

# Hartslands

Appendix A

## Conservation Area Appraisal and Management Plan



### PLANNING GUIDANCE – 2011



Tony Fullwood Associates  
Chartered Town Planners



# Hartlands

## Conservation Area Appraisal and Management Plan

The historic environment is a social asset of immense value and one of the keys to the continuing prosperity of Sevenoaks District. Conservation Area Appraisals are part of the process of ensuring that we make the best use of our historic environment. They are tools for the positive management of change, not a means of preventing development. Conservation is focused on the entire historic environment, not just listed buildings. Trees, open spaces, buildings, uses and streets all contribute to the character and local distinctiveness of the District's conservation areas.

The built environment of our conservation areas has used energy and materials moulded by people both past and present. The District Council will creatively manage the fabric of these areas in a sustainable way as a legacy for future generations.

It is intended that this appraisal and management plan will inform the activities of the Council, the public and other bodies where these affect the proposed conservation area. Following public consultation, a Hartlands Conservation Area Appraisal and Management Plan will be approved by the District Council and adopted as Informal Planning Guidance.

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Published by Sevenoaks District Council  
Community & Planning Services  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG  
Tel: 01732 227000  
Fax: 01732 451332  
Website: [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)  
Email: [planning.information@sevenoaks.gov](mailto:planning.information@sevenoaks.gov)

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## **1.0 INTRODUCTION**

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. This Conservation Area Appraisal and Management Plan is the first to be produced for the area and supports the designation of the proposed Hartslands Conservation Area. It has been produced in collaboration with District Council Members, Sevenoaks Town Council and local amenity groups (the Hartslands Group; the Hollybush Residents Association and the Sevenoaks Society). Local authorities are required by law to regularly review their conservation areas and produce Conservation Area Appraisals and Management Plans. These explain what is important about the area and what improvements are needed.

This Appraisal and Management Plan is based on best practice contained within the English Heritage guidance on Conservation Area Appraisals and Management Plans.

### **1.1 Conservation Area Boundary**

The evaluation of the Hartslands area has involved an assessment of historic maps and documents and comprehensive site surveys including a walkabout involving local amenity groups and Ward and Town Councillors where groups observed and recorded the key positive and negative features which made up the character and appearance of the area. This extensive process has informed the proposed boundary of the Conservation Area.

### **1.2 Definition and Purpose of Conservation Areas**

Conservation Areas first came into being as a result of the Civic Amenities Act of 1967 and are intended to identify any valuable visual or historic characteristics in a locality that may warrant special measures in order to protect and preserve them.

Designation as a Conservation Area empowers the local authority to pay particular attention to proposed development within, and affecting the setting of, a Conservation Area and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.

Designation also raises the awareness of local residents and businesses to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties and surrounding land, thereby fostering a sense of communal pride.

It has been recognised that designation, because of the responsibilities and obligations it places on both owners and the local authority should only be imposed on areas that are demonstrably suitable. Where the criteria have been met, the area should then benefit from the additional control and protection that designation confers, and from official recognition of the special architectural and historic character of the locality.

In proposing to designate the Hartslands area as a Conservation Area the Appraisal makes it clear that the designation is as a result of a range of factors including the unique compact, Victorian neighbourhood within Sevenoaks which contrasts with the surrounding larger scale lower density development and played an important part in the historic development of the town.

There is a strong sense of place and cohesion provided by generally straight, narrow, enclosed streets, the intimate domestic scale of predominantly two storey terraced housing; narrow plots, shallow front gardens, recurring use of materials, decorative features and chimneys. The area contains many groups of buildings which contribute to a cohesive group character together with individual notable historic buildings and consequently the character as a whole is greater than the sum of its parts.

The appraisal acknowledges that there have been losses of Victorian features and unsympathetic alterations. Nevertheless, a number of original features remain and/ or have been replaced with compatible materials and styles. The purpose of designation of a conservation area is raise awareness of the historic features and to preserve or enhance an area of special architectural or historic interest - and enhancement measures are proposed in this Conservation Area Appraisal and Management Plan (CAMP).

### **1.3 The Benefits of Being in a Conservation Area**

The historic environment is of particular economic importance for tourism, in the wider context of Sevenoaks. In addition, maintaining the appearance of a conservation area and the character of the groups of buildings and the public areas within it will sustain or enhance the value of individual properties. Conservation can also play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which encourage further investment.

The principles of conservation management planning, that managing any historic place should be based on understanding it and assessing its significance and value, are now accepted as applying to historic areas as much as to historic buildings.

### **1.4 Purpose of Appraisals and Management Plans**

As their number grows, it has become even more important for local authorities to include a well-defined and considered policy for designated conservation areas in their development plans. Development pressures are such that any designation is likely to be subjected to detailed scrutiny and must be readily and demonstrably defensible against adverse criticism. The criteria for designation should be kept as uniform as possible and the public should be kept fully aware of the reasons for any proposed changes in their area.

The 1990 Act charges local authorities with the responsibility of undertaking a review of their conservation areas from time to time, both to consider the possibility of revising their extent, and to identify any past changes or future pressures which may affect the original reasons for their designation.

The principal purpose of this Appraisal is to provide a firm basis on which proposals for development within the proposed Hartslands Conservation Area can be assessed, through defining those key elements that contribute to the special historic and architectural character and which should be preserved or enhanced. The Appraisal will be a key document in maintaining character and promoting appropriate, sensitive proposals in the proposed Conservation Area.

The appraisal and management plan define the key elements that together give the area its character and objectively analyse how they interact to enhance their individual impact. They can then provide management suggestions for future policies and improvements based on a clear understanding of the special architectural and historic qualities that highlight the area and give it its local distinctiveness. These plans can also be used to assess the impact of planning policies and the implementation of enhancement measures.

The plan will help the District Council, development professionals (planners, architects, landscape architects, highway engineers etc) and the local community engage in the conservation and enhancement of the local historic environment and help secure the long-term viability of the Conservation Area as an important heritage asset.

**1.5 The key purposes of this Plan are to:**

- Define the key characteristics and features which contribute to its special character or appearance and which should be preserved or enhanced.
- Identify distinctive built form and character within the proposed conservation area.
- Record those principal elements that detract from the character or appearance of the proposed conservation area.
- Provide a basis for making sustainable, community based planning decisions about development within the proposed conservation area.
- Raise awareness of the importance and value of the local heritage.
- Identify opportunities for enhancement to be delivered through the accompanying management plan or other initiatives.
- Inform key agencies, societies and residents whose activities impact on the proposed conservation area and maximise the investment in the preservation and enhancement of the proposed conservation area to the benefit of the social and economic quality of life in the area.
- Provide guidance to preserve and enhance the buildings, structures and features.
- Identify distinctive public realm character within the proposed conservation area, provide guidance to coordinate the delivery of new and maintenance works and establish key actions to preserve and enhance the public realm.
- Protect and maintain biodiversity.
- Outline the key statutory requirements in respect of development within the proposed conservation area; provide guidance and set out actions to secure the proper and effective application of these requirements.

As an adopted CAMP, the plan would be a material consideration in the determination of development proposals.

## 2.0 GUIDANCE AND POLICIES

### 2.1 National Guidance

Government advice concerning conservation areas and historic buildings is set out in Planning Policy Statement 5, Planning for the Historic Environment.

### 2.2 The Development Plan

The government has introduced a new type of development plan known as the Local Development Framework (LDF). The LDF sets out the strategy, policies and proposals for the future shape of Sevenoaks. The first document to be produced is the Sevenoaks District Core Strategy. The District Council's Residential Extensions Supplementary Planning Document has also been adopted as part of the LDF and provides relevant guidance in relation to residential extensions. The District Council is also proposing to prepare a Built Environment Supplementary Planning Document.

### 2.3 Local Policies

The Core Strategy contains the following policy which applies to Conservation Areas.

#### **Policy SP 1 - Design of New Development and Conservation**

**All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.**

**In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.**

**New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.**

**The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.**

Saved Local Plan policies continue to have development plan status. The Sevenoaks District Local Plan (adopted March 2000) contains the following saved policy relating to conservation areas:

**EN23 Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting. The design of new buildings and alterations to existing buildings should respect local character, whilst the treatment of external spaces including hard and soft landscaping, boundary walls, street furniture and signs should be compatible with and enhance the appearance of the area.**



Policy EN1 ensures that contextual features such as scale, height, density, site coverage, trees and hedgerows are applied in the consideration of planning applications. It also seeks to ensure that proposed development does not result in the loss of important buildings or related spaces or create unacceptable traffic conditions on the surrounding road network.

## **2.4 Buildings Contributing to Character**

Buildings which make a positive contribution to the character or appearance of the proposed conservation area are identified on the character appraisal plan at the end of this document. The criteria can be viewed at the end of this report.

## **2.5 Conservation and Enhancement**

Development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in this Appraisal.

This part of Sevenoaks has a rich townscape and a special historic and architectural character which should be preserved and enhanced. This appraisal aims to ensure that this rich context is respected so that only design solutions of a high standard are introduced, allowing the area to continue to maintain and enhance its quality and status as one of the most desirable places in the south east.

There is a richness, variety, quality and history of townscape within this area that is special and a need to maintain and enhance the best of this quality is crucial. Context and quality design is vitally important in reinforcing the character of this area and this character must not be lost through undue pressure for poorly designed development or redevelopment of an unacceptable nature.

## **2.6 Special Controls in the Conservation Area**

Designation of a Conservation Area does not mean that development cannot occur, but rather that any change should preserve or enhance the features which make up its special character.

Some minor development can be carried out without the need to obtain planning permission – generally referred to as 'Permitted Development'. These are subject to the proposal meeting very strict criteria, for example relating to size and detailed positioning. As the law relating to planning permission is complex, and the rules governing 'Permitted Development' can change from time to time, you are strongly advised to seek advice from the Council before carrying out any development by applying for a Certificate of Lawful Development in order to obtain a formal view from the Council.

The Planning Portal: Information can be found under 'household planning rules' in the 'general public section' on the planning portal website (<http://www.planningportal.gov.uk/england/genpub/en/1115311947777.html>). The visual guide to planning permission for residents will provide useful information. The District Council's Development Control officers should also be contacted for further advice.

Nevertheless, the principles contained in this Appraisal promote good practice and should be relevant whether planning permission is required or not.

Within a Conservation Area, controls are imposed which are additional to normal planning restrictions, in order to maintain the character and appearance of the area. These are outlined here for information. However other planning controls may still apply and are not altered by conservation area status.

### *Houses and their alteration*

The size of an extension that may be built without the need to apply for planning permission is more restricted within a conservation area. Any proposals should always be discussed with the Council at an early stage. Planning permission may be required for the erection of a building or structure within the garden of the house subject to size or siting, for example, a workshop, pavilion, greenhouse and so on.

Cladding of the exterior of a residential property with stone, artificial stone, timber, plastic or tiles will require submission of a planning application. Any enlargement of a house by way of alteration or additions to the roof, e.g. a dormer window, will require a planning application to be made.

A planning application is needed for a satellite antenna where it is to be installed on a chimney; or on a building over 15m in height; or on a wall or roof slope which faces onto, and is visible from, a road.

### *Other commercial premises and flats*

Any extension or alteration to other commercial premises or residential flats, which materially affects the external appearance of the building, will require a planning application to be made. This is particularly important within conservation areas, where even small alterations can materially affect the character and appearance of the area. For instance, such alterations can include rendering brickwork, replacement of slates with concrete tiles, and replacement windows. The advice of the relevant development control team should be sought before carrying out any changes.

### *Demolition*

Conservation Area Consent is required for the demolition of any building within a conservation area, except the following:

- any building with a total cubic content not exceeding 115m<sup>3</sup> or any substantial part of such building.
- any wall or fence (or substantial part) less than 1m high fronting onto the street or less than 2m high elsewhere
- any building subject to a formal order requiring demolition

### *Trees*

6 weeks written notice must be given to the Council of intent to cut down, top, lop, uproot or destroy a tree within a Conservation Area. The Council will then advise if it wishes to raise an objection. If a response is not received from the Council within 6 weeks of the notice being given, work may go ahead. This requirement does not apply to trees which have a diameter less than 75mm (3") when measured at a height of 1.5m (4'11") above the ground and trees already covered by a Tree Preservation Order, in which case any works will require consent.

*Unauthorised Works and development*

Sometimes, landowners and others carry out works without first obtaining any necessary consent from the District Council. The Council does have certain legal powers to deal with such situations, but can only take enforcement action once it is aware of any alleged unauthorised works and after detailed investigation.

*Maintenance and Repairs*

The Council has a duty to pay special attention to the character or appearance of conservation areas, in exercising its planning powers. However, these powers are limited. The principal guardians of the character and appearance of the area are the residents and business people who live and work in the conservation area and who are responsible for maintaining their individual properties.

The character of conservation areas can be altered or lost through the use of inappropriate materials, not only on the buildings themselves but also on the ground, roads, and along boundaries. The introduction of features, such as street furniture, signs, lights, and hard surfacing, can change an area's character. In the tight knit proposed conservation area the buildings are part of a wider street scene, often of buildings of similar style and size. Altering the appearance, form or size of any one building can affect not only that building, but the whole street. Unsympathetic replacement windows (particularly where the size of the openings is changed or inappropriate materials or designs are used) can alter the appearance of a building considerably. Where a number of different designs are used along a street, the rhythm and unity of its original appearance can be spoilt.

Painting or rendering over original brickwork is another alteration which can dramatically change a property's appearance and irreparably damage the street scene. As well as covering up attractive brickwork, it can obscure original architectural and brick detailing and requires regular redecoration to maintain an attractive appearance. In older buildings paint or render can also trap moisture which may cause damage to walls. Many alterations to older properties using modern materials can upset the balance within these properties and can cause more costly problems, such as cracks, damp, or rot. Care should be taken with any alteration to an older building.

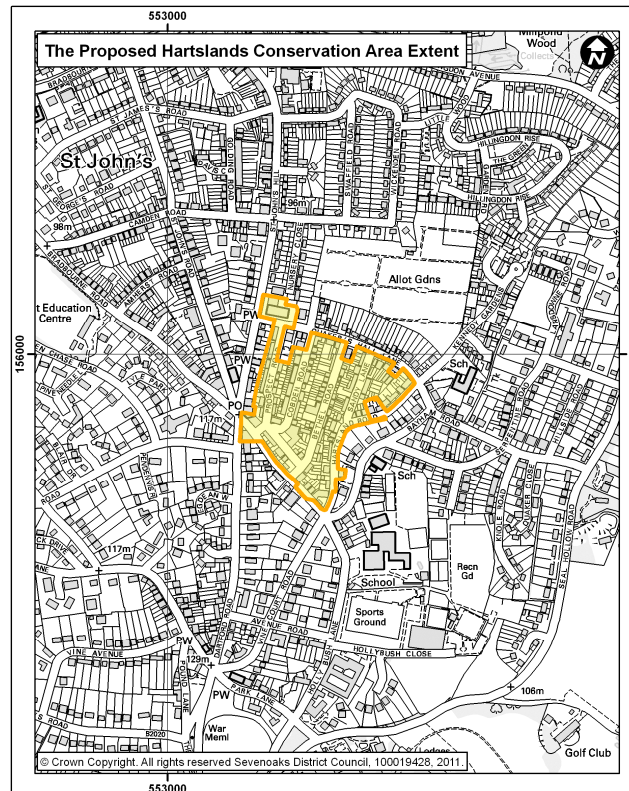
*Boundary treatments*

Boundary treatment, especially to the street, is an essential feature of any property. Original boundaries, whether a brick, ragstone or ironstone wall, railings or white painted picket fencing, should be retained wherever possible and every effort made to reinstate missing boundary treatments with a sympathetic replacement. The particular design and the materials used should take account of the character of the property and the surrounding area.

### 3.00 CONTEXT AND DEVELOPMENT

#### 3.1 General Description

The proposed Hartslands Conservation Area covers 5.8 hectares immediately to the north of the Vine Court Conservation Area. It includes the high density Victorian enclave located between Hartslands Road, Quaker's Hall Lane, St John's Hill and Holly Bush Lane.



Map 2 Geographical location

#### 3.2 Location and Geographical Context

Sevenoaks is a prosperous market town of approximately 23,000 people, situated on the north slope of the Greensand ridge to the south of the North Downs from which it is separated by the Vale of Holmesdale. It is served by good road and rail links to London and the west, and has an easy connection to the A21, which bypasses the town and runs to the south coast. The town lies to the south of the M26 motorway and there is a single direction westbound interchange, which gives access to the M25.

The A21 bypass continues northwards round the west of the town and interconnects with the M25 to the Dartford crossing and with the A20 and A2 westbound to central London and east to the channel ports. Sevenoaks has easy access to major road transport routes without having the inconvenience of a major artery running through the town.

It is the rail network however, with its frequent services to London, that has allowed the growth of Sevenoaks and its surrounding villages as a commuter town and at present some 2 million passenger journeys per year use this link to the capital, and Tonbridge to the south. Sevenoaks Station at Tubs Hill is the fifth busiest in Kent.

Sevenoaks is a prosperous town, with 85% of its population classified as professional, managerial, technical or skilled. 16% of the working population travel to work by rail, compared to a 6% national average. Car ownership is high with 80% of householders owning one and 50% owning two or more vehicles; 75% of children are taken to school by car. Bus services in the area are generally considered poor. The high level of car ownership and use is contributing to congestion and poor air quality. Traffic congestion can be heavy at peak times, despite the relief provided by the A21 bypass.

### **3.3 Historical Development**

At the end of the 18th Century, the area was still known as Gallows Common following the executions here in the mid-16th Century of two conspirators involved in Wyatt's rebellion. The Common probably continued as farmland until the mid-1800s. The earliest tithe map of the area, made around 1840, indicates that Hartslands was a 'field arable' occupied by a builder named Daniel Grover.

In just a few years, however, the open field was transformed into the first residential suburb to be developed outside the town centre. The *Kent Messenger* of 19 May 1846, reported: 'A field to the north of Sevenoaks town known as Hart's lands containing nearly 14 acres and entirely surrounded by roads, in 1837 did not contain a house, and was rented to the poor at £5 per annum; it has now built upon it 88 houses, 82 of which are occupied, and contains 388 inhabitants.' The same article also illustrated that the area was a typical Victorian development where commercial premises (such as a public house and several small builders' yards) and community buildings (such as the Baptist Church and a school) coexisted cheek by jowl with the houses.

Hartslands developed in blocks of largely terraced houses in a piecemeal fashion mainly during the last 30 years of Queen Victoria's reign, unlike other areas of Sevenoaks where entire roads were bought up by developers and laid out systematically.

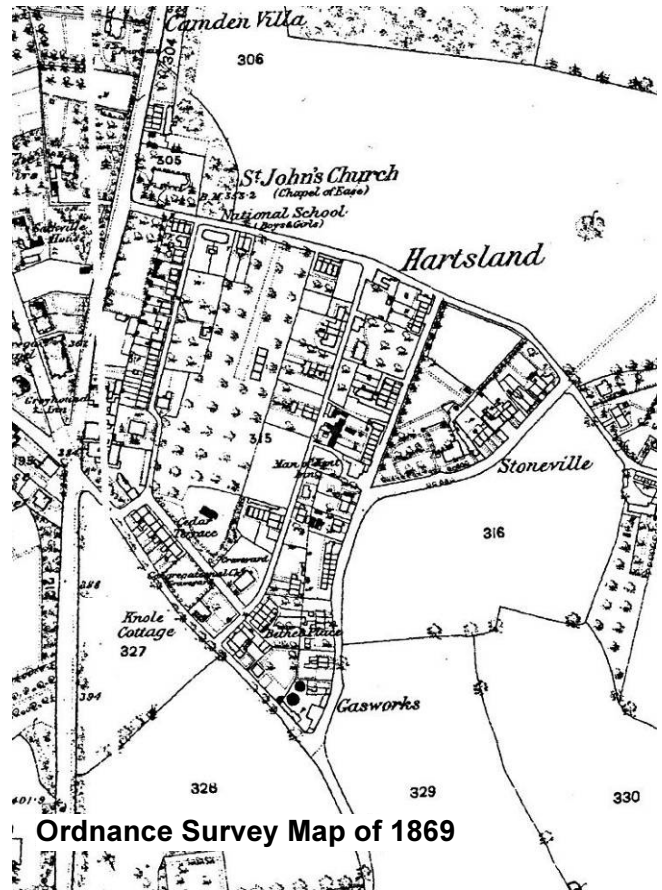
The first building to appear was the gas works in 1838 – at the junction of Hartslands Road and Holly Bush Lane - which acted as an impetus for further rapid development to accommodate its workers. Other early residents were probably employed on the first railway projects to link Sevenoaks with London, while others worked as general labourers and builders in the rapidly expanding town of Sevenoaks and at the nearby brickworks. From its earliest beginnings, Hartslands evolved as a working class community, dominated by rows of small terraced houses that continue to form the character of the area.

The Church of St John the Baptist was founded in 1858 and extended in 1877 and 1901.

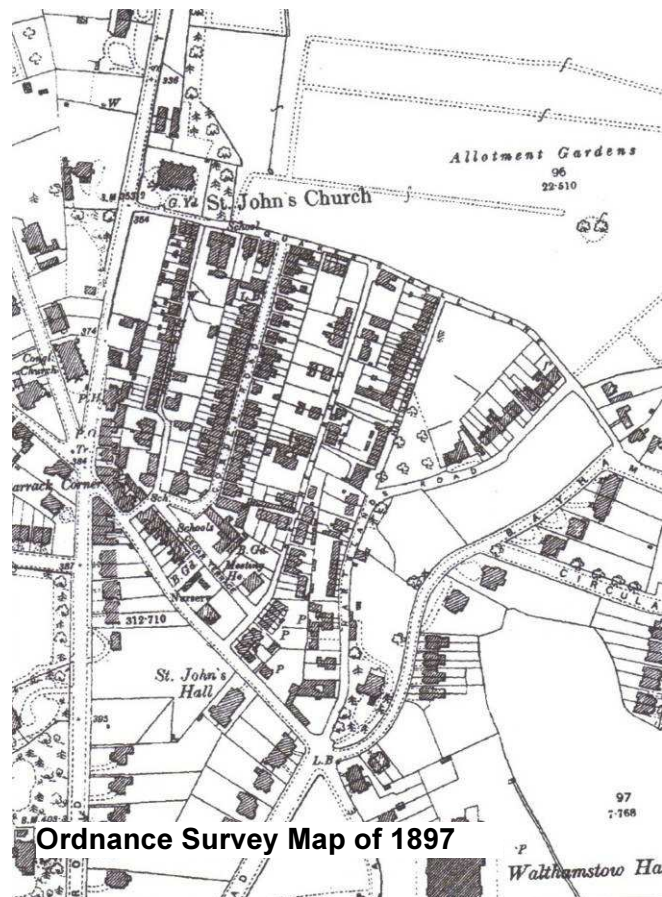
The Ordnance Survey (OS) Map of 1869 indicates that the first houses in the area were concentrated to the west side of Prospect Road, the southern edge of Cedar Terrace Road and the westerly aspects of Sandy Lane and Hartslands Road. The remaining land appears as open space with a few farm cottages scattered around a central orchard. Cobden Road did not exist at this time although an isolated terrace of four dwellings shows that building activity had already begun on this future street. Elsewhere, there were a few sparse houses along Bethel Road, together with the Congregational Church (formerly the Baptist chapel and now Kingdom Hall) and burial ground, the Man of Kent Inn and the National School for Boys & Girls at the Quaker's Hall Lane/ Prospect Road junction on a site now occupied by a block of flats.

Initially, the Hartslands area had been isolated from the town by woods and paddocks. However, when the railway reached the nearby Bat & Ball Station in 1862, the area surrounding Hartslands was laid out as lower density detached villas in large grounds to accommodate commuters working in London and, by 1897, the area was finally connected to Sevenoaks. Nevertheless, the neighbourhood retained a distinctive character from the surrounding lower density development. This unique neighbourhood within the town remains an important reminder of Sevenoaks' history and social development.

The OS map of 1897 shows that both sides of Cobden Road had been completely built up and that most vacant land in Hartslands had been developed. The National School for boys and girls was enlarged on its site and a new elementary school designed by E. Evans Cronk was opened in 1877 at the southern end of Cobden Road to cater for the increased numbers living in the area. The Public Elementary School originally for the education of infants was extended in 1884 to include girls, at first only up to the age of fourteen. The school was enlarged in 1894 and again in 1899 when the register showed an attendance of 324 pupils – 193 girls and 131 infants.



**Ordnance Survey Map of 1869**



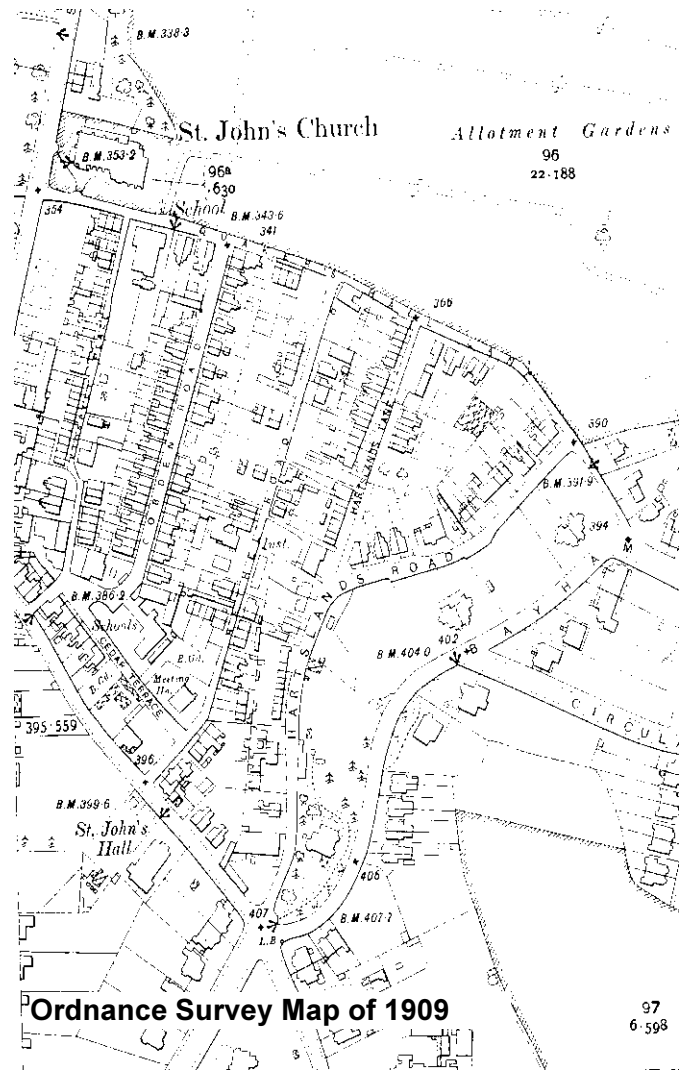
**Ordnance Survey Map of 1897**



The shops at the corner of Holly Bush Lane and St. John's Hill were built to serve the expanding area in the late 19<sup>th</sup> Century with the corner shop at the junction of Hartslands Road and Sandy Lane appearing at the turn of the century.

At the beginning of the 20th Century, the gas works on Hollybush Lane had been replaced by the Sevenoaks Sanitary Laundry. This was one of a number of laundries in the area, including the Oak Laundry in Bethel Road, catering for the needs of the wealthy homes in Sevenoaks. Later, both groups of laundry buildings were converted to provide modern office accommodation for various businesses operating in the area.

At the beginning of the Edwardian era, apart from laundresses, other Hartslands citizens worked as railway employees, dressmakers, domestic servants, grocers, builders, plasterers, gardeners from the Knole Estate and gravediggers.



During the first decades of the 20th Century, little altered in Hartslands. The most noticeable changes seen in the 1909 OS map were new developments in blocks within Sandy Lane, the east side of Prospect Road, Hartslands Road and Quakers Hall Lane. The next OS map in 1936 shows that a few remaining open spaces on Bethel Road had been built on with further rows of terraced cottages.

### 3.4 Views, setting and topography

With the exception of Hartslands Road, the streets slope steeply down towards the north. As most of the streets are straight, views of the North Downs are visible from the proposed Conservation Area.



Glimpse of North Downs from Hartslands Road

In addition although the development is compact, there are occasional glimpses of the North Downs between properties.

These longer views of open countryside provide an important contrasting backdrop to this compactly developed area.



View of North Downs from Bethel Road

### 3.5 Trees and Natural Features

There is limited vegetation and open space within the Hartslands area, heightening the importance of the trees, hedges and open space that does exist. Trees situated in the Vine Court Conservation Area to the south of Hartslands Road play an important part in enclosing the southern entrance to this street. Other trees fronting the east side of Hartslands Road help enclose the space and provide a contrast to the built up character of the western edge.



Trees at the southern end of Hartslands Road



The closeness of the properties to the road generally gives little space for front gardens, though the enclosed shallow front gardens are themselves an important feature of the character of the proposed Conservation Area. Where properties are set back from the tight building lines of the area, with the opportunity for larger front gardens and trees, the space and vegetation contrasts with the generally enclosed built up character of the area and adds to its character.

5 Hartslands Road

The open space and vegetation of the burial ground around Kingdom Hall is historically and visually important to the character of this part of the proposed Conservation Area.

Retaining mature trees, hedges and open spaces is fundamental to preserving the character of the area. Trees in conservation areas are protected and their removal will only be permitted where a clear case exists. New trees should be species that will add to the quality and local distinctiveness of the area. Contact the Council's Arboriculture officer for further advice.



### 3.6 Architectural Description

The area is dominated by groups of small scale Victorian terraces, with a number of more modern infill developments. The architectural styles of the residential properties are similar but the use of materials varies throughout the area. The domestic properties are narrow fronted, representing a more economic form of development.

Larger scale buildings were occupied by commercial premises (such as the gas works or laundries) or community uses (such as the schools or churches). They employ more elaborate detailing such as decorative barge boards or window openings, and present their gables to the street giving the appearance of a greater scale.



The mid 19<sup>th</sup> Century cottages (below) tended to use yellow stock bricks, stucco render and details, ironstone, ragstone or white weather boarding, with slate roofs.



West side of Hartslands Road



South side of Cedar Terrace Road



West side of Prospect Road



West side of Prospect Road

In imitation of grander houses the windows followed the standard Georgian proportions during the late 19<sup>th</sup> Century. This is particularly evident in Cobden Road.

Cobden Road





Edwardian developments were of a similar scale but, as in the example in Quaker's Hall Lane, showed some evolution of style with roof embellished with decorative ridge tiles, single storey bay windows and mullion windows.



Edwardian houses on Quaker's Hall Lane



Throughout the area, simple brick details in a contrasting coloured brick or stucco to imitate stone above the windows and doors bring interest and relief to an otherwise simple façade. Some properties employ a more exaggerated semi-circular arch above windows, doors and passage ways between properties.

Chimneys (sometimes decorative) are a common feature within the area protruding above the roof lines.

Windows from this period have a vertical emphasis. Original windows are of a simple sash design and, whilst many of the original windows and doors have been replaced often unsympathetically, some have been sympathetically replaced.

The use of Flemish bond, contrasting blue headers and red bricks, is noticeable in a number of buildings.



The modern infill development included within the area is generally of no great architectural merit and most are relatively unassuming and do not detract from the character of the area. Flat roof garage courts within Bethel Road are out of keeping with the street scene.

## 4.00 CHARACTER APPRAISAL

### 4.1 Character Areas

This compact Victorian neighbourhood has a distinctive sense of place and cohesion provided by generally straight, narrow, sloping streets, the intimate domestic scale of predominantly two storey terraced housing, narrow plots, shallow front gardens, larger community and commercial buildings and the recurring use of materials, decorative features and chimneys.

A strong sense of enclosure is provided by:

- Narrow streets
- Buildings or high walls set close to road to both sides of the street
- Terraced rows of cottages

Many buildings contribute to the character of the street by virtue of their group value, use of traditional materials and boundaries, their historical uses or their prominent locations in the street scene. These Buildings Contributing to Character are shown on the Character Appraisal Map.

The enclosed character contrasts markedly with the later surrounding lower density residential areas and the open countryside beyond which is glimpsed from the narrow Hartslands streets.

Whilst the proposed Hartslands Conservation Area possesses a cohesive and unified character, there are architectural and townscape variations between each street.

Whilst the principal characteristics have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a feature from this document does not necessarily mean that it is unimportant to the character of the local area.

#### 4.1.1 Hartslands Road



Hartslands Road has a narrow curved entrance from the south formed by high ragstone and brick walls to both sides giving an enclosed short vista.

The southern entrance to the proposed Conservation Area is signalled by the former gas works site.



A strong sense of enclosure is provided to the street by the narrow street, with no footway to the south, high boundary walls, fences or buildings and mature specimen trees which enclose the eastern boundary and the buildings (some terraced) set close to the western side of the street.



Hartslands Road is set on the highest part of the proposed Conservation Area and as a result, is visible from other parts of it. Glimpses of the North Downs give a sense of relief to the enclosed street.



The street has a domestic scale of two storey buildings with pitched roofs set in narrow plots typical of the area. The older cottages employ white or black weather board and yellow brick.

Percy Place, Hartslands Road

Many properties are finished in white/pastel painted brick work and stucco or white weather boarding which contrasts with the brickwork and enlivens the street scene. Other cottages use red brick, a few with Flemish bond. Slate and red clay tile roofs (sometimes replaced by concrete tiles or artificial slate) are topped with brick chimneys with pots. Only 45 – 51 (odd numbers) Hartslands have steep gable ends facing the street.



Front garden boundaries comprise white painted picket fencing and decorative or hairpin white or black metal railings.

Unlike most other streets in the area, Hartslands Road curves in the middle section, creating a series of shorter vistas.

From the south, the white weather boarded side gable of 35 and 37 Hartslands Road is important in terminating one vista.

35 and 37 Hartslands Road – white weather boarded possibly former farm cottages with white picket fencing



Similarly, the road curves to create a fork with Sandy Lane. As was traditional during the Victorian period, this node formed a focus for the corner shop (now converted to a house) and a public house: the Man of Kent erected in 1847 (demolished and redeveloped as a housing site in the last decade). The prominently located white painted corner building is an important feature within the street scene.



**43 Hartslands Road – former corner shop with picket fencing**



Individual notable historic buildings also include the former Sevenoaks Sanitary Laundry (now offices) with Dutch style gable and red brick details.

**Sevenoaks Sanitary Laundry**



The former Compasses public house retains a distinctive frontage signifying its former use.

**Former Compasses Public House**



#### 4.1.2 Sandy Lane

Sandy Lane is narrow with a high brick wall with vegetation above and single footway for about the first third of its length from the north. The road then has a slight kink where it rises more steeply to the south and widens to provide a footpath each side. 21- 43 Sandy Lane (odd numbers) are set back in deeper front gardens enhancing the sense of space.



Sandy Lane looking south



Sandy Lane, east side

The street has a domestic scale of two storey buildings set in narrow plots with pitched roofs. Development of the east terraces began later: the northernmost six, in buff brick, were completed by 1904, with the southern four, in red brick, occupied by 1917. The visual integrity of the terrace has not been compromised by front porches

A variety of harmonious materials is used in Sandy Lane

- Yellow brick with red brick arches over windows and doors
- Red brick
- White/pastel painted brick work
- Rat trap bonding with bricks laid on edge to maximise their dimensions and minimise the cost)
- White or unpainted weather boarded properties
- Ragstone
- Slate roofs – sometimes replaced by concrete tiles or artificial slate



Rat trap brick bonding at 21 Sandy Lane



The ragstone terrace (1840s) is a building of particular historic or architectural interest with arched brickwork around the doors and blank windows and brick or stone lintel detail over the window openings.

The ragstone property 17 Sandy Lane (known as Bricklayers Arms) adjoins the terrace, but is set forward of it to become prominent in the street scene. Its alignment, scale and materials contribute to the character of the area.

Front garden boundaries in Sandy Lane comprise primarily white painted and unpainted picket fencing and red brick walls.

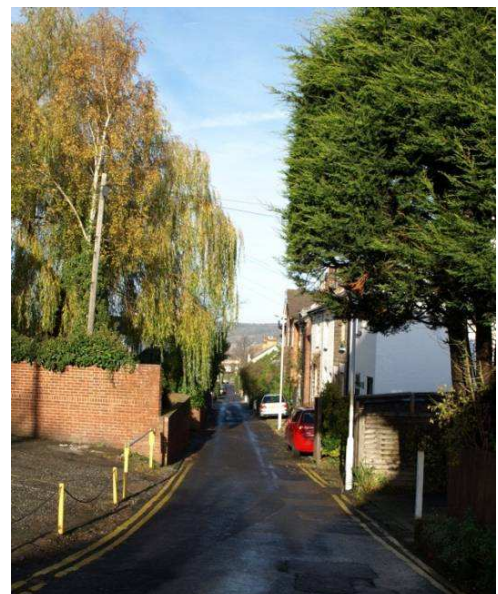
#### 4.1.3 Bethel Road

The entrance from the south curves, descends and narrows - enticing movement around the intriguing corner.



Beyond the curve, the road straightens and descends to the north, allowing views of the North Downs from the higher section of road beyond the properties in Quaker's Hall Lane.

A strong sense of enclosure is provided by the narrow street with no footway. Buildings are generally set close to road on both sides of the street, although there is more variety in the building line caused by modern development and open space. Mature trees enclose the street, including the willow in the burial yard. The street has a domestic scale of two storey buildings with pitched roofs set in narrow plots typical of the area.





Bethel Road contains the only green open space within the proposed Conservation Area: the remaining portion of the burial ground adjoining the former Baptist Chapel, now Kingdom Hall. The space immediately around the church building is important in creating a sense of openness at the corner of Bethel Road. The space to the south east of the church closest to Bethel Road, currently hard surfaced, allows inter-visibility between the greenery of the burial ground and the greenery of the Friend's Meeting House to the south.



The group of three cottages opposite the burial ground are some of the few set back from the general building line, allowing the garden in front of the properties to add to the sense of space and vegetation in this part of the street. The cottages were originally ironstone but were later brick fronted.

The importance of this contrasting space to the character of the area is heightened in an area of compact development. The open space to the north of the church wall affords a further rare opportunity for inter-visibility within the Hartslands area by allowing views of the Sevenoaks United Reformed Church and former school buildings to the west.

Many properties are finished in white weather boarding or white/pastel painted brick work and stucco which contrast with the red and yellow brick and rough ironstone cottages and enlivens the street scene. Slate and red clay tile roofs (sometimes replaced by concrete tiles or artificial slate) are topped with brick chimneys with pots. Vertically proportioned windows predominate.



Front garden boundaries comprise white painted picket fencing or red brick walls. Ironstone is used to form garden walls at right angles to the road and as sets forming pathways.

Bethel Road has suffered most from modern development, particularly in its middle section with the garage courts and more recent development on the east side.

A terrace of white weatherboard houses opposite the Kingdom Hall is echoed in a nearby sympathetic redevelopment of Victorian homesteads dating from the 1970s (Old Timbertop Cottages) unusually set at right angles to the road and forming an important group of buildings.



Nos. 51-53 (consecutive) and 41 Bethel Road dating from 1846 form an important grouping of two-storey, roughly coursed ironstone and slate roofs. Originally built for farm workers this group are important examples of early domestic architecture in the area.



Individual notable historic buildings include the white painted former Baptist chapel, then Congregational Church, now Kingdom Hall, adjoining the burial yard. The building, first shown on the map of 1869, was originally surrounded by a fairly extensive graveyard and probably started life as a Baptist Bethel. Whilst the building is not of great architectural quality, the scale and mass of this detached building and its visual and historical connection to the neighbouring burial ground contribute to the character of the area and symbolise the historic importance of the building in the local community.



The Oak Laundry dates from 1895 and was converted to offices in 1991. The building is set down at right angles to the road. The scale, materials and design of the detached commercial building fits well with the character of the proposed Conservation Area. Although the absence of landscape in the car park results in a stark appearance, the space is a welcome contrast to the compact appearance of the area and affords a view of the elevated Sevenoaks United Reformed Church to the west.



#### 4.1.4 Cobden Road

Cobden Road has a narrow, descending entrance from the south which curves around the former primary school at the top of the hill and dominates the southern end of the street.

Otherwise, Cobden Road comprises a straight street framed by simple two storey narrow terraced houses (some with basements). The street has seen few alterations since Victorian times and retains much of its original, coherent character, with some interesting examples of tunnelled access to rear courtyards. The visual integrity of the terraces has not been compromised by front porches.

Views of North Downs are visible at the northern end of the street.

The repeated pattern of windows, doors and chimneys creates a strong sense of rhythm within the street.



A strong sense of enclosure is provided by the narrow street, buildings set close to the road to a consistent building line on both sides of the street and groups of terraced cottages.

A variety of harmonious materials is used in Cobden Road including yellow brick with red brick or white painted arches over windows and doors and white/pastel painted brick work.



Shallow front gardens are enclosed with primarily white painted and unpainted picket fencing and red brick walls and black metal railings.

An individual building of note is the former Cobden Road School – a typical Victorian Board School which was built to serve the local community. Architect E Evans Cronk designed the single storey red brick buildings with steeply pitched red



tiled roofs (with gables addressing Cobden Road and Cedar Terrace Road); tall chimney stacks; high windows and side windows with curved hood-moulding; stone dressings and decorative brick detailing. The plaque is inscribed 'School Board for Sevenoaks Public Elementary School for Infants 1877'.

The L shaped building encloses a yard, now used for parking. There have been a number of later external alterations including the truncation of an external chimney stack, removal of the bellcote, an altered window and door and the addition of a pre-fabricated building adjoining Cedar Terrace Road. The building and the surrounding yard are important to the character of this part of the proposed Conservation Area.



An exception to the terracing and brick cottages of Cobden Road is the detached weatherboard cottage with a white picket fence at no. 17. This house is one of the oldest in the area. Although it is not shown on the Tithe map of 1840, it almost certainly existed at that time, set in the middle of the apple orchards and rows of cob trees. The house was originally owned by the Knole Estate and is likely to have been built for an agricultural worker.

#### 4.1.5 Prospect Road



Prospect Road is entered from the north and south through modern redevelopment which is out of character with the remaining street. The street dog legs sharply in the southern section turning a corner with a high ironstone wall opposite two terraces which follow a different building line. The street slopes down to the north where St John's Church terminates the vista with the North Downs glimpsed above.



A strong sense of enclosure is provided by the narrow street with terraced cottages set close to road. The exception is to the north east where a sunken car park allows interesting views across the Hartslands area to the east.

The high ironstone wall is important in enclosing the dog leg street corner. Ironstone is also used in the construction of the houses and can be seen on gable ends. It has also been used to form footways.

Other boundaries characteristic of the area include red brick walls and black metal railings.



A variety of harmonious materials have been used. Red brick with distinctive yellow brick detailing around windows with detailing linked between ground and first floor is prominent in the properties in the southern section of the street.



Yellow brick with white painted lintels over windows and doors and white/pastel painted brick

work is also prevalent.



A group of white weather boarded properties are located to the north of the street (west side). The 1844 deeds of Mint Cottage (no.53) – indicate that it was one of the first houses to be built in the Hartslands area. In Victorian times it was owned by a bricklayer, while a cobbler occupied the basement. Similar adjacent cottages probably housed workers from the nearby apple orchards.

#### 4.1.6 Cedar Terrace Road

This short straight street contains an important group of two storey yellow brick Victorian cottages patterned with stucco surrounding and between the windows giving vertical white 'stripes' to the buildings, reminiscent of a design used in Hartslands Road. The visual integrity of 1 – 5 Cedar Terrace Road has not been compromised by front porches.



The group of properties sits opposite a low red brick wall enclosing the former Cobden Road school yard which is set below the road. The street is addressed by a gable wall of





the former school which is set below the road and behind a metal rail and metal road barrier. Even though this elevation is set down from Cedar Terrace Road, the gable and striking details are important to the street scene.

Between the school and the adjoining properties there is a view across the area and to the North Downs beyond. These rare glimpses of the wider area and open countryside are part of the character of the area and provide a welcome contrast to the high density compact streets with little open space.



The white gabled elevation of Kingdom Hall and adjoining white gabled cottages address Cedar Terrace Road. The former burial yard to the south east of the Hall is important to creating a greater sense of openness of this part of the proposed Conservation Area.

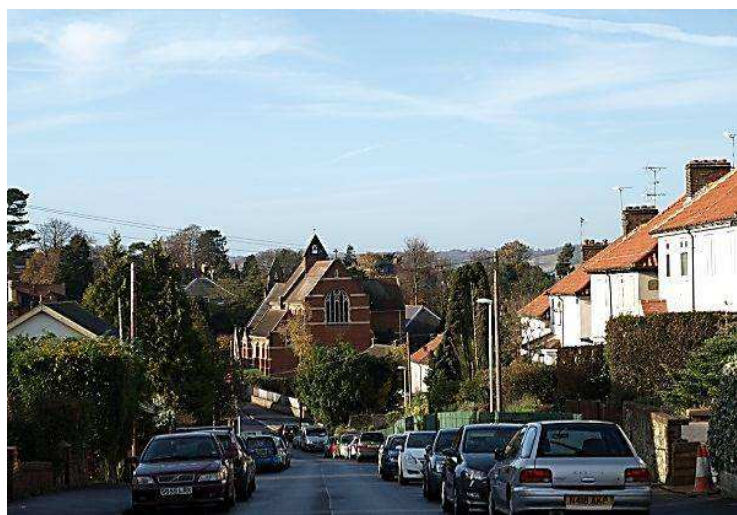
Traditional yellow brick walls and piers with white copings with decorative black metal railings enclose front gardens in Cedar Terrace Road.

The road contains significant modern infill development which is less successful at integrating with the character of the area around the junctions with Cobden Road and Prospect Road.



#### **4.1.7 Quaker's Hall Lane**

This wider street sloping steeply down to the west is of a more spacious character to the proposed Conservation Area and is not included within it. Nevertheless, the southern side links the compact



streets of the proposed Hartslands Conservation Area and those sections which contain contemporary Victorian and Edwardian buildings of a similar scale and character to the tight knit residential streets are included within the proposed Conservation Area.

Development is generally two storeys in height, fronting the street and turning the corner into the side streets of the proposed Conservation Area.

Buildings are set to the back edge of the pavement or have shallow front gardens.



Materials include red brick with yellow brick detail or Flemish bond; ragstone, pastel painted brick and stucco. Original slate and red clay tile roofs have been replaced by concrete tiles on some properties. Bay windows appear on later properties.

The Church of St John the Baptist was and built in the mid-Victorian Gothic style. It was extended in 1877 and 1901 to form a dominant building on Quaker's Hall Lane.



#### 4.1.8 Holly Bush Lane/ St. John's Hill

The entrance to Holly Bush Lane at the junction with St. John's Hill comprises an important group of 5 distinctive gable ended commercial buildings with ground floor shops. The shop fascias and advertising are generally restrained. Decorative barge boards and semi-circular white or black painted 'hoods' feature above the first and second floor windows. The compact buildings reflect the character of the area.



In addition, 6 – 8 (even





nos.) St John's Hill are contemporary with the conservation area; are part of the important grouping of buildings formed by the shops and are buildings contributing to the character of the area.

The rear of the extended Friends Meeting House and surrounding garden can be viewed from Holly Bush Lane. The flat roof extension, high fencing and sign board are all prominent features.



The group of red brick Edwardian semi-detached houses reflect the character of the area.

The prominent white painted former gas works comprising the manager's house and retort building - now in office use - with high ragstone wall and brick piers form an important group of buildings of historic importance which symbolise the origins of the area.



## 4.2 Negative Features

In contrast to those examples that respect or enhance the character of the proposed Conservation Area, there are some parts where the potential has not been realised, or where the buildings or details positively detract from the character.

## 4.3 Key Issues

This Appraisal concludes that the most important issues which affect the special architectural and historic interest of the proposed Hartslands Conservation Area are unsympathetic modern development or alterations and some street furniture and surfacing.

Some unsympathetic modern infill development has eroded some of the distinctive character of the street.

The set back of buildings from the historic building line with open parking areas to the front of the curtilage; low boundary wall; lack of landscaping to enclose the street; use of concrete tiles; lack of chimneys and horizontal window proportions make this development less successful at preserving and enhancing the local character.



The 1950's development in Bethel Road contains horizontal windows, and employs common bricks and red concrete tiles.

The flat roof garage court, Bethel Road, is out of keeping with the character of the proposed Conservation Area.



Development around the edge of the area has eroded the setting of the proposed Conservation Area.



A reduction of the variety of uses (public houses, schools, shops) could lead to an erosion of the character of this traditional Victorian neighbourhood. Nevertheless, the area retains a number of shops, places of worship, offices and community buildings which help maintain the character of the area.

The inappropriate replacement of traditional materials and features such as windows and doors with unsympathetic modern materials and designs has led to an erosion of the character of the property and the integrity of a number of groups of houses. Concrete tiles replacing slate or clay tiles, or replacement plastic windows or modern door designs are evident in the proposed Conservation Area.



Unsympathetic porch designs have had a detrimental visual impact on the integrity of a group of buildings and the appearance of the street as a whole

Telegraph poles and overhead wires detract from the attractiveness of the proposed Conservation Area though the cost of replacing these underground is normally prohibitive. A limited number of steel road barriers add clutter to the area.

Satellite dishes can detract from the appearance of an historic property.

On street parking for residents is a feature of this compact area which is both inevitable and at the same time has an impact on the appearance of the street scene.

Poor street surfaces are evident in places within the Harslands area.



## 5. MANAGEMENT

### 5.1 Conservation Area Management

Historic buildings and places are a built environment resource in which everyone has an interest. Changes are inevitable but it is important to understand and then seek to sustain or enhance areas.

Clearly in an historic area possessing many important historical and architectural qualities, the overriding policy should be to preserve and enhance those qualities. However

conservation area status is not intended to imply prohibition of development, and conservation area management is therefore largely the management of change, to ensure that local distinctiveness and the special character of place are respected and responded to in a positive manner. The challenge is to manage change in ways that maintain and reinforce the area's special qualities. Planning Policy Statement 5 'Planning for the Historic Environment' and the associated Practice Guide 2010 offers detailed advice in relation to development proposals in Conservation Areas.

The built and natural heritage should be conserved and any new development should protect and enhance cherished assets of local architectural, cultural, and conservation importance. The setting of the Conservation Area should also be preserved and enhanced. Local distinctiveness is an important part of character to be assessed both in the context of the whole Conservation Area, and the site and its immediate surroundings, when putting together any development proposal.

## **5.2 Current and Future Pressures on the Area**

The loss of a number of historic buildings over the last decade has eroded the character and mix of uses in the Hartslands area. It is important to retain the character of buildings and a mix of commercial, community and residential uses in order to protect the architectural and historic character of the area.

In such a compactly developed area, the areas of open space visible from the public realm such as the burial ground, garden land and larger car parks, provide a contrast to the generally enclosed character. Loss of such space to development would erode this character and would be detrimental to the proposed Conservation Area.

The replacement of original windows, doors and roof slates with unsympathetic materials and design remains a pressure in the area.

Any new development should encourage high quality and innovative design that reflects local identity and distinctiveness and promotes healthy, safe and secure living and working environments. The design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the whole area. The pattern and small domestic scale of existing local streets and spaces should help determine the character and identity of the new development.

The dominance of cars, both moving and parked, is an issue in the proposed Hartslands Conservation Area.

## **5.3 The need for contextual design**

All development in the proposed conservation area, or which forms part of its setting, must respond to its immediate environment and context, in terms of scale, alignment, form, materials and detailing. Applicants for planning permission must provide a "Design and Access Statement", to justify the design decisions that have been made as the scheme was developed and to show how proposed alterations relate to their context. Where appropriate long views of and from the site must be taken into account. Proposals which fail to respect



the local contextual framework or the scale, height, proportion and materials of the local area will not normally be permitted.

The following are general principles that should be adopted for all development within the proposed conservation area.

***Scale***

Scale is the combination of a building's design, height and bulk when related to its surroundings. Most of the buildings in the proposed Hartslands Conservation Area are two storeys and are of an attractive Victorian or Edwardian character. Proposals for new or replacement buildings must show how the new structure will relate to its context.

***Alignment***

Most of the buildings in the proposed Hartslands Conservation Area are set close to the road behind shallow front gardens. New development should respect this character and should not be set back from the historic building line of the adjoining development. Off-street parking should not diminish the character of the proposed conservation area or create an unsuitable building alignment.

***Materials***

Good quality design relies, amongst other things, on the choice and combination of materials. This is crucial to the success of a scheme. The number of different materials used should generally be kept to a minimum. New buildings or alterations should consist of materials which respect the character of the street within which they are proposed.

***Extensions to existing buildings***

Proposed extensions must take into account the scale of the existing building and must not dominate or overwhelm the original. Extensions should respect the form and character of the original building and its locality and use high quality materials and detailing. Design should be of high quality, whether modern or traditional. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations. Wherever possible extensions should not dominate neighbouring properties, lead to an unacceptable loss of open space or result in the loss of historic plot boundaries. Where buildings are set back a consistent distance from the street along a common building line the visual integrity of a whole street should not be compromised by porches or front extensions. Within the streets with unified simple roof lines fronting the road, dormer windows will not generally be appropriate.

***Repairs***

Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of their fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs in particular in a good state of repair.

***Windows, Doors and Roofs***

The commonest window types within the proposed Conservation Area are single glazed white painted timber windows, in the form of vertical sliding sashes or simple casement windows. Windows of traditional design, which are in keeping with the building they belong to and respect the historic nature of the proposed Hartslands Conservation Area, make a very important contribution to the character and appearance of the proposed Conservation Area. Where inappropriate new windows, doors and roofs are to be replaced, the opportunity should be taken to put back in the original style.

In order to assist home owners, the District Council will provide an information in a forthcoming Heritage Assesses Supplementary Planning Document covering good practice, covering matters such as replacement doors, windows and roof materials considered to be suitable within Conservation Areas. It will recognise the need for replacement features and will also give practical guidance on design, acceptable materials and products and may assist with the selection of suppliers.

***Detailing***

Careful consideration should be given to ensuring that good quality traditional detailing on buildings is retained eg brick detailing such as string courses, brick bonding, decorative chimneys and decorative barge boards. Where removed, efforts should be made to restore them.

***Satellite Dishes***

Additions such as satellite dishes should preferably be located where they are not visible from public vantage points.

***Front Boundaries***

Front boundaries should be retained or restored to the prevailing feature in the street: for example, white painted picket fences, brick walls or metal railings. Parking areas have been created on some frontages leading to an erosion of the street enclosure, a loss of defensible space around the building and the link to the history of the area and the locally used materials. Where the opportunity arises, new boundaries should use the prevailing materials and designs.

**5.4 Protection of Public Views**

In such a compactly developed area, the views of open countryside from public viewpoints are an important contrasting backdrop to the highly developed area and the general obstruction of views across it. Views across the proposed Conservation Area and of the countryside beyond the built up area should be preserved.

**5.5 Trees and Open Space**

Trees and open space which are important to the character of the proposed conservation area should be retained.

**5.6 Potential Enhancement Measures**

One of the purposes of the Conservation Appraisal and Management Plan is to identify opportunities for enhancement. Subject to the availability of resources, the following streetscape enhancements would be appropriate.

**Additional planting**

Extensive hard surfaced car parks may be enhanced by additional planting to contrast with the densely built up area and to soften the appearance of extensive hard surfacing. A carefully designed scheme to enhance and visually unify the space to the south east of the church close to Bethel Road (including the



road) would have a significant beneficial impact on the character of this part of the Conservation Area.

## Streetscape and Public Realm

An area of neglect in Hartslands is street names which show an inconsistent design and placement.



## Streetscape Design Principles

Best practice principals to be adopted as part of the design process for streetscape works within the proposed Hartslands Conservation Area include the following:

### ***Surface Materials***

Surface materials form the foreground of the street scene. Quality in the design and construction of footways and street surfaces is vital to the character of the area and some are in need of repair. In undertaking repairs:

- Ground surfaces should relate to the local context.
- Keep paving simple and avoid discordant colours.

### ***Street furniture***

The finest historic streetscapes often have the minimum amount of street furniture sited carefully to reinforce an underlying sense of visual order.

Therefore:

- Retain historic street furniture which reinforces local character; identify and remove superfluous or redundant items;
- Minimise signage and locate signs on existing bollards, lamp posts or walls and buildings at the back edge of the pavement;
- Use a unifying colour for all street furniture items;
- Reduce guard rails to a minimum and use simple designs that relate to local character;
- Avoid standardised lighting and choose the design and light source most appropriate for the area; subject to resources, smaller scale 'period' lanterns in the style of Victorian gas lamps could be appropriately introduced in the longer term.



## 5.7 Sustainable design

To encourage sustainable development, all new buildings should use products with a low environmental impact, including the use of locally sourced materials from sustainable resources. Where appropriate in a conservation area, new buildings should also include provisions for waste reduction, the re-use of materials and should be energy efficient, including the use of renewable energy systems.

Energy efficiency for the existing buildings within the proposed Conservation Area could be improved by such measures as loft insulation and the provision of secondary double glazing, subject to the views of the Council's conservation and building control officers.

The Council will seek to ensure that existing local facilities are retained and their viability maintained by facilitating further environmental improvements and high quality new development.

### **5.8 Pride and Identity**

The proposed Hartslands Conservation Area faces a wide range of challenges including the erosion of environmental quality and the adverse effects of traffic on the area. In common with surrounding countryside, the proposed Hartslands Conservation Area will always change. This area's long history and rich historic fabric are assets which, if wisely used, can help to produce an agreeable and interesting built environment, economic prosperity and a sense of pride and identity.

#### **Acknowledgements:**

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This Appraisal and Management Plan was written by Tony Fullwood Associates

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Hartslands Residents Group

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Sevenoaks Conservation Council

Sevenoaks Town Council

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#### **English Heritage guidance - Unlisted buildings in a conservation area**

*When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked:*

- Is the building the work of a particular architect of regional or local note?



- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

*Guidance on conservation area appraisals – 2006*