteration of listed buildings in any way that affects its character as a building of special architectural or historic interest. You must get this consent from the District Council before any work is started. You may also require planning permission for the proposed works. The Development Control Area Team of the District Council will be able to advise you on this.

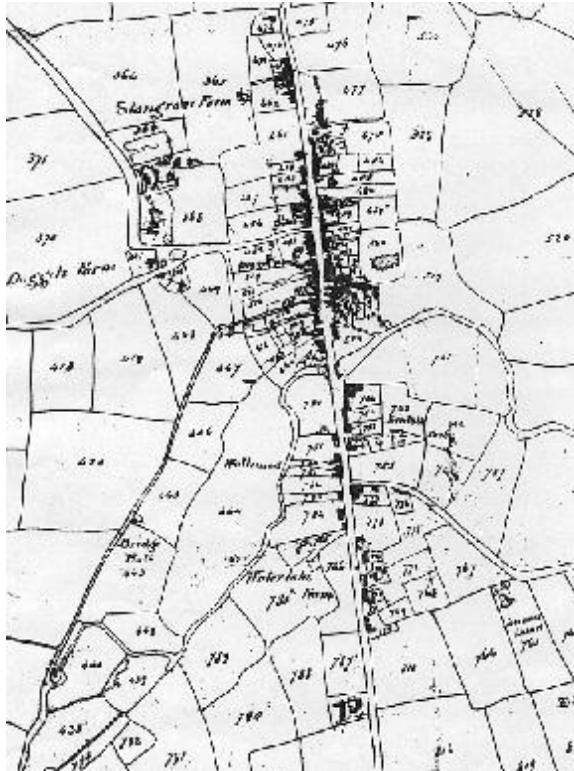
New gates, fences, walls, railings or other means of enclosure surrounding a listed building will require planning permission. Similarly, most sheds, garages and greenhouses and other outbuildings will also require planning permission. The design of these should harmonise with the existing building and its setting.



19. Fine open space just north of conservation area

4.0 Historical Development and archaeological significance

Originally part of the Manor of Westerham in the vale of Holmesdale, there has been a hamlet on the bend of the tributary of the Medway since at least the 10th Century. This area comprised of densely wooded forest and was very sparsely populated, the only inhabitants at this time being pig farmers who kept their herds in the 'dens' or clearings among the oak woods whose acorns provided food for the swine.



Tythe Map of 1744

The forest had been penetrated in Roman times by a road running from London to Lewes that also gave access to the iron producing areas of the Weald and the agricultural areas of the South Downs. The existing High Street is in fact the old Roman Road, which is one of the most striking feature of the Town and the crossing point of the Eden dates from this era. The original wooden bridge, 'Eadelmesbregge' or Eadhems' Bridge, gave the hamlet and later the river their names, and was replaced by a Tudor version in stone with five arches and, in 1834, by the single arched bridge that we see today. This was erected by the Great Stone Bridge Trust, which still exists as a local landowner and financier of worthy local projects.

After the Black Death in the 14th Century economic expansion in Edenbridge was steady during the 15th and 16th Centuries. The iron industry was an important factor in the growth of the village as many forges and foundries were situated locally and Edenbridge became the local market centre. The raising of livestock provided a useful by-product in the production of leather from surplus hides and supported the associated tanning industry.



20. A view towards the bridge from the south at the turn of the century

This time of plenty came to an end in the 17th and 18th Centuries when newer production methods caused the decline of the traditional local iron industry and farming proved less economic than previously as improved transport systems allowed areas further afield to compete for the profitable London markets.

Edenbridge declined in prosperity and popularity until the construction of the two new railway lines, in 1840 and 1847, brought an increase in the labouring population and led to the construction of country houses such as Stanholm and Fairfield.

The town continued to expand rapidly during the 19th and early 20th Centuries, and following the construction of two Greater London Council (GLC) overspill housing estates at Spitals Cross and Stangrove, industrial estates grew to service and support them.

Since the 1960's several historic buildings have been lost from the Conservation Area, either by decay, demolition or accident. One of the timber-framed buildings that stood between The Crown and no. 86 High Street was beyond repair, but its two neighbours were demolished to make way for the shops and square that occupies the Leathermarket today. At the southern end of the High Street, nos. 85-87 were lost when the river flooded in 1968.

At the other end of the High Street no. 27 (Boots) has been rebuilt on the site of an earlier timber-framed building, and no 58 has had most of its historic fabric removed in the course of restoration.

21. The Crown Hotel in the High Street in the early 1900s (on right) looking south. Also note characteristic and unusual tapering and Leathermarket site beyond





22. *The High Street in late 1890s looking north from the junction with Church Street*

5.0 Views, setting and topography

Views, setting and topography are important in the Edenbridge Conservation Area, and the dominance of the straight Roman road is very evident throughout the area.



23. Mill Hill

The landscape setting is also very important and characteristic (see below open space to the south-west of the High Street). Most of the land surrounding the town is within the Metropolitan Green Belt.



24. Open landscape to west around the River Eden

The area which it is proposed to add to the Conservation Area running down to the River by Victoria Cottages and Katherine Villas is important to the setting of the Conservation Area (see image 9).

The area of open land adjacent to Edenbridge Baptist Church, already included in the Conservation Area, is also important to the setting. Blossoms Park and its cricket ground is also important in maintaining the more open character of this southern section of the conservation area.



25. Area of open land along the river bank, adjacent to Edenbridge Baptist Church

6.0 Trees and Natural Features

Trees contribute strongly to the special character of the Edenbridge Conservation Area. The trees throughout the Conservation Area are integral to the special interest.

Retaining mature trees and hedges is fundamental to preserving character. Trees in conservation areas are protected and their removal will only be permitted where it can be shown that there will be no loss of amenity by doing so.



26. Avenue of pollarded lime trees in the churchyard



27. Trees in Blossoms Park

Opportunities should be taken to plant new trees to add to the quality and attractiveness of the Conservation Area.

7.0 Architectural Description

Edenbridge Conservation Area exhibits a wealth of traditional Kentish vernacular architecture interspersed with typical Victorian and Edwardian villa developments. There are also plenty of examples of 20th Century infill, the architectural quality of which varies considerably.

The majority of the historic properties centred on the junction of High Street and Church Street are 15th or 16th Century timber-framed houses, which have been converted to shops or offices. Many have closely spaced timber studs with diagonal and curved bracing and white painted plastered infill. The first floors are typically jettied and cross wings have gable ends. Nos. 5 and 7 Church Street have external timber bracing from the first floor to eaves. Windows are generally small, with leaded lights, although occasionally timber sashes or square paved casements have been added.



28. Typical Timber Framing to nos. 92 -94 High Street

On the ground floors of these buildings the timber frame has often been faced with brick, sometimes painted or rendered. Where the first floors have had cladding added, it is generally in the form of tile hanging, although some buildings are entirely refaced in brick with parapet gutters added. Where this has occurred it is sometimes difficult to recognise the historic origins of the property, so disguised have they become over the centuries. Good examples of these are Church House and Edenbridge House. Others of these buildings have been renovated to expose their medieval forms.



29. Edenbridge House - later additions hide an older timber framed structure

Another typical Kent building material, white painted weatherboarding is used to good effect on some buildings - The Crown Public House is a prominent example, and occasionally, first floor tile hanging has been painted white to give the same effect. Eden House has weatherboarding cut to resemble stone, and this, again, hides the earlier timber-framed structure.



30. White weatherboarding on the Crown Inn (note view through carriage gates)

Nineteenth century and later shop fronts have been added to many historic buildings, with varying degrees of sensitivity.

Roofs of the historic buildings are generally covered with hand-made clay tiles or natural slate according to their age and style. However, there are examples of Horsham stone slate, which was once a popular local material, although now no longer quarried.

The buildings are generally two storied, but the steep pitch of the tiled roofs allows the inclusion of dormer windows to utilise the attic spaces. These dormers are often later additions to early timber-framed houses, inserted after the intermediate floor was added. However, in Church Street there are two substantial Victorian buildings of special historic merit, which have three storeys and an attic, and in the High Street, there is a late 18th Century three-storied house with 19th Century additions and shop front.



31. Victorian exuberance on Nos. 2- 4 Church Street

At the southern end of town are some classically proportioned substantial villas built in the early to mid 19th Century. Stanholm, Windmill House and White Court House are good examples of these slate roofed houses with partially rendered elevations and traditionally proportioned sash windows.

Later buildings of the Victorian and Edwardian era are usually of brick, with much decorative detail. The Baptist Church and houses in Hever Road and Lingfield Road are typical examples.

The clay tiling to roofs and walls is also used to good decorative effect. On the Presbytery to St. Lawrence's Church, the front elevation is enlivened by a full height diamond pattern in the tiles, and the roof of the Mill House has fancy tile banding.



32. Decorative tiles on St. Lawrence's Presbytery

Away from the centre of the High Street, in the mainly residential roads, there are some pleasant little terraces of brick built houses, which, although small, are carefully detailed and nicely proportioned. Some of the terraces have been painted or rendered and bay windows to the front elevations are popular.

The Church (directly below) and adjacent library (bottom - formerly the school) are built of sandstone and the Church has a timber shingled splay spire. Other ecclesiastical buildings include the Ebenezer Chapel of brick and weatherboarding, now converted to a community centre, and the modern Catholic Church of St. Lawrence, to the rear of the listed Presbytery.



33. *St Peter and St Paul church*



34. *The Library*

Modern infill is generally sympathetic in scale to the older buildings but the detail is not always in character. The series of shallow gables above the National Westminster Bank shows some awareness of traditional forms and proportions, but the flat roofed brick and concrete construction of the post war redevelopment at the Leathermarket does nothing to enhance the area. Some traditionally detailed shop fronts with stall risers, mullioned windows and moulded fascias remain and the District Council has affirmed its policy to encourage retention of these features where possible.



35. Nat West bank premises, High Street viewed from Lingfield Road

8.0 CHARACTER APPRAISAL

8.1 Edenbridge High Street is the main dominant feature in the Conservation Area.

This study splits the High Street in two and examines it firstly north of Hever Road and then secondly, south of Hever Road. Individual roads off the High Street are dealt with separately from north to south.

Number 2 High Street, directly opposite the entrance to Edenbridge County Primary School, has an attractive courtyard. Unfortunately, it is spoilt by a concrete garage (see images below). The open area opposite this is also attractive (see image 13) with set back buildings and an abundance of greenery.



36. Yard to no.2 High Street



37. An unattractive garage

As one enters the High Street from the north, the bustling atmosphere of the main shopping street is immediately evident.



38. The High Street from the north, with significant cedar tree

The section of the High Street, from Lingfield Road running north, does not have the concentration of listed buildings found further south, but there are several interesting historic properties, particularly on the west side and the streetscape is varied and bustling.



39. Unfortunate shopfront adjoining listed building



40. A more attractive and distinctive Victorian shopfront

The buildings are seldom large and imposing, but rather small scale and intimate. Side streets are narrow as are the pavements and shop frontages, and the varied rooflines and projecting bay windows serve to disguise the straight Roman line of the road. This portion of the High Street has a variety of buildings from different eras interposed with some back land development that has a charm and character of its own.

Behind the modern bank at no. 55 lies the market yard, still used for trading, and in a narrow alley adjacent to no. 51, a junk and curio shop displays its wares. A section of stone walling adjacent to no. 47 might have been part of the original enclosure to the market. On the opposite side there is a pleasant development of mews houses behind nos. 46-48, which serve as an example of how similar sites, such as those behind no. 58 and Lloyds Bank at no. 68 might be treated.



41. Portion of historic wall adjacent to No. 47



42. Fine set back and gap off north end of High Street (Catholic Church of St. Lawrence)

Towards the northern end of the Conservation Area a group of buildings, dating from the 1930's and built of red brick in a restrained neo-classical style, are clustered near a large conifer (see top photograph overleaf) which frames the view southwards and provides a visual stop when looking north which, together with the cedar and yew trees, makes a significant contribution to the character of the High Street. In this group are the Catholic Church of St. Lawrence and its exuberant presbytery, facing some undistinguished modern houses and the entrance drive to the primary school.



43. 11 High Street

The boundary of the Conservation Area is marked by the charming office building with its stained glass lantern (see above). Local builders Godwinns, who also erected nos. 2 & 4 Church Street for their own use, constructed this. The office is still occupied by the same firm of estate agents for which it was built. The building is delightfully detailed, as seen in images 44. and 45. below.



44.



45.



46. Post Office 1930s



47. Historic 1930s building opposite

On the other side of the road are a pair of 17th Century cottages (see below), now shops with later bow front ground floor windows, and a terrace of former houses, only one of which remains unconverted into a retail outlet.



48. 18 and 20 High Street

In the main High Street, some of the infill development of the 1960's does not respect the traditional form and plot size of the original buildings and thereby stand out as uncharacteristic and alien to the environment. Although historic pastiche is often best avoided, new development in conservation areas should be carefully detailed to ensure that it is enhancing the character and not detracting from its neighbours.

There are glimpses of back land development and this does add to the charm of this part of the Conservation Area.



49. Another attractive shopfront in the High Street

8.2 Lingfield Road is to the west side of the High Street.



50. Lingfield Road from High Street

The entrance is narrow and constricted between 66 and 68 High Street and this is a crucial part of its character as glimpsed from the High Street. It remains constricted until it reaches the inner relief road, then opens up to vistas up and down the well landscaped relief road.



51. The inner relief road with its extensive landscaping

West of the inner relief road, Lingfield Road has a distinct character of its own, centred around the triangle of grass at the junction with Crouch House Road. Here, the Old Pound House and its adjacent cottages look back towards the High Street past the trees on the green, which is flanked by a modest but attractive Victorian brick terrace.



52. Lingfield Road looking west from number 21

8.3 The Limes is a small cul-de-sac off Lingfield Road.



53./54. *The Limes*



The Limes has a low-key feel, with its un-made road, quaint appearance and informal feel. The small bungalows and houses add to this character. Unfortunately, several have been replaced in recent years by larger buildings.

8.4 Church Street is off the east side of the High Street.

Church Street is quite narrow and this reflects its historic layout. This narrow width is an integral part of character. The buildings in this first section towards the Church are tightly knit and this is also part of the street's character. Opposite the Church, Church Street opens out. The Conservation Area Boundary runs along the middle of the road and none of the houses to the south are included in the Conservation Area.

Although they are outside the boundary, these houses set back along the south side of Church Street are low- key and of an attractive and complimentary 'cottage' style. This is important to the character of the area.

Riverside is quite an interesting flat roofed post- war development. Whilst many might dislike the flat roofs, they at least ensure that the scale of the buildings is small and not intrusive to the Conservation Area.

The Church and its churchyard, with the adjoining library (formerly a church school) is an oasis of calm away from the busy High Street. Here also lies a memorial to M H Baillie Scott, a significant Arts and Crafts era architect, who designed many houses in the Sevenoaks area during the early part of the twentieth century.



55. View towards Church Street from Leathermarket

Moving south from Church Street, along High Street, the black and white character of buildings is evident (see image 27).

The Old Mill (immediate below left), old cobbles between numbers 92 and 94 (bottom left), the gap between 92 and 94 opposite (immediate below right) and the gap between 83 and the King and Queen Pub are distinguishing features of this part of the street (see images below).



56./57.



58. *Important gap*

8.5 The High Street narrows around nos. 71 and 73. This feature is very characteristic. The photograph immediately below shows the striking collection of gables from nos. 86 to 104 High Street (on the right beyond the narrow part of the High Street).

The view below this demonstrates the impact of the straight Roman road with the visual 'stop' of the dominant Cedar tree in the distance. Unfortunately, the double yellow lines have too much prominence.



59. *The intrusive and out of character Leathermarket*



60. Prominent and distracting yellow lines

The Leathermarket redevelopment of the 1960s is a discordant element, and it is to be hoped that at some time in the future it will be replaced with something more in scale and character with the Conservation Area.

It is the preponderance of black and white, typically English, timber-framed buildings that is associated with the heart of Edenbridge (see below).



61. Note historic collection of black and white buildings and also some untidy road surfacing.

Surveying Edenbridge Central High Street, it is clear that important to character are the various attractive gaps and set backs just off the main High Street. These gaps give a strong historic indication and are often reminders of a previous historic layout. They should not be infilled. In some instances rear yards have been developed with 'mews' type housing.

An attractive area of open space around the Baptist Church is included in the Boundary. This open space undoubtedly makes a positive contribution to the character of the area. It provides an attractive setting. The open and rural qualities run straight into the urban and built up and this provides a fine juxtaposition.

At the southern end of the High Street, the bridge, river and open land beyond are an important part of the Edenbridge scene. The town grew up around the river crossing and water always adds a dimension of movement, light and sound to the landscape. The small landscaped space adjoining the splendid stone bridge and the river on the north side is a vital amenity asset to the town.



62. *The Great Stone bridge of 1834*



63./64. The historic Baptist Church with its fine wrought iron gate



The roundabout at Mont St Aignan Way is quite stark and devoid of character. However, the limited amount of space available within the highway boundary means that planting here is not a realistic option.



65. Roundabout at junction of High Street and Mont St Aignan Way

The houses south to Victoria Road provide an attractive and historic buffer.

The narrow and historic alley which leads to Katherine Villas and Victoria Cottages is of historic interest.



66. The narrow alley leading to Katherine Villas

8.6 On the corner of **Hever Road** the pair of black and white timber-framed cottages with their curved bracing are particularly prominent, especially when contrasted with their modern neighbours.



67. Numbers 2 & 4 Hever Road

Hever Road has a more consistently nineteenth century historic character. This character has not been heavily compromised by wholesale destruction and front gardens being lost, although there are many UPVC windows in evidence.



68. These cottages in Hever Road have kept attractive front gardens

Modern houses exist on the north side of Hever Road. These post-war houses are generally low, well spaced and set off the road, thereby reducing their visual impact.

At the junction of Hever Road and High Street, there is a visually strong historic terrace of houses which provides a “stop” to the view westwards when approaching from Hever Road.



69. Visual stop - 1-4 Katherine Villas, Mill Hill

Hever Road opens out at its eastern end and, beyond the trading estate, disperses into countryside.

8.7 As one leaves the centre of town in a southerly direction along **Mill Hill**, the sense of space and closeness to open countryside increases. It is here that the larger Victorian houses were built, standing in carefully planted, generously sized gardens and the now mature trees are an important feature of this area today. The older houses are only occasionally obscured by planting and hedging and it is generally the modern infill that has been tucked away behind protective walls and fences.



70. View along leafy Mill Hill



71. Windmill House

The area around the Hospital and Blossoms Park is particularly open and this provides a fine juxtaposition with other parts of the Conservation Area which are much more built up and closely knit. These open spaces provide an attractive visual transition between town and country on the boundary of the Conservation Area.



72. Good gap and leafy path next to Hospital



73. Leafy Mill Hill



74. Blossoms Park

The houses in this part of the Conservation Area tend to be larger with more trees and hedging. Eden Villas are prominent on the south end of the Conservation Area. There are fine Victorian houses behind small picket fences and low brick walls on the edge of the road. The terrace was extended at the northern end in the 1920s with a pair of larger but also attractive houses.



75. Eden Villas



76. This 1930s cottage hospital is suitable in size and scale and of noted historic interest, by Mr H Read of Read and Macdonald, 1928-1931

9.0 Negative Features

In contrast to those examples that enhance the character of the Conservation Area, there are some parts where the potential has not been realised, or where the buildings, details or roads actually detract from the atmosphere.

Much of the existing signage including street signs are just standard units that display no special status for use in historic areas. This is poor. There are good examples from elsewhere, of the use of special and individual street furniture, road signage and yellow restricted parking lines (narrower and paler in colour than the standard lines) in historic Conservation Areas.



77./78. The Leathermarket. – the public open space is an important and welcome contrast to the closed and tight nature of much of this area. However, the 1960s building is undeniably out of character. Old photos (see image 20 on page 25) suggest that there always was a building on this line.



79. Cluttered parking



80. This empty historic building in Mill Hill is very prominent and should be monitored



81. This standard sign is inappropriate



82. This area just behind the High Street should be closely monitored. (there is planning permission for demolition and new flats)

10.0 Key Issues

This Appraisal concludes that the most important issues which affect the special architectural and historic interest of Edenbridge Conservation Area are:

- The importance of many historic gaps along the High Street;
- The visual dominance of the straight and ancient High Street and Mill Hill;
- Maintenance and replacement of inappropriate standard highway features. The use of modern and standard materials should be discouraged;
- Development and redevelopment sites currently vacant and awaiting the resumption of building work, and which detract from the visual character and economic vitality of the town centre.
- Loss of traditional details to unlisted buildings, such as timber windows and doors.

- An abundance of cheap low-quality replacement materials. These are perhaps less prevalent than it has been in previous years, although landlords and house owners wanting to make short term savings on maintenance and minor improvements to thermal efficiency still persist with these inappropriate changes, although these have been shown to be unsustainable



83. *The straight Roman Road is a key characteristic.*

11.0 Article 4 (2) Directions

Certain minor works can normally be carried out in Conservation Areas without the need for a planning application to the Local Authority. These are called permitted development rights, and are defined in the Town and Country Planning (General Permitted Development) Order 1995 and subsequent amendments. Within Conservation Areas, some of these permitted development rights may be withdrawn following a fairly straightforward procedure. This is an Article 4 (2) direction, which if introduced in Edenbridge would limit further erosion of the historic character. If this is agreed, a further detailed report on the preparation of such a direction would need to be prepared and considered.

Under Article 4 of the Order, a Local Authority may make directions to remove such rights if it feels that such development would be harmful to the character of an area. Where an Article 4 (2) direction is in force, you must get planning permission to undertake the works that it covers.

Planning consent had always been needed for any work in conservation areas involving “demolition”. Demolition had been interpreted nationally as including minor works such as removing traditional windows and replacing them with upvc. Local authorities were therefore able to use this need for consent to prevent such harmful development in conservation areas.



84. Unsightly clutter of aerials facing the highway



85. Unsightly tilting UPVC windows

12.0 MANAGEMENT

Historic buildings and places are a built environment resource in which everyone has an interest. Changes are inevitable but it is important to understand and then seek to sustain or enhance areas.

Clearly, in an historic area possessing many important historical and architectural qualities, the overriding policy should be to preserve and enhance those qualities. However, conservation area status is not intended to imply prohibition of development, and conservation area management is therefore largely the management of change, to ensure that local distinctiveness and the special character of place are respected and responded to in a positive manner. Change is inevitable in the Edenbridge Conservation Area. The challenge is to manage change in ways that maintain and reinforce the area’s special qualities.

The built and natural heritage should be conserved and any new development should protect and enhance cherished assets of local architectural, cultural, and conservation importance and the character of the surrounding landscape. Local distinctiveness is an important part of character to be assessed both in the context of the whole conservation area, and the site and its immediate surroundings, when putting together any development proposal.



86. These smaller signs are more sympathetic to the Conservation Area.

12.1 Current and Future Pressures on the Area

Development pressure from developers and house owners/builders could lead to very detrimental changes (which appear at times very minor). Given the high degree of historic assets surviving within the conservation area any development is likely to impact on the character and appearance of the area. Very careful consideration of the fine grain and scale of the area is needed in any interventions. A thorough understanding of even small areas of potential development is essential in order to maintain the overall quality and authenticity of the historic core.

Increasing the strength of the linkages between the Edenbridge Conservation Area and the adjoining countryside would be positive. More and newer low-key information boards could be developed which encourage pedestrians to use footpaths.

Any new development should encourage high quality and innovative design that reflects local identity and distinctiveness and promotes healthy, safe and secure living and working environments. The design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the whole area. The pattern and pedestrian scale of existing local streets and spaces should help determine the character and identity of the new development. Pedestrian linkage and flow should be carefully considered in relation to existing patterns.



87. Striking mix of buildings comprising the character of the area.

12.2 The need for contextual design.

All development in the Conservation Area, must respond to its immediate environment and context, in terms of scale, density, form, materials and detailing. Applicants for planning permission must provide a "Design and Access Statement", to justify the design decisions that have been made as the scheme was developed and to show how proposed alterations relate to their context. Where appropriate long views of and from the site must be taken into account. Proposals which fail to respect the local contextual framework or the scale, height, proportion and materials of the local area will not normally be permitted.

The following are general principles that should be adopted for all development within the conservation area.

12.3 Scale.

Scale is the combination of a building's design, height and bulk when related to its surroundings. Proposals for new or replacement buildings must show how the new structure will relate to its context.

12.4 Extensions to existing buildings.

Proposed extensions must take into account the scale of the existing building and must not dominate or overwhelm the original. Extensions should respect the form and character of the original building and its locality and use high quality materials and detailing. For listed buildings this is particularly important. Design should be of high quality, whether modern or traditional. Rooflines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Extensions should not dominate neighbouring properties, lead to an unacceptable loss of open space or result in the loss of historic plot boundaries.

12.5 Repairs

Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of their fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs in particular in a good state of repair.



88. The Great Stone Bridge is a key historic feature within the Conservation Area.

12.6 Windows

The commonest window types within the conservation area are single glazed white painted timber windows, in the form of vertical sliding sashes or simple casement windows.

Listed Building Consent is always required to alter the form of fenestration in listed buildings. Windows of traditional design, which are in keeping with the building they belong to and respect the historic nature of the Conservation Area, make a very important contribution to the character and appearance of the conservation area. Windows should normally be white painted.

Several of the buildings, would benefit from redecoration: new, more traditional windows; repairs and improvements to their exterior.

12.7 Streetscape and Public Realm

Regular liaison between traffic engineers and local authority planning and conservation officers would be constructive. The relationship between buildings and public realm in the Conservation Area is very important. There is a clear hierarchy of spaces informed by pedestrian routes, the character of the street, that is to say the width of the road, its surfacing material, positions of buildings relative to the carriageway and footway where these exist, and the functions and uses of the buildings in the town centre.

Best practice principles to be adopted as part of the design process for streetscape works within the conservation area include the following:



89. *This large cedar tree is very dominant*

12.8 Surface materials

These often form the foreground of the street scene. Quality in the design and construction of footways and street surfaces is vital to the character of the area:

- Relate ground surfaces to the local context.
- Keep paving simple and avoid discordant colours.
- Maintain and restore historic paving and detail such as kerbs and gulleys.

12.9 Street furniture

The finest historic **streetscapes** often have the minimum amount of street furniture sited carefully to reinforce an underlying sense of visual order:

- Retain historic street furniture, which reinforces local character; identify and remove superfluous or redundant items.
- Minimise signage and locate signs on existing bollards, lampposts or walls and buildings at the back edge of the pavement.
- Use a unifying dark colour for all street furniture items.
- Reduce guard rails to a minimum and use simple designs that relate to local character
- Avoid standardised lighting and choose the design and light source most appropriate for the area.
- If traffic-calming measures are required, they should be fitted sensitively into the street-scene as though they were part of the original character of the area.
- Adopt a minimalist approach. Any works should involve minimal visual interference with the established streetscape and respect the historic street layout.
- Limit road markings to those essential for highway safety.

12.10 Sustainable design

To encourage **sustainable development**, all new buildings should use products with a low environmental impact, including the use of locally sourced materials from sustainable resources. Where appropriate in a conservation area, new buildings should also include provisions for waste reduction, the re-use of materials and should be energy efficient, including the use of renewable energy systems.

Energy efficiency for the existing buildings within the conservation area could be improved by such measures as loft insulation and the provision of secondary glazing, subject to the views of the Council's conservation and building control officers.

The Council will seek to ensure that existing local facilities are retained and their viability maintained by facilitating further environmental improvements and high quality new development.

12.11 Pride and Identity

The traditional market town is a quintessential part of rural England and a vital part of the English economy. The pride and identity of Edenbridge Conservation Area faces a wide range of challenges including the economic, social and physical impact, the adverse effects of traffic on the area and erosion of environmental quality. In common with surrounding countryside, The Conservation Area will always change. This area's long history and rich historic fabric are assets which, if wisely used, can help to produce an agreeable and interesting built environment, economic prosperity and a sense of pride and identity.



90. Junction of Church Street and High Street - note characteristic cast iron bollards, new traditionally inspired finger post sign and good low-key signage.

13.0 Acknowledgements:

Ordnance Survey Extracts published under licence no: 100019428, 2013
Crown Copyright reserved

This Appraisal and Management Plan is based on work by Quatrefoil Consulting Ltd, revised and updated by SDC.

14.0 Bibliography:

Sevenoaks District Local Plan Adopted March 2000	Sevenoaks District Council
Development in the Historic Environment	English Heritage 1995
Conservation Area Appraisals	English Heritage 1997
Conservation Area Practice	English Heritage 1995 and 2006
Planning Policy Statement 5: Planning Practice Guide	Department for Communities and Local Government, 2010
National Planning Policy Framework	DCLG 2012
Kent History Illustrated	Frank W Jessup
Victorian and Edwardian Kent from Old Photographs	Marcus Crouch & Wyn Bergess
Arts and Crafts Architecture	Peter Davey
Highway Works in Conservation Sensitive Areas	Kent County Council 1993
Street Improvements in Historic Areas	English Heritage Guidance Note 1993
Kent Design	Kent Design Initiative 2005
Edenbridge Village Design Guide	Edenbridge Town Council 1998

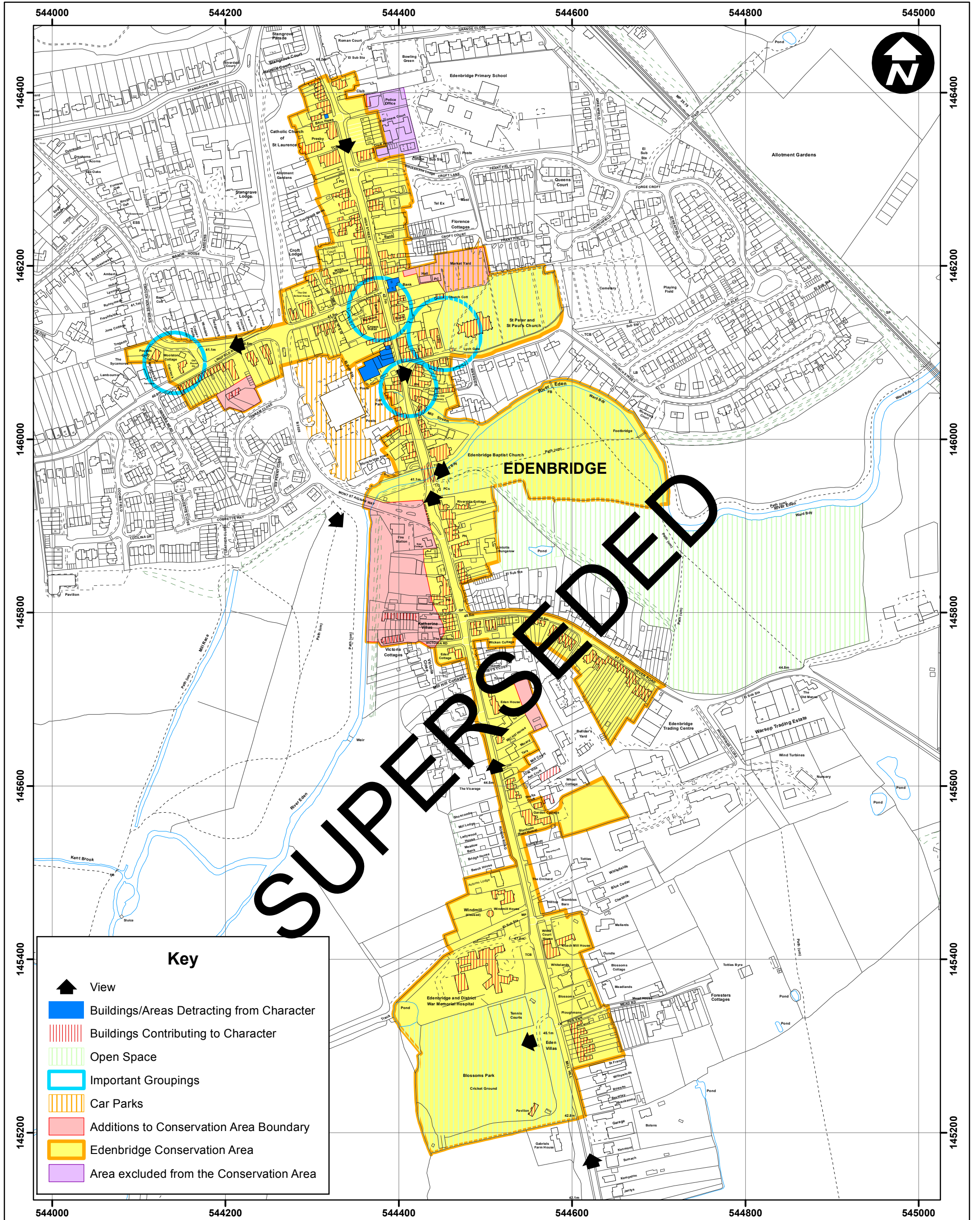
15.0 English Heritage guidance - Unlisted buildings in a conservation area

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Guidance on conservation area appraisals – August 2005



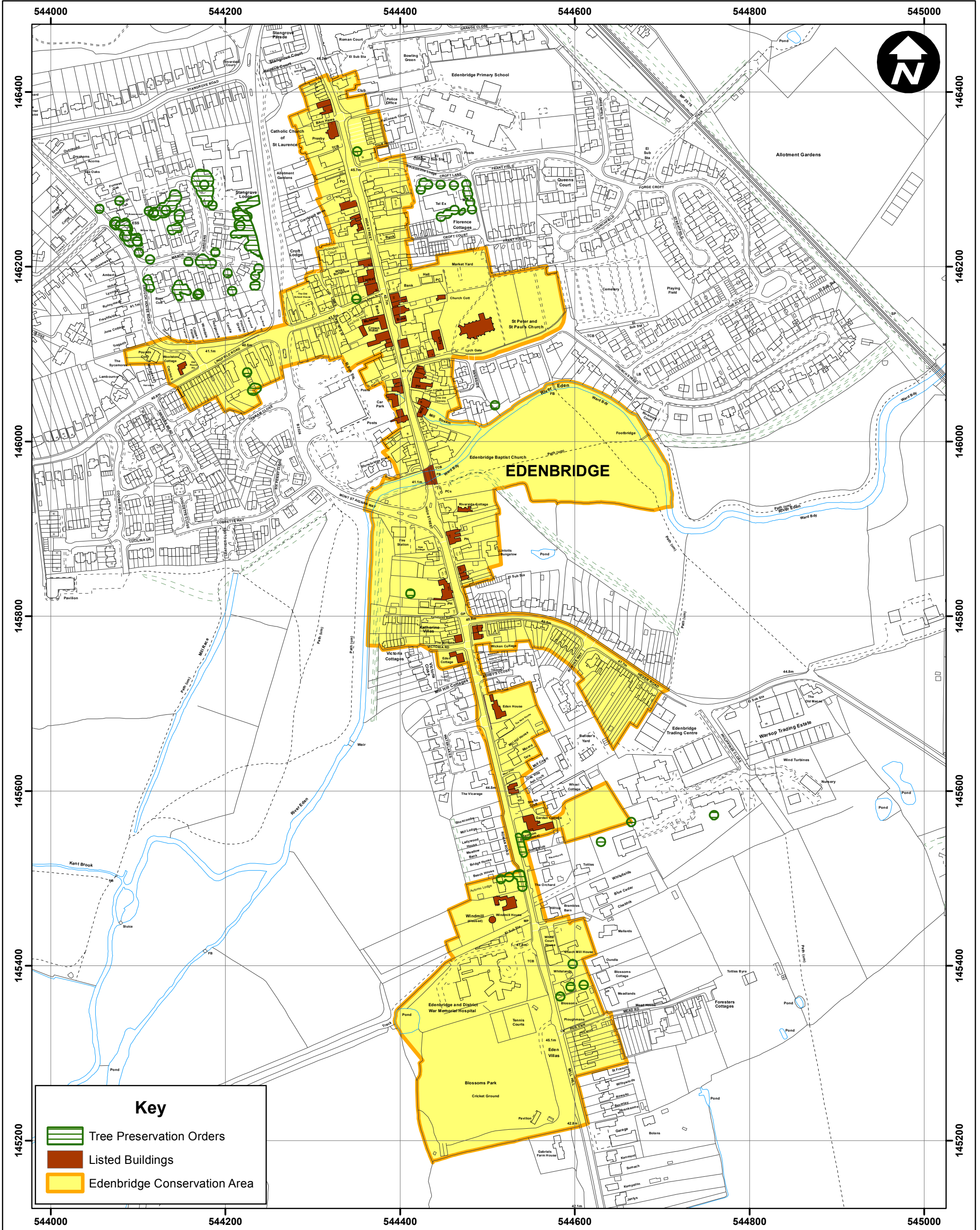
This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Sevenoaks District Council, 100019428, 2012.

Edenbridge Conservation Area Character Appraisal

Scale 1:4,000
Date 18/06/2012
Drawn By FMcG

Produced by the Information Systems Team, Sevenoaks District Council

Map superseded. Please refer to Edenbridge Appraisal map, PDF dated June 2019



This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sevenoaks District Council, 100019428, 2007.

High Street Edenbridge Conservation Area

Listed Buildings and Tree Preservation Orders

Scale 1:4,000
Date 30/10/2009
Drawn By FMcG