

## A VICTORIAN/ EDWARDIAN CHARACTER AREAS



It was the arrival of the railway in the mid nineteenth century that stimulated the Victorian and Edwardian house building. Many small pockets of terraced houses were built close to the town centre, railway line or places of work such as the gas works. Larger houses were built as suburbs for new rail commuters.

The terraced or semi detached two storey houses are set in narrow plots fronting directly onto the road or set behind shallow front gardens and low brick walls. Often the properties in a particular street, or part of a street, are of a uniform design giving each street an individual character. Semi-detached properties were designed as symmetrical pairs. Larger detached properties are set further back from the road within larger plots with landscaped front gardens and boundaries.

The terraced and small semi detached houses are generally located in narrow streets with regular building lines which gives a tight knit character with few public open spaces. Since these streets are narrow and the properties are set close to the road and each other, there is little off street parking space. As a result the historic character is frequently affected by on-street parking. The larger semi detached and detached properties also tend to be built on a regular building line but are located on wider streets.

The buildings are constructed in a limited harmonious range of materials including yellow and red brick and (originally) slate or tile roofs with flat fronts or bay windows. Ragstone is also a prominent material for the larger semi detached properties in Sevenoaks. Arched brickwork or stone lintels span vertical style sash window and door openings. Some properties have simple decorative features including name and date plates, string courses of contrasting brick and ridge tiles. In semi detached properties the doors are usually placed in pairs centrally or in the side elevations. In terraced houses the front doors and rear extensions are paired together. The unified, simple pitched roof lines fronting the street generally slope down towards the road. Plain chimneys are centrally placed on the roof ridge.

Although the original sash windows, panelled front doors and roof tiles or slates have been replaced on many properties, intrusive extensions and dormer windows visible from the public realm have generally been kept to a minimum. Few Victorian properties have been demolished in the 20th century and the original character and scale of these streets has been retained.



Example of Victorian / Edwardian Character Layout

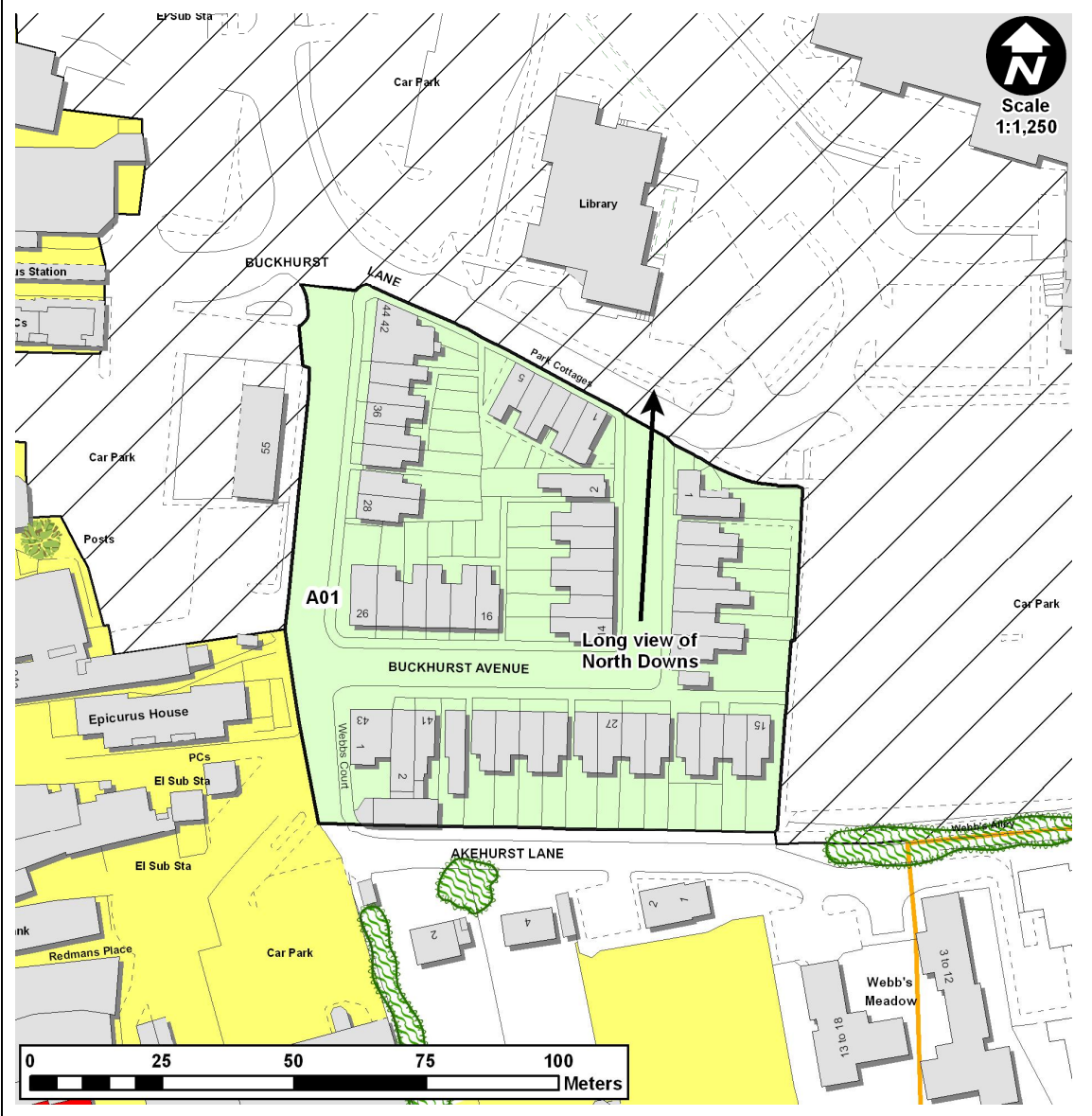
## A01 – BUCKHURST AVENUE

Comprising Buckhurst Avenue, Buckhurst Lane

### HISTORICAL CONTEXT

The Buckhurst Lane area was built in the late Victorian period close to the centre of town to house local workers.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1890s to early 1900s
Type of buildings	Terraced
Main uses	Residential with some business uses
Building heights	Two storeys
Prominent building materials	Yellow or red brick, render. Original slate (or replacement concrete) roofs.
Predominant boundary treatments	Houses to back edge of pavement with some low red brick walls
Open space/ vegetation	None

### Area Characteristics



*The narrow streets lined with two storey terraced houses sited on a regular building line to the back edge of pavement or behind shallow front gardens give a strong sense of enclosure. Buckhurst Avenue rises to the south east corner creating a stepped roof line. A mix of bricks and render and different groups of designs give variety to the street scene. Many original windows, doors and roof materials have been replaced.*

*Parked cars line the streets and affect the character of the area. Views of the North Downs are visible to the north (above left).*



*Commercial premises are part of the mixed use character of buildings within the Victorian area*





*This well designed extension fits well within the character of the street. The scale, building line, materials, fenestration and detailing all respect the adjoining properties and the street scene.*

#### **Detractor**



*The building terminating the vista along Buckhurst Lane does not enclose the street.*

*Overhead wires detract from the character of the area*

#### **Locally Distinctive Positive Features**

Terraced houses set on a regular building line close to the narrow road to the back edge of pavement or behind shallow front gardens give a sense of enclosure

Repeated designs in small cohesive groups within streets

Designs varied by use of bays, gables and use of materials

Harmonious range of limited materials

Vertical style sash windows on Victorian properties

View of the North Downs

#### **Negative Features**

Some replacement windows, doors and roof slates

Overhead wires

On street parking

### **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Buckhurst Avenue Character Area:

The harmonious palette of yellow and red brick or white render and original slate roofs should be respected

Regular building lines to the street should be respected

Traditional windows and doors and detailing should be retained or reinstated

The view of the North Downs should be protected.

## A02 ST BOTOLPH'S AVENUE

Comprising St Botolph's Avenue

### HISTORICAL CONTEXT

St Botolph's Avenue was built for working class tenants in 1905/6 by the Sevenoaks Co-operative Society.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1905 - 1906
Type of buildings	Terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red brick, render with tiled roofs.
Predominant boundary treatments	None
Open space/ vegetation	Little space for vegetation but trees to the north help frame the space

### Area Characteristics



*St Botolphs Avenue houses are approached along a long private drive passing parking areas to the south with a dog leg to the north accommodating most of the development. Mature trees help frame the space and provide a contrast to the build form,*



*The first three houses to be built were built as a short terrace (above left) whilst a second short terrace of three closes the vista from St Botolph's Road. The remainder of the road comprises two long terraces on opposite sides of the road giving a strong sense of enclosure (above right). The 2 storey houses with red brick walls and window dressings rendered to the first floor have a tiled canopy over canted bays and doors. The long terraces have constant pitched roof lines to the street whilst the short terraces have small gable features. Chimneys are also part of the street scene. The scale, building and roof lines and limited harmonious range of materials give a unity of character. Shallow front gardens are not generally enclosed.*

## Townscape Features



*The traditional street lamp adds to the historic character of the area but the overhead wires detract from the streetscape*



*The granite kerbs and sets and pink surfacing provide an historic and distinctive setting for this estate.*

## Detailing

*Many original doors within recesses have been retained and add to the historic distinctiveness of the area.*



## Detractors

*The tall office blocks on Tubbs Hill have a dominant impact on the setting of this Edwardian enclave of two storey houses.*



### **Locally Distinctive Positive Features**

Houses sited on a regular building line set behind shallow front gardens give a sense of enclosure  
Simple roof lines of the long terraces  
Designs varied by use of bays, small gables and use of materials  
Harmonious range of limited materials  
Traditional brickwork detailing, many original doors and vertical style sash windows  
Granite setts edge the road  
Traditional street lamp

### **Negative Features**

Tall office blocks on Tubbs Hill have a dominant impact on the setting of the area

### **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.  
There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.  
In proposing new development within the St Botolphs Character Area:  
Regular building lines and unified simple roof lines presented to the street should be respected  
The harmonious palette of red brick or render and original tile roofs should be respected  
Traditional windows and doors and detailing should be retained or reinstated  
Mature trees and hedged boundaries which contribute to the character of the road should be retained or reinstated  
The character of the traditional lamp standard townscape feature and granite kerbs and sets should be retained.



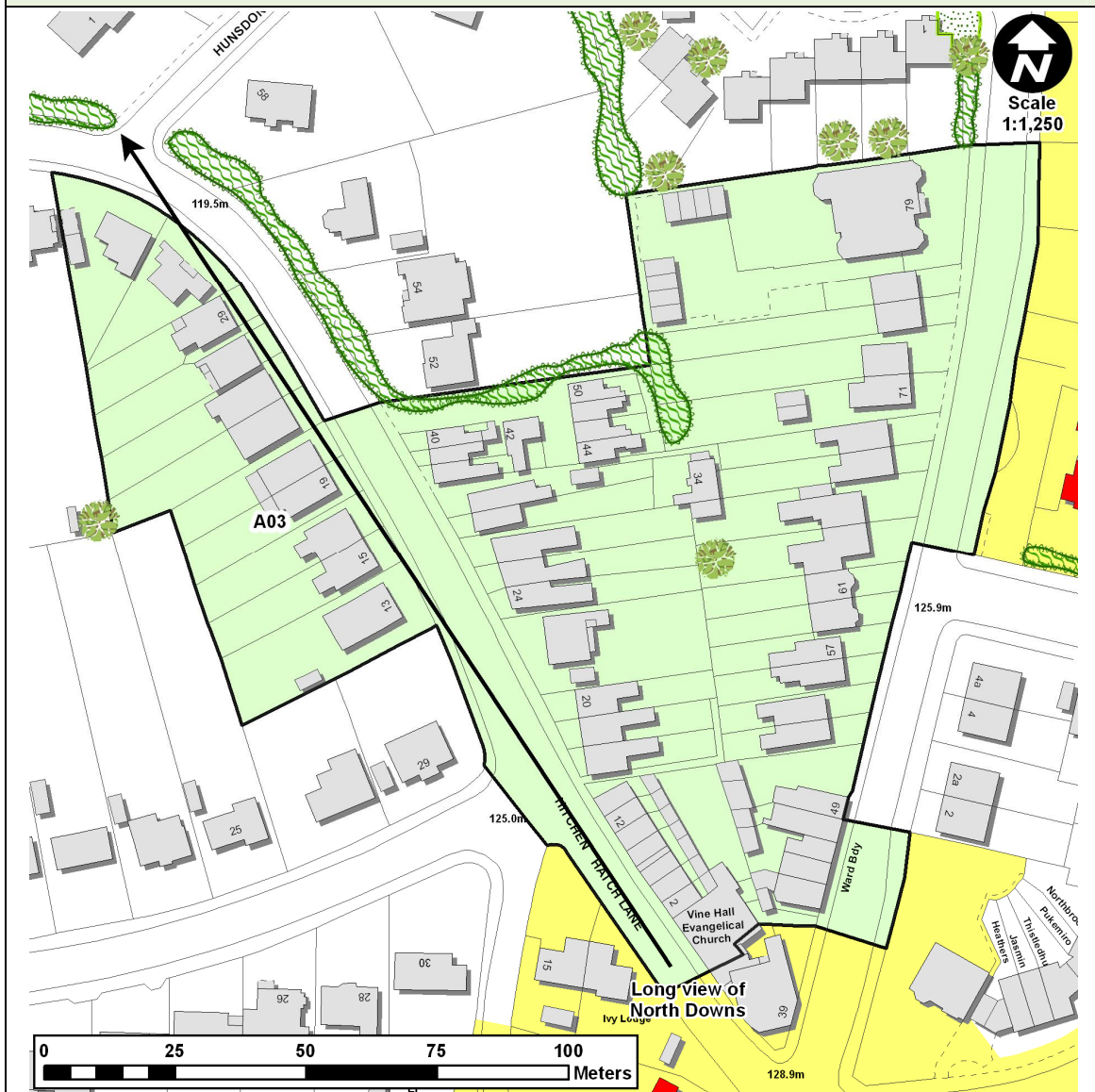
## A03 – DARTFORD ROAD/ HITCHEN HATCH LANE

Comprising Hitchen Hatch Lane, Dartford Road (part)

### HISTORICAL CONTEXT

The Hitchen Hatch Lane area was formerly part of the original Bradbourne House Estate, and included nurseries, orchards, a planned informal landscape. The area was developed in the Victorian times.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1850s to early 1900s
Type of buildings	Terraced, semi-detached with some detached
Main uses	Residential with some community and business uses
Building heights	Two storeys with some 3 and 4 storeys
Prominent building materials	Yellow or red brick, render with some half-timbering. Original slate or red tile (or replacement concrete) roofs.
Predominant boundary treatments	Yellow brick walls (topped by railings or hedges), picket fences
Open space/ vegetation	Trees and planting to front gardens

### Area Characteristics



*The southern entrance to Hitchen Hatch Lane is enclosed by buildings set to the back edge of the pavement and a wall topped with high hedge.*



*Away from the narrow entrance to Hitchen Hatch Lane, two storey houses on the east side have greater variety through the stepped building line and the introduction of single storey bays and some gables facing the streets. The scale and limited harmonious range of materials give a unity of character.*

*Shallow front gardens are enclosed by low yellow brick walls and piers with white copings and topped with decorative railings or hedges. Original details are important to the character of this area and contrasting red brick string courses, arches above windows and doors and decorative chimneys and railings all add a richness to the street scene.*



*A small enclosed enclave of Victorian cottages is set behind the other houses on the east side of Hitchen Hatch Lane around a green space surrounded by mature landscaping giving additional historical and townscape interest to the street scene.*



*Symmetrically designed pairs of Edwardian semi-detached properties on the western side of the street follow a regular building line around a curved street. The gabled, bay-fronted properties with steep roof pitches are set up above the lane behind brick/ stone walls and shallow front gardens. These properties with the mature landscaping from the adjoining Character Area provide a strong sense of enclosure. Red brick and render predominate with some half timbered features. A bungalow does not match the scale of the street*



*The width of Dartford Road and the mass and form of Victorian buildings fronting it on the west side indicates the importance of this road. Strong unity of character is achieved through the predominance of yellow stock bricks, with contrasting red brick details, and slate roofs. The properties are set on a stepped building line behind deeper front gardens (many used for off street parking).*





*A row of shops are set close to the road with repeated gable ends facing the street and traditional shop front openings*

**Views**

*Hitchen Hatch Lane drops steeply and views of the North Downs are visible above the roofs.*



**Townscape Feature**



*The three storey building at the junction of Hitchen Hatch Lane and Dartford Road is a dominant feature located within the adjoining Vine Conservation Area*

**Boundary Treatment**



*Boundary Treatment Yellow brick walls topped by decorative railings or hedges are features of this area and add significantly to its character*

## Detailing



*Traditional detailing such as decorative ridge tiles and chimneys, contrasting brick arches or white painted lintels above doors and windows, string courses, corbelled brickwork and brick or stucco quoins are features of this area and add significantly to its character.*

### Locally Distinctive Positive Features

Houses set close to the road behind shallow front gardens and landscape features give a sense of enclosure to Hitchen Hatch Lane

The width of Dartford Road and the mass and form of Victorian buildings fronting it on the west side

Terraced or closely spaced semi-detached houses set in narrow plots

Repeated and often symmetrical designs in small cohesive groups within streets

Designs varied by use of bays, gables and use of materials

Harmonious range of limited materials

Traditional detailing on the brickwork, roofs and front boundaries

Vertical style sash windows on Victorian properties

Front gardens with boundary walls

View of the North Downs from Hitchen Hatch Lane

### Negative Features

Some infill development which does not respect the character of the area

Some replacement windows, doors and roof slates

Some loss of front boundaries and gardens to accommodate off street parking

## **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development. There is some opportunity for the replacement of some modern buildings of indifferent quality which do not respect the character of the area but the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the Hitchen Hatch Lane/ Dartford Road Character Area:

The set back of existing buildings and sense of enclosure should be respected

The harmonious palette of yellow and red brick or white render and original slate roofs should be respected

Traditional windows and doors and detailing should be retained or reinstated

Traditional brick walls, black metal railings and hedged boundaries, together with mature specimen trees which contribute to the character of a street, should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Wherever possible permeable surfaces should be used which are in keeping with the character of the property and its curtilage

The views of the North Downs should be protected

The setting of the adjoining Vine and Vine Court Conservation Areas should be protected or enhanced.

## A04 – BOSVILLE ROAD AREA

Comprising Bradbourne Park Road (part), Bosville Road (part), Bosville Avenue

### HISTORICAL CONTEXT

The area was formerly part of the original Bradbourne House Estate, and was developed in the early 1900's close to the railway.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Terraced, semi-detached and detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/ orange brick, red tile roofs
Predominant boundary treatments	Red brick wall and hedge
Open space/ vegetation	Hedged front gardens and enclosing Bosville Road, railway embankment trees and trees within the adjoining Character Area



*The terraces of houses with shallow front gardens in Bosville Road enclose the street on regular building lines. Groups of houses of repeated designs, fenestration, chimneys, materials and detailing add to the unity of character. End of terrace hipped roofs add to a regular roof line.*

*The railway bridge encloses the vista in Bosville Road from the east. The hedge and embankment trees form the edge of the character area, enclose the space and provide a contrast to the built up terraces.*



*The railway bridge frames the vista of Bosville Road from the west. The hedge and trees from the adjoining Character Area form the edge of the character area enclose the space and provide a contrast to the built up terraces.*



*Bosville Avenue is a private road enclosed to the west by railway embankment trees and comprising a mix of 1930s and 1960's semi detached and detached houses of mixed designs and materials.*

#### **Locally Distinctive Positive Features**

Terraces houses set on regular building lines close to the road behind shallow front gardens give a sense of enclosure to St Botolph's Avenue  
 Repeated designs in small cohesive groups within streets except in Bosville Avenue  
 Designs varied by use of bays, hipped roofs and use of materials  
 Harmonious range of limited materials except in Bosville Avenue  
 Trees enclose the street scene, mark the edge of the character area and provide a contrast to the built up terraces  
 Railway bridge encloses and frames the vistas

#### **Negative Features**

No unified character to Bosville Avenue

#### **Design Guidance**

The Edwardian grain of the area with substantially built up frontages leaves little scope for new development. There is some opportunity for the replacement of some modern buildings of indifferent quality which do not respect the character of the area but the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Bosville Road Character Area:

Regular building lines to the street should be respected

The harmonious palette of red/ orange brick should be respected

Traditional windows and doors should be retained or reinstated

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



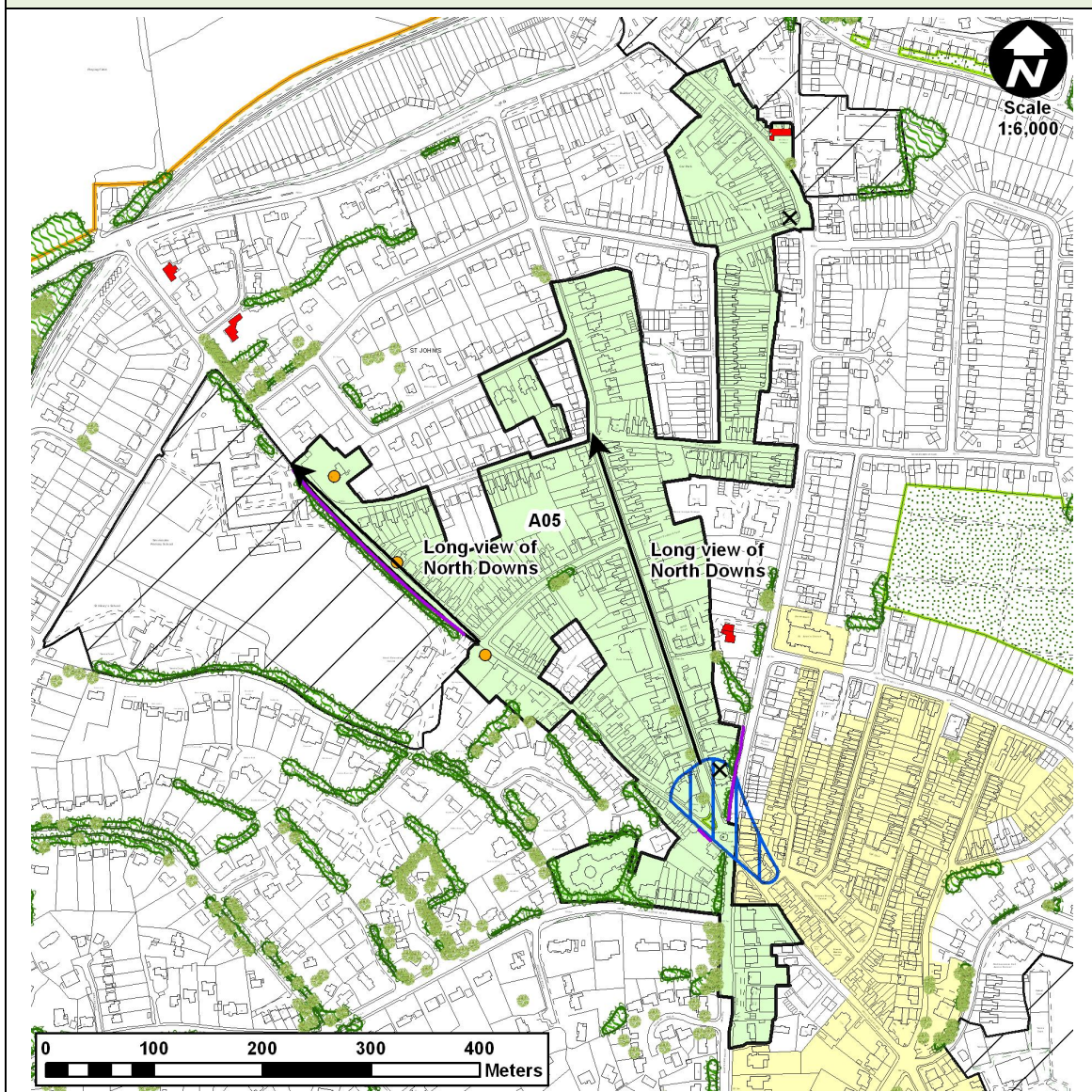
## A05 ST JOHN'S ROAD AREA

Comprising St John's Road, St John's Hill (part), Dartford Road (part), Bradbourne Road (part), Camden Road, Amherst Road, St George's Road (part), St James's Road (part), Mount Harry Road part), Golding Road (east side)

### HISTORICAL CONTEXT

St Johns was the beginning of the development of Sevenoaks as a commuter town and comprises a Victorian dormitory suburb. There are some fine examples of early speculative housing constructed to take advantage of the proximity to the Bat and Ball railway station serving the London, Chatham and Dover railway line.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1850s to present day
Type of buildings	Terraced, semi-detached with some detached
Main uses	Residential with some community and business uses
Building heights	Two storeys with some 3 and 4 storeys
Prominent building materials	Yellow or red bricks, render with original slate (or replacement concrete) roofs. Some ragstone
Predominant boundary treatments	Yellow or red brick and ragstone walls (topped by railings or hedges), picket fences
Open space/ vegetation	Formal Rheinbach Garden Trees and planting to front gardens

### Area Characteristics



*Larger scale development of greater height and mass is situated along Dartford Road (left), St John's Road (right) and in the form of two pairs of semi-detached villas in St George's Road (centre). The larger buildings are set further back from the road behind deeper front gardens with the opportunity for tree planting. Gables which face the street and basements raise the front elevation and give the appearance of a greater scale. Mature trees complement the scale of the buildings and provides a contrast to the built form. The Dartford Road properties are important to the setting of the Hartslands and Vine Court Road Conservation Areas.*



*In Mount Harry Road, gables which face the street produce a rhythm of repeated features and raise the front elevation - giving the appearance of a greater scale. Mature trees complement the scale of the buildings, enclose the street and provide a contrast to the built form. The row of similar villas is unified by the building line, repeated gables, bays and fenestration and a limited harmonious range of materials*





*In Camden Road, gables which face the street produce a rhythm of repeated features and raise the front elevation - giving the appearance of a greater scale. The row of similar villas is unified by the building line, repeated gables, bays and fenestration, detailing and a limited harmonious range of materials.*



*Smaller scale development such as Bradbourne Road is more typical of the area. Typically 2 stories in height with yellow brick or white painted render with constant pitched roof lines and chimneys. The scale, building and roof lines and limited harmonious range of materials give a unity of character. Shallow front gardens are enclosed by low yellow brick walls and piers with white painted coping stones or picket fencing. Original details are important to the character of this area and contrasting red brick string courses and window surrounds, brick quoins, arches above windows and doors and decorative chimneys all add a richness to the street scene.*



*Smaller scale development in Amherst Road (left) Camden Road (right) has greater variety through the introduction of single and two storey bays, some with gables facing the streets. The scale, building and roof lines and limited harmonious range of materials give a unity of character. Shallow front gardens are enclosed by low red brick walls and piers with black copings and topped with decorative railings or hedges. Original details are important to the character of this area and contrasting yellow brick string courses, arches above windows and doors, date plates and decorative chimneys and railings all add a richness to the street scene*



*Golding Road (east side) has strong unity of character with rows of similar cottages unified by the building line, repeated fenestration and chimneys. Although gently stepped, the simple roof line adds unity to the groups of houses. The regular window and door patterns and repeated chimneys set up a rhythm*



*The group of houses in St James Road are important in terminating the vista from Golding Road. Variety is introduced through single storey bays and variations of yellow brick and render. The scale and building lines, simple stepped roof line and limited harmonious range of materials give a unity of character. Original details are important to the character of this area and contrasting red brick string courses, arches above windows and doors and decorative chimneys all add to the distinctive character of this area. Some loss of front boundaries and gardens is evident to provide parking.*

## Landscape



*Rheinbach Garden provides the only public open space in this area, adjoining a cluster of community buildings and shops/ cafes. The low level planting and road junction add a sense of openness to an otherwise compactly developed area. Mature trees help frame the space and the entrance to St John's Road and provide an important contrast to the built form. The ragstone church boundary wall repeats the church materials and helps enclose the street. The planted trough forms an interesting feature. The traffic signs and road surface detract from the character of this area.*



## Views



*The St John's Road area is situated on a slope which drops down to the north. As a result, the streets which run north out of the town - St John's Road (left), St John's Hill (centre) and Bradbourne Road (right) - have long views of the North Downs which help to visually enclose the streets and provide a contrasting green backdrop to the built form of the town. Bradbourne Road (right) is also enclosed to the western side of street by mature landscaping and a ragstone wall.*

## Landmarks

*Sevenoaks United Reform Church provides a landmark feature by virtue of the height of the tall tower and mature landscaping, its elevated situation, its location at a junction from which a number of streets radiate, the use of ragstone for the building and surrounding walls (which due to its elevated position encloses the eastern side of St. John's Hill). The building is an historic and visual reference point and assists the legibility of the area. The vegetation to the east of the church encloses the street, frames the view of the North Downs and provides a contrast to the built form.*

*The junction, with its open space and surrounding community and commercial uses forms a node of activity for this area. The eastern side of this space is formed by*



*The scale, use and location of the three storey public house which turns the corner between St John's Hill and St James Road create a landmark feature.*



## Townscape Features



*The bell tower and the former Bradbourne Estate buildings form an historic townscape feature set close to Bradbourne Road*

*The tower feature in Bradbourne Road is an unusual castellated feature which helps punctuate the regular row of houses and gable ends within the street scene.*



*The Victorian Bradbourne estate house can be glimpsed at the junction of Bradbourne Road and Camden Road. The modest white painted, slate roofed two storey detached house has a projecting porch with sloping roof and gable detail above the door.*



*Although poorly maintained, the wrought iron shafts which appear in the area form historic townscape features*





## Boundaries

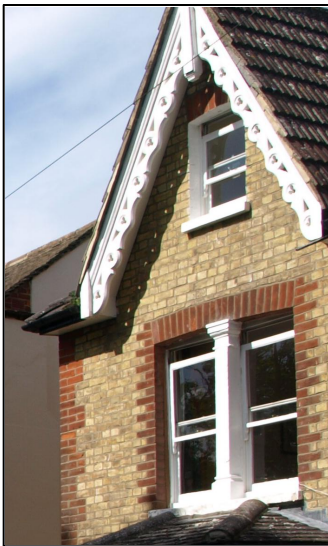


*The traditional railings enclosing the front gardens in the area add to the character of the area.*



*The ragstone wall extending along the western edge of Bradbourne Road is an historic boundary to the Bradbourne Estate and encloses the road for much of its length*

## Detailing



*Traditional detailing such as decorative barge boards and ridge tiles, contrasting brick or stucco arches, string courses, corbelled brickwork, brick or stucco quoins, and date and name plates are features of this area and add significantly to its character.*

## Mixed Uses



*The traditional Victorian character of the St John's Road area is reinforced by a number of community and commercial buildings (often at junctions) which add to the character of the area*



*The St. John's Hill mixed use area north of St James Road is on a slope which drops down to the north and comprises residential, retail, community and other uses. The generally two storey development (some with gables facing the street) is situated to the back edge of pavement along a narrow curved street which with mature trees creates a strong sense of enclosure. Some shop fronts are restrained and well designed within the proportions of the facade (below left). Others are boarded up and detract from the parade*





Detractors



The height, bulk, roofline/pitch. Fenestration and materials of the three story building in St John's Road (left) and the roof pitch, fenestration and materials of the property in Bradbourne Road (right) do not respond closely to the character of the area.



*Infill development Mount Hery Road (left) reflects the scale and materials from the character area and retains the strong tree line which encloses the street and helps screen the development. The building line is compromised by the large forecourt parking. The bulk of the building, roofline, large square windows and lack of detailing do not help the building (right) to assimilate successfully into the character of the area.*



The roof pitch, fenestration, materials and building line of the properties in Bradbourne Road do not respond closely to the character of the area



*The loss of front boundaries and front gardens for off street parking changes the character of the street.*

<b>Listed Buildings</b>	
<p>128 - 134 St John's Hill</p> <p>Early 19th Century Cottages, two storeys, stucco and weather boarded with mostly sash windows with glazing bars.</p> <p>Grade 2</p>	

<b>Locally Distinctive Positive Features</b>
<p>Houses sited on a regular building line set behind shallow front gardens give a sense of enclosure</p> <p>Terraced or closely spaced semi-detached houses set in narrow plots</p> <p>Simple roof lines in many streets</p> <p>Repeated and often symmetrical designs in small cohesive groups within streets</p> <p>Designs varied by use of bays, gables and use of materials</p> <p>Harmonious range of limited materials</p> <p>The gable ends, fenestration and chimneys facing some streets produce a rhythm of repeated features</p> <p>Traditional detailing on the brickwork, roofs and front boundaries</p> <p>Restrained shop fronts and advertising to some commercial premises</p>



Vertical style sash windows

Front gardens with boundary walls, hedging and fencing – some mature trees contributing significantly to local character

Landmark buildings Sevenoaks United Reform Church and The Castle Public House

Listed building

Bell tower on the former Bradbourne Estate buildings and tower feature in Bradbourne Road; Bradbourne estate house and wrought iron shafts townscape features

Rheinbach Garden amenity open space at the centre of a node of different uses

Community and commercial buildings interspersed with the residential development often at junctions

Views of the North Downs

### **Negative Features**

Some infill development which does not respect the character of the area

Some replacement windows, doors and roof slates

Some loss of front boundaries and gardens to accommodate off street parking

High boundary fencing is not the traditional boundary for this area

Some poor road surfacing

Street sign clutter at the Rheinbach Gardens junction

### **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development. There is some opportunity for the replacement of some modern buildings of indifferent quality which do not respect the character of the area but the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the St John's Character Area:

Regular building lines and unified simple roof lines presented to the street should be respected

The harmonious palette of yellow and red brick or white render and original slate roofs should be respected

The rhythm of repeated gable ends, window and door openings and chimneys prevalent in some streets should be retained

Traditional windows and doors and detailing should be retained or reinstated

Traditional brick walls, black metal railings and hedged boundaries, together with mature specimen trees which contribute to the character of a street, should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Wherever possible permeable surfaces should be used which are in keeping with the character of the property and its curtilage

The character of the Sevenoaks United Reform Church and the Castle Public House landmark buildings should be retained

The character of the bell tower on the former Bradbourne Estate buildings and tower feature in Bradbourne Road; Bradbourne estate house and wrought iron shaft townscape features should be retained

The Rheinbach Garden amenity open space should be protected and enhanced

The mixed use character of the area should be retained

The views of the North Downs should be protected

The setting of the adjoining Hartslands Conservation Areas should be protected or enhanced.

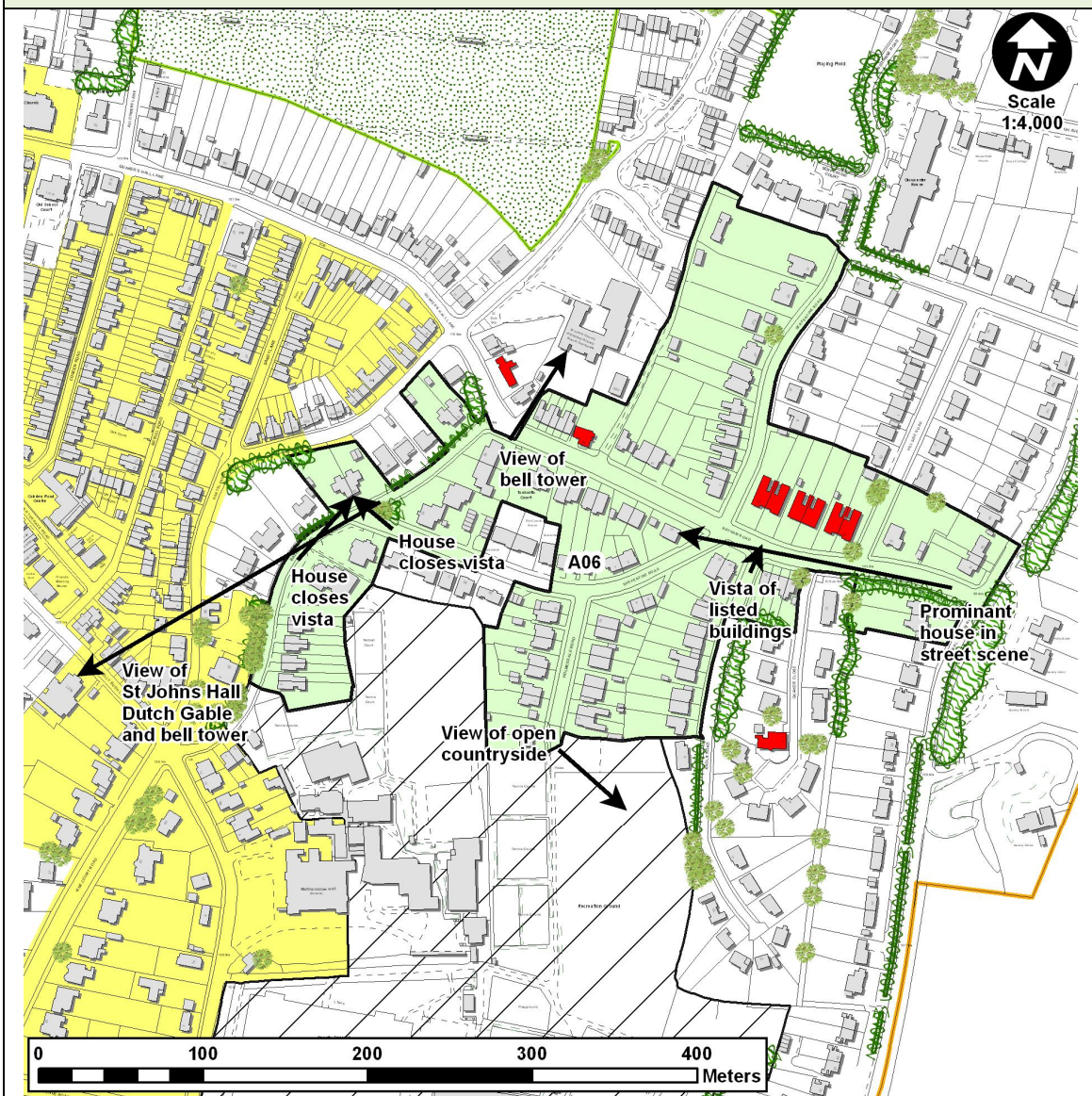
## A06 BAYHAM ROAD AREA

Comprising Bayham Road, Serpentine Road, Knole Road, Holmesdale Road, Seal Hollow Road (part)

### HISTORICAL CONTEXT

Laid out in the late 19th Century, this area of former farmland comprised a Quakers Hall and farmhouses which was carved up to provide land for speculative building. The area reflects the developing popularity of Sevenoaks as a Victorian dormitory satellite town for London and a town in its own right. The houses were originally built for rent, to similar but not identical designs probably from a pattern book rather than drawn by an architect.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1850s to mid 1900s
Type of buildings	Semi-detached with some detached and terraced
Main uses	Residential
Building heights	Two storeys some with basements and attic rooms
Prominent building materials	Ragstone with some yellow or red brick, render with original slate or red tiles (or replacement concrete) roofs.
Predominant boundary treatments	Ragstone walls (some topped by railings), hedges
Open space/ vegetation	Trees and planting to front, side or rear gardens, hedging enclosing side/ rear gardens abutting the footway

### Area Characteristics



Large symmetrical semi-detached villas are closely spaced along the streets of this area: examples shown from Knole Road (top left), Bayham Road (top and bottom right) and Holmesdale Road (bottom left). Gables generally face the street and basements raise the front elevation and give the appearance of a greater scale. Bays and attic windows are often present within the gables. Where groups of gabled properties occur, they produce a rhythm of repeated features along the street. Ragstone is the predominant facing material with contrasting brick details. The buildings are set on a regular building line behind front gardens with the opportunity for tree planting. The wide streets of similar villas are unified by the building line, repeated gables, tall chimneys, bays and fenestration and a limited range of traditional local materials.





*Pockets of smaller scale development such as Bayham Road (above) are interspersed with the larger villas. Typically 2 stories in height with yellow brick or white painted render with pitched and hipped roofs and chimneys contrasting with the larger gable fronted properties*



*The predominant ragstone facades are occasionally replaced by yellow or red brick or tile hanging. The building line, boundary treatment, gable features and detailing all respect the character of the area.*

*The listed buildings 52 - 56 Bayham Road (see Listed Buildings section below) represent a significant contrast in character within this part of Bayham Road*

## Landscape



*Whilst not a dominant feature of this area, mature trees and hedges which enclose front, side or rear gardens play an important role in the character of this area. The trees and hedges enhance the townscape by enclosing the street and providing a natural contrast to the built form. Examples shown: Knole Road (top left), Bayham Road (top middle, top right and bottom left) and Serpentine Road (bottom right). The trees in the adjoining Character Area on Seal Hollow Road (bottom left) terminate the vista of Bayham Road and enclose the street.*

## Views



*Views of bell towers located outside the area from Bayham Road assist legibility within the area*

## Townscape Features



*The large red brick Queen Anne style detached house with symmetrical front elevation with vertical windows (23 Bayham Road) is prominent in the street scene at the junction with Serpentine Road*



*The large 1905 red brick semi-detached house 80/82 Bayham Road has an important role in terminating the vistas along Bayham Road from the south and Serpentine Road from the east. The houses and associated hedged garden ensure both streets are enclosed.  
This part of Bayham Road forms part of the setting of Vine Court Conservation Area.*

## Boundary Treatment



*The traditional ragstone walls and railings enclosing the front garden add to the character of the area.*





*Traditional patterned gates and low yellow stock brick walls enclosing the front garden add to the character of the area*

**Detailing**



*Traditional detailing such as decorative barge boards and ridge tiles, contrasting brick arches, string courses and brick quoins are features of this area and add significantly to its character*

**Detractors**







*The bulk of the building, mansard roofline/ pitch, large square windows and lack of detailing do not help the building (left) assimilate successfully into the character of the area. Dormer windows can have an adverse impact on the symmetry of buildings (right).*

*Whilst functionally important, yellow salt bins appear prominent in the street scene.*





Listed Buildings	
<p>64 Bayham Lane (Quaker's Hall)</p> <p>18th Century, two storeys, random stone elevation with red brick quoins and dressings to windows, ridge tile roof with red brick chimney stacks and hipped tile dormers with mostly sash windows with glazing bars.</p> <p>Grade 2</p>	
<p>52 and 53 Bayham Road (in Dutch style)</p> <p>Early 20th Century pair of semi-detached houses designed by J Leonard Williams. Roughcast with brick quoins on ragstone plinths. Two storeys and basement.</p> <p>Grade 2</p>	
<p>54 and 55 Bayham Road (in Domestic Revival style)</p> <p>Early 20th Century pair of semi-detached houses designed by J Leonard Williams. Roughcast with timber framing to first floor and gable ends. Two storeys.</p> <p>Grade 2</p>	
<p>56 and 57 Bayham Road (in French Chateau style)</p> <p>Early 20th Century pair of large semi-detached houses designed by J Leonard Williams. Roughcast with mansard tiled roofs. Fronts have recessed centres. Two storeys.</p> <p>Grade 2</p>	

### **Locally Distinctive Positive Features**

Large gable-fronted, closely spaced semi-detached villas sited on a regular building line set behind shallow front gardens give a sense of unity and enclosure

Repeated and often symmetrical designs in small cohesive groups within streets

House designs given variety by use of bays, gables and use of materials

Harmonious range of limited materials

Gable ends, fenestration and chimneys produce a rhythm of repeated features

Traditional detailing on the brickwork, roofs and front boundaries

Vertical style sash windows

Listed buildings

23 and 80/82 Bayham Road townscape features

Views of bell towers located outside the area from Bayham Road

Front gardens with boundary walls, hedging and fencing

Hedges and trees which surround front, side and rear gardens enclose the streets

### **Negative Features**

One infill development which does not respect the character of the area

Some replacement windows, doors and roof slates

Some loss of front boundaries and gardens to accommodate off street parking

Dormer windows which detract from the symmetry of houses

Yellow salt bins

### **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development. There may be opportunities for the subdivision of large villas into flats although the piecemeal alterations to large detached or set pairs and terraces of houses (particularly at roof level) together with the impact of parking provision will have to be carefully considered in respecting the character of the area. There are very few buildings of indifferent quality which do not respect the character of the area so redevelopment opportunities are limited.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the Bayham Road Character Area:

Regular building lines to the street should be respected

The harmonious palette of ragstone, yellow and red brick or white render and original slate roofs should be respected

The rhythm of repeated gable ends, window and door openings and chimneys prevalent in some streets should be retained

Traditional windows and doors and detailing should be retained or reinstated

Traditional ragstone and brick walls, black metal railings and gates and hedged boundaries, together with mature specimen trees which contribute to the character of a street, should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Wherever possible permeable surfaces should be used which are in keeping with the character of the property and its curtilage

The listed buildings and their setting should be protected

The character of 23 and 80/82 Bayham Road townscape features should be retained

Views of bell towers located outside the area from Bayham Road should be protected

The setting of the adjoining Vine Court Conservation Area should be protected or enhanced



# A07 - SEAL ROAD/ CHATHAM HILL ROAD

Comprising Seal Road (part), Chatham Hill Road

## HISTORICAL CONTEXT

The Seal Road/ Chatham Hill Road area grew up around 1910 along the main road (now A25).

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Terraced, semi-detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/ orange brick, render with some half-timbering. Red tile roofs.
Predominant boundary treatments	Stone or brick walls
Open space/ vegetation	Vegetation to the south side of Seal Road encloses the street

### Area Characteristics



*Two storey houses on the north side of Seal Road enclose the curved street. A stepped building line follows the curve but is replaced by a series of short terraces.*

*The short terraces have single storey bays and arched doorways which provide repeated features.*

*The scale, repeated designs and limited harmonious range of materials give a unity of character along Seal Road*



*The short terraces located on a slope have a stepped roofline. The short terraces also have hipped roof and repeated gable features. The chimneys add to the complex interesting rooflines.*

*The North Downs are visible above the roofs on the lower part of the slope.*



*Chatham Hill Road is enclosed by terraces of two storey houses located close to the footway behind shallow front gardens. Red/ orange brick ground floors with rendered (mostly white painted) to the first floor are the consistent materials. The short terraces located on a slope have a stepped roofline and gables which give a varied roofline. Trees enclose the vista and partially screen the back of development facing Seal Road. Overhead wires detract from the street scene.*

### Locally Distinctive Positive Features

Houses set close to the road behind shallow front gardens give a sense of enclosure  
 Terraced or closely spaced semi-detached houses set in narrow plots  
 Repeated and often symmetrical designs in small cohesive groups within streets  
 Designs varied by use of bays, gables and use of materials  
 Varied roof line  
 Harmonious range of limited materials  
 Vegetation to the south of Seal Road and at the end of Chatham Hill Road  
 View of the North Downs from Seal Road

### Negative Features

Some replacement windows and doors  
 Traffic noise on Seal Road  
 Overhead wires in Chatham Hill Road

### Design Guidance

The Edwardian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.  
 There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.  
 In proposing new development within the Seal Road/ Chatham Hill Road Character Area:  
 The set back of existing buildings and sense of enclosure should be respected  
 The harmonious palette of red/ orange brick or white render and original tile roofs should be respected  
 Traditional windows and doors and detailing should be retained or reinstated



Mature trees and hedged boundaries which contribute to the character of the area should be retained or reinstated

The views of the North Downs should be protected

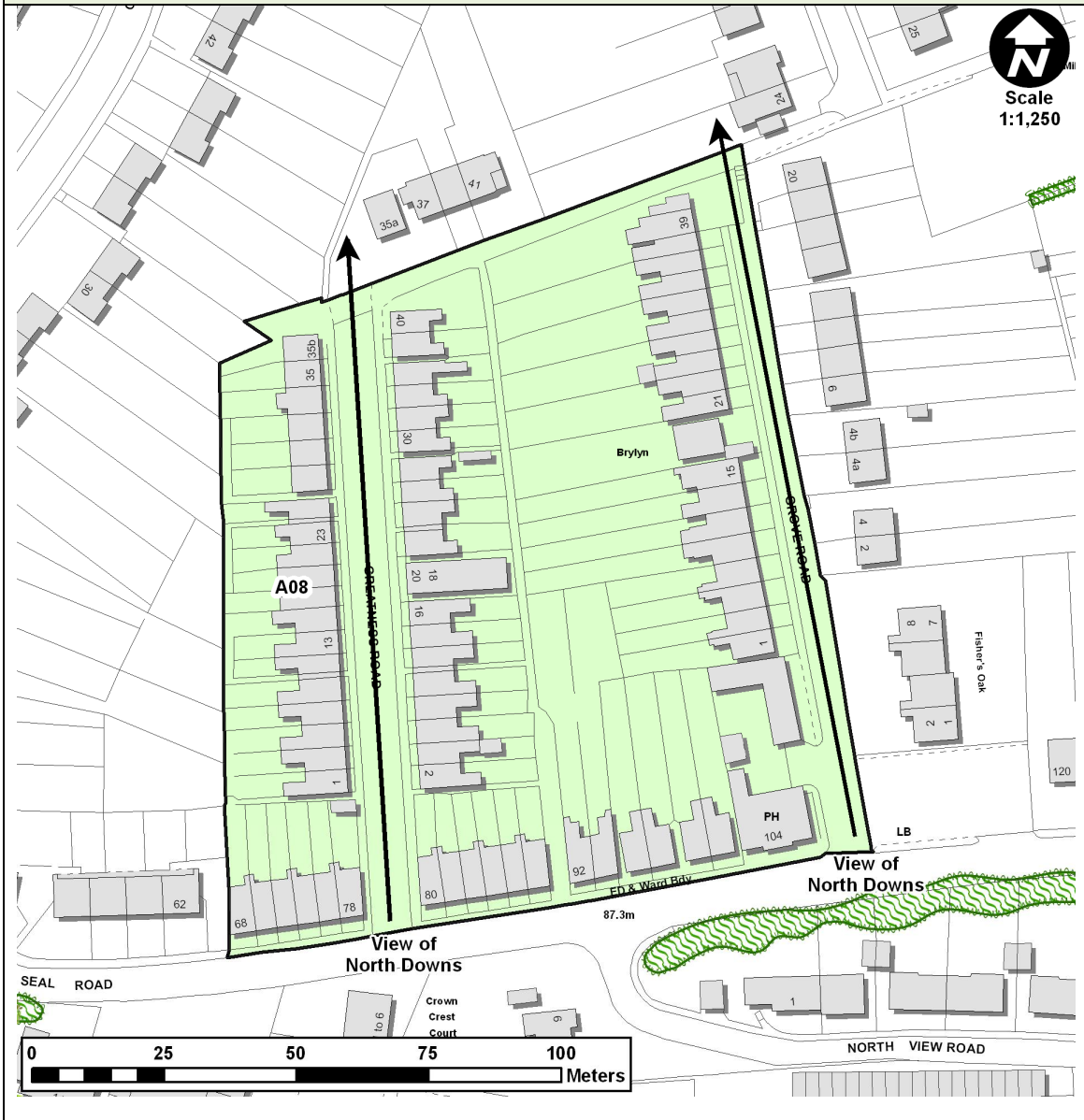
## A08 - SEAL ROAD/ GREATNESS ROAD/ GROVE ROAD

Comprising Seal Road (part), Greatness Road, Grove Road

### HISTORICAL CONTEXT

The Seal Road/ Greatness Road/ Grove Road area grew up as a Victorian neighbourhood in the 1890s along, and back from, the main road (now A25). Greatness hall, a Mission Room and Public House served the neighbourhood.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early late 1890s – early 1900s
Type of buildings	Terraced, semi-detached
Main uses	Residential with former public house, hall and Mission Room
Building heights	Two storeys
Prominent building materials	Red/ orange brick, render with some half-timbering. Red tile roofs.
Predominant boundary treatments	Stone or brick walls
Open space/ vegetation	Vegetation to the south side of Seal Road encloses the street

### Area Characteristics



*Two storey terraced and closely spaced semi-detached houses line the north side of Seal Road. The houses are set close to the narrow road and pavement and have basements which raise the height of the front elevations and add to the sense of enclosure. The properties have steps up to the ground floor.*

*The groups of short terraces contain repeated designs which, with a common building line, roof line and use of a limited range of harmonious materials, add to the unity of character along Seal Road. Arched doorways are a detailed feature.*

*The former public house respects the scale and materials of the adjoining buildings but the half timbered gabled roof allows the commercial building to stand out as a townscape feature from the group.*





*Greatness Road is narrow and enclosed by terraces of two storey houses located on a regular building line close to the footway behind shallow front gardens. Red/ orange brick and with render (mostly white painted) form the dominant materials. The short terraces located on a slope have a stepped roofline. Parked cars impact on the character of the area.*

*The view of the North Downs encloses the street scene but provides a contrast to the built up area.*

*Overhead wires detract from the street scene.*

*The west side of Grove Road is enclosed by terraces of two storey houses located on a regular building line close to the footway behind shallow front gardens. A two storey yellow brick building has historic associations with the former public house and sits forward of the general building line. Yellow brick and with render (mostly white painted) form the dominant materials. The short terraces located on a slope have a stepped roofline. Parked cars impact on the character of this narrow street.*

*The view of the North Downs encloses the street scene but provides a contrast to the built up area.*

*Overhead wires and the poor road surface detract from the street scene*



## Detailing



*Many of the original windows, doors and roofs have been replaced with different patterns and materials, and walls have been painted and rendered.*

*The loss of front boundaries and gardens to accommodate parked cars is evident in the narrow Grove Road..*

## Townscape Feature

*The single storey gable fronted former Greatness Hall in Greatness Road with white painted front elevation provides a contrast to the surrounding development and acts as a reminder of the Victorian neighbourhood.*



## Locally Distinctive Positive Features

Houses set close to the road on a regular building line behind shallow front gardens give a sense of enclosure

Terraced or closely spaced semi-detached houses set in narrow plots

Repeated and often symmetrical designs in small cohesive groups within streets

Designs varied by use of bays and use of materials

Stepped roof line in Greatness Road and Grove Road

Harmonious range of limited materials

Former Greatness Hall and former public house townscape features

View of the North Downs from Greatness Road and Grove Road

## Negative Features

Replacement windows, doors and roofs

Traffic noise and sign clutter on Seal Road

Overhead wires and parked cars in Greatness Road and Grove Road

Poor road surface in Grove Road

## Design Guidance

The Victorian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Seal Road/ Greatness Road and Grove Road Character Area:

Regular building lines should be respected

The harmonious palette of red/ orange brick, yellow brick or white render should be respected

Traditional windows and doors and detailing should be retained or reinstated

The character of the former Greatness Hall and public house townscape features should be retained

The views of the North Downs should be protected



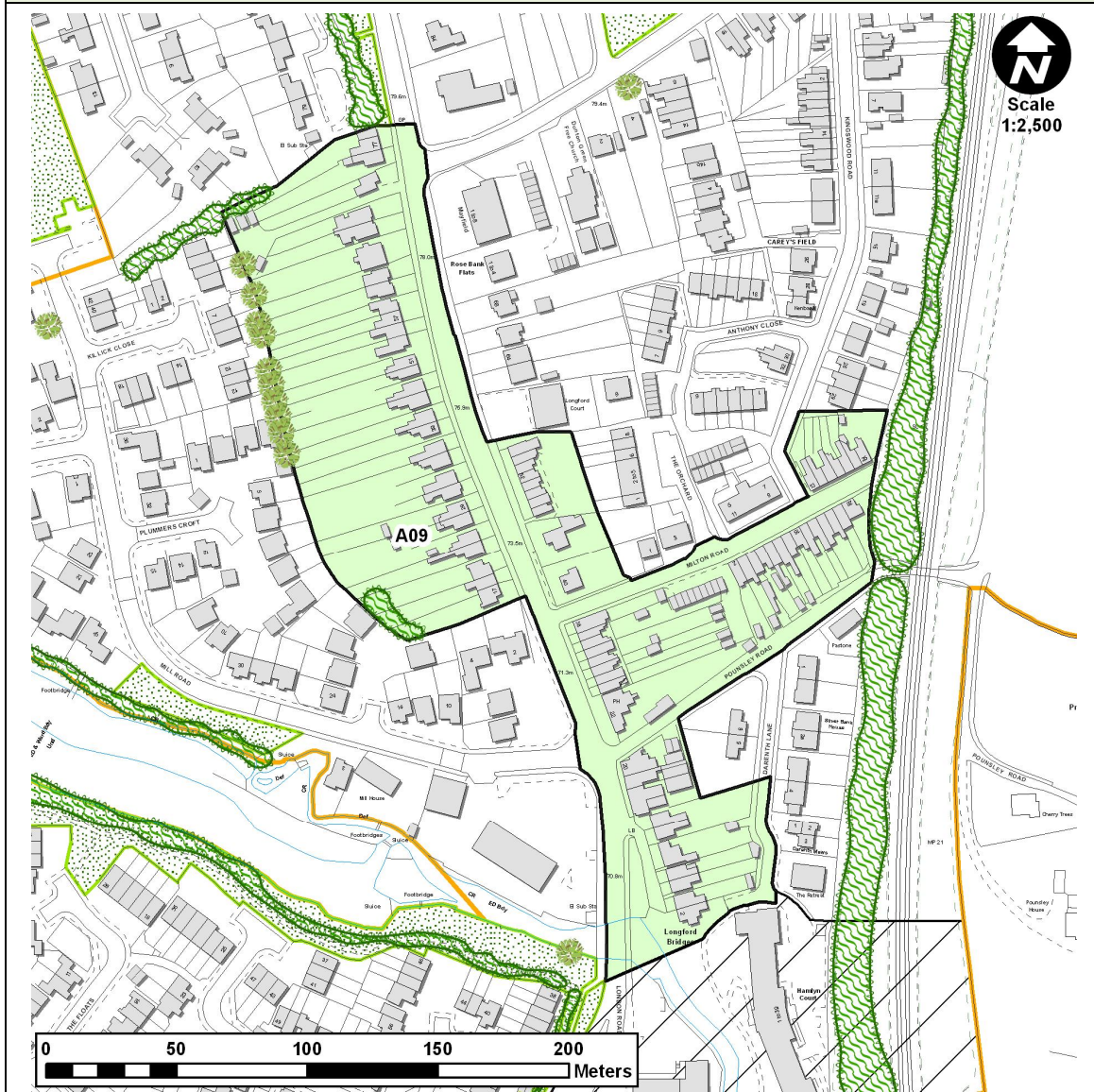
## A09 LONDON ROAD/ MILTON ROAD AREA

Comprising London Road, Milton Road

### HISTORICAL CONTEXT

Some development was fronting London Road by the 1870s and Milton Road was developed up to the railway line by the late 1890s. More extensive development to the west of London Road followed in the early 1900s.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1870s to early 1900s
Type of buildings	Terraced, semi-detached with some detached
Main uses	Residential with some business uses
Building heights	Two storeys
Prominent building materials	Red bricks, white/ pastel painted render or brick with original slate (or replacement concrete) and red tile roofs.
Predominant boundary treatments	Red brick
Open space/ vegetation	Treed railway embankment to the east of Milton Road

### Area Characteristics



*The east side of London Road (above) comprises mostly two storey terraced properties set along regular building lines behind shallow front gardens. The close spacing of the houses encloses this side of the street. Some of the rows have single storey bays. Terraces of white rendered properties with simple roof lines, vertical windows and chimneys are characteristic of this part of London Road. The scale, building and roof lines and limited harmonious range of materials give a unity of character.*

*Commercial properties are set around the entrance to Pounsley Road. The public house follows the scale and materials of the adjoining terrace (although the flat roof extension in the prominent corner location does not respond well to the prevailing roof line). The shops are located on the ground floor of a group of attached red brick properties. The terrace of three properties has dormer, first floor windows and shop front widths marking the subdivision of properties but this subdivision is not respected by the large fascia board.*





*The west side of London Road (above) comprises mostly closely spaced symmetrical semi-detached pairs of red brick houses with canted single storey bays. More variety is introduced to the north with some gables facing the street and some render and half timber gable features. Apart from the properties opposite Station Road, all houses are set on a regular building line. The close spacing of the houses and elevated position encloses this side of the street. The houses are set above the road level with gardens set behind raised walls. Some front boundaries and gardens have been lost to provide off street parking spaces. The scale, building lines and limited harmonious range of materials give a unity of character. Original details are important to the character of this area and red brick arches above windows and doors and decorative fascia boards and chimneys all add a richness to the street scene.*



*Milton Road is strongly enclosed by two storey terraced houses set to the back edge of footpath facing each other across a narrow street. The enclosure is reinforced to the east by a steep, treed railway embankment. Most of the red/orange brick houses have been painted in white or pastel shades adding variety and brightness to an enclosed street. The scale, building lines and limited harmonious range of materials give a unity of character.*

*On street parking impacts on the character.*

#### **Locally Distinctive Positive Features**

Properties sited on a regular building line set to the back edge of footway or behind shallow front gardens give a sense of enclosure

Terraced or closely spaced semi-detached houses set in narrow plots

Simple roof lines in many sections of streets

Repeated and often symmetrical designs in small cohesive groups within streets

Designs varied by use of bays, gables and use of materials

Harmonious range of limited materials

Traditional detailing on the brickwork and fascia boards to some properties

Restrained shop fronts and advertising to some commercial premises



Vertical style sash windows in Victorian properties  
Commercial buildings interspersed with the residential development at junctions  
Treed embankment to the east of Milton Road

### **Negative Features**

Some replacement windows, doors and roof slates  
Some loss of front boundaries and gardens to accommodate off street parking  
On street parking in the narrow Milton Road  
Large shop fascia and flat roof extension to the public house do not respond well to the local character

### **Design Guidance**

The Victorian and Edwardian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the London Road/ Milton Road Character Area:

Regular building lines and unified simple roof lines presented to the street should be respected

The harmonious palette of red brick or white/ pastel painted render and original slate roofs should be respected

Traditional windows and doors and detailing should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area

The important embankment trees should be protected and enhanced

The mixed use character of the area should be retained

Shop fronts and advertising should be restrained

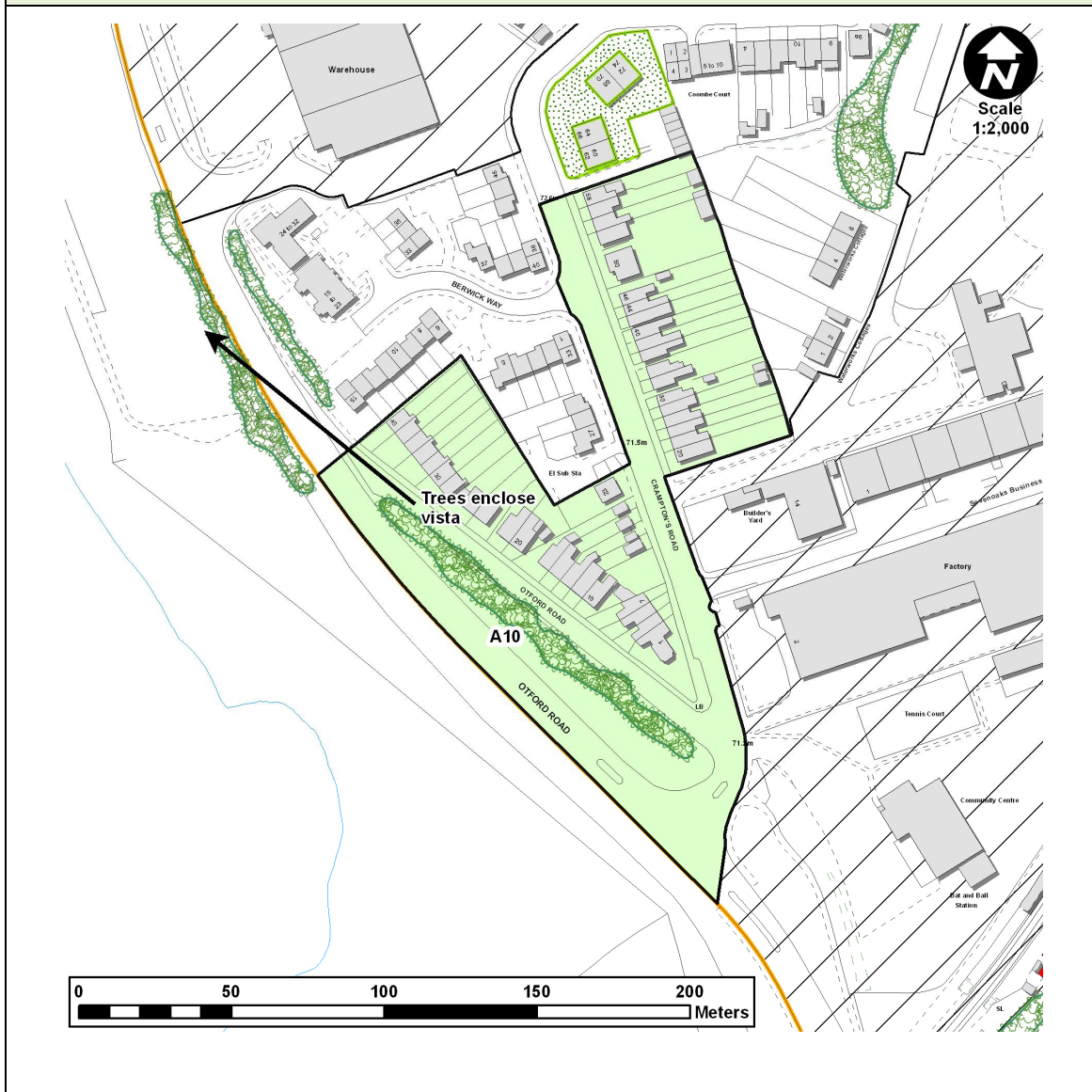
## A10 - OTFORD ROAD/ CRAMPTONS ROAD

Comprising Otford Road, Cramptons Road

### HISTORICAL CONTEXT

The Otford Road, Cramptons Road area was developed from the early 1900s between the Bat and Ball railway station and the Sevenoaks Gas Works. A brewery was also sited to the south east of Cramptons Road. Cramptons Road follows the alignment of a former tramway linking the Gas Works with the railway line at the Bat and Ball junction and was not developed until the line became redundant. The original alignment of Otford Road still serves the residential area, but the main A225 has been realigned to the west away from the houses.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Terraced, semi-detached and detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Buff and red brick, render. Slate roofs (some replaced by concrete)
Predominant boundary treatments	Red brick walls and picket fencing
Open space/ vegetation	Vegetation to the west side of Otford Road encloses the street

### Area Characteristics



*The area is wedged between two streets and narrows to a point occupied by a white painted house at the junction of Otford Road and Crampton's Road. The two straight streets fan out from this junction.*

*Otford Road is enclosed to the south west by landscaping associated with the new road alignment and terraced and closely spaced semi-detached houses to the north east.*

*Crampton's Road has a more open frontage and provides a vista of the gasometers*



*Otford Road is lined on the north east side by two storey terraced and closely spaced semi-detached houses. The houses are set close to the road behind shallow front gardens. Some boundary walls and gardens have been lost to provide off street parking. Single storey canted bays are prevalent. Red brick with contrasting yellow brick string course or window/ door arch details or yellow brick with red brick details adds to the character of the street scene. A red brick and render terrace (above right) has a hipped roof, horizontal windows and small gables above first floor windows.*

*The groups of short terraces contain repeated designs which, with a common building line, roof line and use of a limited range of harmonious materials, add to the unity of character*





*Two storey terraced and closely spaced semi-detached houses line the east side of Otford Road. The houses are set close to the road behind shallow front gardens. Single storey bays are prevalent. Buff brick with contrasting red brick string course, window/door surrounds and quoins or yellow brick with red brick details adds to the character of the street scene. Slate roofs with chimneys reflect the original character. The groups of short terraces contain repeated designs which, with a common building line, roof line and use of a limited range of harmonious materials, add to the unity of character along Otford Road.*

### Townscape Feature



*A white painted house with gable to the road junction forms a prominent feature at the junction of Otford Road and Crampton's Road*

### Detractor

*Infill development in Cramptons Road responds well to the building line but not the characteristic design features or materials within the character area.*



### **Locally Distinctive Positive Features**

Houses set close to the road on a regular building line behind shallow front gardens give a sense of enclosure

Terraced or closely spaced semi-detached houses set in narrow plots

Repeated and often symmetrical designs in small cohesive groups within streets

Simple roof lines

Traditional brickwork detailing

Designs varied by use of bays and use of materials

Harmonious range of limited materials

White painted house at the junction of Otford Road and Crampton's Road

Vegetation to the west side of Otford Road encloses the street

### **Negative Features**

Replacement windows, doors and roofs

Loss of front boundaries and gardens

Modern infill development

Overhead wires

### **Design Guidance**

The Edwardian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Otford Road/ Crampton's Road Character Area:

The harmonious palette of buff, red and yellow brick or white render should be respected

Regular building lines and unified simple roof lines presented to the street should be respected

A character of the prominent townscape feature at the junction of Otford Road and Crampton's Road should be retained

Traditional windows, doors, roofs and detailing should be retained or reinstated

Mature trees and hedged boundaries which contribute to the character of the area should be retained or reinstated

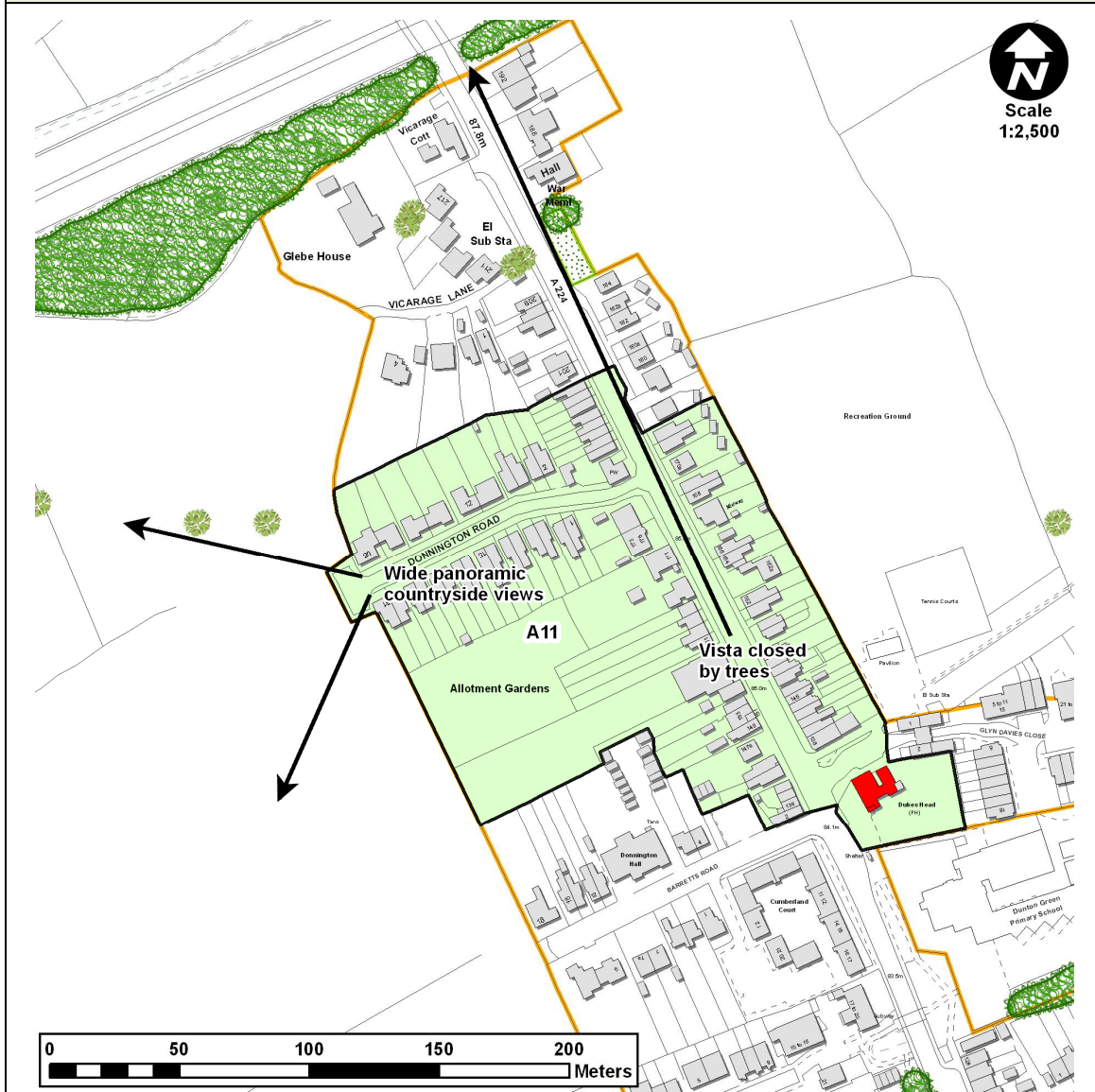
## A11 LONDON ROAD/ DONNINGTON ROAD AREA

Comprising London Road, Donnington Road

### HISTORICAL CONTEXT

Some linear development was fronting London Road just north of the now disused Westerham branch line at Dunton Green by the 1890s, including the late 17th Century/ early 18th Century public house. Donnington Road was not developed until the 1920s.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1890s to early 1900s
Type of buildings	Mostly terraced with some semi-detached and detached
Main uses	Residential with some business uses
Building heights	Two storeys
Prominent building materials	Red or yellow bricks, white/ pastel painted render with original slate (or replacement concrete) roofs
Predominant boundary treatments	Red brick
Open space/ vegetation	Countryside views from Donnington Road and trees to the north of the character area

### Area Characteristics



The east side of London Road (above) comprises mostly two storey terraced properties set along regular building lines. The scale of the houses responds well to the earlier public house. The houses are set to the back edge of pavement or behind red brick or picket fence boundaries and shallow front gardens. The close spacing of the properties on both sides of the road encloses the street. Terraces or semi detached houses of white or pastel coloured render, or brown or yellow bricks with simple roof lines, vertical windows and chimneys are characteristic of this part of London Road. Arched brickwork above the windows and doors and projecting window sills add traditional detail to the houses. The scale, building and roof lines and limited harmonious range of materials give a unity of character.

The spaces between the four pairs of early 1900 semi-detached houses are infilled with more modern development which in some cases does not respect the scale, materials or detailing of the earlier development. Some front boundaries and gardens have been lost to provide off street parking.

Trees enclose the vista to the north of London Road



The west side of London Road (above) is enclosed by mostly terraced houses behind shallow front gardens. A variety of designs and materials has been followed although the general positioning to the road and scale bring some unity. The gabled roof and single storey denote a social club.

Some front boundaries and gardens have been lost to provide off street parking spaces.



Donnington Road is enclosed by two storey semi-detached houses set behind shallow front gardens facing each other across a narrow street. Gabled roofs give a rhythm of repeated features along this street. The symmetrical pairs of properties to the south side have single storey bays with red brick facades and half timbered gables facing the street. To the north side, red brick and white painted render is predominant. Some front boundaries and gardens have been lost to off street parking.

The scale, building lines, repeated gables and limited harmonious range of materials give a unity of character.

On street parking and overhead wires impact adversely on the character.

## Views



*Wide panoramic views are visible westwards from Donnington Road*

### Listed Building

#### The Duke's Head Public House

Late 17th or early 18th Century weather boarded building of two storeys and attic. High pitched tiled roof, sweeping low at the back. Early 19th Century hipped dormer to front, moulded eaves and projecting end chimneys. Windows all replaced sashes with glazing bars.

Grade 2



### Locally Distinctive Positive Features

- Properties sited on a regular building line set to the back edge of footway or behind shallow front gardens give a sense of enclosure
- Terraced or closely spaced semi-detached houses set in narrow plots
- Simple roof lines on London Road and gabled roof giving a rhythm of repeated features along Donnington Road
- Repeated and often symmetrical designs in small cohesive groups within streets
- Designs varied by use of bays, gables and use of materials
- Harmonious range of limited materials
- Traditional detailing on the brickwork to some properties
- Vertical style sash windows in Victorian properties
- Public house listed building
- Treed enclosure to the north of London Road
- Panoramic views to the west from Donnington Road



### **Negative Features**

Some modern infill development

Some replacement windows, doors and roof slates

Some loss of front boundaries and gardens to accommodate off street parking

On street parking in Donnington Road

Overhead wires

### **Design Guidance**

The Victorian and Edwardian grain of the area with substantially built up frontages leaves little scope for new development. There is some opportunity for the replacement of some modern buildings of indifferent quality which do not respect the character of the area but the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the London Road/ Donnington Road Character Area:

Regular building lines and unified simple roof lines presented to the street should be respected

The rhythm of repeated gable ends in Donnington Road should be retained

The harmonious palette of red or yellow brick or white/ pastel painted render and original slate roofs should be respected

Traditional windows and doors and detailing should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Wherever possible permeable surfaces should be used which are in keeping with the character of the property and its curtilage

The important trees enclosing the vista to the north of London Road should be protected and enhanced

The listed building and its setting should be protected

The views of the countryside from Donnington Road should be protected

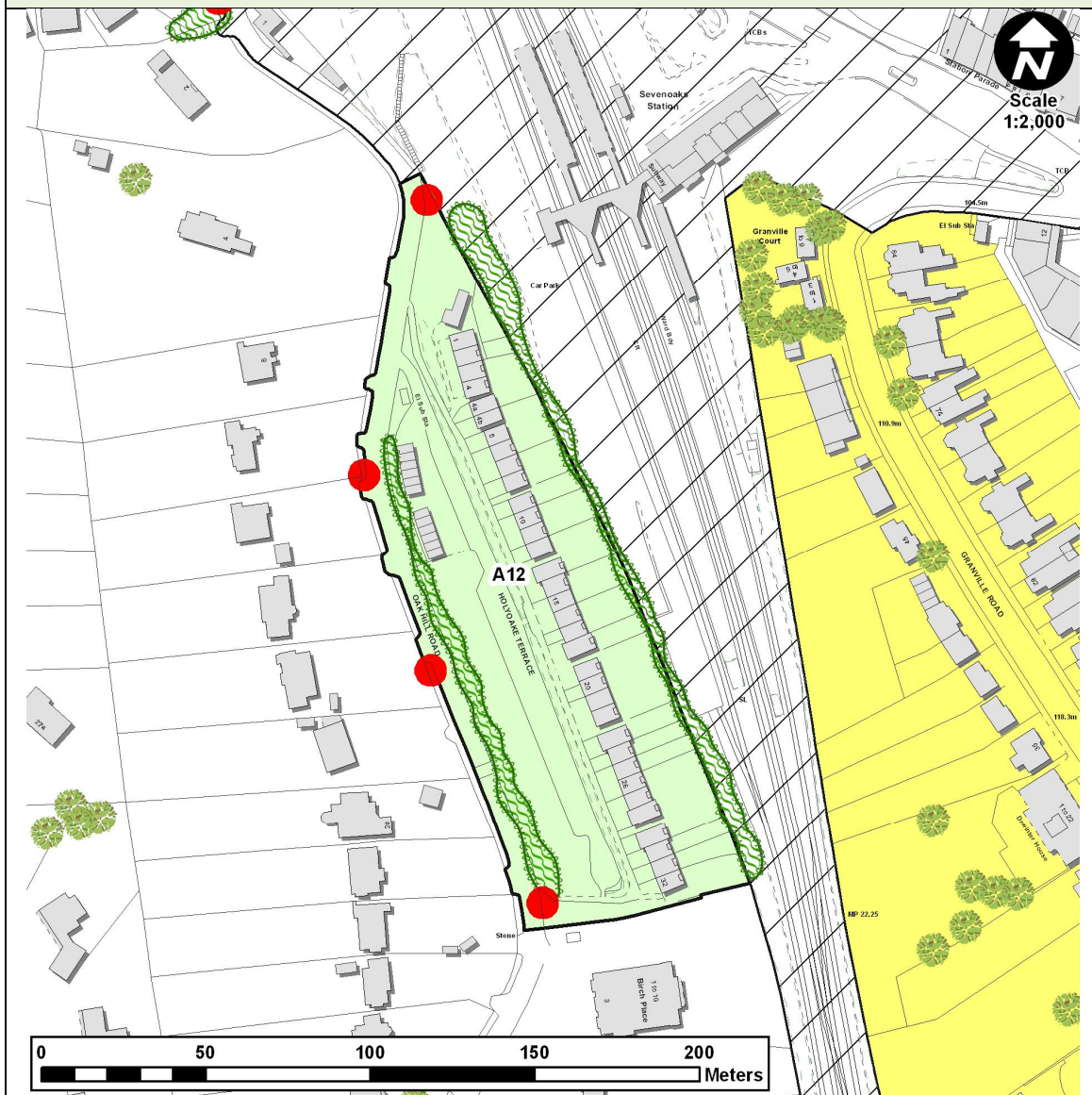
## A12 - HOLYOAKE TERRACE

Comprising Holyoake Terrace

### HISTORICAL CONTEXT

The land formed part of the man-made cutting for the railway line of 1868 and Holyoake Terrace was developed as co-operative housing in 1903-6 possibly to the designs of Raymond Unwin.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/ orange brick and render with red roof tiles replaced by concrete tiled roofs.
Predominant boundary treatments	Houses set behind continuous hedge
Open space/ vegetation	Well trimmed continuous hedge, front gardens and a landscaped embankment

### Area Characteristics



*Rows of short terraces are set on a regular building line and step down then back up the slope. Modestly scaled and well detailed houses retain much of their original detailing. The topography results in a view of the roofscape of the terraces set within a landscaped embankment. The landscape of the embankment forms the skyline from the highest point.*

*Front gardens are enclosed by a well kept continuous hedge which adds to the verdant character*



*Terraces are articulated by small gables on pitched roof. Others set gable ends on to the lane. The gable features, fenestration and chimneys set up a rhythm of repeated features along the terraces.*





*The parking area opposite the terraces is discretely hidden between the hedged front boundaries and the treed edge to Oakhill Road. A narrow private road serves the properties*

### **Locally Distinctive Positive Features**

Repeated designs in small cohesive groups set on a regular building line

House designs given variety by use of gables

Harmonious range of limited materials

Gable ends, fenestration and chimneys produce a rhythm of repeated features

Traditional detailing on the brickwork

Front gardens with continuous hedging

Surrounding trees give a sense of enclosure

### **Negative Features**

Some replacement windows, doors and roof tiles

### **Design Guidance**

The Victorian grain of the area with built up frontage and sloping landscape setting leaves no scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Holyoake Character Area:

Regular building lines to the street should be respected

The harmonious palette of red brick and render should be respected

Traditional windows and doors and detailing should be retained or reinstated

The rhythm of repeated gable ends, window and door openings and chimneys should be retained

The continuous hedged front boundary, together with mature specimen trees which contribute to setting of the terrace and skyline should be retained

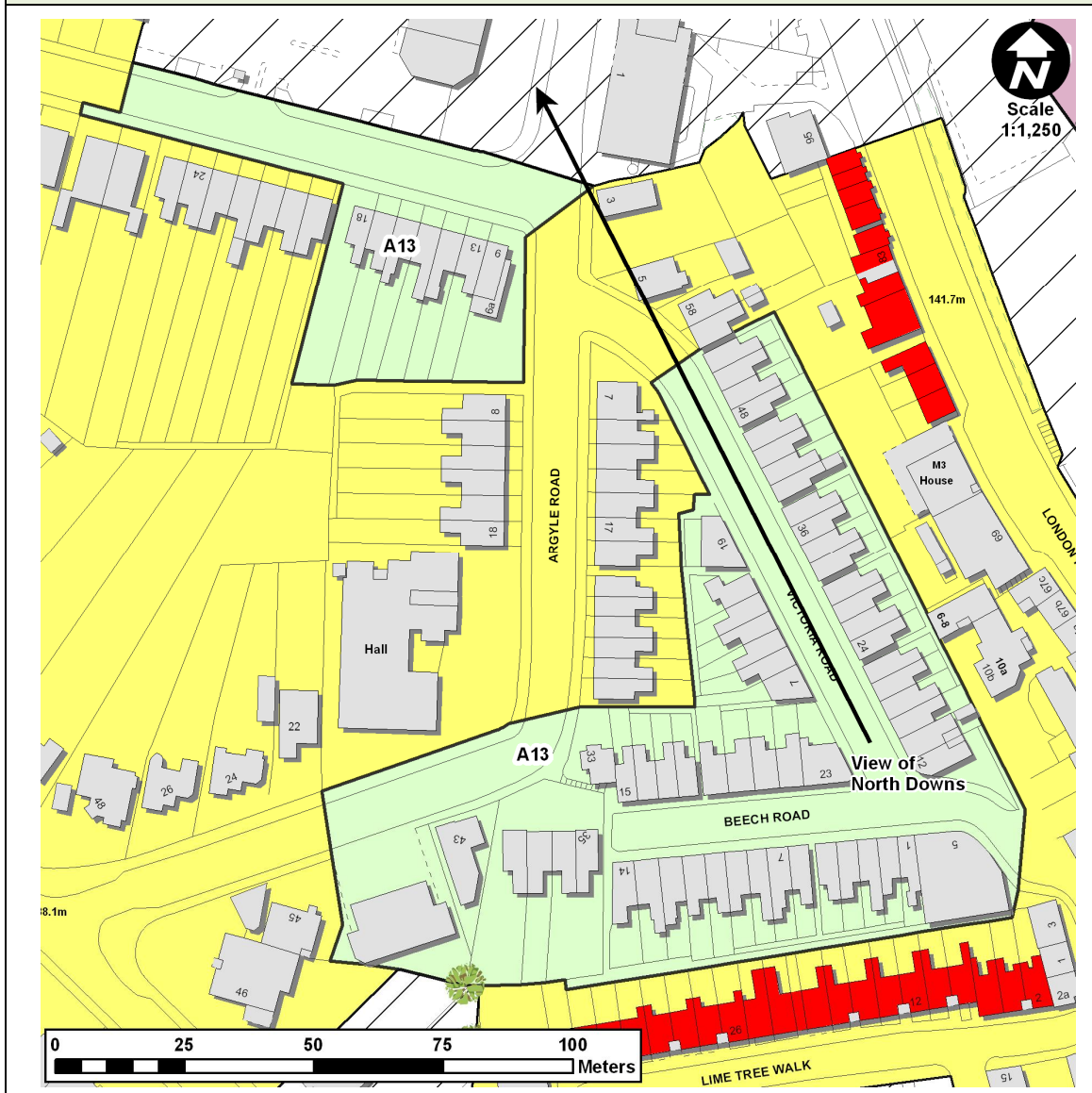
## A13 – VICTORIA ROAD AREA

Comprising Victoria Road, Beech Road, Gordon Road (part)

### HISTORICAL CONTEXT

The Victoria Road area was built in the late Victorian period close to the centre of town to house local workers.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1890s to early 1900s
Type of buildings	Terraced
Main uses	Residential with some business uses
Building heights	Two storeys
Prominent building materials	Yellow or red brick, render. Original slate (or replacement concrete) roofs.
Predominant boundary treatments	Houses to back edge of pavement. Some low red brick walls with decorative railing.
Open space/ vegetation	None

### Area Characteristics



*The narrow streets lined with two storey terraced houses sited on a regular building line to the back edge of pavement give a strong sense of enclosure. Victoria Road rises to the south east corner creating a stepped roof line. A mix of mainly red brick and some painted render and different groups of designs give variety to the street scene. Many original windows, doors and roof materials have been replaced and some satellite dishes added. Parked cars line the streets and affect the character of the area.*



*The enclosed character of Beech Road is created by the two storey terraced houses sited on a regular building line to the back edge of pavement. Yellow brick and white/ pastel painted render are in contrast to the red brick of Victoria Street. The topography also results in a slightly stepped roof line. Brick arch details above windows and doors, projecting sills and decorative chimneys add to the character of the street. Replacement of original windows, doors and roof materials is evident.*





*The first seven houses in Gordon Road are excluded from the Granville and Eardley Road Conservation Area. The red brick terraced houses with two storey canted bays on a regular building line form an attractive group and are important to the setting of the Conservation Area. Original windows, doors and roofs have been replaced but decorative chimneys are a consistent feature in the street. A decorative metal railing encloses the corner front garden.*



*Commercial premises are part of the mixed use character of buildings within the Victorian area. Traditional shop fronts have been retained strengthening the character of the Victorian neighbourhood*

**View**



*Views of the North Downs are visible to the north from the higher parts of Victoria Street above existing development.*

### **Locally Distinctive Positive Features**

Terraced houses set on a regular building line close to the narrow road to the back edge of pavement or behind shallow front gardens give a sense of enclosure

Repeated designs in cohesive groups within streets

Designs varied by use of bays, detailing and varied materials

Limited range of harmonious materials

Mixed use character

Vertical style sash windows

View of the North Downs

### **Negative Features**

Some replacement windows, doors and roof slates

Satellite dishes

Overhead wires

On street parking

### **Design Guidance**

The Victorian grain of the area with substantially built up frontages leaves little scope for new development and the area is likely to remain largely unchanged over time.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings.

In proposing new development within the Victoria Road Area Character Area:

The harmonious palette of yellow and red brick or white/ pastel render and original slate roofs should be respected

Regular building lines to the street should be respected

Traditional windows and doors and detailing should be retained or reinstated

The mixed use character of the area should be retained

The view of the North Downs should be protected

The setting of the Granville and Eardley Road Conservation Area should be protected

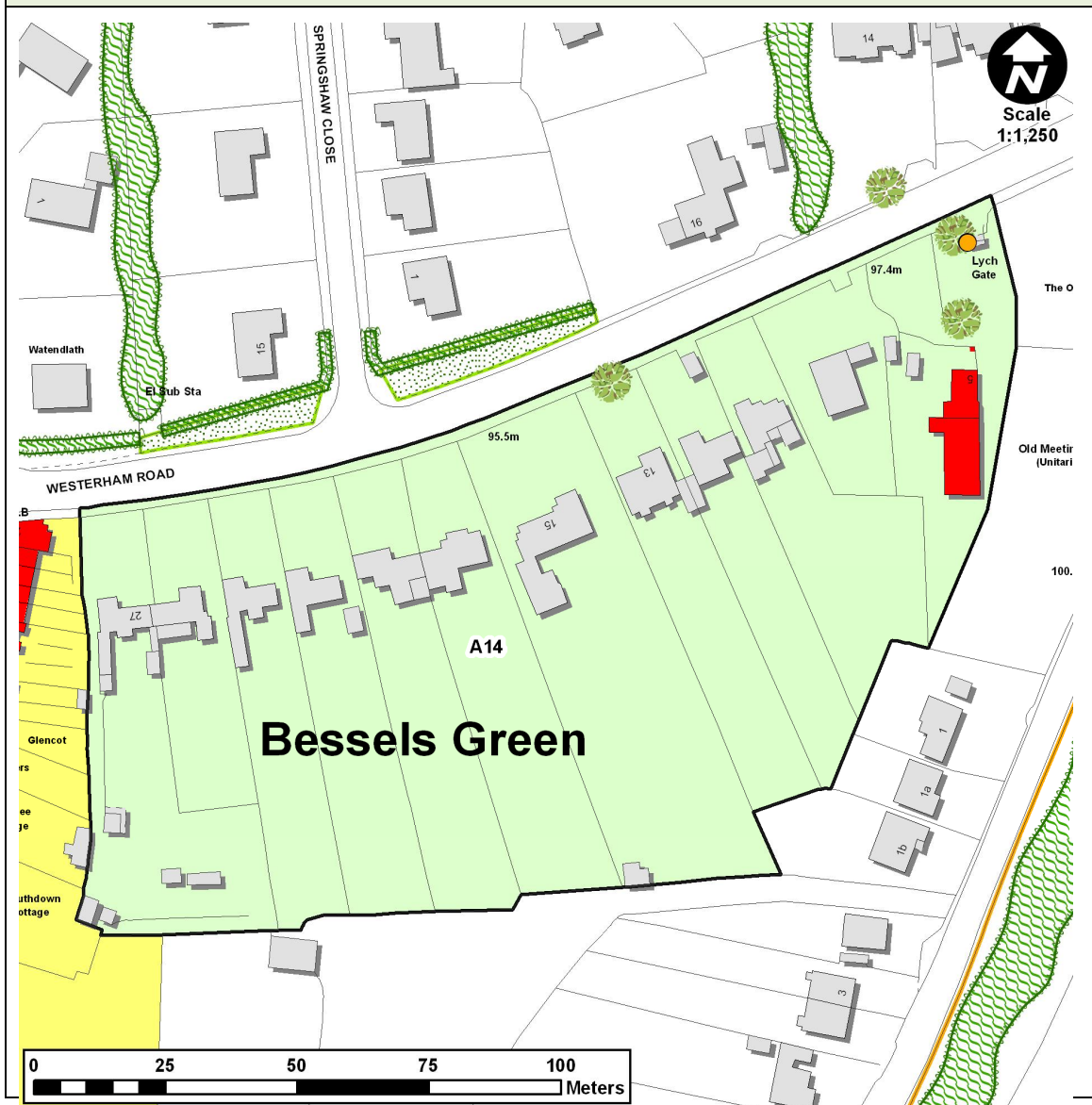
# A14 WESTERHAM ROAD

Comprising Westerham Road (part)

## HISTORICAL CONTEXT

This development was laid out in the early 20th Century along Westerham Road.

## TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Detached
Main uses	Residential and place of worship
Building heights	Two storeys
Prominent building materials	Red/ orange brick and hanging tiles or white painted render with plain tiled or slate roofs
Predominant boundary treatments	Black painted railings, low ragstone or brick walls, hedges
Open space/ vegetation	Trees and planting to front gardens

### Area Characteristics



*Large detached and semi detached villas are closely spaced along the street of this area. Gables generally face the street and give the appearance of a greater scale. Large bays and small attic windows are occasionally present. The buildings are set on a regular building line behind front gardens and tree planting. This part of the street is unified by the building line set back behind landscaped front gardens, repeated gables, chimneys, bays and fenestration and a limited range of traditional local materials.*

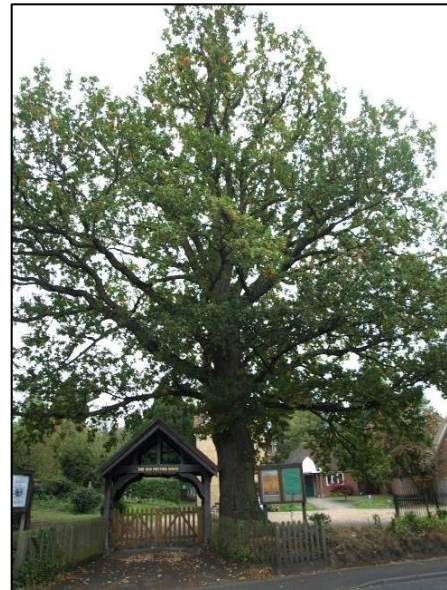
*This area forms the approach and setting to the Bessels Green Conservation Area which was developed at a similar time.*



*Typically the 2 storey houses are faced with red/ orange brick and hanging tiles or white painted render with plain tiled or slate roofs and chimneys.*

### Townscape Features

*The lych gate and mature specimen tree form a pair of interesting distinctive features along this part of Westerham Road.*



### Boundary Treatment



*The traditional railings and white painted rendered piers with copings enclose the front garden and add to the character of the area.*

*Low ragstone or brick walls with railings above are also used.*

## Detailing



*Traditional detailing such as decorative barge boards and ridge tiles, brick arches and a canopy are features of this area and add significantly to its character*

## Detractors



*The development follows the gable end features of the area but the property has no landscaped front garden or traditional boundary treatment which means that it is not as well integrated with the character area as it could be.*

*Where visible, the introduction of bulky garage buildings to the front of the house towards the front of the building curtilage can change the character of the area which is characterised by development set well back from the road behind hedged and treed front gardens and generally having a minimal impact on the street scene.*





### Listed Building

Old Meeting House and dwelling attached, Cold Arbour Road, Bessels Green

Rebuilt 1740, 1 storey and attic. Fairly high pitched, hipped tiled roof. Mid 19th Century right extension to dwelling part.

Grade 2



### Locally Distinctive Positive Features

Large gable-fronted, closely spaced detached and semi-detached villas sited on a regular building line set behind landscaped front gardens

House designs given variety by use of bays, gables and use of materials

Harmonious range of limited materials

Traditional detailing on the brickwork and roofs

Lych gate and mature specimen tree townscape features

Front gardens with boundary railings, walls and hedges

### Negative Features

One infill development which does not respect the character of the area

Where visible, the introduction of bulky garage buildings to the front of the house towards the front of the building curtilage can adversely affect the character of the area

Some replacement windows, doors and roofs

### Design Guidance

The Victorian grain of the area with substantially built up frontages leaves little scope for new development. There may be pressure to develop the long back gardens with discrete backland development but such development should meet the guidance included in this SPD.

There may be pressure for repairs to historic buildings, replacement windows, doors and roofing or extensions to existing buildings. In addition, the pressure for off street parking may impact on the character of front boundaries and gardens.

In proposing new development within the Westerham Road Character Area:

Regular building lines to the street should be respected

Buildings should be well screened and well set back from the front boundary to avoid a significant impact on the rural character of the road

Mature trees and hedged boundaries which contribute to the character of the road should be retained or reinstated

The harmonious palette of red/ orange brick and hanging tiles or white painted render with plain tiled or slate roofs should be respected

Traditional windows and doors and detailing should be retained or reinstated

Traditional black metal railings, low ragstone or brick walls and hedged boundaries which contribute to the character of the street, should be retained or reinstated

Where off street parking is proposed within front curtilages, boundaries with neighbouring properties should be retained and enhanced and the maximum length of front boundary retained to help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Wherever possible permeable surfaces should be used which are in keeping with the character of the property and its curtilage

The character of the lych gate townscape feature should be retained

The listed buildings and its setting should be protected

The setting of the adjoining Bessels Green Conservation Area should be protected or enhanced.

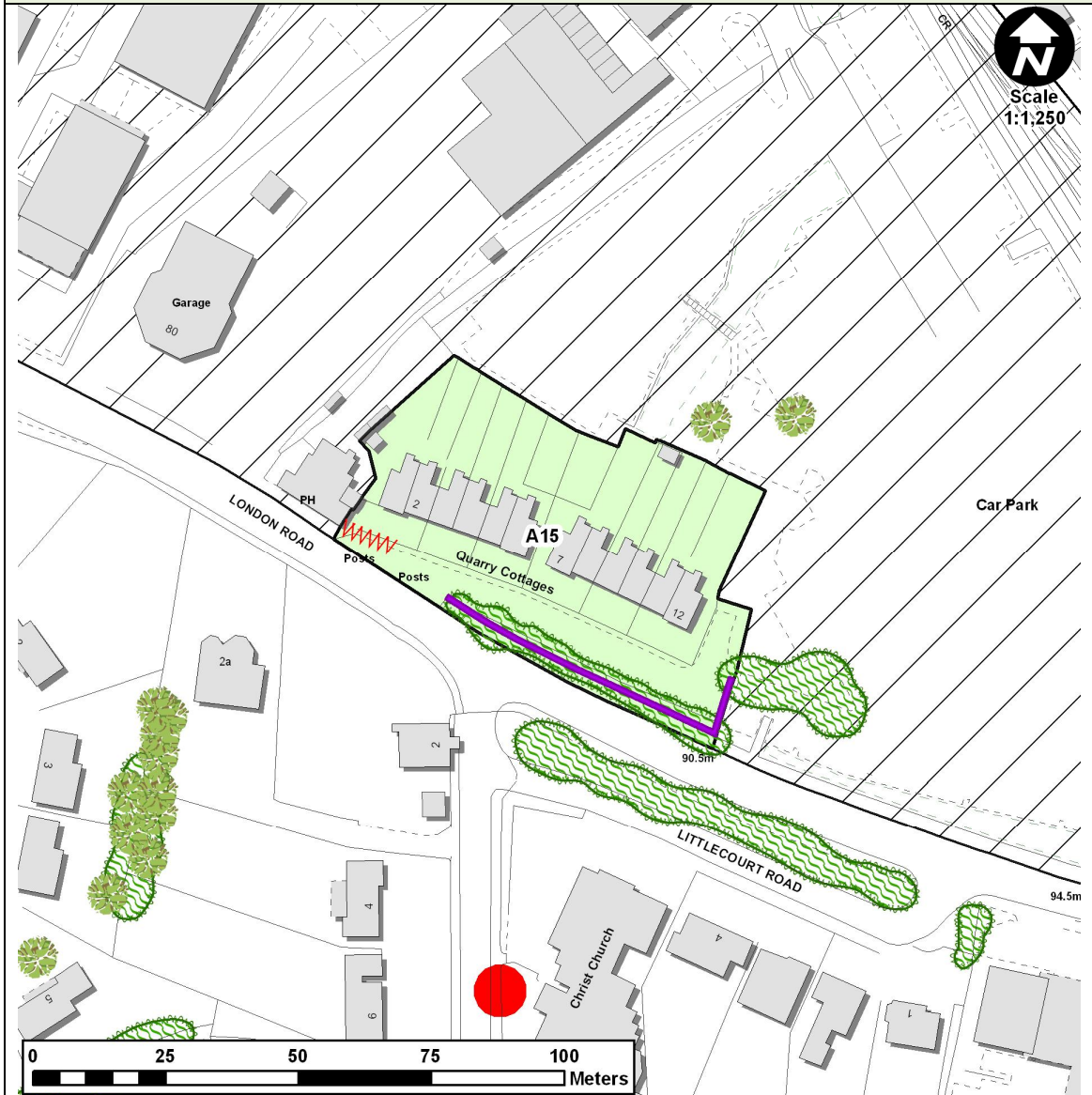
## A15 – Quarry Cottages

Comprising Quarry Cottages

### HISTORICAL CONTEXT

Cottages built in the early 1900s for railway workers around the same time as those within Holyoake Terrace. The private road is still owned by the train operating company.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	Early 1900s
Type of buildings	Terraced cottages
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Red brick, white painted pebble dashed render and red roof tiles
Predominant boundary treatments	Housing set back behind front gardens (often paved), low walled or fenced boundaries
Open space/ Vegetation	Some planting in front gardens, trees and planting along boundary with London Road. Some TPOs.

### Area Characteristics



*Two terraces of 6 dwellings side by side set on a regular building line. The cottages are set back from London Road along a private road still owned by the train operating company.*

*Both terraces use the same materials including red brick and white painted pebble dashed render*

### Detailing



*The ends of each terrace have gable fronts with detailing.*

*The end dwellings of each terrace have double chimneys to the side.*

*The tiles along the roof ridge have a distinctive pattern.*

## Important Boundaries



*The terraces are set back off London Road and separated by a low wall, fencing, trees and planting.*

*The private road previously led to the station car park, however it has now been blocked off and this presents an important boundary separating the cottages from the car park.*

## Detractors



The unattractive rusted bollards are unsightly and contrary to the character of the area.

### **Locally Distinctive Positive Features**

Cohesive pair of terraces with matching design

Harmonious range of limited materials

Detailing on gables and roof ridge

Trees and planting provide important boundary and partial screening from London Road

### **Negative Features**

Proximity to London Road with associated congestion and noise

Unattractive rusted bollards

Some replacement windows and doors

### **Design Guidance**

The early 1900 terraced nature of this small area leaves very little scope for new development and the area is expected to remain relatively unchanged, as it has done since it was first built.

Any alterations to the dwellings should be in keeping with the original design. The type and colour of materials should be maintained including the white render, red bricks and red roof tiles with patterned ridge.

Traditional design windows and doors should be retained or reinserted.

The traditional height of boundary walls and fencing between housing should be retained.