

Supporting Document BDA1

Survey of Material Composition of Existing Dwellings in Each Character Area

Plan No	House Name/ Plan Number	Roof					Front Elevation								Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era	
		Style:					Upper						Lower		Upper						P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow			
		Keg peg	Clay Tile	Slate	Colt tile	Conc-crete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights				
37	No 1,2,3		✓						✓				✓					✓			✓		N	F	T	1950s
38	No 3,4		✓						✓				✓					✓			✓		N	W	T	1950s
39	No 5,6,7,8		✓						✓				✓					✓			✓		N	O	T	1950s
40	No 9,10,11,12		✓				-	-	-	-	-	-	✓								✓		N	F	T/B	1950s

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43	No 11,12		✓						✓	✓			✓					✓			✓		C	O	S	1990s	
44	No 9,10		✓							✓			✓					✓			✓		C	O	S	1990s	
45	No 7,8		✓				✓		✓				✓			✓					✓		C	O	S	1990s	
46	No 5,6		✓				✓		✓				✓					✓			✓		C	O	S	1990s	
47	No 3,4		✓				✓		✓				✓					✓			✓		C	O	S	1990s	
48	No 1,2		✓				✓		✓				✓					✓			✓		C	O	S	1990s	

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85	No 1,2					✓							✓					✓			✓		P	H	S/B	1950S
86	No 3		✓						✓				✓					✓			✓		C	F	D	1950S
87	No 4-7					✓							✓								✓		P	F	T/B	1950S
88	Churchill House					✓			✓				✓					✓			✓		P	O	F	1950S
89	Kennedy House					✓			✓				✓					✓			✓		P	O	F	1950S
90	No 8,9,10					✓			✓				✓					✓			✓		C	F/H	T/B	1950S
91	No 11,12					✓			✓				✓					✓			✓		C	H	S	1950S
92	No 13,14					✓							✓								✓		P	W	S/B	1960S

Road Name: New Pond Road		BDA1 Survey Documentation														BNDP Supporting Documents Page 591											
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49	Telephone Exchange		✓										✓					✓		✓			N	H	D	1950s	
139	Gilden		✓						✓	(part)			✓							✓			P	H	CB	1960s	
140	Locks Cottage		✓						✓				✓					✓		✓			C	H	S	1960s	
141	New Pond Cottage		✓						✓				✓					✓		✓			C	H	S	1950s	
142	The Sunbeams		✓				✓	(part)	✓				✓					✓		✓			C	H	D	1940s	
143	Gable End		✓				✓						✓	painted		✓				✓			P	W	D	1940s	
144	Honey Bee House		✓				✓						✓	painted		✓				✓			C	O	S	1940s	
145	Campfield Cottage		✓				✓						✓	painted		✓				✓			P	O	S	1940s	
146	Rosedale		✓				✓						✓			✓				✓			C	H	D	1940s	
147	Woodfield					✓	✓						✓			✓				✓			P	H	D	1950s	
148	The Firs		✓				✓						✓			✓				✓			P	H	S	1950s	
149	The Cedars		✓				✓						✓			✓				✓			P	H	S	1950s	
150	? (Bungalow)		✓										✓	pebbledash						✓			N	W	B	1931	
151	The Holt			✓							colt			✓		colt				✓			N	H	H	1929	
152	Congregational Church			✓										✓						✓			P	H	H	1920s	
153	Brewers Shaw ?																										

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93	No 1,2		✓				✓						✓			✓					✓		C	H	S	1950s		
94	No 3,4		✓				✓						✓			✓					✓		N	F	S	1950s		
95	No5,6		✓				✓						✓			✓					✓		N	H	S	1950s		
96	No 7,8		✓				✓						✓			✓					✓		N	F	S	1950s		
97	No 9,10		✓				✓						✓			✓					✓		N	F	S	1950s		
98	No 11,12		✓				✓						✓			✓					✓		N	F	S	1950s		
99	No 13,14		✓				✓						✓			✓					✓		N	F	S	1950s		
100	No 15,16		✓				✓						✓			✓					✓		N	F/H	S	1950s		
101	No 17-20		✓				✓						✓			✓					✓		C	F/H	T	1950s		
102	No 21,22		✓				✓						✓			✓			✓				C	H	S	1950s		
103	No 22,23		✓				✓						✓			✓			✓		✓		C	F/H	S	1950s		

Road Name: Rolvenden Road																											BDA1 Survey Documentation													BNDP Supporting Documents Page 593											
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64	Wilbury Den					✓							✓					✓			✓		N	H	B	1950s																									
65	Nairn		✓				✓	✓					✓			✓	✓			✓	✓		N	H	D	1910s																									
66	Bushey House		✓				✓	✓					✓			✓	✓			+sash			P	H	D	1910s																									
67	Century Cottage					✓							Pebbledash								✓		P	H	B	1950s																									
68	Tudor Cottage	✓											✓										P	C	CB	1600s																									
69	Three Wishes		✓										✓								✓		P	F/H	D	1980s																									
70	Clock Cottage	✓					✓	✓					✓			✓	✓						P	F/H	S	1900																									
71	Grants Hill Cottages	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?																									
72	1/2 Chequer Tree Cottage	✓					✓						✓			✓				✓			C	H	S	1890s																									
73	Camellia House		✓				✓	✓					✓			✓	✓			✓			P	H																											
74	Broughton House		✓										Rendered							✓			N	H	D	1990s																									
75	Halcyon		✓				✓		✓				✓			✓				Alumin sq			P	F	D	1990s																									
76	Mayfield		✓				✓		✓				✓			✓				Alumin sq			P	H	D	1990s																									
77	?		✓				✓		✓				✓			✓				Alumin sq			P	H	D	1990s																									
78	White Stables	✓					-	-	-	-	-	-		✓							✓		P	H	D	1800s																									
79	Prettypmans Cottage		✓				✓	✓					✓			✓	✓				✓		P	H	D	1910																									
80	West Pullington	✓										Oak			Oak					oak			N	H	D	1910																									
81	Pullington House	✓					✓						✓			✓				+sash			P	H	D	1860																									
82	Highfield House		✓				✓						✓	(Stoneclad)		Concrete				Alumin.			P	H	D	1960s																									
83	Hengist House/Broadacres		✓						✓				✓					✓			✓	✓	P	H	D	1930s																									
84	The Penthouse		✓						✓	(Painted)			✓	(Painted)				Painted			✓		P	W	D	1930s																									

Road Name: Rothermere Close																												BDA1 Survey Documentation												BNDP Supporting Documents Page 594											
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104	Vere House					✓	✓						✓			✓				✓	✓		N	H/O	F	1970s																									
105	No 5-8					✓	✓						✓			✓				✓	✓		N	O	F	1970s																									
106	Harmsworth Court					✓	✓						✓			✓				✓	✓		N	O	F	1970s																									
107	No 10-11					✓	✓						✓			✓				✓	✓		P	O	S	1970s																									
108	No 12-13					✓	✓						✓			✓				✓	✓		P	O	S	1970s																									
109	No 14-15					✓	✓						✓			✓				✓	✓		P	O	S	1970s																									
110	No 16-17					✓	✓						✓			✓				✓	✓		N	O	S	1970s																									
111	The Fens					✓	✓						✓			✓				✓	✓		N	H	D	1970s																									
112	Cob Trees					✓	✓						✓			✓				✓	✓		N	H	D	1970s																									
113	22					✓	✓						✓			✓				✓	✓		N	F/H	D	1970s																									
114	No 20-21					✓	✓						✓			✓				✓	✓		P	O	S	1970s																									
115	No 18-19					✓	✓						✓			✓				✓	✓		P	O	S	1970s																									

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41	Rose Corner		✓							✓			✓						✓		✓	✓	C	O	S	1980s

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25	3 Cottages		✓				✓						✓			✓	✓			✓			P	F/P	T	1970
26	Orchard Court		✓										✓					✓					P	O	B	1980
27	The Bull Pub	✓					✓						✓			✓							N	F/P	D	1608
28	Wheelwrights	✓					✓						✓			✓	✓			✓			P	H/F	D	1900
29	Cornerways Cottage		✓										✓										C	H/F	B	1990
30	Old Sweet Shop		✓							Painted Timber									Painted Timber	sash			P	P	D	1850
31	Kitty Fisher		✓				✓						Pebble			Render				✓			C	P	D	1850
32	Cottages	✓							✓									✓		✓			P	P	T	1800
33	Gable Cottage	✓									✓		✓					✓					P	F/H	S	1930
34	Scout hut				✓									Natural					Natural	✓			P	H/F	B	1980
	Laurel House	✓								✓				✓				✓		sash			C	O	D	1900
	Wards Butchers	✓					✓							✓						sash			C	F	S	1900

Road Name: The Street (West)																										
BDA1 Survey Documentation													BNDP Supporting Documents Page 598													
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116	Limes		✓																	+ sash			p	F/H	D	1930s
117	Limes Barn	✓								Black										?			N	F	D	1930s
118	Knockers Outhouse		✓																				N	H	B	?
119	Knockers House		✓				✓									✓		✓	stained brown		✓	P	H	D	1950s	
120	Little Haywards		✓						✓	Brown						✓				✓		✓	P	H	D	1930s
121	Oak Priors		✓						✓							✓				Alumin		✓	P	F/H	D	?
122	Millers Meadow		✓						✓									✓		✓			P	H/F	D	1950s
123	Roman Way		✓				✓		✓									✓		✓			N	H/F	D	1930s
124	Corner Cottage	✓																			Lattice	C	O/H	T	?	
125	The Parsonage		✓				✓		✓									✓		✓			?	H	D	1890
126	The Barn House	✓																			✓	C	H	D	1900	
127	Parsonage Farm	✓																		✓			?	H	D	1900
128	Hemsted Oaks		✓				✓											Render		✓			P	H/F	D	1960s
129	Little House		✓				✓									✓				✓			P	H/F	D	1970s
130	Amberley		✓				✓									✓				✓			P	H/F	CB	1970s
131	Redwood		✓				✓									✓				✓			N	F/H	D	1970s
132	Oakside		✓						✓	Painted										✓			P	H	D	1970s
133	Lake House		✓						✓	Painted								Painted		✓			P	H/F	B	1970s
134	Barefield		✓															✓		Alumin			P	H	CB	1980s
135	Field	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	F/H	-	?
136	Spring Cottage		✓				✓		✓									✓		Square			C	H	CB	1970s
137	?		✓							Oak wb				Oak wb									?	F/H	D	?
138	Old Manor House	✓					✓		✓							✓		Render		✓		✓	P	F/H/W	D	1760

Road Name: The Green & Fuggles Court																												BDA1 Survey Documentation										BNDP Supporting Documents Page 599									
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50	Memorial Hall	✓											✓							✓		✓	P	O	D	1908																					
51	No 1,2		✓						✓			Colt	✓			Colt				✓			C	O	CB/S	1980s																					
52	No 3,4		✓						✓			Colt	✓			Colt				✓			C	O	CB/S	1980s																					
53	No5,6,7		✓						✓			Colt	✓			Colt				✓			C	O	CB/T	1980s																					
54	Ash Lawn	✓											✓					✓		✓			P	H	D	1869																					
55	Oakdale	No access							✓																	1960s																					
56	Primary School	✓																✓	+ stone	✓			P	P	D	1861																					
57	The Grange		✓				✓		✓		✓		✓					✓		✓			P	F	S	1950																					
58	The Old Vicarage		✓				✓						✓			✓				✓			P	H	D	1810																					
59	The Rectory	✓							✓				✓			✓					✓		N	O	D	1960																					
60	Vicarage Coach Hse		✓				✓				✓		✓					✓			✓		P	W	CB	1960s																					
61	Timbers		✓										✓			✓					✓		P	H	CB	1980s																					
62	?																					P	O	CB	1980s																						
63	Old Livery Stables	✓									✓		✓							oak		✓	P	F	D	1600s																					

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154	Burnt House	✓					✓						✓							Sash			P	H	D	1910s	
155	Scribbins	✓								✓			Painted			✓						Oak	C	H	D	1900s	
156	Little Wlakhurst	✓								✓			✓	✓								✓	C	H	D	1890s	
157	No1		✓						✓				✓						✓	✓			C	H	S	1920s	
158	No2		✓						✓				✓						✓	✓			N	O	S	1920s	
159	No3		✓						✓				✓						✓		✓		N	O	T	1930s	
160	No4		✓						✓				✓						✓		✓		N	O	T	1930s	
161	No5		✓						✓				✓						✓		✓		C	O	T	1930s	
162	Rose Cottage (No6)		✓						✓				✓						✓	✓			N	F	T	1930s	
163	No7		✓						✓				✓						✓	✓			N	H	T	1930s	
164	Butterfly Cottage (No8)		✓						✓				✓						✓	✓			P	H	T	1930s	
165	Tamara					✓								✓					✓	✓			N	H	B	1950s	
166	The Oast	✓							✓				✓						✓		✓		P	H	D	1800s	
167	Brick Kiln	✓					✓						✓						✓	✓			C	H	D	1800s	
168	Two Ponds	Flat Roof								Stained			✓							Stained	Grey metal			N	H	D	2000
169	Feoffe Cottages 1-6	✓					✓						✓			✓				✓			C	H	T	1800s	
170	Old Tiles	✓							✓				✓						✓		✓		P	H	D	1950s	
171	Havering House					✓	✓						Render			✓				✓			P	H	D	1970s	
172	Pine Cottage	✓							✓				Painted						✓	✓		✓	C	F/H	D	1890s	
173	Weald Barn	✓							Black					Black					Black	✓			C	H	D	1950s	
174	Walkhurst Lodge	✓					✓							✓		✓				✓			C	H	D	1890s	
175	Pelham		✓				✓						Painted			✓				✓		✓	C	H	D	1950s	
176	Yew Tree House	✓					✓						✓			✓				Sash			N	H	D	1800s	

Road Name: Goddards Green Road (Part 1), East End																											
BDA1 Survey Documentation														BNDP Supporting Documents Page 601													
Plan No	House Name/ Plan Number	Roof					Front Elevation								Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era		
		Style:					Upper							Lower			Upper							P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow	
		Kegpeg	Clay Tile	Slate	Colt tile	Conc- rete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/boar d	Timber (Tudor)	Other timbe r	Brick	White w/boar d	Other timbe r	Hanging clay tile	Hanging ornate clay tile	Brick	White w/boar d	Painted casement	PVC	Leaded lights					
9	1		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s	
9	2		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s	
17	Millfield		✓						✓				✓					✓			✓		P	H	S	1960s	
17	High View		✓						✓				✓					✓			✓		P	H	S	1960s	
18	Empty 1		✓						✓				✓					✓			✓		P	H	S	1960s	
18	Empty 2		✓						✓				✓					✓			✓		P	H	S	1960s	
19	Barn Conversion		✓							Natural			✓						Natural	Stained			N	H	D	2000	
20	Trekker					✓							Render					Render		✓			p	H	D/B	1930s	
22	In Hosp Grounds		✓						✓				✓					✓			✓		C	H	D	1950s	
23	St Margaret's Chapel	✓											✓					✓		Lattice			N	F	D	1880s	
24	St Margaret's Cottage			✓					✓				✓					✓		✓	Lattice		N	F	D	1880s	
25	Windmill Cottage		✓				✓						✓						✓	✓		N	H	D	1800s		
1	Woodlands		✓				✓						Render							✓			C	H	D	1930s	
2	Bayeux		✓						Render				Render					Render		✓			P	H	D	1930s	
3	Red House Farm	✓	✓						✓				Render					Render		✓			C	H	D	1700s	
4	Red House Barn	✓								Oak w/b			Oak		Colt			Oak w/b	Stained			N	H	D	1700s		
5	The Red House	✓					✓	✓					Clay tile			✓	✓			✓			C	H	D	1700s	
6	?		✓										✓					✓		Stained			C	H	B	1950s	
7	Apple Trees				✓						Colt Tile								Colt Tile	✓			P	H	B	1950s	
8	Oak Trees	✓											✓										P	H	D	1930s	
9	Old Eaton House	✓					✓						✓			✓		✓		✓			cSeptember 2020		D	1800s	
10	Eaton Barn	✓								Black									Black	Black			C	H	D	1800s	

[illegible]

Road Name: Goddards Green Road (Part 2), East End																											BDA1 Survey Documentation										BNDP Supporting Documents Page 603									
Plan No	House Name/ Plan Number	Roof					Front Elevation										Side elevation					Windows				Boundary Treatment	Other/ Comment	Built era																		
		Style:					Upper										Lower					Upper						P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow																
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights																								
16	Goddards Green Oast	✓							✓				✓					✓			✓		P	F	D	1850s																				
17	Goddards Green Barn	✓								Black				Black					Black	stained			N	H	D	1850s																				
18	The PackHouse	Derelictshell																																												
19	Eaton Cottage	✓								✓				✓					✓	✓			C	O	S	1850s																				
20	Finnigan Cottage	✓								✓				✓					✓			✓	C	F	S	1850s																				
21	5	✓					✓						✓			✓	✓					✓	C	H	T	1850s																				
22	4	✓					✓						✓							✓			C	F	T	1850s																				
23	3	✓					✓						✓							✓			C	F	T	1850s																				
24	2	✓					✓						✓							✓			C	F	T	1850s																				
25	1	✓					✓						✓					Render		✓			C	F	T	1850s																				
26	Un-named house		✓										✓					Render		stained		✓	N	F	B	1850s																				
27	Hemsted Lodge				✓		-	-	-	-	-	-			Colt	Colt				✓			P	H	B	1930s																				
28																																														

Road Name: Green Lane, East End																										
BDA1 Survey Documentation															BNDP Supporting Documents Page 604											
Plan No	House Name/ Plan Number	Roof					Front Elevation									Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era
		Style:					Upper						Lower			Upper							P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow	
		Kegpeg	Clay Tile	Slate	Colt tile	Conc-crete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/boar d	Timber (Tudor)	Other timbe r	Brick	White w/boar d	Other timbe r	Hanging clay tile	Hanging ornate clay tile	Brick	White w/boar d	Painted casement	PVC	Leaded lights				
4	Cleveland Farm House	✓								✓				✓					✓			✓	N	H		1880S

Road Name: Mockbeggar Lane, East End																												BDA1 Survey Documentation										BNDP Supporting Documents Page 605									
Plan No	House Name/ Plan Number	Roof					Front Elevation										Side elevation					Windows				Boundary Treatment	Other/ Comment	Built era																			
		Style:					Upper						Lower				Upper								P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow																				
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights																									
1	Tree Tops		✓				-	-	-	-	-	-	✓					✓		✓			N	W	CB																						
2	Walden					Felt	-	-	-	-	-	-		Stained						✓			N	H	Shed	2000																					
3	Trump Farm					✓	✓						✓					✓			✓		N	H	B	1970s																					
4	Park House		✓				✓						Render			✓				✓			C	H	D	1990s																					
5	New Mockbeggar		✓						Render				Render					Render		✓	✓		C	H	B	1960s																					
6	Wynmere		✓										Render						✓		✓		N	H	B	1970s																					
7	Corydon		✓		Voltaic panels				Render				Render					Render		Stained			C		D																						
8	Hoads Brook					Fibre				✓									✓	✓			C	H	D	1970s																					
9	1		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s																					
10	2		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s																					
11	3		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s																					
12	4		✓						✓				✓					✓			✓		P	H/F (c/l)	S	1960s																					
13																																															

Plan No	House Name/ Plan Number	Roof					Front Elevation									Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era	
		STYLE:					Upper						Lower			Upper				P = Porch C = Canopy N = None				H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow		
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights					
53	Copper Beeches					Fibre cement	✓					Render			✓				Black metal square			C	H	D	2010		
54	3 Victoria Cottages	✓					✓					✓			✓				✓			C	O	T	1850s		
55	2 Victoria Cottages	✓					✓					✓			-	-	-	-	✓		✓	C	H	T	1850s		
56	1 Victoria Cottages	✓					✓					✓			✓				✓		✓	C	H	T	1850s		

Road Name: Wood Lane		BDA1 Survey Documentation														BNDP Supporting Documents Page 607											
Plan No	House Name/ Plan Number	Roof					Front Elevation								Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era		
4		Style:					Upper							Lower			Upper							P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow	
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights					
		1	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		2	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		3 Harcourt House	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		4 Addington Lodge	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		5	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		6	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		7	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
		8	✓						✓				✓					✓			✓		P	H/F (C/L)	S	1960S	
	flats 1a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	2a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	3a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	4a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	5a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	6a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	7a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	
	8a					Fibre Cement			✓				✓					✓			✓		C	O	F	1970S	

Road Name: Chapel Lane, Iden Green																												BDA1 Survey Documentation												BNDP Supporting Documents Page 608											
Plan No	House Name/ Plan Number	Roof						Front Elevation										Side elevation						Windows				Boundary Treatment	Other/ Comment	Built era																					
		Style:						Upper							Lower			Upper									P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow																						
		Kegpeg	Clay Tile	Slate	Colt tile	Conc-crete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/boar d	Timber (Tudor)	Other timbe r	Brick	White w/boar d	Other timbe r	Hanging clay tile	Hanging ornate clay tile	Brick	White w/boar d	Painted casement	PVC	Leaded lights																													
	Hope Cottage		✓				✓						✓			✓				✓			C	H	S	20thC																									
	Holly Villas		✓				✓						✓			✓				✓			C	F	S	20thC																									
	Tumbledown Cottage		✓				✓			✓				✓					✓	✓			N	H	D	20thC																									
	Chapel Cottage		✓				✓						✓			✓				✓			C	H	D	20thC																									
	Ryecroft	✓							✓					✓						✓			N	H	D	19thC																									
	Firle Cottage		✓															✓		✓			N	H	D	19thC																									

Road Name: Coldharbour Road, Iden Green																											BDA1 Survey Documentation										BNDP Supporting Documents Page 609									
Plan No	House Name/ Plan Number	Roof					Front Elevation										Side elevation					Windows				Boundary Treatment	Other/ Comment	Built era																		
		Style:					Upper							Lower			Upper								P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow																			
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights																								
	Claremont Place Cottages x 3	✓							✓				✓					✓		✓			N	F	T	19thC																				
	Hague Cottage	✓								✓			✓					✓	✓	✓			N	H	S	19thC																				
	Thorn Cottages x 3	✓					✓						✓			✓		✓		✓			N	H	T	19thC																				
	Forge Cottage		✓					✓					✓					✓			✓		N	H	S	20thC																				

Road Name: Iden Green Road, Iden Green																										
BDA1 Survey Documentation													BNDP Supporting Documents Page 610													
Plan No	House Name/ Plan Number	Roof					Front Elevation								Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era	
		STYLE:					Upper							Lower		Upper										
		Kegpeg	Clay Tile	Slate	Colt tile	Conc-crete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/boar d	Timber (Tudor)	Other timbe r	Brick	White w/boar d	Other timbe r	Hanging clay tile	Hanging ornate clay tile	Brick	White w/boar d	Painted casement	PVC	Leaded lights				
	Oak Cottage	✓								✓			✓						✓	✓			C	H	D	19thC
	Chaucer Cottage		✓				✓						✓			✓				✓			C	H	D	20thC
	Wycherleys		✓					✓					✓					✓		✓			C	F	D	19thC
	?		✓							✓				✓					✓	✓			C	H	D	19thC
	Beaufort Cottage		✓				✓						✓			✓					✓		N	O	D	20thC
	Seerose Cottage	✓								✓			✓						✓		✓		C	O	S	19thC
	Holly cottage	✓								✓			✓						✓	✓			C	O	S	19thC
	Ivy Cottage			✓						✓			✓						✓	✓			C	H	D	19thC
	OakfieldCottagex10		✓						✓				✓					✓			✓		N	O	S	20thC
	Sunnyview						✓						✓			✓				✓			C	H	D	19thC
	Oakfield Cottage		✓						✓				✓					✓			✓		N	H	B	20thC
	Pavilion		✓							✓				✓					✓	✓			N	H	Hall	20thC
	The Old Stores			✓						✓			✓						✓	✓			N	O	S	19thC
	The Old Post Office			✓						✓			✓						✓	✓			N	O	S	19thC
	Church								✓				✓					✓			✓		C	H	D	20thC
	Merlin Cottage			✓			✓						✓			✓				✓			N	O	D	19thc
	1/2 Coveney Cottage (x 2)	✓								✓				✓					✓	✓			N	H	S	18thC
	Well House								✓				✓					✓		✓			C	H	D	20thC
	Oakleigh								✓				✓					✓		✓			C	H	D	20thC
	Lilac Cottage	✓								✓				✓					✓	✓			C	O	S	18thC
	Cobwebs Cottage	✓								✓				✓					✓			✓	C	H	D	18thC
	NudernCottagesx5									✓				✓					✓		✓		N	F	T	20thC
	The Cottage	✓								✓				✓					✓	✓			N	H	S	18thC
	Cotton Cottage	✓								✓				✓					✓	✓			N	H	D	19thC

September 2020

Road Name: Standen Street, Iden Green

Plan No	House Name/ Plan Number	Roof					Front Elevation										Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era
		Style:					Upper							Lower			Upper							P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow	
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights					
	Bramble Cottage		✓						✓				✓					✓			✓		P	H	D	20thC	
	Field House		✓						✓				✓					✓			✓		P	H	D	20thC	
	The Manse		✓				✓			✓			✓					✓		✓			P	H	D	20thC	
	2 Benenden View		✓										✓					✓			✓		P	O	D	20thC	
	Mabel House		✓				✓						✓					✓			✓		P	O	D	20thC	
	Hillcrest		✓							✓				✓					✓	✓			N	H	D	20thC	
	White Lea		✓							✓				✓					✓	✓			N	H	B	20thC	
	Marzil		✓						✓				✓					✓			✓		P	O	B	20thC	
	Trebarwith		✓						✓				✓					✓			✓		P	O	B	20thC	
	Maxbar		✓						✓				✓					✓		✓			P	H	B	20thC	
	The Stocks		✓						✓				✓					✓			✓		P	H	B	20thC	
	Duncton Mayes		✓						✓				✓					✓			✓		P	H	B	20thC	
	The Heathers		✓						✓				✓					✓			✓		P	H	B	20thC	
	Lynwood		✓						✓				✓					✓			✓		P	H	B	20thC	
	1 Vivyan Cottages		✓						✓				✓					✓			✓		P	H	S	20thC	
	2 Vivyan Cottages		✓						✓				✓					✓			✓		P	H	S	20thC	
	3 Vivyan Cottages		✓									✓	✓					✓			✓		P	O	T	20thC	
	New ivyan Cottages		✓						✓				✓					✓			✓		P	H	T	20thC	

Plan No	House Name/ Plan Number	Roof					Front Elevation									Side elevation				Windows				Boundary Treatment	Other/ Comment	Built era
		Style:					Upper					Lower				Upper							P = Porch C = Canopy N = None	H = Hedge F = Fence O = Open P = Path W = Wall	D = Detached S = Semi-Det. T = Terraced F = Flats B = Bungalow CB = Chalet-bungalow	
		Kegpeg	Clay Tile	Slate	Colt tile	Concrete	Hanging clay tile	Hanging ornate clay tiles	Brick	White w/board	Timber (Tudor)	Other timber	Brick	White w/board	Other timber	Hanging clay tile	Hanging ornate clay tile	Brick	White w/board	Painted casement	PVC	Leaded lights				
	10 New Vyvyan		✓						✓				✓								✓		C	F	T	20thC
	11,12 Vyvyan Cottages x 2		✓									✓						✓			✓		C	H	F	20thC
	1-8Medway Cottages x8		✓				✓						✓			✓					✓		C	H	S	20thC

Supporting Document BDA2

**2018 Review and Factual Update of TWBC Benenden and
Iden Green Conservation Areas Appraisal Document 2005**

2018 Review and factual update of TWBC Benenden and Iden Green Conservation Areas Appraisal Document 2005 by the Benenden Neighbourhood Development Plan Design Group.

Benenden

The Benenden Neighbourhood Plan Design Group have reviewed the adopted Conservation Area Appraisals for Benenden and Iden Green. The Review has concluded that the settlement evolution, form, landscape setting and character appraisals remain appropriate and relevant to the Benenden Neighbourhood Development Plan.

However, various buildings have changed their use, name or state of repair and this background paper sets out such factual updates using the notation of the adopted appraisal.

Clause 5.18 — The clause refers to ‘recent’ new housing in St George’s Place. The references to ‘recent’ should be omitted.

Clause 5.20 — The clause should be replaced with the following wording: ‘There is then the Benenden Community Shop, including Post Office facility, fronting Poplars, with sash windows, various shaped tile hanging and large chimney stacks. Opened in early 2017 after an extensive refit, this is a busy little shop with café serving drinks and snacks and now provides a real community hub for both locals and passers-by. The forecourt outside affords an additional seating area beneath a protective canopy. The Poplars sits back from the road and has white weatherboarding cladding. The gap between it and the newly opened manicure salon, Westfield House, allows glimpses further northwards to roofscapes beyond of a small development of bungalows and the trees in the background, primarily oak and Scots Pine. This is one of the few important gaps in the otherwise complete frontage to The Street. Whilst trees behind, and others on the northern edge, are outside the Conservation Area, they are nevertheless important to the setting.’

Clause 5.21 — The hairdressing shop has been replaced by a manicure salon.

Clause 5.27 — The clause should be replaced with the following wording: ‘On the south side is the former public house, The Kitty Fisher, formerly the King William IV, which has been converted to a private residence. A new timber and chainlink fence, with laurel hedge intertwined, now bounds the former pub car park. The building itself is of 17th century origin; re-fronted in the mid-19th century. It is tile-hung at first floor and rough-rendered at ground floor. There is a series of muted-grey painted casement windows.
(The photograph shown below this clause should be replaced with a current one and the reference to the King William IV removed.)’

Clause 5.28 — The reference to the public house in the clause should be changed to ‘the former public house’.

Clause 5.34 — The reference to Baldwin’s General Store should be changed to ‘the former Baldwin’s General Store’.

Clauses 5.39 and 5.42 — The reference to Collingwood Grange and Collingwood House should be changed to ‘The Grange’.

Clause 5.46 — The reference to ‘a new development’ should be replaced by ‘two bungalows’.

Clause 5.51 — The reference to the planting to the edge of the recreation ground requiring much needed containment should be changed to include the following text: ‘The trees planted on the northern edge of the recreation ground provide much needed containment to the ground, although consideration should be given to low hedge planting in order to prevent balls being kicked on to the main road from the recreation ground. With the completion of the new Primary School, the containment of the area will become more significant when parents will make use of the area after school hours. A low hedge could also be considered for the edge of the car park in front of the village hall as it is rather open and ill-defined. The views, though, across the recreation ground to the white boarding to the flank of the vicarage, the old vicarage and church tower, are an important aspect of the Conservation Area. This is punctuated by the significant oak tree on the south side of the road, which is a major component of the village setting.’

Clause 6.1 — The reference to Collingwood House should be changed to ‘The Grange’.

Clause 7.1 — The reference to ‘fairly recent’ installation of kerbs should be replaced by ‘previous installation’, and the reference to the placing of white bollards removed altogether.

Clause 7.2 — The clause should be replaced with the following wording: ‘The Bull car park remains an open feature on to The Street but the front paved garden is now bounded by a picket fence, and is more in keeping with the general street scene than the previous openness of the pub frontage, which was at odds with the containment elsewhere in the area.’

Clause 7.3 — The clause should be replaced by the following wording: ‘There has been an improvement in the appearance of this building over the last few years, although the characteristic forge building behind, appears to be an under-utilised building offering an opportunity for re-use and therefore enhancement of the Conservation Area.’

Clause 7.4 — The garages to the rear of the Poplars have been renovated from their previously reported semi-derelict appearance.

Clause 7.7 — The reference to the King William IV public house should refer to the ‘former’ King William IV public house.

Clause 7.12 — The reference to the large white wheelie bins being a particularly obtrusive feature should be removed from the clause.

Clause 7.13 — The reference to ‘one or two plastic’ windows should now be replaced by ‘many uPVC’ windows.

Iden Green

The Benenden Neighbourhood Plan Design Group have reviewed the adopted Conservation Area Appraisals for Benenden and Iden Green. The Review has concluded that the settlement

evolution, form, landscape setting and character appraisals remain appropriate and relevant to the Benenden Neighbourhood Development Plan.

However, various buildings have changed their use, name or state of repair and this background paper sets out such factual updates using the notation of the adopted appraisal.

Iden Green Road/Mill Street

Clause 8.9 — There are three mature oak trees, not one as previously stated.

Clause 8.12 — The following information should be added — ‘Within the front garden of The Cottage, a small wooden structure has been erected. It has white weatherboarding cladding and has a pitched roof with clay tiles. It has long narrow windows and is believed to be for future use as an office. Efforts have been made to help it blend in with the design of The Cottage.’

Clause 8.15 — It should be noted that 1 and 2 Coveney Cottages are Listed Buildings.

Clause 8.19 — The white-painted garage now has stained timber doors and facility for storage above.

Clause 8.20 — The Old Stores and Post Office building has undergone an extensive renovation in 2017-18 , and now comprises two dwellings. There is now a close-boarded, low fence containing the garden, to the side of the Old Post Office.

Clause 8.23 — The boundary treatments in Oakfield Cottages should be changed to ‘The wide entrance to Oakfield Cottages is bounded on the left by hedging, covering chain-linked fencing, containing the garden of the bungalow. Because of this, the garden is not visible from the road. The entrance on the right is bounded by low, close-boarded fencing.’

Clause 8.27 — The following should be included in the text: ‘Sunny View now has a modest rear extension, built of brick with hung tiles on the upper elevation and with a slate-tiled roof. The side of the house, extension and garden to the rear are all now bounded by close-boarded fencing, bordering the recreation green.’

Clause 8.29 — The following text should be added: ‘Beaumont Cottage now has a large brick-surfaced forecourt, open to the road.’

Clause 8.32 — The following text should be added: ‘although, the fencing has been softened in appearance by the growth of climbing roses and honeysuckle tumbling over the fence.’

Coldharbour Road/Chapel Lane

Clause 8.47 — The first sentence should be replaced by: ‘Where the recreation ground borders Chapel Lane, there is a line of tall conifer trees which are not unusual in the area. From Chapel Lane, they are not visible because of intermingling, deciduous trees.’

Clause 8.53 — The last two sentences should be omitted.

Clause 8.54 — This clause should be replaced by the wording: ‘On the north side is the garage to Ryecroft. The hedges then close in again, opening out on the south side to Chapel Cottage, which has a balcony on the first floor and is quite visible. It has brown window frames and a gate facing onto the lane. At the end of the garden there is a double garage with accommodation above, under a tiled, pitched roof. Directly adjacent is a single garage with a flat roof. A short, wide drive serves both garages’ access to the lane. Looking back, there are views of Claremont Place with a stand of trees beyond, and the Culpeppers timbered house.’

Supporting Document BDA3



Benenden Character Assessment June 2018, updated May 2020

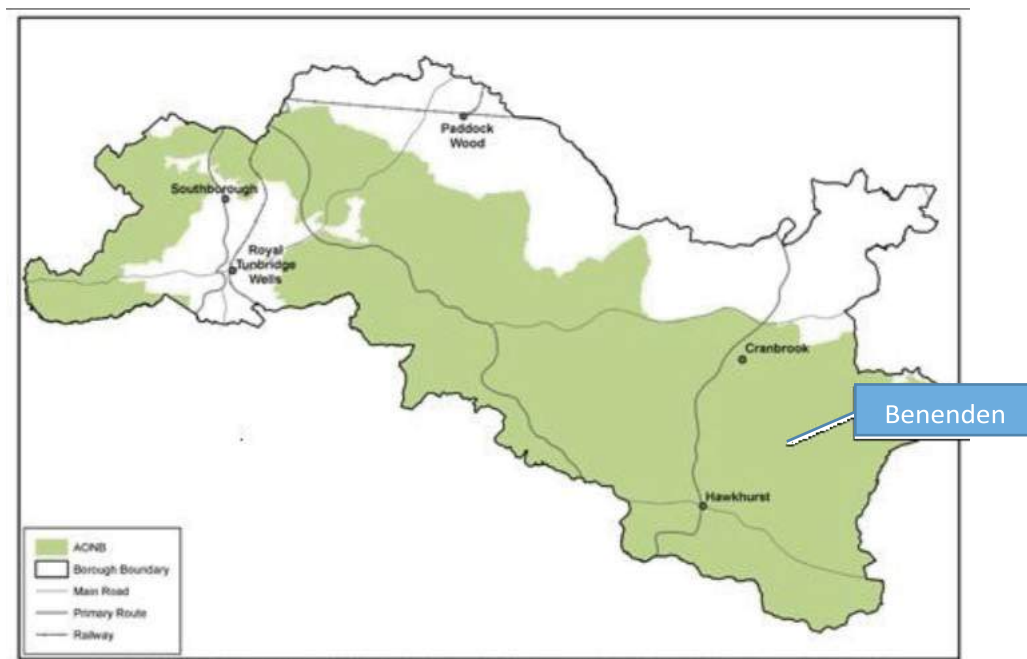
Introduction

The Benenden Character Assessment is a document which identifies the individual characteristics of the various parts of the parish. It is intended that it is used to assist prospective developers in preparing their designs for planning applications, and as a guide to help with providing pertinent information regarding the design of any new development, so that it blends into the surrounding countryside, which is a designated Area of Outstanding Natural Beauty. It has been established through discussions at village meetings that most people would like to see any new development spread throughout the parish in the many 'dens' that have been established over many years, in small clusters appropriate to the area. It is clear that the government are dictating that much larger developments are necessary to provide much needed housing throughout the country. To that end, Tunbridge Wells Borough Council are proposing that larger developments are confined to the expansion of existing settlements and the Benenden Neighbourhood Development Plan has therefore concentrated the Character Assessment around the three main settlements in the parish.

These are: **Character Area 1: Benenden Village**
 Character Area 2: Iden Green
 Character Area 3: East End.

Overview of Neighbourhood Area

The Parish of Benenden is situated within the High Weald Area of Outstanding Natural Beauty, surrounded by undulating countryside, wooded valleys or Shaws, narrow Gills (valleys) and fields bounded by hedgerows. Villages and hamlets are generally built on ridges or higher ground but there are also historic parklands with large estates such as Benenden Girls' School. It is equidistant from Tunbridge Wells, Maidstone and Ashford being approximately 18 miles from each conurbation although it is in the Borough of Tunbridge Wells. There are many small hamlets or 'Dens' which are scattered around the parish.



Historic Development

The area entered a period of importance in the 14th Century with the iron industry and later cloth making, although these industries moved to the north of England in the 18th Century. In the 19th Century, hop growing and drying were the main industries of the area with new varieties of Goldings and Fuggles introduced. In 1835 there were 24,000 acres of hops being grown in Kent with one of the highest concentrations of hop production in the area of the High Weald, including Benenden.

The existence of many oast houses in the parish is testament to the scale of the hop growing industry in this area. The area was dominated in the 20th Century by the farming of fruit, hops, and the grazing of cattle and sheep, and arable farming.



Map of Benenden around the early 20th century

Character Area 1: Benenden Village

General overview of character

The general village street scene is one of old Kent peg-tile-roofed, mainly brick-built, cottages and houses of differing shapes, sizes and form with hedgerows, gardens, small and large trees, giving a very rural feel. Behind the main building line, there are some newer developments which are generally out of sight from the main road. These developments consist of bungalows, newer housing and some flats. There are notable buildings including St George's church, the Village Hall, the Memorial Hall, the Bull public house, the village shop, the butchers shop, the physiotherapist and the manicure parlour.



Cottages on the Green



St George's Church



Benenden Village Hall



Memorial Hall



Village Shop and Cafe



The Bull Inn



Butcher's Shop

Layout

The village has evolved over hundreds of years and has a very varied layout with some houses being built straight on to the footway, some set slightly back from the road with a small garden at the front and some set well back from the road with large front gardens, giving the village its irregular character.



Varying size and form



House opening onto the footway

There are several private access roads leading off the main road to small developments to the rear of the main ribbon development. All the building plots vary in size and shape. Some are wide, some narrow, some long and some short.



Private access to Barn behind houses on The Street



Access road to bungalows behind houses on the Street

The former Church of England village primary school evolved around the village green and was situated in various buildings, although a new primary school has been constructed on the outskirts of the village.



Former main primary school building



Former school building catering for school lunches

After years of planning, with many differing local opinions about the location of the new Church of England primary school, construction work commenced in 2018 and was completed in readiness for the September 2019 intake of children. The new facilities were heralded as a masterpiece and the staff could now teach in bright new classrooms without the continual problems of dilapidated rooms of insufficient size, and they could now enjoy the fact that all the facilities are in one area, yet still close to St George's Church and the village centre.



The new primary school entrance

Instead of the children's games being played on the village green, they now use the Glebe Field which is adjacent to the new school. The new school hall is now always available for school use instead of relying on the village hall to be available, allowing other members of the community more access to that facility.



The new primary school hall

Topography

Benenden village has evolved, with the centre to the east of the main crossroads, and consists of a narrow band of development, generally, either side of the East-West B2086. In the village, the road runs along an elevated ridge with the land gently falling away on either side. The village green exhibits a slight incline up towards the church which is at the highest point in the village. The Limits to Built Development to date has been confined to the flatter areas of land.



Village Green viewed from The Street with St George's Church to the south

Spaces

The main focal point of the village is the village green with a well-used cricket square and bounded by a narrow road giving access to St George's Church, private houses and former school buildings. There is a recreation ground adjacent to the Village Hall used regularly for football matches and a car park available on two sides of the village hall. This is mirrored at the other end of the village where the Cherryfields development surrounds a grassed area opposite the Community Shop.



Recreation Ground, Village Hall in the background



Cherryfields development

Roads, streets, routes

There are two main roads forming a West-East route (Cranbrook to Rolvenden)



Benenden crossroads towards Cranbrook



Benenden Crossroads towards Rolvenden

and North-South route
(Sissinghurst to Iden Green).



X-roads towards Sissinghurst



X-roads towards Iden Green

There is also a lane (Walkhurst Road) leading to East End, going North-East. There is a footway available in the village for the majority of the B2086 on one side of the road but no footways, generally, going North-South. Two private roads provide access to properties behind the main street.

Green and natural features

In the heart of the village, the predominant view along 'The Street' is one of large mature trees in front gardens and tall hedgerows forming boundaries to the footway. There are three main open areas adjacent to The Street (B2086) — the Village Green, the recreation ground and the central area in Cherryfields. The resulting unique quality that this affords Benenden is the very rural feel along The Street with no high fences, no street lighting and very few road signs cluttering the view from one end of The Street to the other. Even the roads extending out from the centre are predominantly bordered by hedging and mature trees.



View along The Street from the Green

Landmarks

Landmarks include a War Memorial at the east end of the village centre and the Queen's Well at the west end. Other notable buildings are the Village Hall, St George's Church, the former Primary School, Memorial Hall, The Bull Public House and the Village Shop. Other structures include a brick-built bus shelter, a public old-style telephone box (which still works!) and public toilets adjacent to the Village Hall.



The War Memorial

Buildings and details

There is a huge variety of building heights and types — two-storey houses detached, semi-detached, terraced), bungalows detached, semi-detached), chalet bungalows and low-rise flats. Buildings date from 1600 to 2000 and generally have pitched roofs (100%) with Kent peg tiles (76%), some concrete tiles (22%), 1 Colt Tile (1%) and 1 slate roof (1%). Windows generally are painted (41%) or PVC casement (46%), some lead lattice/leaded light (6%), some sash (6%). There are a few ornate chimneys and quite a few ornate hanging tiles (9%). Most houses have muted red/muted orange (see <http://www.highweald.org/news/2311-new-high-weald-colour-study.html>), vertical hanging tiles to the upper front (58%) and side elevations (56%) although there are some with white or black weatherboard front (9%) and side elevations (7%). Most properties have either a porch or some form of canopy (69%). The lower front and side elevations are generally of brick construction (88%). Further dwelling-by-dwelling details can be obtained from the survey sheets in Supporting Document BEA1.



Semi-detached house with ornate hanging tiles



Terraced cottages



Chalet bungalow



Detached house



Architectural features

Chimneys



Decorative corbelling



External stack



Roofs



Variation in roof levels



Rooms in roof with lower ridge — clay tiles



Ornate clay roof tiles



Kent peg tiles

Eaves dentils



Brick dentils



Vertical tiling



Plain and decorative vertical tiling



Decorative vertical tiling



Plain and decorative vertical tiling



Plain and decorative vertical tiling

Traditional weatherboarding



Canopy styles



Victorian ridge canopy



Mono-pitch canopy



Traditional ridge canopy



Traditional flat canopy



Porch with ridge canopy



Flat canopy

Brick styles



Blue headers — Flemish Bond



White-painted brickwork



Stretcher bond



Mathematical tiling

Window styles



Traditional casement



Traditional sash

Streetscape features

There are no street lights in the village and very little street signage. There is an old-style fingerpost at the crossroads and 30mph speed limit signs at the periphery of the village. There are several benches, mainly around the village green to assist in watching the cricket. The roads throughout are generally bounded by hedging or low picket or mesh fencing with wooden posts. Where there is mesh fencing, hedges have also been planted around it for disguise.



Signpost at the crossroads



Bench seating by the Green

Benenden village boundary treatments — predominantly hedging



Low box hedging



High laurel hedging around picket fencing



Laurel hedging around chainlink fencing/timber posts



Hedging around medium height picket fencing



Tubular fencing with privet hedging behind



Low picket fencing



Open front/low picket fencing



Open front with shrubbery

Land use

The area is mainly residential but the village has a general stores/cafe/post office, a butchers shop, a manicure parlour, a public house and the St George's Club. The village green is used for cricket and other functions e.g. the church fete. There is a recreation ground, which is generally used for football, adjacent to the Village Hall which is popular for dance classes, village shows, concerts, karate and other sports clubs. There is also a bowling green next to the hall and the land immediately abutting the village is given to orchards, pasture, woodland and parkland. One of the main employers on the outskirts of the village is the Benenden School which comprises a conglomeration of buildings which whilst generally not visible from the road, are generally of brick construction although at least one of them has a frontage of curtain wall glazing. The school is based in a Victorian mansion which is set in 240 acres of parkland, woodland and gardens.



St George's Club and Benenden Pre-school building

Benenden Village Character Assessment — Summary

There is generally a mix of detached, semi-detached and terraced houses with some bungalows, chalet bungalows and low-rise flats, situated away from the main road, all forming the village of Benenden. Most houses have muted red/orange clay-tiled roofs and upper elevations of hanging clay tiles above a brick facade. There is no particular development line, giving an open appearance to the built landscape with quite a few mature trees adding to a very rural setting throughout the length of the village. A variety of building heights and ages give a visual diversity typical of a rural Kentish village and there is no street lighting in the village, in accordance with Benenden's Dark Skies policy. A footpath exists on one side of the road only for the full length of The Street and on the other side for part of its length, and the main road through the village is wide enough for cars to be parked on one side of the road, without impeding traffic, although people do park on both sides of the road occasionally, providing an automatic means of traffic calming. The Village Green at the east end of the village provides opportunity for relaxation, cricket and a place to hold village functions such as the Church fete. Monuments, marking each end of The Street, provide a physical reference point — the War memorial at one end, where a wreath is laid annually, and the Queen's Well at the other. Other notable buildings are the Village Community Shop and Post Office, the local butcher's shop, manicure parlour, Bull Inn Public House and St George's Working Men's Club, the Village Hall and the Memorial Hall.

Character Area 2: Iden Green

General overview of character

Following a journey through the main road in the settlement, the impression that is gained is that most of the buildings in the village are white weatherboard-clad buildings. However, from our survey, most are in fact of brick construction. All the buildings have quite a low profile and there are a significant number of dwellings with rooms in the roof. Most are built alongside the main roads emanating from the centre of the village although there is one small development which was originally community housing but is now mainly privately owned. As with the main village of Benenden, there is an eclectic mix of old and newer properties.



There are notable buildings including the Congregational Church, the Pavilion and the Woodcock Public House. On the periphery of the main settlement, there is a small industrial estate, home to several small local businesses. The village is surrounded by woodland and fields used for growing crops, fruit and grazing.



Congregational Church



The Pavilion



The Woodcock Public House

Layout

A narrow band of development of residential property has grown along the main through road from Benenden to Sandhurst (Iden Green Road/Mill Street) going North-South, and along the two abutting roads, Coldharbour Road and Standen Street, going West-East. The houses generally have small front gardens, which vary in size, but larger back gardens.



Iden Green Road/Mill Street



Houses along Iden Green Road

Building plots appear quite haphazard as the settlement has developed with some long and some short, some wide and some narrow. Behind the housing on the west side of Iden Green Road there are fields used for grazing. Behind the housing on the east side of Iden Green Road, the land slopes down and is laid to orchards.



Grazing land south-west of the crossroads



Orchards north-east of the crossroads

Topography

There is quite a steep gradient coming down to Iden Green from Benenden.

The road slopes gently up to the centre of the village and then is quite level before there is further moderate gradient upwards in Mill Street. Going south from the crossroads, Mill Street falls away to the bottom of the valley to Wandle Mill.



View down Mill Street going towards Wandle Mill

Iden Green, like Benenden village, is built on an area of high ground above the surrounding rolling countryside.



View from Turks Yard looking south towards Sandhurst

The ground slopes slightly upwards going west, up Coldharbour Road, before going into a valley even further west. The ground slopes downwards going east along Standen Street.



View east down Standen Street

Spaces

The green behind the pavilion is used by the community for a variety of recreational activities such as dog walking, children's play in the enclosed activity area, Jazz on the Green in the summer and it has in the past been used for the Iden Green fair. The pavilion provides a venue for local events and activities, including keep fit classes; and Benenden Parish Council meetings on a rolling basis in conjunction with the Benenden Memorial Hall, and Benenden Hospital. Most houses have parking spaces within their grounds. Also there are some parking bays by the pavilion.



The Green behind the Pavilion

There is also a tennis club, providing two tennis courts, at the rear of the recreation ground.



Iden Green Tennis Club

Roads, streets, routes

The main Iden Green Road runs through the centre of the settlement where there is a crossroads with Coldharbour Road to the west and Standen Street to the east. The main road continues on as Mill Street with the majority of residences on the east side of the road. Footways alternate along the different sides of the main road but there are no footways on the two abutting roads or along the Mill Street section to Turks Yard, which is very dangerous for pedestrians.



Iden Green crossroads towards Coldharbour Road

It should be noted that the crossroads at the top of Standen Street is a dangerous junction due to poor sightlines on exiting the road. Further housing in that area would increase the traffic, increasing the risk of accidents. All roads in the area have a tarmacadam surface apart from Chapel Lane which is unadopted.

Green and natural features

There are a number of mature trees at irregular intervals along the side of Iden Green Road but trees are more plentiful along the sides of Standen Street, Coldharbour Road and Mill Street where hedgerows are prevalent. Mill Street eventually leads down to a stream where Wandle Mill is situated. Where the land isn't developed for housing, there are large areas of farmland which is of mixed use both arable, orchards and also used for grazing. There are large areas of Ancient Woodland to the east of the settlement.



Iden Green Road

Landmarks

On the corner of Iden Green Road there is a covered water pump, presumably for animals, celebrating Queen Victoria's 60th anniversary of her reign. Other notable buildings include the 17th century Woodcock Inn, the Congregational Church and the Pavilion, all of which are weatherboarded structures.



The Victorian Water Pump

Buildings and details

The settlement was originally formed for housing for cloth makers and the houses were more modest than their counterparts in Benenden village. There is a mixture of housing — some detached, some semi-detached, a few bungalows and some terraced housing. The majority of buildings are two-storey with a few single storey ones in the area, mainly in Standen Street. There is a mixture of Listed Buildings and newer properties. Buildings date from 1700 to 2002 and all have pitched roofs with Kent Peg or clay tiles (95%) and slate tile (6%). Windows are either painted casement or PVC (96%) and the upper facades are generally brick (37%), white weatherboard (29%) or hanging clay tiles (24%). Where they exist (37%) canopies over the front door are more prevalent than porches (13%) Lower facades are generally brick (75%) or white weatherboard (21%). Further dwelling-by-dwelling details can be obtained from the survey sheets in Supporting Document BDA1.



Semi-detached house



Terraced cottages



Chalet bungalow



Detached house



Bungalow



Flats

Architectural Features

Roofs



Rooms in roof with lower ridge — Kent peg tiles



Simple roof structures with gable ends — Kent peg tiles

Vertical tiling



Some plain vertical tiling



Some decorative vertical tiling

Canopy styles



Portico canopy



Ridge canopy



Portico canopy



Flat canopy



Mono-pitch canopy



Ridge canopy



Roofs extending to form canopies



Narrow canopy

Traditional weatherboarding



Full-height weatherboarding



Weatherboarding above ground floor level

Brick styles



Blue headers — Flemish Bond



White-painted brickwork



Stretcher Bond

Window styles



Sash windows



Leaded light casements



Plain casement windows

Streetscape features

There are no street lights on any of the roads in Iden Green in accordance with the Dark Skies policy of Benenden Parish. There are benches for seating on the village green and at the bus shelter on Iden Green Road.



Iden Green bus shelter

Traditional white signposts are used in the area.



Signpost at the Iden Green crossroads

..... also the Iden Green village sign



and the only other signage is that of the 30mph speed limit at the periphery of the settlement and width restriction signs. The main road through Iden Green is bounded by both hedgerows and low picket fencing. Standen Street, Mill Street and Coldharbour Road is bounded mainly by hedgerows.



Boundary treatments — Iden Green



Medium height beech hedging



High yew hedging



High hedging — various



Mixed hedging and low-height picket fencing



Natural picket fencing with hedging behind



White-painted picket fencing



Metal railing with hedging
behind



Cleft post and rail fencing



Open front with bushes



Medium-height close-boarded fence with timber posts



Cleft post and rail



Medium-height shiplap fencing

Land use

The buildings in Iden Green are mainly residential although there is a farmyard on Coldharbour Road, adjacent to the main crossroads, central to the farming activities in the area. The land, outside the Limits to Built Development of Iden Green, falls into three categories — large orchards to the east,



.....large arable fields to the south



.....and grazing land to the west.



There used to be a public house on Iden Green Road but this was demolished around the time of the millennium and a row of terraced cottages built in its place. On the outskirts of the village, there is a light industrial estate called Turks Yard where there are a few businesses in occupation. The Congregational Church in the middle of the village is used by many local people, also as a nursery school, the recreation ground and adjacent pavilion forming a central focus to the village.

Iden Green Hamlet Character Assessment — Summary

The impression that is gained on travelling through Iden Green from Benenden is that most of the buildings in the village are white weather-boarded buildings. However, from our survey, we found that most dwellings are in fact of brick construction. There is also quite an eclectic mix of old and newer buildings and all the buildings have quite a low profile with footways being in existence on alternate sides of the main road through the hamlet. Iden Green is situated on a high point topographically and there are many wonderful views overlooking many parts of the countryside, which is given to farmland or woodland, with orchards, arable farming and grazing being the main farming activity. There are no street lights in the hamlet and it should be noted that the crossroads at the top of Standen Street is a dangerous junction due to the poor sightlines available when exiting Standen Street. Further housing in that area would increase the likelihood of accidents and traffic calming would be essential.

Character Area 3: East End

General overview of character

The East End of Benenden stretches from Mockbeggar Lane to the northern end of Walkhurst Road, although the concentration of development is biased towards the east of this area. Dominating the locality are the hospital buildings, both residential and in connection with its business.

The recent redevelopment of the hospital has allowed a further prospective expansion of housing for the neighbourhood, as the hospital buildings have been clustered into a smaller footprint. The resultant surplus brownfield land will be sold to assist in financing the improvements. Existing dwellings around the hospital have been generally limited to the southern end of Mockbeggar Lane, with the remaining East End settlement extending along the main road by approximately a mile to Goddards Green.

Most of the properties in East End, around the hospital, have been built in the 20th century and are outside the designated Area of Outstanding Natural Beauty (AONB).

The older properties in East End are generally converted farm buildings, dating back to the 1600s.

There is generally a mix of detached, semi-detached and terraced houses with some bungalows and low-rise flats, and most houses are of brick construction under a muted red/orange clay tiled roof.

The presence of large mature trees and also the main and side roads being lined with hedgerows, even around the hospital area, gives a very rural appearance throughout the East End.



Hospital complex on north side of Goddards Green Road



Converted barn & oast



Converted barn & oast



Detached house



Colt bungalow



Goddards Green Road in the hospital area

Layout

The hospital site dominates the eastern end of this area with a large main block and a number of outbuildings and large car parks. Being built on a slope, the structures are taller at the back than on the roadside. The site to be sold for residential redevelopment is currently being re-planned to incorporate more housing so the layout of this area cannot be determined at this time.



Hoarded area ready for housing development

There are low-rise flats set in a large open space and semi-detached housing with large front and rear gardens, all owned by the hospital on the north side of the road.



Hospital flats with open green space around



The newly re-developed Benenden Hospital



Semi-detached housing owned by Benenden Hospital

The residential property along all the local roads is generally set well back from the road with large front and rear gardens, although there are some terraced cottages quite close to the road at the western end in Goddards Green. Some of the old converted farm buildings, including barns and oast houses, are also close to the road.



Terraced cottages at western end of East End

Topography

East End runs from the junction of Walkhurst Road/Goddards Green Road and approximately the junction of Goddards Green Road/Mockbeggar Lane, although only half of this area is in the 30mph speed limit zone. Goddards Green Road runs along an elevated part of the land with generally gentle slopes on either side, falling away from the road. Behind the ribbon development of housing there are orchards, bounded by Hemsted Forest on one side and grazing land on the other.



Fields behind housing line on Goddards Green Road



Gradient down Green Lane

At the eastern end of the area, the gradient of the land is steeper on the south side of the road, where the hospital is built.

Spaces

The main form of recreation for the public in this area is walking in the countryside. There is a small Green at Goddards Green, but the grass is not mown very often so is rather unkempt.



The Green at Goddards Green

Roads, streets, routes

The main road through this area is Goddards Green Road, a two-lane carriageway, with all side roads being narrow winding lanes. This road is not a through route but leads to Biddenden, the adjacent village which itself is on a through-route from Tenterden to Maidstone. There are no tarmac footways, except around the hospital complex, and there are several PRoWs and bridleways across farmland, leading into Hemsted forest and through the local countryside. The lanes leading off Goddards Green Road lead to farmsteads in the local area.



The lane to Pympne Manor

Green and natural features

The area has a number of large mature trees including oaks, poplars, beeches, birches, other indigenous trees and a large monkey puzzle tree on Goddards Green. Most of the residential development along Goddards Green Road is hidden behind hedgerows, which are apparent for most of the length of the road, and significant lengths of hedge border several orchards along the way. There are a number of ponds within private land, some visible from the road and some hidden.



Goddards Green Road

Landmarks

There is a small Chapel, St Stephen's, near the hospital which was presumably used extensively in the days when the main patient population suffered from tuberculosis. The only other significant feature in the area is the hospital, which dominates everything locally; a large, busy commercial enterprise in the middle of the countryside.



St Michael's Chapel

Buildings and details

The existing housing in East End is mainly two-storey detached (35%) and semi-detached (28%) houses with some bungalows, including two Colt (13%), terraced houses (12%) and two-storey flats (12%) making up the mix. The buildings date from 1600 to 2017, with the later ones being built on the site of old dwellings or farm buildings. The roofs are mainly formed with either Kent peg tiles or clay tiles (79%) with some concrete tiles (13%). Windows generally are painted or PVC casement (78%) with some stained casement (13%) and leaded lights (9%). Most houses have a front and side elevation of red brickwork (55%), some have hanging clay/ornate clay tiles (14%) at first floor level, some are white painted render (12%), some natural timber clad (11%) and some white weatherboard (8%). Most have a canopy (49%) or porch (35%) at the front door. The lower front and side elevations are generally of brick construction (75%) and some rendered (12%). Further dwelling-by-dwelling details can be obtained from Supporting Document BEA1.



Semi-detached house



Detached house



Terraced housing



Flats for hospital staff



Bungalow

Architectural

Features Chimneys



Decorative corbelling



External stack



Tall chimney, exhaust
above high ridge level

Roofs



Colt House— cedar shingle tiles



Kent peg tiles— steep oast house roofs



Kent peg tiles — apexes over some windows



Different roof levels — Kent peg tiles



Plain roof with clay tiles

Vertical tiling



Clay hanging tiles above ground floor



Clay hanging tiles — full height

Traditional weatherboarding



Barn conversion — full height black weatherboarding

Canopy styles



Traditional ridge canopy



Small ridge canopy



Simple small portico



Small portico with curved supports



Double ridge canopy

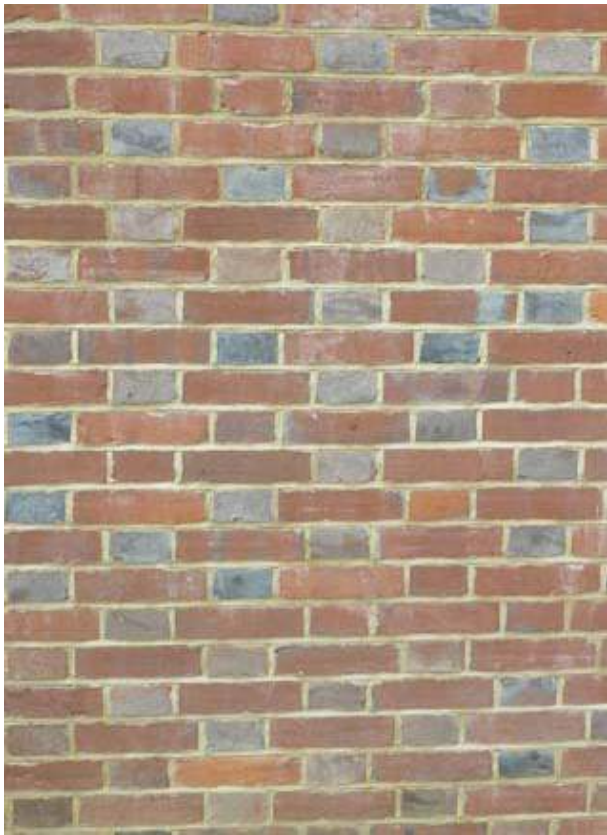


Large oak-framed canopy

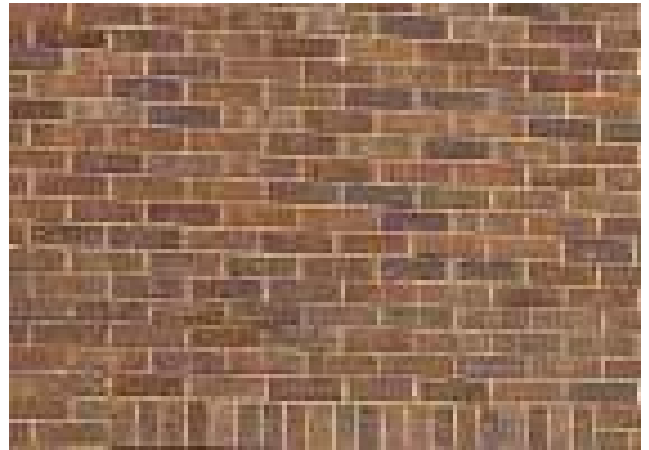


Canopy formed as roof over, with hanging tiles

Brick styles



Blue headers — Flemish Bond



Stretcher bond

Window styles



Lattice feature window



Casements with leaded lights



Plain casement



Casement with glazing bars

Streetscape features

There are some street lights around the hospital area and within the hospital car parks, also along Wood Lane, serving hospital housing. The remaining part of Goddards Green Road and associated side roads do not have street lights. There are street signs in relation to the hospital, directional signage, a brick built bus shelter and 30mph speed limit signs on entering and leaving the hospital zone but otherwise, there are no street signs, apart from a sharp bends sign, along Goddards Green Road.



Direction sign at Green Lane



Bus shelter



Goddards Green Road lined with hedging and telegraph poles

All roads have a tarmacadam construction and are lined by telegraph poles providing not only communication wiring, but also overhead power lines. Hedges form 70% of the boundaries to the road with low fencing (15%) and open frontage (14%) making up the majority of the difference.

Boundary treatments — East Endli



Low beech hedging



Medium-height hedging



Beech hedging around chainlink fencing with timber posts



Low close-boarded and low picket fencing



Medium-height close-boarded fencing



6ft high close-boarded fencing



Cleft post and rail fencing



Natural low picket fencing



Medium-height picket fencing within hedging



Medium-height picket fencing



Chainlink fencing with timber posts within beech hedging

Land Use

The eastern part of East End has been developed mainly for Benenden Hospital, which has had a recent large redevelopment and, along with Benenden School, is a main employer in the Parish. Part of the land that the hospital occupied before the redevelopment will be sold for new housing to be built and this area is currently out of use and surrounded by hoarding. On the north side of the road, as part of the hospital complex, there are tennis courts and a cricket field for hospital staff. There are also industrial buildings, including an incinerator, which will be demolished as part of the redevelopment scheme. The remaining part of East End is residential, with mainly large detached houses and converted farm buildings forming the ribbon developments along each adjoining road, set within orchards and grazing land.



Hospital tennis courts

East End (Benenden) Character Assessment — Summary

There is generally a mix of detached, semi-detached and terraced houses with some bungalows and low-rise flats, forming the main hamlet of East End, generally built alongside the main road through to Biddenden. Most houses are of brick construction under a muted red/orange clay tiled roof. The housing does not form any particular development line and the majority of dwellings are hidden behind high hedging, with large mature trees, adding to the rural nature of this part of Benenden. A variety of building heights and ages give a visual diversity, but the presence of the hospital development at the eastern end of the hamlet is out of keeping with the surrounding residential area. The only area of street lighting in East End and in the parish, is that around the hospital complex, although it is understood that these lights are on a timer so that they automatically switch off after 10pm. There are no footways apart from around the hospital complex and hospital grounds. The hospital has recently had a complete redevelopment allowing consolidation of specialties and reducing the footprint of the hospital buildings. This has provided an opportunity for building further housing on the remaining brownfield site and the proposals for this are currently in the planning stage of development. There are no public facilities for leisure activities, apart from PRowS through the countryside, which link to Hemsted Forest and other open fields. A notable building in the area is St Michael's Chapel which is constructed from a mixture of red brick and stone and there are also a number of Listed Buildings along Goddards Green Road.

Supporting Document BDA4— Summary of Materials Used in Existing Housing Stock

Central Benenden		Central Iden Green		East End	
Roof		Roof		Roof	
Kent Peg tiles	25%	Kent Peg tiles	35%	Kent Peg tiles	31%
Clay tiles	50%	Clay tiles	60%	Clay tiles	48%
Slate tiles	1%	Slate tiles	5%	Slate tiles	1%
Colt tiles	1%	Colt tiles	0%	Colt tiles	3%
Felt roof	0%	Felt roof	0%	Felt Roof	1%
Concrete tiles	22%	Concrete tiles	0%	Concrete tiles	15%
Upper Façade		Upper Façade		Upper Façade	
Hanging Clay Tiles	49%	Hanging Clay Tiles	24%	Hanging Clay Tiles	30%
Hanging Ornate Tiles	9%	Hanging Ornate Tiles	3%	Hanging Ornate Tiles	2%
Brick	22%	Brick	37%	Brick	48%
Render	1%	Render	1%	Render	8%
White weatherboard	9%	White weatherboard	29%	White weatherboard	2%
Tudor style timber	4%	Tudor style timber	1%	Tudor style timber	2%
Other timber	6%	Other timber	5%	Other timber	10%
Lower Façade		Lower Façade		Lower Façade	
Brick	88%	Brick	75%	Brick	75%
Render	4%	Render	2%	Render	12%
White weatherboard	5%	White weatherboard	21%	White weatherboard	6%
Other timber	4%	Other timber	2%	Other timber	7%
Side elevation		Side elevation		Side elevation	
Hanging clay tiles	40%	Hanging clay tiles	19%	Hanging clay tiles	11%
Hanging Ornate Tiles	8%	Hanging Ornate Tiles	1%	Hanging Ornate Tiles	3%
Brick	31%	Brick	52%	Brick	55%
Render	3%	Render	0%	Render	12%
White weatherboard	7%	White weatherboard	28%	White weatherboard	8%
Other timber	11%	Other timber	0%	Other timber	11%
Windows		Windows		Windows	
Painted casement	41%	Painted casement	47%	Painted casement	34%
Painted Sash	6%	Painted sash	0%	Painted sash	
Stained casement	2%	Stained casement	0%	Stained casement	13%
PVC	46%	PVC	49%	PVC	44%
Leaded lights	6%	Leaded lights	4%	Leaded lights	9%
Front Door		Front Door		Front Door	
Porch	30%	Porch	13%	Porch	35%
Canopy	39%	Canopy	37%	Canopy	49%
None	31%	None	50%	None	16%
Boundary Treatment		Boundary Treatment		Boundary Treatment	
Hedge	49%	Hedge	50%	Hedge	70%
Fence	19%	Fence	10%	Fence	15%
Open	25%	Open	40%	Open	14%
Path	5%	Path	0%	Path	0%
Brick wall	3%	Brick wall	0%	Brick wall	1%

Supporting Document BDA5 — Survey Results of House Styles

House Styles					
Central Benenden		Central Iden Green		East End	
House Style		House Style		House Style	
Detached	30%	Detached	33%	Detached	34%
Semi-detached	31%	Semi-detached	31%	Semi-detached	28%
Terraced	17%	Terraced	20%	Terraced	12%
Flats	4%	Flats	0%	Flats	12%
Bungalow	10%	Bungalow	12%	Bungalow	13%
Chalet-Bungalow	7%	Chalet-Bungalow	4%	Chalet-Bungalow	1%

SUPPORTING DOCUMENT BDA6 — RESIDENTIAL PARKING SURVEY ANALYSIS

RESIDENTIAL PARKING REQUIREMENTS

KCC DESIGN GUIDE		TWBC DLP 2019 POLICY TP3 Zone C Minimum Requirement		BNDP		BNDP	
Type	Suburban Edge/Village/Rural	Type		Type	Survey Analysis figures		Minimum Requirement
1 & 2 BED FLATS	1 space per unit	1 Bed Flat and 1 Bed House	1	1 Bed Flat and 1 Bed House	1		1
1 & 2 BED HOUSES	1.5 spaces per unit	2 Bed Flat and 2 Bed House	1.5	2 Bed Flat and 2 Bed House	1.96		2
3 BED HOUSES	2 independently accessible spaces per unit		2	3 Bed Flat, 3 Bed House and 4+ Bed Flat	2.12		2
4+ BED HOUSES	2 independently accessible spaces per unit	4+ Bed House	2.5	4+ Bed House	2.38		2.5
ADDITIONAL VISITOR PARKING	0.2 spaces per unit		0.2 spaces per unit		0.32 spaces per unit		0.3 spaces per unit

Example: Minimum number of visitor spaces required for a development of 25 units:	5		8		7.5
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SURVEY ANALYSIS:					
	Overall Figures	1 Bed	2 Bed	3 Bed	4/4+ Bed
No of Units (Households)	221	2	24	69	126
Average no. of cars per household:	2.24	1	1.96	2.12	2.38
Average no. of visits per household:	0.32	1	0.57	0.35	0.28