

MIXED USE TOWN CENTRE FRINGE



To the north of Sevenoaks Town Centre, houses, retail and offices mix to produce a distinct character area. The area is characterised by piecemeal development and redevelopment can result in an area that is very mixed in terms of the age, use, layout, design and materials of buildings. Forms of development in this area have been influenced by the location of Sevenoaks Station.



Example of Town Centre Fringe Layout

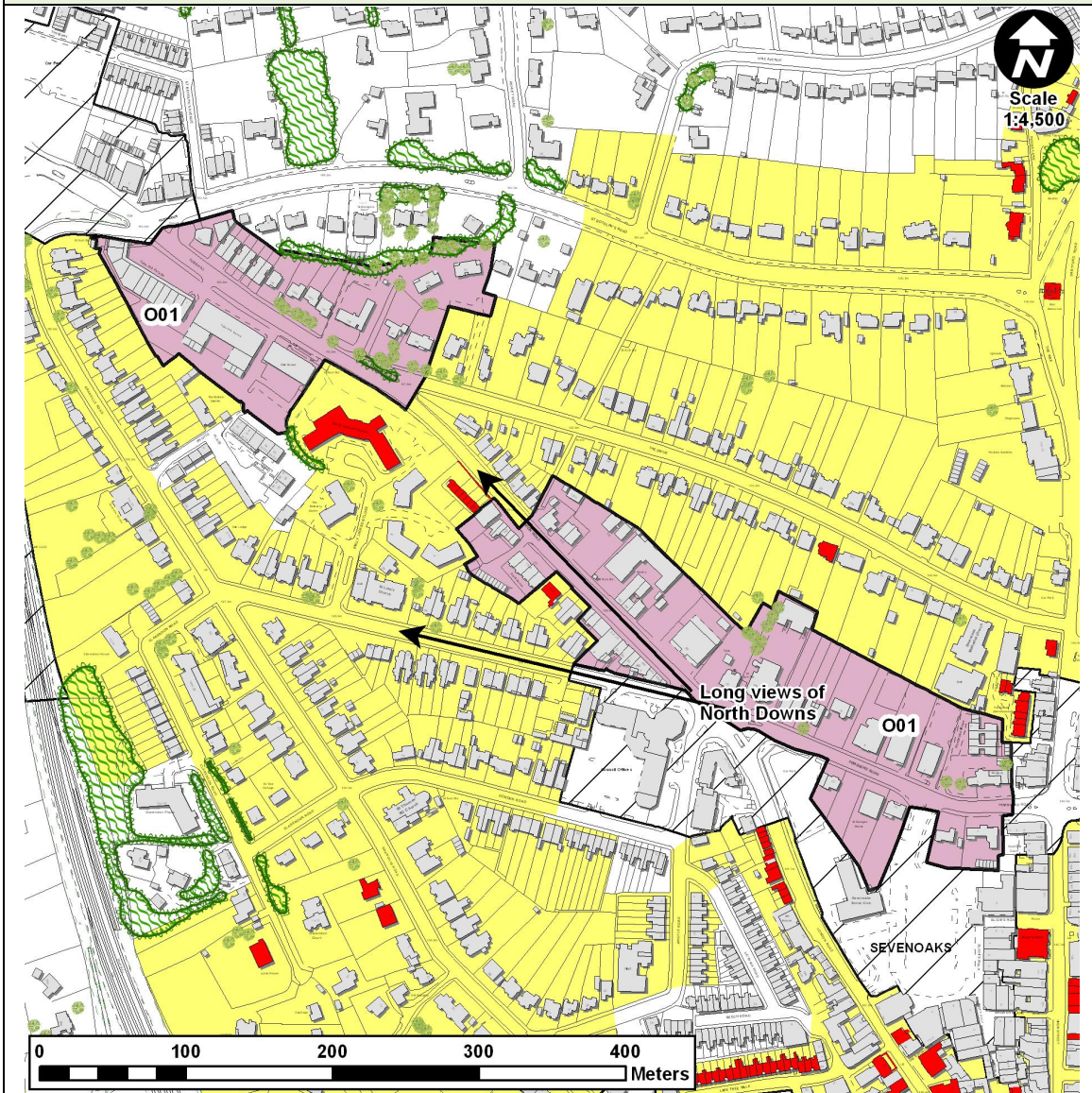
001 TUBBS HILL/ LONDON ROAD/ PEMBROKE ROAD

Comprising Tubbs Hill, London Road, Pembroke Road

HISTORICAL CONTEXT

The arrival of the station saw a number of Victorian terraced and semi detached houses located on the south eastern part of Tubbs Hill (replaced by office blocks and a shopping parade with flats above in the 1970s). A row of Edwardian houses was erected opposite and at the junction of London Road and Eardley Road. The area has been infilled over the 1930s and 1950s and infilling and redevelopment has continued to the present day.

TOWNSCAPE MAP



Locally Distinctive Contextual Features	
Age of buildings	Late 18th Century to present day
Type of buildings	Terraced, apartment blocks, semi detached and detached
Main uses	Business, retail and residential
Building heights	Two and three storeys with 10 storey office blocks
Prominent building materials	Red brick, tile hanging, half timbered/ white render
Predominant boundary treatments	Low brick walls and hedges
Open space/ vegetation	Some mature specimen garden trees and hedges

Area Characteristics



The horizontal flat roofed shopping parade with two storeys of residential properties and parking forecourt above do not reflect the Edwardian character of the properties opposite. The two office blocks and the refurbished flats to the north are significantly taller and bulkier than surrounding development. Whilst the development is set on lower ground and is therefore not prominent on longer views around the town, the office buildings have a significant impact on the local street scene in views up Tubbs Hill and from immediately surrounding residential areas.



A short row of two storey Edwardian houses with half timbered and white rendered gables facing the road climbs Tubbs Hill. The group is completed by a 1930s half timbered property at the corner of Tubbs Hill and St Botolph's Road.



The scale and character of properties becomes more domestic in the middle section of London Road. Two storey detached and terraced houses are set back from the road with shallow front gardens or amenity space with walled or wall and hedged boundaries. The building line and half timbered/ white rendered gable fronted theme is continued in properties on the north west side of the street. The set back, roof line, materials and design of the terrace on the south east side does not follow the earlier visual cues.



The commercial nature and scale of properties increases at the node of London Road, Pembroke Road and Eardley Road. The groups of buildings are generally around three stories in height with shops and business premises in the ground floor and residential units above. The Victorian properties are set to the back edge of pavement, giving a greater sense of enclosure. The gable fronted three storey properties on the north west side of the road (above left) emphasise this scale and enclosure. Red brick and white render predominate. Signage is generally is limited and restrained, respecting the mix with residential uses.



The scale, design and materials of the single storey garage building and open forecourt are out of keeping with the greater scale at the node of London Road, Pembroke Road and Eardley Road.



The scale and character of properties is more domestic in Pembroke Road. Detached and semi detached properties are generally two storeys (with use of attic space) and are set back from the road behind shallow front gardens with walled or wall and hedged boundaries. Individual trees complement the properties and enhance street scene. The building line and gable fronted theme is continued within the street. Red brick and white render predominate with slate or plain tiled roofs. Signage of any businesses operating in the area is generally limited and restrained, respecting the mix with residential uses.



The attractive larger scale red brick/ tile hung/ half timbered property with two storeys (and use of attic space) encloses the north side of Pembroke Street.



Pembroke Mews comprises low rise bungalows of yellow brick tucked behind the north side of Pembroke Street.

Views



Long views of the North Downs are visible from the rising Pembroke Road and at the node of London Road, Pembroke Road and Eardley Road.

Locally Distinctive Positive Features

Domestic scale and character of properties in Pembroke Road and the central section of London Road

Increased scale and enclosure of properties at the node of London Road, Pembroke Road and Eardley Road

Unity of the short row of Edwardian and 1930s properties at the corner of Tubbs Hill and St Botolph's Road

Consistent use of red brick, tile hanging, half timbered/ white render and gable fronted designs

Individual trees and hedges complement the properties and enhance street scene

Long views of the North Downs

Negative Features

The scale, bulk and design of the commercial buildings to the south east of Tubbs Hill are not in keeping with surrounding development

Design Guidance

The area has continued to evolve since its Victorian origins with infill and redevelopment opportunities. The close siting of development means there is limited opportunity for further development. There may be opportunity to redevelop some of the properties.

In proposing new development within the Tubbs Hill, London Road, Pembroke Road Character Area:

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

The domestic scale and character of properties in Pembroke Road and the central section of London Road should be respected

The increased scale and enclosure of properties at the node of London Road, Pembroke Road and Eardley Road should be respected

The unity of the row of Edwardian and 1930s properties at the corner of Tubbs Hill and St Botolph's Road should be respected

The limited harmonious range of red brick, tile hanging, half timbered/ white render materials and frequent use of gable fronted designs should be respected

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

Views of the North Downs should be protected