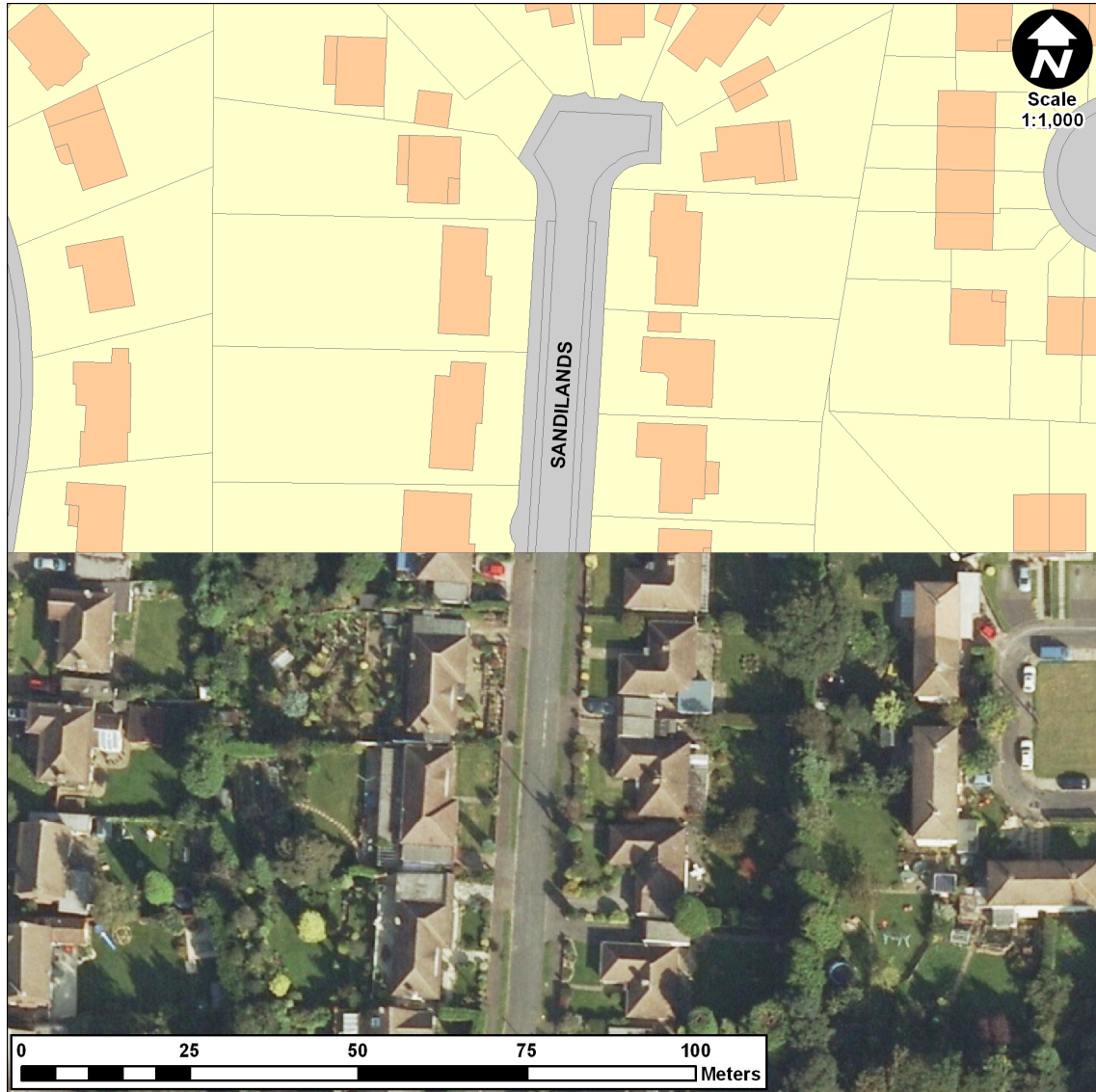


## J BUNGALOWS CHARACTER AREAS



Bungalows became a popular form of development initially in the 1930s but also formed a component part of larger estates. The majority of these bungalows date from the 1930s and the 1960s/1970s.

The design of the bungalows changed in these two periods with the earlier bungalows generally being squarer and having more elaborate rooflines, hipped roofs, porches and more design detail than the later buildings which tend to be plainer and more rectangular in design with gabled roofs. The bungalows often have front gardens enclosed by low walls and hedges. Despite these differences, where bungalows predominate, even where the building style is different, the character of the area tends to be similar as the single storey buildings create an open, relatively uniform townscape.



Example of Bungalow Development Layout

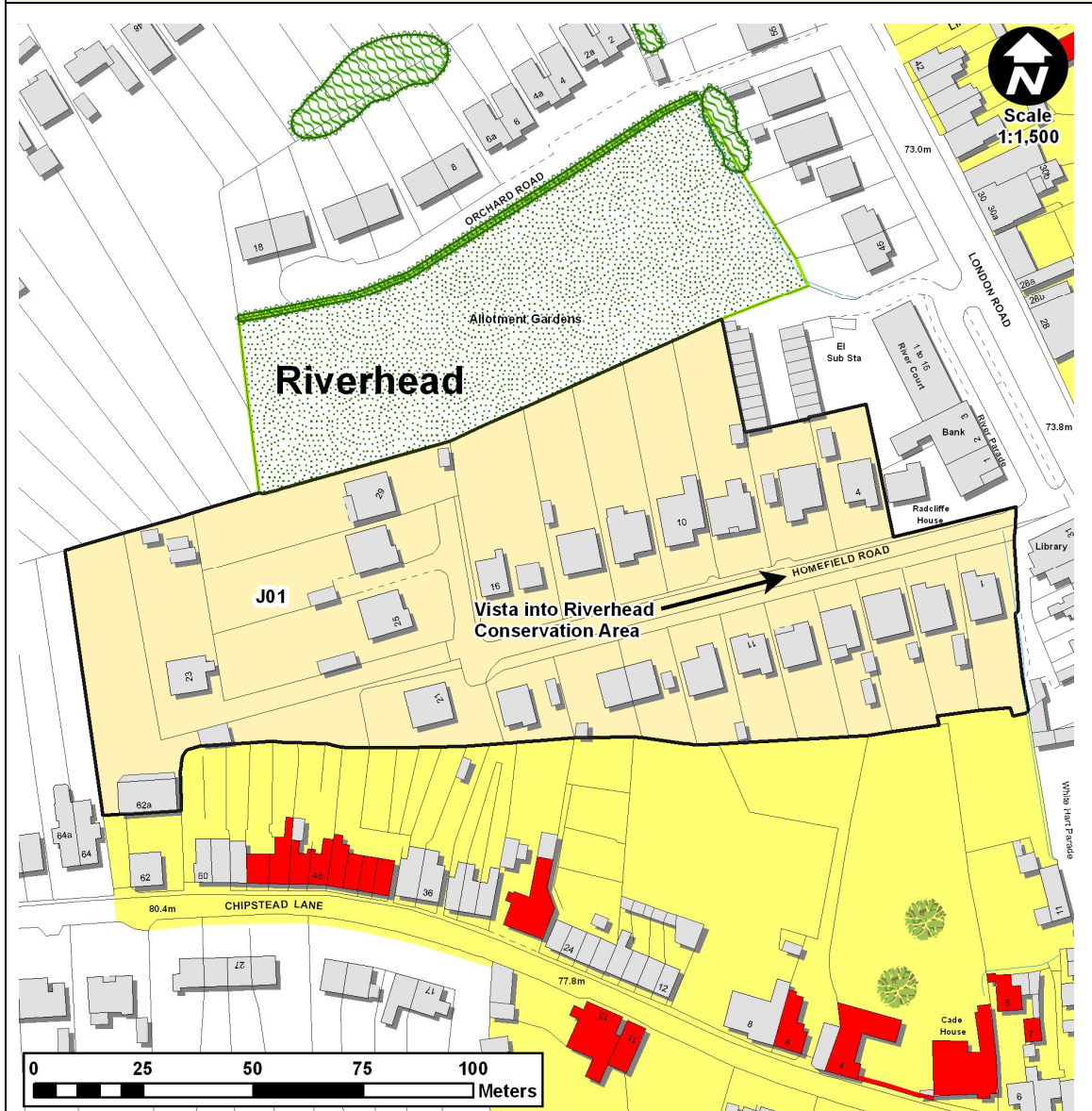
# J01 – HOMEFIELD ROAD

Comprising Homefield Road

## HISTORICAL CONTEXT

Homefield Road was begun in the interwar period and completed by the early 1960s on previously agricultural land.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s - 1965
Type of buildings	Detached
Main uses	Residential
Building heights	One storey with some two storeys
Prominent building materials	Red/brown brick, brown roof tiles.
Predominant boundary treatments	Hedges, brick walls and wooden fences.
Open space/ vegetation	Landscaped front gardens.

### Area Characteristics



*Homefield Road is a private, gated I-shaped cul-de sac. The eastern end (above left) is more urban in character with a wide pavement and there are flats, parking areas and shops to the north side of the road. The western section (above right), beyond the barrier, is more informally laid out with no pavements, some verges and landscaping in the form of hedges, shrubs and garden trees. This section has a particularly private, quiet residential character despite its proximity to the centre of Riverhead. The land rises gently to the west and there is a vista eastwards into the Riverhead Conservation Area.*

*The properties are mainly inter-war and 1960s bungalows in a variety of designs with red/brown brick elevations (some painted) and hipped brown tiled roofs with forward facing gables. Some have been extended into the roof. The variety of garden boundaries including hedges, wooden fences and low brick walls contributes to the informal character. The low scale prevents any harmful impact on the neighbouring Conservation Area.*



*At the western end of the street, there are several two storey properties (above right) and bungalows on wider plots (above left) in an informal mix of styles.*

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

Evenly spaced houses set back on a regular building line behind landscaped front gardens enclosed by hedges, walls and fences

Consistent low building height with some two storey buildings at western end. The low building height prevents impact on the neighbouring Conservation Area.

Vista into the Conservation Area

Private, residential character despite proximity to Riverhead Centre

#### **Negative Features**

Road noise close to the London Road and from the A21/M25 to the west

#### **Design Guidance**

The close siting of development means there is limited opportunity for further development, although there may be pressure to extend the bungalows.

In proposing new development within the Homefield Road Character Area:

The regular building line should be respected

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

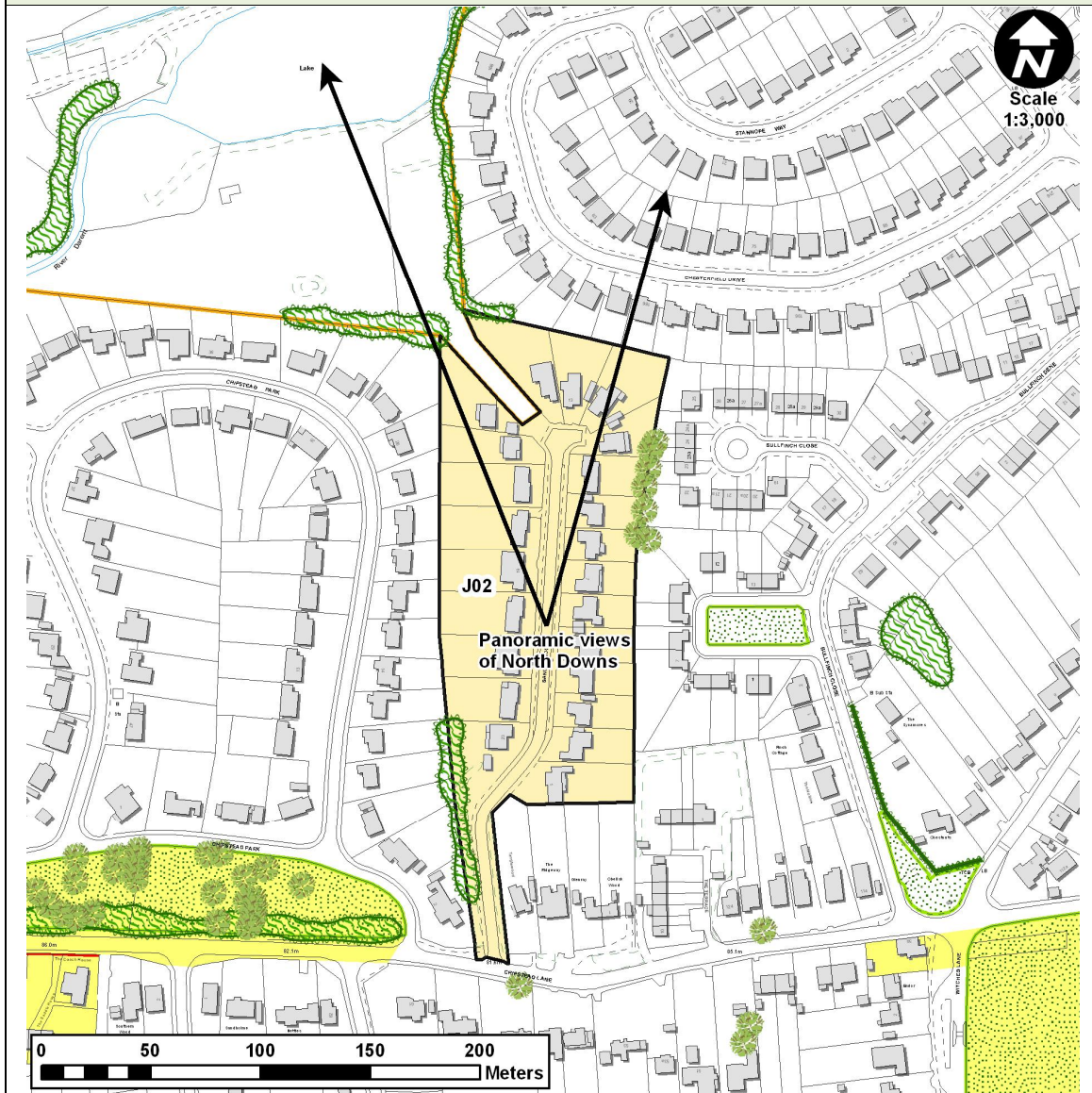
# J02 SANDILANDS

Comprising Sandilands

## HISTORICAL CONTEXT

The cul de sac was developed in the 1960's.

## TOWNSCAPE MAP



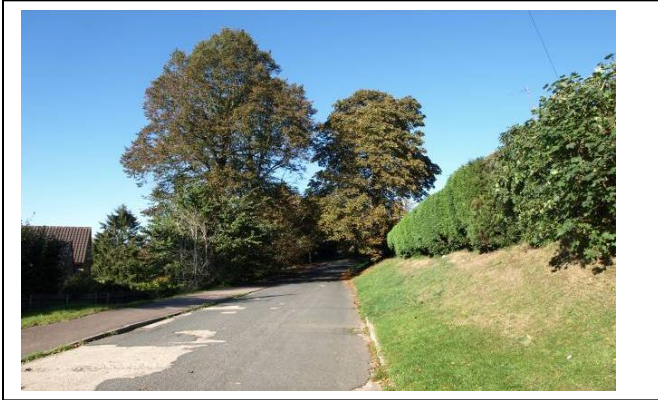
Locally Distinctive Contextual Features	
Age of buildings	1960's
Type of buildings	Detached
Main uses	Residential
Building heights	One storey
Prominent building materials	White render and brown roof tiles
Predominant boundary treatments	Dwarf walls
Open space/ vegetation	Verges along Sandilands, shrubs to front gardens and views of the North Downs.

### Area Characteristics



*The bungalows are set back from the wide road and verge on a regular building line with long views to the North Downs resulting in a wide unenclosed space in contrast to the narrow curved entrance (above right). Hipped roofs further reduce the scale of development. The bungalows are laid out in symmetrical pairs in an alternate 'L' shaped plan form. White render and brown roof tiles are repeatedly used materials. Eye brow windows create a variation within some of the roofs (bottom right). The regular building line, uniform scale,*

## Landscape



*The narrow, curved, enclosed entrance to Sandilands has a verdant quality with grass verge, hedgerow and trees which conceal all development from Chipstead Road.*

## Views



*The panoramic views of the North Downs are visible above and between the roofs.*

## Detractors



*Telegraph poles and overhead wires become prominent within such a low scale development (left).*

*The road surface of Sandilands is in poor condition (right).*



**Locally Distinctive Positive Features**

Unity of regular building line, uniform scale, repeated designs and limited pallet of materials

Verdant character of narrow, curved, enclosed entrance to Sandilands

Views of the North Downs

Quiet residential character

**Negative Features**

Prominent telegraph poles and overhead wires

The road surface of Sandilands is in poor condition

**Design Guidance**

The area was developed at the same time with only minor extensions since the 1960's. The close siting of development means there is limited opportunity for further development, although there may be pressure to extend the bungalows.

In proposing new development within the Sandilands Character Area:

The regular building line should be respected

The unity of the single storey bungalows should be respected

The verdant character of the entrance to Sandilands should be protected

Views of the North Downs should be protected

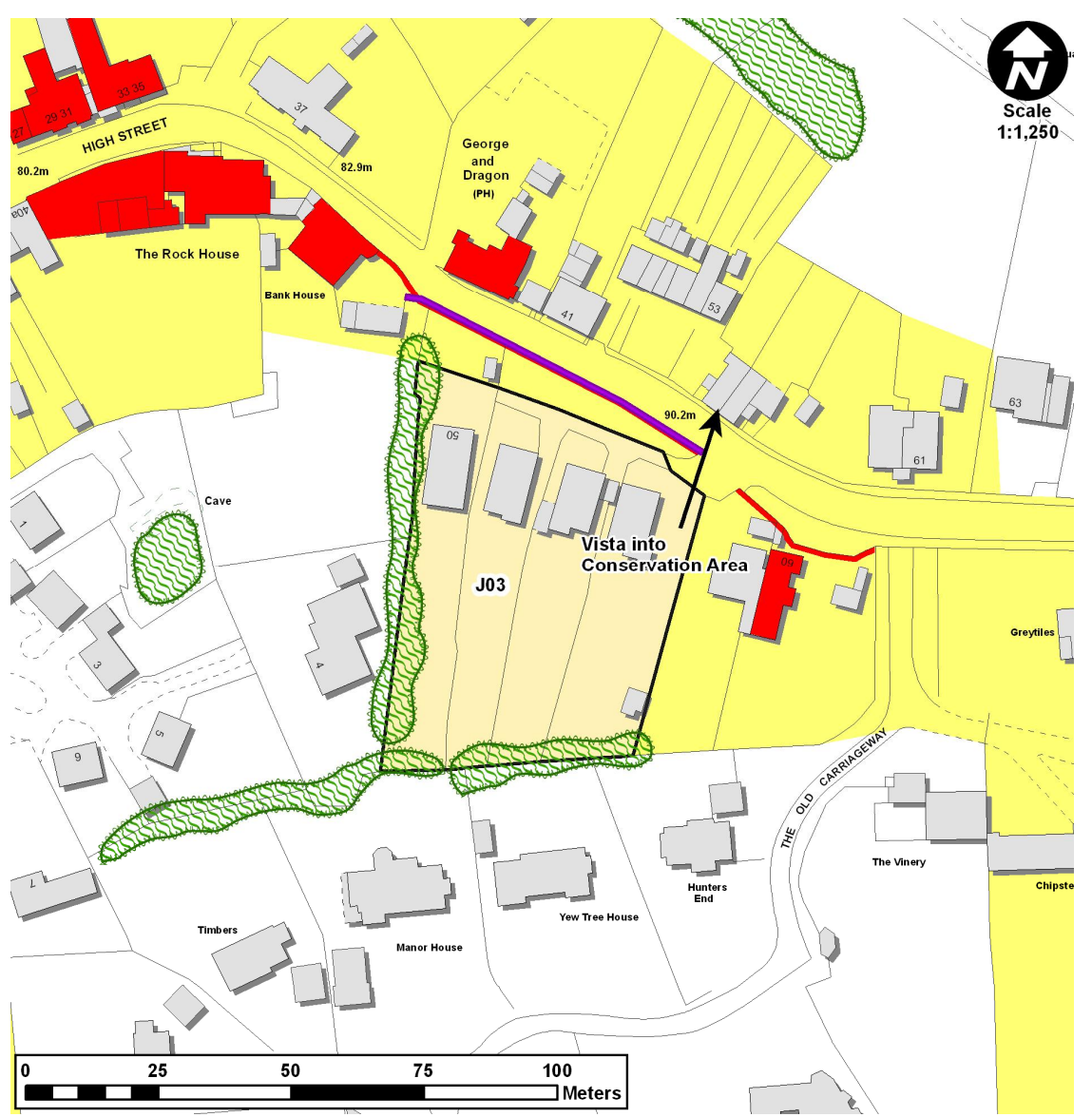
# J03 – OFF CHIPSTEAD HIGH STREET

Comprising Off Chipstead High Street

## HISTORICAL CONTEXT

A development on an open plot of land adjoining the High Street in the early 20th century

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1910-1930
Type of buildings	Detached
Main uses	Residential
Building heights	One storey
Prominent building materials	Red brick, half timbered
Predominant boundary treatments	Wall
Open space/ vegetation	Narrow front gardens.

### Area Characteristics



*The four bungalows are set on an even building line behind landscaped front gardens enclosed by dwarf walls and hedges, facing onto a shared access. They are of red brick with hipped roofs and half timbered gables above square bay windows with prominent tall brick chimneys located between the bays. They have small pitched dormer windows.*

*The bungalows form a cohesive and distinctive group.*



*The bungalows are on an elevated site on the south side of the High Street in a sensitive position immediately adjoining the Chipstead Conservation Area to the east and north. They are set behind a tall old ragstone wall with only the rooftops and chimneys visible from the road (above right).*

### **Locally Distinctive Positive Features**

Unity of regular building line, uniform scale, repeated designs and limited pallet of materials  
Evenly spaced bungalows set back on a regular building line behind landscaped front gardens enclosed by hedges and low walls.  
The low building height with only the rooftops and chimneys visible over the enclosing wall  
Retention of period character, original roofline and decorative finishes.  
Ragstone wall

### **Negative Features**

No significant detractors

### **Design Guidance**

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

In proposing new development within the land off Chipstead High Street Character Area:

The regular building line should be respected

The unity of the single storey bungalows should be respected

The character of the ragstone wall should be retained

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

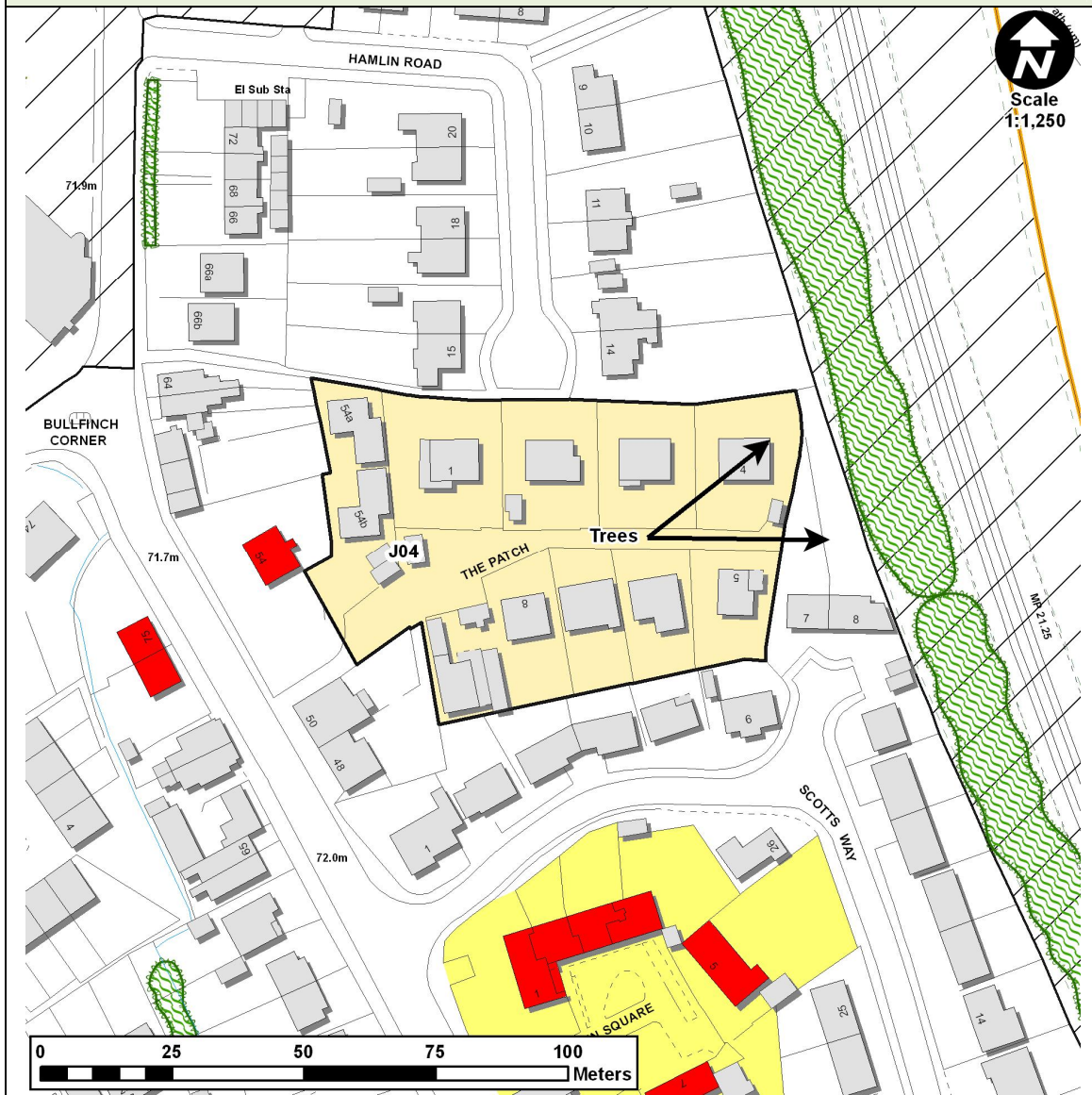
# J04 - THE PATCH

Comprising The Patch

## HISTORICAL CONTEXT

This cul-de-sac was built on previously open land in the interwar period between London Road and the railway line.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1920-1940
Type of buildings	Detached
Main uses	Residential
Building heights	One storey
Prominent building materials	Red/brown brick, brown roof tiles, white weatherboard, slate.
Predominant boundary treatments	Fences, hedges or open plan.
Open space/ vegetation	Some hedges and shrubs. Tree belt to the east along the railway line.

### Area Characteristics



*The Patch is accessed via a narrow entrance enclosed by buildings and a hedge. The entrance also provides access to an informal parking area and commercial units. The bungalows are set back on a regular building line behind hard surfacing or landscaped gardens partially enclosed by fences and hedges. Those to the north are white weatherboard with slate roofs, those to the south are red brick with tiled roofs. The properties have been altered and modernised. The tree belt along the railway line closes the view to the east and is visible over the houses. The area has an informal, mixed use character. The surfacing is poor and there is noise from the London Road and the railway.*

**Locally Distinctive Positive Features**

Evenly spaced houses set back on a regular building line behind hard surfacing or front gardens  
Trees act as a backdrop to development

**Negative Features**

Shared access with commercial operations.  
Poor surfacing.  
Intermittent noise from the London Road and the railway

**Design Guidance**

The close siting of development means there is limited opportunity for further development, although there may be pressure to extend the bungalows.

In proposing new development within The Patch Character Area:

The regular building line should be respected

Mature trees important to the character of the area should be protected

# J05 MOUNT CLOSE

Comprising Mount Close

## HISTORICAL CONTEXT

The cul de sac was developed in the early 1960's.

## TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	Early 1960's
Type of buildings	Detached
Main uses	Residential
Building heights	One storey
Prominent building materials	Buff brick, pale paint, brown roof tiles.
Predominant boundary treatments	Open plan
Open space/ vegetation	Tree belt to the west. Views over trees to the south.

### Area Characteristics



*Mount Close is a short cul-de-sac leading up steeply from Robyns Way. Five pairs of symmetrically designed semi detached bungalows are arranged on a regular building line set back behind unenclosed front gardens around the top of the turning head. The buildings are of buff brick with painted sections, wide white framed windows and brown tiled hipped roofs some with shallow front facing gables. A prominent dormer extension affects the symmetry and roofline. There are glimpses between the houses of the North Downs to the north (above right). A tree belt runs along the railway line to the west.*



*The access road is lined by verges. There are views to the south over rooftops and trees. The concrete road surface is in moderate condition.*

### **Locally Distinctive Positive Features**

Tree belt to west  
Low building height on this elevated site  
Planned, symmetrical arrangement of the bungalows  
Glimpses of the North Downs and views to the south over trees  
Residential character with no through traffic

### **Negative Features**

Concrete road surface in moderate condition  
Prominent dormer disrupts the roofline and symmetry of the Close

### **Design Guidance**

The close siting of development means there is limited opportunity for further development, although there may be pressure to extend the bungalows.

In proposing new development within the Mount Close Character Area:

The regular building line should be respected

The unity of the single storey bungalows should be respected

Mature trees important to the character of the area should be protected

Views of the countryside should be protected

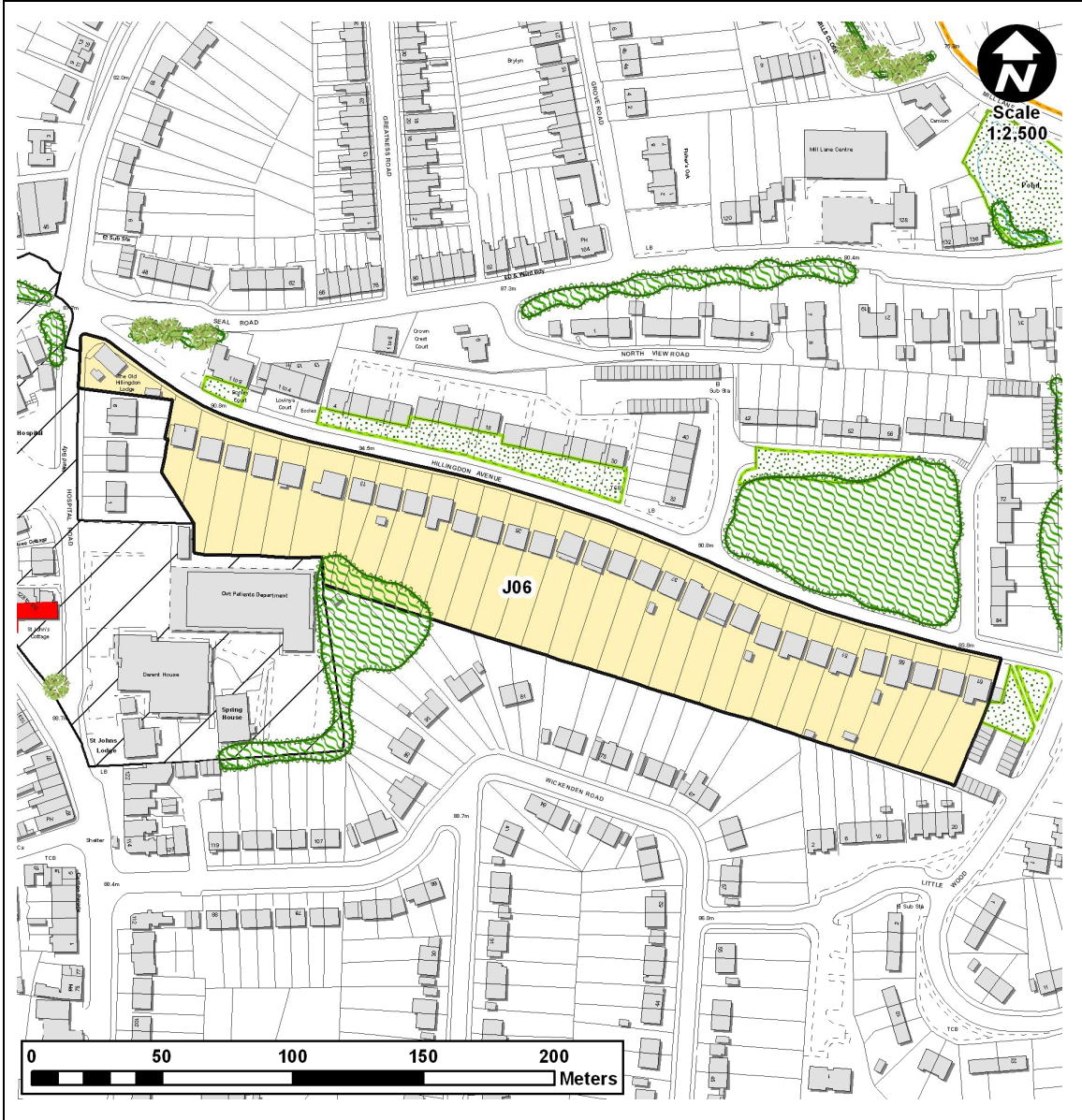
## J06 – HILLINGDON AVENUE (WEST)

Comprising Hillingdon Avenue (part)

### HISTORICAL CONTEXT

Hillingdon Avenue follows the line of the historic driveway to the Wildernesse Estate. This linear bungalow development was constructed on the south side in the 1930s.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1930s
Type of buildings	Detached
Main uses	Residential
Building heights	One storey and chalet bungalows
Prominent building materials	Brick, painted render, some hung tiles, brown roof tiles
Predominant boundary treatments	Brick walls, panel fences and hedges
Open space/ vegetation	Overlooking woodland to the north. Planted front gardens.

### Area Characteristics



*The bungalows are set back on a relatively regular building line behind landscaped front gardens enclosed by brick walls, panel fences and hedges (above). Some have retained their original appearance with a square footprint, a central front door flanked by wide windows, pyramid shaped hipped roof and small chimneys on the side pitch. Many of the properties have been converted to chalet bungalows with replacement roof tiles creating a varied, but still low, roofline with gable ends facing the road with a variety of decorative finishes. The majority of the houses are painted in pastel shades. The Old Hillingdon Lodge marking the historic entrance to the Wildernesse Estate is partially demolished but the ragstone wall leading into Hospital Road is a feature (below right). Trees close the view to the east and the area overlooks remnant woodland to the north.*



### Detractor



*The view of the hospital roof to the west is a detractor.*

### Locally Distinctive Positive Features

Unity of relatively regular building line, low scale and some repeated designs  
Ragstone wall leading into Hospital Road  
Woodland to the north of the area and closing the view to the east

### Negative Features

View of hospital roof to the west  
Poor surfacing

**Design Guidance**

The close siting of development means there is limited opportunity for further development, although there may be pressure to extend the bungalows.

In proposing new development within the Hillingdon Avenue Character Area:

The building line should be respected

Mature trees important to the character of the area should be protected

The character of the ragstone wall leading into Hospital Road should be retained