

H INFORMAL LANE CHARACTER AREAS



Large individually designed detached houses are set well back from the road and are well screened and generally have a minimal impact on the street scene. The narrow, undulating or winding lanes are enclosed by hedges and substantial numbers of mature trees, often arching across the road to add to the sense of enclosure. Hedges and trees about the lanes and development is generally well hidden by vegetation and narrow entrances. The verdant edges, discrete development and the informal highway layout, often without footpaths or kerbs, create an informal rural character to the lanes. Some of the informal lanes skirt the edge of Sevenoaks beyond which limited development is visible.

The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.

Mature trees are also prevalent between and behind buildings forming the backdrop and setting for development and a skyline feature.



Example of Informal Lane Layout

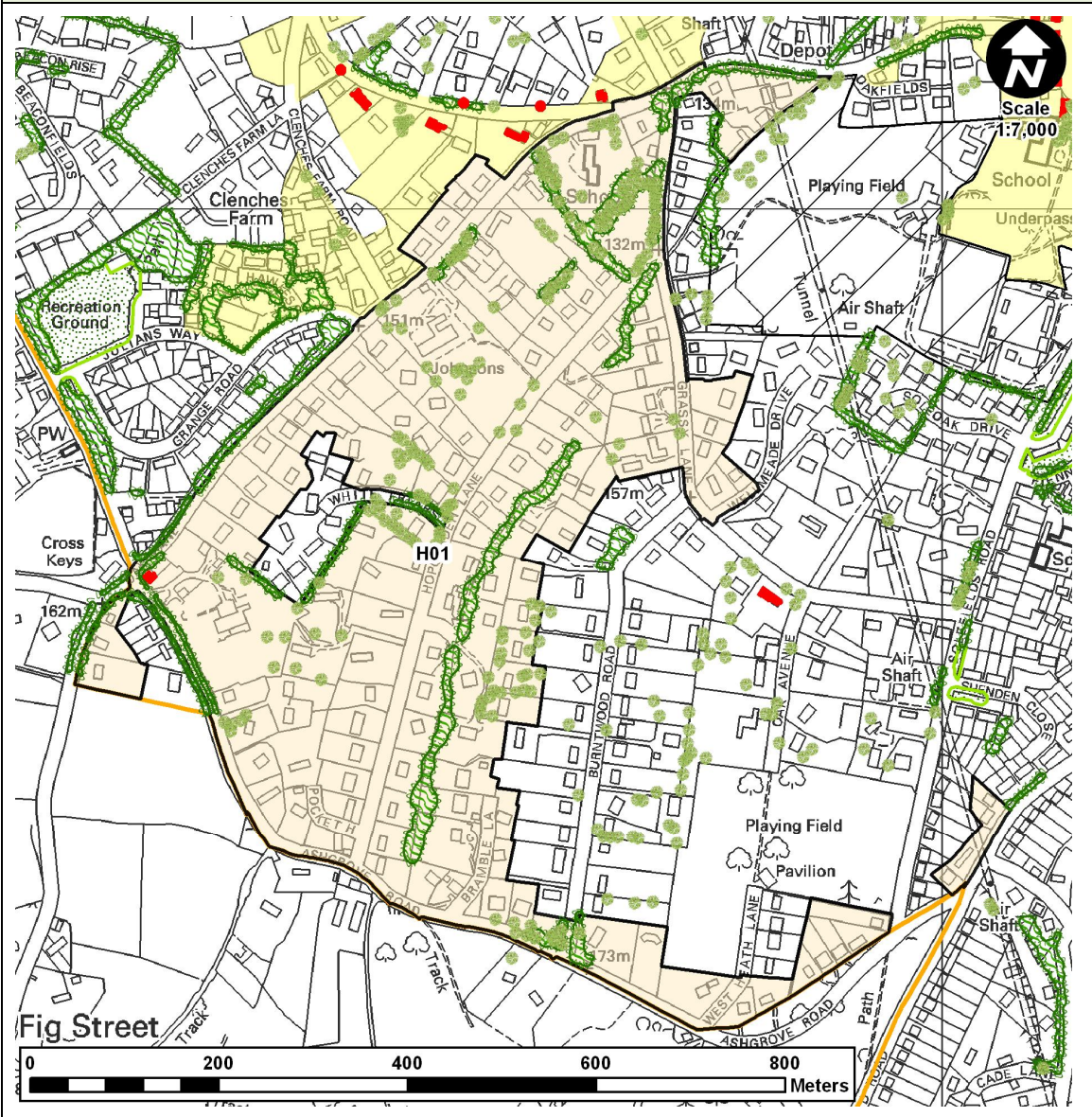
H01 HOPGARDEN LANE AREA

Comprising Hopton Lane; Little Julian's Hill; Pocket Hill; Ashgrove Road; Burntwood Grove; West Heath Lane; Oak Lane; Grassy Lane (west side), Weald Road (part)

HISTORICAL CONTEXT

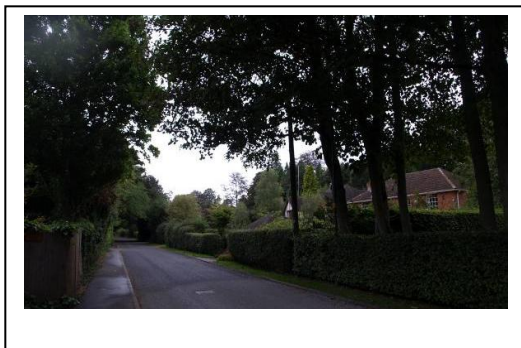
Hop Garden Lane is an ancient route which has retained its original alignment and is part of a network of lanes in the area. Historically the area comprised open fields with hedgerows and trees some of which still survive today - criss-crossed by the lanes. Development was laid out from the 1930's onwards with many houses developed in the 1960s.

TOWNSCAPE MAP

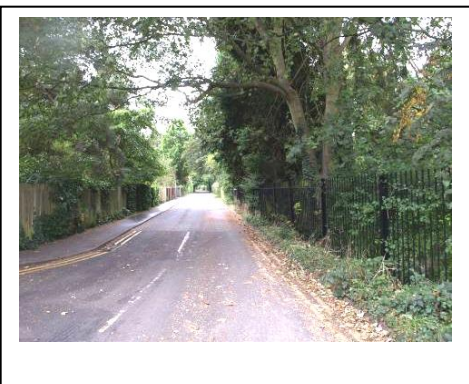


Locally Distinctive Contextual Features	
Age of buildings	1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys with a few bungalows and three storey properties
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front, side or rear gardens, hedging enclosing side gardens

Area Characteristics



Large individually designed generally 2 storey detached houses and bungalows are well spaced along Hopgarden Lane. 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 character of the lane is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.



Hopgarden Lane is enclosed by hedges and mature trees, several arching across the road to add to the sense of enclosure. The curve in the road foreshortens vistas and provides additional enclosure. The verdant edges and the single footpath create a rural character to this lane.

Mature trees are also prevalent on the upper slopes either side of Hopgarden Lane forming the backdrop and setting for development and a skyline feature.



Two areas of private open space are glimpsed along Hopgarden Lane through hedged and treed boundaries but are not generally predominant in the street scene. Trees within and surrounding the sites add to the generally verdant character of the area.



Houses on the western side of Hopgarden Lane are generally set on higher ground and can be more prominent in the street scene because of their elevation. A lack of mature hedging to the back edge of pavement changes the character of the lane. Garages and other buildings set close to, and visible from, the lane urbanise its character.





Oak Lane (above) and Ashgrove Road (below) are narrow, undulating and winding tree-lined lanes with no footways creating an informal rural character. Hedges and trees about the lanes and development is generally well hidden by vegetation and narrow entrances. The curved, narrow, verdant lanes have a strong sense of enclosure. The character of the lanes is unified by the verdant landscape framework and the discrete appearance of buildings. The north western side of Oak Lane is part of the setting of the Kippington Conservation Area which is characterised by trees and shrubs which screen views of the houses from the road.

Development is set closer to the road and is slightly more prominent along the northern part of Oak Lane.



A number of narrow drives lead away from the main roads in this area: Little Julian's Hill (top left); Pocket Hill (top right); Bramble Lane (bottom left) and West Heath Lane (bottom right). These replicate the informal hedge and tree-lined characteristics of the principal roads with generally well screened development dispersed along a warren of small lanes.



Burntwood Grove, served from Burntwood Road, comprises discretely located detached houses set amongst mature trees. The development is approached through a hedge lined drive and some of the houses have hedged front gardens.



The eastern side of Grassy Lane represents a transition between the dispersed detached character of the rest of the area and the formal detached character of the western side of the road.

Large individually designed detached houses are well spaced along the steeply sloping road and set well back behind hedged and treed front gardens. The vegetation is less consistent than elsewhere in the area and the buildings are generally more visible.

Townscape Feature



Short length of Weald Road within this character area contains this Victorian terrace. Faced in ragstone with brick detailing around the windows, modest open porches and red tiled roof topped by two chimneys, this historic townscape feature adds significantly to the character of the area.

Detractors





The absence of mature hedging to the back edge of pavement, wide openings or substantial paved areas changes the character of the lanes.



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 lanes which are characterised by well screened buildings set well back from the road behind hedged and treed front gardens and generally having a minimal impact on the street scene.

The informal rural lanes can become urbanised by kerbs, fencing or walls, street signs, lighting and overhead wires.



Listed Building

Nos 1 and 2 Ashgrove Road (Cross Keys Cottage)

18th Century cottage, previously one dwelling now divided into 2. 2 storeys, 3 windows. Old centre door and new side entrances to left and right. Brick ground floor painted white, tile hung above. Half hipped tiled roof with one gabled dormer to right.

Grade 2

Locally Distinctive Positive Features

Narrow and winding tree and hedge lined lanes with no footways or single footway create an informal rural character and a strong sense of enclosure

Large individually designed mostly 2 storey detached houses are well spaced and set well back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees on the slopes either side of Hopgarden Lane forming the backdrop and setting for development and a skyline feature for the area

The character of the lanes is unified by the verdant landscape framework and the discrete appearance of buildings

Victorian terrace townscape feature

Listed building

Negative Features

Loss of mature hedge boundaries to the back edge of pavement, wide access openings or substantial paved areas adversely affect the character of the lanes

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

Urbanisation of the lanes by kerbs, fencing or walls, street signs, lighting and overhead wires

Design Guidance

Some long back gardens have been developed with discrete backland development and further such development may prove acceptable subject to meeting the guidance of this SPD. There are also two areas of private open space in Hopgarden Lane which may be suitable for residential development but any such development should meet the guidance included in this SPD.

There has been pressure to redevelop some properties or for large two storey garages. In addition, the pressure for large areas for car parking may impact on the character of front boundaries and gardens.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Hopgarden Lane Character Area:

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

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

Development should be served by narrow and hedge lined access drives

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

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

The character of the Victorian terrace townscape feature should be retained

The listed building and its setting should be protected

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

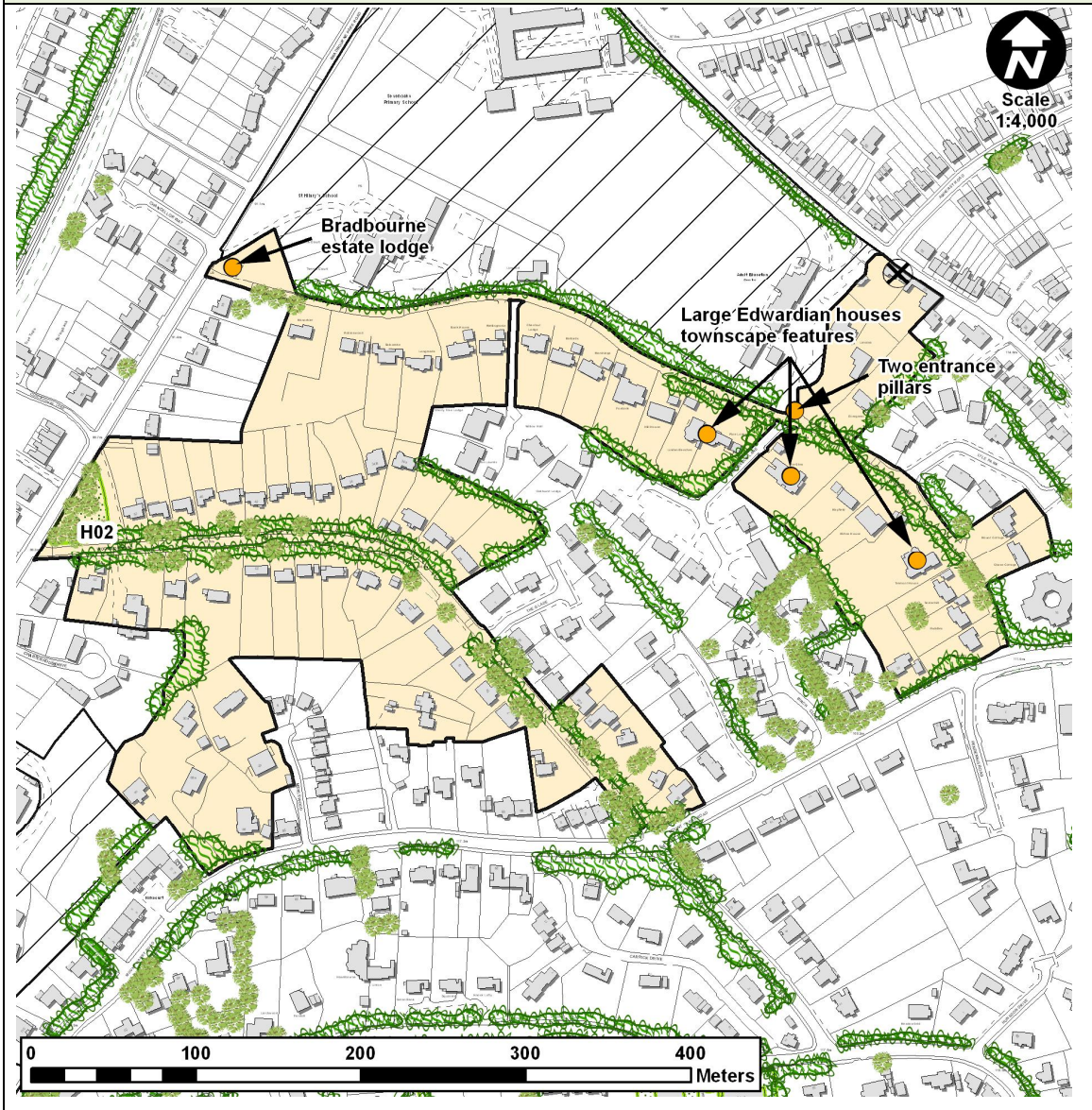
H02 LINDEN CHASE/ WOODSIDE ROAD

Comprising Linden Chase, Woodside Road

HISTORICAL CONTEXT

The area was formerly part of the original Bradbourne House Estate, and included nurseries, orchards, a planned informal landscape and began to be developed with large houses in the Victorian and Edwardian period. Much of the infilling of spaces between the large houses, and redevelopment occurred in the 1970s and 80s.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Late 19th Century o present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front, side or rear gardens. Amenity open space at the western entry to Woodside Road.

Area Characteristics



Individually designed detached houses are well spaced along Linden Chase (top) and Woodside Road (bottom). The houses are set 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 narrow and winding tree and hedge lined lanes with no footpaths create an informal rural character and a strong sense of enclosure. The character of the lanes is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.



A number of narrow drives lead away from the main roads in this area. The narrow access with hedged entrance (top left) replicates the informal hedge and tree-lined characteristics of the principal lanes with well screened development set well back from the road. Pineneedle Lane (top right) although narrow, has a more urban character with a single footway and fenced boundary. The narrow access and the remoteness of the houses ensure that the development does not significantly adversely affect the character of the area.



The narrow hedge and tree lined Linden Chase (overleaf top) and Woodside Road (overleaf middle and bottom) with no footway have an enclosed, verdant and informal rural character. The curved lanes foreshorten the vistas increasing the sense of enclosure. The hedged and treed front gardens line the roads and generally minimise the impact of development. The character of the road is unified by the verdant landscape framework, the informal road setting and the discrete appearance of buildings.



The treed amenity open space marks the western entrance to Woodside Road. The space adds to the verdant character of the lane, and to Bradbourne Park Road.

Townscape Features



The Bradbourne Estate single storey Lodge of white-painted render, red tiled roof with decorative ridge tiles and chimney and half timber detailing marks the western entrance to Linden Chase.



The pillars decorated with stone pineapple motifs mark a pedestrian entrance to the Adult Education Centre and form an interesting feature along Linden Chase.



Three grand Edwardian houses are located close to each other along Linden Chase: Pine Lodge (left), The Glen (centre), Tremont House (right). The scale, designs and materials of the houses are representative of the period and act as a reminder of the origins of the character area. These historic townscape features can be glimpsed between and above boundary hedges and add significantly to the character of the area.

Detractors



The open plan character of Lyle Park (above left) and The Glade (above right) is juxtaposed to the enclosed verdant rural character of the informal lanes of Linden Chase and Woodside Road which they abut.



The absence of mature hedging to the back edge of the lanes, wide openings or substantial paved areas changes the character of the lanes.



High fenced boundaries add an urban character which is not in keeping with the informal hedge and tree-lined characteristics of the lanes in the area.

Locally Distinctive Positive Features

Narrow and winding tree and hedge lined lanes with no footways create an informal rural character and a strong sense of enclosure

Individually designed 2 storey detached houses are well spaced and set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The treed amenity open space at the western entrance to Woodside Road

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

The townscape features in Linden Chase of the Bradbourne Estate Lodge; Edwardian houses Pine Lodge, The Glen and Tremont House and the pillars at the pedestrian entrance to the Adult Education Centre

Negative Features

Highly visible modern development prominent in the verdant street scene

Loss of mature hedge boundaries to the back edge of pavement, wide access openings or substantial paved areas adversely affect the character of the lanes

Urbanisation of the lanes by fencing or walls

Design Guidance

Some large back gardens have been developed with discrete backland development and further such development may prove acceptable. There is little potential for further infill development. There may be opportunities for the subdivision of large houses into flats although alterations to the property together with the impact of parking provision will have to be carefully considered in respecting the character of the area. Any such development should meet the guidance included in this SPD.

Some 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 location

In addition, there may be pressure for large areas for 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 judging proposals the careful balance at present in favour of the landscape quality of the area rather than the built form should be retained.

In proposing new development within the Linden Chase/ Woodside Road Character Area:

The rural character of the lanes should be retained

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

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

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 hedged boundaries which contribute to the character of a road should be retained or reinstated

The treed amenity open space at the western entrance to Woodside Road should be protected

The character of the Bradbourne Estate Lodge; Edwardian houses Pine Lodge, The Glen and Tremont House and the pillars at the pedestrian entrance to the Adult Education Centre in Linden Chase should be protected

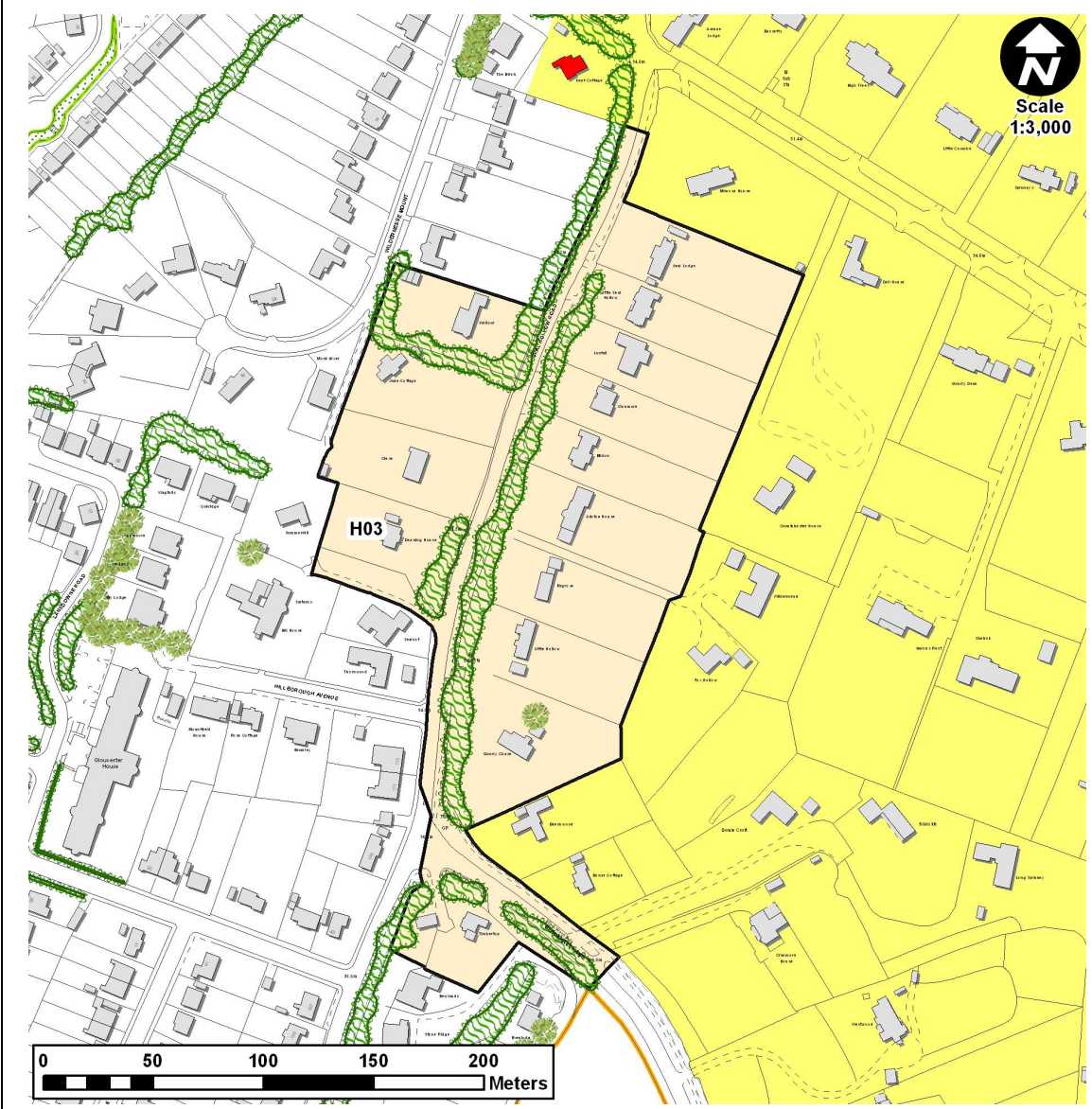
H03 SEAL HOLLOW ROAD/ BLACKHALL LANE

Comprising Seal Hollow Road (part), Blackhall Lane

HISTORICAL CONTEXT

The north eastern part of the area was laid out in the 1930s, contemporary with the adjoining Wildernesse Estate, with further plots added in the 1970s and later. The Arts and Crafts design themes are reflected in the earlier properties.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys some with attic rooms
Prominent building materials	Red/ orange or brown brick, red/ brown tile roofs
Predominant boundary treatments	Tall dense hedges
Open space/ vegetation	Trees and planting to front, side or rear gardens, hedging enclosing side/ rear gardens abutting the footway

Area Characteristics



Seal Hollow Road is a busy route which skirts around the eastern side of Sevenoaks (B2019) resulting in a more formal highway layout than the adjoining Wildernesse area. Nevertheless, the area shares the characteristics of a grass verge flanked by substantial hedges and trees which enclose the road and present a rural character. Street trees further enhance the rural character to the south of the area





Large individually designed detached houses, some with Arts and Crafts influences, are well spaced along the street. 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 character of this part of Seal Hollow Road is unified not by the buildings themselves, but the verdant vegetation and the discrete appearance of buildings.



The trees at the corner of Blackhall Lane screen development and enclose the road space at this junction.

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 grass verge flanked by substantial hedges and trees enclose the road and present a rural character
- Arts and Crafts design themes are reflected in earlier properties

Negative Features

- Traffic along the B2019

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 plots and further such development may prove acceptable but any such development should meet the guidance included in this SPD.

In addition, there may be pressure for large areas for 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 judging proposals the careful balance at present in favour of the landscape quality of the area rather than the built form should be retained.

In proposing new development within the Seal Hollow Road Character Area:

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

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

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

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

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

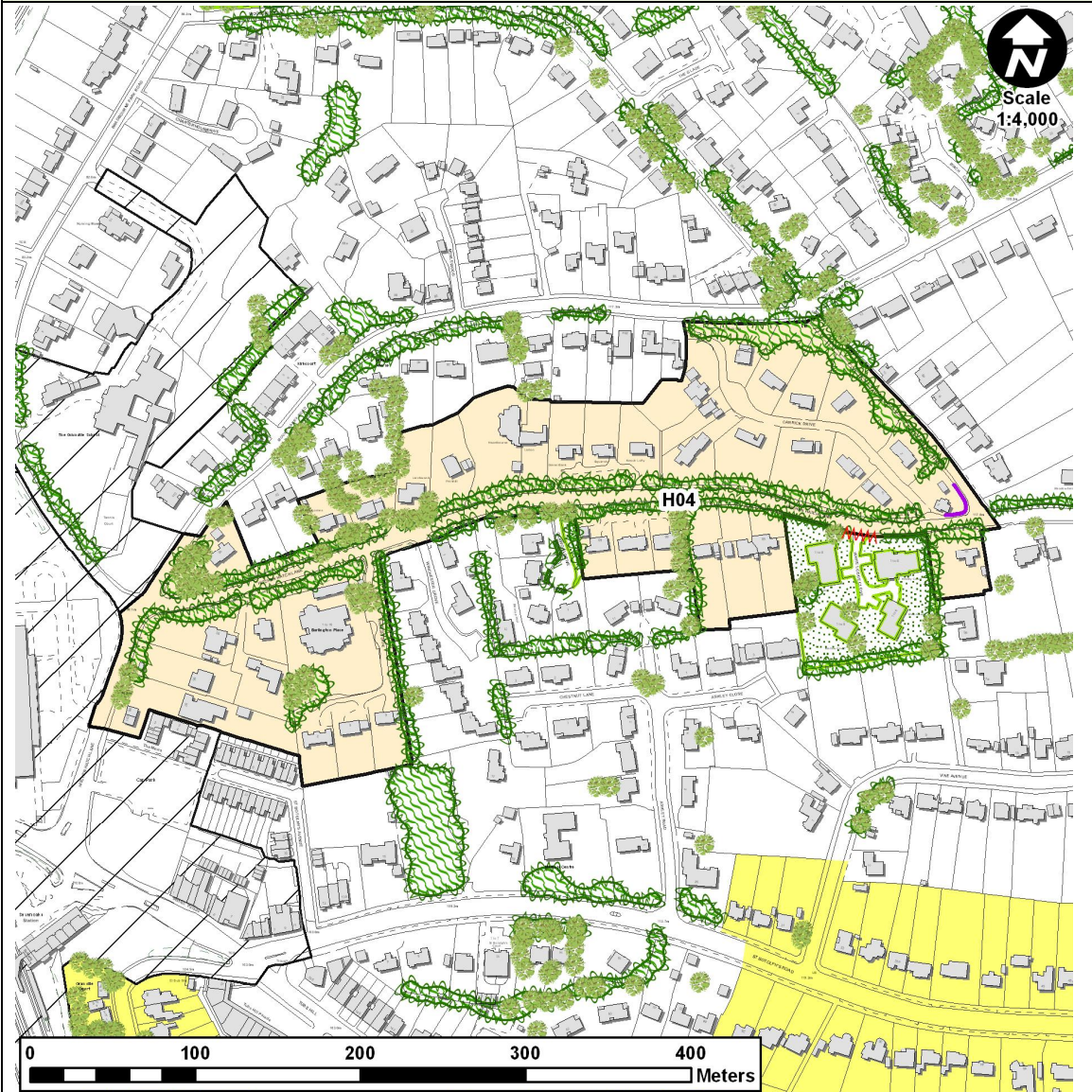
H04 HITCHEN HATCH LANE

Comprising Hitchen Hatch Lane (part); Carrick Drive

HISTORICAL CONTEXT

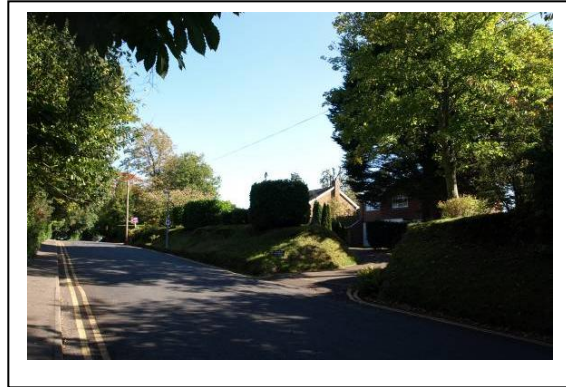
The area was formerly part of the original Bradbourne House Estate, and included nurseries, orchards, a planned informal landscape, and a quarry. Large houses set in woodlands were built in the Victorian and Edwardian periods including Carrick Grange and Lodge house with further plots developed in the 1930s. Gradually, development has been infilled up to the present day.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Late 1800s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Hedges with trees
Open space/ vegetation	Trees and hedge planting to front gardens

Area Characteristics



Individually designed detached houses are generally set back along an irregular building line and well spaced along Hitchen Hatch Lane. The houses are set back from the road behind hedged and treed front gardens. Buildings are generally well screened and even the properties set on the higher north side have a minimal impact on the street scene. The narrow and curved tree and hedge lined road with a single footway slopes down towards the south west and creates an informal character and a strong sense of enclosure. The character of most of the length of the road is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the discrete appearance of buildings.



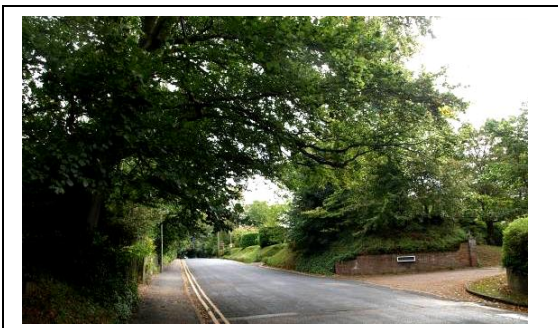
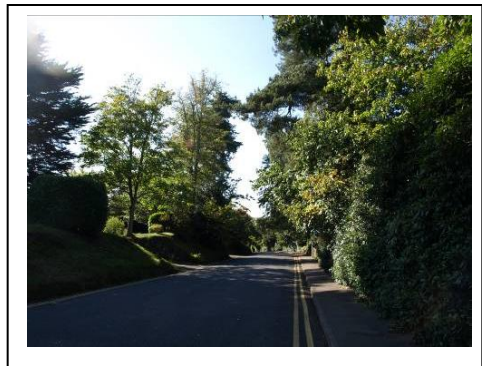
The narrow drives of Oakwood Drive (left) and Kinraig Drive (right) lead away from Hitchen Hatch Lane. The narrow access with hedged entrance replicates the hedge and tree-lined characteristics of the principal road with well screened development relatively unobtrusive in the street scene. The walled access entrances introduce an uncharacteristic urban feature within the landscape.



Carrick Drive is reached through metal gates adjoining the historic lodge house to Carrick Grange. The houses are set back from the drive road behind hedged and treed front gardens. Buildings are generally well screened and have a minimal impact on the street scene. The narrow and winding tree and hedge lined drive with no footways reflect the informal character and a strong sense of enclosure of Hitchen Hatch Lane. The character of the drive is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the discrete appearance of buildings.



As Hitchen Hatch Lane bends sharply southwards, a group of tall gable fronted Victorian properties are set well back from the road behind mature vegetation.



The narrow Hitchen Hatch Lane with single footway and hedged and treed front boundaries reflects the character of the wider Bradbourne Estate. The Lane retains a verdant character for much of its length. Most access roads are narrow and hedge lined and have minimal impact on the character of the Lane. Nevertheless, the landscaped character of the road is twice interrupted by wide unenclosed access roads serving modern development which is prominent from the road.

Townscape Feature



The Victorian lodge house and stone wall to the former Carrick Grange mark the corner of Hitchen Hatch Lane and Woodside Road and the entrance to the character area. Built of ironstone with tiled roof and decorative bargeboards this is an important historic feature within the street scene and now marks the entrance to Carrick Drive.

Detractors



Unlike other developments served by narrow access drives, the wide unenclosed entrance and prominent clustered developments of Winchester Grove (left) and White Lodge Close (right) are in contrast to the enclosed and verdant character and unobtrusive development of Hitchen Hatch Lane from which it is viewed. These developments interrupt the character of Hitchen Hatch Lane.

Locally Distinctive Positive Features

Narrow and curved tree and hedge lined roads with single or no footway create an informal character and a strong sense of enclosure

Individually designed 2 storey detached houses are well spaced and set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

The lodge house to the former Carrick Grange

Negative Features

Highly visible modern clustered development with standard highway and footway designs
Urbanisation of the access drives by brick wall entrances

Design Guidance

The larger properties and gardens have been redeveloped and some large back gardens have been developed with discrete backland estate development. Whilst further development on this scale is unlikely, there may be potential for limited backland development and redevelopment and further such development may prove acceptable subject to meeting the guidance of this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

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

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

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

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

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

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

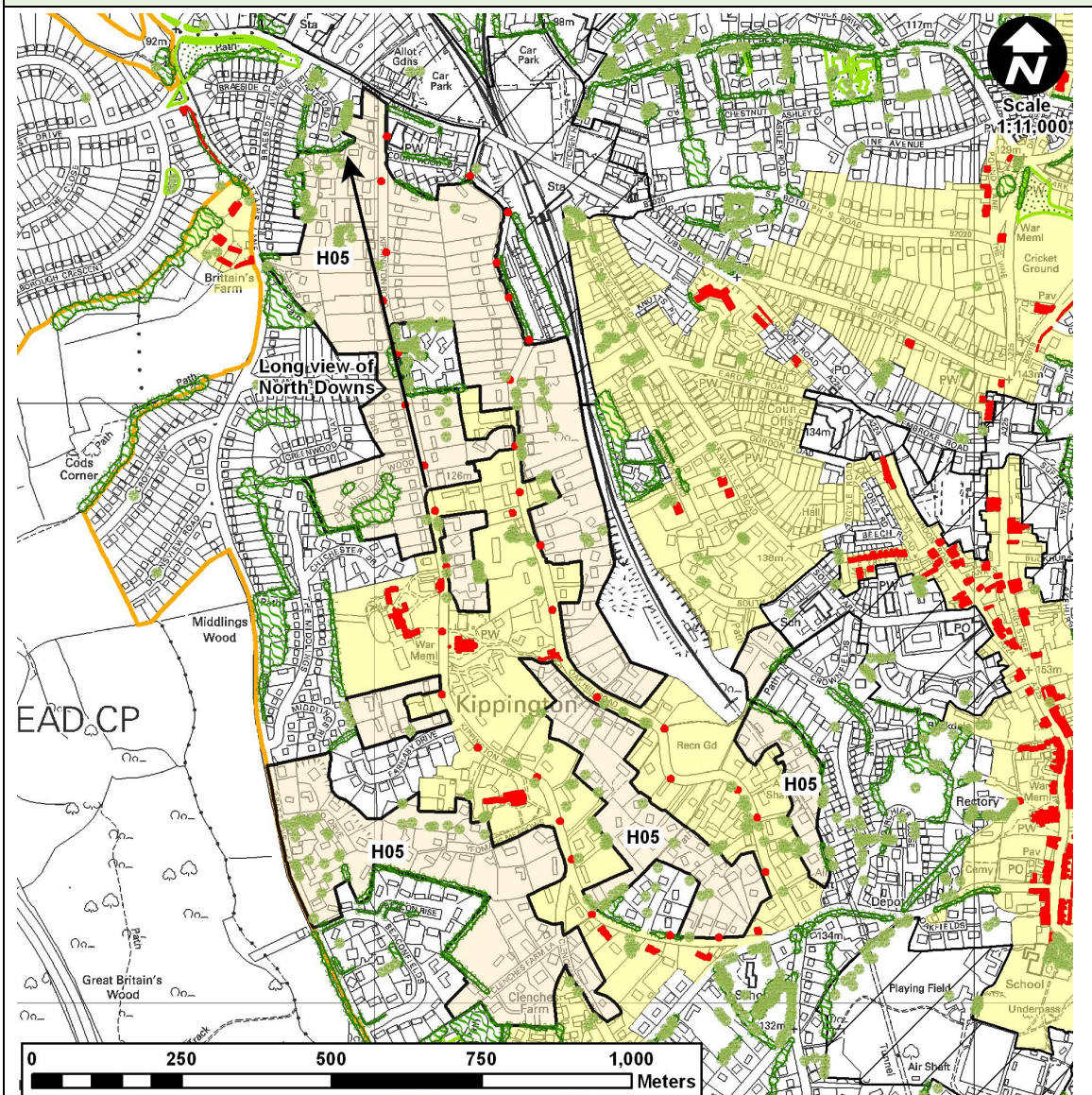
H05 KIPPINGTON ROAD AREA

Comprising Kippington Road, Oakhill Road, Clenches Farm Road, Clenches Farm Lane, Yeoman's Meadows, Kippington Close, Middlings Wood, Brittain's Lane, Wood Drive, off Brittain's Lane South Park

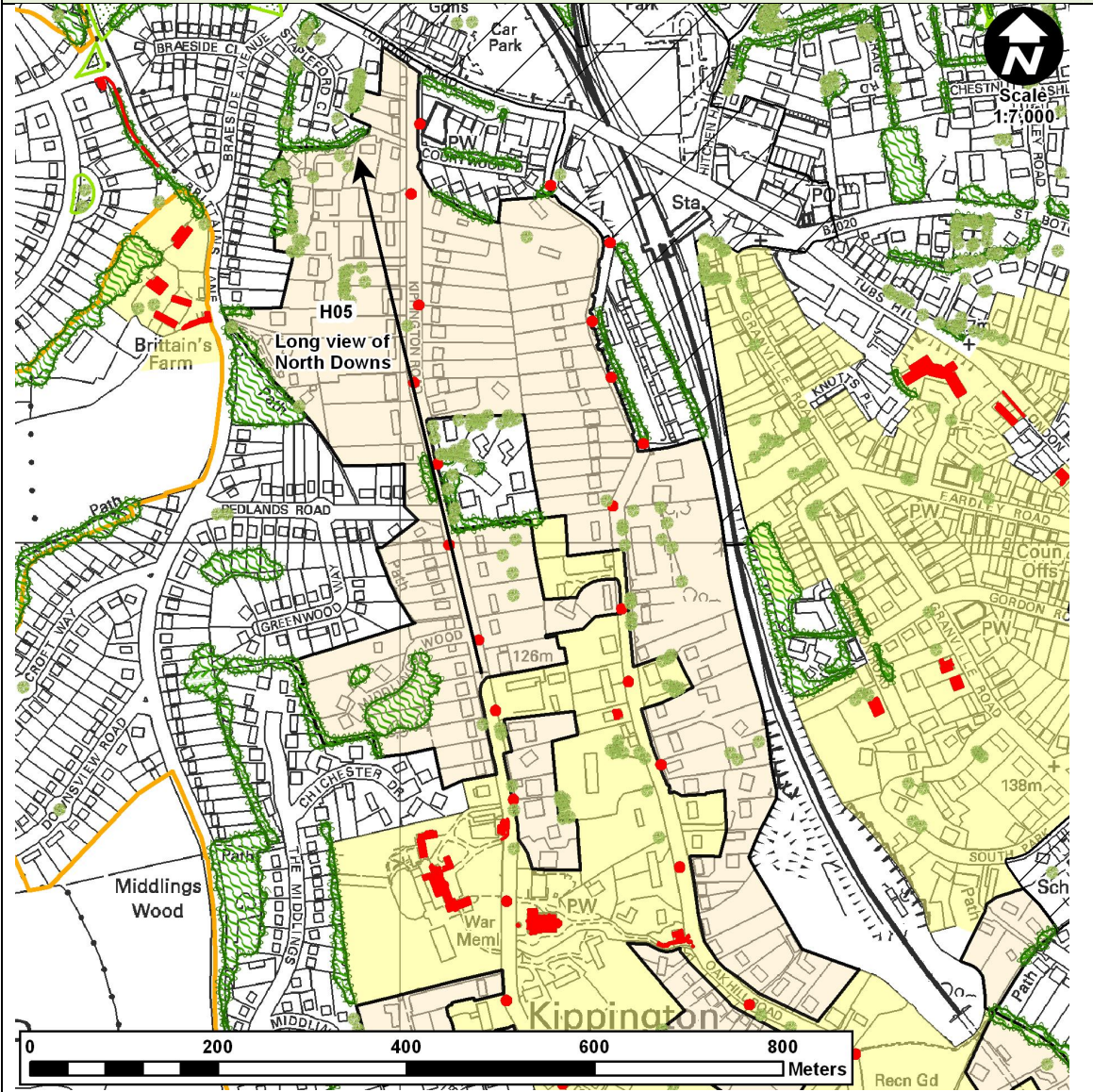
HISTORICAL CONTEXT

The Kippington estate, surrounding Kippington House, used to stretch eastwards to the London Road, encompassing the area to the east of the railway the building of which had the effect of separating the area from the main town. The present Kippington House around which the area is centred was built in the 18th Century and Kippington Road follows the path of the original drive to the house. Beyond the boundaries of the Conservation Area, development since the war has been steady

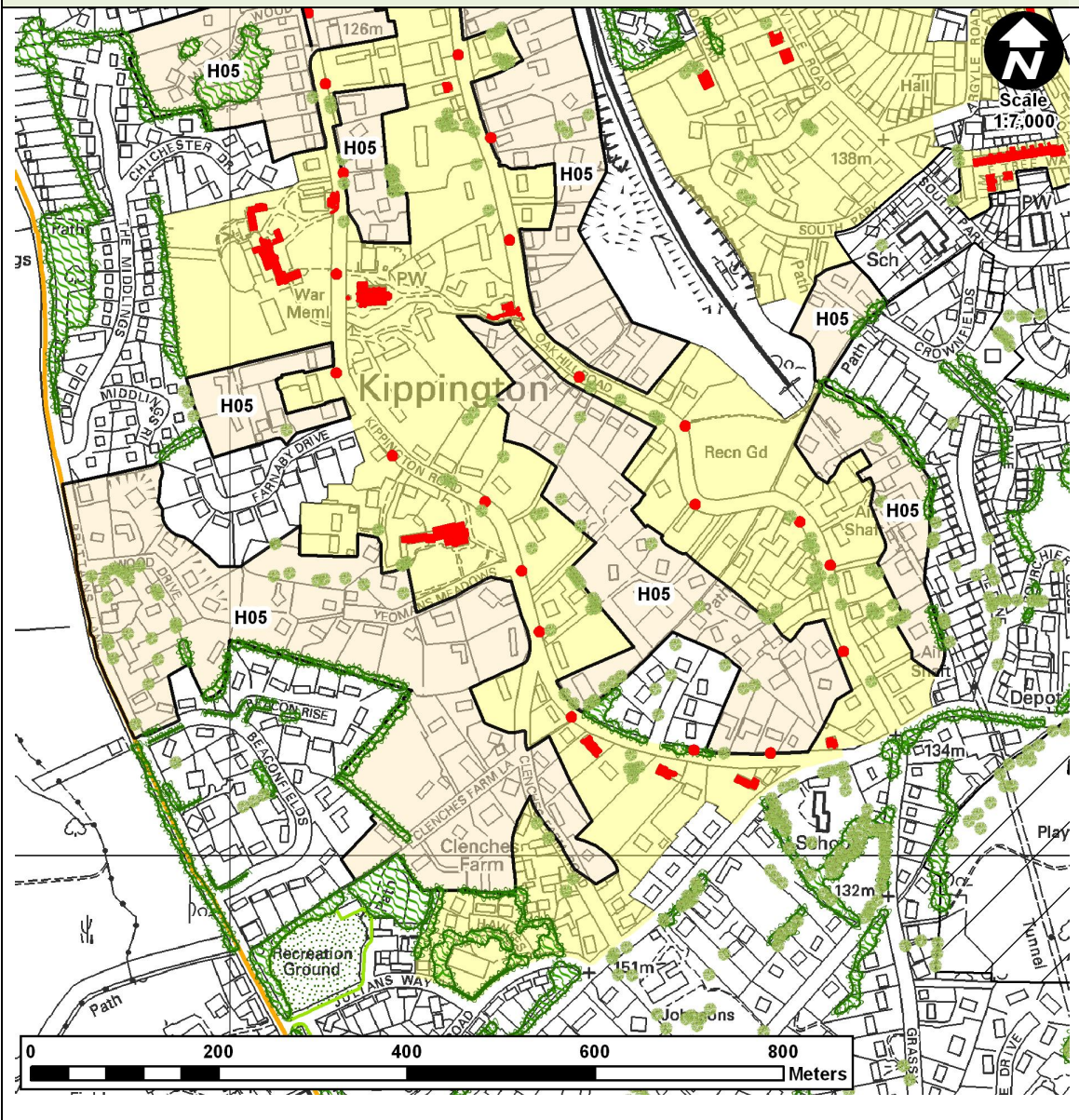
TOWNSCAPE MAP - Overview



TOWNSCAPE MAP - North



TOWNSCAPE MAP - South



Locally Distinctive Contextual Features	
Age of buildings	1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front, side or rear gardens, hedging enclosing side gardens

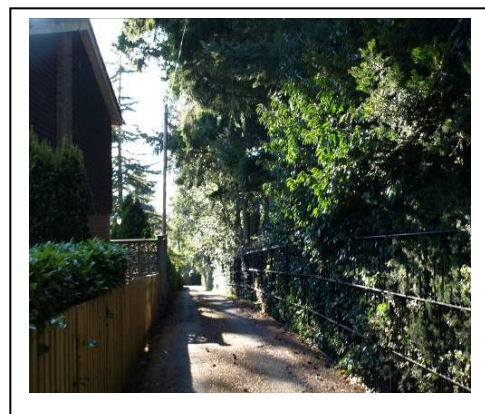
Area Characteristics



Most of Oakhill Road is situated within the Kippington Conservation Area, including the entire road and bordering landscape south of No.34. It is pleasantly undulating with interesting curves and good hedgerows. The feeling of enclosure is strong despite its width. Within the character area, individually designed detached houses are generally set back from the road behind hedged and treed front gardens. Buildings are generally well screened and have a minimal impact on the street scene although limited development (including garages) on the south side of the middle section of the road is set closer to the road and is more prominent. The character of the road is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings. The character area abuts the Conservation Area and is therefore important to its setting.



Most of Kippington Road is situated within the Kippington Conservation Area, including the entire road and bordering landscape south of No.47. Kippington Road is distinguished by its park-like surroundings and the estate which still centre around the original house. Individually designed detached houses are generally set back from the road behind hedged and treed front gardens with back garden trees also visible. Within the character area, buildings are generally well screened and have a minimal impact on the street scene although a limited number of houses are more prominent in the street scene through a lack of hedged boundary screening. The absence of mature hedging to the back edge of the road, wide openings or substantial paved areas changes the character of the roads. The character of the roads is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings. The character area abuts the Conservation Area and is therefore important to its setting.





A number of narrow drives lead away from the main roads in this area to serve backland development. The narrow access drives off Kippington Road (top) and Oakhill Road (bottom) with hedged entrance replicates the informal hedge and tree-lined characteristics of the principal roads with well screened development set well back from the road. The narrow access and the remoteness of the houses (below) ensure that the development is unobtrusive in the street scene.

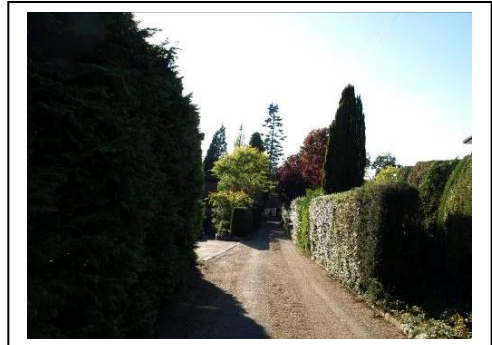




A number of narrow lanes lead away from the main roads in this area. The lanes are enclosed by tall dense hedges and mature trees with generally well screened development set back from the road. The narrow, enclosed gravelled access and the unobtrusive nature of development creates an informal rural character.

Clenches Farm Lane (top) is relatively straight, whilst the other lanes Yeoman's Meadows (middle) and Clenches Farm Road (bottom) are curved, giving an additional sense of enclosure.

The narrow access drive off Yeoman's Meadows with hedged entrance replicates the informal hedge and tree-lined characteristics of the area with well screened development set well back from the road. The narrow access and the remoteness of the houses ensure that the development is unobtrusive in the street scene.





Brittains Lane is a narrow lane marking the western edge of Sevenoaks. The lane is enclosed by tall dense hedges and mature trees with generally well screened development set back from the road. The narrow, enclosed and curved lane and the unobtrusive nature of development creates an informal rural character.



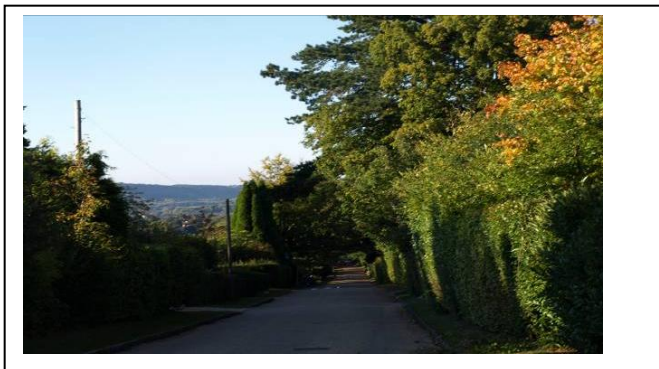
Wood Drive is a narrow lane with a single footway with hedged and treed boundaries which generally partially screen the houses. The use of walls and the formally edged road make this drive.





The northern sections of Oakhill Road (top) and Kippington Road (middle and bottom) are located within the character area. The narrow hedge and tree lined roads with no footway at this point have an enclosed, verdant and informal rural character. The curved Oakhill Road foreshortens the vista and feels more enclosed than the straight length of Kippington Road within the character area. The hedged and treed front gardens line the roads and generally minimise the impact of development. The character of the road is unified by the verdant landscape framework, the informal road setting and the discrete appearance of buildings.

Views



Extensive views of the North Downs complement the verdant character of Kippington Road and help enclose the vista.

Townscape Features



The typical Victorian single storey Beech Lodge of red brick, red tiled roof and half timber detailing sits unobtrusively in the street scene and marks the northern entrance to Kippington Road.

Detractors



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 lanes which are characterised by well screened buildings set well back from the road behind hedged and treed front gardens and generally having a minimal impact on the street scene.



Brick walls and fenced boundaries as illustrated by the Middlings Wood cul de sac (above left) and the high fenced access serving development off Clenches Farm Lane (above right,) add an urban character which is not in keeping with the informal hedge and tree-lined characteristics of other lanes in the area.

Listed Buildings

Street lighting is provided by a series of listed gas lamp standards circa 1890. Cast iron.

Grade 2



Locally Distinctive Positive Features

Narrow and winding tree and hedge lined lanes with no footways or single footways create an informal rural character and a strong sense of enclosure

Large individually designed 2 storey detached houses are well spaced and set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

The typical Victorian single storey Beech Lodge at the northern entrance to Kippington Road.

Traditional listed street lamps

Negative Features

Highly visible development prominent in the verdant street scene

Loss of mature hedge boundaries to the back edge of pavement, wide access walled openings or substantial paved areas adversely affect the character of the lanes

Urbanisation of the lanes by fencing or walls

Design Guidance

Some large back gardens have been developed with discrete backland development and further such development may prove acceptable subject to meeting the guidance included in this SPD. There is some potential for further infill development 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, mass and location

In addition, there has been pressure for large areas for 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 judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Kippington Road Character Area:

The rural character of the lanes of the character area should be retained

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

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

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

Development should be served by narrow and hedge lined access drives

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

The character of Beech Lodge should be protected

The listed street lamps should be protected

The views of the North Downs should be protected

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

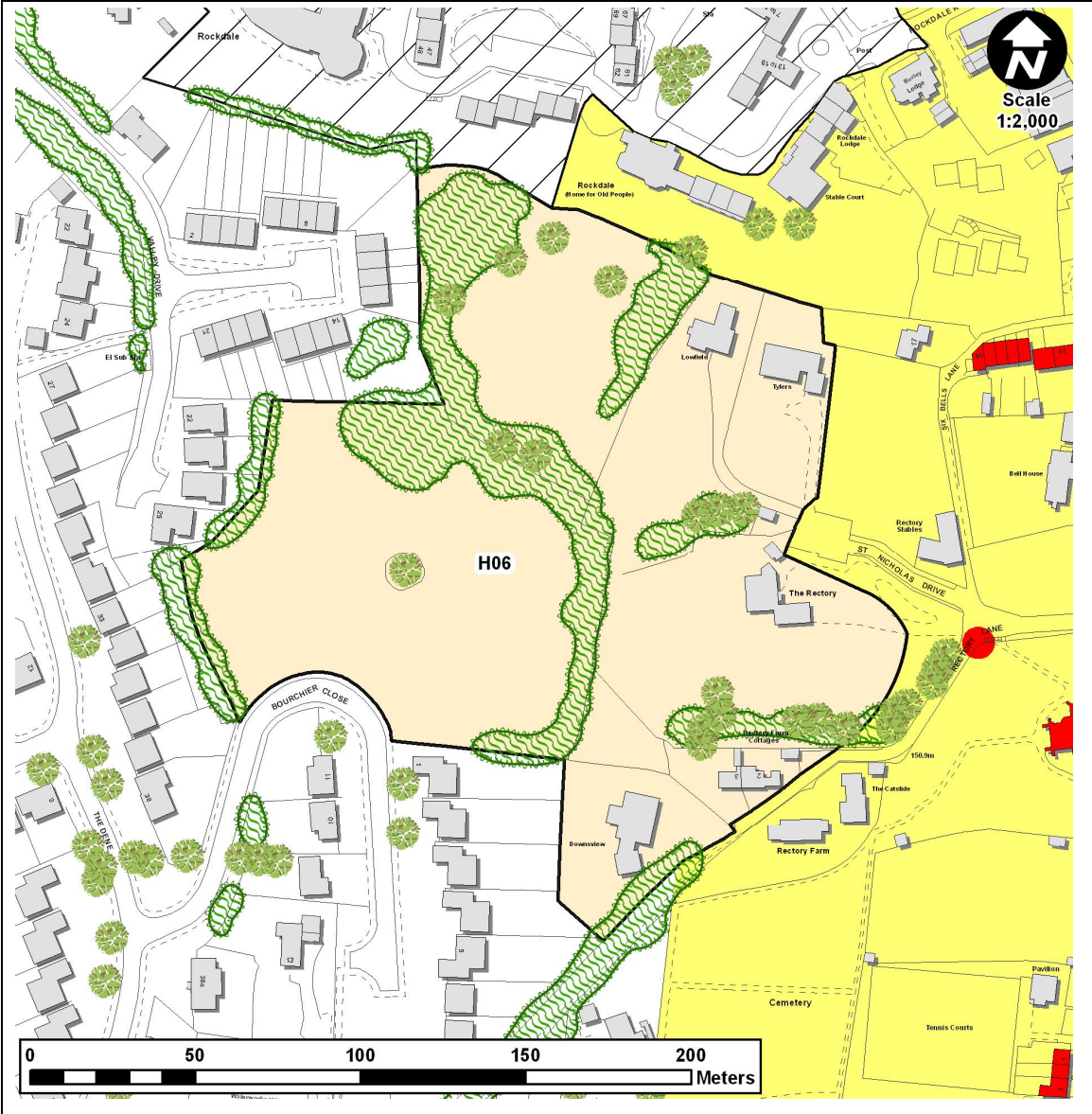
H06 RECTORY LANE

Comprising Rectory Lane, St. Nicholas Drive

HISTORICAL CONTEXT

Rectory Lane has historically served the Rectory but not until the early 20th Century has development been introduced into the fields and orchards which surrounded St Nicholas Church.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 20th Century to present day
Type of buildings	Detached and institutional
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red brick and roof tiles
Predominant boundary treatments	Hedges and ragstone wall
Open space/ vegetation	Trees surrounding the car park and hedges and trees to the front, side or rear gardens

Area Characteristics

Rectory Lane is a narrow informal lane lined by a ragstone wall and hedge. Within a few hundred metres of the High Street this lane still retains a rural character.

Views of the church tower can be seen from Rectory Lane.



Rectory Lane is part of the Town Centre Conservation Area and the limited number of houses to the north west form part of the setting of the Conservation Area. The red brick semi detached houses are set close to the lane and have seen some modernisation in the form of replacement windows and flat roof garage. Further single detached house is more discretely set back from the lane behind a hedge.



St Nicholas Drive is narrow and lined by a ragstone wall and hedges. Land falls away steeply to the north with detached houses partially concealed by the narrow entrances, the set back from the lane, the topography and the hedged and treed front boundaries. This well treed area forms part of the setting of the High Street Conservation Area.



The large car park is surfaced by grit and screened by hedges, mature planting and a ragstone wall.

The rectory is partially visible on the northern boundary.



The mature landscape belt around the car park is important in enclosing the space, providing a screen for development beyond and as part of the rural western setting to the church.

Locally Distinctive Positive Features

Narrow hedge and ragstone wall lined lanes with no footways create an informal rural character

Detached houses are partially concealed by the set back from St Nicholas Drive, narrow entrances, the topography and the hedged and treed front boundaries

The mature landscape belt around the car park is important in enclosing the space, providing a screen for development and as part of the setting to the church

Views of the church tower from Rectory Lane

Negative Features

Flat roof garage on Rectory Lane

Design Guidance

In recent decades, development has been introduced into the open areas which surrounded the western side of St Nicholas Church. There are some parcels of land within this character area where some sensitive development may prove acceptable but any such development should meet the guidance included in this SPD.

In proposing new development within the Rectory Lane Character Area:

Buildings should be of a scale, form, materials and location that fit unobtrusively within the area and should be well screened and well set back from the front boundary to avoid a significant impact on the rural character of the lanes

Development should be served by narrow and hedge lined access drives

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

The setting of the adjoining Town Centre Conservation Area should be protected or enhanced

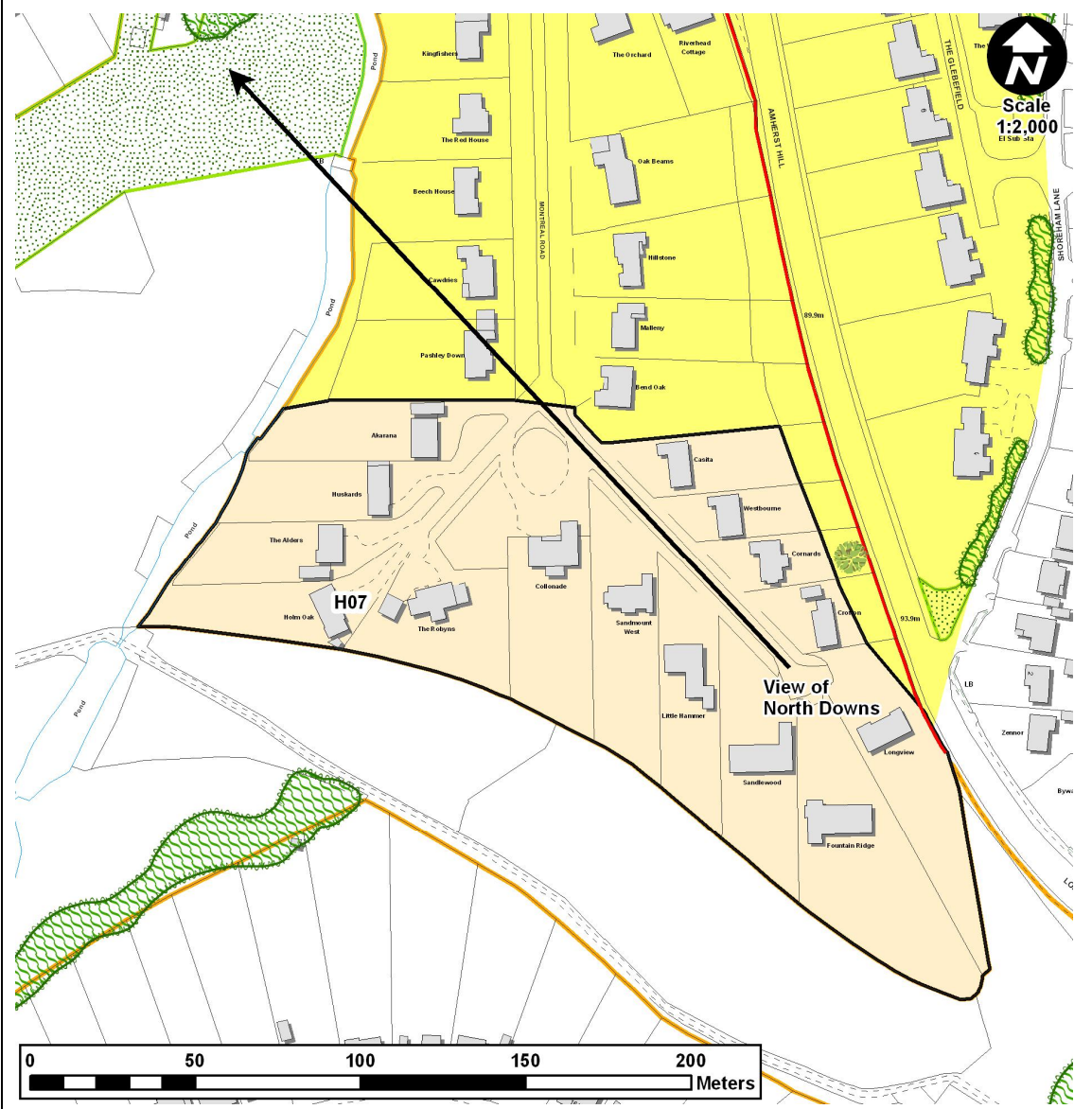
H07 MONTREAL ROAD

Comprising Montreal Road (part)

HISTORICAL CONTEXT

Montreal Road dates to the 1930s. Various plots at the northern end of the road were bought and developed by Burroughs de Carle Jackson between 1931 and 1937. Development was extended south in the 1960s and gradually, development has been infilled.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to 1970s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front gardens

Area Characteristics



Individually designed detached houses are set back behind hedged and treed front gardens on a stepped building line along Montreal Road. The houses are generally well screened by narrow entrances and hedged boundaries and have a minimal impact on the street scene. The character of the lane is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings.



The wish-bone shaped southern portion of Montreal Road is a narrow tree and hedge lined lane with verges and no footways and is less formal than the open and mature tree lined avenue to the north within the Riverhead Conservation Area. Nevertheless, the development respects the character of the conservation area and forms part of its setting. The road surface and landscaped edging creates an informal rural character.

Views



Views of the North Downs are seen above roofs from the south eastern arm of the lane.

Detractors



The introduction of brick walls and substantial areas of hard surfacing changes the informal rural character of the road.

Locally Distinctive Positive Features

Narrow tree and hedge lined lane with no footways create an informal rural character

Large individually designed 2 storey detached houses are set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

Views of the North Downs

Negative Features

The introduction of brick walls and substantial areas of hard surfacing adversely affect the character of the lane

Design Guidance

Plots have been infilled over the years leaving little scope for further development.

In addition, there may be pressure for large areas of hard surfacing for 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 judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Montreal Road Character Area:

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

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 lane

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

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

The views of the North Downs should be protected

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

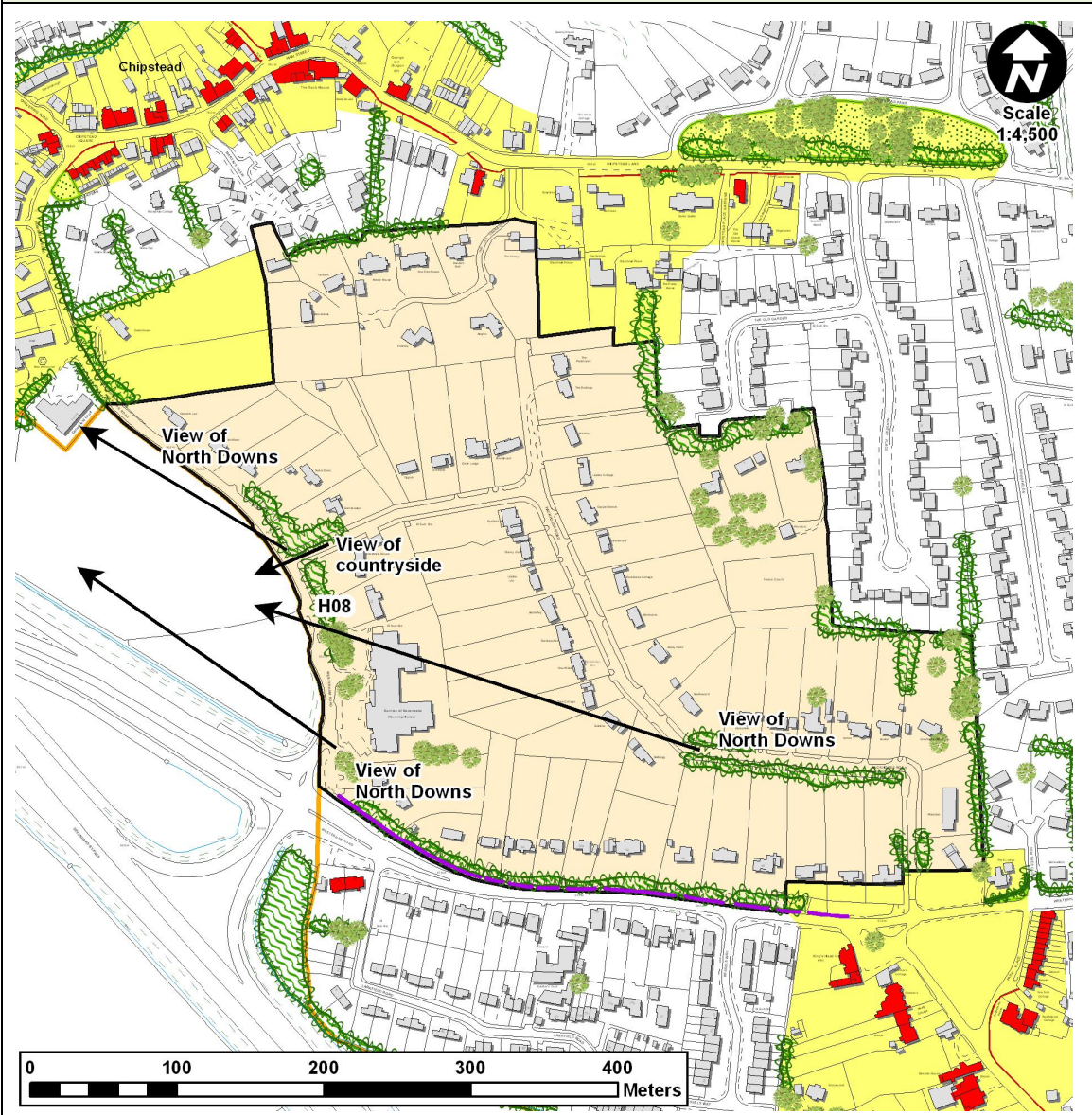
H08 PACKHORSE ROAD

Comprising Packhorse Road, Westerham Road, The Old Carriageway, The Old Garden and Homedean Road (part)

HISTORICAL CONTEXT

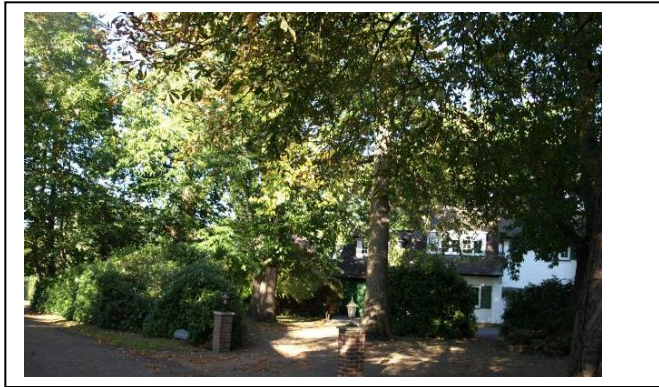
Historically, Packhorse Road was where the packhorses plying the London to Hastings route were kept. Packhorse Road and this section of Westerham Road were laid out in the 1920s but the main development took place in the 1930s and has gradually been infilled to the present day. The houses were built in the former grounds of Chipstead Place whose main entrance was at the junction of Packhorse Road and the A25. Some houses back on to the former Chipstead Place tennis courts which now house Chipstead Tennis Club.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1920s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys with some bungalows
Prominent building materials	Red brick with tile hanging and half timber features
Predominant boundary treatments	Tall dense hedges with mature trees and low ragstone wall along part of Westerham Road.
Open space/ vegetation	Trees and planting to front gardens

Area Characteristics



Individually designed detached houses are set back behind hedged and treed front gardens on a regular building line along Packhorse Road. The houses are generally well screened by narrow entrances and hedged boundaries and have a minimal impact on the street scene. The character of the lane is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings.



Packhorse Road is a narrow tree and hedge lined lane with verges and no footways and creates an informal rural character. Landscape corridors mark both entrances to the road (top and bottom left).

Hedges and trees both sides of the road provide a verdant landscape framework which helps unify the character of the road.



Individually designed detached houses on Westerham Road are set well back from the road and are accessed from narrow drives ensuring that the properties are unobtrusive behind a landscaped frontage. This part of the character area abuts the Bessels Green Conservation Area.



Many accesses are narrow and landscaped along Westerham Road (above left) providing a strong hedge and tree line to enclose the road and substantially screening houses set well back from the road.

To the north the land rises above the road, buildings are set forward, and landscaping is less prolific (top right) making properties more visible and intrusive in the rural lane. This part of the character area abuts the Chipstead Conservation Area.

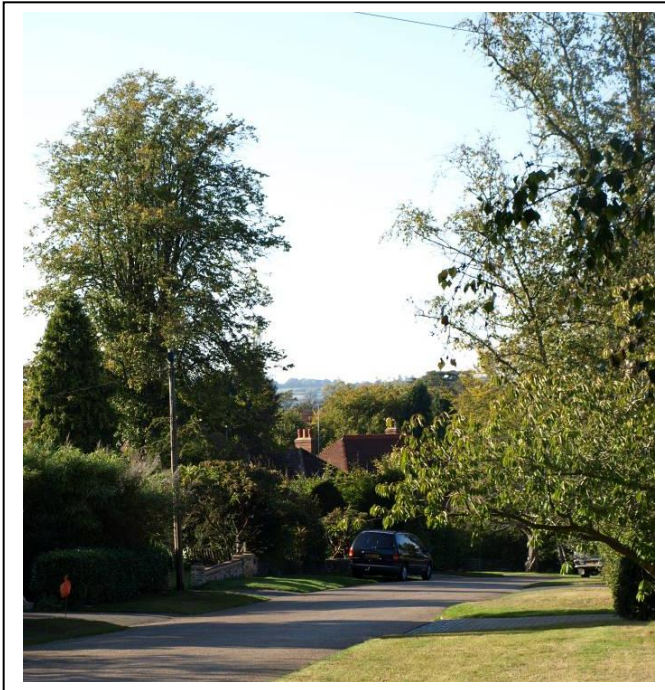


Although the footprint of the nursing home is larger than surrounding development, the property is located at the junction of two important roads where increased scale can be justified. The larger footprint is also broken up by the design, stepped building and roof lines and materials and will be screened by landscaping which allows the building to more successfully respond to the character of this part of the road.



Westerham Road provides a strong hedge and tree line to enclose the road and substantially screen houses to the east and north which are set well back from the road. The northern part of the road has no footway and an informal edge complementing its rural character. As the road becomes the A25, footways are present.

Views



Views of the North Downs are seen above roofs to the north west.



There are views north eastwards from Westerham Road across open countryside to the North Downs

Detractors



The introduction of brick walls and substantial areas of hard surfacing changes the informal rural character of the road.



The absence of mature hedging to the back edge of verge, wide openings or substantial hard surfaced areas changes the character of the lanes to a more suburban appearance.

Locally Distinctive Positive Features

Narrow tree and hedge lined roads with no footways create an informal rural character

Large individually designed 2 storey detached houses are generally set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

Views of the North Downs

Negative Features

The absence of mature hedging to the back edge of verge and the introduction of brick walls and substantial areas of hard surfacing adversely affect the character of the roads

Traffic noise

Design Guidance

Plots have been infilled over the years leaving little scope for further such development. Some properties have long back gardens and discrete backland development may prove acceptable subject to meeting the guidance in this SPD.

Some 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, mass and location

In addition, the pressure for large areas for car parking or garages may impact on the character of front boundaries and gardens.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Packhorse Road Character Area:

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

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 completely infill the space between properties or dominate the original building

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 hedged boundaries which contribute to the character of a road should be retained or reinstated

The views of the North Downs should be protected

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

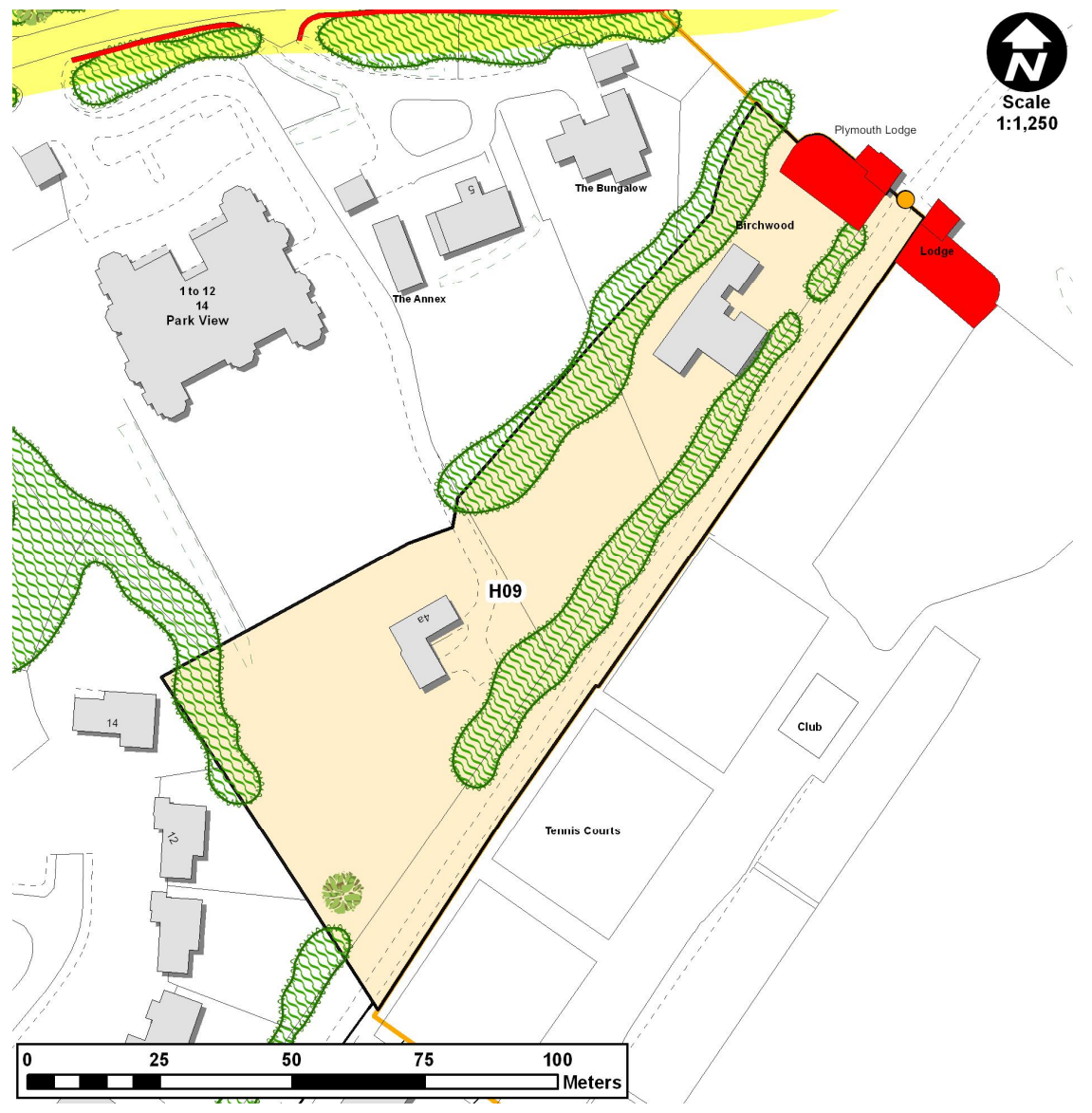
H09 KNOLE ESTATE ROAD

Comprising Knole Estate Road (off Plymouth Drive)

HISTORICAL CONTEXT

The drive is part of the Knole Estate access drive leading to Plymouth Lodge, gateway and screen walls constructed in the early 19th Century. Modern development has been constructed in the past three decades along the drive.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1980s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Three storeys and a bungalow
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front and rear gardens

Area Characteristics



The character of the area is of a straight, narrow informal gravelled lane with grass verges and no footways. A hedged and treed boundary adds to the verdant character. Tennis courts front the lane to the south east.

A pair of modern three storey detached houses front the lane and their mass, location and height mean that they dominate the entrance to this character area. The character of the lane is otherwise dominated by hedged and tree boundaries and mature trees within the back gardens of the adjoining character area.

The pair of listed battlement lodges and gates form an important townscape feature which terminate the vista from this lane.

Listed Building

Plymouth Lodge, entrance gateway and screen walls

Pair of early 19th Century battlemented lodges connected in centre by ornamental gates.

Each lodge contains one small square building of one storey and battlement parapet. Built of random stone with ashlar dressings

Grade 2



Locally Distinctive Positive Features

Narrow and straight tree and hedge lined lane with no footways create an informal character

Mature trees form an important part of the character of the area

The listed pair of battlement lodges and gates

Negative Features

Highly visible development prominent in the verdant street scene

Design Guidance

A large house has been redeveloped as two large properties and there may be some potential for further infill development but any such development should meet the guidance included in this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Knole Estate Road Character Area:

The informal, verdant character of the lane should be retained

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

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 lane

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

The listed building and its setting should be protected

H10 TONBRIDGE ROAD

Comprising Tonbridge Road

HISTORICAL CONTEXT

Tonbridge Road is an ancient route which has retained its original alignment. Early development appeared along this route in the Victorian period but some redevelopment of the original buildings occurred from the 1970s onwards.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Late 19th Century to 1970s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	The area is bounded by the historic route of Tonbridge Road which retains some elements of former landscape. The ancient woodland of Sevenoaks Common to the rear.



The tree belt forming the front boundaries of properties on Tonbridge Road provides part of the landscaped southern entrance to Sevenoaks, combining with trees on Tonbridge Road to form a verdant arched canopy.



Large individually designed detached houses are well spaced along Tonbridge Road. The houses are set well back from the road behind hedged, fenced and treed front gardens. Buildings to the south of this area are set above the road. All buildings are well screened and generally have a minimal impact on the street scene. The character of the road is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.

Locally Distinctive Positive Features

Large individually designed mostly 2 storey detached houses are well spaced and set well back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Trees on Tonbridge Road create a rural character and a strong sense of enclosure and frame the southern entrance to Sevenoaks

The character of the road is unified by the verdant landscape framework and the discrete appearance of buildings

Negative Features

No significant detractors

Design Guidance

Some Victorian properties were redeveloped in the 1970s but there is little scope for further development.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Tonbridge Road Character Area:

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

Development should be served by narrow and hedge lined access drives

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

H11 SEAL HOLLOW ROAD (NEAR BAYHAM ROAD)

Comprising Seal Hollow Road (near Bayham Road)

HISTORICAL CONTEXT

Houses were introduced next to the former Quarry to the south of the area and within Quarry Wood to the north in the 1960s and 70s.

TOWNSCAPE MAP



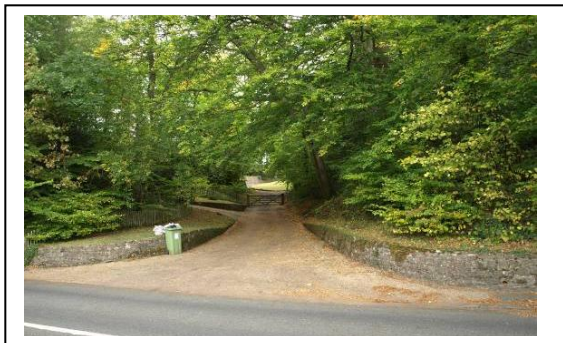
Locally Distinctive Contextual Features	
Age of buildings	1960s and 70s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting throughout the area

Area Characteristics



The mature trees which line the eastern side of Seal Hollow Road and form the front boundary to properties contain the public space (top left). The landscape also terminates the vista from Bayham Road (top right).

The curved road has two narrow footpaths on either side but is dominated by the verdant landscape framework which creates a rural character.



Individually designed detached houses are set amongst the landscape which dominates the buildings. The land rises to the east but the houses are set down long drives behind hedged and treed front gardens. Buildings are well screened and have a minimal impact on the street scene. The character of the area is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.

Locally Distinctive Positive Features

Curved and landscape-dominated section of road with narrow footways creates an informal rural character and a strong sense of enclosure

Large individually designed 2 storey detached houses are well spaced and set well back from the road behind hedged and treed front gardens

The landscape dominates the buildings which are well screened by vegetation and narrow entrances and have a minimal impact on the road

The character of the road is unified by the verdant landscape framework and the discrete appearance of buildings

Negative Features

No significant detractors

Design Guidance

The limited number of houses in this area has increased gradually over the decades. Some large gardens may have potential for discrete development subject to meeting the guidance of this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Seal Hollow Road Character Area:

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

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 road

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

H12 ASH PLATT ROAD

Comprising Ash Platt Road

HISTORICAL CONTEXT

Sporadic development began in the 1930s but further houses have been added in later decades.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting surrounding houses

Area Characteristics



The northern section of Ash Platt Road is a narrow hedge and tree lined informal lane with no footpaths (top left). Individually designed detached houses are set amongst the landscape which dominates the buildings. The houses are set down long drives behind hedged and treed front gardens. Buildings are well screened and have a minimal impact on the lane. The character of the lane is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.



Locally Distinctive Positive Features

Narrow and curved tree and hedge lined lane creates an informal rural character and a strong sense of enclosure

Large individually designed 2 storey detached houses are well spaced and set well back from the lane within hedged and treed gardens

The landscape dominates the buildings which are well screened by vegetation and narrow entrances and have a minimal impact on the lane

The character of the road is unified by the verdant landscape framework and the discrete appearance of buildings

Negative Features

No significant detractors

Design Guidance

The number of houses in this area has increased gradually over the decades. Some large gardens may have potential for discrete development subject to meeting the guidance of this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Ash Platt Road Character Area:

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

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 lane

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

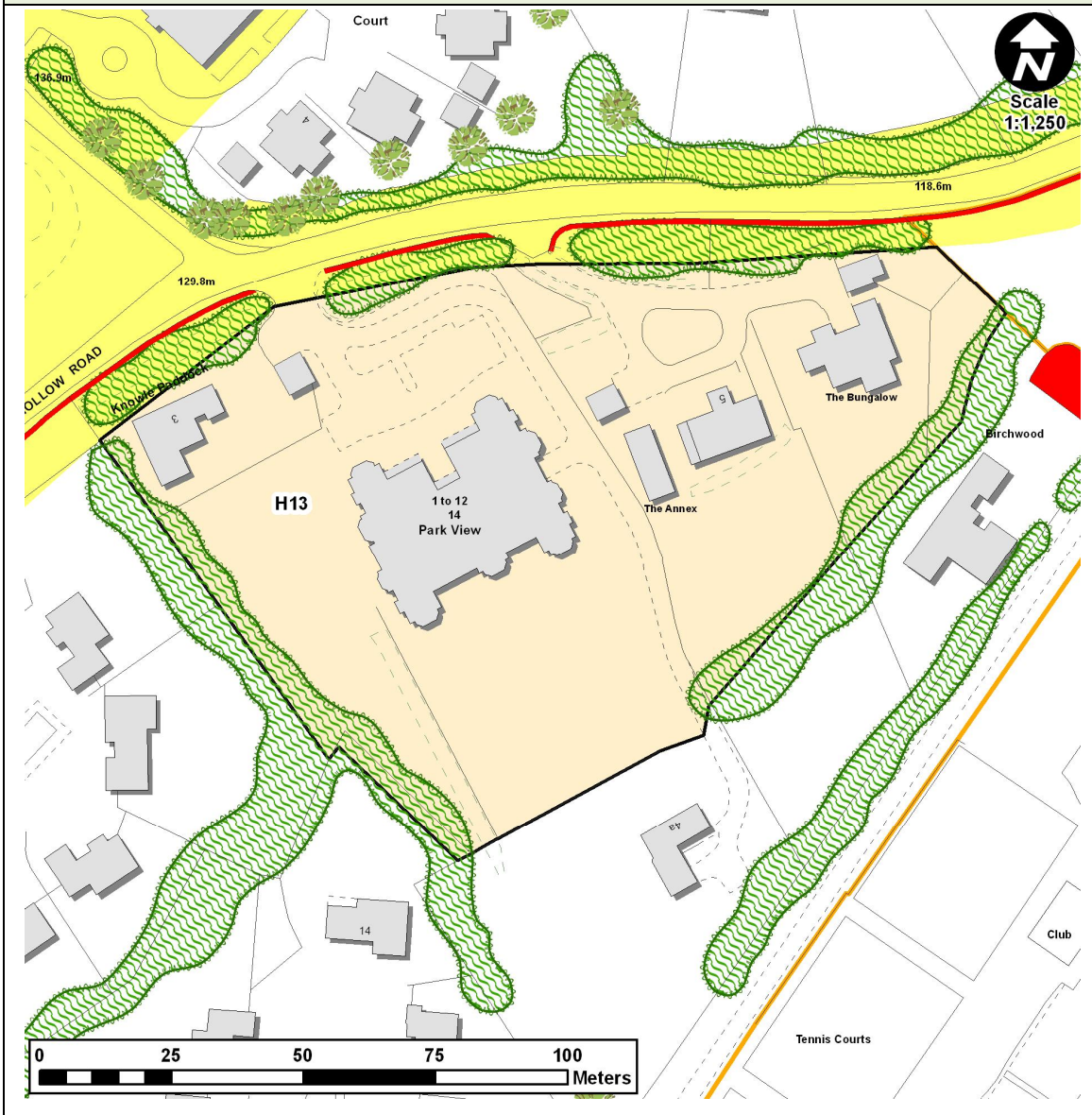
H13 SEAL HOLLOW ROAD (NEAR PARK LANE)

Comprising Seal Hollow Road (near Park Lane)

HISTORICAL CONTEXT

Houses were first developed in the early 1900s and further limited development has occurred in later decades.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1900s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting throughout the area

Area Characteristics



Individually designed detached houses are set amongst the landscape which dominates the buildings. The land rises to the east but the houses are set down long drives behind hedged and treed front gardens. Buildings are well screened and have a minimal impact on the street scene. The character of the area is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.



Seal Hollow Road and the adjoining vegetation are included within the Vine Conservation Area. The mature trees which line the road and form the front boundary to properties contain the public space.

The curved road has a narrow footpath on one side but is dominated by the verdant landscape framework which creates a rural character.

Locally Distinctive Positive Features

Curved and landscape-dominated section of road with narrow footway creates an informal rural character and a strong sense of enclosure

Large individually designed 2 storey detached houses are well spaced and set well back from the road behind hedged and treed front gardens

The landscape dominates the buildings which are well screened by vegetation and narrow entrances and have a minimal impact on the road

The character of the road is unified by the verdant landscape framework and the discrete appearance of buildings

Negative Features

No significant detractors

Design Guidance

The limited number of houses in this area has increased gradually over the decades. Some large gardens may have potential for discrete development subject to meeting the guidance of this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Seal Hollow Road Character Area:

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

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 road

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

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

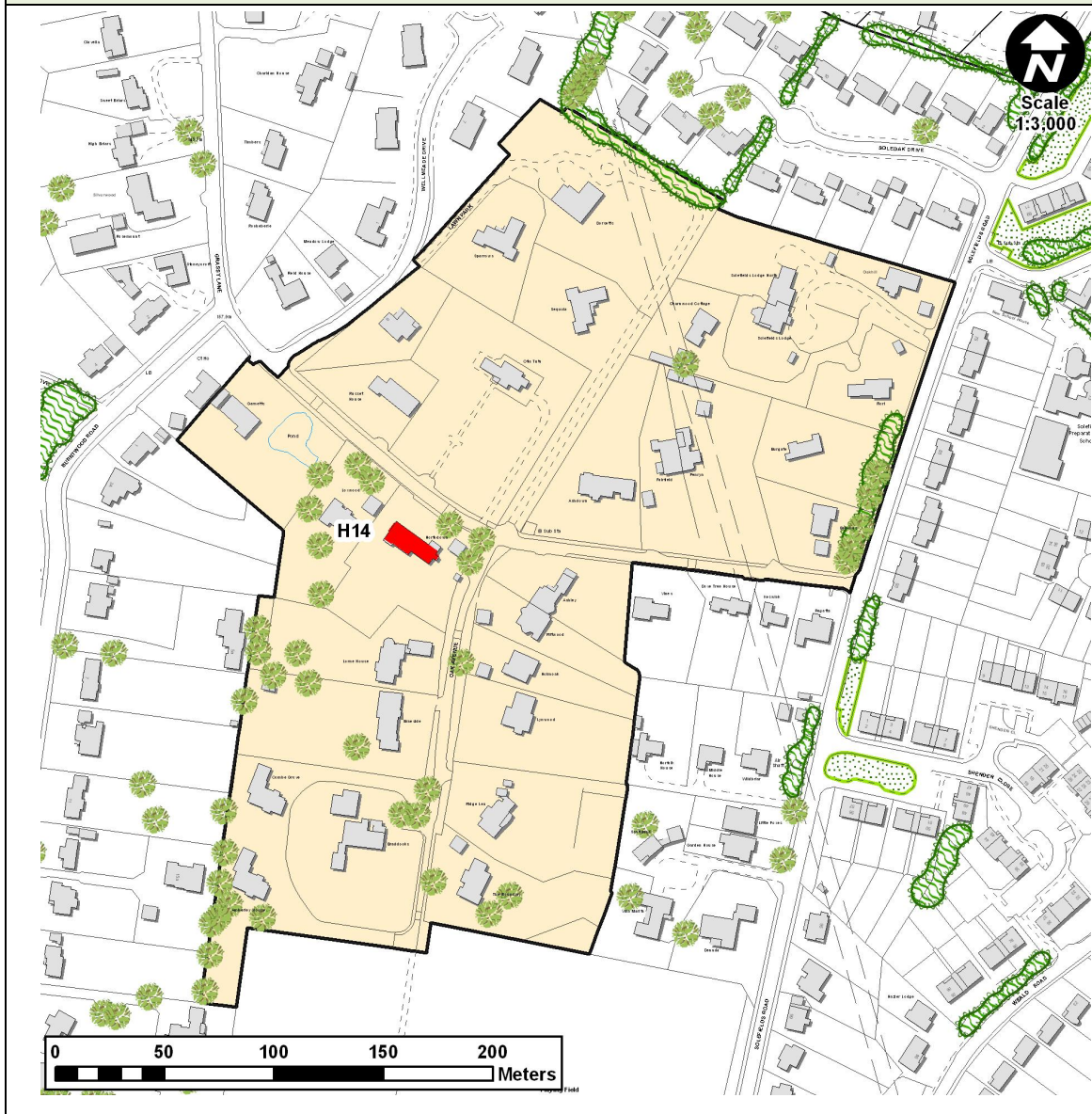
H14 OAK AVENUE AREA

Comprising Oak Avenue, Grassy Lane (part)

HISTORICAL CONTEXT

The area to the north of Grassy Lane and Oak Avenue were initially laid out above the railway line in the 1930s and have gradually been redeveloped and infilled up to the present day.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting to front boundaries and within gardens

Area Characteristics



Individually designed detached houses are set back behind hedged and treed front boundaries along Grassy Lane. The houses are generally well screened by narrow entrances and hedged boundaries and have a minimal impact on the street scene. Hedges and trees about the lane which has a strong sense of enclosure. The character of the lane is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings.

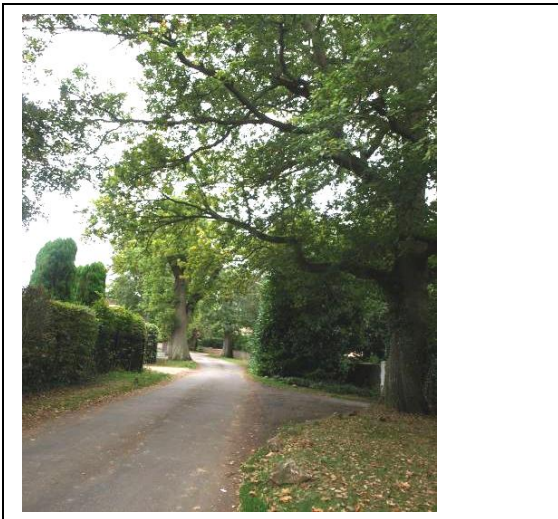
The narrow, hedge and tree lined access drive off Grassy Lane to backland development replicates the informal hedge and tree-lined characteristics of the principal lane with well screened development unobtrusive in the street scene.



Individually designed detached houses are set closer to the lane along Oak Avenue behind hedged and treed front boundaries and are slightly more prominent in the street scene. Nevertheless, the houses are generally well screened by narrow entrances and hedged boundaries and have a minimal impact on the street scene. The character of the lane is unified not by the buildings themselves, but the verdant landscape framework, the informal road setting and the generally discrete appearance of buildings.



Narrow access drives off Oak Avenue lead to backland development which is not obtrusive in the street scene. The hedge and tree lined access replicates the informal hedge and tree-lined characteristics of the principal lane. If not landscaped, the pillared and walled entrances can form an urban feature in an otherwise rural lane.



Grassy Lane (top) and Oak Avenue (bottom) are narrow tree and hedge lined lanes with verges and no footways and create an informal rural character. The south side of the eastern end of Grassy Lane is enclosed by a ragstone wall which encloses more formally arranged houses and is within a separate character area. Nevertheless, hedges and trees line both sides of the roads for most of their length and provide a verdant landscape framework which helps unify the character of the area.

Townscape Feature

The traditional lamp post in Grassy Lane adds a distinctive feature to Grassy Lane.



Detractors



The introduction of brick walls and substantial areas of hard surfacing changes the informal rural character of the lane.



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 lanes which are characterised by well screened buildings set back from the road behind hedged and treed front gardens and generally having a minimal impact on the street scene. The introduction of brick walls and substantial areas of hard surfacing also changes the informal rural character of the lane.

Listed Building

Northdown, Grassy Lane

House. 1924. Arts and Crafts style. Rendered with some timber framing, brickwork and tile hanging. Hipped roof with three tall chimney stacks. Symmetrical building of two storeys and attics with five windows to front elevation all wooden casements with leaded lights.

Grade 2



Locally Distinctive Positive Features

Narrow tree and hedge lined lanes with no footways create an informal rural character

Large individually designed 2 storey detached houses are generally set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

Mature trees form an important part of the character of the area

The character of the roads is unified by the verdant landscape framework and the discrete appearance of buildings

Listed building

Traditional lamp post townscape feature

Negative Features

The introduction of brick walls and substantial areas of hard surfacing adversely affect the character of the lanes

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 lanes

Design Guidance

Plots have been infilled and redeveloped over the years. Some long back gardens have been developed with discrete backland development. Further such development may prove acceptable subject to meeting the guidance of this SPD.

In addition, there may be pressure for large areas for 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 judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Oak Avenue Area Character Area:

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

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

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

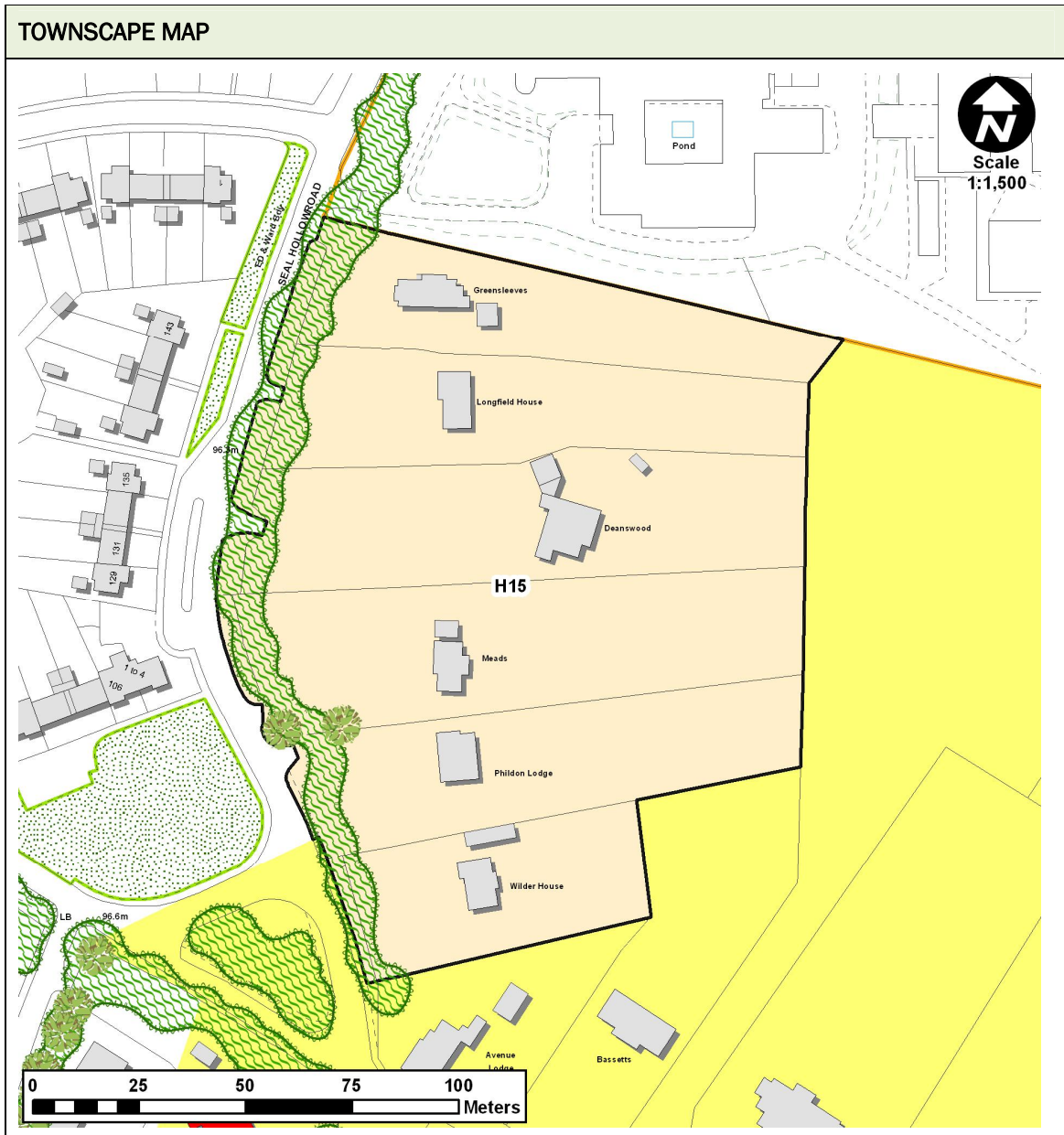
Backland development should be served by narrow and hedge lined access drives

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

The listed building and its setting should be protected

H15 SEAL HOLLOW ROAD (NEAR WILDERNESSE AVENUE)

Comprising Seal Hollow Road (near Wildernesse Avenue)



Locally Distinctive Contextual Features	
Age of buildings	1930s - 1960s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees and planting throughout the area

Area Characteristics



The mature trees enclose the eastern side of Seal Hollow Road and form the front boundary to properties. The curved road has no footpath on the eastern side which, with the verdant landscape framework, creates a rural character to this side of the road. This area forms part of the setting of the strongly landscaped Wildernesse Conservation Area.

The western side of the road has a contrasting more urban character.



Individually designed detached houses are set amongst the landscape which dominates the buildings. The houses are set down long narrow drives behind hedged and treed front gardens. Buildings are well screened and have a minimal impact on the street scene. The character of the area is unified not by the buildings themselves, but the verdant landscape framework and the discrete appearance of buildings.

Locally Distinctive Positive Features

Landscape dominated area east of the road which creates an informal rural character

Large individually designed 2 storey detached houses are well spaced and set well back from the road behind hedged and treed front gardens

The landscape dominates the buildings which are well screened by vegetation and narrow entrances and have a minimal impact on the road

The character of the road is unified by the verdant landscape framework and the discrete appearance of buildings

Negative Features

No significant detractors

Design Guidance

The limited number of houses in this area has increased gradually over the decades. Some large gardens may have potential for discrete development subject to meeting the guidance of this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Seal Hollow Road Character Area:

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

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 road

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 hedged boundaries which contribute to the character of the road should be retained

The setting of the Wildernesse Conservation Area should be protected or enhance

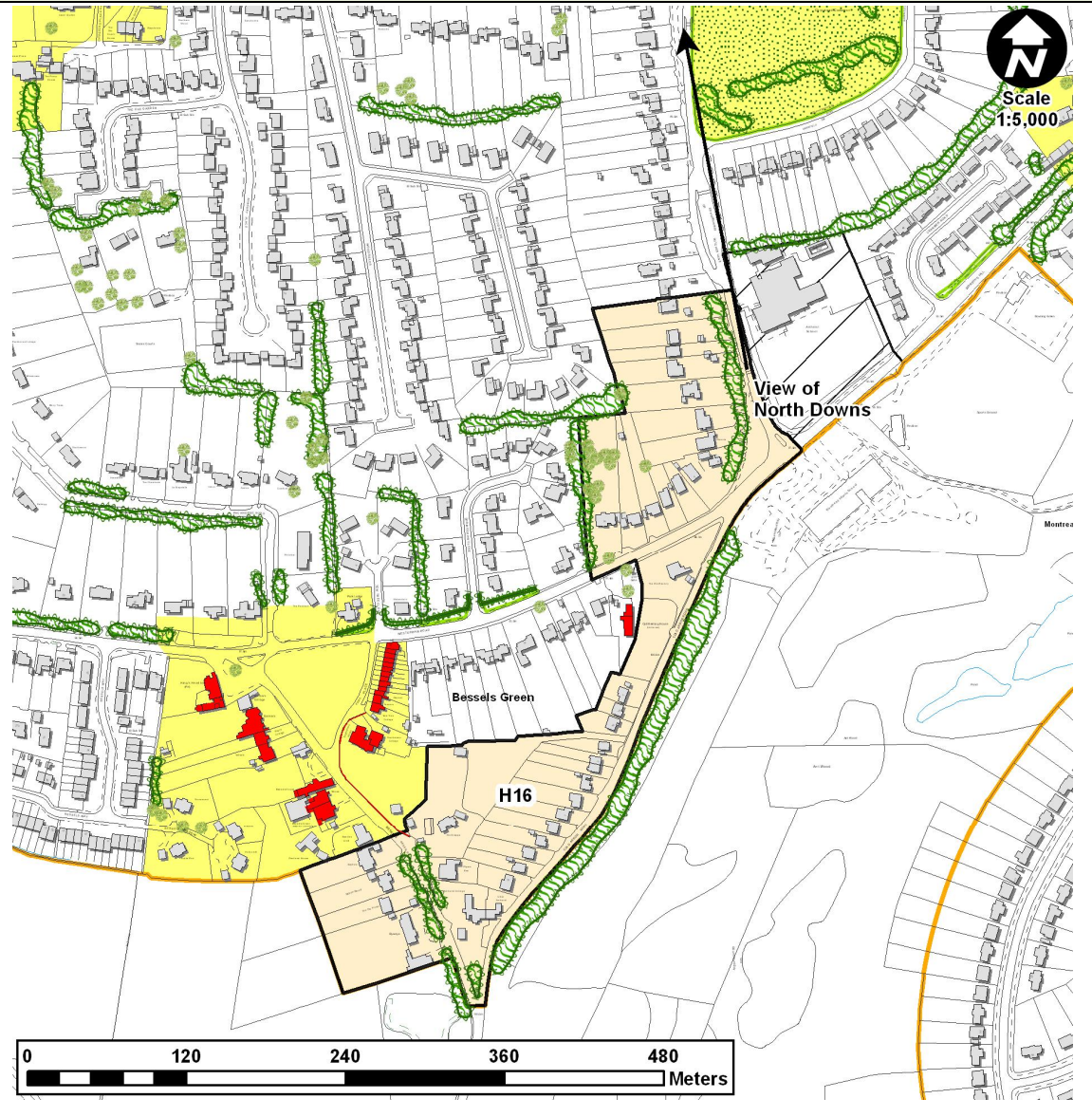
H16 COLD ARBOUR ROAD AREA

Comprising Cold Arbour Road, Bessels Green Road, Westerham Road (part), Witches Lane (part)

HISTORICAL CONTEXT

Bessels Green Road is an ancient route leading to Bessels Green. Cold Arbour Road was not constructed until the late 1800s around the Montreal Estate. Development on Cold Arbour Road, Westerham Road and Witches Lane was laid out mainly in the 1930's, whereas the houses south of the Conservation Area on Bessels Green Road were not constructed until the 1970s.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s to 1970s
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys and bungalows
Prominent building materials	Various
Predominant boundary treatments	Tall dense hedges with mature trees
Open space/ vegetation	Trees, hedging and planting to front gardens

Area Characteristics



Cold Arbour Road is enclosed by hedges and mature trees, several arching across the road to add to the sense of enclosure. The curve in the road foreshortens vistas and provides additional enclosure. The narrow road, the absence of a footpath and verdant edges create a rural character to most parts of this road.



A central group of properties (above left) are prominent in Cold Arbour Road with red tiled hipped roofs and gable ends facing the road, red/ orange brick or white rendered houses set back from the road on a stepped building line to follow the curve in the road. The houses are not set behind hedged and treed front gardens. Along other parts of the road, buildings are well screened and generally have a minimal impact on the street scene (above right) and the landscape dominates.



The southern section of Witches Road (above left) retains an informal verdant character with properties set well back from the road, behind mature trees and hedges.



Bessels Green Road is enclosed by hedges and mature trees. The narrow road, the absence of a footpath and verdant edges create an enclosed rural character to most parts of this road. The curve in the road foreshortens vistas and provides additional enclosure. Buildings are visible above hedges but the landscape dominates the character of this road and forms an important part of the approach to, and setting of, the Bessels Green Conservation Area.



The treed open space at the corner of Westerham Road and Witches Lane frames the entrance to Witches Lane and helps screen the properties behind. The space has been somewhat urbanised by highway markings and signs.

Boundaries



The wall on the east side of Cold Arbour Road encloses the Montreal Estate and is an historic feature which adds to the character of the lane.

Detractor



The absence of mature hedging to the back edge of pavement, changes the character of the Cold Arbour Road for part of its length.

Locally Distinctive Positive Features

Narrow curved tree and hedge lined lanes with no footways create an informal rural character and a strong sense of enclosure

2 storey detached houses are set back from the road behind hedged and treed front gardens

Buildings are generally well screened by vegetation and narrow entrances and generally have a minimal impact on the street scene

The treed open space at the corner of Westerham Road and Witches Lane

The verdant landscape framework generally dominates the buildings

The historic wall on the east side of Cold Arbour Road

Negative Features

Loss of mature hedge boundaries to the back edge of pavement adversely affects the character of the lanes

Design Guidance

Some properties in the area have long back gardens where some discrete backland development may prove acceptable subject to meeting the guidance in this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Cold Arbour Road Character Area:

The rural character of the lanes should be retained

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

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

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

Development should be served by narrow and hedge lined access drives

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

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

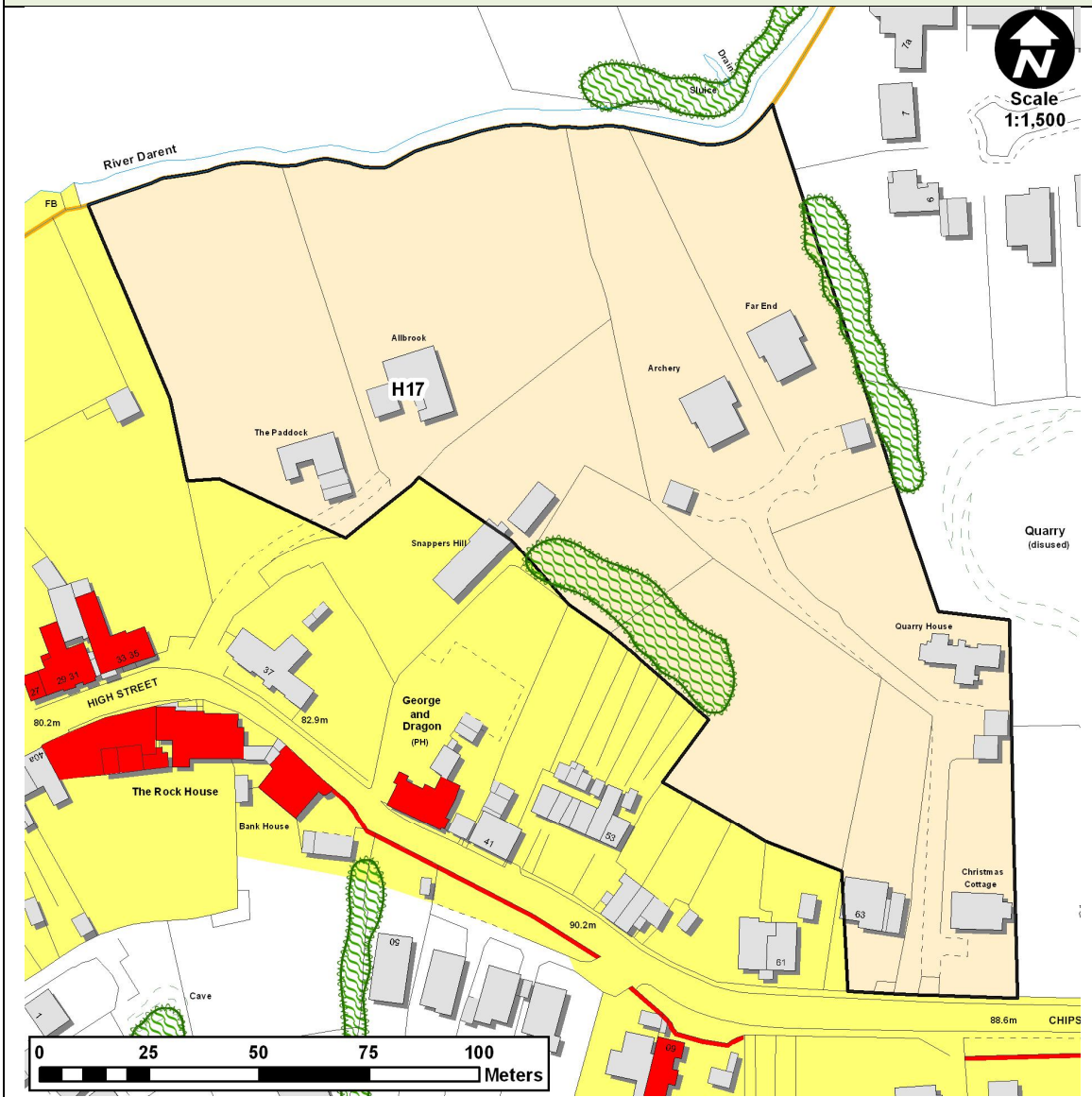
H17 OFF CHIPSTEAD LANE

Comprising Chipstead Lane (part)

HISTORICAL CONTEXT

Quarry House and an access drive were built in the 1960s and other frontage and backland development was developed in the subsequent decades.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1960s to present day
Type of buildings	Detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/brow or yellow brick, red tile hanging and white render
Predominant boundary treatments	Open plan or low walls
Open space/ vegetation	Trees within the garden areas

Area Characteristics



The short section of Chipstead Lane lies next to the Chipstead Conservation Area and the houses in landscaped gardens to the north west form part of the setting of the Conservation Area. The area comprises two properties fronting Chipstead Lane (above left) and a limited number of detached houses informally arranged along a narrow access road with no footpaths. Walls and fences urbanise the informal character. Only Quarry House is visible from Chipstead Lane (above). Clusters of mature trees add to the informal character of the area.

Locally Distinctive Positive Features

Narrow hedge and tree lined lane with no footways creates an informal rural character
Detached houses are mostly concealed from Chipstead Lane
Mature landscape

Negative Features

Walls and fences lining the access

Design Guidance

In recent decades, limited discrete backland development has been introduced into the open areas north of Chipstead Lane and whilst the area is not likely to change significantly in the future, further such development or redevelopment may prove acceptable subject to meeting the guidance included in this SPD.

In judging proposals, the fragile balance in favour of the landscape dominating the built form should be retained.

In proposing new development within the Chipstead Lane Character Area:

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

Mature trees which contribute to the character of the area should be retained

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

