
Pembury

Conservation Area Appraisal

*Tunbridge Wells Borough Council
in partnership with
Pembury Parish Council and other
local representatives*

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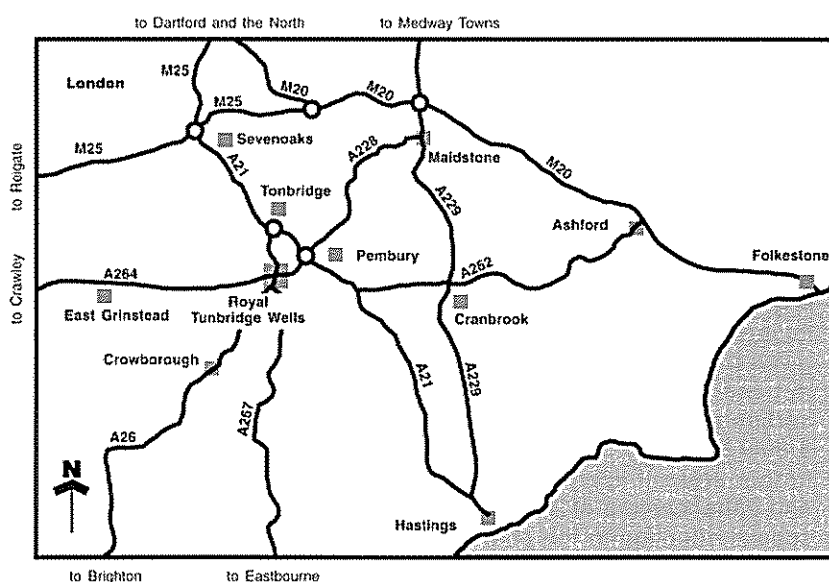
1 Introduction

Definition and Purpose of Conservation Areas

- 1.1** The first conservation areas were designated in England under the Civic Amenities Act 1967 and more than 8000 now exist. Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a duty to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Conservation areas are diverse in size and character, but in general it is the quality and interest of the area that is of importance, rather than the individual buildings within it. Such designation gives the authority greater control over demolition, minor development, works to trees and advertisements in the conservation area. However, it also brings certain responsibilities. Under the terms of the 1990 Act, local authorities have a duty to review the extent of designation from time to time, to designate further areas if appropriate, to bring forward proposals for the preservation and enhancement of conservation areas (with public consultation) and to pay special attention to the character or appearance of conservation areas in exercising their planning powers.
- 1.2** However, it is not just the local planning authority which has a role in protecting and enhancing conservation areas. The principal guardians are the residents and business people who live and work in the conservation area who are responsible for maintaining their individual properties which together contribute to the character of the conservation area.
- 1.3** Designation also raises awareness of an area's special attributes and can foster pride in the locality. Government planning guidance stresses that our built and natural heritage should be valued and protected for their own sake as a central part of our cultural heritage and that the responsibility for environmental stewardship is shared by everyone.
- 1.4** New development and change can take place in conservation areas but designation should ensure that such proposals will not have an adverse effect on the character or appearance of the area.

Pembury Conservation Area

- 1.5** The village of Pembury lies in the High Weald Area of Outstanding Natural Beauty. The landscape pattern in this area is generally one of scattered copses with fields and more extensive, mainly deciduous woodland. The land immediately surrounding Pembury is characterised by steep sided valleys and undulating slopes. Pembury lies 20km south west of Maidstone, 7km south east of Tonbridge and 5km north east of Royal Tunbridge Wells. The Parish of Pembury has a population of 6016 (1991 Census). The conservation area centres on the Green and the High Street area.
- 1.6** Pembury village appraisal was published in 1976. The appraisal proposed that a conservation area, bounded by Sunhill Place, High Street, the Upper Church, Hastings Road, the north end of the Green and the cricket ground should be designated. The study assessed Pembury against three criteria:
 - the area should have an individual historic background
 - the area should have a number of old buildings giving it an overall architectural and historic character
 - the buildings should be grouped together to give the area an interesting townscape.
- 1.7** Pembury was judged to meet these criteria and the conservation area was designated in November 1976.



The Purpose of this Appraisal

- 1.8** This document attempts to define some of the key elements which contribute to the special historic and architectural character of Pembury. The character of a settlement is determined by more than just the age and style of buildings. It is also influenced by the positioning of the buildings, their use, the shape, size and use of spaces between them, the materials, colours and textures employed and the relationship between the built form and the landscape elements.
- 1.9** In addition, the appraisal records some of the principal elements which detract from the appearance or historic character of the conservation area. These detractors include development which is out of keeping with the character of the conservation area, unkempt buildings and spaces, poor surfacing, inappropriate street furniture, clutter of street signs and inappropriate advertisements on business premises.
- 1.10** This appraisal has been prepared in close partnership with the Parish Council and a team of local people over a number of months. It will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The appraisal will also inform other agencies and individuals whose activities impact on the fabric of the village, such as the County and Parish Councils and local traders and householders.

Boundary Review

- 1.11** Revisions to the conservation area boundaries were made in 1992. The original boundary focused on the area around the Upper Green and the High Street and this approach has been endorsed in the 1997 review. Some changes have been made to exclude inappropriate modern development and to include additional buildings, curtilages and trees which make a significant contribution to the conservation area. The landscape setting, which is important to the character of the conservation area, remains outside the boundary as it is currently protected through Local Plan policies and other designations. (see Figure 1)

2 Policy Background

Local Plan Conservation Area Policies

- 2.1** There are two policies in the Tunbridge Wells Borough Local Plan (adopted March 1996) which relate to conservation areas. Policy EN4 seeks to control the demolition of buildings within conservation areas.

POLICY EN4

Proposals for the total or partial demolition of unlisted buildings which contribute positively to the character or appearance of a conservation area will not be permitted unless an overriding case can be made out against all of the following criteria:

- 1 The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
- 2 The adequacy of efforts made to retain the building in use, including efforts to find compatible alternative uses;
- 3 The merits of alternative proposals for the site; and
- 4 Whether redevelopment will produce substantial planning benefits for the community, including economic regeneration or environmental enhancement.

- 2.2** Policy EN5 sets out criteria for determining whether a development is appropriate within a conservation area.

POLICY EN5

Proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

- 1 The proposal would preserve or enhance the buildings, related spaces and vegetation which combine to form the character and appearance of the area;
- 2 The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;
- 3 The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;
- 4 The scale, massing, use of materials, detailing, boundary treatment, and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;
- 5 The use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated;
- 6 The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and
- 7 In meeting car parking and access requirements, the character and amenity of the area would not be adversely affected.

The detailed character appraisal contained in this document will assist in the interpretation of these policies.

Other Local Plan Policies

There are a number of other general and specific policies in the Local Plan which are relevant to Pembury Conservation Area. Specific policy designations are shown in figure 1 and may be summarised as follows:

Metropolitan Green Belt

The Green Belt surrounds the village of Pembury. It aims to prevent merging with Tunbridge Wells, and safeguard the countryside from encroachment to assist in preserving the setting and special character of Pembury.

Limits to Built Development

Under Policy LBD1, the limit to built development defines the built up edge of a village beyond which countryside policies apply.

Areas of Important Open Space and Areas of Landscape Importance

Policies EN18 and 19 recognise the visual significance of open and landscaped areas within the village.

Important Landscaped Approach

Policy EN20 seeks to prevent harm to the character and appearance of important landscaped approaches to the village.

Landscape Protection

Policy EN23 defines the boundary of the High Weald Area of Outstanding Natural Beauty and the High Weald Special Landscape Area around the village of Pembury.

Car Park

Existing car parking areas will be retained under Policy VP13.

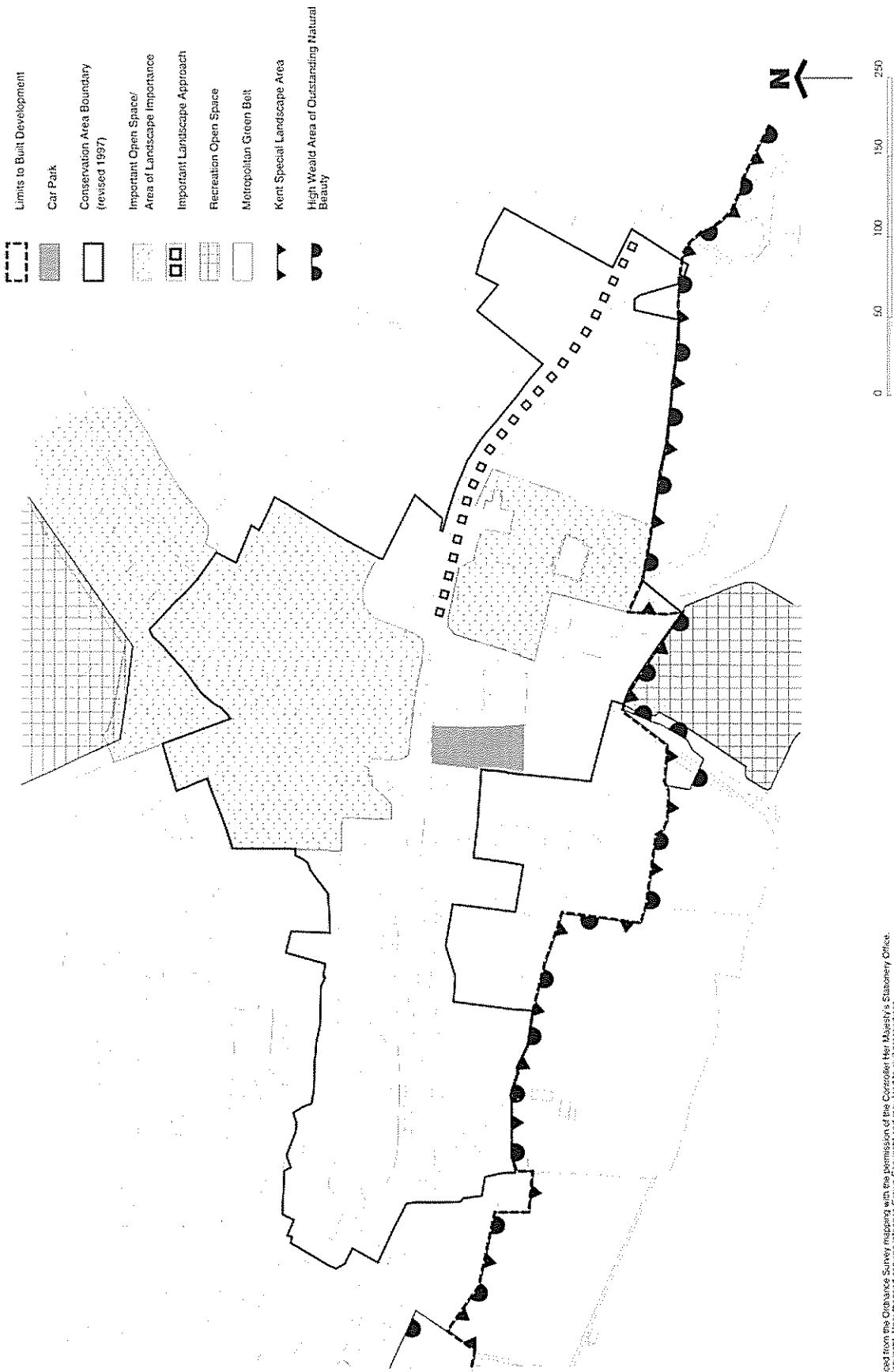
Recreation Open Space

Policy R1 seeks to protect areas of open space for recreation use.

Other Designations

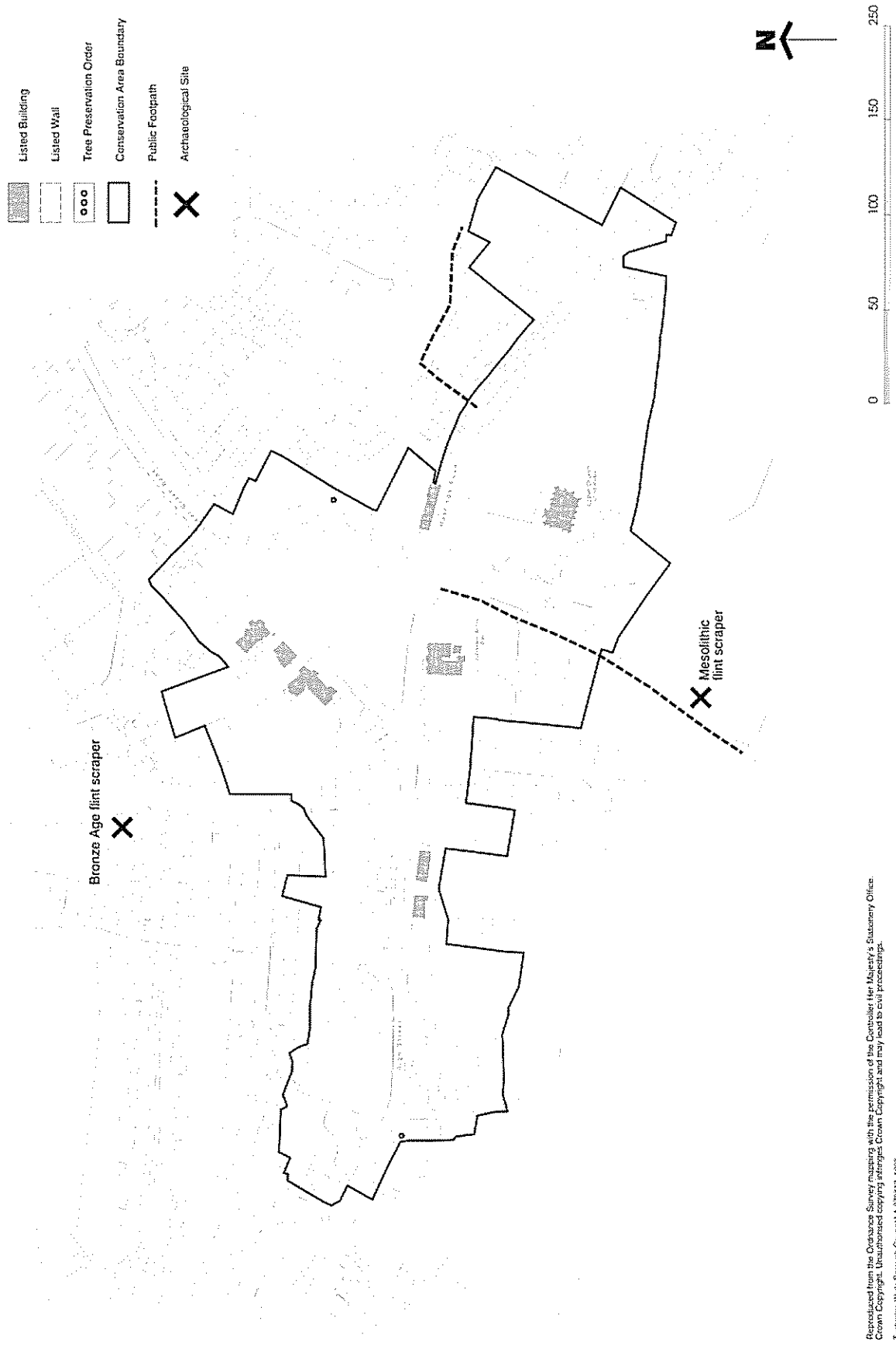
Finally, there are designations which are made through other legislation. These are summarised in figure 2 and include listed buildings, tree preservation orders and footpaths.

Figure 1
Pembury Conservation Area
Local Plan Policies



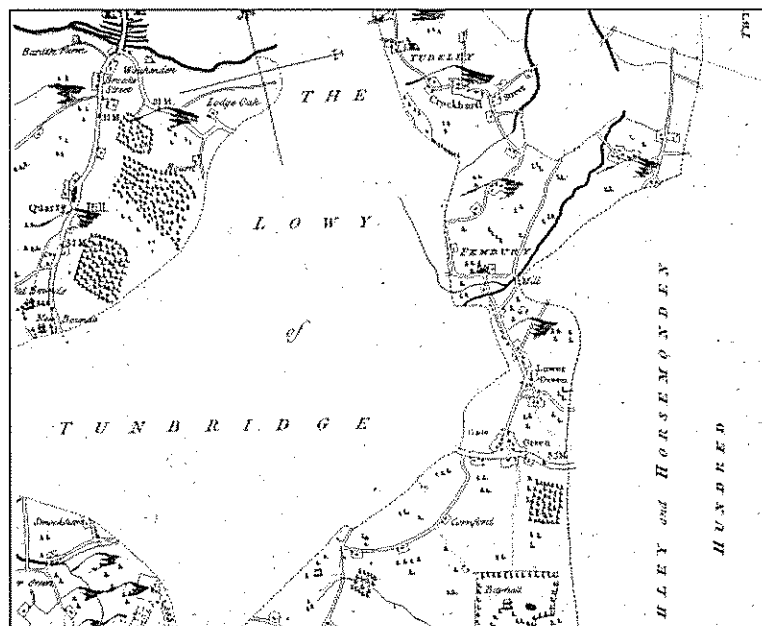
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Figure 2
Pembury Conservation Area
Other Designations



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3 The Evolution and Form of Pembury



Extract 'A map of the Hundred of Wachlingstone'

E Hasted – *The History and Topographical Survey of the County of Kent 1798*

Pre-1600

- 3.1** The first record of Pembury is contained in "Textus Roffensis" (c 1120) which mentions the Manors of Pepenbury Magna and Pepenbury Parva. There was a Manor House at Pepenbury Magna, known as Hawkwell. The Parish Church of St Peter was built there in the late 11th or early 12th Century, to the north of present day Pembury. The manors and living, or advowson, of Pembury was granted to the Abbey of Bayham circa 1239, indicating the existence of the church at this time. The Church was served by Monks from Bayham Abbey.
- 3.2** Pepenbury Parva to the south, contained the Manor House of Bayhall which from 1299 was owned by the Colepeper Family. During the 16th century the estate passed to the Amhurst Family who re-built Bayhall House in 1630. The house no longer exists.
- 3.3** Pembury has had various place names, including Pepingeberia, Pepyngbury and Pepenbury. The name is thought to be derived from the fort of the Pepings, a local family or group of people.
- 3.4** Originally Pepingeberia was a clearing in the huge forest Anderida covering south east England. Today the area is known as the Weald, derived from the Saxon name Andredswald. Pembury is situated in the High Weald where the soils are relatively poor. Early farming was restricted to grazing and pasture with water from local springs. The old road from Pembury to Maidstone was a drove route used to drive livestock across the North Downs into the wooded Weald for 'pannage' or a right to forage for autumnal nuts and mast.

1600 - 1800

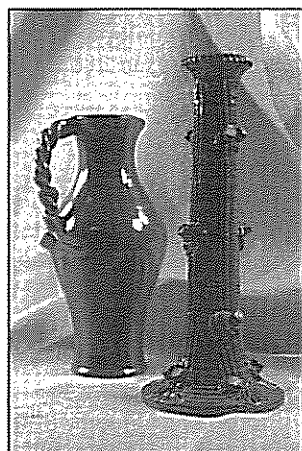
- 3.5** During this period agriculture was the primary activity in the area. There were many landowners and farmers with smallholdings. Mixed farming developed gradually with top fruits, cereals and coppicing being carried out and each farm had its own hop garden. Commercial hop growing began in the 16th century. Kent was particularly successful due to the suitability of the soil and availability of wood for the hop poles and to provide charcoal for fuelling the drying kilns.

- 3.6** Transport has played a key part in the form and development of Pembury. The village is situated on a ridge which has carried traffic from London to Hastings since medieval times. The village was mid way between London and Hastings. In 1709 the section from Sevenoaks to Woodsgate became the first road in Kent to be turnpiked under the new Turnpike Act. Woodsgate was the site of an important posting house and turnpike gate.
- 3.7** At this time Pembury was still a collection of hamlets rather than one identifiable village. As the amount of traffic grew along the Hastings Road the focus of the village began to develop around The Green and along the turnpike road. Local services, such as coaching inns, the Camden Hotel, saddlers, blacksmiths (now occupied by the garage and petrol filling station) and wheelwrights set up to meet the needs of travellers. There were also food shops such as a butchers along the High Street. The area around The Green gradually developed to form the central focus of the village today.
- 3.8** The Upper Green, formerly known as Copingcrouch Green, is shown on a map dated 1629. The Green increasingly became the focal point of the village, used for fairs and festivals. There was a pound for stray animals, next to Pound Cottage today. There was a wheelwright's shop and house on the Green.
- 3.9** Hawkwell declined in importance and increasingly it was the owners of the Bayham Estate who influenced the village. The Camden Family, who already owned the Bayham Estate, bought the Bayhall Estate in 1799, including Bayhall House and a considerable amount of land to the south of the main road. The influence of the family on the development of the village can be seen with the name of the Camden Hotel and responsibility for the Almshouses on Hastings Road, repaired by Earl Camden in 1802. The Almshouses were originally built in 1715 with a legacy from Charles Amhurst, a previous owner of the Bayhall Estate, 'to house six old, blind or impotent persons from the Parish of Pembury'.
- 3.10** Small scale cottage industries and activities were carried out in the area to service local needs. Running from south to north east across the hamlets are two valleys with streams on which there were water mills. The streams provided the power to grind the corn grown locally and produce animal feed. Both mills have been painted by WS Turner around 1800. The pictures hang in London galleries. During the 17th and early 18th century there was a limited amount of weaving in the area. This was mainly for local use.

19th Century and early 20th Century

- 3.11** The development of the village along the London to Hastings road meant that the village was separated from its Parish church. Eventually, in 1847, another church was built providing a Chapel-of-ease, on land given by the Marquess Camden of Bayham. Local sandstone also donated by the Marquess, was used for the construction of the church on one of the highest points in the village, due south of the Old Parish Church. A 92 foot spire was erected in 1886 but removed in 1986 as unsafe. A clock was added in 1872 and the church bell is one of the original five from the Old Parish Church.
- 3.12** Agriculture was still important during the 19th and early 20th century, hops and fruit being the main produce. But by the end of the Second World War there were few hop-gardens left in Pembury. This was largely as a result of over-production and the influx of cheap hops from the continent. Fruit is still grown to the north of the village. There were at least four dairies in the village.
- 3.13** The economic activity of the village changed considerably during this period. At the beginning of the nineteenth century a seam of clay was discovered by the Lower Green which led to the setting up of a brickworks. There had been bricks made previously for local use but during the 19th and early 20th century there was commercial production. Pembury was well known for its brick and tile manufacturers, especially for the hard paving bricks which were used throughout the south east of England. Housing was provided for the

workers locally with names such as Slate Row and Red Row, on Henwood Green Road, although the latter no longer exists. Eventually most of the land was sold off. The clay quickly ran out on the remaining land and The Stone Court Brick and Tile Company closed during the Second World War.



Tunbridge Wells Museum

- 3.14** Local clay was also used to produce pottery such as bread crocks, teapots and flower pots often with a distinctive tree bark design. Twigs chopped from the bottom of hop-poles fuelled the fires to make the pots which were sold from a shop in Tunbridge Wells. The fuel source died out in the late 19th century because farmers used wires and string instead of poles for the hops. Alternative fuels were unsuccessful. Philip Peters the owner died in 1915 and the Pottery next to the Royal Oak Public House, eventually closed in 1930.
- 3.15** Local clays have been used in the village for the clay peg tiles on many of the older buildings. There is some use of local sandstone for the Upper Church and some walls but it is rather poor quality. The tile hanging is from local sources as are the bricks which come from local brick pits in Tunbridge Wells and around. The coppicing which was carried out extensively in the area produced vast quantities of sweet chestnut which was used widely for hop poles and laths, for plaster and for tiling.
- 3.16** In contrast to the commercial area of Lower Green, the gentry built houses around the Upper Green. The larger houses such as The Manor House, numbers 3, 5 and 5a, on The Green built in the early 19th century had slate roofs which was imported. Slate was used to indicate wealth and in deference to the Georgian style similarly adopted in Tunbridge Wells. These large houses replaced smaller houses built around the Green.
- 3.17** A local building firm, G & F Penn was established in 1864. This continued for well over 100 years providing jobs for local people. The site of the old building yard is now occupied by housing although a workshop survives as offices. Employment was also provided by another local company called Sturgeons who were coal merchants. The company still operates a construction and haulage business today. Pembury Hospital was the main source of employment in the village for a period c1930-1980. The waterworks also gave employment to local people.
- 3.18** Despite these new sources of employment Pembury remained a small rural village around the turn of the 20th century. There were several key landowners and the hamlets on the Upper Green, the Lower Green, Romford, Hawkwell and Bo-Peep were still distinct. The combined populations supported four churches, at least five inns and a school. Other services came early in the 20th century with drainage in 1902 and tap water in 1908. The Parish Council was established in 1894.

- 3.19** The era of horse drawn transport was gradually declining in the early years of the 20th century. Employment to service the needs of horses and carriages was no longer required. The wheelwright's on the Green was pulled down in 1930 and other businesses such as the blacksmith and the saddlery closed down. Instead of people coming to Pembury for the services it offered, increasingly its accessibility to Tunbridge Wells, Tonbridge and Maidstone by motorised transport became a factor influencing the development of housing in the village. Pembury provided a pleasant rural setting to live in and was starting to turn into a dormitory village.

Pembury - 1960s to today

- 3.20** Housebuilding increased dramatically during the 1960s and 1970s but opportunities for local employment diminished. The brick works, pottery and builder's yard had all closed. Private housing estates were built mainly to the west and north of the Upper Green with estates such as Woodhill Park, Beagleswood and Ridgeway. Residents commuted to Tunbridge Wells and further afield to London. The hamlets were merging into the current village form of Pembury.
- 3.21** Just as it was transport that caused Pembury to grow so it was transport, this time motorised, that proved destructive. The volume of traffic passing through the village on the two main roads was considerable. This led to two bypasses being built in 1987/88. They have taken much of the through traffic out of the village centre allowing it to recover some of its village character.
- 3.22** The Camden name lives on with the more recent development of Camden Avenue. The Camden Arms is a reminder of the importance of Pembury as a coaching stop even though other buildings such as the Woodsgate Coaching Inn, have long since gone. Transport retains its influence with the stabling area of the Camden Arms now a public car park with a petrol filling station and garage adjoining. The garage site used to be occupied by the blacksmiths forge and carriage paint shop. The former Chapel-of-Ease has now officially become the second Parish Church for Pembury, known as the Upper Church of St Peter.
- 3.23** Despite increases in the population some local shops have failed. Some essential services such as a bank and chemist remain. There are a number of food and drink outlets which together with the filling station provide a focus for the village. There are a number of other shops spread throughout the village providing reminders of the importance of the hamlets which coalesced to form the village of Pembury today. Within the conservation area few of the buildings, apart from houses, are still occupied by their original uses. Commercial premises still operate along the High Street but there are less of them. Now occupied by paper shops, estate agents, hairdressers and food and drink outlets. There has been considerable infilling of vacant sites and open spaces with single houses and new development.
- 3.24** Remnants of the ancient forest can be found in the surrounding countryside and in the village itself there is a wealth of trees from specimen evergreen trees to mature native species. The 1987 storm severely damaged many trees, however, the quantity and quality of tree cover has ensured that trees remain particularly important in contributing to the character of the conservation area.

4 Character Appraisal

Context

- 4.1** Pembury sits on an east-west sandstone ridge within the High Weald Area of Outstanding Natural Beauty. More recent development has grown up on the northern dip slope and Lower Green Road running to the north.
- 4.2** The dense tree cover to the edges of the village and the low height and domestic scale of the buildings ensure that it is generally hidden from views, both close to and long distance. Views into and from the village are limited, reinforcing the introvert nature of the settlement.



Approaches to the Village

- 4.3** The conservation area centres on the village green with its larger scale buildings set in spacious grounds and one of the small tightly knit groupings of commercial buildings in the village. It is approached by three main traffic routes. High Street to the west, Hastings Road to the east on the line of the turnpike road, and to the north, Lower Green Road.
- 4.4** The general character of the conservation area is that of an eclectic and loose mix of buildings and spaces, which nevertheless make a unifying relationship. For the purposes of the presentation of this appraisal, the conservation area has been divided into four areas which exhibit some different characteristics and which reflect the geographic approaches to the centre:
- High Street - west
 - High Street - central
 - Hastings Road
 - The Green and Upper Church of St Peter

High Street (West)

- 4.5** This part of the conservation area is in predominantly residential use, with a high proportion of new developments both houses and flats. The character is one of openness with front boundaries, grassed areas, trees, particularly yew, and larger buildings set back from the road. The approach from the west, beyond the conservation area is characterised by a wide open road, with buildings generally set well back from the road, and with open fronted gardens. There is no sense of enclosure or strong features.

4.6 There is though a clear change in character which marks the western edge of the conservation area and contributes to a sense of entry. There are higher walls and fences, a narrowing of the highway and significant trees both sides of the road which close the width and scale of the approach the edge is also punctuated by the larger white building of Sunhill Place. Additionally the long view is deflected to the left by a 1970s housing development.

4.7 On entering the conservation area the high wall and fence on the corner of The Mews and High Street provide a strong boundary. Behind are trees and the large and rambling mid 19th century Sunhill Place. This building is a mixture of one, two or three storey elements with a cascading series of slate roofs punctuated by a series of chimney stacks and a glazed lay-light. The building has mainly rendered walls with moulded string courses and window architraves. It retains original timber sliding sash windows thereby retaining much of its original character through its detailing.



*Sunhill Place and entrance to
The Mews, High Street*

4.8 On the opposite, southern side of the High Street the sense of entry is achieved through the high close boarded fencing and landscape framing provided by a series of, Leylandii, Sycamore and Beech trees in the front gardens. The buildings themselves are generally modern in style and in themselves contribute little to the character of the conservation area.

4.9 From here the road bends to the left with the group of 1970s development on the outside of the bend. This development, terminates the long vista on the approach to the conservation area and is framed by the overhanging trees. The tight knit layout and scale of building matches that of traditional building and blends in reasonably well. Whilst the scale of the building is characteristic for the area the choice of brown roof tiles, brown brick and brown window frames on what are north facing elevations unfortunately though, produce a rather sombre and lifeless appearance. The lack of roof punctuation by chimney stacks is in sharp contrast to Sunhill Place and other buildings in the conservation area.

4.10 On the northern side, opposite, on the inside of the curve in the High Street is Sunhill Court. A large block of 3 storey flats arranged on three sides. Built in 1970's, its monolithic form and flat roof is somewhat at variance with the general character of the area. The development, however, only really registers on the frontage at its two forward projecting limbs. The development though does contribute the significant asset of the 'green' in front which is enclosed by the development. Within it is a fine specimen Deodar Cedar tree and a number of other trees. These allow filtered views across the corner, permitting glimpses of the remainder of the High Street. Also the trees are important in acting as a foil for the building itself, disguising its form and paucity of detailing.

4.11 A further significant green space is located between Sunhill Court and the the more modern element of the Humanist Housing Association development. Containing a number of trees this green also allows filtered views from within and without under the canopies particularly when looking south to the traditional group of buildings on the south side of the road.

4.12 It should be noted that the car parking areas for the development to the north are open, offer no screening of development beyond and allow loss of spatial enclosure.

- 4.13** The modern element of the Humanist Housing Association building is another 1970s development set at right angles to the road, although 3 storeys, it is set down from pavement level and generally assimilates reasonably well into the street-scene. The use of balconies and the recent addition of a pitched roof and gables assists.
- 4.14** Beyond the development is a strong group of Yew trees which provides a transitional break with the smaller scale buildings further to the east.
- 4.15** Opposite Sunhill Court, on the south side of the High Street, is one of the rare glimpses out of the conservation area, alongside No 51 and leading to the white weather boarded Pembury Village Hall and a new house. The view is slightly marred by loss of enclosure and expanse of tarmac.
- 4.16** Beyond the access to the village hall are Nos 43-47 odd. These are 3 new buildings which have brick ground floors, tile hung first floors and tiled roofs. Despite the poor quality of the materials themselves, the general form of the development is sympathetic to the character of the conservation and they do have white sliding sash windows.
- 4.17** Alongside is No 41 High Street, a double fronted cottage, buff painted brickwork, at ground floor and feather edged timber boarding at first floor under a slate roof. This building is tight onto the pavement with steps leading directly to the front door. The multi-paned sash windows have unfortunately been replaced by top hung PVCu windows.
- 4.18** The small but important tree glimpsed between No 39 and 41 closes the view and maintains the sense of enclosure along the High Street.
- 4.19** Numbers 37 and 39 are a pair of buildings. Painted brick under a clay tiled roof they retain much of their original character and detail, particularly their doors and door-cases and the simply detailed shopfront to No 37. No 39 still has its timber sliding sash windows. Again though, top hung PVCu replacements have appeared on No 39. Like No 41 this group of buildings leads directly onto the pavement.
- 4.20** No 33 is another mid 19th century range of buildings set back slightly more than adjoining buildings, its presence is a slight surprise. The iron railings and front garden planting provide the enclosure. The building itself is partial brick under a slate roof. Retaining its several chimney stacks and timber sliding sash windows it is a building of some local architectural interest.
- 4.21** In this part of the conservation area although the buildings on the south side are a mixture of buildings from the mid 19th century to the 1970s, and they exhibit a variety of materials, they do form a group linked by their primary residential use, also linking with the larger developments to the north which have a generally more open fronted character.
- 4.22** It is at this point that the character begins to change to an even more tightly-grained collection of buildings, generally with small front gardens, and including a greater proportion of commercial activities. This is reinforced by the silver birch in the front garden of No 33 and the Yew trees on the north side of the High Street approach. The tighter form of development also leads the eye to the longer view eastwards, past the village Green and to the red tile gable of Sunnyside and the western gable wall of the Charles Amhurst Almshouses.

High Street (central)

- 4.23** The central area retains much of its bustling commercial activity attracting people to make use of the shops and services. The commercial uses and open fronts dominate to the east with residential uses with their small front gardens and boundaries still evident to the west. Overall though the area is characterised by small scale buildings, tightly knit layout giving a strong sense of enclosure, with very few views out.

- 4.24** The building numbered 25-31 on the south side, was formerly the telephone exchange. This large 3 storey building introduces a rather assertive form into an otherwise two storey domestic character. It also interrupts an otherwise complete run of small front gardens by the open forecourt to the group of shops.
- 4.25** No 25 and the Old Butchers (now offices) are one of the buildings still retaining most of its original features including windows, exhibiting typical variety of materials to the conservation area, painted brick, tile hanging and weatherboarding.
- 4.26** Access to the recent development at Penn's Yard, is disappointing with a rather bleak and open view through to the poorly maintained development. The workshop building in this development though has been successfully retained in the scheme and is used for offices. The weatherboarding and large glazed windows are an important link with the history and former use of this and much other 'backland' areas in this part of Pembury. A similar brick and weatherboarded outbuilding still exists to the rear of Nos 15 to 21.
- 4.27** Although Nos 15-21 are 3 storeys high, this group of c1820 buildings is domestic in character and its painted render finish help to integrate it with the adjoining properties. Pleasantly proportioned timber sliding sash windows and simple door hoods add to the unified appearance of these four dwellings.
- 4.28** The remaining buildings on the south side of the High Street are a mixture of flat roofed 1930s development and a recent dwelling. Collectively they contribute little to the character of the conservation area other than their height and general scale, and as enclosing elements in the streetscene. In all cases though the lack of strong boundary planting, and dominance of cars are the main detracting features.
- 4.29** On the northern side the sense of enclosure is reinforced by the buildings being set closer to the road and being more tightly packed than to the west.
- 4.30** Nos 20-30 High Street form a homogenous group of buildings despite their varied styles. Features such as gables, gablets and bays are elements that unify this group, as well as providing strong articulation and punctuation. Details of chimney stacks in this group are also a particularly strong feature, with heavy, ornate corbelling and intact pots. Retention of original joinery, painted white, against the various brick, tile and render wall finishes also provides a unifying element. The verdant small front gardens bounded by hedges and picket fences reinforces this relationship between buildings and at the same time provides a characteristic softening feature.



North side of the High Street

- 4.31** Nos 16 to 18 represent a subtle change in the sense of enclosure by being set forward to the back edge of the pavement. This also is reflected in the change of uses which are now commercial on the ground floor.
- 4.32** No 16-18 itself is a 3 storey white rendered building, unfortunately marred by the removal of many of its original features replaced with inappropriate new windows, installation of minimalist shopfronts with no stallrisers and use of inferior materials such as felt roofing.

- 4.33** A narrow access to the rear leads to a series of outbuildings now converted to residential use. Originally these were workshops reflecting the origins of parts of the conservation area.
- 4.34** The Black Horse Inn, dating originally from 1801, with its vivid orange/red clay tile hanging at first floor provides a lively visual and activity punctuation to the street scene. The collection of lighting fittings, signs and pavements display are visually acceptable, not swamping the building and detracting from it and the conservation area.



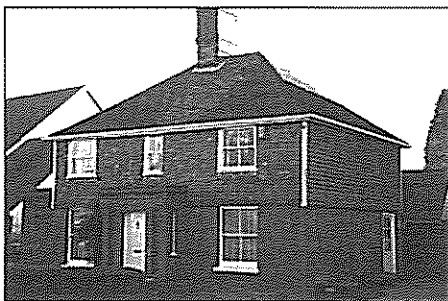
The Black Horse Inn, High Street

- 4.35** The alley to the rear garden allows views of the rear parts of adjoining buildings which have retained characteristic rooflines and details such as windows and chimneys. A sycamore tree to the rear of No 6 provides an important foil to the architecture.
- 4.36** The 1960s infill at 8 -10 High Street does blend in by virtue of its use of white render walls and clay tiled roof. Otherwise it is best described as architecturally bland and uninspired. Again the quality of shopfront detailing is indifferent.
- 4.37** An untidy gap between Nos 6 and 8 does allow glimpses over the fencing to the several significant trees behind, in the gardens of properties fronting onto The Green.
- 4.38** No 4 and 6 is a two storey building which eases round the corner with Lower Green Road. Its left hand shopfront is well proportioned, with stallriser intact and a restrained fascia, very much in scale with both its building and appropriate to the conservation area. The right hand shopfront is almost equally good. The plastic replacement windows to the rest of this building are therefore, particularly unfortunate compared with the rest of the building. Additional details such as the chimney stacks with their pots and the correctly detailed boundary railings add further character and punctuation to this corner.
- 4.39** The front elevation of No 2 is punctuated by a first floor bracketed bay window and cant window on the corner and exhibits the unusual detail for Pembury of dormer windows.
- 4.40** The white render and painted brick of this whole group, between Nos 2 and 18 unifies the varied collection of commercial properties. Punctuated by the particular details, features and materials on individual buildings.
- 4.41** The corner group of buildings (2,4,6) form a visual stop on the eastern approach due to the subtle changes in alignment of the road.

Hastings Road

- 4.42** This part of the conservation area is a relatively narrow dynamic space, meandering between high walls, banks and trees. Views are contained with only glimpses of residential properties.

- 4.43** The approach to the conservation area from the east is through a mixed area of residential properties with significant pockets of trees and some commercial buildings. It is on arrival between No 28 with its tall proportions, No 35 opposite and with the road turning to the right and sloping up that a sense of entry is perceived.



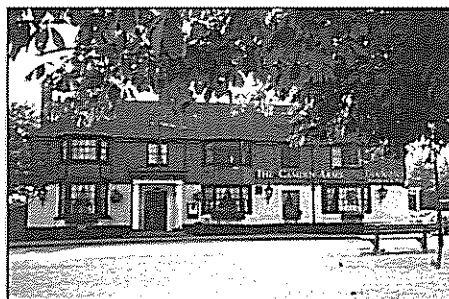
30 Hastings Road

- 4.44** Alongside No 28 is the pleasant early 19th Century cottage at No 30 with its boundary wall providing a strong edge. This is reinforced by the cul-de-sac of late Victorian houses rising up behind, adding to the change in vertical emphasis.
- 4.45** The rather unusual splay to the front of No 28 and its bracket supporting the corner of the slate roof provides a distinctive feature at this point.
- 4.46** No 35 opposite is a robustly detailed Edwardian building of red brick with rendered quoins and window architraves. Its collection of roofs, gables, chimneys and bays are in sharp contrast to the buildings to the east, outside the conservation area.
- 4.47** On passing the two 'gateway' buildings the road alignment turns right and rises gently. The enclosure of the space is provided in the main by the walls and trees bounding the front of the properties. To the north it is the high wall and close boarded fence with significant tree belt behind, and to the south this is provided by the steep bank and trees. To the left No 8 looms over the road, 3 storeys high and set high on the bank. The feature of steps and cast iron railings are of particular note.
- 4.48** At this point the space widens out after the more narrow entry, with the more open planting, lower walls and grass verge contributing to this impression. The space though is still primarily a linear one, with the eye now being led up the rise to the slight bend towards the top of the rise.
- 4.49** A brief glimpse is obtained of No 31, Highfield to the right. Set back in its verdant garden it is a robust arts and crafts building with a characteristic collection of details such as a corner oriel window at first floor with brick buttress, curved brick door head, bay windows, areas of tile hanging, half timbering and crisp white joinery.
- 4.50** Opposite, the properties around Deacon Ridge are set well back, their main contribution being their roofs and chimney stacks. The scale of the buildings, their building line and materials are not significant features. The main characteristic of this area being the treed and landscaped bank in front. The manner in which the road is set down provides the scale to the space.
- 4.51** It is at this point that the gable of the Charles Amhurst Almshouses is framed by the high stone wall to the left which sets forward, and the gently curving random stone walls to the right. These walls are important elements in defining space and containing views, although those to the north are low in height, no more that 1 metre high. The gable and ornate barge-board of the almshouses is further framed by a significant group of trees beyond, which are in the back gardens of properties fronting the Green.
- 4.52** Looking back down the approach road, the building of 28 and 30 beyond, close the view, containing this part of the conservation area, but with the sharp bend indicating that this is indeed the exit from the area.

- 4.53** On cresting the rise the road turns to the left and moves round the buttress wall to Postillions garden. On turning the corner the view suddenly opens, focusing on the white corner buildings at the corner of High Street and Lower Green Road. the alignment of the road, front elevations of the Almshouses and Sunnyside also draw the eye past them to the first hint of The Green.
- 4.54** At this point skyline detail on the Almshouses and Sunnyside with their gable finials provide some subtle punctuation. One is now aware of the proximity of Postillions to the road, mirroring the closeness of the Almshouses, in contrast to other buildings on the approach and the different character. Moving beyond, and past this 'constriction' the view opens up to reveal the contrasting green areas in front of the Church and The Green itself.

The Green and Upper Church of St Peter

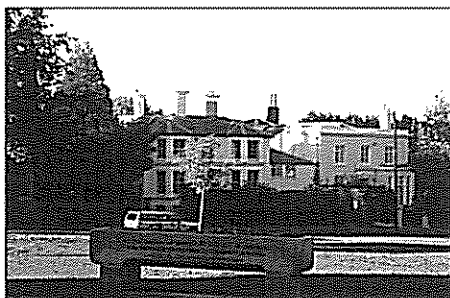
- 4.55** This area is somewhat of a contrast to the rest of the conservation area being a static space. it is a tranquil, open area with the feeling of space and where vistas of the three main approaches can be appreciated. The space, though, is well defined by high walls, fences and trees interspersed with larger isolated buildings.
- 4.56** On the northern side of the apex of The Green there is a clear edge in both directions. Approaching from the north along Lower Green Road the road suddenly narrows, almost squeezing between the bank of mixed indigenous trees to the right and the weather boarded corner of the cottages to the left. The first impression on entering The Green is one of green and trees with the overhanging trees on the west side in front of the Catholic Church Hall. The dominance of the horse chestnut tree on The Green, and on passing the corner the trees to the left (east) come into view. At this point the Camden Arms is glimpsed beneath the canopy of trees with perhaps the most dominating features being the no entry signs at the bottom of The Green and the petrol filling station at the top.



Camden Arms

- 4.57** From within The Green the general appearance is that of a loose arrangement of buildings, walls and trees. This, though, is pulled together as a coherent whole by the geometry of the central green space forming the visual focus to the space as well as the conservation area as a whole. The presence of high brick walls, fences and hedges tight to the back edge of pavements in front of the majority of buildings also provides a strong defining feature.
- 4.58** A further level of containment and scale is provided by the ever constant and important back- drop of trees. Many of these fine specimen trees in the gardens of properties around The Green are also important in providing reference points from other parts of the conservation area. These include species such as Wellingtonia, Scots Pine, Beech and lime.
- 4.59** The relatively high, and simple boundary treatments of properties to The Green provides something of a visual contrast to the commercial area immediately to the west.

- 4.60** On the western side of The Green are three large, imposing Listed Buildings. Two are two storey and white rendered. The Manor House is 3 storey red brick with a pleasant red brick stable block which abuts the white rendered commercial buildings of the central area. The space between the buildings, particularly between the Manor House and the stable block with the tree screen at the rear of the site fronting Woodhill Park, and the backdrop of fine specimen trees to this group of buildings are key to this more spacious part of the conservation area. The buildings are framed by further tree groups to the north and south.
- 4.61** The majestic group of lime trees in front of the Catholic Church Hall with sweet chestnut behind are an important group. The rather utilitarian architecture of the hall itself is generally hidden from view. On the eastern edge of The Green the buildings are generally smaller and of a more domestic scale. The terrace of three cottages exhibit a range of materials and window styles which perhaps reflects the alterations that have taken place over the years and converting from originally five units.
- 4.62** The infill Greenacres, although modern, generally respects the character. Alongside it is Pound Cottage a reminder of the old animal pound which the owner is compelled by law to leave as it is part of the Village Green. The new Pembury House is a large building. Its position, back from the Green renders its scale and presence acceptable.
- 4.63** This eastern group is complemented by the backdrop of trees, particularly beech, which help to frame The Green, provide a foil to the various buildings and fill in the gaps between buildings.
- 4.64** No 2, Amberleaze, is a turn of the century, brick and orange tile villa set amongst a verdant collection of mixed trees and shrubs, including Horse Chestnut, Yew and Conifers, all behind a high wooden fence. This prominent corner planting is an important feature, in contributing to the treed character of this part of the conservation area.
- 4.65** The northern part of The Green is much more open at the top, with the east-west road running through, and long views obtained to the west and to the east across to the Church tower. The panorama to the north from the elevated position of the War Memorial is one of trees, glimpses of houses on The Green and the trees beyond. The importance of The Green to the village is emphasised by the location of a name sign for the village, a small flower bed and a drinking trough, erected as a memorial to Margery Polley, who was burned at the stake at Tonbridge in 1555 during the Marian persecution.

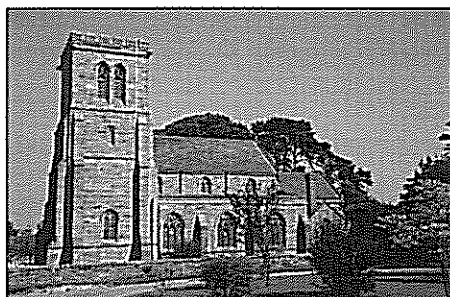


Memorial trough and Listed Buildings on The Green

- 4.66** Despite the attractive elements this part of the conservation area also contains some of its worst features, the more unfortunate for being located at the very centre of the area. The rather bleak entry and view into Camden Avenue is 'framed' by the flank walls of two rather indifferent developments, the side of No 5 High Street and the garage. The forecourt of the filling station is a key part of the conservation area. It is though, characterised by ill-defined pavements, parking areas and forecourt. Visually it is untidy, as well as being an area where vehicles and pedestrians are in potential conflict with each other due to lack of clarity. The area also suffers from a plethora of

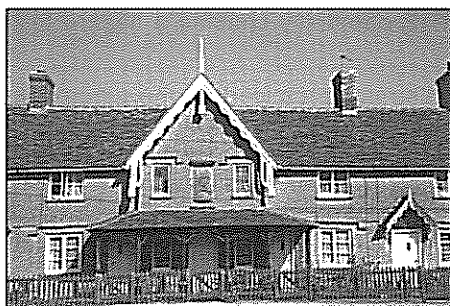
traffic signs, lights and other street furniture, uncoordinated in design and often seemingly placed randomly potentially causing a hazard to pedestrians.

- 4.67** The enclosure of the Green is also compromised by the amorphous frontage to the car park. The bus stop, height restriction, recycling area, ill defined edges all give an impression of lack of concern. The car park itself is functional and at least is contained by trees except where it adjoins the Camden Arms. Alongside the public toilets to the rear of the car park is a 'secret' footpath leading through to Chalket Lane beyond and a hidden development of flats.
- 4.68** The Camden Arms itself is originally 18th Century although much altered with some unfortunate external pipework and other flues and vents associated with the bar and kitchen areas. Although the building occupies a commanding position at the top of the Green it appears isolated. Probably due to the presence of the roads around it and the general clutter. At night it dominates though due to the high level of garish illumination under the eaves.
- 4.69** The gap between Amberleaze/Sunnyside and the walled garden to the Camden Arms, links the Green to the grassed and tree area in front of Camden Court, with the eye being drawn to the stone tower of the Church peeping above the trees in the background. The physical link though is marred by the large area of road surface at the junction of Hastings Road and Lower Green Road with its associated road markings, and the control boxes and other traffic signalling equipment.



Upper Church of St Peter

- 4.70** The green space in front of Camden Court affords a series of different angles and views of other buildings, back across the Green and through the trees with glimpses of buildings beyond. The silver birch trees provide a light foil to the rather severe row of conifers which separate it from the grassed area in front of the church. The war memorial, although located prominently within the area is seemingly cut off from it by a surrounding bed of shrub planting, and therefore addresses the road, turning its back on the green space.
- 4.71** Camden Court itself is a development which is generally well-maintained and seems to be the right scale of development appropriate for the treed space. The trees provide filtered views of the development itself.
- 4.72** Running off to the south, alongside Camden Court and beyond the conservation area is Chalket Lane which reinforces the landscaped context of the area by retaining many of its high banks and hedgerow trees. To the north, the green space is defined by Sunnyside, aptly named for its orientation and by virtue of its vibrant orange/red clay tile hanging.
- 4.73** The strong gable with its gable finial matches that on the central pedimented section of the almshouses nearby. The drop brackets and intricately carved barge boards are other exuberant details on this range of 18th Century buildings. The gable detail is reflected again in the series of porches with a 'rustic' canopy over the central section. Although modest buildings which have undergone some 'improvements' they are sited in a manner that renders them visible from both eastern and western approaches and therefore serve an important townscape function. The glimpsed view between Sunnyside and the Charles Amhurst Almshouses affords a view of the converted outbuilding and the large trees beyond.



Charles Amhurst Almshouses

- 4.74** The Almshouses and Postillions form a transition and exit to the eastern approach. They strongly define the corner of the space to Camden Court and the Church. Postillions is a large pleasant house of 19th Century origins, perpendicular to the road. It was formerly a shop.
- 4.75** Although the Church tower is visible from the Green, the building itself is somewhat physically separated from the centre of the conservation area. The strong line of trees with its post and wire fence, inhibit views across this area and breaks the green space into two sections, as well as divorcing the Church from the centre of the conservation area.
- 4.76** In the 1980s when the Church sadly lost its spire, it lost much of its landmark function and greater presence both to the conservation area and as a landmark feature from wider views. Moving beyond the church to the elevated graveyard, wider views of the countryside are obtained. Views back to the conservation area are typically screened by the trees surrounding the village.

5 Summary of Elements that contribute to Pembury Conservation Area's Special Character

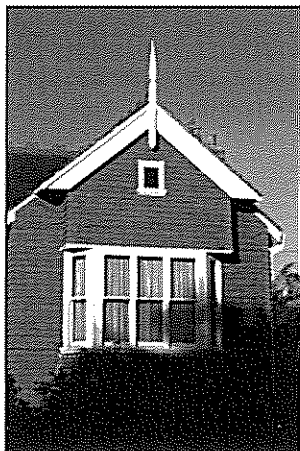
- 5.1** The detailed character appraisal has revealed several recurring themes. Whilst not intended as a definitive or ranked list, the following features are considered to make an important contribution to the character of the conservation area and consequently are worthy of preservation or, where appropriate, enhancement.

Variety of building materials

- 5.2** The conservation area exhibits a large range of building materials which are a key part of its character. Brick, tile, slate, render, boarding, painted brick are all present. Although there is no strong pattern the incidence of white render and white painted brick is more prevalent in the central, commercial part of the conservation area with brick and tile hanging in the more residential approaches.

Juxtaposition of style and age

- 5.3** The variety of building styles, and age of buildings from 18th century through to modern contribute to Pembury's character and reflect its incremental evolution. This variety is generally domestic in scale and character and forms a homogenous whole.



Sunnyside

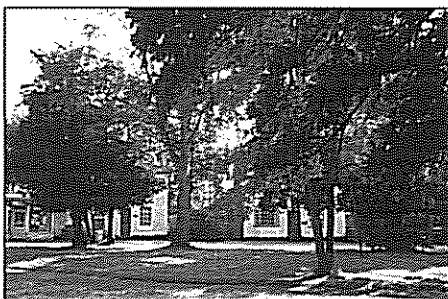
Contrast of spaces/density of buildings

5.4 It is possible to discern slightly different character areas viz:

- western - more textured development
- central core - tightly knit commercial heart, close grained development
- green - large spacious developments around greens
- eastern - narrow entry between walls/fences with open textured development behind

Green Spaces

5.5 The conservation area contains a high proportion of green spaces which contribute to the open character and should be retained. The larger more public areas are generally characterised by their openness, and presence of trees which allow views/glimpses under their canopies.



Looking south across High Street

Trees

5.6 Trees provide an important landscape framework, containing the conservation area. Within it they contain and enclose spaces, eg in defining The Green, enclosing the eastern and western approaches and framing entry points etc. Generally species are Yew, Scots Pine, Lime and Beech. A number of key specimen trees in and around The Green provide focal/reference points.

Chimneys

5.7 The skyline of the conservation area is punctuated by a number of chimney stacks. They are often characterised by intricate moulded rendering or corbelled brick detailing. The majority of chimney pots also still exist.

Boundaries Treatment

- 5.8** The Green and eastern approach are characterised by high brick walls, stone walls and close boarded fences. These provide an important element in enclosing those particular spaces. In the central area and western approach there is either an absence of front boundary treatment or small cottage gardens. These in turn are enclosed by a variety of low boundary treatments, stone walls, railings, picket fences etc allowing the buildings to dominate and define the space.

Containment

- 5.9** The existence of high walls, generally tight development and strong landscape framework provides a generally introverted character to the conservation area. This is further reinforced by the 3 gateways from East, West and North emphasising the containment of the conservation area.

Gateways

- 5.10** The routes into the conservation area are characterised by distinct gateways defined by trees, walls and buildings. The alignment of the road curving round or rising gently contributes to a sense of passing through a gateway and arrival in the village and conservation area.

6 Summary of Elements that detract from Pembury Conservation Area's Special Character and opportunities for enhancement

- 6.1** A number of general issues were identified which apply to several sites or buildings throughout the conservation area. Many of the site specific matters centre round the Green/commercial core and focused action in these areas would produce high impact improvements as well as reinforce the sense of place to the conservation area. Maintenance and enhancement will require close cooperation between all parties with an interest in the conservation area.

Car Parks

- 6.2** The prominence of a number of car parks detracts from the overall character of the area through loss of enclosure and poorly defined boundaries, rendering cars as dominant in the street scene. Poor quality surfacing materials and lack of maintenance lead to an untidy appearance. Consideration of layout, materials, lighting, pedestrian access and soft landscaping could improve the appearance of these areas considerably.

Boundaries

- 6.3** The conservation area is characterised by its boundary treatments which fall into general types in particular areas. These in turn subtly reinforce the characteristics of these areas. There are some existing boundary treatments that would benefit from attention, where they are either at variance with the local idiom or are in need of upgrading to reinforce the general character.
- 6.4** At No 21 High Street an area of tarmac is at variance with the treatment of the other three properties in the terrace. At the Catholic Church a broken fence detracts from the attractive tree bank. At Nos 21-25 Hastings Road the planting could be reinforced to maintain the sense of enclosure for the eastern approach.

Shopfronts

- 6.5** The character of the central area is strongly influenced by the retail uses in those buildings and the appearance of their shopfronts and advertisements. The majority of current shopfronts however, do not incorporate many of the basic principles of good design appropriate to a conservation area. There are

many examples of large areas of glazing down to ground level leaving no space for stallrisers. There is widespread use of perspex fascias, minimal use of details and generally a poor selection of materials.

- 6.6** New shopfronts should respect the principles of good design, whilst not being uniform in that design. Shopfronts must be seen as part of the building and therefore should reflect that, as well as respecting the wider context of the street or area. Better attention to shopfronts and advertisements would potentially go a long way to improving the image and attractiveness of the conservation area. In addition the appropriately designed and located litter bins in this area could help to alleviate problems of waste paper from food shops and takeaways.

Lighting

- 6.7** The colouring of the street light columns has been selected sympathetically, however, the level of illumination remains suitable for the now re-routed A21 rather than a quiet village. The lighting levels and selection of lamp columns could now warrant a re-appraisal balancing the need to reduce intrusion with an appropriate level of lighting to contribute to safety and may need to be increased in certain areas along footways where pedestrians might feel vulnerable.
- 6.8** Some advertising and floodlighting is particularly intrusive in what is generally a restrained lighting environment. In particular the fully internally illuminated fascia and projecting sign on No 10 High Street is excessive in an area where there are few other night-time businesses. Floodlighting of public houses, particularly the Camden Arms is intrusive.

Windows

- 6.9** One of the more extensive detractors from the conservation area is the number of replacement windows. Usually PVCu double glazed units which have a flat appearance, and which invariably alter proportions and configuration of the windows. An important part of the design of a building is its fenestration. Changing the style, material and dimensions of these can have a significant effect not only on the individual building but cumulatively on the character of the area.
- 6.10** There have been a significant number of replacements on existing buildings which have only a passing resemblance to the originals and have eroded the character of the area. The selection of windows on newer developments has not been given the attention that is required.

New Developments

- 6.11** It must be a concern that the design quality and attention to detail on recent developments have generally not respected the character of the conservation area. 1970s developments such as Sunhill Court and Camden Court have introduced large developments with indifferent results and have added little of positive value to the conservation area. This has been compounded by some of the more recent developments which have not served to preserve or enhance the character of the conservation area.
- 6.12** In the future closer attention must be given to producing developments that respect the character of the conservation area and those features that give Pembury its unique character. In particular close attention should be given to features now identified in this Appraisal including rooflines punctuated by chimneys, buildings lines, building scale and proportions and detail of fenestration, the quality of materials within the characteristic local variety as well as the spatial layout and landscaping of the spaces and boundaries.

Petrol Filling Station

- 6.13** This site is located at a prominent point in the conservation area. The colour of the canopy and the illumination are as reasonable as they could be. The building, particularly its elevation to Camden Avenue is bleak. The whole forecourt area, adjacent to the car park is untidy and confusing with ill-defined pavements, clutter of traffic signs, lights and other street furniture. This significance of this whole area including the top of The Green, in amenity as well as visual terms requires a radical and comprehensive improvement scheme to enhance this major detractor.

Maintenance and Detailing

- 6.14** In the main the conservation area, is tidy and its properties and spaces well maintained. A number of buildings and sites could, though, be easily improved through simple measures; painting and decorating for example at 20 High Street; tidying up of wall between 6-8 High Street and garden to National Westminster Bank, flank wall of Camden Arms and front of No 3 Lower Green Road.

Street Furniture Clutter

- 6.15** Clutter describes the combined effects of several objects placed in streets and spaces. This includes forecourt, signs, A-boards, traffic signs, lights, bus shelters and control boxes. Each individual piece of equipment or structure may have a useful purpose and in isolation can be acceptable. However, when seen in conjunction with other objects in the street, often placed haphazardly, only add to the overall impression of clutter as well as potentially causing a hazard to pedestrians.
- 6.16** Addressing the issue of clutter often involves several agencies and individuals and will need to examine the removal of redundant items, re-siting in less intrusive positions where possible and, grouping and coordination of remaining elements.

Telegraph Poles and Wirescape

- 6.17** The conservation area contains a number of telegraph poles some of which are sited in particularly obtrusive positions and detract from the character of the street scene. In particular, the one at the top of The Green, opposite the Camden Arms, Hastings Road outside No 23 and High Street outside No 20.

Planting Potential

- 6.18** A number of enhancement opportunities exist, in addition to those which address particular detractors, and which offer the potential to build on and strengthen the character of the conservation area.
- 6.19** A number of verges could be enhanced for example, the south side of Hastings Road; the narrow strip of land in front of wall to Pound Cottage/ Pembury House; the corner of the Catholic Church Hall, Lower Green Road; and rationalising the planting on the green to Camden Court and in front of St Peter's Church.
- 6.20** Masking of eyesores such as the car parks to the Humanist Housing Association developments, the view between 53 and 47 High Street and the driveways to No 51 High Street and the Village Hall would enhance the conservation area.
- 6.21** The sense of containment could be reinforced by planting up the edges of the conservation area for example south of the High Street adjoining Penn's Yard and the northern boundary with The Paddock.
- 6.22** The significance of the three gateways into the conservation area could be reinforced to enhance the identity of the area. In addition, localised improvements to paving and surfacing materials could enhance the area and potentially act as a traffic calming measure.

7 Next Steps

7.1 This character appraisal will assist the Borough Council's decision and policy making in the following ways.

- 1 Tunbridge Wells Borough Council Local Plan was adopted in March 1996 and will shortly be reviewed. This appraisal will feed into the review process and help in drawing up any new policies for the Pembury area.
- 2 The appraisal will help in the interpretation of Policy EN5 of the Local Plan. Under this policy, development must meet certain criteria in terms of preserving and enhancing the character and appearance of the conservation area in which they are situated.
- 3 The appraisal will form a basis and focus for any future enhancement proposals in the conservation area.

8 Further Information

8.1 For queries on Planning matters or general conservation advice you are encouraged to consult the Borough Council's Planning Officers who will be pleased to assist.

Telephone (01892) 526121
Fax (01892) 544746

Or write to Planning Services Manager
Town Hall
Royal Tunbridge Wells
Kent TN1 1RS

8.2 For enquiries regarding the Parishes of Benenden, Brenchley, Cranbrook, Frittenden, Goudhurst, Hawkhurst, Horsmonden, Lamberhurst, Sandhurst and Sissinghurst contact:

Telephone (01580) 712771
Fax (01580) 712649

Or write to Planning Services Manager
Cranbrook Council Offices
High Street
Cranbrook
Kent TN17 3EN

Pembury Conservation Area Key



Enclosure of space by buildings



Enclosure/partial enclosure of space by walls, fences etc.



Enclosure/partial enclosure of space by hedges, trees



Landmark – Key feature visible from many viewpoints



Focal Point – Significant element (e.g. building, trees) which forms the focus of a view



Vista – view stopped by significant feature



Rhythm – group of buildings with similar proportion or details



Landscape Framework – tree/shrub belt that makes a significant contribution to the structure and character of the conservation area



Locally important area of open space



Loss of enclosure

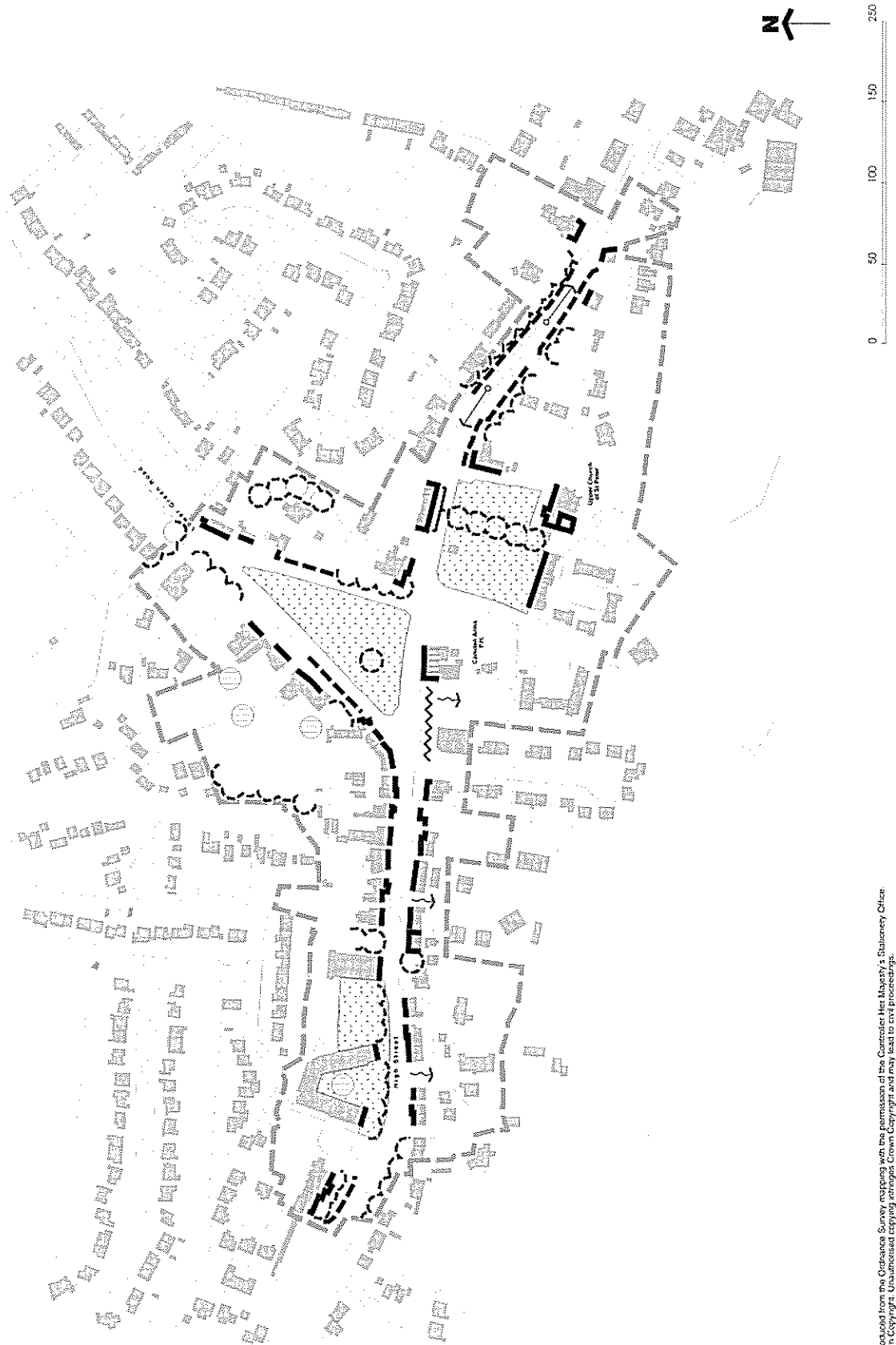


Intrusive elements



Conservation Area boundary (revised 1997)

Figure 3
Pembury Conservation Area



Reproduced from the Ordnance Survey mapping with the permission of the Controller Her Majesty's Stationery Office.
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Landscape Wales Borough Council LA 079012, 1996

10 Consultation

Introduction

This document has been prepared in accordance with the guidance set out in PPG12 regarding Supplementary Planning Guidance.

The relevant Local Plan Policies are set out in this document at section 2. The Supplementary Planning Guidance is intended to support these policies.

Consultation Process

The initial preparation of the document was through a working group made up of officers together with representatives from the Pembury Parish Council and other local individuals with particular skills/knowledge.

The process included a walkabout of the conservation area and a follow-up workshop session. The resultant informal draft was then subject to scrutiny and input from all members of the working group, together with other key officers.

The draft document was reported to the Borough Councils' Technical Services Board on 27 January 1998 and approved as the basis for public consultation.

The document was subject to public consultation for a period of 4 weeks in February 1998. The consultation draft was also reported to the Borough Councils' western area planning committee for comment, and was made available to all borough councillors.

Additionally those properties directly affected by proposed boundary changes were written to, informing them of proposals.

Finally, a three - day staffed exhibition on the appraisal was held in Pembury. The exhibition then remained on display in the local library until the end of the consultation period.

Response to Consultation

The responses to the consultation were reported to members at the meeting of the Borough Councils' Technical Services Board of 2 April 1998. The report details the responses received and outlines the proposed changes to the document where appropriate. The report and minutes of the meeting are available from the Council's Committee Section on request.

The appraisal was adopted as Supplementary Planning Guidance and the conservation area boundary modified as proposed.

Notices

Relevant notices were placed in the London Gazette 5 June 1998, and a local newspaper, in accordance with S70 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

