

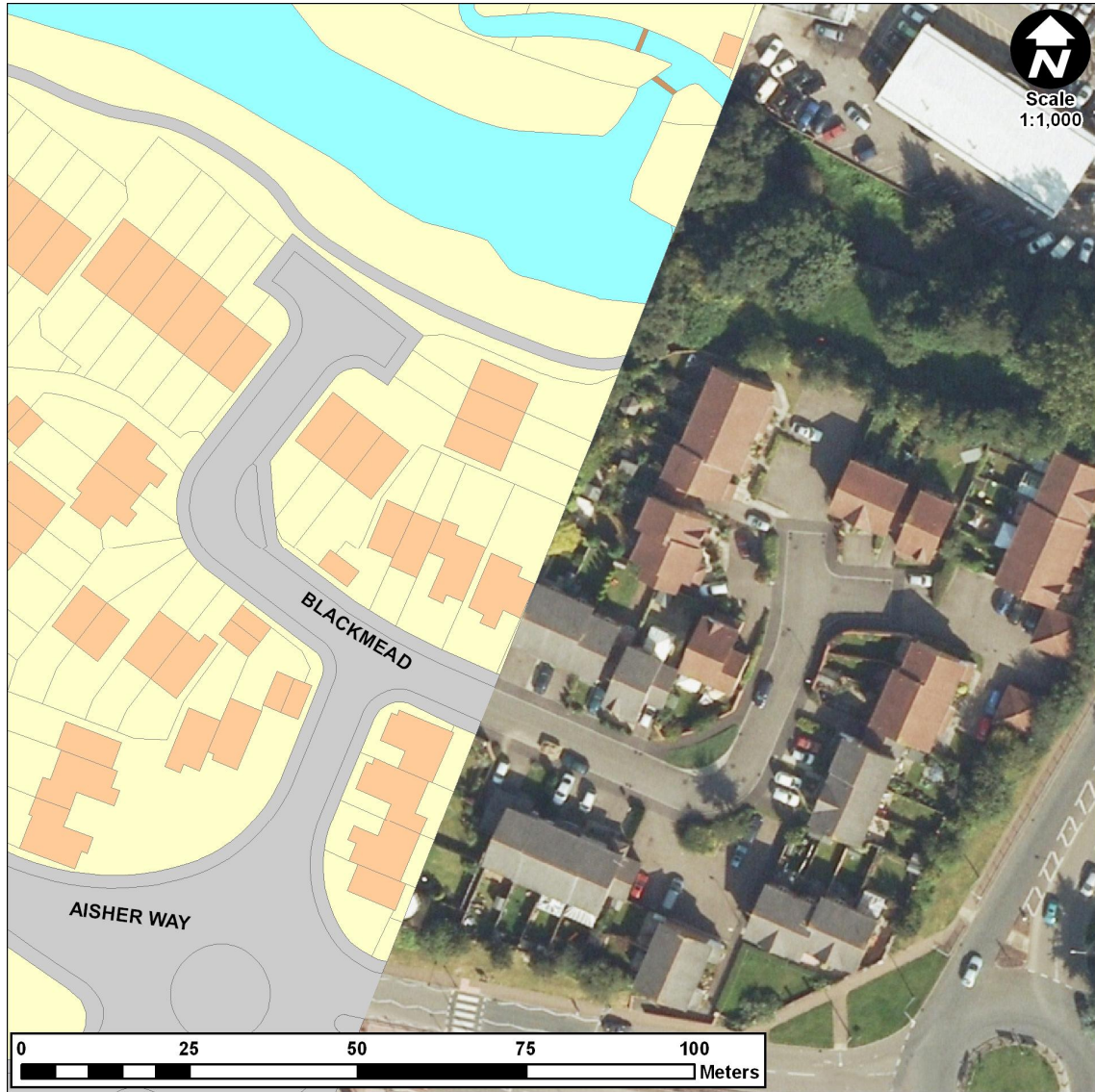
## K COMPACT TERRACED CHARACTER AREAS



These areas comprise mainly terraced two storey houses or small apartment blocks fronting directly onto the pavement or behind shallow front gardens or landscaping. In linear developments this form creates tightly enclosed streetscapes. However, the buildings may also be arranged around cul-de-sacs or courtyards creating enclosed, intimate spaces.

On 1970s developments, the terraces will often be of uniform design, creating a coherent and distinctive character. Developments constructed after 1990 will often incorporate more variation in the design of the buildings and a staggered building line.

These areas often also include taller apartment blocks set close to the road or within grassed curtilages.



Example of Compact Terraced Layout

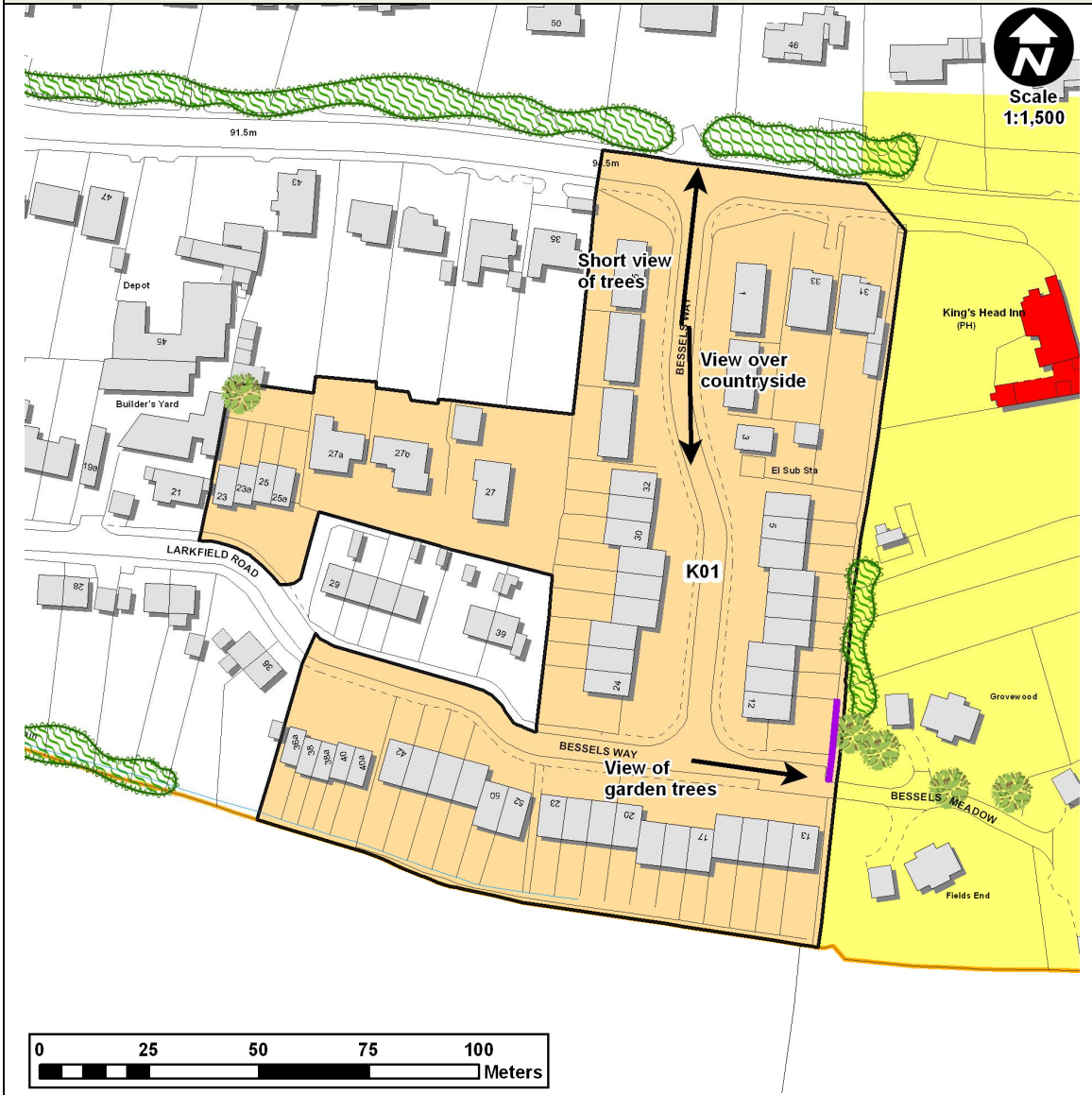
# K01 - BESSELS WAY

Comprising Bessels Way

## HISTORICAL CONTEXT

Bessels Way was constructed in the early 1970s on a site between the historic centre of Bessels Green and the 1930s development in Larkfield Road. There has been some more recent infill.

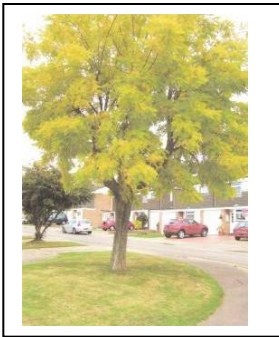
## TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	Early 1970s with later infill
Type of buildings	Terraced houses and detached bungalows
Main uses	Residential
Building heights	One - two storeys
Prominent building materials	Buff brick, concrete grey/green hung tiles and brown roof tiles, weatherboard effect.
Predominant boundary treatments	Open plan
Open space/ vegetation	Open grassed frontages. View of tree belt north of Westerham Road.

### Area Characteristics



*The low wide buildings, elevated position, open frontages and set back of the buildings from the T junction (above left) contribute to an open character. The ash tree (above left) is a feature. There are views to the south of open countryside and to the east trees are visible above and between the houses (above right). The old wall to the east is a feature. Northwards the view is closed by trees on the north side of Westerham Road.*

*The area has a residential character with little through traffic, but there is traffic noise from the A21 and Westerham Road.*



*The bungalows at the more elevated northern end (left) are also of buff brick with weatherboard effect and shallow brown tiled roofs and wide fenestration.*





The houses are set back behind lawns, planting and concrete driveways and are constructed in a uniform design and materials (left). The elevations are buff brick with some white painted sections, weatherboard effect and hung tiles of grey/green or brown. The topography and the low roof pitch create a stepped, low roofline. The roofs have brown concrete tiles and no chimneys. The ground floor projects forward with a flat roof and integral garage. The white framed windows are square or wide.

The uniform building design and materials contribute to a cohesive character.

There are views to the south of open countryside.

#### Locally Distinctive Positive Features

The area has a cohesive character created by the similar scale, and consistent design themes and materials

Tree belts to the north and east form a back drop to the houses and enclose the views

There are views southwards across open countryside.

The old wall to the east and the ash tree at the T junction are townscape features

#### Negative Features

Traffic noise from the A21 and Westerham Road

Some poor surfacing

### **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 Bessels Way Character Area:

The harmonious palette of buff brick, concrete grey/green hung tiles, weatherboard and brown roof tiles should be respected

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

Views southwards of the countryside should be protected

The character of the old wall and the ash tree should be retained

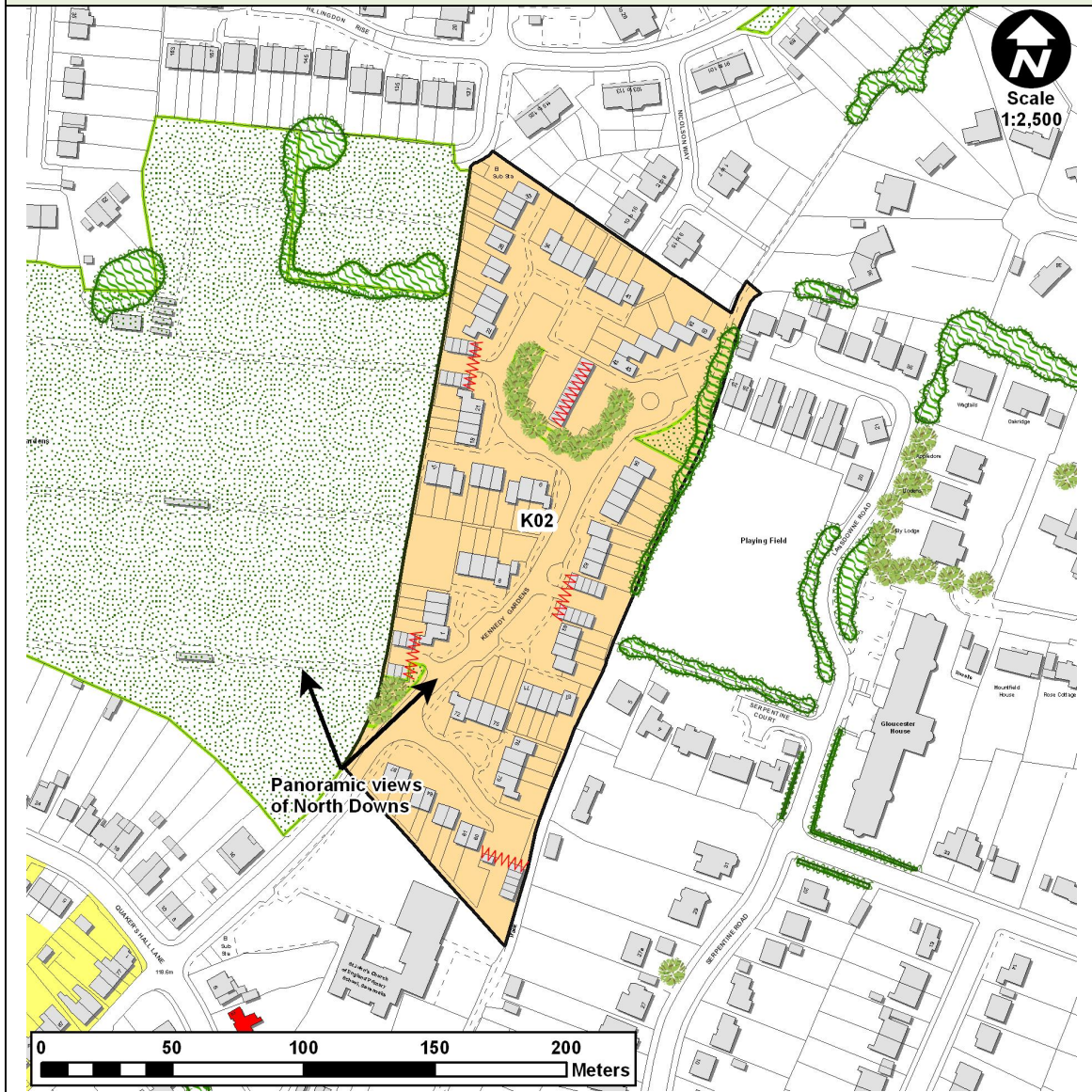
## K02 - KENNEDY GARDENS

Comprising Kennedy Gardens

### HISTORICAL CONTEXT

Kennedy Gardens was constructed on former allotments in the late 1970s/early 1980s.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1970s-1980s
Type of buildings	Terraced and semi detached houses and apartments
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Buff brick, dark wood and brown tiled roofs.
Predominant boundary treatments	Open plan
Open space/ vegetation	Grassed open space by access road. Some trees within and around the area.

### Area Characteristics



*The topography is a distinctive characteristic of the area with the ground falling away sharply towards the north. From the southern end of the area there are panoramic views north over the allotments towards the North Downs (above right) and north east along the spine of the development over the stepped roofline and trees (above left). The low scale and orientation of the development protect the views. By contrast, the northern part of the area is on lower ground and has a strongly enclosed intimate character, any views closed by the terraced buildings, trees and the walls of the parking area.*



The two storey terraced and semi detached houses are of a distinctive repeated design with buff brick elevations, shallow gabled brown tiled roofs, first floor projecting timber clad sections and wide white framed windows. The uniform design and materials creates a cohesive character and sense of place. The timber sections create a strong vertical element in the townscape.



*At the northern end of the area, there are some two storey apartments with external staircases.*

*The layout is distinctive with many of the short terraces set at angles to the main cul de sac facing over footpaths and small landscaped spaces.*

*The houses are set back from the road behind open plan landscaped front gardens on an uneven building line.*



### **Detractor**

*Short access roads lead off the main route to garage blocks. At the northern end the road divides around a larger garage area, partially screened by trees. The central garage block and parking area, although partially screened, forms a disappointing central focus for the development and the concrete surfacing is in poor condition. The smaller flat roofed garage blocks also harm the character.*



### **Locally Distinctive Positive Features**

The area has a cohesive character created by the similar scale, and consistent design themes and materials. The timbered sections create a strong vertical element in the townscape.

The houses are set at angles to the road facing over green spaces and footpaths. This orientation of the short terraces creates intimate spaces.

There are panoramic views to the north and north east towards the North Downs from the southern part of the area. The low scale of development and orientation of the development protect the views.

The northern, lower part of the area has an enclosed, intimate character.

Open plan front gardens, small grassed spaces and trees within the development contribute to the verdant character as do views of tree belts to the east and north east

### **Negative Features**

The central garage block and parking area and smaller flat roofed garage blocks

The communal parking area is under- used resulting in much on street parking on narrow roads

### **Design Guidance**

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

There may be the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided.

In proposing new development within the Kennedy Gardens Character Area:

The harmonious palette of buff brick, brown roof tiles and dark wood should be respected

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

Views of the North Downs should be protected



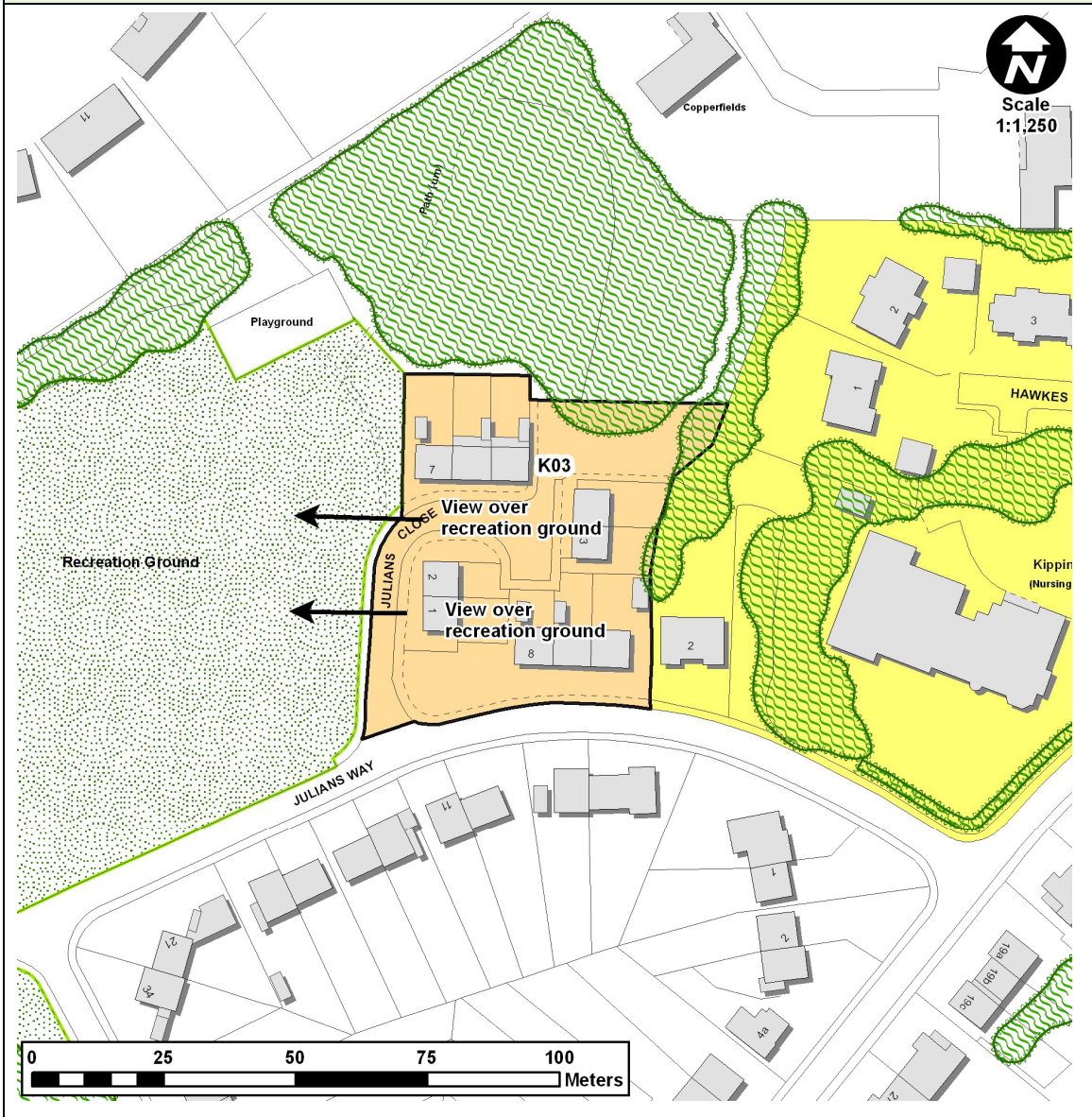
# K03 - JULIANS CLOSE

Comprising Julians Close

## HISTORICAL CONTEXT

An early 1970s development within the grounds of Kippington Grange.


## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1970s
Type of buildings	Terraced and semi detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Buff brick, brown concrete hung and roof tiles.
Predominant boundary treatments	Open
Open space/ vegetation	Adjoins recreation ground to the west, woodland to the north and tree belt to the east.

### Area Characteristics

	<p>The buff brick houses have brown hung tiles on the upper storey and white painted ground floors. The generally flat fronted facades are given relief by brick pillars supporting flat concrete porch canopies and white framed wide windows. The gentle pitch gabled roofs have brown tiles and no chimneys.</p>
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	<p><i>The buildings face onto Julians Way and Julians Close and are set behind shallow landscaped open plan frontages. Trees to the north and east form a backdrop to the development and there is a view westwards over the recreation ground.</i></p>
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**Locally Distinctive Positive Features**

Consistent designs and materials create cohesive character.

Trees to the north and east and open space to the west provide a verdant setting for the development

Quiet residential character with no through traffic

**Negative Features**

Poor surfacing

**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 Julians Close Character Area:

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

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



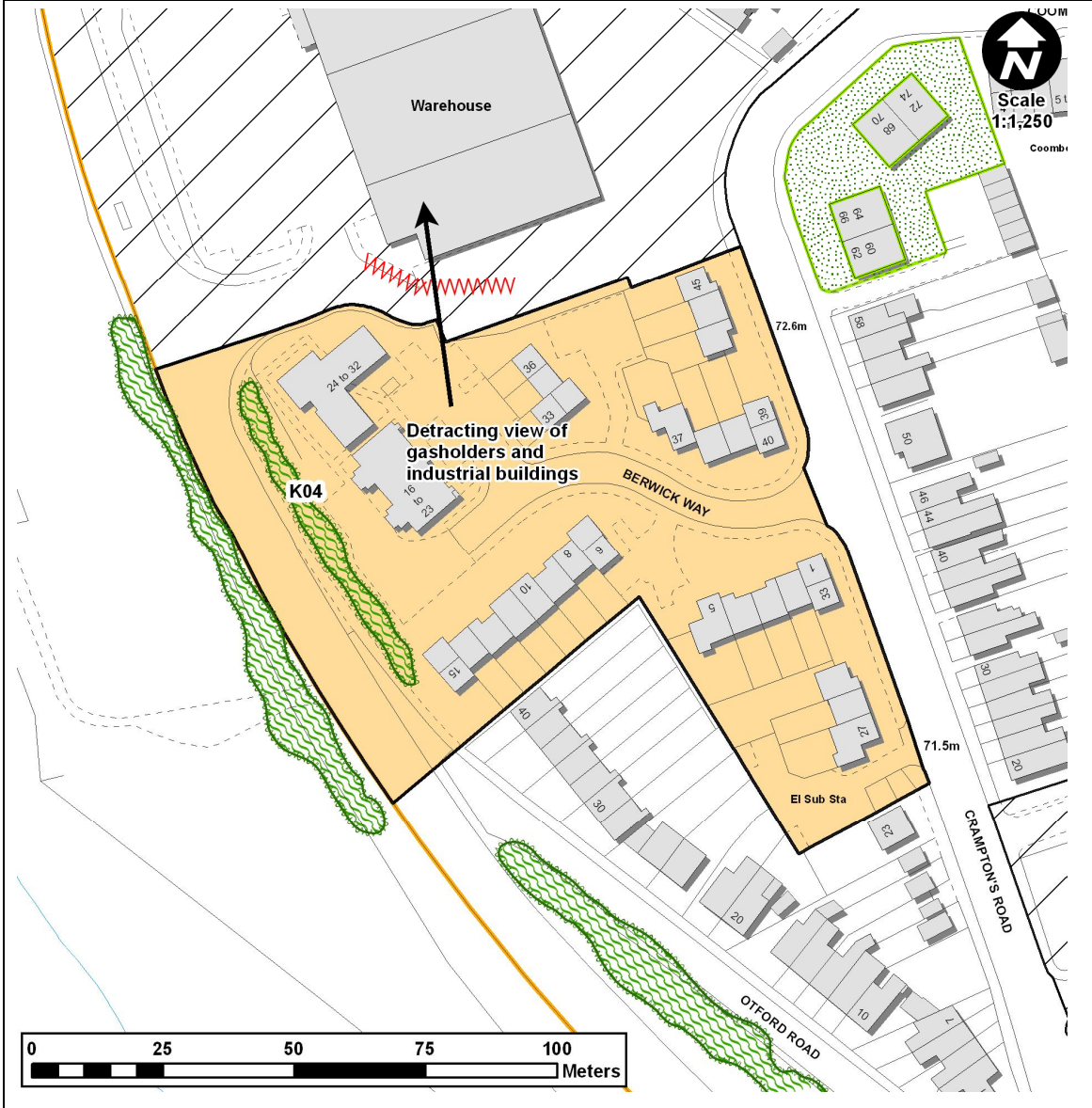
# K04 - BERWICK WAY

Comprising Berwick Way

## HISTORICAL CONTEXT

A post 1990 development on a former depot site.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1990 +
Type of buildings	Terraced and apartment blocks
Main uses	Residential
Building heights	Two - three storeys
Prominent building materials	Buff or red brick, brown concrete roof tiles.
Predominant boundary treatments	Open
Open space/ vegetation	Some soft landscaping.

### Area Characteristics



The buff brick houses are built on a staggered building line. The buff brick elevations are topped by brown concrete tiled roofs. The properties have dark wooden porch canopies supported on wooden brackets or posts. Some properties have forward projecting sections and others have shallow gable ends facing the road. The houses are set back behind unenclosed front gardens and concrete driveways.

The scale, height and layout of the houses reflect those of the Victorian cottages in the vicinity.



*Two three storey red brick apartment blocks with brown tiled shallow pitch hipped roofs and forward facing gables face onto a communal parking area. The bay windows are faced with dark timber.*

*Shrubs and trees partially screen the A225 but there is considerable road noise*

### **Locally Distinctive Positive Features**

The area has a cohesive character created by the similar scale, limited pallet of materials and compact layout

### **Negative Features**

The residential character is harmed by views of the gas holders and other industrial buildings to the north

Road noise

### **Design Guidance**

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

There may be opportunities to enhance the area through the introduction of additional landscape features.

In proposing new development within the Berwick Way Character Area:

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

The consistent design themes should be respected and additional landscape features added within the area



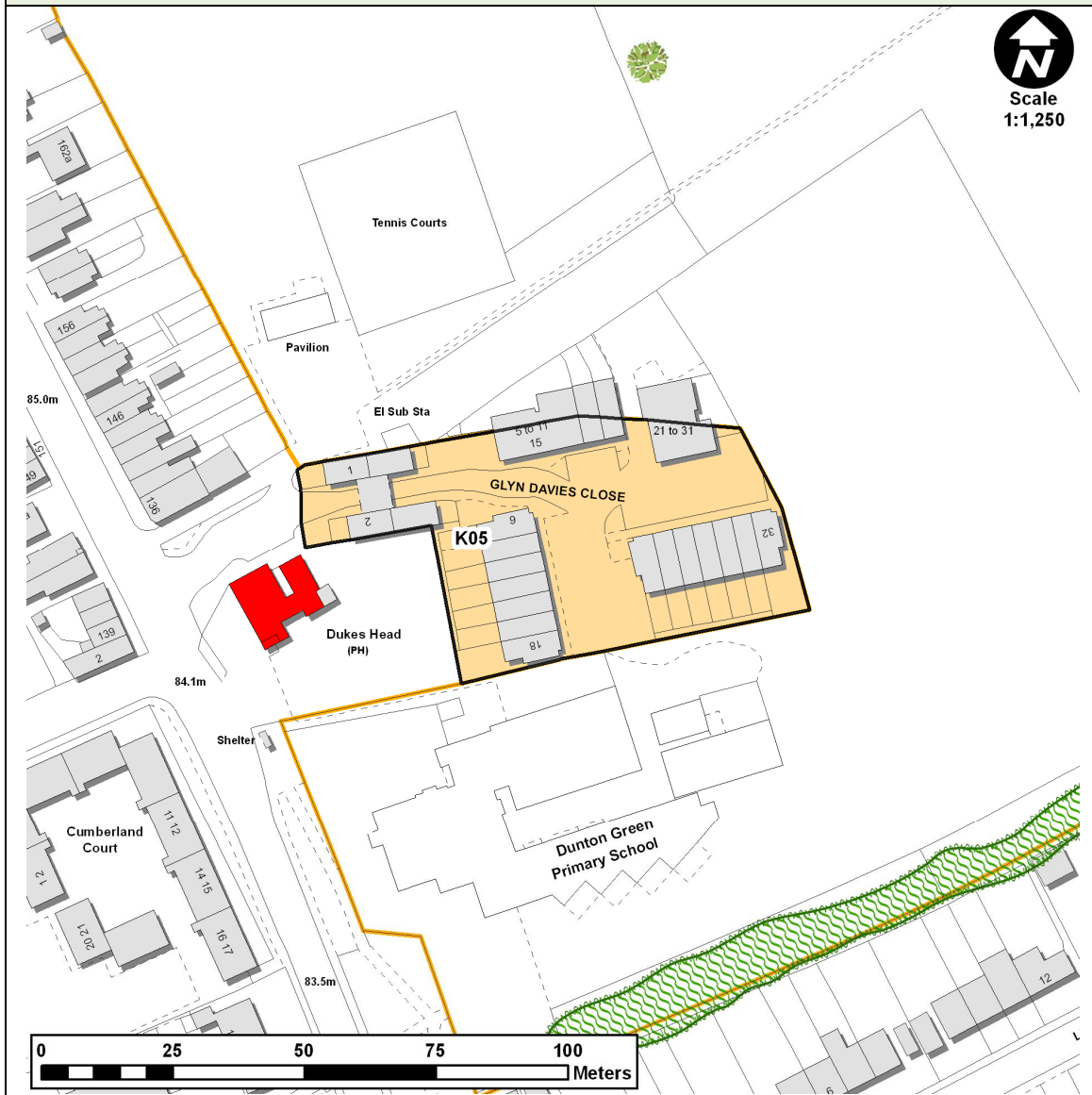
# K05 - GLYN DAVIES CLOSE

Comprising Glyn Davies Close

## HISTORICAL CONTEXT

A development on land to the rear of the Duke's Head Public House adjoining the recreation ground.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1990+
Type of buildings	Terraced houses and apartment blocks
Main uses	Residential
Building heights	Two to three storeys
Prominent building materials	Red brick, brown concrete roof tiles and dark wood window frames.
Predominant boundary treatments	None
Open space/ vegetation	A few trees and shrubs in the development. Trees adjoin the site to the east and south. Recreation open space to the north of the area.

### Area Characteristics

*The site is accessed via a covered archway between buildings which contributes to the inward looking enclosed residential character.*



The two storey terraced houses have red brick elevations and brown tiled gabled roofs with prominent forward facing gables. The square windows have dark wood frames with stone colour detailing above. The doors are recessed and of uniform design.

The buildings front directly onto pavements and the grey block paved shared access and parking areas. There are few trees and shrubs and the sparcity of soft landscaping, the extensive grey block paving and the number of parked cars creates a rather stark townscape.

*The three storey apartment blocks are of similar materials with the extensive plain red brick elevations given some relief by the stone detailing around windows and doors.*



*Trees to the east and south partially enclose the views. There are views of the recreation ground to the north by the access.*



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

The area has a cohesive residential character with no through traffic  
Tree belts to the south and east partially enclose the views

#### **Negative Features**

The buildings are arranged around a central parking area of dark block paving with little landscaping  
Some fencing is in poor repair

#### **Design Guidance**

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

There may be opportunities to enhance the area through the introduction of additional landscape features.

In proposing new development within the Glyn Davies Close Character Area:

The harmonious palette of red brick with contracting stone lintels, brown roof tiles and dark wood window frames should be respected and additional landscape features added within the area

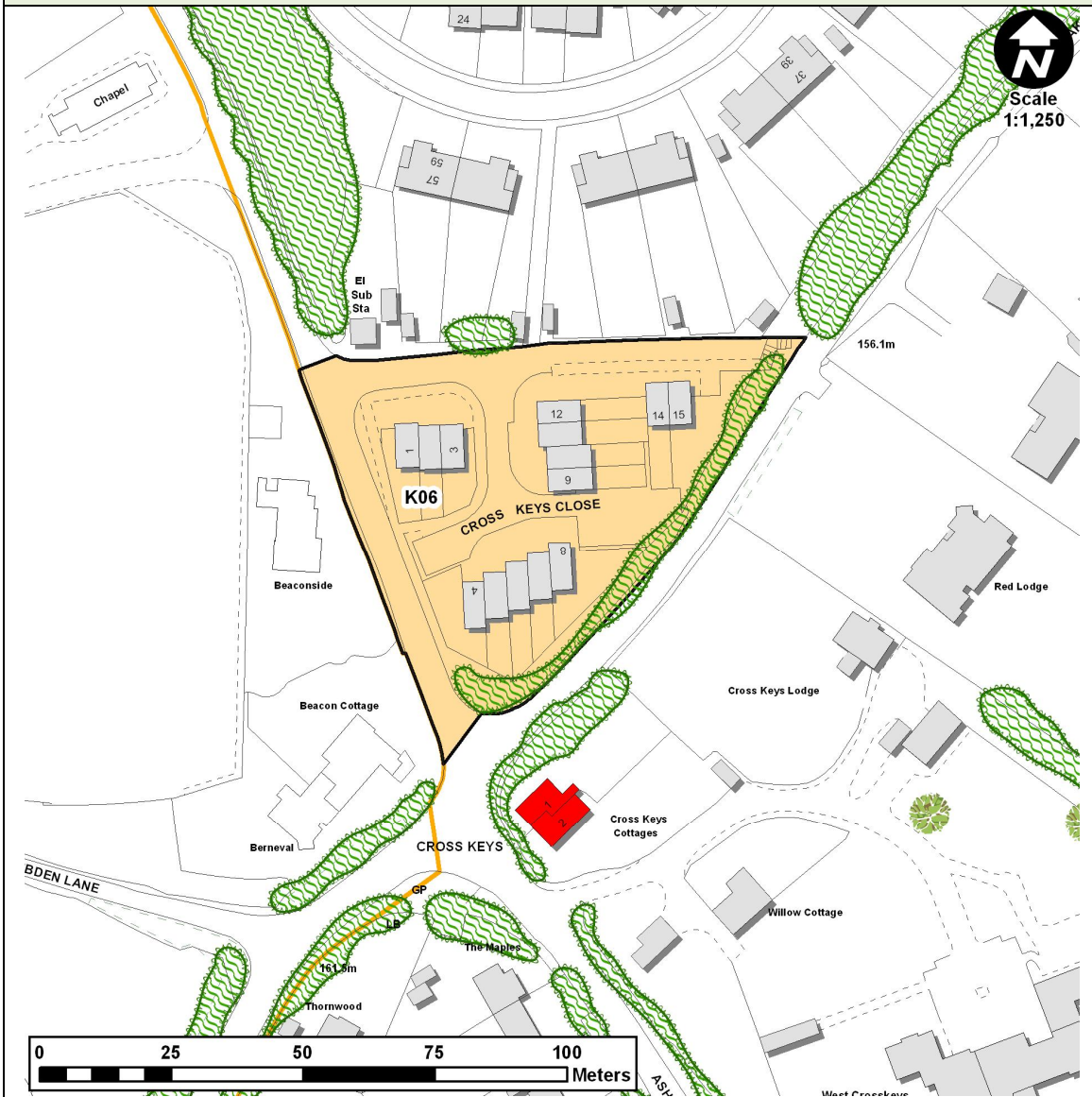
## K06 – CROSS KEYS CLOSE

Comprising Cross Keys Close and Brittain's Lane (part)

### HISTORICAL CONTEXT

A post 1990 development on a triangular plot first developed in the 1960s on former woodland adjoining a junction of historic lanes known as the Cross Keys.


### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1990+
Type of buildings	Terraced and semi detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red/brown brick, hung tiles and brown roof tiles
Predominant boundary treatments	Some side hedges
Open space/ vegetation	Partially enclosed by trees

### Area Characteristics

	<p>The houses have red/brown brick elevations with gabled brown tiled roofs and mono pitch tiled porch canopies supported on wooden brackets. Some properties have hung tiles on the upper storey. The houses are set close to the shared access road on narrow plots behind parking spaces and some landscaping.</p>
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	<p><i>The development is strongly enclosed by tall trees and is compact, intimate and inward looking. The very tight form of the development is slightly eased by the staggered building line. There are no wider views</i></p>
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**Locally Distinctive Positive Features**

Coherent residential character with no through traffic

Consistent use of materials

Verdant setting

**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 Cross Keys Close Character Area:

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

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

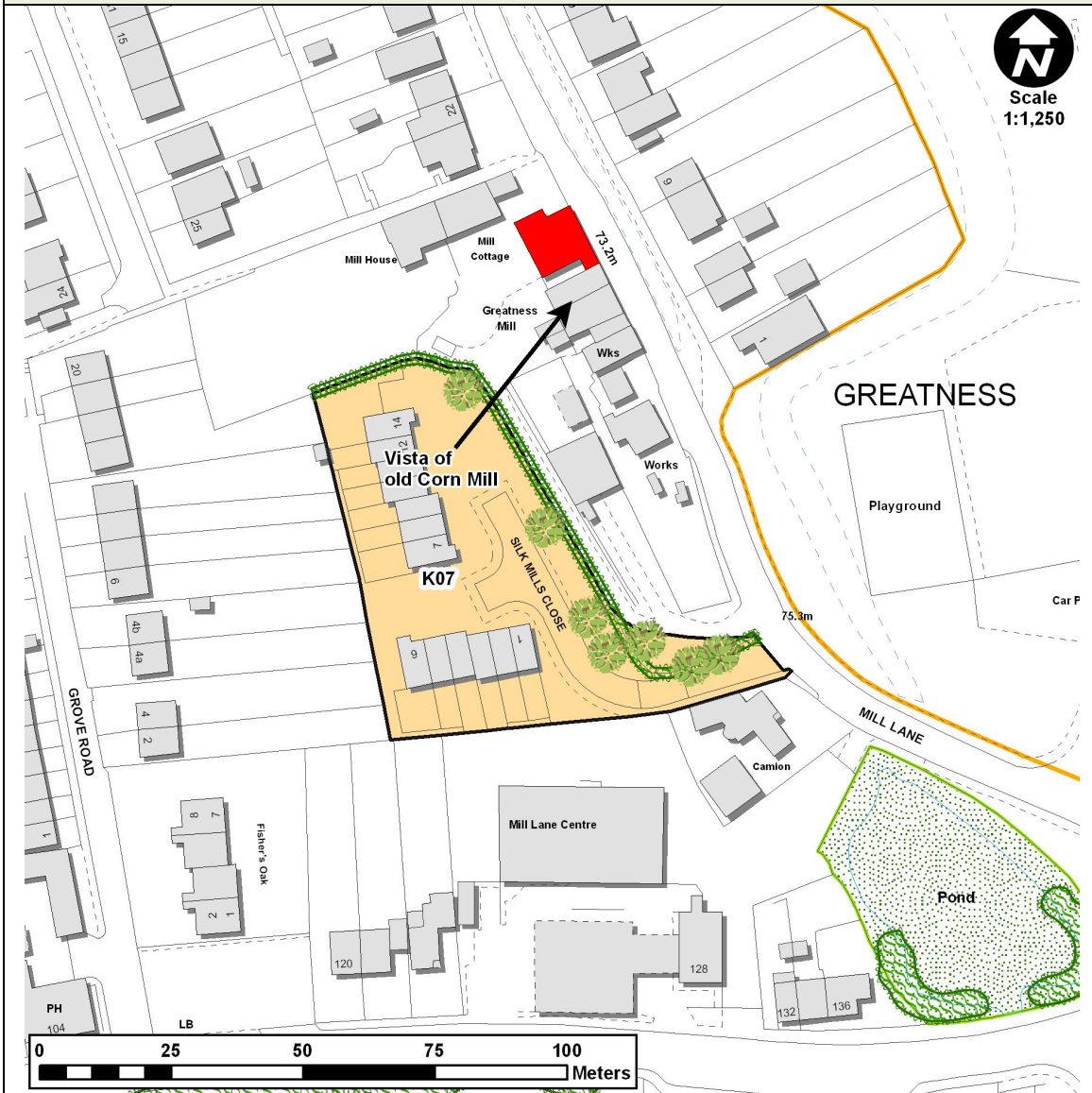
## K07 – SILK MILLS CLOSE

Comprising Silk Mills Close

### HISTORICAL CONTEXT

Constructed on the site of two 1960s houses on land to the rear of the old corn mill. The name refers to the silk mill owned by Peter Nouaille, a French Huguenot, which stood at the junction of Greatness Lane and Mill Lane in the second half of the 18th and early 19th century.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1990+
Type of buildings	Terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Brown brick, red and brown hung tiles, white render, brown roof tiles and wooden brackets.
Predominant boundary treatments	Open plan
Open space/ vegetation	Landscaped parking area with some grass and trees. Hedge along eastern boundary.

### Area Characteristics



The short terraces are set perpendicular to each other and overlook landscaped parking areas. The development has a cohesive, quiet residential character.

The two storey attached houses have brown brick elevations which are tiled or rendered and white painted on the upper storeys. The brown tiled roofs have half hipped front facing gables and no chimneys. Prominent pitched tiled non-identical porch canopies supported on brown wooden brackets are a feature. The overhung roofs and loft doorway provide a reference to the milling industry.





*The eastern edge of the development is enclosed by a hedge. There is a view of the old mill building assisting legibility in the area. A horse chestnut tree is a particular feature.*

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

The area has a cohesive character created by the similar scale, and consistent design themes and materials

The timber brackets, overhung roofs and loft door features provide visual links with milling industry

View of the old mill building

The hedge, trees and soft landscaping provide a green setting

There is no through traffic and the development has a quiet residential character

#### **Negative Features**

No significant detractors but corrugated workshop roofs visible to the east

#### **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 Silk Mills Close Character Area:

The harmonious palette of brown brick, red and brown hung tiles, white render and brown roof tiles should be respected

Traditional detailing of timber brackets, overhung roofs and loft door features should be retained

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

Views of the old mill should be protected

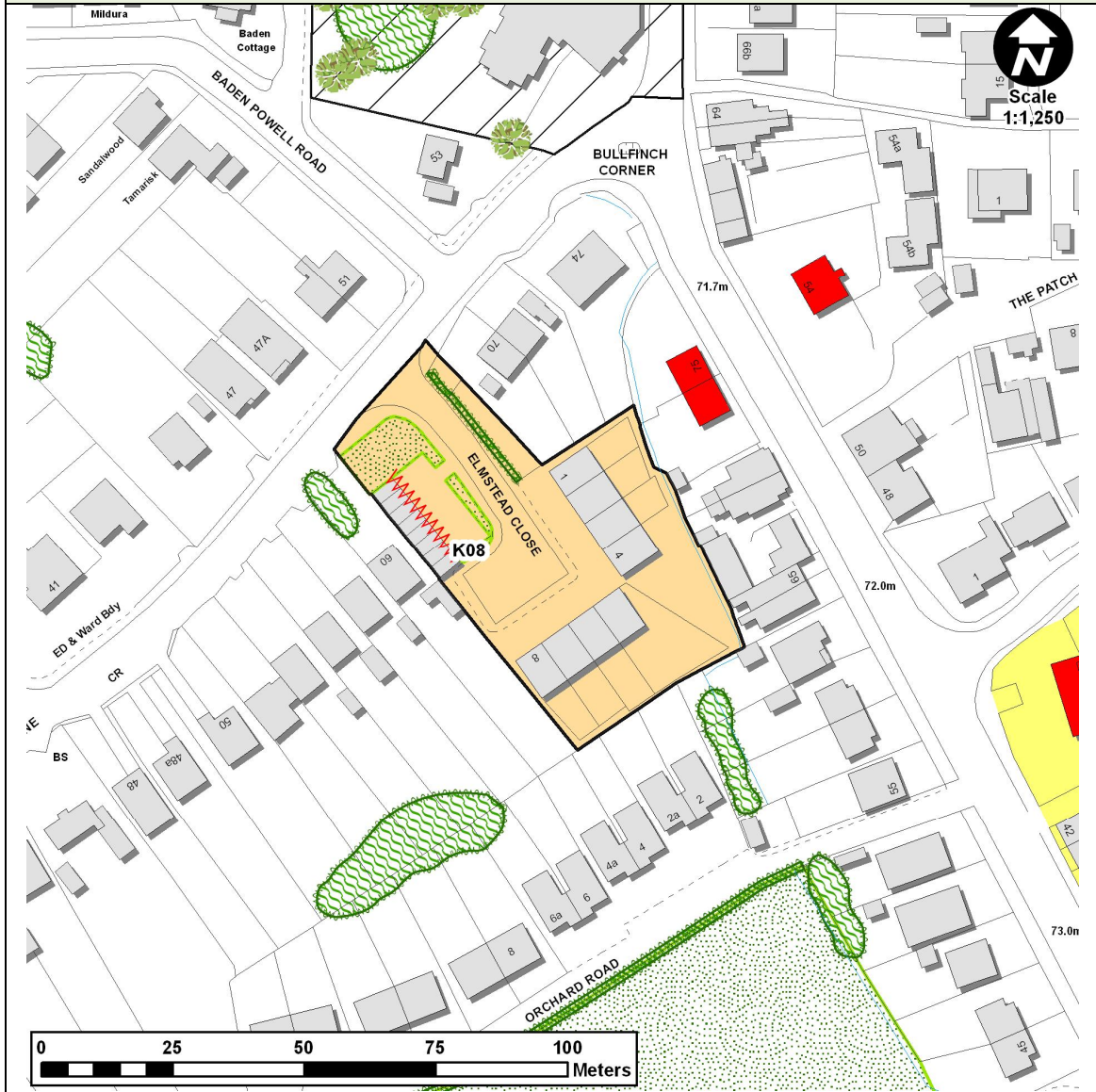
# K08 - ELMSTEAD CLOSE

Comprising Elmstead Close

## HISTORICAL CONTEXT

An early 1970s development on former watercress beds.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1970s
Type of buildings	Terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	White weatherboard, white paint, brown roof tiles.
Predominant boundary treatments	Open
Open space/ vegetation	Grass and tree screening around parking area and garages.

### Area Characteristics



The two terraces are arranged at right angles to each other. The uniform houses have white weatherboard upper storeys and painted ground floors under shallow pitched gabled roofs with no chimneys. The properties have prominent flat roofed porches with white slatted wood or glass sides. The properties are set behind a grassed open frontage with some shrubs. The east side of the access road is enclosed by a hedge whilst the west boundary of the area is also enclosed by trees. The area has an intimate, residential character although there is some road noise from the London Road.



*The houses face over a garage and parking area which is partially screened by a grassed area with trees. The concrete surfacing detracts from the character of the area.*

### **Locally Distinctive Positive Features**

Intimate, inward looking residential character with no through traffic

Uniform designs and materials create cohesive character

Trees to the west and a hedge to the east enclose the development. Trees partially screen the parking and garage area

### **Negative Features**

Concrete surfacing in parking area

Traffic noise from the London Road

### **Design Guidance**

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

There may be the opportunity to upgrade the garage block as an integral part of development subject to sufficient parking spaces being provided.

In proposing new development within the Elmstead Close Character Area:

Individual buildings should be of a high standard of intrinsic design quality

The harmonious palette of white weatherboard and brown roof tiles should be respected

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



# K09 - CHATHAM HILL ROAD

Comprising Chatham Hill Road

## HISTORICAL CONTEXT

A compact 1970s infill development adjoining a Victorian terrace.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Early 1970s
Type of buildings	Terraced houses
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Buff/brown brick, concrete red hung tiles and brown roof tiles
Predominant boundary treatments	Open plan
Open space/ vegetation	Open grassed frontages

### Area Characteristics



*The short terrace of houses faces over the access road and is built on a staggered building line, stepping down the hill. The uniform houses are of brown brick with gabled brown tiled roofs, porches and flat roofed bay windows. The houses are set back behind open grassed frontages and paved parking areas. Concrete garages and surfacing detract. The area is dominated by its proximity to a major road junction and the railway which are only partially screened by trees. There are long views northwards of the North Downs.*

Locally Distinctive Positive Features
<p>The uniform scale, house design and materials</p> <p>Long views northwards of the North Downs.</p> <p>The grassed frontages help to soften the streetscape</p>

### **Negative Features**

Road and rail noise

Poor screening from adjoining transport networks

Some poor concrete surfacing

Concrete garages

### **Design Guidance**

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

There may be the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided.

In proposing new development within the Chatham Hill Road Character Area:

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

Views of the North Downs should be protected

## K10 - LONGMEADOW AREA

Comprising Asher Way, Longmeadow, Sylvestres, Blackmead, The Floats

### HISTORICAL CONTEXT

This site was a former industrial area adjoining the gravel pit.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1990+
Type of buildings	Terraced and some detached houses and apartments
Main uses	Residential
Building heights	Two and three storeys
Prominent building materials	Yellow, orange/red and orange brick, hung tiles, half timbering, white painted render and red and brown roof tiles.
Predominant boundary treatments	Open plan, shrubs and some side walls.
Open space/ vegetation	Open space by lake and grassed areas around apartment blocks.

### Area Characteristics



*The compact development of curved cul-de-sacs is situated on flat low-lying land by Chipstead Lake. The two storey terraced and some detached houses are arranged behind narrow partially enclosed front gardens, parking spaces or directly onto the pavement, clustered around the cul-de-sacs and shared accesses. The development is intimate and inward looking with a tight knit form. The three storey apartment blocks are located at the western end of the scheme, whilst the area closest to the A224 is two storey. The curving roads create changing vistas.*



*The houses are constructed of yellow brick with orange brick details or red/orange brick with hipped or half hipped roofs. Decorative details include shaped white barge boards, half timbering, red hung tiles, finials and brightly coloured doors. Some properties have single storey bay windows with concave lead roofs and others have decorative stonework above windows. Many properties have pitched or recessed porches and pitched dormer windows. The use of various repeated designs, consistent use of materials and design themes contributes to a strongly cohesive character and sense of place.*



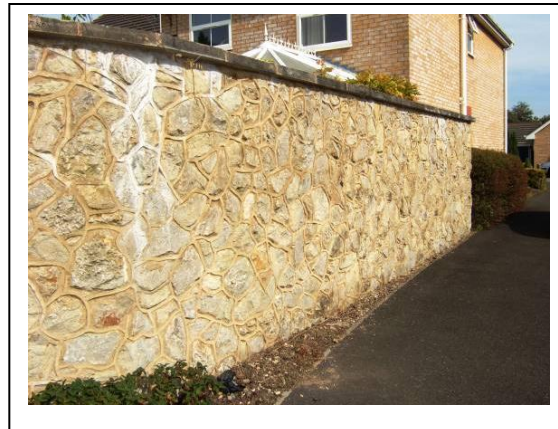
*The three storey apartment blocks have integral garages on the ground floor with a linked horizontal brick band above.*

## Views



*To the north and west of the development landscaped footpaths lead to a strip of open space along the Chipstead lake. There are long views across the lake of trees and countryside towards the North Downs. This opening out of the views creates an impression of openness and space which contrasts with the more compact character in the other cul-de-sacs and provides an unexpectedly green setting for the buildings.*

## Detailing



*High quality surfacing incorporating granite setts and block pavers enhances the scheme. Also ragstone walls are a particular feature.*

### **Locally Distinctive Positive Features**

The houses are set at angles to the road facing over cul-de-sacs and shared accesses. This orientation of the short terraces creates an enclosed, intimate character

There are panoramic views to the north and west towards the North Downs across Chipstead Lake

Footpaths lead to the green space beside Chipstead Lake, creating an opening out of space and a green setting for the buildings.

The hard and soft landscaping and stone walls enhance the character of the area

### **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 Longmeadow Character Area:

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

Views of Chipstead Lake and the North Downs should be protected

The character of the hard and soft landscaping and the ragstone wall should be retained



## K11 - KIRK COURT

Comprising Kirk Court

### HISTORICAL CONTEXT

The area north of Hitchen Hatch Lane comprising agricultural land, Mount Harry and Barrack Wood was laid out with large houses along curving streets in the late 19th Century. This development was built on the site of a former Victorian house in the 1960s.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1960s
Type of buildings	Terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Brown and buff brick, brown roof tiles
Predominant boundary treatments	Open plan with low brick wall and shrubs fronting the road
Open space/ vegetation	Grassed open areas

### Area Characteristics



The development comprises two terraces of two storey houses in brown and buff brick with gabled tiled roofs and single storey brick porches. The buildings face onto and at right angles to the road, set back behind grassed frontages enclosed by a low wall and shrubs. Parking areas are provided to the front of the eastern block and behind the western. Trees are visible over and between the buildings.



*The wide façade of this development, together with the absence of a landscape boundary and the large parking area are not sympathetic to the enclosed, verdant character of this section of Mount Harry Road*

Locally Distinctive Positive Features
Uniform designs and materials create cohesive character
Trees to the north, east and west frame the development

**Negative Features**

Character of development is juxtaposed to the character of this section of Mount Harry Road

**Design Guidance**

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

There may be opportunities to enhance the area through the introduction of additional landscape features to the front boundary.

In proposing new development within the Kirk Court Character Area

The harmonious palette of brown and buff bricks and plain brown roof tiles should be respected and additional landscape features added within the area

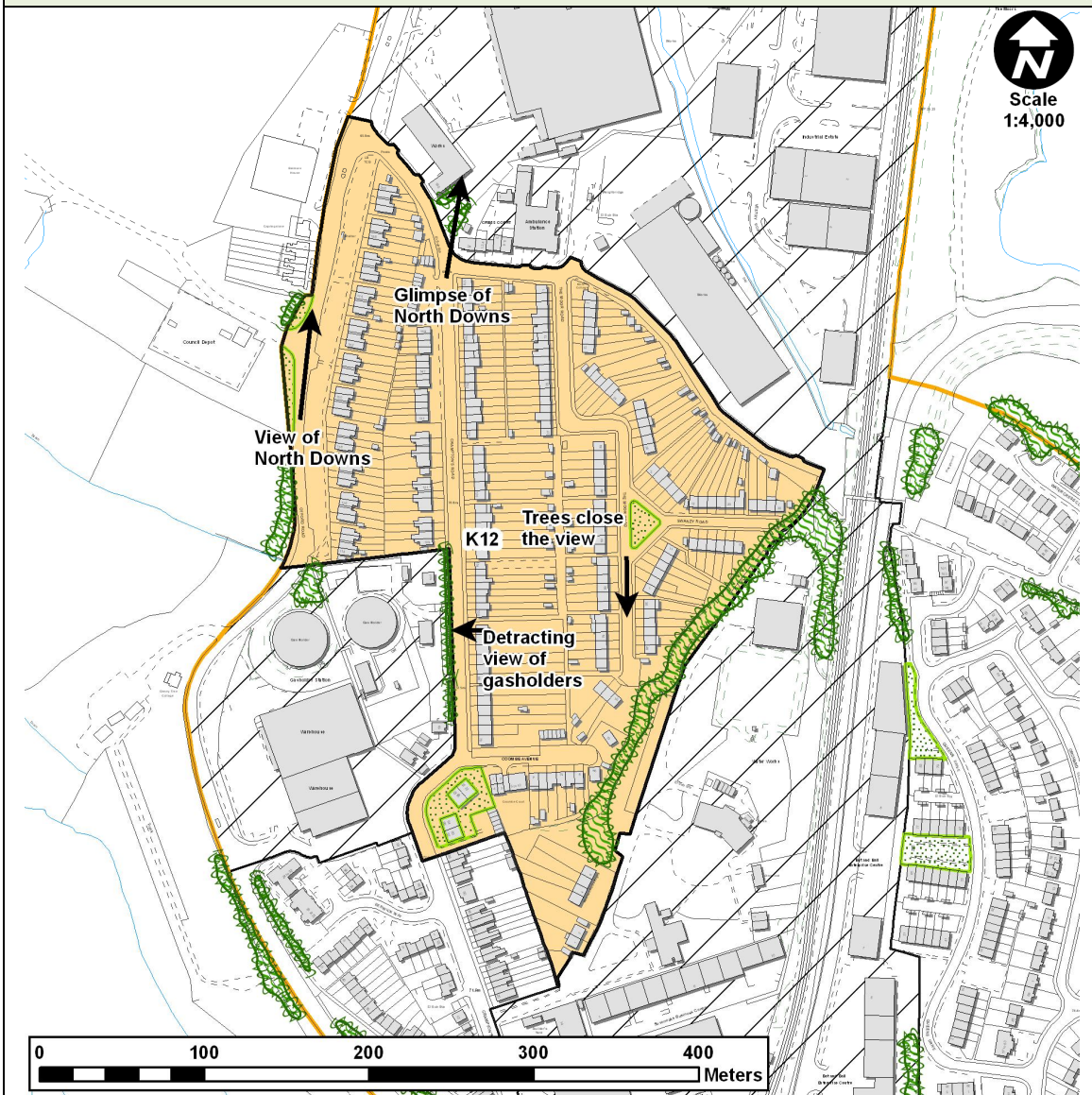
## K12 - CRAMPTONS ROAD AREA

Comprising Cramptons Road (part), Otford Road (part), Moor Road, Swanzy Road and Coombe Avenue

### HISTORICAL CONTEXT

The first development of this site was around 1900 with the construction of two rows of workers cottages in Moor Road, close to the brickworks. The rest of the area was developed in the interwar years and shortly after the Second World War. The area, located between the Otford Road and the railway line, was in close proximity to industrial uses with the water works, gas holders, brickworks and other industrial uses on adjoining sites in the 1930s.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1900, interwar and some more recent
Type of buildings	Terraced houses and apartments
Main uses	Residential
Building heights	Two - three storeys
Prominent building materials	Red/brown brick, rendered painted pastel shades, brown tiled roofs
Predominant boundary treatments	Walls, fences and hedges
Open space/ vegetation	Open space in Swanzy Road and belt of trees fronting Otford Road

### Area Characteristics



*On the western side of the area, terraced blocks of housing face onto a service road parallel with the Otford Road. On the land to the rear, in Cramptons Road and on the west side of Moor Road, the terraced cottages are laid out Victorian style on narrow plots facing the road behind narrow enclosed gardens (above right). In Swanzy Road this compact grid layout is relaxed, with the houses arranged around a triangular green space (above left).*

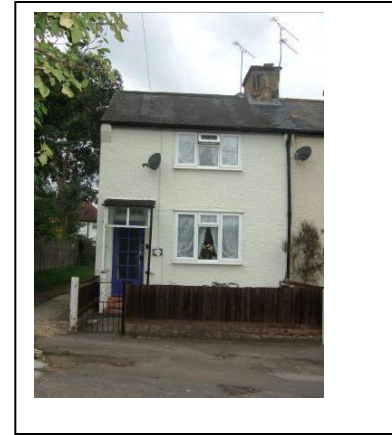




*The houses facing Otford Road, and some to the rear in Cramptons Road, are of uniform design with hipped tiled roofs and flat brick elevations with a distinctive brickwork pattern over an arched access to the rear. The elevations are part rendered and painted. The regular chimney stacks on the front pitch are a feature. There are a variety of porch extensions which interrupt the consistent design features. The properties have shallow front gardens enclosed by brick walls, hedges and fences. The service road has been arranged for diagonal parking and is separated from the busy Otford Road by a narrow grass verge planted with trees. There are views of the gas holder to the south.*



*Cramptons Road has a less uniform character incorporating painted cottages dating from around 1900 (above left) with gabled roofs and arched recessed porches, blocks matching those in Otford Road and larger terraced properties with two storey tile hung bay windows and prominent forward facing gables (above right). The strongly enclosed character of the street and the set back of the buildings on a regular building line behind shallow enclosed front gardens are unifying features.*



*In Moor Road and Swanzy Road, the houses have a uniformly cottage character, painted in pastel shades which brightens the streetscape. The short terraces are arranged across the corners creating interesting vistas and the layout around the triangular open space gives a village green character. The houses are behind front gardens of various depths enclosed by brick walls, fences and hedges. They have gabled tiled roofs, regular chimney stacks close to the ridge and flat fronts, with some porch additions. The uniform design, roof height and regular chimneys contribute to a cohesive character and sense of place. The townscape is enhanced by trees to the east. The gas holders are visible over the rooftops to the west. The character is harmed by onstreet parking and parking on the green open space.*



*To the east of Cramptons Road and west of Moor Road, an informal garage area is accessed via alleyways between the buildings. This network of footpaths is a particular feature of this planned development.*

### **Locally Distinctive Positive Features**

A variety of building designs of various ages are unified by the compact terraced style of development, regular building line, enclosed front gardens and the planned layout.

Cramptons Road and part of Moor Road respect the Victorian character with terraced cottages set close to the road, creating an enclosed townscape

The arrangement of the houses around the green open space in Swanzy Road creates a village green character

A network of footpaths connects the streets to an informal garage area to the rear of the houses

The tree belt to the east closes the view in Swanzy Road

Trees and a narrow strip of grass partially screen the houses from Otford Road

### **Negative Features**

Some poor surfacing and concrete garages

Parked cars in the streets and on the green open space

### **Design Guidance**

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

There may be the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided.

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

The regular building lines should be respected

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



## K13 - HILLINGDON AVENUE

Comprising Hillingdon Avenue (part) and Seal Road (part)

### HISTORICAL CONTEXT

Hillingdon Avenue follows the line of the historic driveway to the Wildnesse Estate. This area, originally part of Millpond Wood was first developed in the interwar period and partially redeveloped in the 1970s.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1930 – 1970s
Type of buildings	Terraced houses and apartments
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Green and grey pebbledash, brick, white weatherboard, brown roof tiles.
Predominant boundary treatments	A variety
Open space/ vegetation	Millpond Wood

### Area Characteristics



*This north side of Hillingdon Avenue area comprises two distinct parts. The western section comprises two storey apartment blocks facing onto Hillingdon Avenue set back on an even building line behind a deep grassed frontage (above left). The buildings are of uniform design with pebbledash elevations and grey/ green and brown hanging tiles and brown tiled roofs. The buildings enclose the road providing a uniform frontage broken up by the recessed staircases to the upper storeys.*

*The eastern section comprises short two storey terraces of houses arranged around three sides of a fragment of Mill Pond Wood. The houses on the west and east side face onto access roads which lead to communal garage areas to the rear (above right). The houses on the north side have narrower enclosed front gardens and face onto a footpath which slopes steeply down to the east, creating a stepped roofline (see below). This part of the development has an intimate cottage character with the landscaped front gardens and area of woodland creating a verdant setting. The houses are of repeated designs, the white weatherboarding creating a bright townscape in this shady location. Views to the east are enclosed by trees.*



*The area includes 3 storey apartments in Seal Road. The height, roofline and flat fronted design of the properties to the north side of Seal Road appear in keeping with other development along this major through route, particularly as the buildings are set below road level. However the mansard roof on the apartments on the south side is an obtrusive feature. The environmental quality of this section of the Seal Road is poor due to the poor coordination and condition of the street furniture and surfacing.*

**Detractor**



*The garage block is utilitarian in appearance. There are views to the north east of the north downs and to the south west towards St John's URC Church. There is a detracting view of the hospital roofline to the north west.*

**Locally Distinctive Positive Features**

The eastern part of the area has an intimate, cottage character enhanced by the verdant setting created by the front gardens and fragment of Mill Pond Wood

The houses are of repeated designs with the roofline stepping down the hill. The white weatherboard brightens the streetscape

There are long views towards the North Downs and St Johns URC Church. The view is closed to the east by trees

**Negative Features**

Detracting view of hospital roofline

Garage block

Poor coordination and condition of street furniture and surfacing in Seal Road

**Design Guidance**

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

There may be the opportunity to upgrade the garage block as an integral part of development subject to sufficient parking spaces being provided.

In proposing new development within the Hillingdon Avenue Character Area:

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

Views of the North Downs should be protected



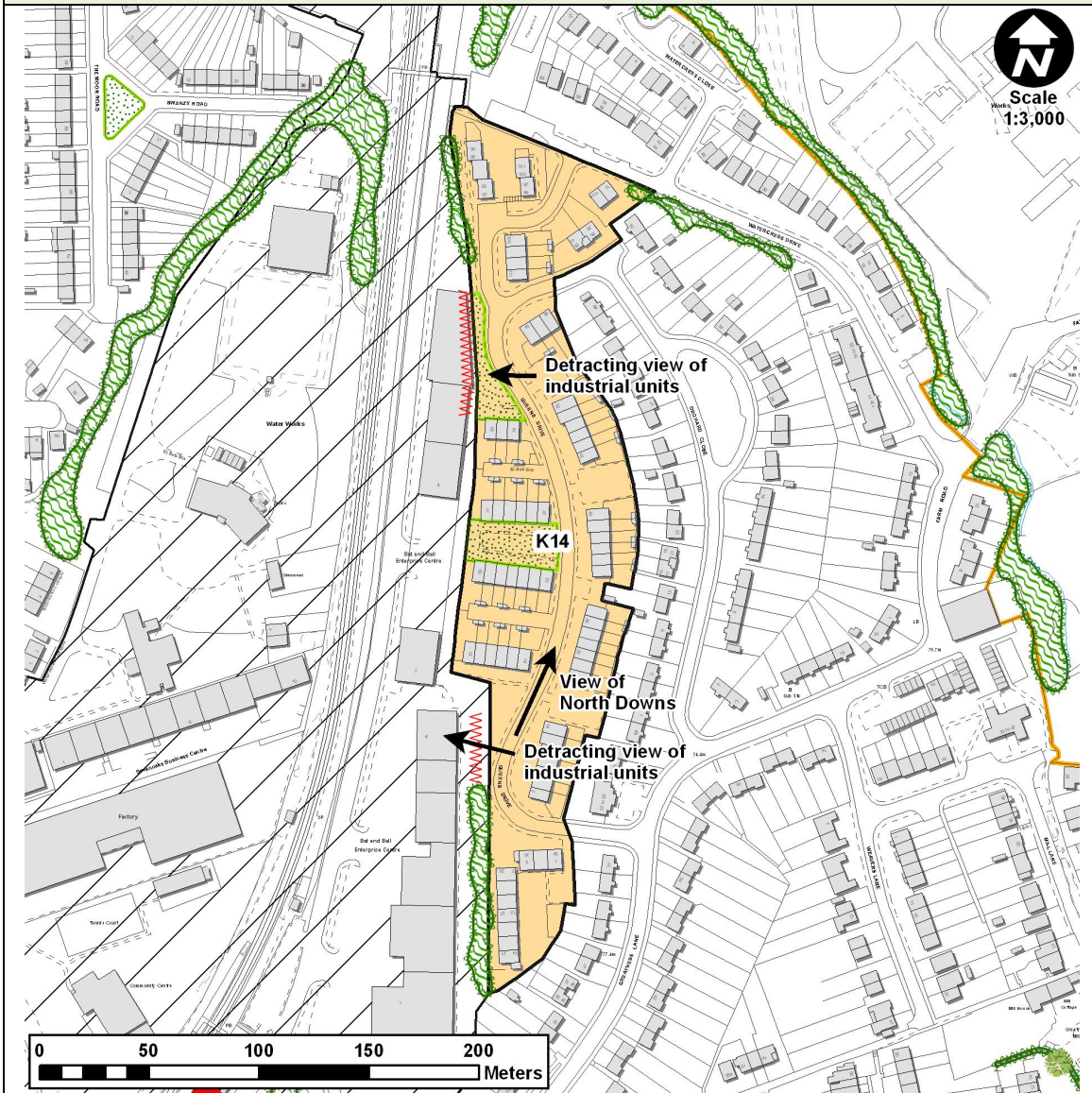
## K14 - QUEEN'S DRIVE

Comprising Queen's Drive

### HISTORICAL CONTEXT

The Greatness area was developed, primarily for public housing, after estate land was donated to the town council in the 1920s. Queen's Drive was constructed in the late 1970s on an old pit site adjoining the railway.

### TOWNSCAPE MAP





Locally Distinctive Contextual Features	
Age of buildings	1975-85
Type of buildings	Terraced houses and apartment blocks
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red brick, brown concrete roof tiles
Predominant boundary treatments	None
Open space/ vegetation	Small grassed open spaces

### Area Characteristics



*Queen's Drive is a loop leading off Greatness Lane and connecting with Orchard Close and Watercress Drive. It is gently curving with low apartment blocks at the southern end, terraced housing on a curved building line on the east side and two short terraces at right angles to the road on the western side.*

*The terraces of two storey houses are of uniform design constructed of concrete with tile hung upper storeys and relatively shallow gabled plain tiled roofs and no chimneys. They are set back from the curved street behind shallow front gardens except for the two short cul-de-sacs arranged in a Radburn layout. This style of development originating in the USA in the 1920s was intended to make provision for 'the motor age' without giving cars priority over pedestrians. The housing is arranged around communal open space and is accessed via a network of footpaths which is separated from the road network. The properties front onto the footpaths and open spaces whilst vehicular access is provided to the rear of properties by short cul-de-sacs.*

*This arrangement creates a more open character and there are views to the west across the railway line to the gas holders.*

**Locally Distinctive Positive Features**

The area has a uniform residential character with little through traffic

The compact development is enhanced by open spaces

**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 Queen's Drive Character Area:

Regular building lines should be respected

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

The open space which contributes to the character of the area should be retained

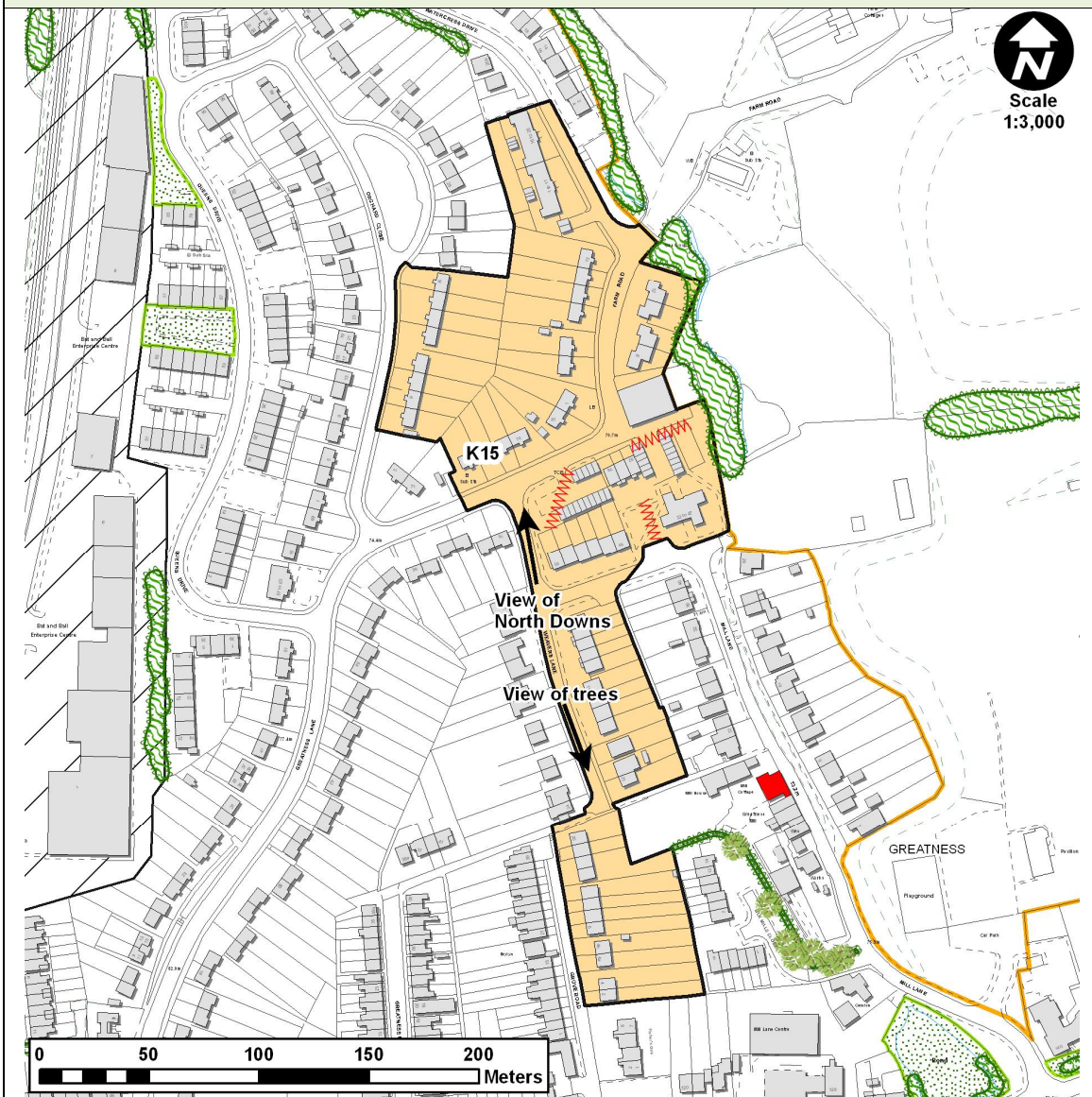
## K15 - FARM ROAD AREA

Comprising Farm Road, Watercress Drive (part), Greatness Lane (part), Weavers Lane (part), Grove Road (part) and Mill Lane (part)

### HISTORICAL CONTEXT

Greatness Lane is a historic route which led to Greatness House. The Greatness area was developed, primarily for public housing, after estate land was donated to the town council in the 1920s. Weavers Lane refers to the silk mill owned by Peter Nouvaille, a French Huguenot, which stood at the junction of Greatness Lane and Mill Lane in the second half of the 18th and early 19th century. Watercress Drive is named after the watercress beds which were on this low lying land.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1960s
Type of buildings	Terraced houses, apartments and some semi-detached houses
Main uses	Residential
Building heights	Two – four storeys
Prominent building materials	Red/brown and brown brick, brown roof tiles, concrete and hung tiles
Predominant boundary treatments	Hedges, fences, railings and open plan
Open space/ vegetation	Trees to the east

### Area Characteristics



*The north side of Farm Road and Greatness Lane has a cohesive character with red brick two storey terraced houses with uniform pitched porches and gabled brown tiled roofs with regular chimneys on the pitch. The houses are set back on a regular building line behind front gardens enclosed by hedges and fences. The area also includes semi-detached houses in Farm Road.*



*In Mill Lane and Weavers Lane, terraced houses of repeated design are set behind open plan frontages. The brown hung tiles, pebble dash, shallow gabled roofs and open frontages contrast with the terraced housing in Greatness Lane and the interwar hipped roof housing in Weavers Lane, contributing to a lack of cohesion in this area.*

*The area also includes semi-detached houses in Farm Road, a substantial apartment block in Watercress Drive and a four storey concrete block in Mill Road.*





*The substantial apartment block in Watercress Drive is in a good state of repair with some soft landscaping and enclosed by black railings (above left). However, the façade appears dominant in the streetscene where the other houses are two storey*

## Detractors



*The four storey block in Mill Road is a detractor, its concrete finish and flat roof are out of keeping with the character of the area. It is in a prominent position, closing the view northwards in Mill Lane, preventing longer views towards the North Downs. The surrounding concrete garage blocks also detract from the streetscape.*



*A footpath connects Weavers Lane with Grove Road. The surfacing is in poor repair.*



*The metal fencing in Watercress Drive detracts from the residential character of the area.*

**Locally Distinctive Positive Features**

Cohesive character of terraced housing on the north side of Farm Road and Greatness Lane  
Belt of trees to the east

**Negative Features**

Apartment block in Mill Lane and surrounding garages  
Metal fencing in Watercress Drive  
Poor surfacing and generally low environmental quality

**Design Guidance**

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

There may be the opportunity to upgrade the garage blocks as an integral part of development subject to sufficient parking spaces being provided.

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

The regular building line and consistent materials of the terraces on the north side of Farm Road and Greatness should be respected

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

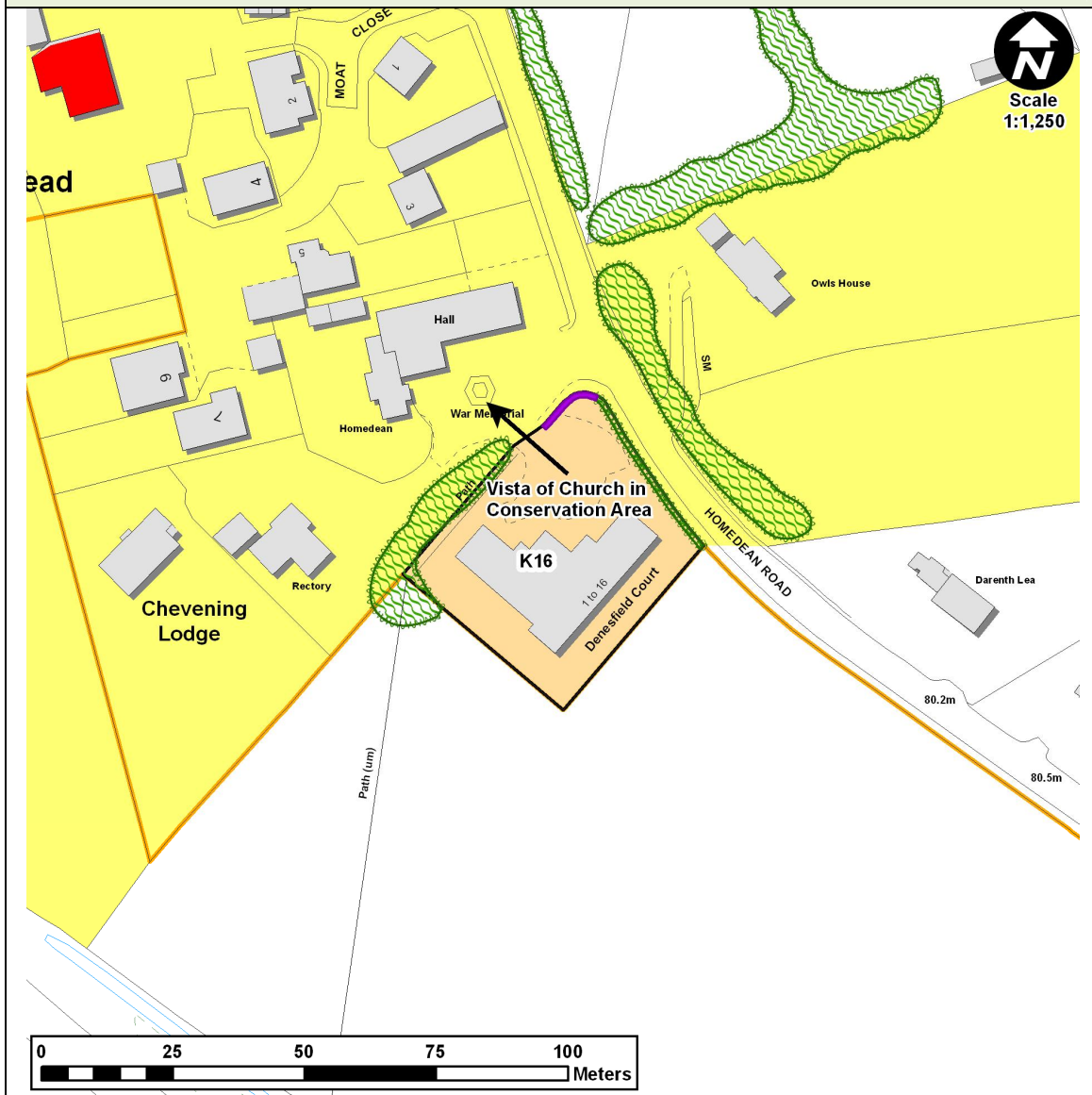
## K16 - DENES FIELD COURT

Comprising Denes Field Court

### HISTORICAL CONTEXT

The block was constructed between 1975 and 1985 on agricultural land on the edge of Chipstead village adjoining the village hall.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Around 1980
Type of buildings	Apartment block
Main uses	Residential
Building heights	One - two storeys
Prominent building materials	Red brick, white framed windows and brown tiled roof
Predominant boundary treatments	Brick wall and hedges
Open space/ vegetation	Trees to west corner. Open countryside to south and west. Tree belt to the east of Homedean Road.

### Area Characteristics



The red brick building has a hipped steeply pitched plain brown tiled roof with forward facing gables. It is arranged in an L shape around a gravel landscaped parking area.

The site is in a sensitive location adjoining Chipstead Conservation Area to the north and open countryside to the south and west. The low scale and traditional materials and roofline minimise any impact on the conservation area, although the wide elevation blocks vistas into the conservation area from Homedean Road.





*The site is enclosed by a brick wall (above) to the north and clipped hedges and trees on the remaining boundaries which creates a soft edge to the built up area.*

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

The low scale, traditional design and materials minimise any impact on the setting of the Chipstead Conservation Area

The wall and hedge boundaries are sensitive to the location, the hedge creating a soft edge to the built up area

Trees to the west and to the east side of Homedean Road provide a landscaped setting for the building

#### **Negative Features**

Traffic noise from the A25 and M25

#### **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 Dene's Field Court Character Area:

The consistent design themes and harmonious palette of red brick, white framed windows and brown tiled roof should be respected

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

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

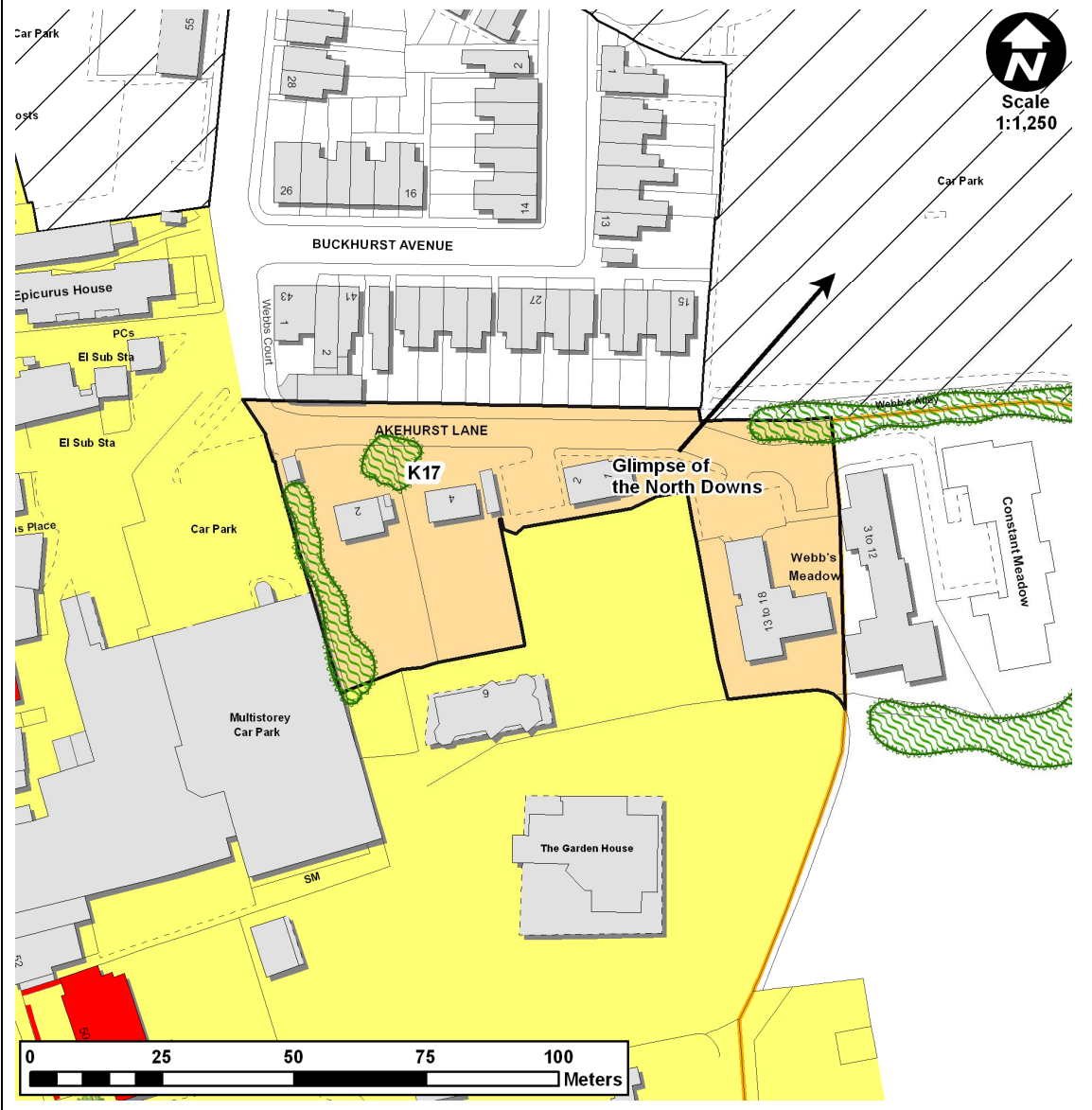
# K17 - AKEHURST LANE

Comprising Akehurst Lane

## HISTORICAL CONTEXT

Akehurst Lane follows the line of the historic Webb's Alley. The western end was developed in the early 1900s but the original terraced properties have been replaced with three detached houses. The apartments at the eastern end are post 1990.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1990+
Type of buildings	Detached houses and apartment blocks
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red and brown brick, brown roof tiles
Predominant boundary treatments	None
Open space/ vegetation	Tree belt adjoining Webb's Alley, some soft landscaping

### Area Characteristics



The apartment blocks face onto Akehurst Lane or landscaped parking areas and are set close to the road with some soft landscaping. Tall trees are visible over and between the buildings. The brown brick elevations have orange brick details and dark wood framed windows. The hipped roofs are tiled with some forward facing gables. The area has a relatively quiet residential character despite its proximity to the town centre. The consistent design and materials creates a coherent character and sense of place.



*Two detached houses are set back from the road behind partially enclosed front gardens and driveways on the south side of the entrance to Akehurst Lane. These houses are of different styles and materials.*



*The area adjoins the Conservation Area which here has a commercial character. The new Waitrose dominates the townscape to the west. To the north standard metal railings run along Webb's Alley. The view north is enclosed by the rear of the early 20<sup>th</sup> century terraced cottages but there are glimpses over the car park of the North Downs. The setting for the area is an eclectic mix of town centre uses, Akehurst Lane forming part of a residential enclave.*



**Locally Distinctive Positive Features**

Trees are visible between and above the buildings

There is no through traffic and the development has a relatively quiet, residential character despite its proximity to the town centre

There are glimpses of the North Downs

Webb's Alley is a historic access to Knole Park



**Negative Features**

Railings do not enhance the historic character of Webb's Alley

**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 Akehurst Lane Character Area:

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

The setting of the High Street Conservation Area should be protected or enhanced

# K18 - MOREL COURT

Comprising Morel Court and Bradbourne Road (part)

## HISTORICAL CONTEXT

A post 1990 redevelopment.

## TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Post 1990
Type of buildings	Terraced and semi detached
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Yellow brick, red/orange brick details, brown tiled roofs
Predominant boundary treatments	Open and some walls and hedges
Open space/ vegetation	Some soft landscaping

### Area Characteristics



*Morel Court is a compact development of terraced and semi detached two storey properties arranged around a shared access and parking area (above) and facing onto Bradbourne Road (below right). The properties are yellow brick with moderately steeply pitched plain tiled gabled roofs. The intimate scale of the buildings, compact layout, yellow brick elevations, roofline, red/orange brick details around windows and doors, forward facing gables and decorative shaped barge boards reflect the scale and character of Victorian cottages in the vicinity (below). The buildings fronting onto the road are set behind enclosed front gardens which maintain the historic, enclosed character of Bradbourne Road. The development is enhanced by good quality surfacing of block paving and granite setts. Trees are visible to the east and there is some soft landscaping at the entrance.*



### **Locally Distinctive Positive Features**

Consistent designs and materials create cohesive character.

The scale, compact layout, materials, design details and enclosed front gardens facing onto the road reflect those of the Victorian buildings in the surrounding area

Good quality surfacing

Quiet residential character

### **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 Morel Court Character Area:

The consistent design themes and harmonious palette of yellow brick, red/orange brick details and brown roof tiles should be respected

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



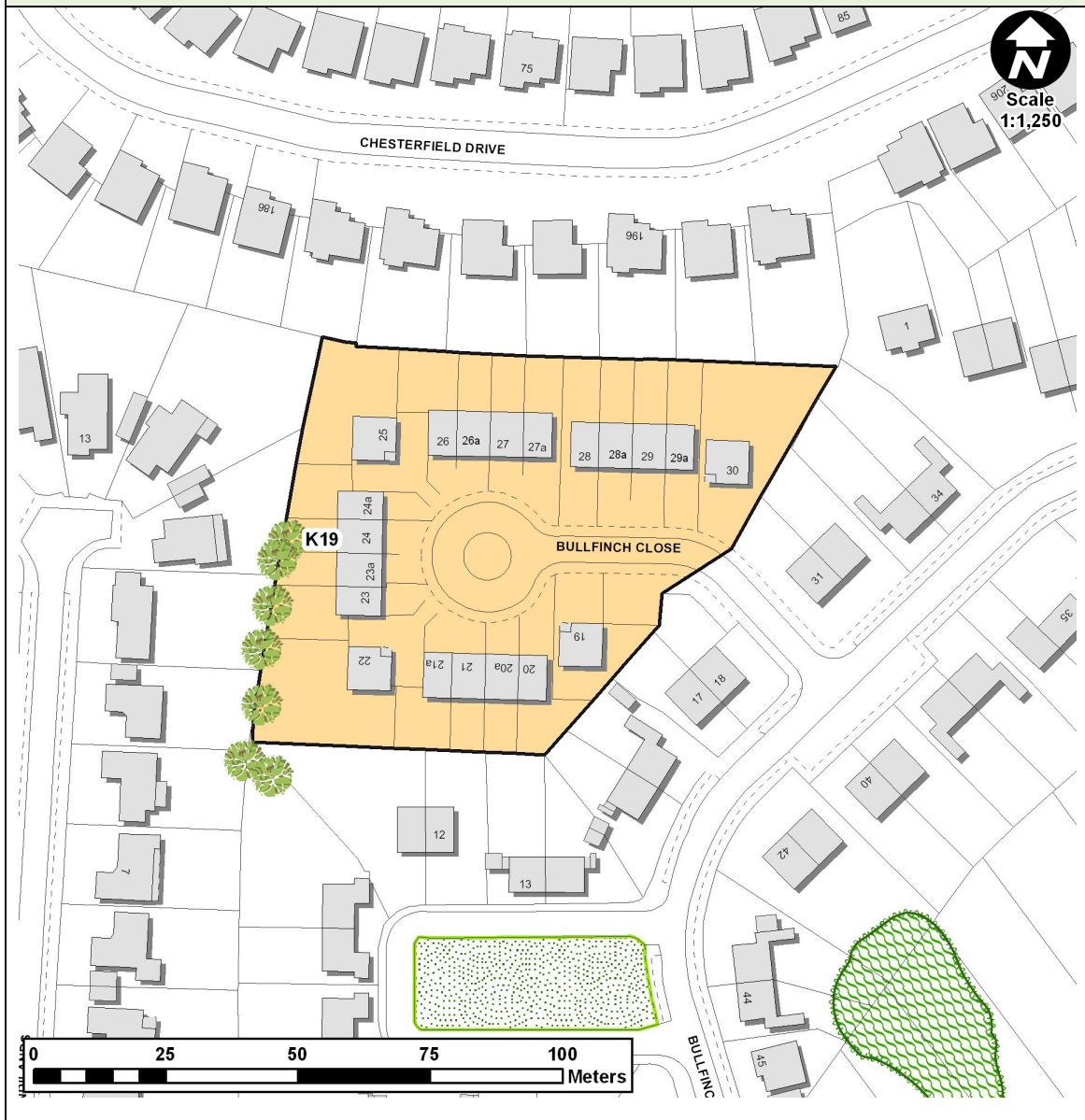
## K19 BULLFINCH CLOSE WEST

Comprising Bullfinch Close (part)

### HISTORICAL CONTEXT

The modern square has recently been developed as part of the redevelopment of the 1950s housing in Bullfinch Close.

### TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	1990's+
Type of buildings	Semi detached and terraced
Main uses	Residential
Building heights	Two storeys
Prominent building materials	Red and yellow brick and red tiled roofs
Predominant boundary treatments	None
Open space/ vegetation	None

### Area Characteristics



*The redeveloped part of Bullfinch Close has echoes of the planned 1950's 'square' with symmetrical groups of two storey houses set back from the road on a regular building line with hipped roofs, use of a limited harmonious range of materials and arranged in a 'square' around the turning head of the cul de sac. The alternating use of contrasting red and yellow brick details adds interest to the design.*

*Some trees are visible above the roofline to the west.*

Locally Distinctive Positive Features
<p>Unity of the two storey houses arranged around the cul de sac turning head</p> <p>Repeated building designs on a regular building line give a uniform character and sense of place with little harm from unsympathetic additions, alterations or materials</p> <p>Consistent use of materials including red and yellow brick and red plain tiled roofs and white window frames</p> <p>Mature trees which contribute to the character of the area should be retained</p>

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 Bullfinch Close west Character Area:

The unity of the two storey houses arranged around the cul de sac should be respected

Development should be set back from the road

The harmonious palette of red and yellow brick and red plain tiled roofs should be respected

The characteristic designs and roof profile should be respected

