

D GARDEN CITY INFLUENCED PLANNED DEVELOPMENT CHARACTER AREAS



The garden city movement is a method of urban planning that was initiated in the United Kingdom in 1898 by Sir Ebenezer Howard in response to city overcrowding. Garden cities were intended to be planned, self-contained communities with cottages and gardens situated around, or close to, open spaces.

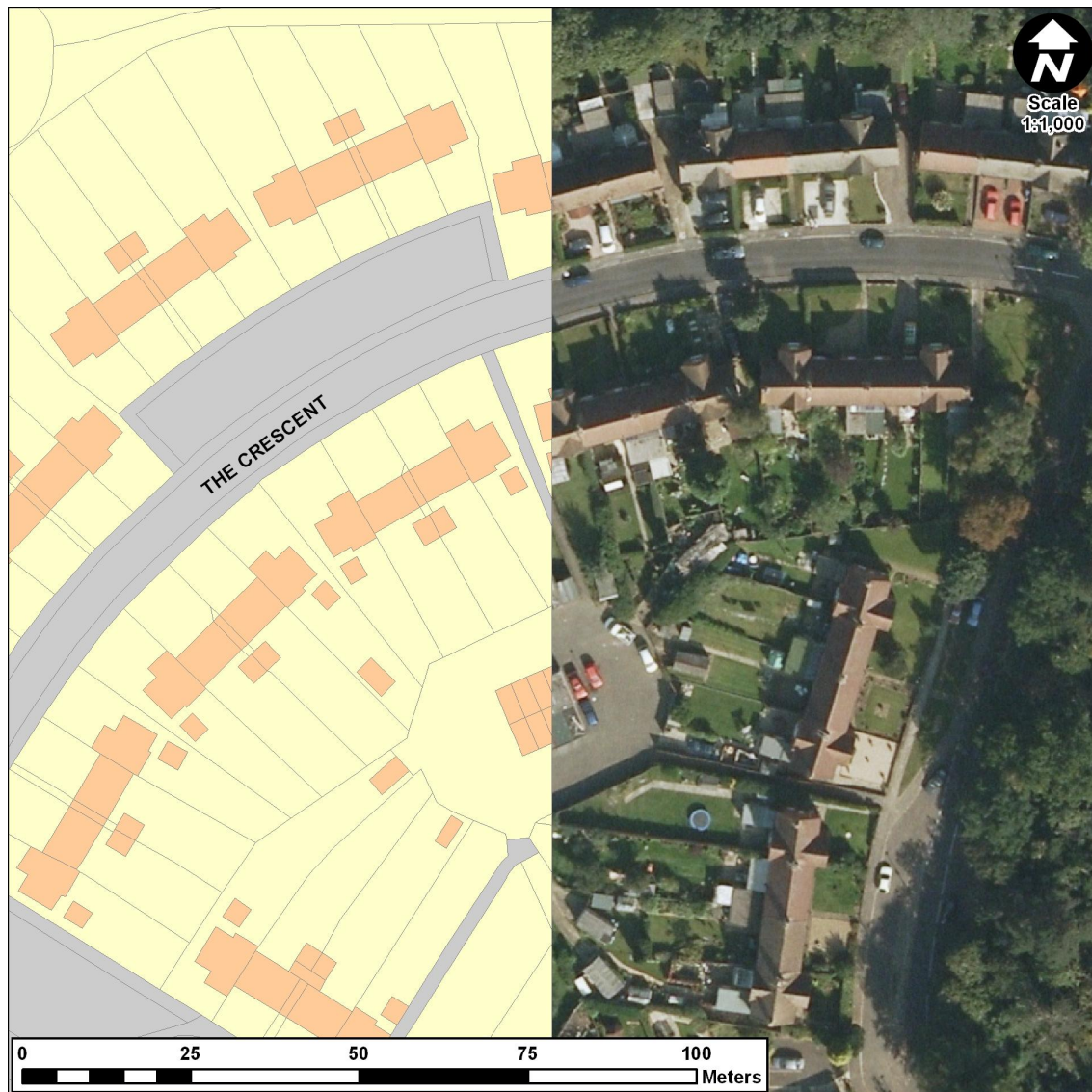
In Sevenoaks, some inter-war and early post-war housing developments are laid out around a network of green open spaces and footpaths.

In the early housing schemes, the houses are generally built in a vernacular cottage style with strong associations with the arts and crafts style. The two storey family homes (with one or two examples of 3 storeys in later years), often with rendered upper stories and gently pitched hipped roofs, have enclosed front gardens. The homes were built in traditional local materials – brick and rendered with wooden casement windows and tiled roofs. Many had small gables or dormer windows.

This form of development was particularly popular in public housing schemes built in the inter-war and early post-war period. The houses are built along curved and straight streets and cul-de-sacs regularly spaced on a regular building line behind enclosed front gardens. The houses are frequently set back from the road facing onto footpaths and open spaces. These developments often have no garages or have communal garage blocks.

These areas today have a distinctive character. The uniformity of design and age of the houses, the consistent colours of the brick and cream render and the enclosed cottage style front

gardens provide a strong sense of identity, differentiating these character areas from surrounding development.



Example of Garden City Influenced Planned Development Layout

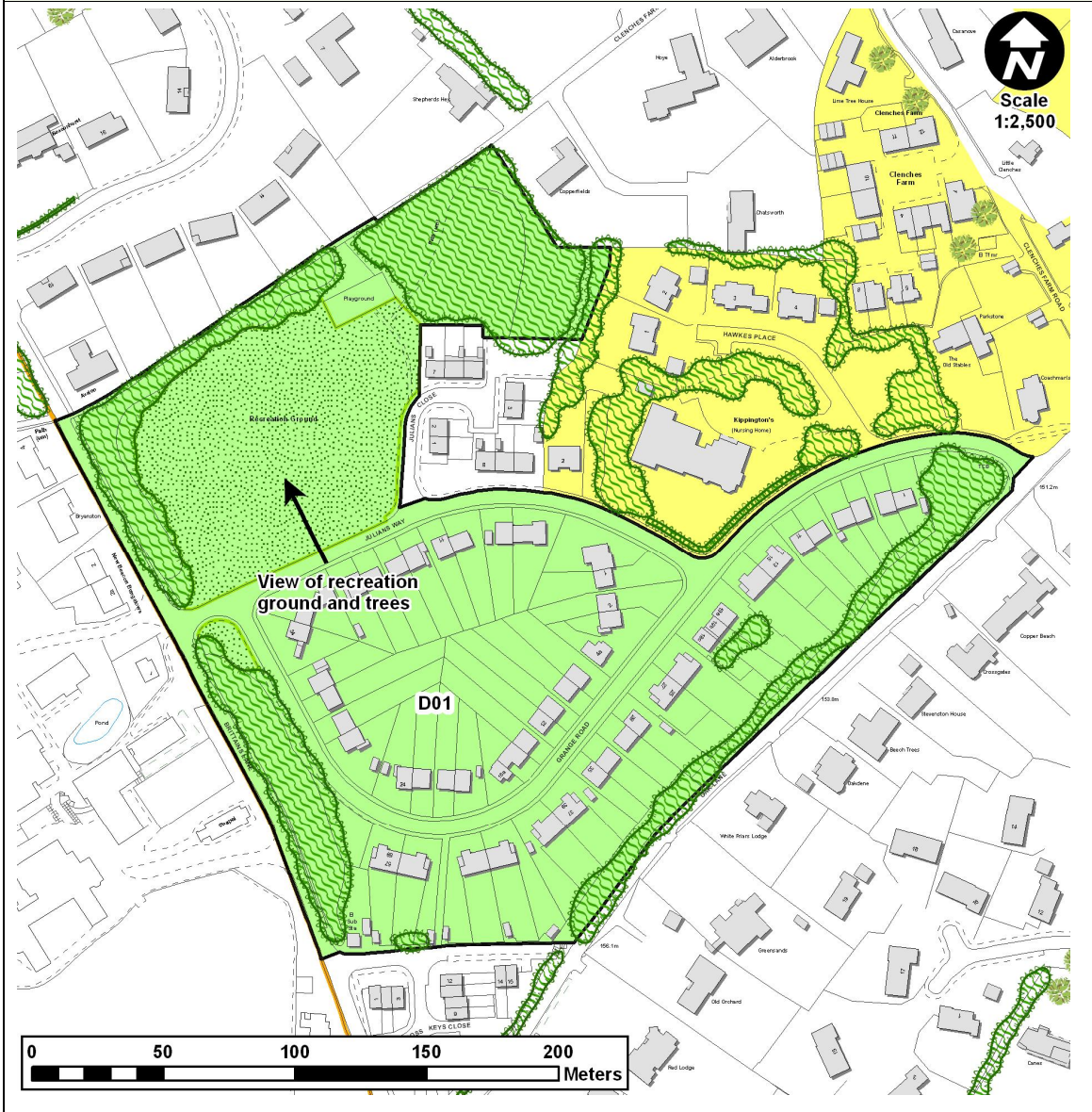
D01 – GRANGE ROAD AREA

Comprising Grange Road, Julians Way and Brittain's Lane (part)

HISTORICAL CONTEXT

A development of semi detached housing constructed within the grounds of Kippington Grange.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1960s
Type of buildings	Semi-detached, infill short terrace and detached house
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Brown brick, brown plain tiled roof, white window frames
Predominant boundary treatments	Low brick walls some with hedges above
Open space/ vegetation	The area overlooks the recreation ground to the north and is screened from Brittain's and Oak Lane by belts of trees. Hedges and trees partially screen neighbouring areas.

Area Characteristics



The semi detached houses are set on a relatively regular building line. They are of repeated designs with brown brick elevations and steeply pitched hipped brown plain tiled roofs with chimneys on the ridge and white framed windows. The properties have one or a pair of prominent forward facing gables.



Design details include vertical staircase windows, curved door openings and tiled porch canopies supported on white brackets. The houses are set behind landscaped front gardens enclosed by dwarf brick walls, some with hedges above. Some front boundaries have been lost to create parking on the frontage. Minor infill development has taken place but maintains the building line and colour palette.



Belts of trees screen the development from Oak Lane (above left) and Brittain's Lane. Tall hedges and further trees enclose the north side of Grange Road (above right) and north east of Julian's Road. These tree belts and hedges emphasise the curving sweep of the roads and contribute to the verdant character of this area and its quiet residential character, preventing longer views out of the area. At junctions the houses are set back across the corners behind deeper gardens contributing to this character.



To the north of Julian's Way a view opens out over the recreation ground and woodland.



A short garage block is set back and has little impact on the streetscape.

Locally Distinctive Positive Features

Repeated building designs on a regular building line give a uniform character and sense of place with little harm from unsympathetic additions, alterations or materials

Design details include hipped roofs, vertical staircase windows, arched door openings and tiled porch canopies supported on white brackets

Consistent use of materials including brown brick, brown plain tiled roofs and white window frames

Landscaped front gardens are enclosed by dwarf brick walls some with hedges above

Belts of trees and tall hedges

Views to the north over the recreation ground and woodland

Quiet residential character with little through traffic

Negative Features

Some loss of front boundaries

Design Guidance

The 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 the opportunity to upgrade the garage block as an integral part of development subject to sufficient parking spaces being provided. There may be pressure for extensions to existing buildings.

In proposing new development within the Grange Road Character Area:

Development should be set back from the road

The harmonious palette of brown brick and plain brown roof tiles should be respected

The characteristic designs and roof profile should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

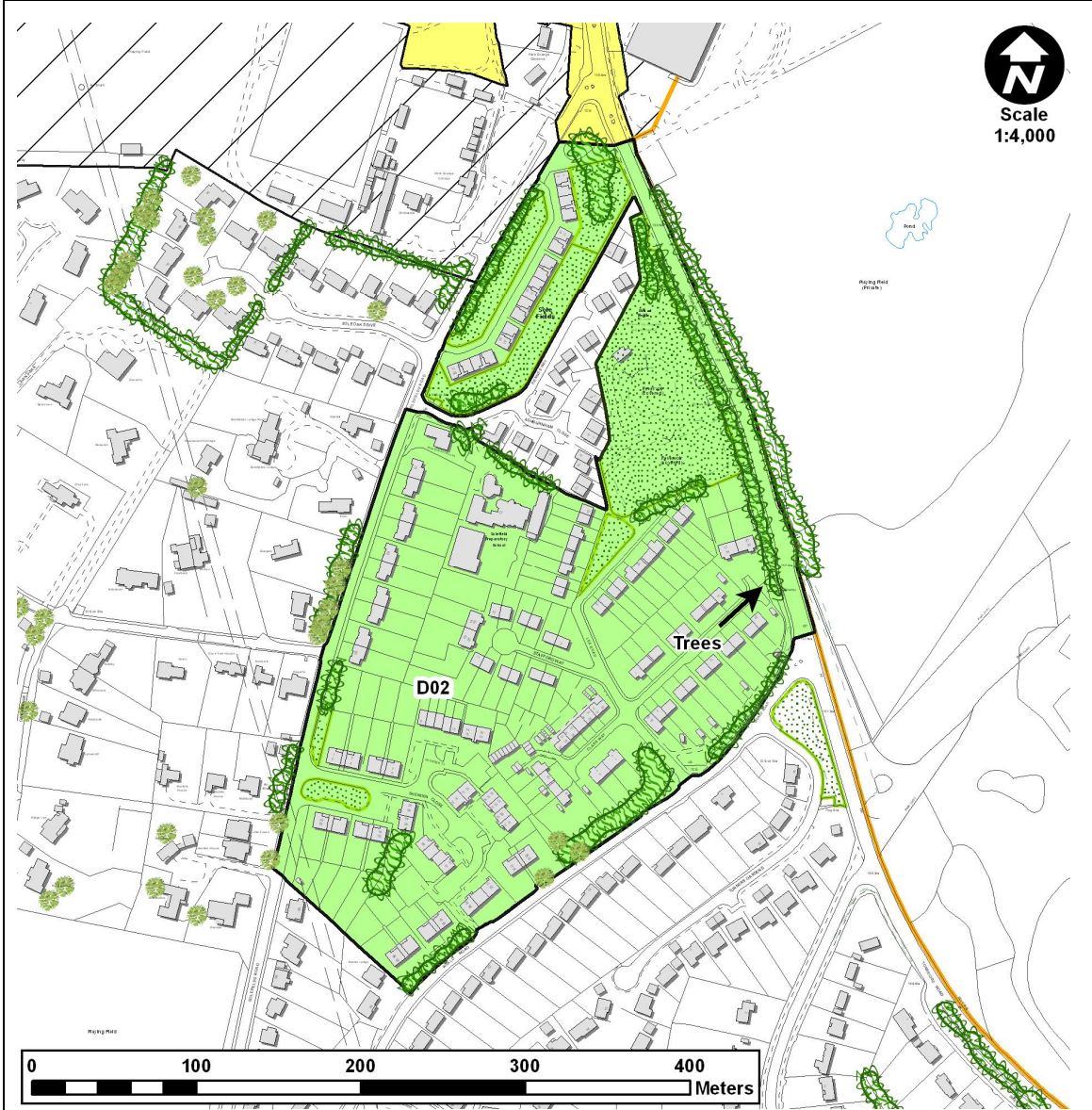
D02 – SOLEFIELDS ROAD AREA

Comprising Solefields Road, Shenden Close, Lea Road, Hurst Way, Clare Way and Tonbridge Road (part)

HISTORICAL CONTEXT

This development took place in the 1950s and 1960s (with some later redevelopment) on land previously occupied by several large Victorian mansions. Solefields was the site of a battle between Royalists and rebels in 1450.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1950s - 1960s, some later
Type of buildings	Semi-detached, short terraces and apartment blocks
Main uses	Residential
Building heights	Two and three storeys
Prominent building materials	Red/brown brick, brown roof tiles, hung tiles
Predominant boundary treatments	Brick walls, some walls and hedges
Open space/ vegetation	Grassed open areas some with trees. Trees within and surrounding the development. Reservoir and green open space to the north east.

Area Characteristics



This area is located between Solefields Road (above left) and Weald Road (above right) which are both strongly enclosed by high hedges and trees and have a rural character. The trees form a backdrop to the housing area.



The area is laid out on short cul-de-sacs and loops. The buildings are of repeated designs and are constructed of red/brown brick with flat fronts or bay windows, tiled hipped or gabled roofs, chimneys and some forward facing gables. Some have hung tiles on the upper storey or bays. Design details include balconies (below left), tall staircase windows, porch canopies on posts or brackets and curved recessed porches. The repeated designs and materials give the area a distinctive identity. However, the character in each street varies according to the layout of the buildings, open spaces and variations in design. The houses are generally set back on a relatively regular building line behind shallow front gardens enclosed by brick walls and some wooden fences and hedges. Some are open plan. The short curved streets with no through traffic contribute to a quiet, intimate residential character. The area incorporates short terraces (above left) and semi-detached properties (above right).



The character of the area is enhanced by open spaces in Solefields Road, Lea Road and Shenden Close. In Solefields Road, the loop of houses is arranged around a green, treed open space which separates and screens the houses from the road (above left). In Lea Road, the buildings face onto a green triangle of land with a magnificent copper beech tree. The houses on the north side are set behind a footpath in a layout typical of planned developments in the post-war period (above right).



There are also some three storey apartment blocks which reflect the design and materials of surrounding houses. The repeated tile hung bays and regular chimney stacks in Clare Way (left) are an interesting feature in the townscape.

Landscape





In Shenden Close, the buildings face onto an open space. These grassed areas create a feeling of space in this otherwise quite tightknit area.



The area is also framed and enhanced by mature trees within the area and framing it to the north and south.

Detractors



Concrete garage blocks with poor surfacing harm the character of the area in Clare Way.

Locally Distinctive Positive Features

Repeated building designs on a relatively regular building line give a distinctive character and sense of place. There has been little harm from unsympathetic additions, alterations or materials. Each street has a distinct character

Front gardens are separated from the public space by brick walls or some wooden fences and hedges

The houses face onto open spaces in Solefields Road, Shenden Close and Lea Road

Mature trees

Quiet residential character with no through traffic

Negative Features

Concrete garage blocks

Some loss of front boundaries

Poor road and footway surfacing

Some traffic noise from the London Road and more distant M26

Design Guidance

The 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 the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided. There may be pressure for extensions to existing buildings.

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

Regular building lines to the street should be respected

The harmonious palette of red/brown brick and hung tiles and plain brown roof tiles should be respected

The characteristic designs and roof profile should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

D03 - LUSTED ROAD AREA

Comprising Lusted Road, Hillfield Road and London Road (part)

HISTORICAL CONTEXT

A development of semi detached housing constructed on previously open land in the late 1940s

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Late 1940s
Type of buildings	Semi-detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Orange/brown brick, plain brown roof tiles, white wood framed windows
Predominant boundary treatments	Variety of hedges, brick walls and wooden fences
Open space/ vegetation	Broad grassed area with trees and hedges separates the development from the London Road. Access to public open space and countryside to the west. Landscaped gardens.

Area Characteristics

	<p>The semi detached houses are of uniform design and set on a regular building line. They have flat brick front elevations and steeply pitched gabled brown tiled roofs with chimneys on the ridge, white framed windows and flat porch canopies. Some properties have single storey canted bay windows.</p> <p>Despite some porch extensions, the consistent design, materials, colour palette and roofline create a strongly unified character. The houses are evenly spaced with glimpses between of open countryside.</p>
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The houses on the London Road side, face over a cul de sac and a broad grassed area with trees and a hedge which separates the houses from the main road. The hedge front boundaries are a particular feature in this part of the area. This grassed area is now the Village Green.



Boundaries are formed by fences and brick walls, although some front boundaries have been lost to provide open parking.

The elevated position, long views to the south and west and the set back of the houses from the road contribute to an unenclosed character. There are views of Riverhead church spire to the south assisting legibility in the area.



To the west, the development abuts grassed open space with long views west over open countryside. The open spaces and the absence of through routes contribute to the quiet, residential character of this area. However there is some traffic noise from the London Road and M26. In Hillfield Road, the houses are set back behind front gardens enclosed by hedges,

Locally Distinctive Positive Features

Repeated building designs on a regular building line give a uniform character and sense of place. There has been little harm from unsympathetic additions, alterations or materials.

Front gardens are separated from the public space by wooden fence, hedge or brick wall boundaries. Hedges are a particular feature in London Road.

A wide grassed area, now the Village Green, hedge and mature trees separate the area from the main London Road

Hillfield Road has a relatively open character due to its elevated position and the spacing of the houses set back from the road

Views to the west of the Darenth Valley and south towards Sevenoaks Common and Riverhead church spire

Quiet residential character with no through traffic

Negative Features

Some loss of front boundaries

Poor road and footway surfacing

Some traffic noise from the London Road and more distant M26

Design Guidance

The 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 extensions to existing buildings.

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

Regular building lines to the street should be respected

The harmonious palette of orange/brown bricks and plain brown roof tiles should be respected

The characteristic designs should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

Views to the west of the Darenth Valley and south towards Sevenoaks Common and Riverhead church spire should be protected

D04 - CRESCENT COTTAGES

Comprising Crescent Cottages and Station Road (north side)

HISTORICAL CONTEXT

A development of short terraces and semi detached planned housing constructed on previously open land in two phases in the 1930s and 1960s with more recent infill.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s and 1960s
Type of buildings	Short terraces and semi-detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red brick, steep brown plain tiled roofs with chimneys on ridge, flat white porch canopies on wooden brackets.
Predominant boundary treatments	Hedges
Open space/ vegetation	Grassed open space in front of Crescent Cottages and deep front gardens and hedgerows. Trees screen the railway line.

Area Characteristics



The western end of the area comprises 6 short terraces of four properties of uniform design. The terraces are constructed of red brick with flat front elevations beneath quite steeply pitched hipped plain tiled roofs with regular chimney stacks on the ridge. The ground floor windows have gently arched openings whilst those on the first floor are rectangular or round. The flat porch canopies are supported on white wooden brackets and a central arch leads to the rear of the properties. The uniform traditional design gives a cohesive character to the area.



Three of the terraces are arranged on a regular building line around a crescent shaped service road with a treed open space at the centre. The houses are set behind front gardens enclosed by hedges. Some hedges have been lost to create frontage parking and parking on the open space detracts from the character.



The houses facing onto Station Road are set on a regular building line behind very deep landscaped front gardens enclosed by hedges, which are a distinctive feature of the area. Some personalisation and alteration has taken place which affects the unified character of the area.



The houses to the eastern end of the area are of 1960s construction with orange red elevations and brown tiled gabled roofs. The semi detached properties are arranged around a shared access with a landscaped frontage to the road. Although design details and materials vary from those of the older buildings, the scale and building line are consistent. A more recent building at the eastern end blends well into the streetscene.

Locally Distinctive Positive Features

Repeated building designs on a regular building line give a uniform character and sense of place

Design details include hipped roofs, arched door openings and chimney stacks, distinctive windows and porch canopies supported on white brackets

Consistent use of materials including brown brick, brown plain tiled roofs and white window frames

The distinctive layout with the dwellings overlooking open space.

The deep landscaped front gardens and hedges are a particular feature of Crescent Cottages

The service road and grassed area fronting Crescent Cottages and the landscaped frontage to the semi detached properties contribute to the verdant character

Trees screen the railway line to the east

Negative Features

Some loss of front boundary hedges

Poor road and footway surfacing

Some personalisation and alteration

Parking on pavements and the open space

Design Guidance

The 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 extensions to existing buildings.

In proposing new development within the Crescent Cottages Character Area:

Regular building lines to the street should be respected

The harmonious palette of red brick and plain brown roof tiles should be respected

The characteristic designs and roof profile should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

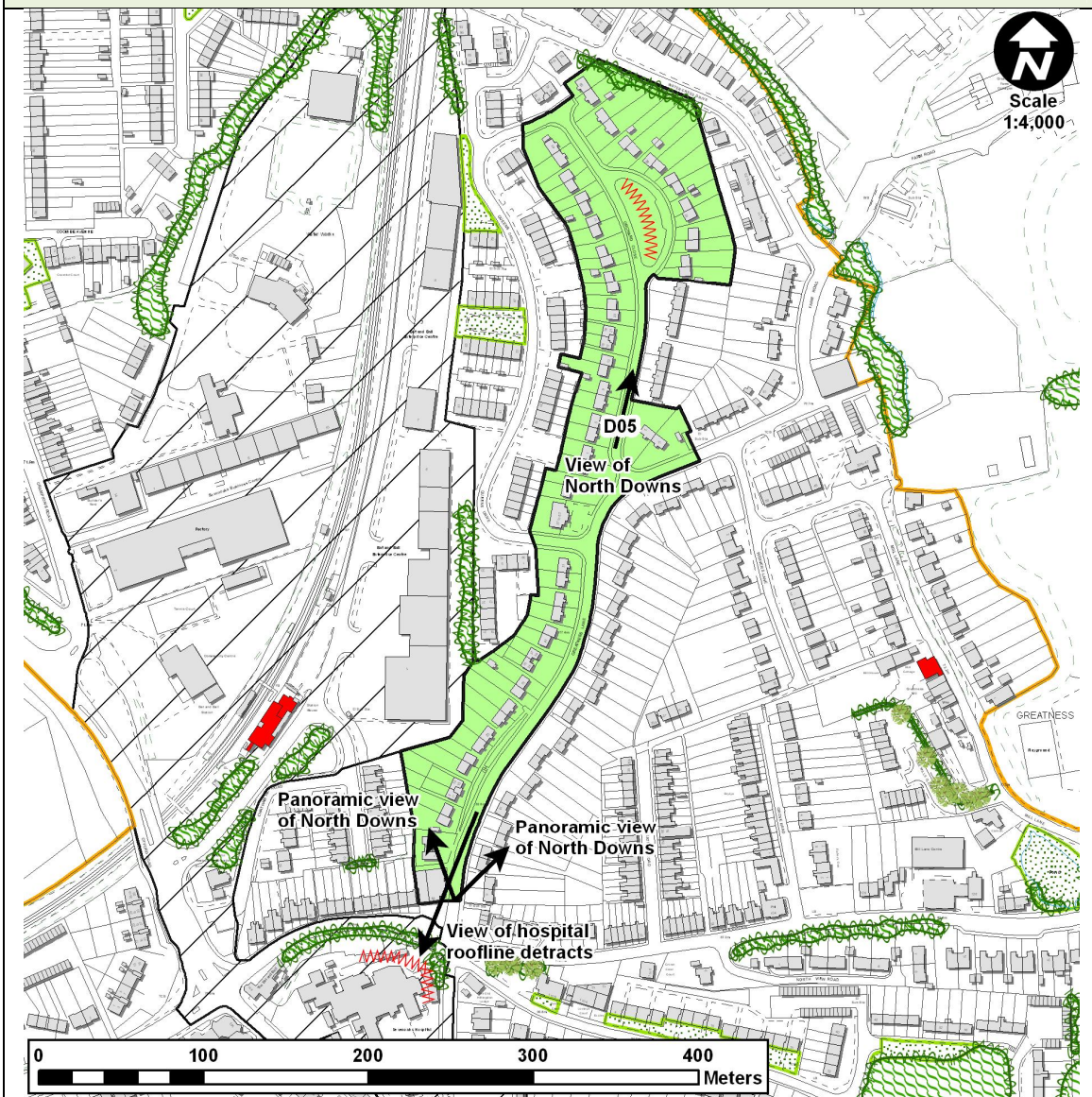
D05 – ORCHARD CLOSE

Comprising Greatness Lane, Orchard Close

HISTORICAL CONTEXT

Greatness Lane is a historic route which led to Greatness House. The Greatness area was developed, primarily for public housing, after estate land was donated to the town council in the 1920s.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1950 - 1960s
Type of buildings	Semi-detached and terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/brown brick, brown roof tiles and hung tiles
Predominant boundary treatments	Brick walls, fences and some hedges
Open space/ vegetation	Some hedges. Views of countryside.

Area Characteristics



Greatness Lane curves and dips northwards from the A25 with long views towards the North Downs over the rooftops. Orchard Close leads off Greatness Lane to the north and is also curving with a crescent of houses part way down facing onto a tarmac parking area. The semi-detached two storey houses are regularly spaced on a curved building line behind front gardens enclosed by low brick walls with some hedges and fences above. The houses are of repeated designs constructed of red/brown brick with gabled or hipped roofs with chimneys on the ridge. The houses in Greatness Lane have pitched tiled porches and hung tiles and some are set below the road behind a footpath. The repeated designs, consistent materials and layout create a distinctive character. The spacing of the houses permits glimpses between to countryside beyond.



On road and pavement parking clutter the streetscene. A tarmac parking area in Orchard Close on previously green open space detracts from the streetscene.

Locally Distinctive Positive Features

Repeated building designs give a distinctive character. There has been little harm from unsympathetic additions, alterations or materials

Design details include hipped roofs or gabled roofs with chimneys and pitched tiled porches

Consistent use of materials including red/brown brick, hung tiles and brown roof tiles

Front gardens are enclosed by low brick walls and some wooden fences and hedges

Orchard Close has a quiet residential character with little through traffic.

Long views from the south of the area towards the North Downs

The spacing of the houses permits glimpses through to countryside

Negative Features

On street parking and the tarmac parking area in Orchard Close harm the character of the area

Design Guidance

The 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 extensions to existing buildings.

In proposing new development within the Orchard Close Character Area:

Regular building lines to the street should be respected

The harmonious palette of orange/brown bricks and plain brown roof tiles should be respected

The characteristic designs and roofline should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

Views of the North Downs should be protected

D06 – THE CRESCENT AREA

Comprising The Crescent, Hillingdon Avenue (part) and Seal Hollow Road (part)

HISTORICAL CONTEXT

An area of planned housing constructed on previously open land around 1960.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Around 1960
Type of buildings	Short terraces
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/ brown brick, brown plain tile roof
Predominant boundary treatments	Low brick walls, hedges and some now open plan
Open space/ vegetation	Some houses front onto grassed open areas and footpaths. Trees at the north western and south eastern edge of the area

Area Characteristics



The houses facing Hillingdon Avenue and some in Seal Hollow Road and the Crescent are set back from the road on a relatively regular building line behind a broad belt of grass and trees and are accessed via footpaths in a typical layout for this type of Character Area. This open space contributes to the character of the area and separates the area from surrounding traffic. Tree belts to the north/north west and south/south east of the area form a backdrop to the housing and together with the open space and hedges, soften the uniform architecture and built form.



The houses in The Crescent are built on a curved building line set back behind landscaped front gardens enclosed by low brick walls and hedges. The uniform boundaries further reinforce the cohesive identity.



The short terraces have red/brown brick elevations and brown plain tiled steeply pitched gabled roofs with chimney stacks on the ridge. Symmetrical two storey projections with gables face the road. The properties have flat concrete porch canopies and square or vertical white framed windows. The uniform designs and materials contribute to the cohesive character of the area giving a strong sense of place.

Detractors



Narrow tarmac access roads lead to a central parking area with flat roofed concrete garages. The fences, surfaces and buildings are in poor condition which together with the absence of landscaping contributes to the poor environmental quality of this area.



Some personalisation of properties and replacement roofs affect the character of the area. The loss of front boundaries to create frontage parking also harms the cohesive character.

Locally Distinctive Positive Features

Repeated building designs, a relatively regular building line and a limited colour palette give a uniform character and sense of place. There has been little harm from unsympathetic additions, alterations or materials

Design details include steeply pitched gabled roofs with chimney stacks on the ridge, symmetrical two storey projections with gables facing the road, flat concrete porch canopies

Consistent use of materials including red/brown brick and brown plain tile roofs

Consistent boundary treatments

Wide grassed areas, some with trees

Tree belts to the north/north west and south/south east of the area

The Crescent has a quiet residential character with little through traffic

Negative Features

Some personalisation and replacement roofs have affected the distinctive character

The central parking and garage area is of poor quality and condition

There has been some loss of front boundaries

Design Guidance

The 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 the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided. There may be pressure for extensions to existing buildings.

In proposing new development within the Crescent Area Character Area:

Regular building lines to the street should be respected

The harmonious palette of red/brown bricks and plain brown roof tiles should be respected

The characteristic designs and roofline should be respected

Traditional detailing should be retained

Low brick wall or hedge boundaries should be retained or replaced

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

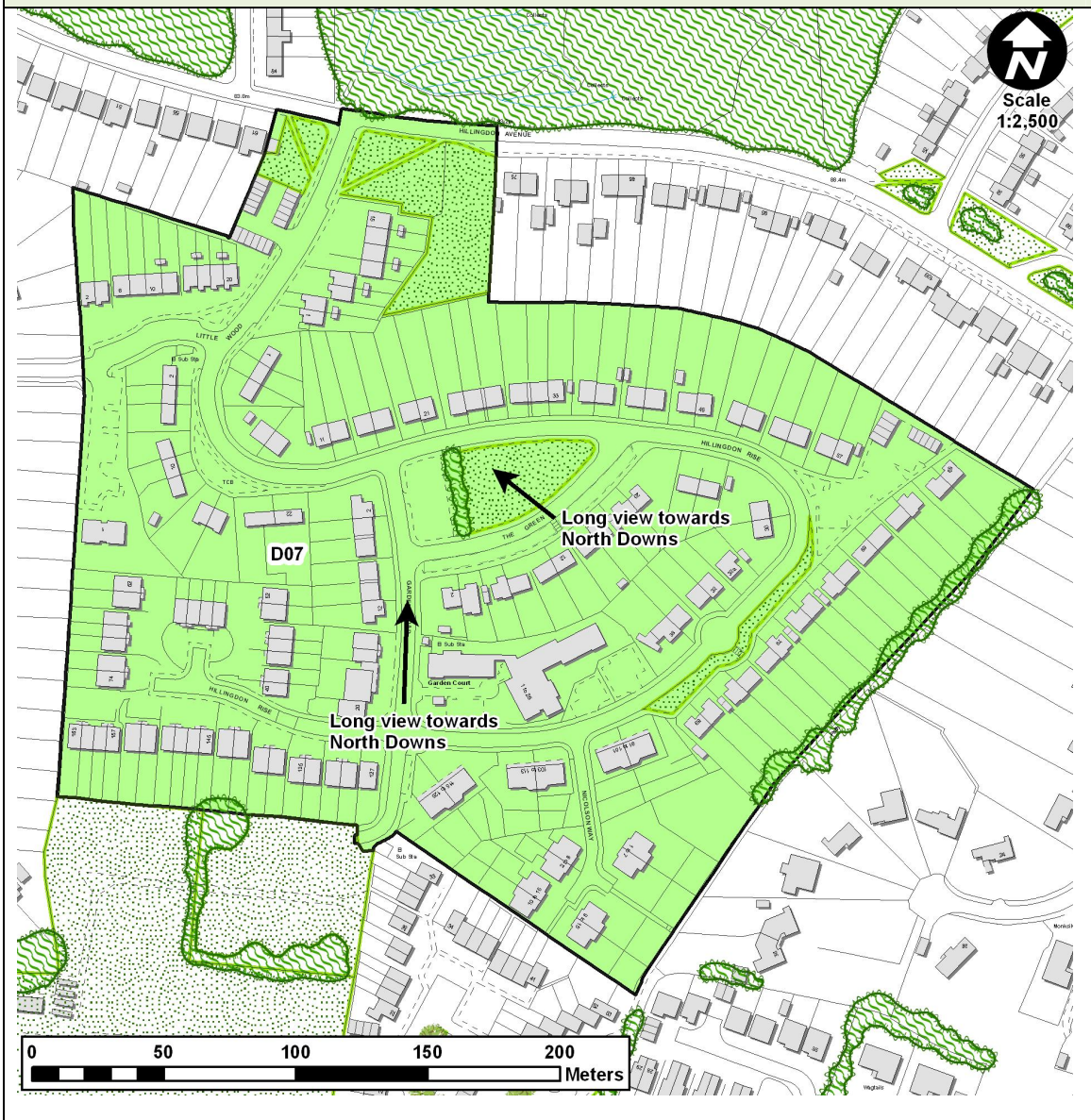
D07 – HILLINGDON RISE AREA

Comprising Littlewood, Hillingdon Rise, The Green, Nicolson Way , Garden Road

HISTORICAL CONTEXT


An area of planned housing constructed in the early 1960s on previously open land and allotments. The terraced housing in Little Wood was built in the early 1950s. Some of the 1960s properties in Hillingdon Rise have been redeveloped in the last 10 years.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1960 – 2000+
Type of buildings	Semi-detached, terraces, maisonettes and apartment blocks
Main uses	Residential
Building heights	Two and three storeys
Prominent building materials	Brown, red and yellow brick, white painted render, concrete roof tiles, brown or orange hung tiles
Predominant boundary treatments	Low brick walls, some hedges or open plan
Open space/ vegetation	Central green space and other grassed areas and verges within the development, treed green space facing onto Hillingdon Avenue. Access to recreation ground to the south.

Area Characteristics

	<p>The majority of the properties are semi-detached two storey houses of repeated designs set on a relatively regular building line. They have quite steeply pitched hipped brown plain tiled roofs with some gables facing the road and chimneys on the ridge or slope. Red/brown brick lower storeys and rendered white painted upper storeys are consistently used materials. The properties are set back behind front gardens enclosed by low brick walls some with hedges above or occasionally wooden fences. The gardens front onto pavements or footpaths and small green open spaces or banks. The area around The Green and eastern end of Hillingdon Rise has retained the original character with the repeated designs, materials, roofs, boundaries, regular spacing and building line being strongly unifying features.</p>
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Three short terraces in Hillingdon Rise also have a distinctive and cohesive character. The porch canopies are supported on white wooden brackets and the elevations are enhanced by contrast orange brickwork. The buildings have a cottage character.



In the southern section of Hillingdon Rise, three storey maisonettes date back to the original scheme. They are of uniform design with rather stark stairs and walkways leading to the first floor. Only three blocks remain of the original fourteen, the rest having been redeveloped.



In Little Wood the terraced two storey buff brick houses (above left) have shallow brown gabled tiled roofs with no chimneys and red hung tiles on the first storey. The houses have prominent front porches and the grassed frontage is unenclosed. The properties have a uniform character. The concrete garage blocks detract from the appearance of the street (above right).



The western end of Hillingdon Rise has been redeveloped with compact two storey semi-detached and terraced red brick properties arranged around landscaped parking areas (above left). Garden Court, a three storey yellow brick apartment block is set below Hillingdon Rise. Its height does not appear out of scale (above right) with the area and the colour contrasts with surrounding buildings.

Landscape



The buildings are set back from Hillingdon Avenue behind a treed open space crossed by footpaths, contributing to the character area. A Millpond Wood encloses the view to the north.



Some of the properties front onto footpaths and small grassed areas in a layout that is typical of this type of Character Area. The buildings are set at angles to the road on curves and junctions, creating a feeling of space.



The central Green is a particular feature of the area providing a focal point and a green setting for the buildings, enhancing the cottage character of the houses and creating a feeling of space. Part of the open area has been sympathetically converted to a landscaped parking area.



A well tended recreation ground with play equipment can be accessed from the south of the area. It is enclosed by trees.

Views



The land rises to the south and east. There are long views from The Green to the northwest over rooftops and trees to the North Downs (above left) and from Garden Road towards the north (above right).

Locally Distinctive Positive Features

Hillingdon Rise has a distinctive and cohesive character and the original layout, buildings and open spaces have been retained through much of the area

The repeated designs, materials, roofs, boundaries, regular spacing and building line are strongly unifying features

Design details include hipped roofs or gabled roofs with chimneys

The Green and other grassed spaces

Long views to the north and northwest towards the North Downs

The area has a quiet residential character with no through traffic Sympathetic redevelopment and provision of landscaped parking areas enhances the quality of the area

Negative Features

Concrete flat roofed garages in Little Wood

Design Guidance

The 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 the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided. There may be pressure for extensions to existing buildings.

In proposing new development within the Hillingdon Rise Area Character Area:

Regular building lines to the street should be respected

The harmonious palette of materials should be respected

The characteristic designs and roofline should be respected

Traditional detailing should be retained

Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained

Views of the North Downs should be protected

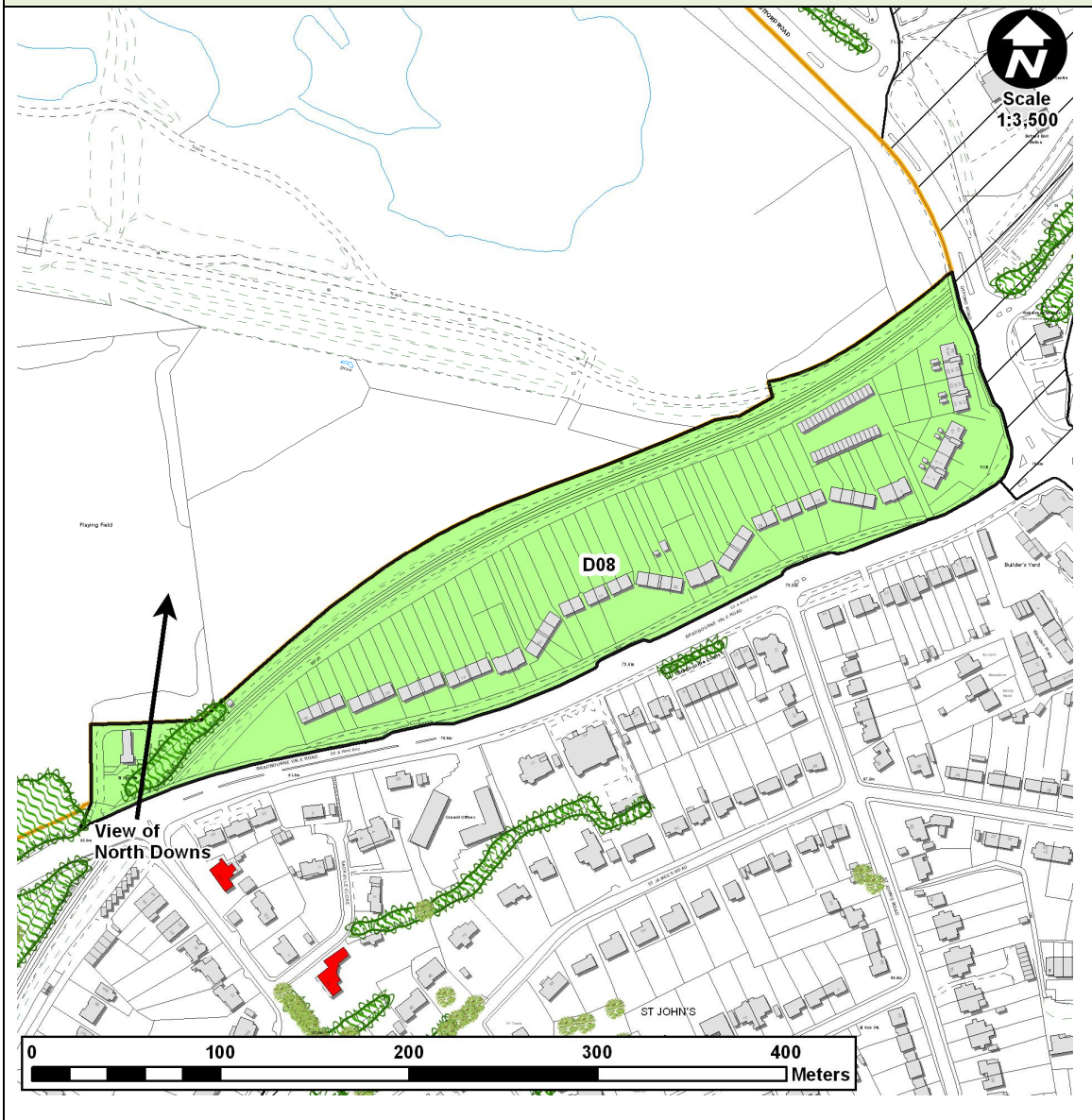
D08 BRADBOURNE VALE ROAD

Comprising Bradbourne Vale Road; Otford Road

HISTORICAL CONTEXT

Most of the area was laid out in a planned development in the 1930s.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s and present day
Type of buildings	Terraced and semi-detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/ orange brick and brown or red tiles
Predominant boundary treatments	Hedges and some trees
Open space/ vegetation	Generally grassed front gardens. Front boundary garden hedges and trees.

Area Characteristics



The north side of this section of Bradbourne Vale Road was developed in the 1930s as a planned group of two storey terraced and semi detached properties arranged in two crescents and as terraces stepped back from the road. The two terraces which turn the corner into Otford Road were constructed in a similar design at a later date. The land slopes down from Bradbourne Vale Road so the properties, gardens and sloping verge are set down from the road.

Although the groups of properties have slightly different designs, they are unified by their grouping, height, materials, hipped roofs (one mansard), wide horizontal windows and chimneys. There has been some personalisation through replacement windows and doors, or the addition of small porches, but overall the properties form a cohesive group arranged behind a generally open grassed frontage.



The contemporary design of the flat roofed flats with render and timber cladding and square or horizontal windows takes no visual cues from the adjoining development. The building sits closer to the road, is not set down behind an open landscaped frontage and has clearly been designed as a separate isolated development from its neighbours although visible within the same street scene.

Views



The area abuts the countryside to the north and a view of the North Downs can be seen from the railway bridge.

Boundary Treatment



A common front boundary feature for the area is hedging with occasional trees, defining the boundary between public and private space. There are also a number of small street trees which are planted in the sloping verge next to the road.

Locally Distinctive Positive Features

A planned cohesive group of two storey terraced and semi detached properties unified by their grouping, height, materials, hipped roofs (one mansard), wide horizontal windows and chimneys.

Generally open grassed frontage enclosed by hedges and trees with some street trees

Common design themes to some properties including gables fronting the road and half timbered features

Negative Features

Traffic

Design Guidance

There is no opportunity for further infill development but there may be pressure to develop the garage court. Any such development would have to take into account the lack of off street parking for properties in this area.

In proposing new development within the Bradbourne Vale Road Character Area:

Where an extension is proposed to the front of a dwelling, the scale and materials should respect the existing building. Loft extensions should not detract from the characteristic roof profile of the group of building.

Hedge boundaries which contribute to the character of the area should be retained

The view of the North Downs should be protected

D09 – BULLFINCH CLOSE WEST

Comprising Bullfinch Close (west)

HISTORICAL CONTEXT

The set piece square around the amenity open space is retained as the only remaining part of the 1950s properties previously located along Bullfinch Close which have been redeveloped in recent years.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1950's to present day
Type of buildings	Semi detached and terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Mainly white/ pastel render with brown tiles – some red brick
Predominant boundary treatments	Hedge and picket fence
Open space/ vegetation	Amenity open space at the centre of 1950s square. Views of the North Downs.

Area Characteristics



Two storey terraced and semi-detached houses with hipped, tiled roofs face on to the central amenity space.

The symmetrical designs of render and brick houses are set back on a relatively regular building line behind enclosed front gardens.

Trees frame the view and enclose the development to the west.

The development has no garages, with parking found around the green.

Landscape



The amenity open space at the centre of the 1950s 'square' is typical of the planned layouts of this period and provides a break in the built form and a contrast to the adjoining built up area.

Views

A view of the North Downs is available to the north western corner of the site providing a backdrop and verdant setting to this set piece.



Detractor

The surface of the footpath at the edge of the amenity open space is in poor condition.



Locally Distinctive Positive Features

Unity of the two storey houses arranged around the green

Repeated building designs on a relatively regular building line give a uniform character and sense of place with little harm from unsympathetic additions, alterations or materials

Consistent use of materials including white/ pastel render and red brick, brown plain tiled roofs and white window frames

The amenity open space at the centre of the 1950s 'square'

Landscaped front gardens are enclosed by hedgers and picket fences

Belt of trees to the west

Views of the North Downs

Negative Features
Surface of the footpath at the edge of the amenity open space

Design Guidance
<p>The 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.</p> <p>In proposing new development within the Bullfinch Road west Character Area:</p> <p>The unity of the two storey houses arranged around the green should be respected</p> <p>Development should be set back from the road</p> <p>The harmonious palette of white/ pastel render, red brick and brown plain tiled roofs should be respected</p> <p>The characteristic designs and roof profile should be respected</p> <p>Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained</p> <p>Views of the North Downs should be protected</p>