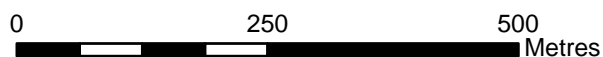


**Map 3: Evolution of Hadlow**  
 Hadlow Character Area Assessment  
 July 2010



## A – MAIN ROAD FRONTAGE

*Hadlow clusters either side of the busy A26. The south western section of the road is designated as part of the Hadlow High Street Conservation Area. This appraisal therefore relates to the northern section running from Chesfield to the northern eastern edge of the village.*

*Until the mid twentieth century, this section of road was bordered on the west side by the estates of two substantial Victorian properties, Hadlow Park and Great Elms. The eastern side of the road comprised two large houses, James House and Chesfield, a Gospel Hall and two pairs of semi detached properties. Both Hadlow Park and Great Elms have now been demolished and the estates redeveloped for housing. These areas are assessed in Sections E and F of this appraisal. The east side of the road has seen piecemeal infill and backland development since the 1960s which has resulted in a mix of building styles. The main characteristics of this section of road may be summarised as follows:*

*The road is level being situated within the Medway river valley. The curves in the road and high hedges and trees provide an ever changing vista as the village centre is approached.*

*The road is verdant particularly on the west side where the houses are obscured from view by tall trees and hedges.*

*The buildings on the eastern side are of a variety of ages from the 17<sup>th</sup> century to the present day. Victorian buildings are interspersed with small closes built from the 1960s onwards which are set back from the road on former garden land creating an uneven building line.*

*The frontage is residential except for St Peter's Roman Catholic chapel*

*Whilst the majority of buildings are two storeys in height, with a third storey in the roof in some instances, there are also bungalows.*

*Since this area is situated on a busy route, traffic noise and movement affect the character.*

## A1 - MAIDSTONE ROAD

Comprising: Maidstone Road (east side) immediately north of the Hadlow High Street Conservation Area



*Approaching from the north east, James House is a local landmark at the entrance to the village. Set back from, and at a slight angle to, the road in a landscaped garden, the white washed symmetrical front elevation and tiled hipped roof with dormer windows present an historic feature at the entrance to the village. The prominence of the building is enhanced by the absence of buildings on the north side. The curve in the road and tall trees enclose the view to the south.*



*Looking north east along the Maidstone Road by James House. The north western side of the road is bordered by the tall trees at the edge of Hadlow Park. The houses are scarcely visible behind the verdant frontage.*



*A stream is culverted under the village.*



*James Close is a recent development of three detached houses on land adjoining James House. Set back from the road around a shared access, the individually designed houses are constructed in red/brown brick with red hung tiles, plain brown tiled roofs and white casement windows. Hedges and protected trees flank the entrance. The development respects the verdant spacious character of this part of the village.*



*A small terrace of red brick 1970s style bungalows is set at right angles to the main road facing onto a footpath. A parking area separates the development from the main road and a protected conifer hedge screens the development from James Close.*



*Spa Close is a recent development of detached houses set around a shared access. Two pairs of houses flank the entrance facing onto the Maidstone Road behind landscaped front gardens enclosed by brick walls and shrubs. The detached houses are constructed of brown and pale yellow brick and incorporate details including contrasting brickwork, tiled pitched roofed porches, tile hung two storey bay windows and decorative ridge tiles. The character is enhanced by shrub planting.*



*St Peter's Catholic chapel is set back from the road behind a deep gravel unenclosed parking area which creates a gap in the road frontage. Conifers frame the building to the rear. Formerly a Gospel Hall, the building was constructed in the late 19<sup>th</sup> century and has distinctive contrast yellow brick bands and decorative arches over windows and doors. Southwards from this point evolving vistas open up of key landmarks of the Conservation Area - Hadlow Castle Tower and surrounding Wellingtonia trees and St Mary's Church Tower.*



*The chapel is part of a small cluster of late Victorian buildings which includes a semi-detached house with prominent white timber details opposite the entrance to Great Elms and the substantial Chesfield which has now been split into two properties. Three detached houses have been constructed in the grounds of Chesfield which replicate the design details of the main house. Two 1970s bungalows occupy land to the north set back from the road down a private access.*



*As the road curves by Chesfield, protected trees and panel fences again enclose the road with the detached houses on the west side barely visible behind the vegetation.*

Listed Buildings	
<p>James House, Maidstone Road</p> <p>Late 17<sup>th</sup> century house with some modernisation. White-washed Flemish bond brick on sandstone footings with peg tile hipped roof and brick stacks. Symmetrical 3 window front with central doorway.</p> <p>Listed garden walls adjoining to rear.</p> <p>Grade II</p>	

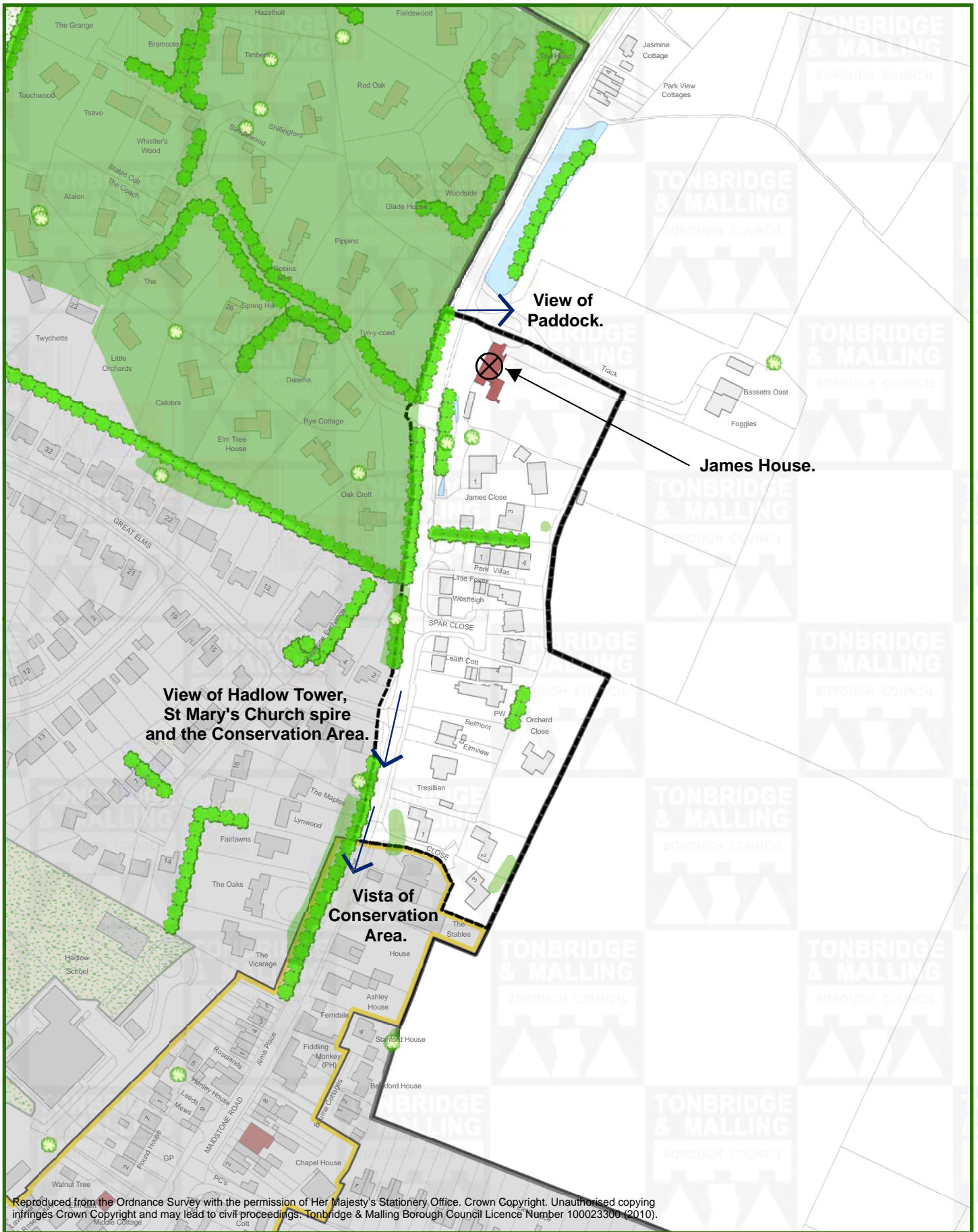
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	17 <sup>th</sup> century or older to present day
Type of buildings	Detached, semi detached, terraced
Main uses	Residential, Church
Building Heights	1 - 2 storeys
Prominent building materials	Red/brown brick, brown plain tiles, red hung tiles, white windows, half hipped and gabled roofs.
Predominant boundary treatments	Hedges and trees, brick walls some with stone coping, panel fences,.
Open Spaces	None.

### **Locally Distinctive Positive Features**

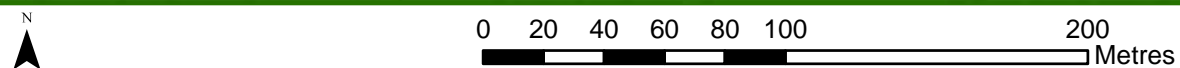
- Listed James House is a local landmark marking the entrance to the village.
- Verdant evergreen frontage particularly on the west side. Trees either side of the road by entrance to Hadlow Park form a gateway
- Changing vistas of Hadlow Tower, surrounding Wellingtonia trees and St Mary's Church spire due to the tall trees and curving road.
- Buildings set back from the road down driveways and behind gardens providing a contrast with the tight knit development set close to the road within the Conservation Area.

### **Negative Features Worthy of Enhancement**

- Traffic noise



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Ref	<b>A1</b>	Tonbridge Character Area Assessment
Title	<b>Maidstone Road</b>	July 2010
		Scale: 1:2,500





## B 19<sup>TH</sup> CENTURY COTTAGES

*There is one small pocket of 19<sup>th</sup> Century development in Court Lane. There are also some 19<sup>th</sup> Century buildings amongst the mix of development along Maidstone Road which are appraised in Section A.*

### B1 COURT LANE (SOUTH WEST)

Comprising: Court Lane (south west) adjoining the Hadlow Conservation Area.

A short row of 19<sup>th</sup> century housing runs along the south side of Court Lane between the entrance to the Forstal and the edge of the Conservation Area. The houses comprise a row of 5 terraced farm cottages, formerly for the workers at Castle Farm, two attached villas and a further cottage at the junction with Appletons. There is also a more modern detached house.



*The two storey red brick cottages are tile hung on the upper storey with plain and scalloped tiles. Prominent gables face the road above two storey bays and the tiled roofs are steeply pitched with tall decorative chimneys. White casement windows and bargeboards brighten the red and burnt blue brick and tile work. The properties have been significantly extended and altered with porch and side additions. The buildings are closer to the road than the 1930s houses opposite and the narrow front gardens are partially enclosed by brick walls, hedges and panel fencing. No. 5 is situated by the entrance to Appletons and is set close to the road behind a ragstone wall.*



*A square villa constructed in orange red brick with a hipped roof, hooded porch and sash windows has been extended to the side. It stands back from, and slightly above, the road. It is attached to a white painted property with double pitch tiled roof and together they contribute to the informal historic character of this part of the road.*



*A more recent infill property blends into the streetscene in terms of building line, height and materials.*

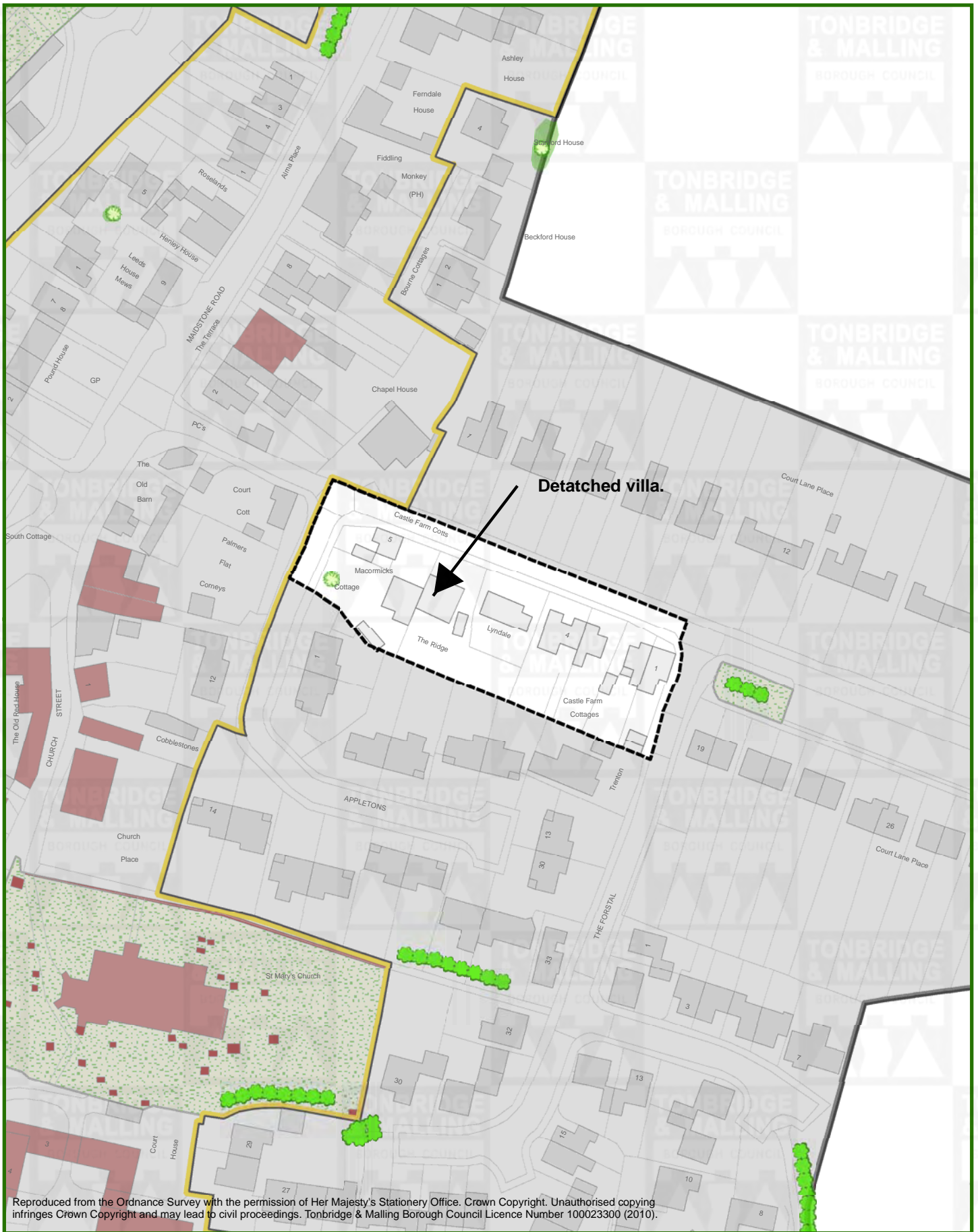
<b>LOCALLY DISTINCTIVE CONTEXTUAL FEATURES</b>	
<i>Age of buildings</i>	<i>1800s – 1070s</i>
<i>Type of buildings</i>	<i>Terraced, semi-detached and detached</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storeys</i>
<i>Prominent building materials</i>	<i>Red brick and tile hanging, slate or tiled roofs, white sash windows.</i>
<i>Predominant boundary treatments</i>	<i>Brick walls, hedges and ragstone.</i>
<i>Open spaces</i>	<i>None</i>

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

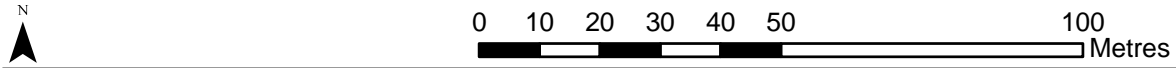
- Attractive gabled roof line, chimneys and original materials including red bricks, blue headers, hung tiles, white bargeboards and slate or tiled roofs.
- Historic cluster of buildings with connection to Hadlow Castle estate

#### **Negative Features Worthy of Enhancement**

- Considerable alteration has taken place to properties with loss of front boundaries.



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Ref **B1**  
 Title **Courth Lane (South West)**  
 Tonbridge Character Area Assessment  
 July 2010  
 Scale: 1:1,250



## C – INTER-WAR SEMI-DETACHED HOUSES

Housing from this period is found in two parts of Hadlow along Court Lane and Carpenters Lane. In both cases the ribbon development is one house deep, facing onto the road in what was previously open countryside at the edge of the village. In Carpenters Lane a cul-de-sac also leads back from the road with a small group of houses clustered around a turning circle.

The developments are distinctive with the mainly semi-detached two storey properties set back from the road behind enclosed front gardens. The properties are of similar or repeated designs giving the developments a strong identity and recognisable character, distinctive from the housing of later and earlier periods. The houses have gently sloping hipped tiled roofs and wide casement windows.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s
Type of buildings	Mainly semi-detached, some detached
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Red brick, cream painted render, brown tiled roofs, half timber, hung tiles, casement windows.
Predominant boundary treatments	Brick walls and hedges
Open spaces	Grass verge in Court Lane

### Locally Distinctive Positive Features

- Cohesive 1930s character. Retention of original details gives a unity of design. Repeated designs and in particular consistent roof and building lines and colour schemes create distinctive streetscapes.
- Landscaped front gardens, varied boundary treatments, trees, shrubs and grass contribute to an informal green character.

### Negative Features Worthy of Enhancement

- Traffic noise from the Maidstone Road/High Street.

## C1 COURT LANE (NORTH AND EAST)

Comprising: Court Lane (north and east).

Court Lane leads off the High Street eastwards towards East Peckham. The south western section was developed during the 19<sup>th</sup> century with a row of farm cottages and a late Victorian villa but the north and eastern sections were developed in the early 1930s with building completed by 1934.



*The houses on the north side (western end) are of repeated design, with half hipped brown plain tiled roofs, central chimney stacks, wide white casement windows, dormer windows, brick ground floor elevations and cream pebble dash upper storeys. The semi-detached two storey houses are set back from, and slightly above, the road behind deep front gardens and concrete driveways enclosed by clipped hedges. One property has a porch addition. The repeated designs and particularly the consistent roofline and evenly spaced chimneys give a strong and pleasing rhythm to the street. The even building line contrasts strongly with the more informal, haphazard patterns of development in the adjoining Conservation Area.*



*At the eastern end of the road (north side), the building design changes with four pairs of semi-detached houses set in wider plots constructed in orange red brick with hipped roofs and prominent forward facing gables with white bargeboards. These properties have forward projecting 2 storey bays at the outer sides and flat porch canopies supported by wooden brackets.*



*On the south side of the road, the houses are set behind a communal parking area and a footpath in long relatively narrow plots rising above the road. The consistent building line is also a feature.*



*Court Lane is straight, rising slightly from the High Street towards the east. The view eastwards is enclosed by trees and the curve in the road at the edge of the village. The pavements stop at the edge of the built up area and the lane is enclosed on both sides by hedges, reverting to a winding rural lane. This is a through route but traffic levels are relatively low. There are no long views in this character area, but there is a vista to the south west of St Mary's Church spire and Hadlow Tower.*



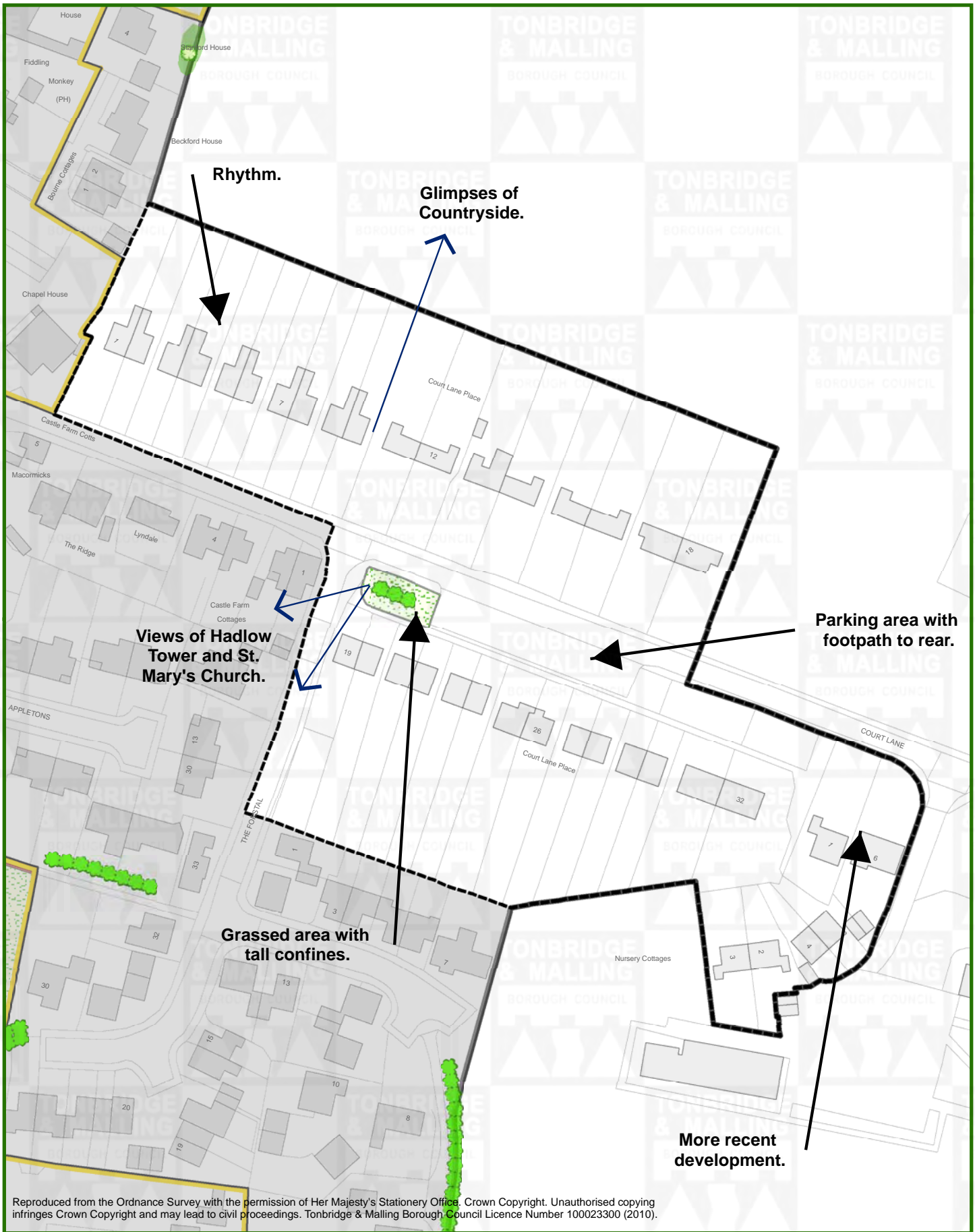
*Tall conifers beside the road and within gardens on both sides soften the architecture. The trees and shrubs in the gardens and to the rear of the parking area are an attractive feature. The gardens are enclosed by hedges, brick walls, panel and post and rail fences.*

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

- Repeated designs and in particular the consistent roofline, building line and colour of materials give a unity of character creating a distinctive townscape that contrasts with the more haphazard pattern of development in the adjoining Conservation Area
- The evenly spaced roofs, windows and chimneys give a rhythm of repeated features
- Vista of Hadlow Tower and St Mary's Church spire
- There is an abrupt edge to the built up area with Court Lane reverting to a rural lane enclosed by hedges on both sides.

#### **Negative Features Worthy of Enhancement**

- Traffic noise from the High Street.
- Portacabin in one front garden.



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Ref **C1**  
 Title **Court Lane (North and East)**  
 Tonbridge Character Area Assessment  
 July 2010  
 Scale: 1:1,250





## C2 CARPENTERS LANE (CENTRAL)

Comprising: Carpenters Lane (central) and Caxton Lane

This historic route running north from Hadlow to Hadlow Common and Oxenhoath remained largely undeveloped in the 19<sup>th</sup> century except for the Brewery buildings at the southern end and the Freehold to the north. Today there is a continuously built up frontage of residential properties except for a short stretch on the south western side where it still abuts open countryside. Otherwise the lane has become incorporated into the built up area of the village.



*Although of the same period, there is a distinct difference in style between the houses on the east side of the road and the west. The houses on the east side of Carpenters Lane and in Caxton Lane are of a simple repeated design with pitched roofs of slate or tiles, central chimney stacks and gently curved door and window openings on the ground floor. However, the decorative details vary and reflect the fashion for rustic and Tudor styles. Approaching from the north, the semi detached houses follow the curve of the road. The first semi-detached pair is brick with a pebbledash upper storey, the next pair is brick with a half-timbered upper storey and the next is brick with a jettied tile hung upper storey. This pattern is then repeated in reverse to create a symmetrical appearance which has been confused by the addition of white weatherboard to one property. Likewise within Caxton Lane, the houses are symmetrically arranged either side of the lane with two pairs of red brick half hipped houses set back at an angle on the corners. This arrangement creates variety whilst giving the development a strong identity. The even roof height, cottage scale of the buildings and blend of traditional materials creates a harmonious, informal streetscene.*



*The houses are raised slightly above street level behind grassy banks, low stone and concrete walls and hedges. The hedges between the properties are a prominent feature and enhance the character together with the trees and grass. Shared concrete driveways lead up between the pairs of houses. In some cases the front gardens and boundaries have been lost to provide hard surfaced parking areas which detract from the street scene.*



*The houses are set further back on a variable building line and on the west side of Carpenters Lane have cream rendered upper storeys and brown tiled hipped roofs with short central chimney stacks and flat porch canopies supported on white wood brackets.*



*The entrance to Caxton Lane is strongly enclosed by high hedges and the development is inward looking with an intimate private character. This character is harmed by on-street parking and traffic noise from the A26.*



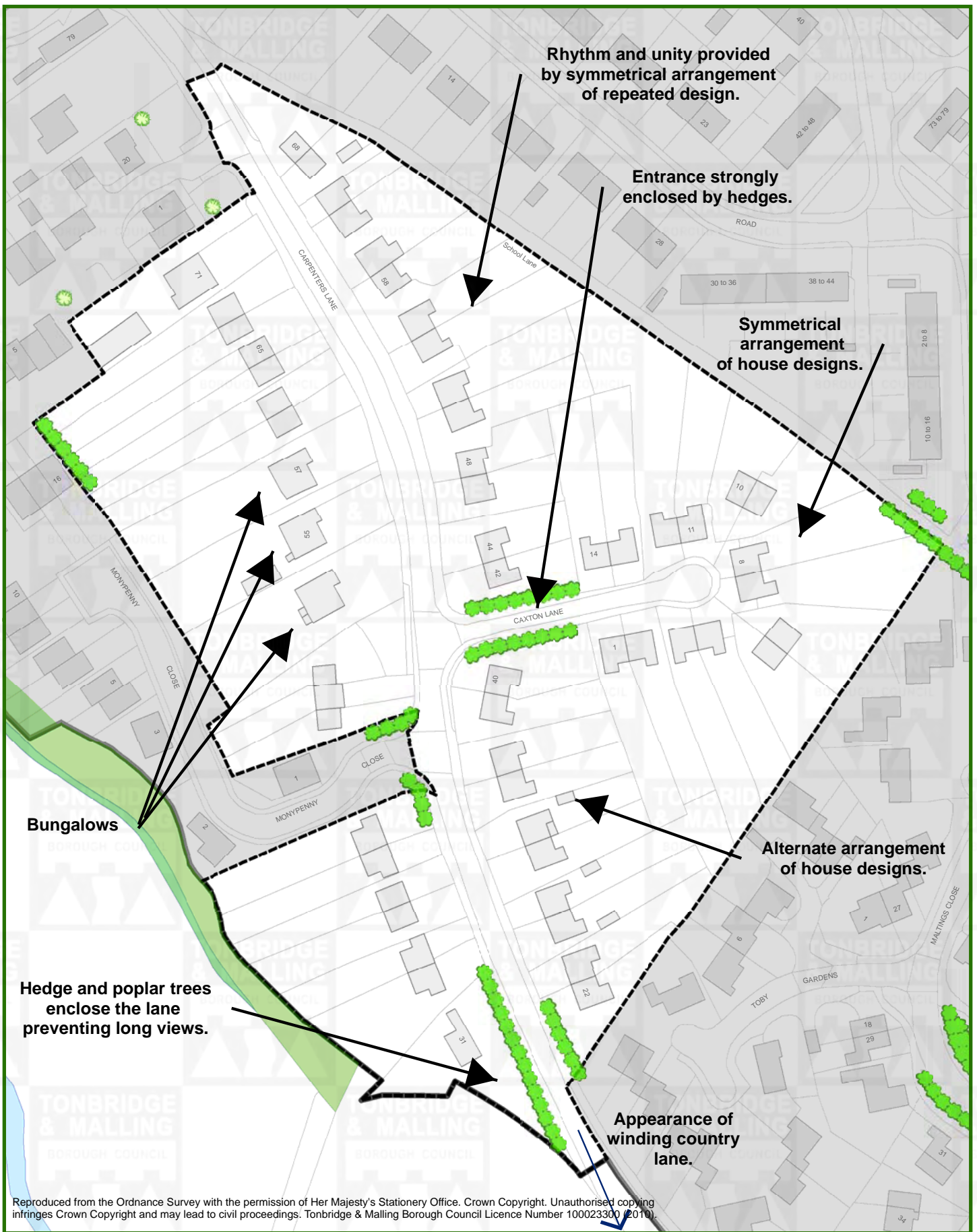
*Looking south east from the Character Area, Carpenters Lane is enclosed by high hedges and trees which prevent long views but give the narrow, winding lane a semi rural character.*

### **Locally Distinctive Positive Features**

- Even roof height, small scale of the buildings and blend of traditional materials creates a harmonious, informal streetscene
- Distinctive decorative Tudor style details
- Hedges and trees contribute to the rural character of Carpenters Lane at the south eastern end and beyond the Character Area, providing a rural setting to the area
- Grassy banks, hedges and trees create an informal layout on the east side and in Caxton Lane.
- Entrance to Caxton Lane is strongly enclosed by high hedges

### **Negative Features Worthy of Enhancement**

- Some poor surfacing
- Some loss of front boundaries and gardens to create hard surfaced parking areas.



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Ref **C2**  
 Title **Carpenter's Lane (Central)**  
 Tonbridge Character Area Assessment  
 July 2010  
 Scale: 1:1,250



## D – POST WAR PUBLIC HOUSING SCHEMES

*Hadlow expanded rapidly during the 1950s -1960s and much of this development took the form of publicly funded housing developments on land to the east of Carpenters Lane. This development did not directly abut the traditional village centre as an area of recreation grounds and playing fields was retained as reserved land for a possible by pass. This by-pass scheme was later abandoned.*

*The housing was developed in phases with Hope Avenue and Brookfields being constructed prior to 1966 around the edges of a playing field which abutted School Lane. This playing field was then developed with the construction of Twyford Road which forms an inner loop accessed from Carpenters Lane and connecting to Brookfield at the south east end. A separate development of terraced houses, Waterslippe, was constructed on the other side of Carpenters Lane extending to the south west adjacent to the Freehold in the late 1960s. Two further areas of housing were constructed in the 1970s extending into the countryside on the north east edge of higher density terraced housing accessed via Hope Avenue. This development incorporated the construction of a new village hall and recreation facilities beyond the built up area of the village.*

*The houses are built along straight streets, loops and culs-de-sac. The earlier development in Hope Avenue is more spacious with the houses set in quite wide plots behind grassed treed verges. The later development is more compact.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
<i>Age of buildings</i>	<i>1960s – 1970s</i>
<i>Type of buildings</i>	<i>Semi-detached and terraced</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storeys</i>
<i>Prominent building materials</i>	<i>Red brick, cream painted render, brown tiled roofs, half timber, hung tiles, casement windows.</i>
<i>Predominant boundary treatments</i>	<i>Brick walls and hedges</i>
<i>Open spaces</i>	<i>Grass verge in Court Lane</i>

### **Locally Distinctive Positive Features**

- Streets and areas have distinctive characters reflecting different phases of building.
- Grass verges, street trees and landscaped front gardens contribute to the character.

### **Negative Features Worthy of Enhancement**

- Communal garage courts
- Some poor pavement surfacing.
- Background traffic noise from the A26.

## D1 - HOPE AVENUE AREA

Comprising: Brookfields, Hope Avenue, Tainter Road and Twyford Road,

There are two points of access to this character area from Carpenters Lane. Twyford Road and Brookfields form two connected loops. Hope Avenue forms an L Shape connecting to Brookfields at the south east end. The current houses replaced earlier pre-fabricated housing.



*The semi-detached and terraced houses in Hope Avenue are of uniform style, with pitched roofs, regular small chimneys, white casement windows and red/brown brick forming flat fronted elevations. They are set along a slightly uneven building line behind landscaped front gardens enclosed by dwarf walls and hedges. A verge separates the pavement from the road. The two arms of the road are straight with no long views. Many properties have attached flat roof garages and some have pitched porch additions. Street trees contribute to the spacious character.*



*At the south eastern end of Hope Avenue, an avenue of trees is planted on a wide grass verge. Some of the properties are painted cream which brings variety to otherwise uniform dark coloured materials. The even roof line, chimneys and fenestration give a rhythm and planned uniform character to the streetscape.*



*Grassed areas planted with silver birch trees at the south eastern junction of Hope Avenue are an attractive feature. Houses on the northern arm have been painted cream, contrasting with the predominant red brick.*



*The houses on the eastern arm of Hope Avenue and Tainter Road are terraced, constructed of buff brick and pebble dash with white synthetic weatherboard and brown hung tiles. The houses have narrow chimneys, flat roof porch additions, vertical fenestration and unenclosed front gardens. Some elevations are painted cream. The road is narrow and curving with no verge. Cars are parked on hard surfaced driveways. The 'busy' housing design contrasts with the plainer buildings in the rest of Hope Avenue.*



*In Brookfields, the semi-detached and terraced properties incorporate a variety of materials including buff and red/brown brick, pebbledash and cream paint. The houses are arranged around a rectangular loop with a central car park concealed behind the houses and high hedges. The street has a quiet residential quality enhanced by the treed grass verges, landscaped front gardens and vistas of trees at the south western corner.*





*The symmetrical cream two storey and single storey buildings on the south west and south eastern sides of Brookfield provide some cohesion and uniformity despite the variety of materials on the other buildings.*



*The flat roofed concrete communal garage blocks detract from the character.*

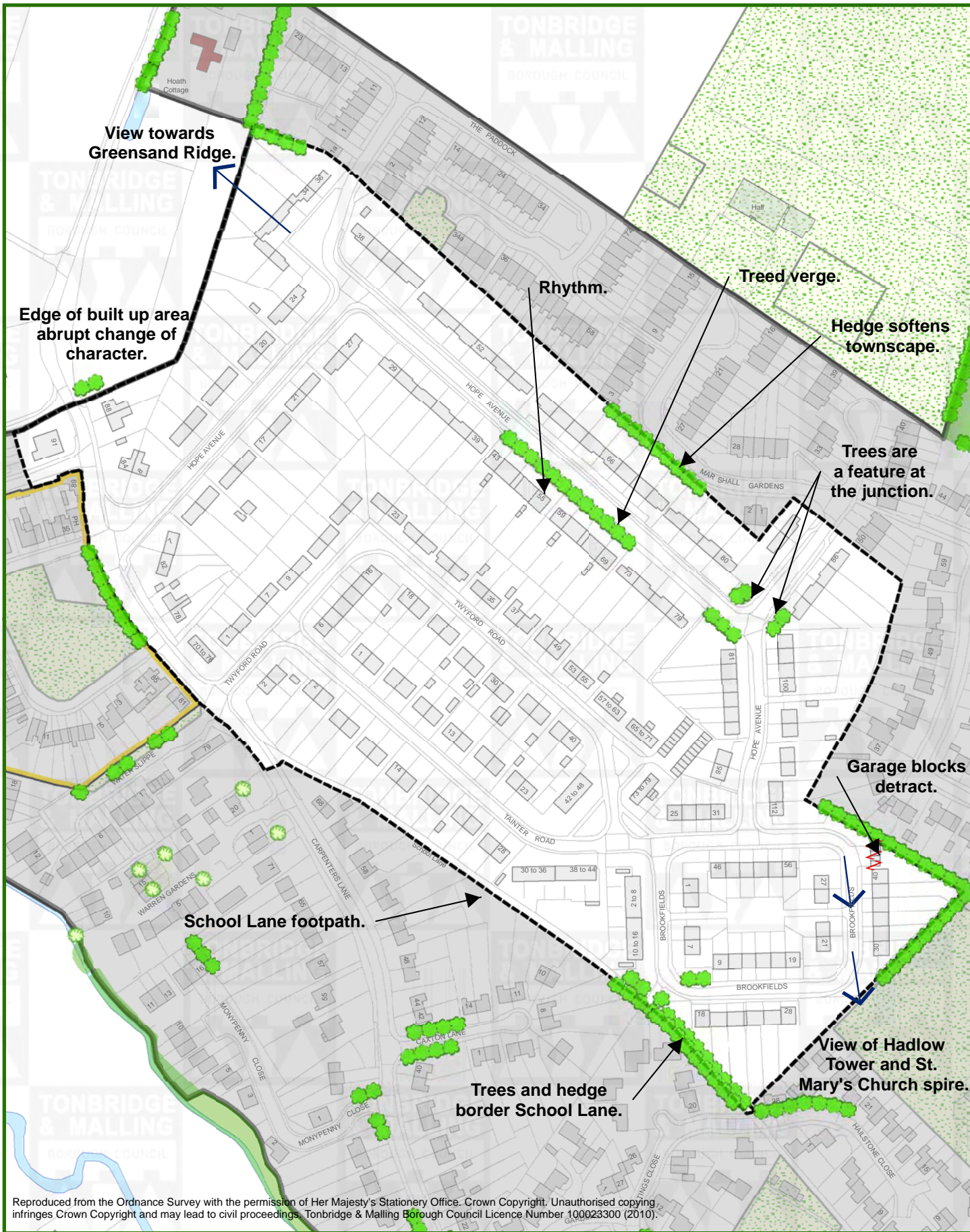
*Hadlow tower and St Mary's Church are visible to the south east.*

### **Locally Distinctive Positive Features**

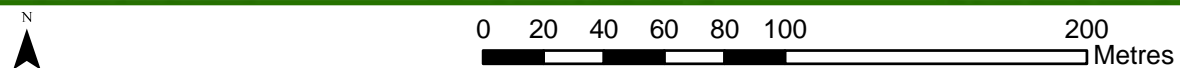
- Repeated designs and regular roof line, chimneys and fenestration give a rhythm and distinctive character, particularly in Hope Avenue.
- View of Hadlow Tower and St Mary's Church spire from Brookfield.
- Grass verges, street trees and landscaped front gardens contribute to a spacious character particularly in Hope Avenue and Brookfield.

### **Negative Features Worthy of Enhancement**

- See introduction to Section D



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Ref **D1**  
 Title **Hope Avenue Area**  
 Tonbridge Character Area Assessment  
 July 2010  
 Scale: 1:2,500



## D2 - MARSHALL GARDENS

Comprising: The Paddock and Marshall Gardens

This is the most recent phase of publicly funded housing forming a strip of development on the northern edge of the village adjoining open countryside. Marshall Gardens and the Paddock are accessed off either end of Hope Avenue and connected to each other via a footpath. The density of development is higher than the earlier developments, with terraced properties on small plots facing onto short culs-de-sac and footpaths.



*The terraced properties in Marshall Gardens are constructed in a red/brown brick with red hung tiles and narrow, vertical windows emphasised by vertical white strips. They have front porches with flat roofs behind parapets. The scale and siting of the buildings and dominant gabled roofs facing the street together with the projecting porches create an uncompromising appearance emphasised by the hard surfaced driveways. The surfacing is poor and whilst hedges and small grassed areas planted with trees soften the townscape somewhat, there is a poor definition of public and private space. The western cul-de-sac forms a somewhat obscure access to the main village community facilities which include the village hall, playgrounds and recreation ground.*





*There are short views to the north of the village hall and recreation facilities and long views towards the Greensand Ridge. Poor quality fencing and barriers at the entrance to the open space harm the views.*



*A footpath flanked by the blank side elevations of adjoining buildings connects Marshall Gardens to the Paddock.*

*The houses in The Paddock are constructed of brown/buff or red brick. The terraced houses are of consistent design with shallow pitched brown roofs and flat roofed, rendered front porches uniformly painted cream. They have vertical and horizontal windows and open frontages with picket fences on the side boundaries. The uniform design and colour scheme gives the development a strong identity.*



*The houses on the north side of The Paddock face outwards over the open countryside with long views of the Greensand Ridge. Those at the western end face onto a footpath and grassed area with a communal parking area to the rear. A wire fence in very poor repair borders the development.*



*As a result of this layout, the properties on the south side have a less appealing outlook onto the rear of the northern properties, high panel fences and an overcrowded parking area. Cars parked in the communal parking area, on-street and on front driveways clutter the streetscene.*



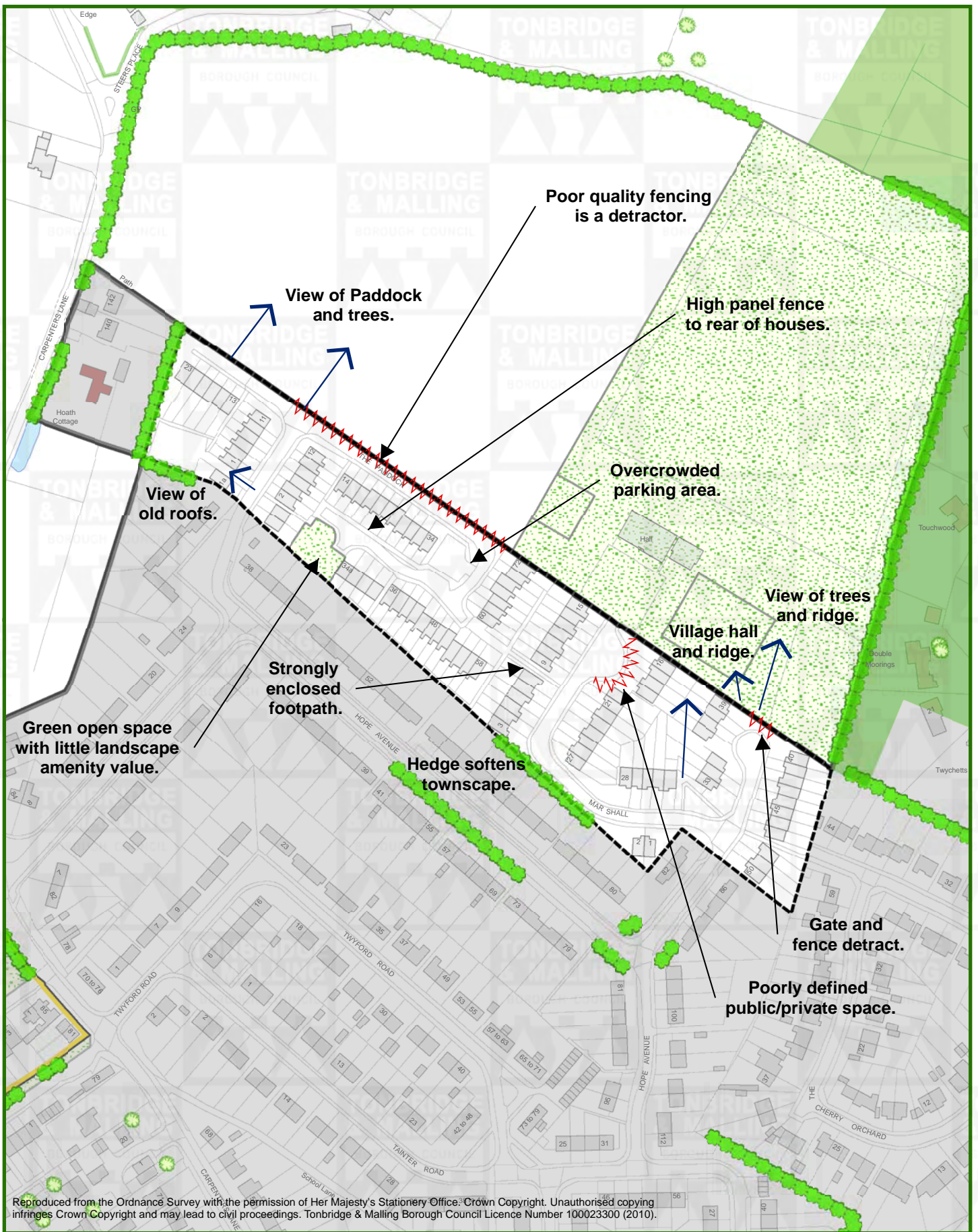
*A small grassed open space has limited landscape or amenity value. Footpaths lead through the development and connect with neighbouring areas. A hedge borders the area to the west, forming an edge and separating it from the properties fronting Carpenters Lane.*

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

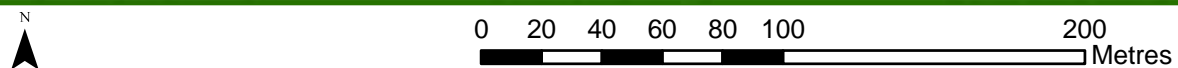
- Views across open countryside towards the Greensand Ridge
- Cohesive design and colour scheme of the Paddock creating a strong identity.
- Grass verges, hedges and street trees.

#### **Negative Features Worthy of Enhancement**

- Poor definition of public/private space in Marshall Gardens particularly around the turning circles.
- Cluttered frontages.
- Poor quality fencing harming views northwards.
- Streetscape dominated by cars.



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Ref **D2**  
 Title **Marshall Gardens**  
 Tonbridge Character Area Assessment  
 July 2010  
 Scale: 1:2,500



## D3 WATERSLIPPE

Comprising: Waterslippe

In the 16<sup>th</sup> century this land was known as Waterships and formed part of a medieval tenement of 52 acres which included a corn mill and mill pond (now Bourne Mill). In the late 1960s this narrow strip of land sloping down south-westwards from Carpenters Lane to the mill drain was developed as a short straight cul-de-sac of terraced housing. There is a substantial more recent house on the west side of the entrance.



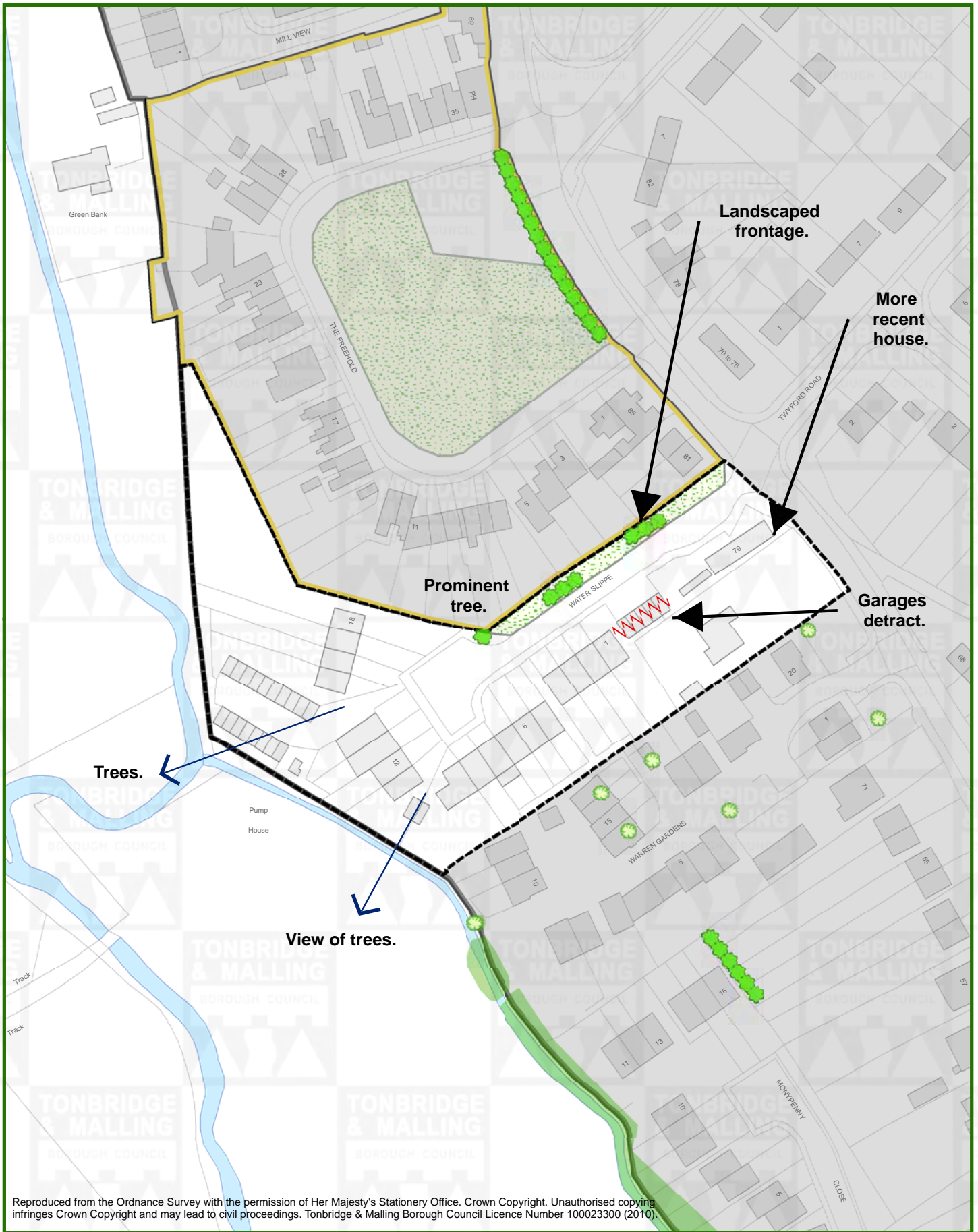
*The short terraces of houses are constructed of buff or red brick with flat fronts and some porch additions. The gabled roofs of shaped brown tiles have no chimneys. The properties have wide casement windows and are set back behind open plan gardens, driveways and a broad pavement except for one property now enclosed by a picket fence. The north-west side of the entrance is landscaped with a wide grass verge, trees and shrubs and a tall conifer is a prominent feature by the turning circle. There are glimpses of trees to the west. The road has a quiet residential character and abuts open countryside. Communal garages detract from the streetscene.*

### Locally Distinctive Positive Features

- Landscaped frontage on north side and prominent conifer by turning area
- Views to the south west of wooded countryside
- Quiet residential character with no through traffic
- Proximity to the countryside

### Negative Features Worthy of Enhancement

See introduction to Section D



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