

## G FORMAL AVENUE CHARACTER AREAS



Individually designed mostly 2 storey detached houses are set well back along wide avenues with wide grass verges and pavements and are visible above walled, hedged and treed front boundaries. Houses are set on a regular building line behind landscaped front gardens with gaps between buildings. Houses are generally not built up to the side property boundaries resulting in landscaped space between buildings.

There is a verdant character to the roads created by the grass verges, boundary hedges, mature trees in the verges or front gardens and woodland or open space. The hedged and treed boundaries on both sides of the road contrast with the built form and soften the townscape. The mature native trees provide historic links back to the original farmland and make a significant contribution to the character of this area.



Example of Formal Avenue Layout

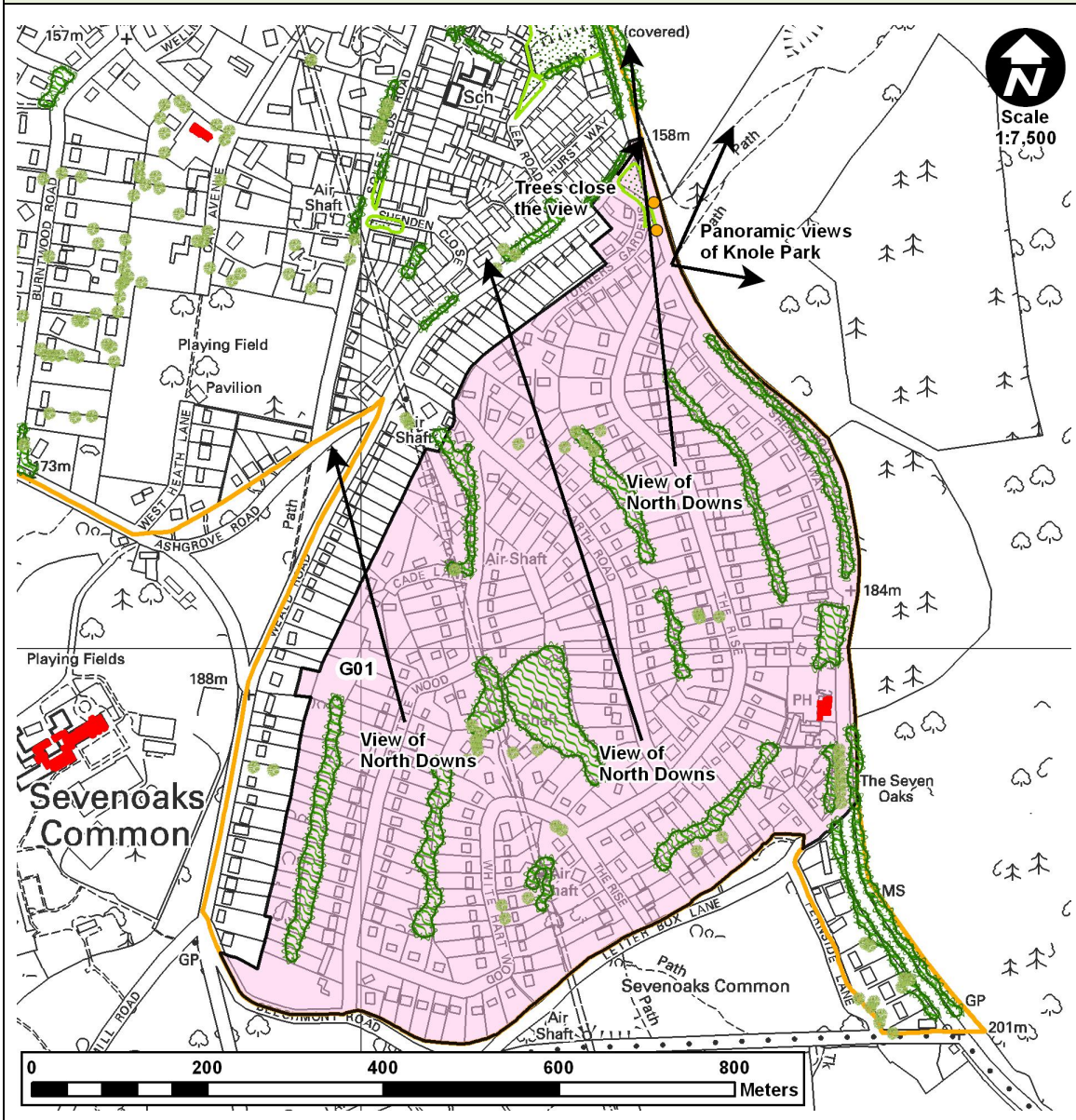
## G01 WHITE HART AREA

Comprising The Rise; Garth Road; Brattle Wood; White Hart Wood; Shenden Way; Turners Gardens; White Hart Close; Cade Lane; Tonbridge Road; Parkland Close; Letter Box Lane and Beechmont Road

### HISTORICAL CONTEXT

Historically the area formed the edge of Whitehart Woods and was given over to fields and gravel pits. The area was part of the Sackville Estate but was laid out in the 1930s with plots sold individually. The railway tunnel travels underneath this area but is only revealed in brick airshafts along its length. Surviving historic buildings include the White Hart Public House (Grade 2 listed).

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys with some bungalows and three storey
Prominent building materials	Various
Predominant boundary treatments	Low walled gardens with hedges and some trees
Open space/ vegetation	The edge of the area is characterised by thick ancient woodland significantly limiting the views to the open countryside beyond. The area is bounded by the historic route of Tonbridge Road which retains some elements of former landscape. Remnant woodland survives within the estate. Hedges and tree boundaries to front and rear gardens trees which act as a backdrop to the houses.

### Area Characteristics



*The Rise (top left); Garth Road (top right); Brattle Wood (bottom left); White Hart Wood (bottom right) illustrate the predominant character of this area formed by individually designed detached houses set well back on a relatively regular building line along wide avenues with grass verges and pavements . Groups of buildings are visible above low walled, hedged and treed front boundaries. The formal layout is created by the wide roads with footways and verges and a relatively regular building line, with spacing between buildings.*



*Individually designed detached and two semi detached houses are set back from the west side of Shenden Way on an irregular building line. Groups of buildings of varying heights are visible above low walled, hedged and treed front boundaries. The eastern side of the street is formed by a tree belt which encloses the space and separates the road from the busy Tonbridge Road.*



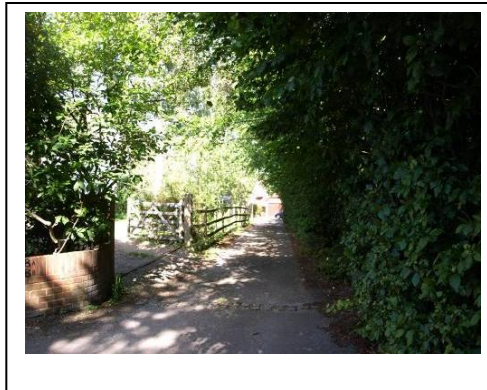
*Turners Gardens is a cul de sac development of 17 detached houses built on a former nursery in the 1980s. The road is narrow and leads on to a shared surface access at the head of the cul de sac. The buildings, including garages are more prominent than in the rest of the area, with shallow front gardens and little boundary treatment.*

*The three cul-de-sacs Parkland Close (top right), White Hart Close (below left) and Cade Lane (below right) are less spacious in layout with narrow roads, no grass verges and buildings set closer to the roads. Groups of buildings are visible above hedged front boundaries. Trees play an important part in defining the entrance to these roads and visually enclosing and terminating the vista of Cade Lane.*





*A narrow informal hedge and tree-lined drive leads away from White Hart Wood to serve well screened backland development.*



*Two narrow drives serve detached properties set behind woodland off Letter Box Lane. The properties are relatively well concealed from the rural lane by the woodland.*

### Landscape



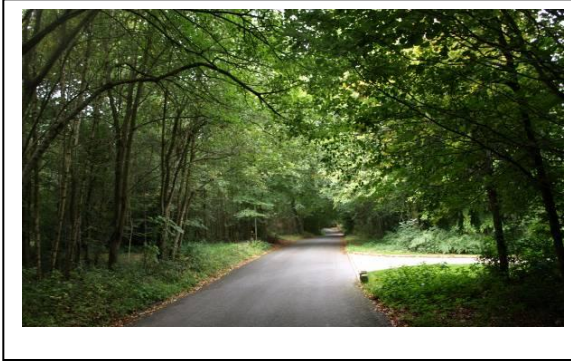


*There is a high survival of former mature tree cover in front and rear gardens as well as some wooded areas originally forming part of the farmed and wooded Sackville Estate. The principal roads are bordered by grass verges and lined with boundary hedges and a mix of mature native trees and suburban planting - giving a verdant character to these roads illustrated by The Rise (top left); Brattle Wood (top right); Garth Road (bottom left); White Hart Wood (bottom right). The hedged and treed boundaries on both sides of the road contrast with the built form and soften the townscape. The mature native trees provide historic links back to the original farmland and make a significant contribution to the character of this area.*



*The tree belt forming the eastern side of Shenden Way provides part of the landscaped southern entrance to Sevenoaks, combining with trees on Tonbridge Road to form a verdant arched canopy.*





*The area is largely surrounded by countryside and the surrounding roads such as Letter Box Lane (below left) have a rural character. Where roads within the White Hart area meet the surrounding rural routes mature trees and more intensive native planting create a transition between the more formal suburban landscape to the informal rural character as shown at The Rise/ White Hart Wood (top left) and The Rise/ Tonbridge Road (top right).*

*Brattle Wood (bottom right) is a significant copse of historic woodland which remains within the area.*



*The treed amenity green space at the corner of Tonbridge Road/ Weald Road screens the entrance to Turners Gardens and reflects the verdant character of Tonbridge Road and Weald Road at this point.*

**Views**







*The undulating topography of the area allows views across roofs looking northwards towards the North Downs from The Rise (top and bottom right) and Garth Road (bottom left). Panoramic views of Knole Park are seen from Tonbridge Road near the junction with The Rise (top left) and provide a magnificent setting of historic landscape for this area and the town as a whole.*

**Townscape Feature**



*Turners Gardens is connected under the Tonbridge Road via a gate into Knole Park. The residents each hold a key to the gate through which it is thought a turnpike road was originally built into the Sackville Estate.*

**Boundary Treatment**



*A common front boundary feature for the area is a low brick wall, topped by hedging, enclosing the road space, defining the boundary between public and private space and reinforcing the character of an area*

## Detractors



*House without the regular set back or low walled and hedged or hedged front boundary can appear dominant in the street scene and out of character with the area.*



*Closely abutting two storey houses on subdivided plots in a prominent location without adequate space between them or landscaped boundaries can appear out of character with the area.*



*Where visible, the introduction of detached garage buildings to the front of the house towards the front of the building curtilage can appear dominant in the street scene and change the verdant character to the roads where houses are set well back behind landscaped front gardens and walled, hedged and treed front boundaries.*

*If repeated too often, the loss of front gardens to paving which is visible from the road will urbanise the suburban character of the area.*



### Listed Building

#### The White Hart Public House

18th Century posting inn, three storeys, painted brick and stucco plinth. Late 18th Century addition to right with eaves, gutter and hipped tile roof. Various 18th Century sash windows with glazing bars.

Grade 2



### Locally Distinctive Positive Features

Individually designed mostly 2 storey detached houses are set back from the road along a relatively regular building line with gaps between buildings

Verdant character to the roads created by grass verges, boundary hedges, mature trees in front gardens and in rear gardens visible above and between houses, as well as some wooded areas

The edge of the area is characterised by trees and woodland and the historic landscape of Knole Park

Trees on Tonbridge Road enclose and frame the southern entrance to Sevenoaks

Treed amenity green space at the corner of Tonbridge Road/ Weald Road

Views looking northwards towards the North Downs

Gated entrance and view to Knole Park

Low brick or stone wall boundaries topped by hedging, or hedged boundaries or hedged boundaries front and side

The White Hart Public House Grade 2 listed building

### Negative Features

Some new development has not respected the characteristic set back from the road or allowed adequate spacing between buildings

Absence of walled and hedged or hedged front boundaries to a few properties

Loss of front gardens to paving which is visible from the road

## **Design Guidance**

Some infill development and redevelopment has occurred in this character area and it is likely that there will be pressure for further such development. Some long back gardens have been developed with discrete backland development and further such development may prove acceptable but any such development should meet the guidance included in this SPD.

Many properties have been extended in the area and whilst the adaptation of existing buildings is likely to continue, there is a need to ensure that development does not appear cramped on the site or within the street scene by virtue of its scale, height mass and siting.

In addition, there has been pressure for large areas of car parking or garages but in judging such proposals the impact of the building on the character of front boundaries, gardens or the street scene should be carefully assessed.

In proposing new development within the White Hart Character Area:

Development should be set back from the road and respect the relatively regular building line

The scale, height and mass of new development should fit unobtrusively within its setting and should not appear cramped on the site or out of context with the character of the street

A side extension should not significantly infill the space between properties

Garages should be of a scale, form, materials and location that fit unobtrusively with the house, surrounding garden and the character of the street

Backland development should be served by narrow and hedge lined access drives

Mature trees and hedges or wall and hedge boundaries which contribute to the character of the area should be retained

The rural character of the roads at the edge of the character area should be retained

The listed building and its setting should be protected

The Rise/ Tonbridge Road amenity open space should be protected

The views of the North Downs should be protected

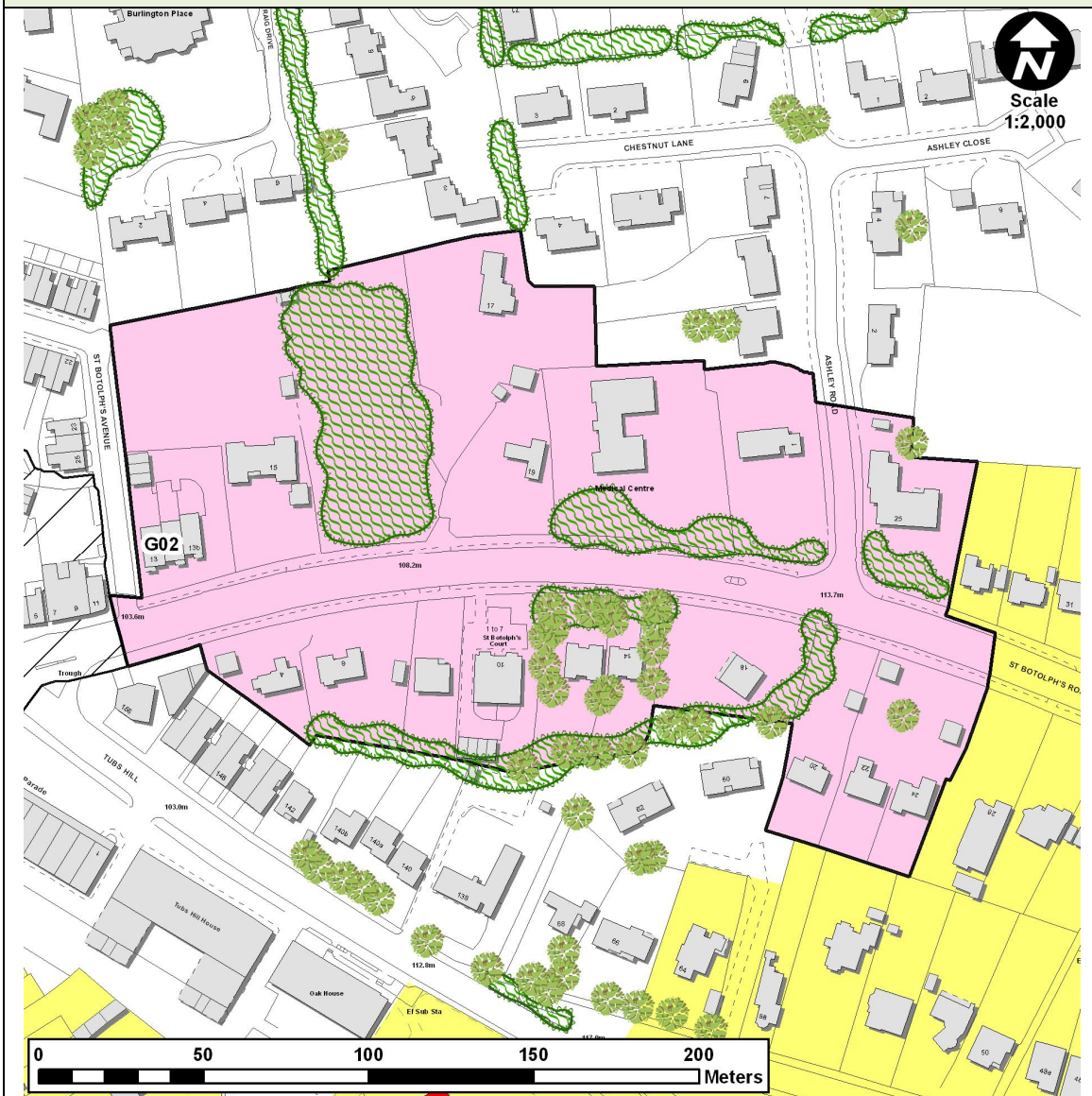
## G02 ST. BOTOLPH'S ROAD

Comprising St. Botolph's Road

### HISTORICAL CONTEXT

The 1895 Ordnance Survey Map shows fields and woods where St Botolph's Road and The Drive is situated today. The 1896 Ordnance Survey 1:2500 map shows St. Botolph's Road lined with trees. By 1901, most of the north side of St. Botolph's Road had been sold or leased, and the first houses were erected in 1904. House building continued during the 1920's and 1930's, with new development continuing up to recent times.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1900s to present day
Type of buildings	Detached
Main uses	Residential and medical centre
Building heights	Two storeys some with attic rooms
Prominent building materials	Brick with render, timber framing and tile hanging
Predominant boundary treatments	Hedge with black painted railings
Open space/ vegetation	Mature tree lined avenue, woodland and hedged boundaries



*The trees along St Botolph's are integral to the character of this area and the setting of the adjoining Conservation Area (The Vine Conservation Area). The character is enhanced by the generous width of the carriageway and the wide grass verges and pavements, and particularly the tree canopy formed by the impressive avenue of mature trees. Most of the trees are horse chestnuts but there are also a few beech, silver birch and some newly re-planted specimens to replace those lost in the 1987 hurricane.*

*The hedged boundaries with black railings add to the verdant character of the road.*

*The woodland adjoining Bowerwood House adds significantly to the character of the tree lined road and terminates vistas along this curving part of the road.*





*Large individually designed detached houses are well spaced along the road. The houses are set well back from the road behind hedged and treed front gardens. Buildings are well screened and generally have a minimal impact on the street scene. The buildings vary in age, spanning the entire twentieth century, with most being erected in the 1920's and 1930's in styles. The character of this part of St. Botolph's Road is unified not by the buildings themselves, but the verdant vegetation and the discrete appearance of buildings. The properties to the south side of the road (top and bottom left) are generally placed higher than the level of the road, while those to the northern side (top and bottom right) are set at a lower level and partially obscured at road level.*



*Bowerwood House at number 15 is a prominent feature of the street scene although set below road level on the north side. It is understood to have been designed by Charles Cable, a much respected local architect, in 1922, in a well detailed, half-timbered Arts and Crafts derived style.*



*At the western edge of St Botolph's Road the character has been changed by more intensive redevelopment. Buildings become more prominent in the street scene by virtue of their height, mass and open frontage with little screening (top left) or mass and siting (top right).*

### Locally Distinctive Positive Features

Development generally well screened from the road by being well set back behind hedged and treed front gardens

Houses are generally not built up to the property boundary resulting in landscaped space between buildings

A tree lined avenue with grass verge flanked by substantial hedges, trees and woodland enclose the road

Arts and Crafts design themes are reflected in earlier properties

### Negative Features

No significant detractors

### Design Guidance

The dispersed nature of development leads to pressure to develop parts of the large gardens within the area and to subdivide or redevelop existing substantial plots.

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

Any development should be well screened from the road by being well set back behind hedged and treed front gardens

The scale and mass of new development should fit unobtrusively within its setting and should not appear cramped on the site or out of context with the character of the street

Mature trees and boundary hedges and railings which contribute to the character of the road should be retained

The setting of the adjoining Vine Conservation Area, including mature trees and Arts and Crafts house designs, should be protected or enhanced



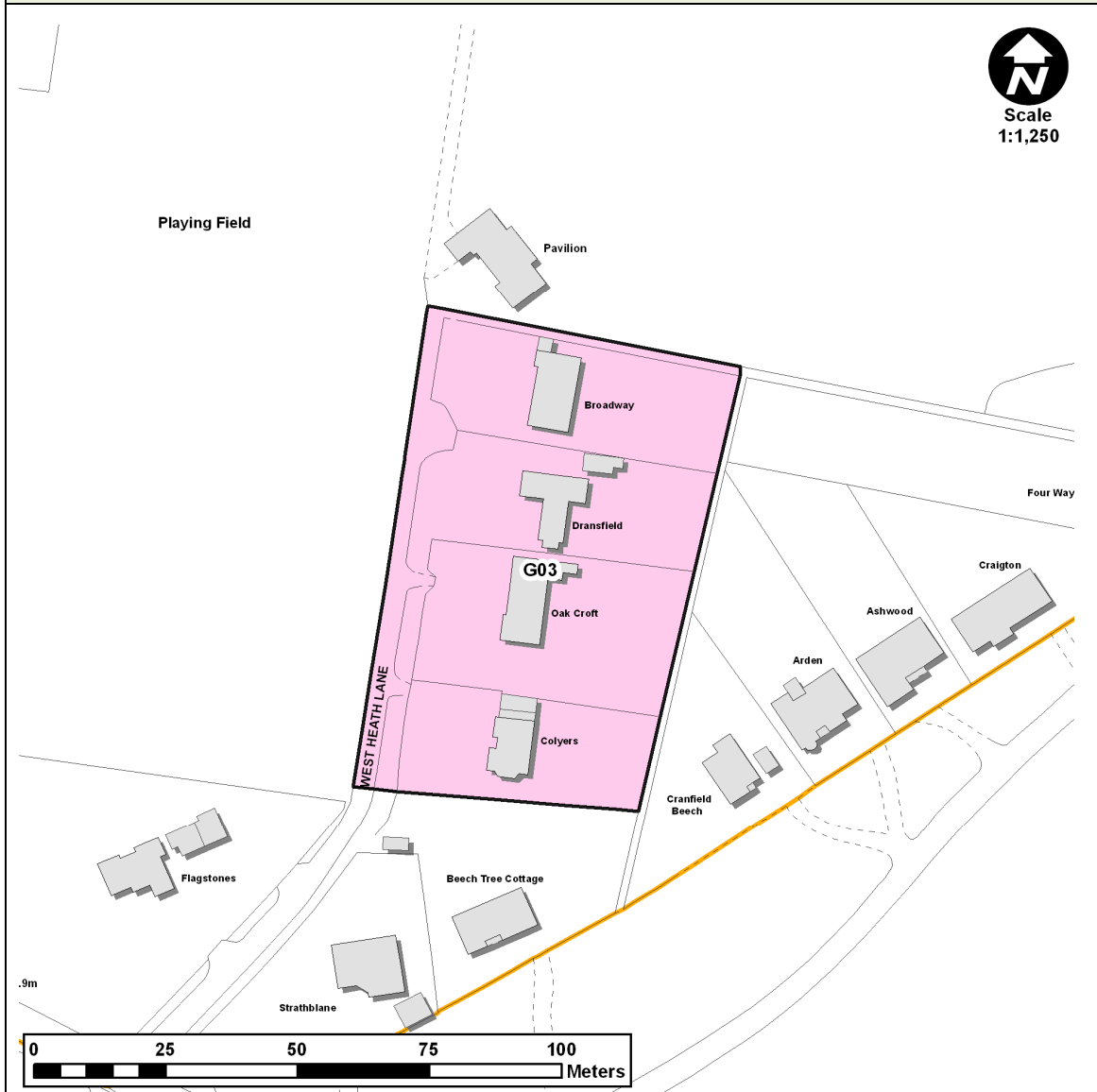
## G03 WEST HEATH LANE

Comprising West Heath Lane

### HISTORICAL CONTEXT

West Heath Lane was commenced in the 1930s with limited infill development added in subsequent decades.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to 1970s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys and bungalow
Prominent building materials	Various
Predominant boundary treatments	Hedges with some trees
Open space/ vegetation	Verge at the edge of the road, hedges and trees to front gardens and open space to the west side



*West Heath Lane comprises individually designed 2 storey detached houses formally arranged on a regular building line with space between buildings. The group of buildings is visible above hedged and treed front boundaries.*

*There is a verdant character to the roads created by the grass verge, boundary hedges, mature trees and open space. The formal layout is created by the straight road with verge and a regular building line, with spacing between buildings.*



*West Heath Lane has a more open character as the western side is flanked by playing fields.*

### **Locally Distinctive Positive Features**

Individually designed mostly 2 storey detached houses are formally spaced on a regular building line with gaps between buildings

Verdant character to the road created by grass verge, boundary hedges, mature trees in front gardens and playing fields

A more open character is created by the playing fields to the west

### **Negative Features**

No significant detractors

### **Design Guidance**

The arrangement of buildings and plots of this development gives little opportunity for development.

In proposing new development within the West Heath Lane Character Area:

The regular building line and space between buildings should be respected

Mature trees and hedged boundaries which contribute to the character of the roads should be retained

