

## 8 Character Area Appraisals

Close analysis has been undertaken to identify the distinctive features that define the character of the different parts of Borough Green using recognised methodologies and with public involvement. The next sections of the SPD describe the locally distinctive contextual features of each area as well as locally distinctive positive features and negative features worthy of enhancement.

Key characteristics of each Character Area are illustrated on a Townscape Analysis map and are summarised in table form. Annotated photographs are also included to depict part of the character of the area.

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

On the outskirts of the village there are tree belts and open spaces which form the landscape framework for the settlement. However there is also an Area of Landscape Significance within the confines of the built up area. Whilst it is not appropriate to consider locally distinctive contextual features in the same way for this area, it is important to note the wider value of this extensive area of landscape.

**Crow Hill** (which is identified on Map 2 as an Area of Landscape Significance) is the highest point in Borough Green and is topped by a former Royal Observer Corp observation point. From the surrounding residential areas, paths lead steeply up onto the sandy hill top with meadow grass, wild flowers, gorse and trees. There are 360 degree panoramic views over the roofs of village buildings and the surrounding countryside. Several significant buildings are visible from this point including the Old Manor House, the Victorian terraced shops in the High Street and the spire of the Church of the Good Shepherd. The consistently low scale of buildings within the village is apparent.

The character of this area is important in its own right but also, due to its height and prominence, in providing an extensive landscape framework to a number of surrounding character areas. Crow Hill and the school playing fields form the only extensive areas of green open space within the built up area and are valued locally both for their landscape and amenity value.



Crow Hill



## A – MAIN ROAD FRONTAGES

*Borough Green grew up around the junctions of the A25 Sevenoaks to Maidstone Road and the A227 Gravesend to Hastings Road. The main characteristics of these two routes may be summarised as follows:*

*The village is situated on the relatively flat land of a clay vale at the foot of the North Downs and east of the Sevenoaks Ridge. The roads **undulate** gently. Long views are limited because of the curves in the roads and high hedges and trees except towards the north where the scarp of the North Downs rises sharply and towards the west where there are some views of Sevenoaks Ridge and the North Downs.*

*The roads are **verdant** with trees and hedges often close to the road on both sides, except on the Sevenoaks Road between the Red Lion and High Street junctions where buildings are set close to the road behind brick walls and railings.*

*The buildings along the frontages are generally of a **variety of ages**. A few pre-Victorian public houses, villas and farms can be found on both roads. Close to the village centre the buildings are predominantly 19<sup>th</sup> century. Further out, the houses are typically 1930s ribbon development, and post war private housing and public estates.*

*The frontage is mainly residential but there are some commercial uses.*

*The scale of the buildings is reasonably uniform. The majority of buildings are two storey, with a few bungalows.*

*Since this village is situated on two busy routes, **traffic noise and movement** dominate the character.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	<p>The age, type and height of buildings, the main uses, materials and boundary treatments are so different along the main roads that it is not possible to generalise the contextual features.</p> <p>Instead, the Locally Distinctive Contextual Features are included in the individual Character Areas in the Main Road Frontages Section.</p>
Type of buildings	
Main uses	
Building Heights	
Prominent building materials	
Predominant boundary treatments	
Open Spaces	

### **Locally Distinctive Positive Features**

- Traditional boundary treatments towards the centre
- Frontages towards the edges of the built up area are generally verdant with hedges and tall trees, providing a gradual transition from countryside to the town
- Individual listed and unlisted buildings provide character and form local landmarks
- Topography allows views of open space and out over open countryside

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

- Traffic noise and movement

## A1.1 – SEVENOAKS ROAD (WEST)

Comprising: Sevenoaks Road (west)

In the 20<sup>th</sup> century development has expanded out along the gently curving road both towards the east and west. The western section is lined by principally post-war semi detached and detached houses and bungalows. The north side represents ribbon development on the narrow strip of land between the railway line and the main road.



*The north side comprises 2 storey semi detached houses of uniform design with prominent front facing gables, roofs that sweep down to first floor level and tile hung two storey bays together with detached bungalows with hipped tiled roofs and bay windows. Some bungalows have rooflights or dormer window additions and original terracotta plaques. The properties are built along an even building line set back from, and above, the road behind landscaped front gardens enclosed by a variety of treatments including brick and stone walls, wooden posts, hedges and chains. The buildings are brown brick or rendered and painted pastel shades.*



West Bank Lodge is a 19<sup>th</sup> century lodge house with gabled slate roof, stone rubble ground floor and jettied white painted half timbered upper storey. It is set back from the road in a verdant treed setting.



On the south side of the road, detached houses of mixed age are set back from the road behind trees and hedges, the rural frontage contrasting with the more suburban style on the north side of the road.



*To the west, the A25 is enclosed by hedges and trees. Sevenoaks Ridge is visible to the south west.*

<b>LOCALLY DISTINCTIVE CONTEXTUAL FEATURES</b>	
Age of buildings	Mainly 1930s.
Type of buildings	Detached and semi-detached.
Main uses	Residential and nursing home.
Building heights	1-2 storeys.
Prominent building materials	Brown brick, red/ brown roof tiles and slate, painted render, red/ brown hung tiles.
Predominant boundary treatments	Brick and stone walls, hedges, wooden posts.
Open spaces	Open countryside on south side of road.

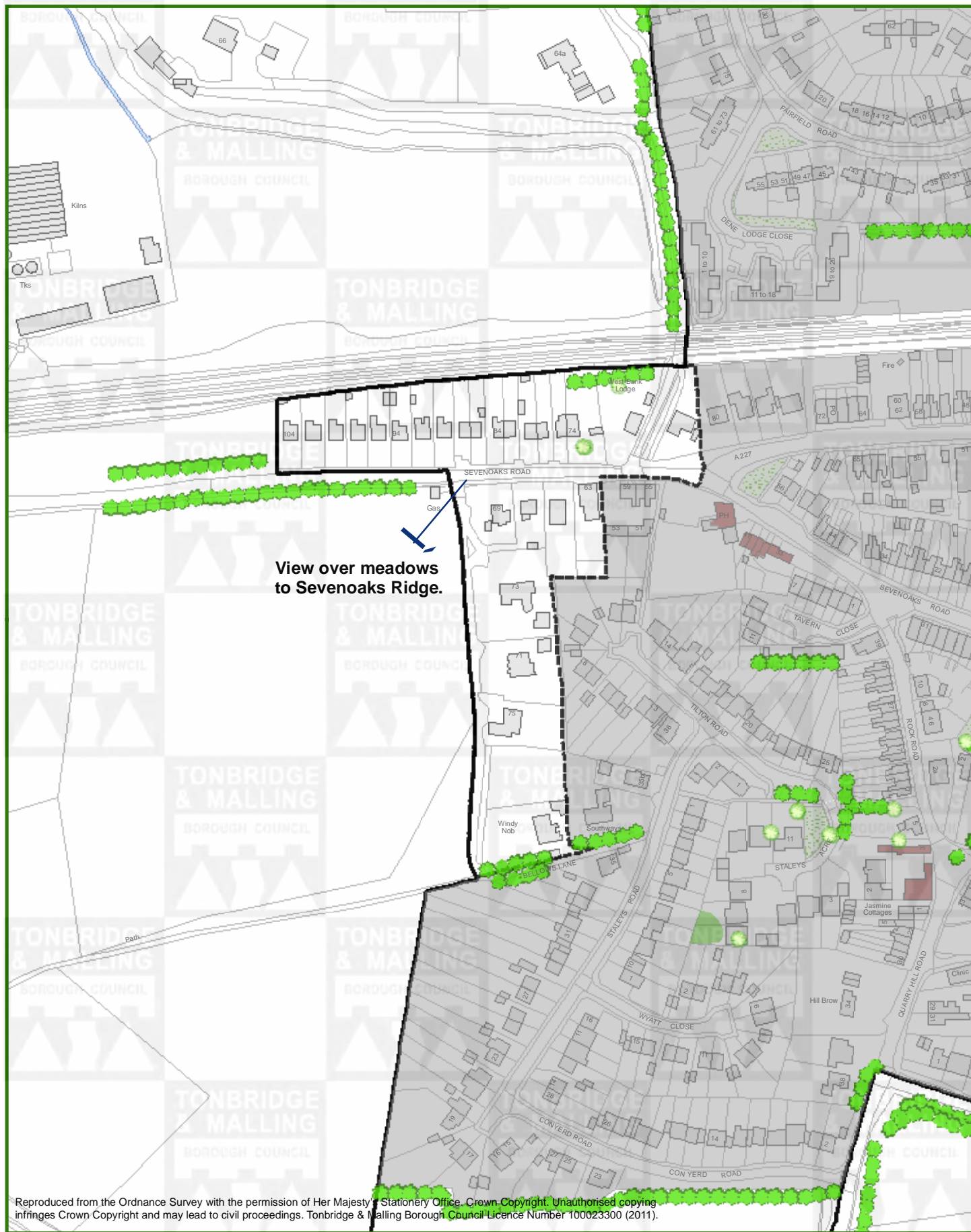
### **Locally Distinctive Positive Features**

- 2 storey semi detached houses of uniform design with prominent front facing gables on Sevenoaks Road (west) north side
- Strong rural edge to the settlement
- Hedges and trees
- View of Sevenoaks Ridge
- Retention of design details on West Bank Lodge

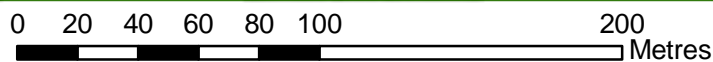
### **Negative Features Worthy of Enhancement**

- Traffic noise and movement





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Ref **A1.1**

Borough Green Character Area Appraisal

Title **Sevenoaks Road (West)**



## A1.2 – SEVENOAKS ROAD (EAST)

Comprising: Sevenoaks Road from cottages west of the Red Lion to Western Road car park

This highly enclosed historic street climbs towards the centre of Borough Green. Traditional terraced properties and boundaries are set close to, and sometimes above, the street.



*The short row of terraced cottages set in a prominent position angled close to the road marks the entrance to the 19<sup>th</sup> century village. Beyond them, the Red Lion Public House, in a prominent position at the junction with Western Road and terminates the vista in Sevenoaks Road. The location, orientation and painted rough-cast elevations of the building make this a local landmark. However, the listed building is now vacant, in poor condition and detracts from the character of this important entrance point to the village.*



*From the Red Lion eastwards, the road curves and climbs towards the High Street junction. It is lined on both sides by terraced housing set above the road behind shallow front gardens, creating a strong sense of enclosure. Walls along the front boundaries are strong linear features enhancing the sense of enclosure. The buildings on the north side date from pre 1895. The south side is more mixed in age, with more recent terraced housing either side of Rock Road, reflecting the extended low form of the earlier frontages. The row of listed cottages adjoining the Red Lion is a particular feature.*

*Building materials include red brick, tiled and slate roofs, hung tiles, brick chimney stacks and painted render. The long terrace on the north side of the road has pitched dormers, single storey bay windows and wide porch canopies which contribute to the rhythm of the street.*





*The boundary treatments are of particular note and include old brick and rag stone walls and low but elaborate cast iron railings and gates which enhance the historical character. The landscaped front gardens are also important to the character.*



*The modern terrace north of Rock Road incorporates dormer windows, brick, painted render and hung tiles reflecting the materials and design of older properties in the street. They are set above the road behind a high brick wall and black railings and maintain and enhance the distinctive character of this part of the Sevenoaks Road. From this elevated position there are views to the north west of the North Downs.*





*Tavern Close, on the site of the former Rock Inn also includes these local references. It is a small cul de sac development with a paved surface. There are glimpses to the west of Sevenoaks Ridge.*



*Towards the High Street junction, the road flattens. Victorian semi-detached cottages lead into the mixed use village centre.*



Listed Buildings	
<p>The Red Lion Public House, Sevenoaks Road</p> <p>L shaped with 17<sup>th</sup> century cottage behind and 19<sup>th</sup> century public house in front. Rendered plinth to painted roughcast elevations facing the road and plastered with plain tiled roof cottage to the east.</p> <p>Grade II</p>	
<p>Nos 33-41 Sevenoaks Road</p> <p>Cottage row including framed 17<sup>th</sup> century cottages to the right and 18<sup>th</sup> century cottages to the left with coursed rubble stone with red brick dressings on ground floor and tile hung on first floor. Steep hipped plain tiled roof.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1600s – present
Type of buildings	Terraced, detached and semi-detached
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Orange/red brick, hung tiles, painted render, slate and red/ brown clay tiles and stone
Predominant boundary treatments	Brick and stone walls and wrought iron railings
Open spaces	None

### **Locally Distinctive Positive Features**

- Long, low terraced buildings enclosing the road
- Historical character of pre 1900 buildings and retention of architectural details
- Traditional boundary treatments including ragstone and brick walls and railings which increase sense of enclosure and are strong linear features
- View of North Downs
- Listed buildings
- Sympathetic infill and redevelopment

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

- Traffic noise and movement
- Poor state of repair of Red Lion Public House



## A2.1 – MAIDSTONE ROAD (WEST)

Comprising: Maidstone Road east of the High Street to the petrol station

This curving, undulating section of road has a range of buildings of very different ages, styles and uses set back from the road on an uneven building line. Hedges and trees along the frontage create some unity in a frontage of varied styles and buildings of individual quality.



*At the western end of this section, several Victorian properties set close to the road add historical character and there are views northwards across the church yard to the three storey Victorian parade in the High Street. Traditional boundaries including ragstone and brick walls, hedges and trees contribute to this character, as does the landscaped front gardens of Four Ways Classic Cars and glimpses of the listed building. These properties are constructed of red brick with some white painted render and tiled roofs.*



*The townhouses in Fox Lea form a distinctive and prominent feature of compact development due to their 3 storey height, orientation at right angles to the road, the wide paved entrance and the topography. They are constructed of red/brown brick with some white rendered upper storeys, red tiled roofs and decorative gables.*



*The detached 1930s houses set back behind panel fences and high hedges on the south side of the road, make little impact on the streetscape.*







East of Station Road, the road dips and rises. It has an open, unenclosed character with wide verges and the recreation ground set back on the south side behind trees, parking bays and standard grey railings. The copper beech is a feature. There is a view southwards across the recreation ground towards houses and a bank of trees. Located outside the built up area, the recreation ground is enclosed by trees on all sides, with glimpses of open fields to the south and east and forms an important structural landscape feature. Bungalows set behind deep frontages and a car showroom forecourt line the north side. Terraced 2 storey housing is set back behind a deep verge and parking area. The pitched dormers, red brick, hung tiles and red tiled roof harmonise with surrounding development. Views along the A25 to the east and west are enclosed by rising ground, buildings and trees. The hedge on the south side is an important feature.



The Black Horse Public House and listed Hunts farmhouse are local landmarks both because of their prominent position close to the road and their historic features and character. The protected tree to the rear of the public house contrasts with the built development, adds scale and is a particular feature.

As the road rises and curves, the petrol station occupies a prominent position, backed by trees which enclose the view. The large flat roofed canopy and flat roofed adjoining buildings, signage and car parking are visually prominent in this location.



Listed Buildings	
<p>Whiffens Farmhouse (Fourways Engineering Co), Maidstone Road</p> <p>Possibly a 16<sup>th</sup> century hall house but altered from the 18<sup>th</sup> century onwards. Red brick and colour washed render, with plain tiled roof and catslide extension</p> <p>Grade II</p>	
<p>No. 77 (Hunts Farmhouse), Maidstone Road</p> <p>Mid 18<sup>th</sup> century house of ironstone masonry with galleting, plain tiled roof and 3 hipped dormers.</p> <p>Grade II</p>	

### *LOCALLY DISTINCTIVE CONTEXTUAL FEATURES*

Age of buildings	1500s – present
Type of buildings	Terraced, detached and semi-detached
Main uses	Residential, public house, garage/car workshop
Building heights	1-3 storeys
Prominent building materials	Orange/red brick, hung tiles, painted render, slate and clay tiles and stone
Predominant boundary treatments	Brick and stone walls, panel fences, hedges, some railings and open plan
Open spaces	Wide verges. Recreation ground to the south

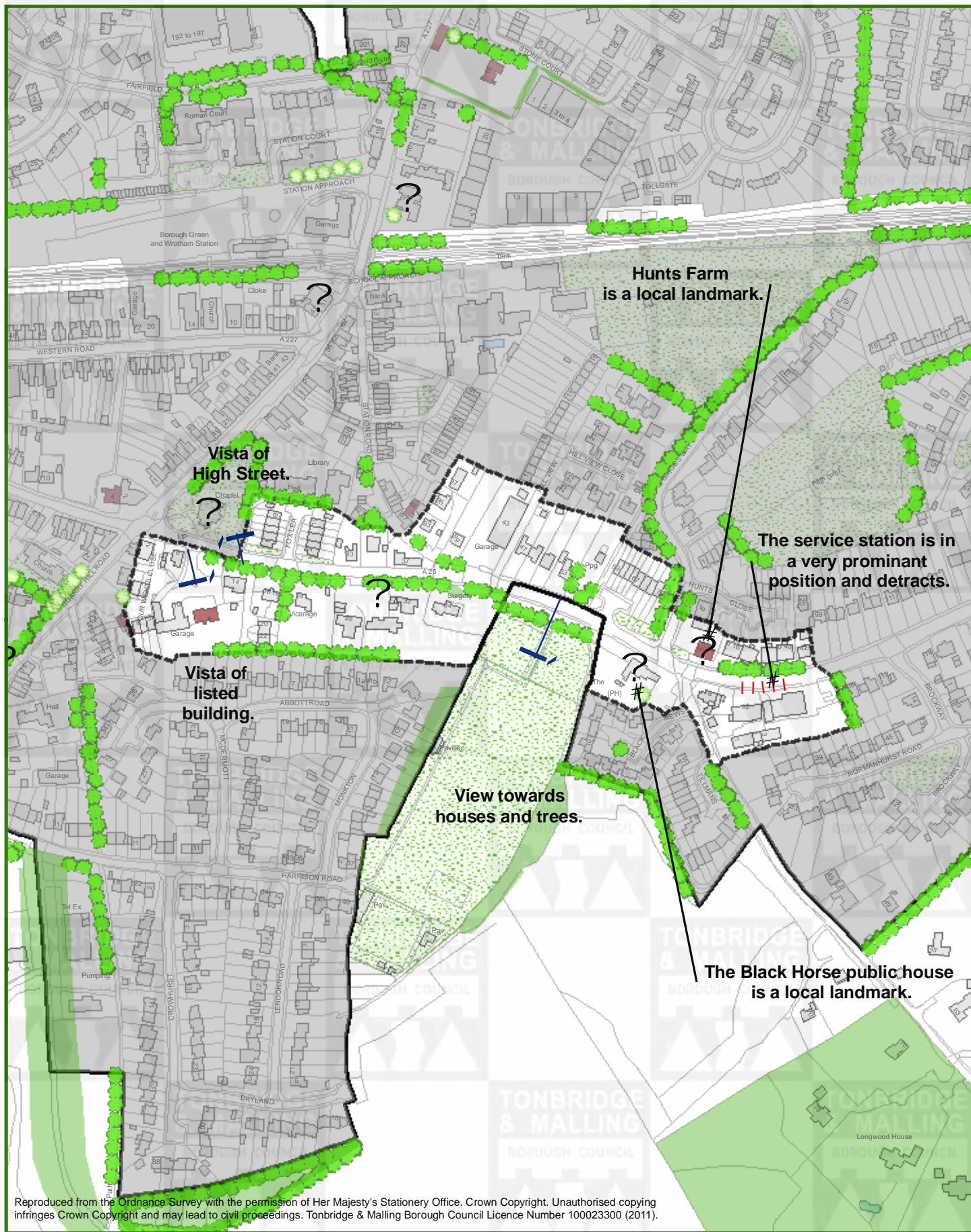
### **Locally Distinctive Positive Features**

- Listed buildings and the Black Horse Public House which are local landmarks
- Victorian buildings and boundary treatments at western end add historic character
- Trees and hedges help to unify a frontage of varied styles
- View southwards across the recreation ground

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

- Traffic noise and movement
- Petrol station occupies a prominent position viewed from the west





0 30 60 90 120 150 300 Metres

Ref A2.1

Borough Green Character Area Appraisal

Title Maidstone Road (West)





## A2.2 MAIDSTONE ROAD (EAST)

Comprising: Maidstone Road (east)

This gently curved section of road is lined by 1930s and later ribbon development with the detached and semi-detached houses being set well back from the road and frequently obscured by hedges, trees and fencing.



*On the south side, two rows of 1930s semi detached houses are set back on a poorly surfaced service road behind tall trees which screen them from the road. The houses are brick or rendered with hipped tiled roofs, central chimneys and two storey bay windows.*



*Other semi-detached and detached 1930s houses and bungalows set in deep plots behind landscaped front gardens are interspersed with more recent infill built at a similar density.*



*This section of road has a spacious verdant character with the trees, shrubs and hedges at times dominant over the built form.*



*The eastern section of the road beyond Crow Hill Road comprises substantial detached houses of mixed age constructed at a lower density in landscaped gardens. The houses in Ascot Close are screened from view by a hedge and verdant frontage. A curve in the road and trees close the view eastwards at the boundary with Platt.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s – present with a few earlier buildings
Type of buildings	Detached and semi-detached
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Orange/red, brown, buff and yellow brick, hung tiles, painted render, slate, clay and concrete tiles, some half timbering
Predominant boundary treatments	Hedges and railings, brick and stone walls, panel fences
Open spaces	Treed frontages separate service roads from A25

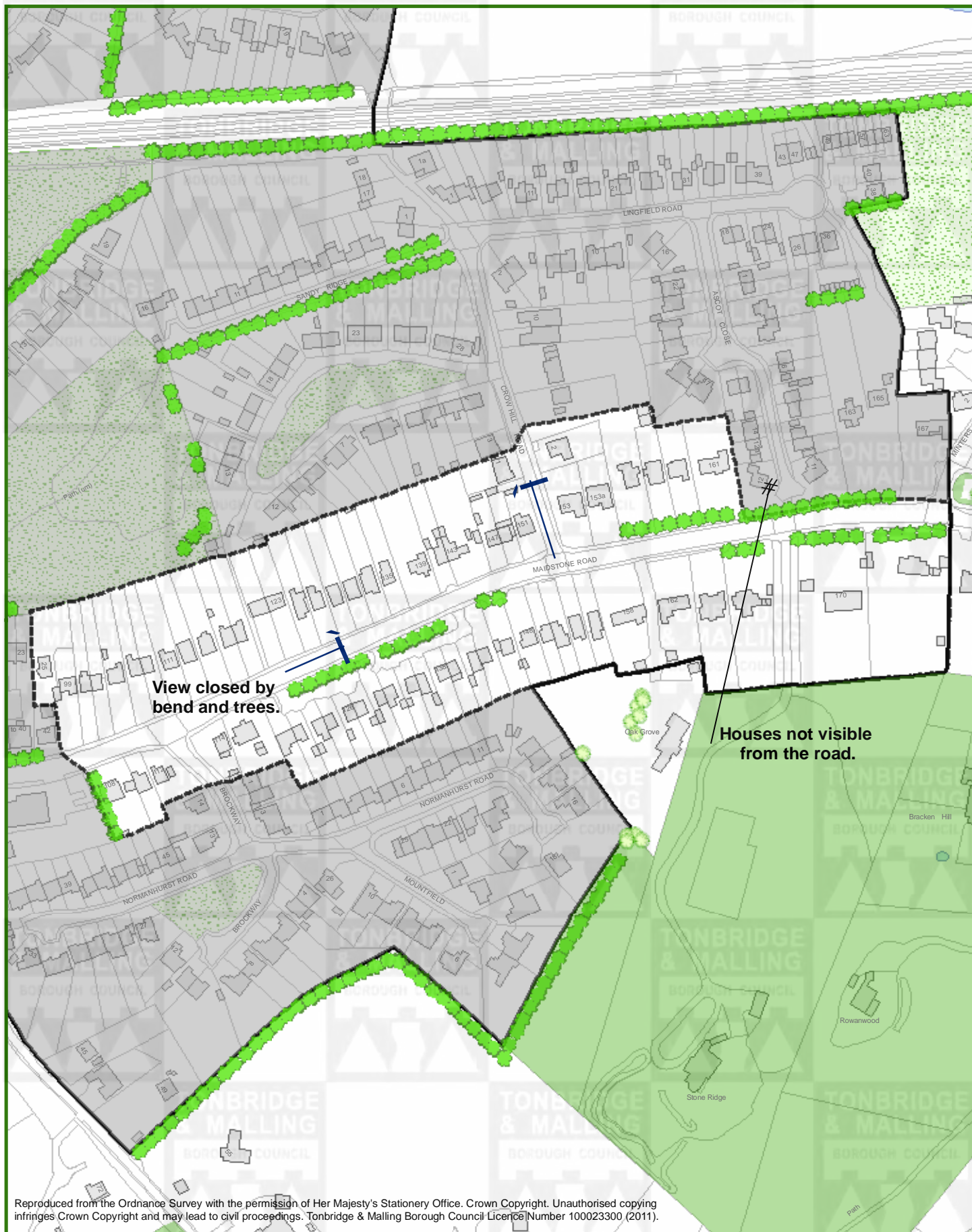
### **Locally Distinctive Positive Features**

- Spacious character with buildings set back from the road behind landscaped front gardens and frequently obscured by vegetation
- Trees and hedges create a verdant frontage
- Harmonious blend of different boundary treatments
- Relatively consistent building height, scale and density

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

- Traffic noise and movement





0 20 40 60 80 100 200 Metres

Ref A2.2

Borough Green Character Area Appraisal

Title Maidstone Road (East)





### A3.1 – WROTHAM ROAD (A227)

Comprising: Wrotham Road (north)

This gently curving road slopes down towards the north giving views of the North Downs scarp.



*A small cluster of 1930s bungalows adjoins the village centre. At the entrance to Fairfield and the industrial park there has been damage to boundaries by large vehicles. Fairfield Gate is a short terrace of modern housing built in traditional style with interesting detailing.*



*North of Fairfield Road, the western side of the road is verdant with detached houses and bungalows of mixed age set back from the road in large gardens fronted by trees, hedges and panel fences, creating an informal semi-rural character. On the east side of the road the listed outbuilding (now garage) adds historic character and provides a clue to the existence of the listed Old Manor House which is set back and partially screened from the road by a brick wall.*





*As the road dips, there are views northwards of the scarp of the North Downs. The post war housing developments on the east side of the road are set well back behind hedges and deep verges thus generally retaining the verdant spacious character of the road. Tree belts to the rear of the houses to the east and in views to the north enclose the settlement.*





*The listed cottages form a local landmark due to their proximity to the road, distinctive timber framing and historical character. The Victorian terraced cottages just to the north are also a prominent feature being set close to the road on a slight bend and contrasting with the more recent detached and semi detached housing elsewhere along the road. Together this group of buildings provide a link with the past indicating that this is a historic route predating the development of most of the village.*



*At the northern end of the road on the west side, a row of mainly 1930s bungalows and semi detached houses contrasts with the more verdant character further south. At the edge of the settlement a green gap separates Borough Green from Wrotham. The road curves with trees and hedges enclosing the view, with only fleeting glimpses of the North Downs.*



Listed Buildings	
<p>The Old Manor House, Wrotham Road</p> <p>16<sup>th</sup> century house with exposed vertical timber framing on the east side, random rubble to the south and north. Steep hipped plain tiled roof with gabled dormers and projecting stone chimney.</p> <p>Grade II</p>	
<p>Nos 53-59 (odd), Wrotham Road</p> <p>Cottage row dating from the 16<sup>th</sup>-18<sup>th</sup> centuries with some alterations. The L shaped building is constructed of random rubble and red brick on the south side with exposed square framing on the east side and a steep plain tiled hipped roof.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	16 <sup>th</sup> century to present day
Type of buildings	Detached, semi-detached and terraced
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Red/brown and yellow brick, roof tiles, painted render and timber framing
Predominant boundary treatments	Brick and stone walls, hedges, some open plan and wire fence
Open spaces	Deep grass verges in some parts



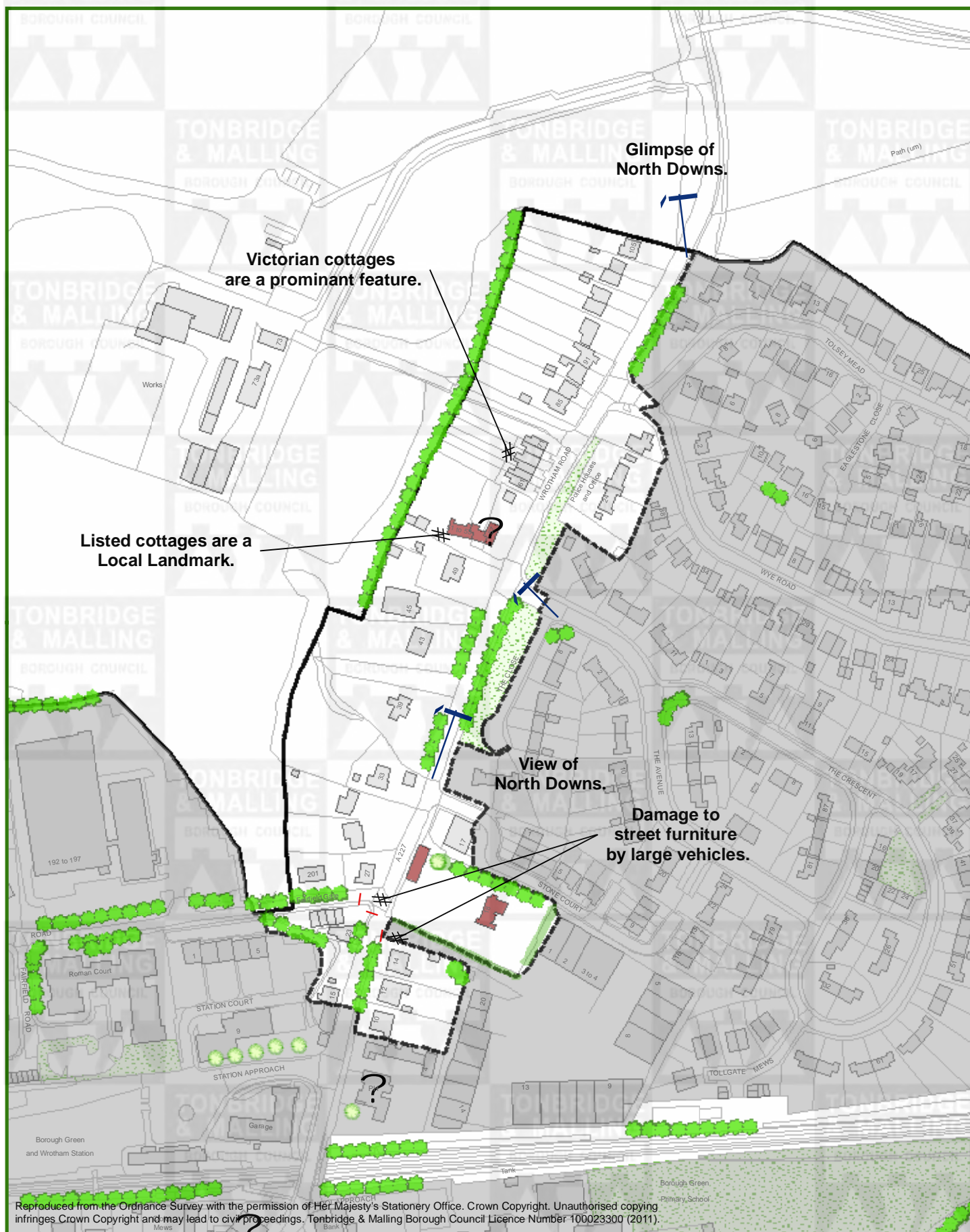
### **Locally Distinctive Positive Features**

- Verdant landscape framework
- Views of the North Downs
- Verdant frontage with houses set back from the road, frequently behind trees, hedges or verges, creating a spacious character
- Listed buildings, one of which is a local landmark, and Victorian terrace
- Green gap creating a well defined edge to the settlement

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

- Traffic noise and movement.
- Damage to walls and bollards at the entrance to the industrial park and Fairfield Road caused by large vehicles.





0 20 40 60 80 100 200 Metres

Ref A3.1

Borough Green Character Area Appraisal

Title Wrotham Road (North)



## B – MIXED USE VILLAGE CENTRE



*The Mixed Use Village Centre connects the main A25 and the A227 roads and forms the community and commercial hub of the village. The area contains a variety of shops and services which are conveniently clustered together.*

*With the exception of the open space around the Baptist Church and some mature tree belts around the railway line, the centre presents an urban character with buildings set at the back edge of the pavement, or with shallow front gardens. The scale of the 3 storey terrace of shops to the west of the High Street and the late Victorian buildings built on a grander scale with ornate details emphasise the importance of the area at the centre of the village.*

*The public realm has been enhanced to provide an attractive public space away from the main traffic routes through the provision of red brick paved areas and coordinated street furniture.*

## B1 – THE HIGH STREET AREA

Comprising: The High Street, Maidstone Road (west), Sevenoaks Road (east), Station Approach, Western Road (east) and Wrotham Road (south)

This area is characterised by buildings of mixed age, height and use. However, in spite of some redevelopment, infill and the introduction of several modern shopfronts the High Street has retained a 19<sup>th</sup> century character.

At the northern edge, the former Clokes Stores, the Henry Simmonds public house and the railway station were all built at the same time and form a distinctive group of late Victorian buildings built on a grander scale and with more ornate details than elsewhere in the area.





At the southern part of the area, the junction of the High Street with the A25 represents a node of commercial, community and residential uses. The buildings are predominantly Victorian, two storey, constructed in red brick or painted white with black details. Due to its scale and prominent corner location, the Baptist Chapel, set within open space behind a ragstone wall, is a local landmark despite the unpainted pebbledash exterior. To the north west of the junction, the deep unenclosed forecourt is a jarring element. To the east a curve in the A25 and tall belt of trees enclose the view, to the south the tree belt in Quarry Hill Road is a prominent feature. To the north there are views up the High Street to the trees by the railway line and to the west there are longer views towards Sevenoaks Ridge. The street furniture at the junction is standard but relatively uncluttered.



The southern section of the High Street is enclosed on both sides by buildings but, because of the scale and set back of the buildings, it has a more spacious character than the northern section. On the east side, the cream painted rear elevation of the Baptist Chapel, trees in the chapel grounds and the enclosing hedge contribute to this character. On the west side a short row of Victorian semi detached villas with single or two storey canted bays and tiled gabled roofs sit behind landscaped front gardens enclosed by ragstone walls and hedges. The uniformity of colour and scale contributes to the cohesive 19<sup>th</sup> century character of this section of road although there have been some alterations to the buildings and replacement of windows and roof tiles. The elegant facades of nos.17-19 brighten the streetscene, the wide low white painted front elevation, hipped roof with pitched dormer windows and ridge tiles, lead canopy over the shop window and black railings being attractive features. Number 19 was the farmhouse for Yew Tree Farm and is the oldest building in the street.





*The village hall is a wide low 1970s structure with a car park. As it is set back and screened from the High Street by trees, it does not harm the Victorian character of the street. The street furniture by the entrance is cluttered and the railings are a detracting element.*



*Towards the northern end, the High Street is strongly enclosed with the shops and houses set closer to the road with the 3 storey terrace of shops on the west side being the dominant feature. The red brick terrace has steep tiled roofs, regular chimneys just below the ridge and prominent bay windows under decorative brick arches on the middle storey, creating a rhythm of repeated patterns. The colourful but mainly traditional narrow shop fronts create a lively frontage. The terraced roofline is visible from Crow Hill and other vantage points in Borough Green.*



*On the east side, the buildings also give directly onto the pavement except for a short residential terrace of mid 19<sup>th</sup> century cottages with hung tiles above a painted lower storey, which are set behind shallow front gardens and black railings. The buildings are more mixed in design with a varied roofline, although most buildings are two storeys.*

*Despite some modernisation, a variety of original details can be seen on the buildings in the High Street area including gabled and hipped slate and peg tiled roofs, pitched dormers, chimneys, ridge tiles and carved bargeboard. Other features include quoins, stone lintels, nibbed sash windows, name plaques, decorative brick arches and wrought iron gates. Where traditional shop fronts and the architectural details on the upper storeys have been retained they contribute to the historic character of the street. The street is also enhanced by red and black brick paving, granite setts and coordinated street furniture which is uncluttered and in good condition.*



*The Stores is a local landmark because of its scale, prominent position and the ornate half timbering, gables and finials.*



*The wide white regular façade of the bank is a prominent feature at the junction of the High Street with Western Road.*



*The commercial centre continues north of the railway line into Wrotham Road. The Henry Simmonds public house is a local landmark due to its scale, prominent gables, decorative ridge tiles and finials, half timbering and tall chimneys.*



*North of the station entrance, low flat roofed premises mark the edge of the mixed use area. The flat roofs and functional appearance harm the character of the street. The concrete and brick road bridge over the railway is also a detracting element.*




*The Victorian station building with extensive parking is sited on low lying land accessed via a sloping curved entrance with a band of trees to the north. The building contains decorative features such as brick arches above doors and windows, curved first floor windows and tall chimneys. These features add to the Victorian character of the mixed use village centre.*

*The Cooperative store is discreetly positioned below the road bridge. There are views over the station site towards hills and trees to the west and north west and vistas from the Station Approach of Bridge House and Henry Simmonds Public House. A modern footbridge creates a successful juxtaposition of old and new.*





*The mixed use commercial area extends into Western Road with houses, shops and the Roman Catholic Church. The style and height of buildings varies. The road is busy with through and local traffic. An open parking area on the south side is a detracting element. There are long views to the west of Sevenoaks Ridge.*

Listed Buildings	
<p>Four Ways House, Sevenoaks Road (north side)</p> <p>1751 House of ironstone with cement quoins, white stone bands and red brick window dressings. Plain tiled roof with gable parapets and 2 hipped dormers.</p> <p>Grade II</p>	



### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

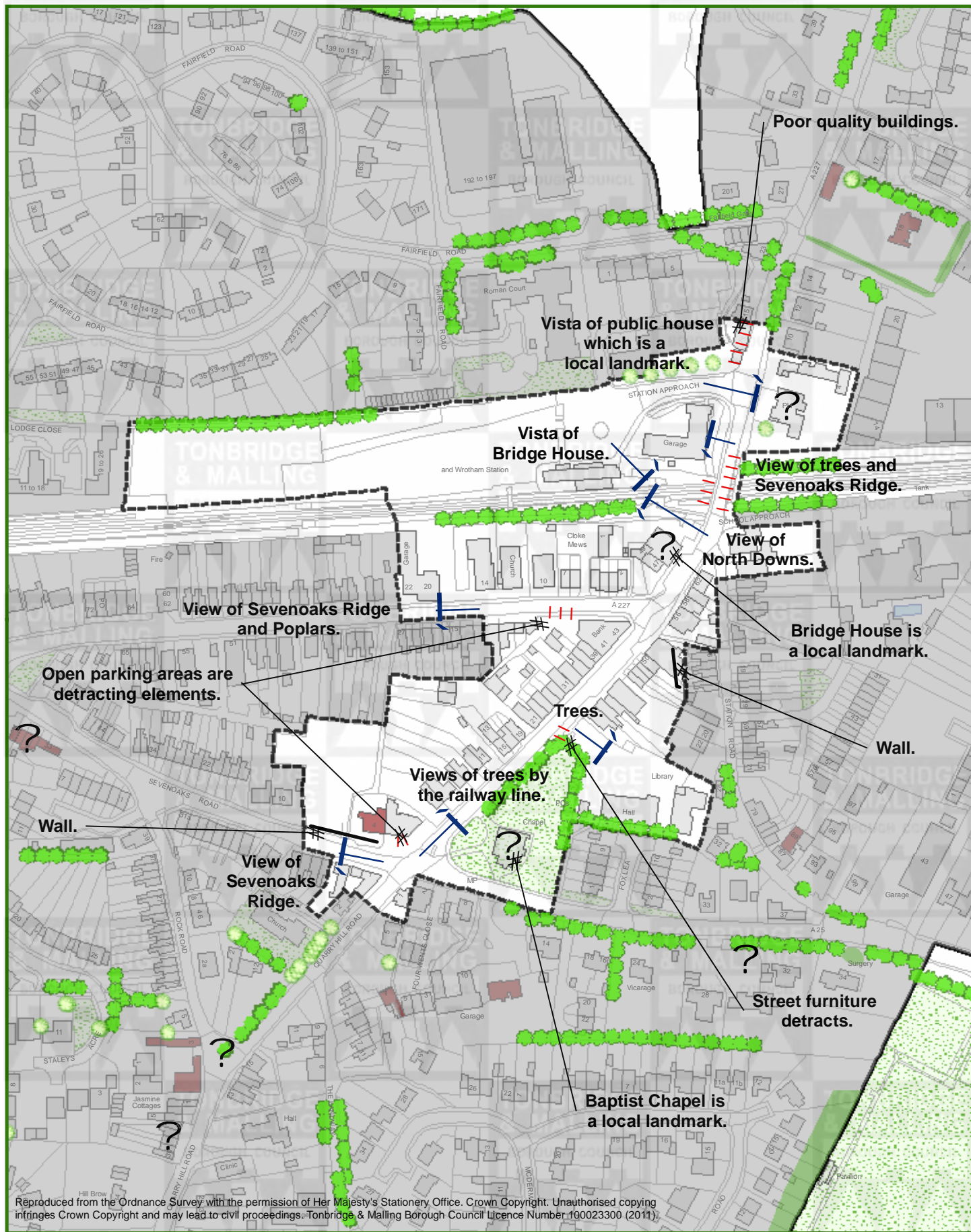
Age of buildings	Mainly late 1800s – early 1900s
Type of buildings	Detached, semi-detached and terraced
Main uses	Mixed including residential, commercial and community
Building heights	1-3 storeys
Prominent building materials	Red and orange/red brick, tiled and slate roofs, hung tiles, half timbering, rag stone, wrought iron
Predominant boundary treatments	Brick and stone walls, hedges, railings
Open spaces	Baptist Church yard and parking areas in front of the station and village hall

### **Locally Distinctive Positive Features**

- Traditional high street with mix of shops, services and community uses
- Retention of late 19<sup>th</sup> century character and traditional shop fronts. Retention of architectural details on 19<sup>th</sup> century buildings
- Terrace of shops on west side is a prominent feature enhancing sense of arrival at the centre, enclosure and rhythm
- Southern part of the High Street has a more spacious character enhanced by the landscaped area and hedge around the Baptist Church on the east side and front gardens and villas to the west
- Vistas of trees and longer views
- Local landmark buildings which are the Baptist Chapel, Bridge House and The Henry Simmonds Public House
- Retention of traditional boundary treatments
- Generally high quality street and pavement surfacing and street furniture

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

- Cluttered street furniture around entrance to the Village Hall
- Road bridge over the railway and modern buildings to west side of Wrotham Road
- Car parking area at entrance to Western Road



Ref **B1**

Title **The High Street Area**

Borough Green Character Area Appraisal



## C - NINETEENTH CENTURY DEVELOPMENT



*With the exception of the public houses and scattered farms and cottages, the oldest properties in the village are clustered around the junction of the A227 and A25, in and adjoining the High Street and Quarry Hill Road, which was earlier known as High Street South. These mainly comprise terraces of two storey cottages and semi-detached houses together with the Church of the Good Shepherd and former infant school in Quarry Hill Road. Some more modern infill development and redevelopment has taken place in these areas and buildings have been modernised, but they generally retain their historic character particularly in Station Road and Rock Road where the scale and sense of enclosure of these narrow streets have been retained.*

*The 19th century terraced or semi detached two storey houses are set in narrow plots fronting directly onto the road or set behind shallow front gardens and low brick walls. The constant building lines set close to the road give a tight knit character with no public open spaces, although trees provide a contrast to the buildings in some streets. The buildings are constructed in red or yellow brick and tile or slate roofs with flat fronts or single storey canted bay windows. Contrast brickwork or stone lintels span window and door openings. In semi detached properties the doors are usually placed in pairs centrally or in the side elevations. In terraced houses the front doors and any rear extensions are paired together. The unified, simple roof lines fronting the street generally slope down towards the road and are tiled with clay, concrete or slate tiles. Plain chimneys are centrally placed on the roof ridge. In rows of terraced housing, the repetition of openings, chimneys and details along a constant building line give the streets some rhythm. However, the original sash windows, panelled front doors and roof tiles or slates have been replaced on many properties.*

*In the Quarry Hill Road area, some buildings are faced with local ragstone and ironstone.*



### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	Mainly 1880+ with some scattered older buildings
Type of buildings	Terraced, semi-detached and detached
Main uses	Residential with some commercial and community
Building Heights	1-2 storey
Prominent building materials	Red and yellow brick, slate or brown roof tiles, white painted sash and casement windows
Predominant boundary treatments	Red brick and ragstone walls, hedges, fences and railings
Open Spaces	Tight knit development with few open spaces

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

- Narrow plots and streets and similarities in building age, height, materials and design give a 19<sup>th</sup> century character and intimate scale
- Terraced housing gives some rhythm of repeated designs to the streets
- Some traditional decorative features retained
- Original brick boundaries and shallow front gardens retained on many properties

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

- No significant detractors but unsympathetic replacement windows, doors and porches and the loss of original decorative features have disrupted the historic character and rhythm of some streets
- Loss of front boundaries has harmed some streets

## C1- QUARRY HILL ROAD AREA

Comprising: Part of the Landway, Quarry Hill Road (north) and Rock Road.

These streets are shown on the Wrotham Parish Tithe map of 1840 although there was little development along them at that time. Rock Road rises quite steeply from the Sevenoaks Road, joins Quarry Hill Road which then falls sharply southwards towards the former quarry at the foot of the hill.



*The tree standing at the junction of Rock Road and Quarry Hill Road provides a visual and historic landmark at this focal point when viewed from the south. The original oak planted to commemorate Queen Victoria's Diamond Jubilee was replaced in 1911 marking the Coronation of George V. The narrowness of the lanes together with the listed buildings to the west, Victorian cottages to the east, overgrown ragstone wall and glimpses of Rock Road to the north contribute to the historic character of this junction.*



*To the west, listed and unlisted houses dating from the 19<sup>th</sup> century and earlier form an attractive group. The front elevations are rendered, painted white and hung with tiles or weatherboard on the upper storeys with steeply pitched tiled roofs and casement windows. From the south these properties occupy a prominent position set at the top of the rise above the road, forming a local landmark. At the entrance to Rock Road a detached villa is faced with Kentish ragstone with orange red brick details.*



*The former infant school, now the Church Hall, constructed in 1875 and built in galleted ragstone with brick details and a steeply pitched tiled roof, further contributes to the historic character of this area.*



*The Victorian cottages on the west side of Rock Road follow a constant building line and have flat orange/red brick elevations, shaped lintels and slated or tiled roofs which slope steeply down towards the road. Some properties retain four panel doors and original sash windows. The shallow front gardens are enclosed by brick walls (some rendered) and hedges. At the northern end of the road, brick steps lead up from the road. The stepped roof height, chimneys and regular fenestration contribute to the rhythm and historic character of the street. There are long views northwards towards the North Downs. Southwards the rising topography creates an intriguing vista. The tree by the footpath to the Valley View development is a prominent feature.*



*The eastern side of Rock Road contains buildings of mixed age and style. Red brick apartments face onto the road at the southern end. The scale, materials, building line and form respect the context to some degree but the wide weatherboard dormers are prominent. The car park at the northern end creates a gap in the frontage and further south a wide paved driveway creates a further loss of enclosure. Hedges, black railings and an old ragstone wall enhance the townscape.*








*The northern section of Quarry Hill Road has a mixed character with redevelopment on the eastern side diluting the 19<sup>th</sup> century character.*

*Enclosed by tall trees, the Church of the Good Shepherd is a low red brick building on a stone base with brown tiled roof, a narrow shingled spire and gothic windows with stained glass windows by Patrick Reyntiens at the east end. The annexe and Remembrance garden were added in 1991. The garden forms a peaceful enclave in the centre of the village close to the busy A25. Ragstone walls in Quarry Hill Road and Rock Road and the row of lime trees in front of the church, are distinctive characteristics of this area.*



*The Landway is an old route leading south from Quarry Hill Road and now forms a footpath to the Woodlands development. 19<sup>th</sup> century cottages at the northern end form a picturesque historic group.*

Listed Buildings	
<p>Two barns with attached outbuildings at Borough Green House</p> <p>Early 17<sup>th</sup> century timber framed threshing barn to the south with later alterations and a half hipped tiled roof. Attached early 19<sup>th</sup> century brick barn in Flemish bond and single storey outbuilding of stone rubble to the north.</p> <p>Grade II</p>	
<p>Number 3, including the former Apple Store, Rock Road</p> <p>Early 19<sup>th</sup> century cottage and apple store of Kentish ragstone with red brick dressings and ironstone. Tiled hipped roof.</p> <p>Grade II</p>	
<p>No. 7 Knole Cottage, Quarry Hill Road</p> <p>Cottage from around 1700 with later additions built in Flemish bond (now painted) with hung tiles on the upper south elevation, an end chimneystack and catslide roof.</p> <p>Grade II</p>	

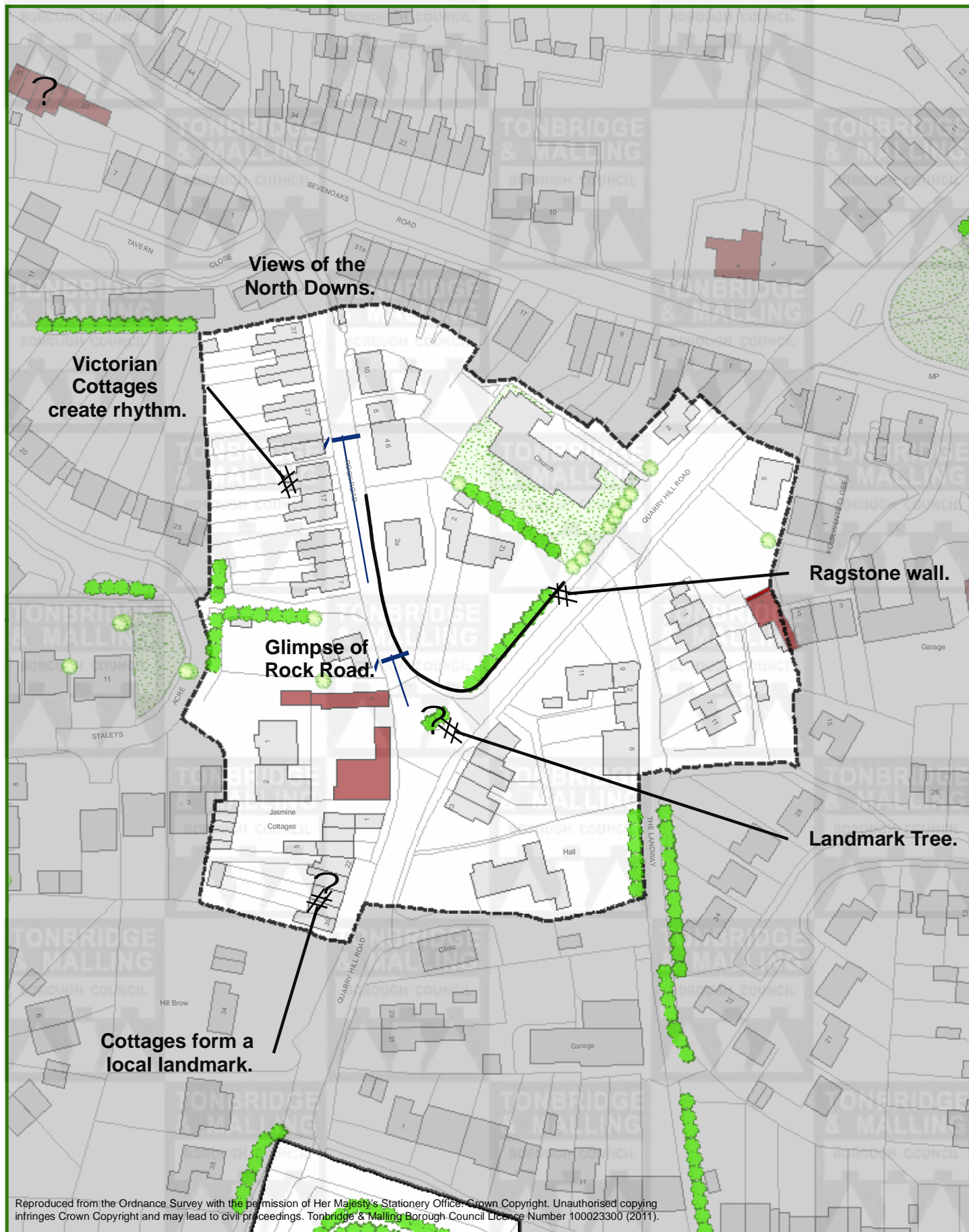
### Locally Distinctive Positive Features

- View northwards of North Downs
- Lime trees enclosing Quarry Hill Road in front of the church
- Listed buildings and 19<sup>th</sup> century cottages and community buildings retaining original materials and details
- Attractive group around the Rock Road/Quarry Hill junction which together with the Coronation Tree form local landmarks
- Narrow curving lanes and steep topography create changing views and vistas and enhance the character
- Features on the Victorian cottages contribute to the rhythm of Rock Road
- Remembrance gardens, adjoining the Church of the Good Shepherd, form a peaceful enclosed space in the village centre
- Use of traditional materials of ragstone and red brick
- Retention of historic road layout

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

- Traffic noise, movement and congestion
- Some unsympathetic 20<sup>th</sup> century alterations





0 10 20 30 40 50 100 Metres

Ref **C1**

Borough Green Character Area Appraisal

Title **Quarry Hill Road Area**



## C2 – WESTERN ROAD (EAST)

Comprising: The eastern part of Western Road

Western Road was constructed and developed in the late 19<sup>th</sup> century and now acts as an important through route connecting the A25 with Wrotham Road, bypassing the High Street. It is a straight road which rises slightly towards the east. The road has seen piecemeal redevelopment and the western end in particular has a very mixed character. However in the central section, the 19<sup>th</sup> century character endures.



*The semi detached, terraced and detached properties are constructed of orange/red or yellow brick and are flat fronted or have single or double storey canted bay windows. The roofs, originally covered with slate or clay tiles, are hipped or gable ended with chimneys on the ridge. The roof pitch and line varies, although all the buildings are 2 storeys. Many doorways are recessed within arched or square porches. Name plaques and contrast brick bands and lintels enhance a number of elevations, although occasionally painted over. Some buildings have modern shop windows and most have seen significant alteration with modern glazing replacing the original sashes, concrete roof tiles, satellite dishes and dormer extensions. The properties are set close to the road behind narrow frontages enclosed by brick walls, hedges, wooden fences and decorative railings.*



*The noise, traffic movement and parked cars of Western Road harm the historic character. There are long views westwards towards Sevenoaks Ridge.*

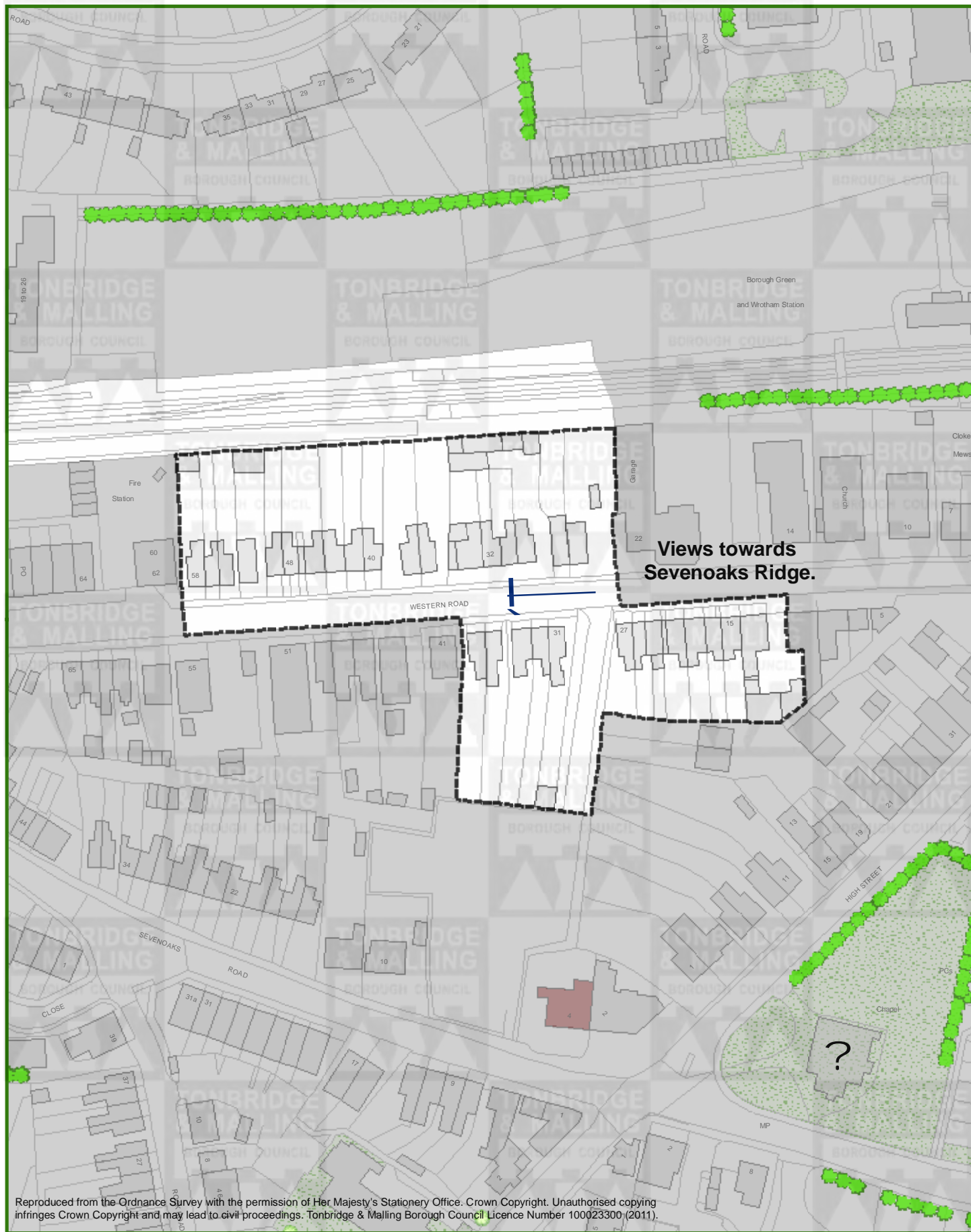
### **Locally Distinctive Positive Features**

- View westwards of Sevenoaks Ridge

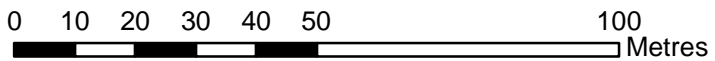
### **Negative Features Worthy of Enhancement**

- Traffic noise, movement and congestion
- Some unsympathetic 20<sup>th</sup> century alterations





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Ref	C2	Borough Green Character Area Appraisal
Title	Western Road (East)	



### C3 – STATION ROAD

Comprising: Station Road

Formerly known as Sandy Lane and Forge Lane, this curving sloping street leads south from the High Street to the Maidstone Road. It appears on the Wrotham Parish Tithe Map of 1840 but the majority of buildings date from the late 19<sup>th</sup> century.




*The southern end of the road comprises 1-2 storey houses and offices of mixed age. The narrow curving street has no pavements and the variety of boundary treatments including hedges, stone and brick walls together with the informal layout of the buildings, varied roofline and cottage scale contribute to the tranquil semi-rural character despite proximity to, and noise from, the A25. The garden trees and mellow ragstone wall on the west side are prominent features. The street is strongly enclosed along its whole length.*



*On the east side, the white painted two storey terraced cottages were built in the 1870s by Spencer who owned the Platt brickyard. The cottages have flat front elevations with tiled gabled roofs which pitch down towards the road. The even building line, height, fenestration and chimneys contribute to the rhythm of the cottages which are raised slightly above the road. An access leads to a further row of cottages with black half timber detailing and single storey flat roofed front extensions which face onto an extensive parking area which is informal in character and incorporates an overgrown mound.*



*Two pairs of semi detached houses with white painted two storey bays and gable ends with half timber detailing form a contrast with the more modest cottages in the street. On the east side low scale workshops dating from around 1900 enclose the street. They are constructed of local ragstone with orange/red brick dressings and steeply pitched slate roofs and contribute to the historic character of Station Road.*

Listed Buildings	
<p>No. 89 Station Road (east side)</p> <p>Two storey fragment of 16<sup>th</sup> century hall house with painted brick infilling to exposed timber square-framing, plain tiled roof and chimney stack.</p> <p>Grade II</p>	

### Locally Distinctive Positive Features

- Intimate scale and tranquil, semi-rural character
- Listed building and 19<sup>th</sup> century houses and workshops
- Ragstone wall and garden trees
- Curving road creates changing vistas
- Rhythm and unity of design of Spencer's Cottages

### Negative Features Worthy of Enhancement

- Parking area and metal sheds on west side
- Traffic noise at each end of the street
- Poor surfacing





0 10 20 30 40 50 100 Metres

Ref **C3**

Borough Green Character Area Appraisal

Title **Station Road**



## D – INTER WAR PUBLIC HOUSING SCHEMES



*The Homes for Heroes Campaign and Housing Act of 1919 placed a requirement on councils to provide housing in an effort to improve the living conditions and health of working people. On these early public housing schemes, the houses are generally built in a vernacular cottage style using traditional local materials – brick and render with wooden casement windows and tiled roofs. Many had small gables or dormer windows.*

*The two early schemes in Borough Green demonstrate these features but also differ from each other. Hill View is a more conventional terrace of a uniform design found in several towns and villages in the Borough. Crow Hill is an unusual scheme with more variation and design detail in the buildings and shows the influence of the Garden City Movement.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1919 – 1930s.
Type of buildings	Semi-detached and terraced.
Main uses	Residential.
Building Heights	1-2 storey.
Prominent building materials	Red brick, brown roof tiles, render painted in cream, white painted casement windows.
Predominant boundary treatments	Walls, hedges and picket fences.
Open Spaces	Central grassed open space at Crow Hill.

### **Locally Distinctive Positive Features**

- Strong cohesive character
- Original boundaries and shallow front gardens retained on many properties
- Painted render provides a contrast to the predominance of red brick
- Historic significance as early examples of 'Homes for Heroes' early social housing and the Garden City influence
- Quiet residential character with little or no through traffic

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

- No significant detractors
- Loss of front boundaries to create frontage parking has harmed the appearance of some streets



## D1- HILL VIEW

Comprising: Hill View

Hill View was constructed in 1928 on former allotment land and comprises a row of terraced houses set along a straight flat street running northwards from Maidstone Road.



*The two storey houses have red/brown brick lower storeys and cream painted rendered upper storeys and flat porch canopies supported on concrete brackets. The roofs are of red or brown plain tiles with chimneys at regular intervals on the ridge. The casement windows have white or brown frames and small circular windows are surrounded by red brickwork. The front gardens are bordered by low hedges and picket fences although some are now unenclosed.*



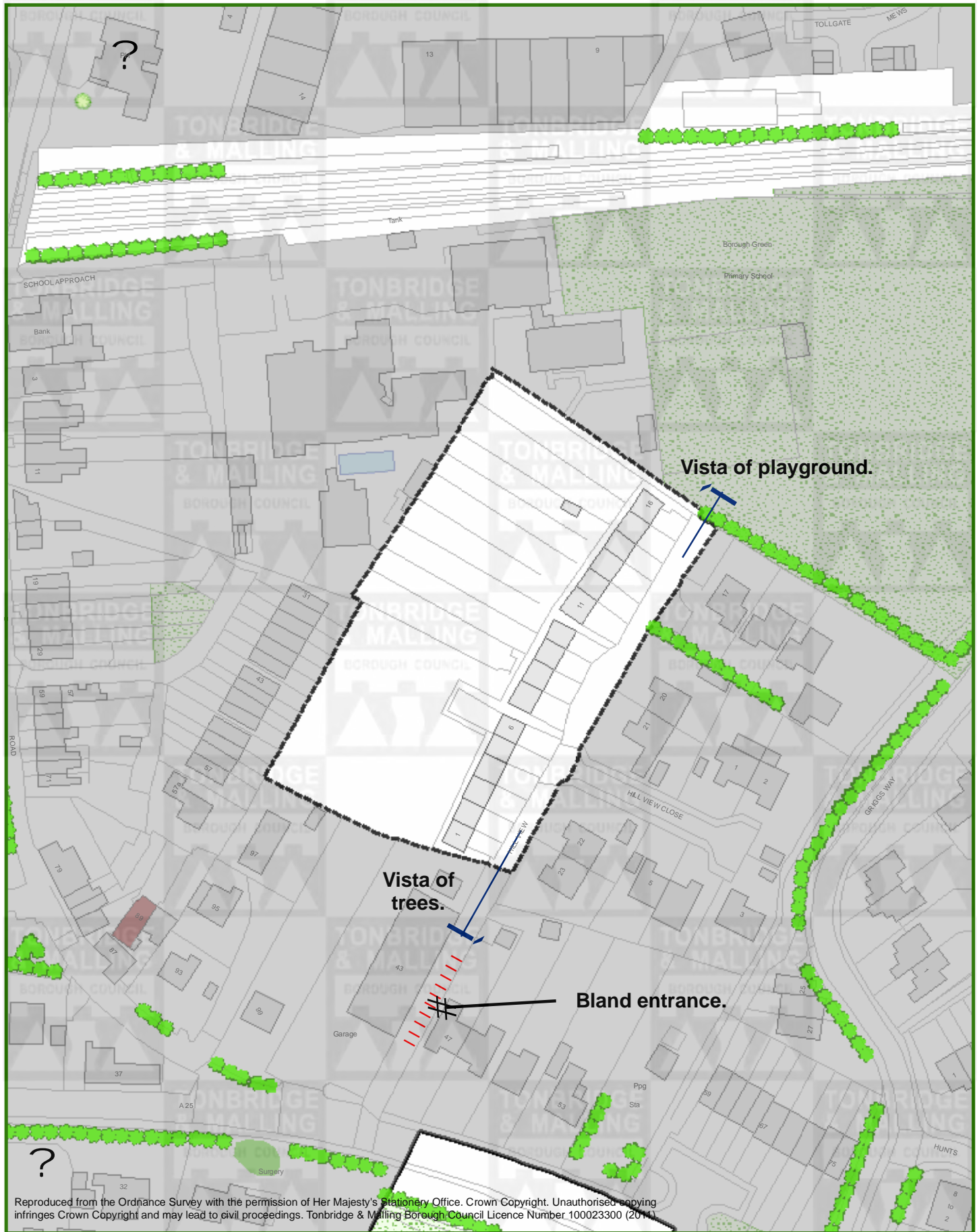
*The nondescript entrance from Maidstone Road is enclosed by blank panel fencing and the side elevation of the car show room. There are no pavements. The road surface is poor and there is a preponderance of overhead cables. Trees bordering the Maidstone Road to the south and the school playground to the north, create green vistas in both directions. The original development faced across open land, but the east side of the road is now developed with bungalows. Traffic levels in the cul-de-sac are low but there is noise from the A25.*

### Locally distinctive positive features

- Repeated designs, uniform roofline and chimneys and limited colour palette give the character area a uniformity and distinctive character and rhythm
- The belts of trees along the A25 and the edge of the school playground enclose the views at each end of the street

### Negative features worthy of enhancement

- Traffic noise from the A25
- Poor surfacing
- Bland entrance from the A25
- Overhead cables



0 10 20 30 40 50 100 Metres

Ref **D1**

Borough Green Character Area Appraisal

Title **Hill View**



## D2 - CROW HILL PARK

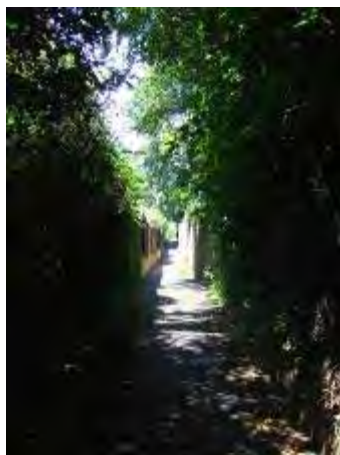
Comprising: Crow Hill Park

Crow Hill Park was constructed in 1919 on land immediately east of Crow Hill which is the highest point in Borough Green. The terraced and semi detached houses are arranged around a loop accessed from Crow Hill Road overlooking a central grassed open space with trees.



*The semi detached and terraced houses range from 1-2 storeys and are constructed in a mellow blend of orange/red, yellow and black bricks with orange brick details. Most of the properties are flat fronted but some have projecting sections with front facing gable ends. On some properties the upper storey is matching tile hanging or rendered and painted. The terraced properties on the elevated west side form a symmetrical arrangement, the regularly spaced chimneys contributing to the rhythm of the development. The red/brown plain tiled roofs are hipped or half hipped with chimneys on the ridge or further down the pitch. Some properties have long steep pitched roofs sweeping down to first floor level. The white painted casement windows are of various dimensions from small and square to tall and narrow. Flat porch canopies project above the generally white painted front doors. The consistent colour palette and repeated design themes contribute to a cohesive scheme with a strong identity and sense of place.*





*The houses are arranged around a central grassed area planted with a few trees which slopes up to the west and south. This open area together with the landscaped front gardens enclosed by unpainted picket fences and hedges with various wooden and metal gates contribute to an informal rustic character. This character is enhanced by the varied and interesting roofscape and the curved building line. Tree belts to the north and west frame the development and enclose the views. There are long views north eastwards towards the North Downs. An unlit but partially overlooked tarmac footpath runs from a garage area to the A25.*



*In the south eastern section, the loss of front boundaries to create parking areas and the addition of prominent dormers and brown window frames has affected the unity of the scheme.*

### **Locally distinctive positive features**

- Some repeated designs, the varied roofline, chimneys, limited colour palette and common design themes give the character area a cohesive and distinctive character with some rhythm
- The belts of trees on the west and north sides enclose the views and frame the development
- The central green open space, landscaped front gardens, wooden fences and hedges, sloping topography and varied roofline contribute to a rustic character
- Retention of original design features and materials
- Views towards the North Downs

### **Negative features worthy of enhancement**

- Traffic noise from the A25
- Some insensitive alterations and additions



0 10 20 30 40 50 100 Metres

Ref **D2**

Borough Green Character Area Appraisal

Title **Crow Hill Park**



## E - POST-WAR PUBLIC HOUSING SCHEMES



*The two estates in Borough Green were built in the late 1940s and early 1950s. These developments have a distinctive layout and design of housing which gives them a clearly recognisable and unique character.*

*The houses are built along curving streets arranged in loops with a single access point to each development, thus preventing through traffic. Short culs-de-sac lead from these loops. The plots are relatively spacious with the houses set back from the road behind enclosed front gardens. At junctions and corners the semi detached houses are orientated diagonally across the corner contributing to the spacious character. Some properties face onto footpaths and open spaces or are set at an angle to the road. The semi detached and terraced houses are constructed in a number of standard designs which are repeated within each development. The front elevations are red brick or painted cream and pastel shades. These character areas have a spacious feel which is enhanced by the mature landscaping, grassed areas and private gardens.*

*There is one other small area of post-war public housing which Tollgate Mews (Area G6) which is dealt with under the Clustered Cul-de-Sac Development category.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Late 1940s to early 1950s
Type of buildings	Semi-detached, terraced and some blocks of flats
Main uses	Residential
Building Heights	1- 3 storeys
Prominent building materials	Red or brown brick and roof tiles, concrete, pastel coloured render
Predominant boundary treatments	Picket fences, hedges and some brick walls, panel and wire fences
Open Spaces	Small grassed amenity areas



### **Locally Distinctive Positive Features**

- Retention of distinctive original design and informal curved street layout of these planned developments
- Repeated building designs give a uniform character and strong sense of place. There has been little harm from unsympathetic additions, alterations or materials.
- Front gardens are separated from the public open space by low picket fence, hedge or brick wall boundaries
- Mature trees and shrubs in public and private areas contribute to the relatively spacious character

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

- Some poor road and footway surfacing

## E1 – FAIRFIELD ROAD

Comprising: Fairfield Road

Estate built in 1952 on the north side of the railway line abutting open countryside to the west and sand quarry to the north.



*The 1-3 storey semi detached and terraced houses and flats are arranged around a heart shaped street layout on land that slopes up to the north. The red and brown brick houses have uniform design features with flat front elevations and steeply pitched gabled red tiled roofs with narrow chimney stacks on the ridge. Some terraced properties have projecting two storey bays with gable ends facing the road. The apartments have flat porches/balconies constructed of concrete with glass and metal sides. The square or horizontal casement windows have white frames with a few hard wood replacements. The properties have landscaped front gardens enclosed by a variety of boundaries including hedges, brick walls, picket and panel fences. Some frontages are unenclosed with concrete, paved or tarmac parking areas.*



*Some houses face onto footpaths behind communal concrete parking areas which are in poor repair and detract from the streetscape.*

*Small grassed areas, trees within the development and belts of trees to the north, south and west provide a green setting for the houses, softening the townscape and enclosing the views .*



*A communal garage block is set back out of sight on the southern edge of the development.*



*Dene Lodge Close is a more recent sheltered housing scheme nestling on low former allotment land to the south of the area. The 1-2 storey red brick buildings have long sloping roofs in brown tile and white windows and doors. Enclosed by trees and hedges to the west and south, the scheme is landscaped with grass areas, shrubs and trees and has a quiet inward looking character.*

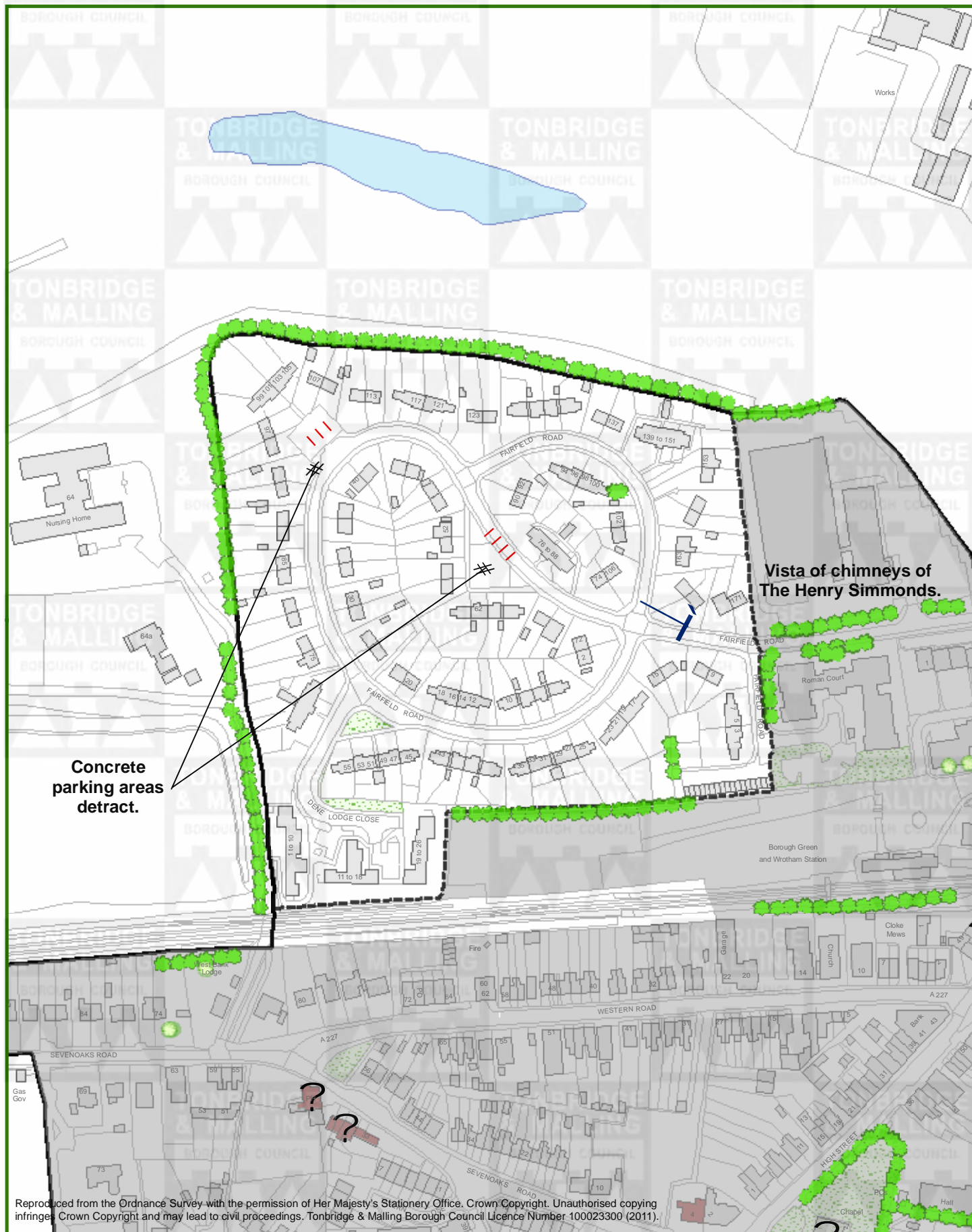
### **Locally Distinctive Positive Features**

- Tree belts which frame the development forming an edge to the character area
- Vista of chimneys to the south east

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

- Concrete parking areas





0 20 40 60 80 100 200 Metres

Ref E1

Borough Green Character Area Appraisal

Title Fairfield Road



## E2 – THE AVENUE AREA

Comprising: The Avenue, The Close and The Crescent

Constructed in the late 1940s on former farm land which was then the northern edge of the village, this spacious estate, like the Fairfield estate, has a single entrance point, the roads forming interconnected loops. The Close is a short straight cul-de-sac parallel to the Wrotham Road. The houses nearer the main road are painted in pastel shades in a style which was more prevalent before World War II. In the more eastern section the red brick houses are unpainted.



*In The Close a broad strip of grass and hedge separate the area from the busy Wrotham Road, creating a spacious and verdant entrance to the estate. There are long views northwards of the North Downs. The cream painted houses are set back behind deep enclosed front gardens.*



*In the Avenue and western section of The Crescent the flat fronted cottage style brick semi detached and terraced houses are painted in pastel shades. The steeply pitched brown plain tiled gabled roofs have chimneys on or close to the ridge. Dormers add interest to the roofline. The white framed casement windows are relatively small. Flat porch canopies extend over the front doors and some properties have single storey side extensions. The houses are set back behind quite deep front gardens either facing the road or facing onto short footpaths with wide verges leading off at right angles to the road. Boundary treatments include picket fences, brick walls, hedges and some panel fences. Discreet modern lamp posts blend into the townscape and a red telephone box and post box add to the period character.*



*Further west in the Crescent, the houses are red brick with larger fenestration, possibly representing a later phase of development. However, the layout follows the same principles with spacious plots and some houses facing onto footpaths/driveways. The building line follows the curve of the road. Some properties have forward projecting two storey bays with gable ends facing the road. Several have tile hung upper storeys and porch additions. Whilst some personalisation has taken place, the repeated designs and materials, limited colour palette, fenestration, chimneys and landscaped front gardens, give the development a coherent, uniform character typical of its period.*



*Two short rows of bungalows are set at right angles to the road with a triangle of grass in front, the open space contributing to the spacious character of the development.*



*Hedge boundaries and glimpses between the houses of trees and the North Downs contribute to the verdant character of the area.*

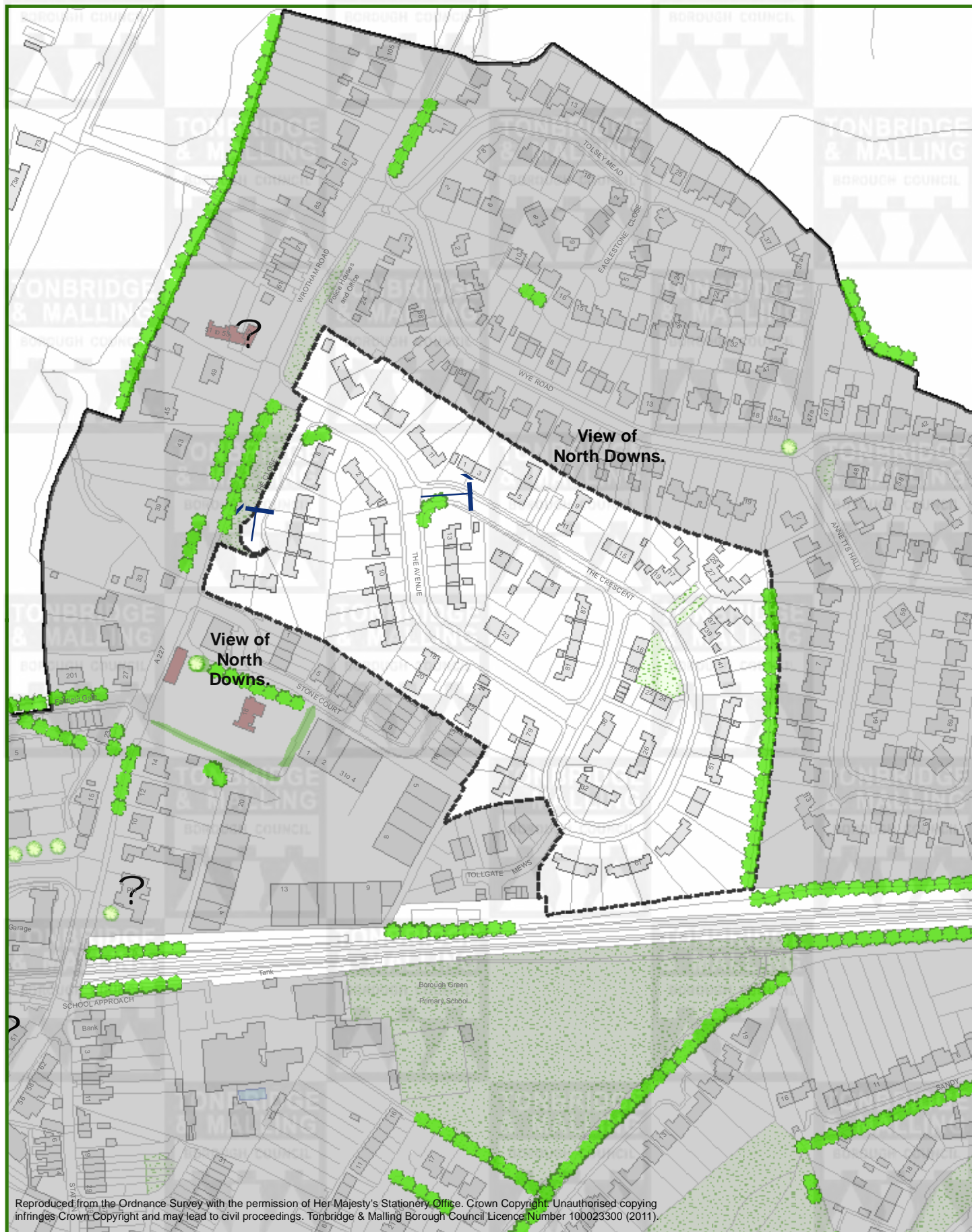
### **Locally Distinctive Positive Features**

- Open space and hedge in The Close creates a spacious verdant entrance, a green outlook and separates the houses from the busy Wrotham Road
- Long view of the North Downs and occasional glimpses between the houses
- Some houses facing onto green verges and footpaths

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

- See introductory section





0 20 40 60 80 100 200 Metres

Ref E2

Borough Green Character Area Appraisal

Title The Avenue Area



## F - OPEN PLAN HOUSING DEVELOPMENTS



*The built up area of Borough Green expanded considerably between the late 1950s and 1970s with the construction of private estates of semi detached and terraced housing on the edges of the settlement. The Wye Road/Annetts Hall and Lingfield Road/Sandy Ridge areas were developed in the late 1950s and differ slightly in character from the Valley View, Woodlands and Fairseat estates which were developed in the 1960s and 1970s.*

*These housing developments comprise mainly semi-detached two storey properties with integral or attached garages relatively evenly spaced along straight or curving roads, culs-de-sac and loops. The distinctive feature of these areas is the open plan character with the houses generally set behind dwarf walls or unenclosed lawns and driveways. There are few public open spaces or community facilities.*

*The buildings are constructed in various brick shades and are frequently decorated with hung concrete tiles and weatherboard. Wide white painted casement windows with a distinctive horizontal emphasis are a general characteristic. Windows and doors sometimes appear to be randomly distributed within elevations without aligning vertically or horizontally with each other. Significant openings make the buildings appear less robust. Properties characteristically have a shallow roof pitch with brown concrete roof tiles and no or small chimneys. Many properties have porches. The developments incorporate buildings of repeated design. The buildings show few local references in terms of materials or design and there are no local landmarks.*

*Landscaping features such as trees and shrubs are prominent in the streetscene. These character areas are quiet with a peaceful residential ambience. They have no through or fast moving traffic and ample off-street parking.*

### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	Late 1950s-1970s
Type of buildings	Mainly semi-detached, some detached and terraced
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Buff, yellow, red/brown and orange brick, brown tiled roofs, wide fenestration, brown hung tiles and weatherboard. Great variety of materials.
Predominant boundary treatments	Dwarf walls or unenclosed grassed frontage. Some hedges and panel fences.
Open spaces	Grass area off Normanhurst Road

### **Locally Distinctive Positive Features**

- Quiet residential character with no through traffic
- Verges, open plan lawns, shrubs, and trees enhance the townscape contributing to an open, spacious character

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

- Some poor road surfacing



## F1 – WYE ROAD AREA

Comprising: Wye Road and Annetts Hall

Developed on open countryside at the northern edge of the settlement, this area wraps around the north and east of the earlier public housing in The Avenue and The Crescent, and is accessed off the Wrotham Road.

The layout comprises an access road with a bisected loop at the eastern end. Traffic levels are low.



*The bungalows and houses are faced with red/brown brick and concrete with brown tiled roofs and short chimneys creating a homogeneous brown/grey colour scheme. The bungalows have half hipped roofs and tall chimneys. The mainly semi-detached two storey properties have flat front elevations and gabled roofs with the gables frequently facing the road and adorned with timber. The houses are of several repeated designs and set back behind front gardens partially enclosed by dwarf walls, differing from later developments which are generally open plan. A number of properties have single or two storey side additions or dormer additions. Some of the latter are quite prominent in the street scene. Gaps between the properties and longer views contribute to the spacious character.*



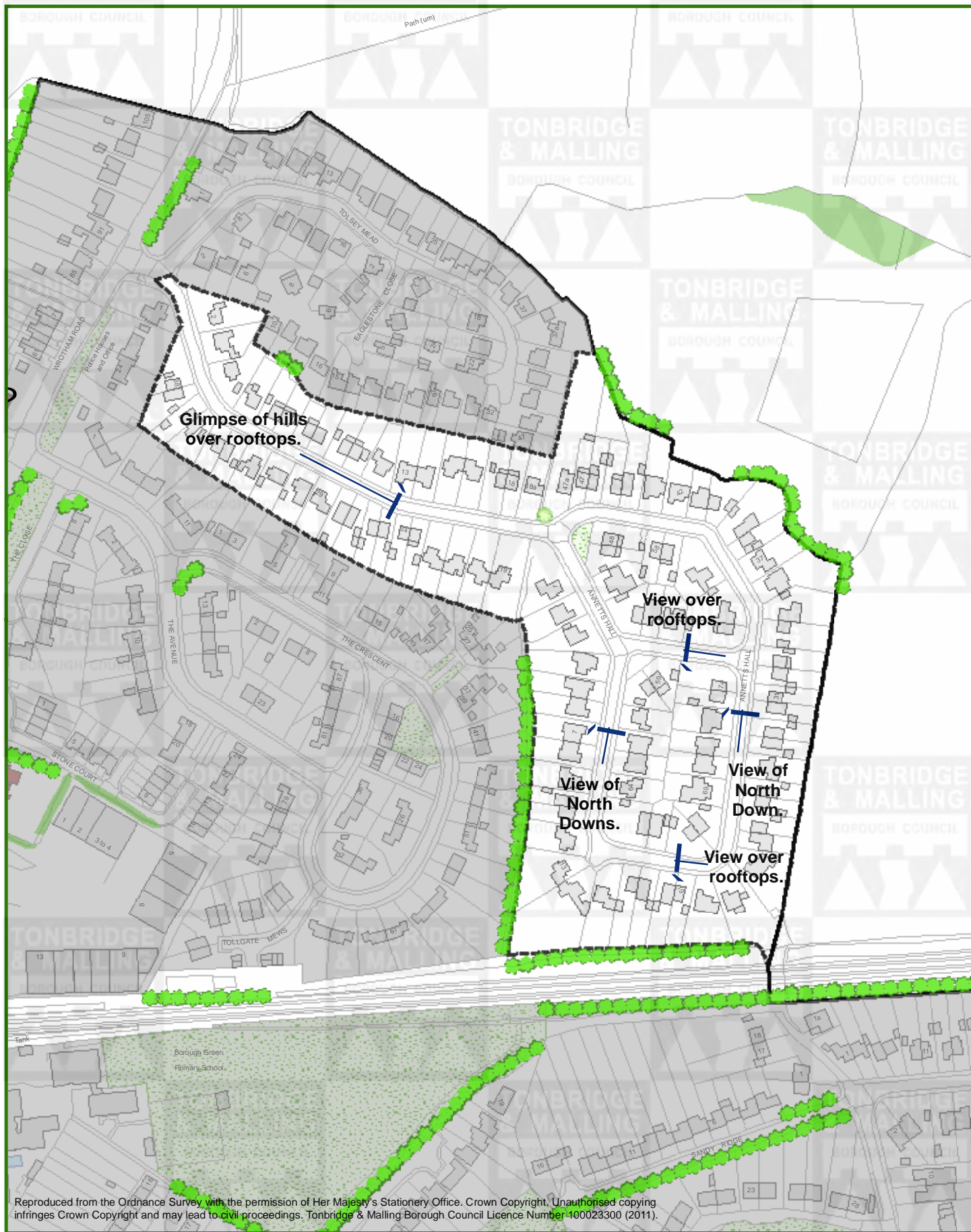
*The road slopes up sharply at the eastern end allowing glimpses between and over the houses towards the North Downs. The gaps between the houses contribute to a sense of spaciousness. There is greater variety in the materials and designs in this section creating a more lively townscape. Parking on the footway adds clutter to the streetscene.*

### **Locally Distinctive Positive Features**

- Views of North Downs between and over houses. Gaps between the properties contribute to the spacious character
- Tree belts to rear of houses

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

- Predominance of concrete creates a rather homogenous grey/brown townscape partially relieved by some white details and the landscaped gardens
- Parking on the footway



0 20 40 60 80 100 200 Metres

Ref **F1**

Borough Green Character Area Appraisal

Title **Wye Road Area**





## F2 – VALLEY VIEW AREA

Comprising: Conyerd Road, Tilton Road and Wyatt Close

This Gough Cooper development of detached and semi-detached houses and bungalows was constructed in 1960 on greenfield land on the south west edge of Borough Green.



*The development is accessed from Quarry Hill Road and takes the form of curving roads and culs-de-sac. The houses are set back from the road behind open plan lawns and driveways and the houses are of several repeated designs and constructed of brown or red brick with some hung tiles on upper storeys and painted render. The roofs are gabled or hipped with brown roof tiles and the properties have flat porch canopies and wide white windows.*



### Features

Some interesting views and glimpses. Some views of the

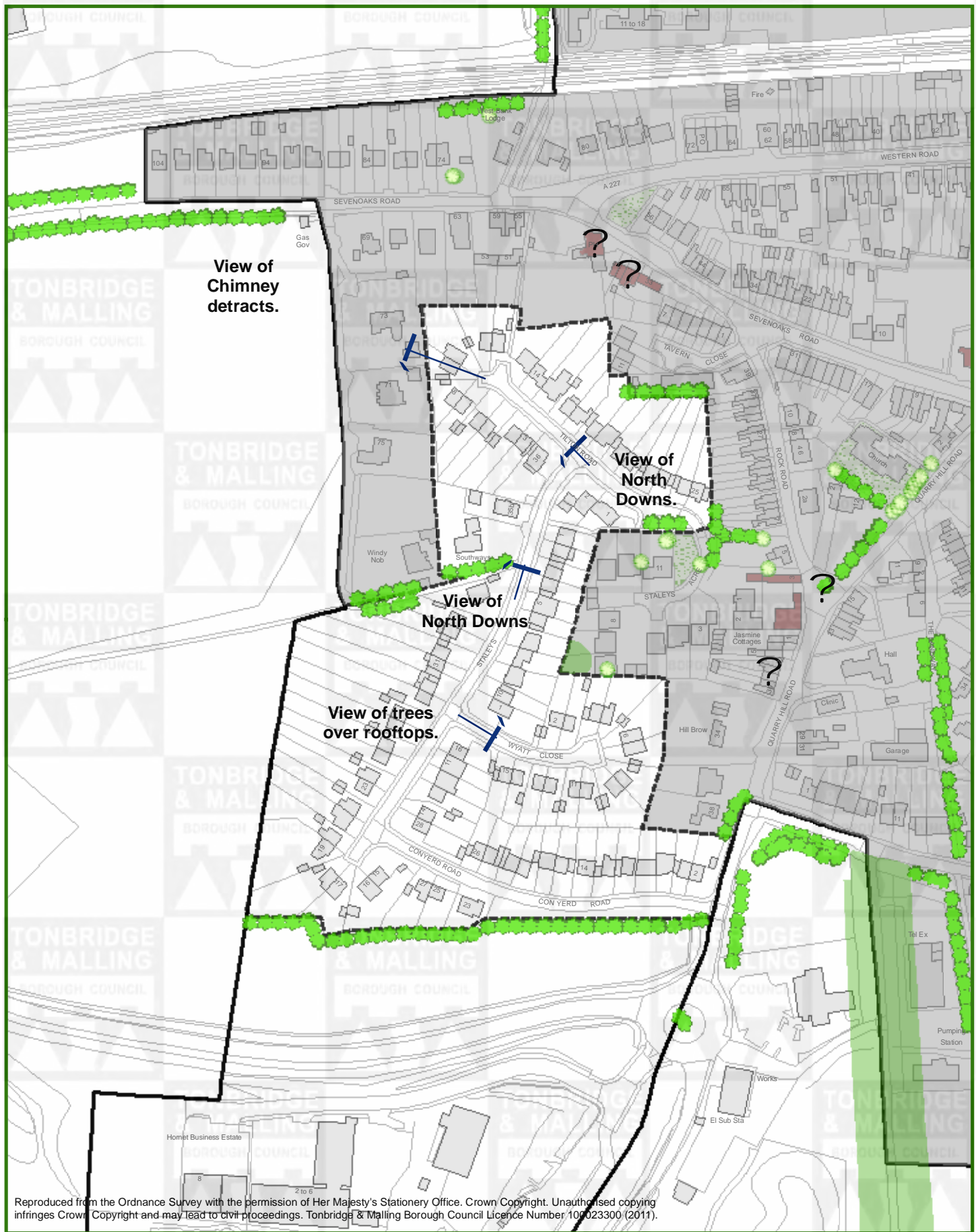
area of the area and to the south

of the buildings

of Lane, and tree belt to the south

### Negative Features Worthy of Enhancement

- View of chimney to the west



Ref **F2**

Title **Valley View Area**

Borough Green Character Area Appraisal



### F3 – WOODLANDS AREA

Comprising: Abbott Road, Crowhurst Road, Dryland Road, Harrison Road, the Landway (south), Lendon Road, McDermott Road and Monkton Road

This Gough Cooper development of detached and semi-detached houses was constructed in two phases in 1960/64 on greenfield land on the southern edge of Borough Green.



*The most striking features of this development are the topography and landscape framework. The land falls away quite sharply to the south and there are views down Crowhurst Road and Lendon Road towards a deep belt of trees. Tree belts also frame the development to the east and west which enclose the development. The entrance to the development from Quarry Hill Road is particularly verdant on the south side. The Telephone Exchange is a detracting element.*



*The houses are constructed in a variety of repeated designs of red/brown, buff and yellow brick some with hung tiles and timber. The roofs are hipped or gabled with brown roof tiles and small chimneys. The front lawns and driveways are unenclosed and enhanced with shrubs and specimen trees. There has been some more recent infill development and a number of properties have been altered but the openness and gaps between the houses have been retained and the properties are all of a similar scale and height. A few prominent dormers disturb the roofline. The Landway, a historic pedestrian route to the town centre has been retained.*

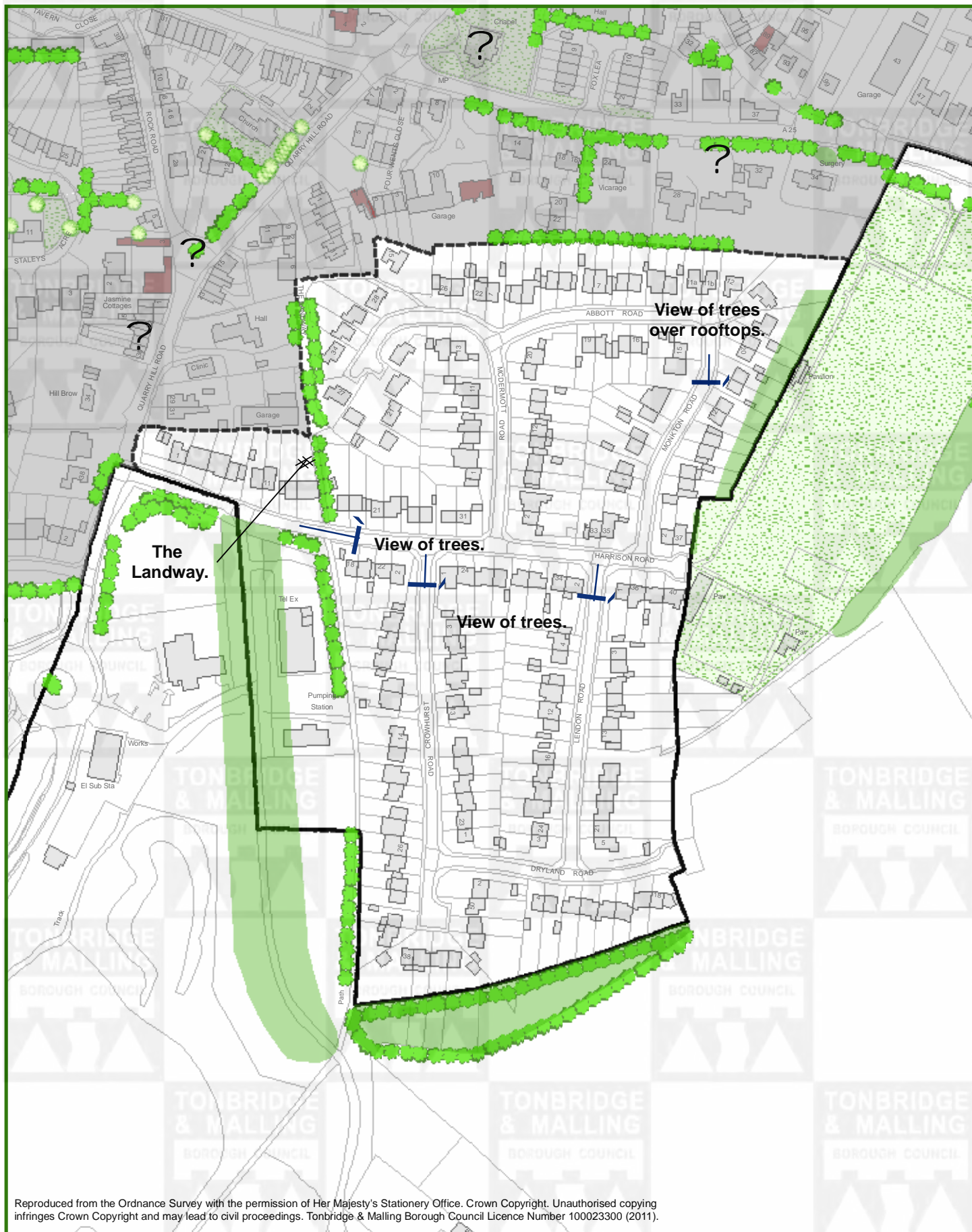
#### Locally Distinctive Positive Features

- Sloping topography creates interesting views and vistas
- Tree belts to the east, west and south
- The Landway is a historic route

#### Negative Features Worthy of Enhancement

- Telephone Exchange is a detractor





0 20 40 60 80 100 200 Metres

Ref **F3**

Borough Green Character Area Appraisal

Title **Woodlands Area**



## F4 – NORMANHURST ROAD AREA

Comprising: Brockway, Crouch Lane (east), Mountfield and Normanhurst Road

This development of detached and semi-detached houses and bungalows (also known as Fairseat) was constructed in the 1960s on greenfield land between Crouch Lane and Maidstone Road.



*The main features of this development are the area of landscaped open space and the topography which slopes up towards the south permitting long panoramic views over the roof tops towards the North Downs.*



*The sloping, grassed amenity area is planted with ornamental trees and maintained by residents. It is situated in a prominent position by the central junction from which the culs-de-sac radiate, providing a verdant entrance to the development.*



*The two storey houses and bungalows are constructed of brown or buff brick with tiled gabled or hipped roofs and wide fenestration. The low roof heights on the higher ground safeguard the panoramic views. Belts of trees to the south, east and west frame the development.*

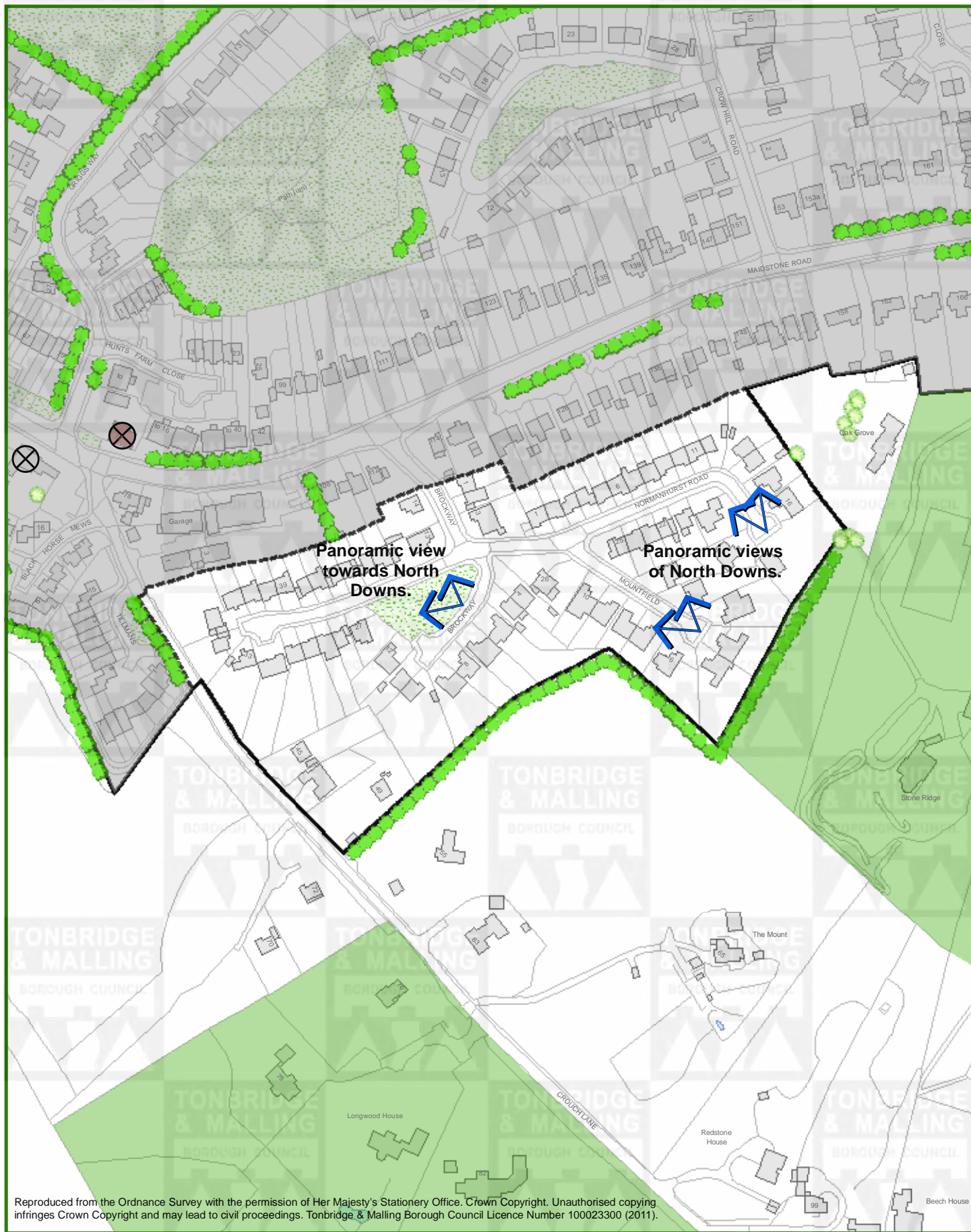
### **Locally Distinctive Positive Features**

- Steeply sloping topography creates panoramic views of the North Downs
- Tree belts to east, west and south frame the development
- Open space enhances the area providing a verdant entrance to the development

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

- No significant detractors





Ref **F4**

Title **Normanhurst Road Area**

Borough Green Character Area Appraisal



## F5– LINGFIELD ROAD AREA

Comprising: Ascot Close, Crowhill Road (west), Lingfield Road and Sandy Ridge

This development was constructed in 1959 on agricultural land between the Maidstone Road and the railway line to the north and east of Crow Hill.



*The semi-detached, detached and terraced mainly two storey properties are constructed of brick of a variety of shades and concrete, with grey/brown concrete roof tiles on medium pitch gabled roofs with short chimneys on the ridge. The windows are mainly horizontal white casements but some properties have prominent square or bow windows. A number of properties have flat porch canopies on metal supports and attached flat roofed garages, but these have frequently been replaced by pitched tiled roofs. Many properties have been altered and personalised and there is some more recent infill development. The houses are set behind front gardens and concrete or newer paved driveways which are open plan or enclosed by dwarf walls, hedges and shrubs. There is direct access from Sandy Ridge to the open space at Crow Hill.*





*There are also bungalows and chalet bungalows, particularly in Ascot Close, some set at right angles to the road with decorative gables facing to the front. The topography slopes down towards the east and from the higher ground there are glimpses and views of the North Downs. Hedges are a feature of the area particularly in Sandy Ridge and there are views of trees towards the north. There is train noise and the hum of traffic on the A25 and some surfacing is very poor.*

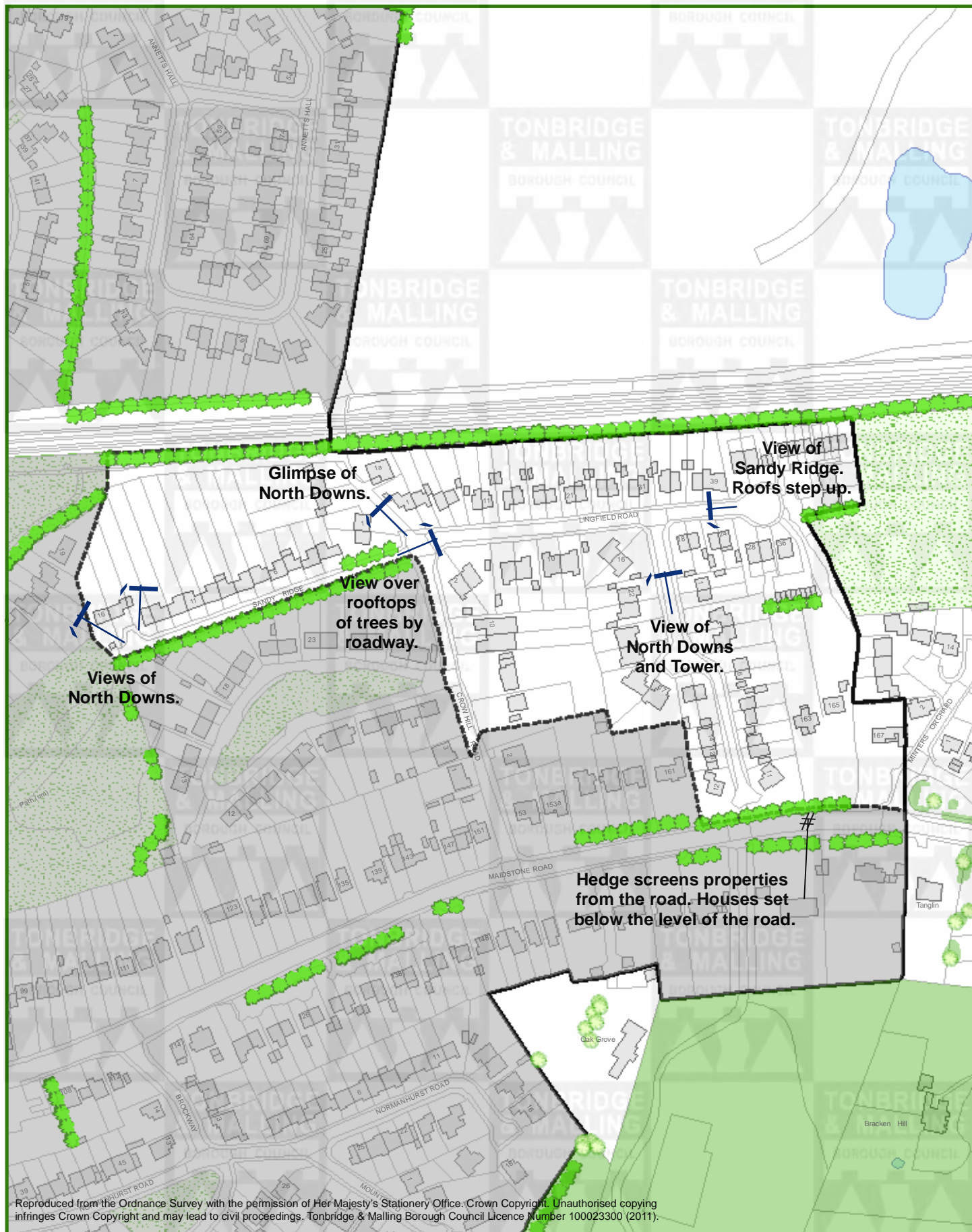
### **Locally Distinctive Positive Features**

- Sloping topography creates interesting views and glimpses between buildings. Long views of the North Downs
- Tree belts to the north. Trees and hedges flanking Sandy Ridge

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

- Some very poor surfacing





0 20 40 60 80 100 200 Metres

Ref **F5**

Borough Green Character Area Appraisal

Title **Lingfield Road Area**



## G - CLUSTERED CUL-DE-SAC DEVELOPMENT



*In the last twenty years several opportunities have been taken to redevelop redundant sites for housing or create new residential areas on previously open land within the built up area. These developments are not as extensive as the earlier open plan estates characteristic of the 1960s and 70s. In line with Government policy of making the best use of sites, these housing schemes are generally designed to a higher density than in the previous decades and using different design principles.*

*Whereas development in the 1960s - early 1980s often consisted of houses spaced out evenly along, and facing, the road on a relatively consistent building line, more recent developments primarily consist of detached or attached houses, with integral or attached garages, set along an uneven building line or at angles to the road. The different roof forms and details often give interesting and varied roofscapes. Properties often front directly onto the pavement/road or shared surface or are set behind a shallow unenclosed front garden of low planting and have private enclosed space to the side or rear. Houses have parking spaces or garages. The steep roofs and more compact form give the development a more enclosed urban character. The urban form is softened by the use of short curved cul-de-sac layouts which keep traffic speeds low and often encourage shared road use for pedestrians and cars. Sometimes the access roads will be cobbled or paved in a contrasting colour to emphasise this shared use. The enclosed cul-de-sac layouts create a quiet, private character.*

*The curved street layout combined with the variable building line, also creates a series of enclosed spaces and changing vistas and views which to some extent replicates the ad hoc development found in traditional town and village centres. Whilst a variety of materials and building designs are used, the overall form, materials, scale and character is generally very cohesive.*

*Properties are finished in a variety of traditional materials with relevance to the Kent vernacular such as red/orange bricks, weatherboarding, white painted render and hanging clay tiles (sometimes decorative). The designs may also incorporate traditional details such as dormer or half dormer windows, arched brickwork over doors and windows, contrasting brick string courses, chimneys, cupolas and ridge tiles. Windows and doors are often well aligned with each other and the dominant areas of brickwork over glazing give the facades a robust appearance.*

### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	Mid 1980s onwards
Type of buildings	Detached, semi-detached and attached houses
Main uses	Residential
Building heights	2 storeys
Prominent building materials	Red, orange/red and yellow brick, tiled and slate roofs, weatherboard, hung tiles, white casement windows
Predominant boundary treatments	Open frontages or some boundary treatments including hedges and fences
Open spaces	Landscaped public amenity space sometimes incorporated in the developments

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

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- Traditional brick, tile and roof details
- Interesting roofscapes
- Quiet residential character with no through traffic, may include shared road space
- Soft landscaping usually incorporated as part of the design scheme
- Curving layout and varied building line creates a series of vistas and views

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

- No significant detractors



## G1 – TOLSEY MEAD AREA

Comprising: Eaglestone Close and Tolsey Mead

A cul-de-sac development accessed via Wye Road constructed in 1985 on the northern edge of Borough Green adjoining open countryside.



*The detached two storey houses face onto the road or shared accesses on a variable building line. They are constructed of red or yellow/brown brick some with half timber effect upper storeys. Single storey pitched roof porches or porch canopies supported on wooden brackets project towards the road. The roofs have brown shaped tiles and gabled ends, some facing the road. A few gables are embellished with shaped white bargeboard. The windows are white or brown casements, some with shallow brick arches above. The properties have integral or free standing garages.*



Eaglestone Close and the eastern end of Tolsey Mead are paved.

*The development is on flat land and is inward looking with no wider views. The frontages are open plan with some hedges and decorative panel fencing on the side boundaries. Trees and shrubs on the front lawns are a feature of the development, softening the townscape and there is a landscaped open plan garden to the west of the entrance screening the development from the Wrotham Road.*

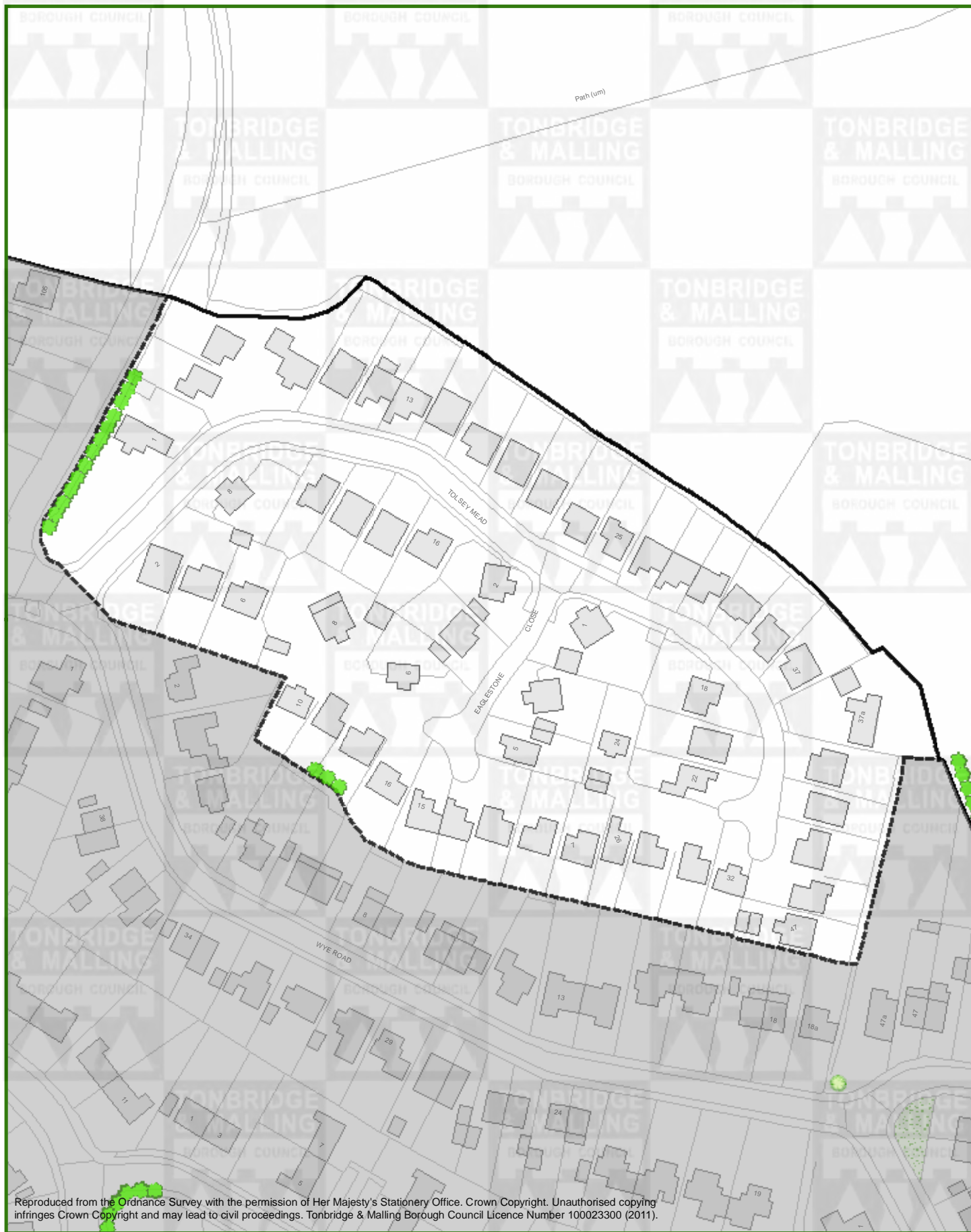


#### **Locally Distinctive Positive Features**

- The development has a private, enclosed character
- The landscaped green space to the west of the entrance screens the development from Wrotham Road
- Landscaping and specimen trees create interest

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

- Traffic noise for those living close to the A227



0 10 20 30 40 50 100 Metres

Ref **G1**

Borough Green Character Area Appraisal

Title **Tolsey Mead Area**





## G2 – GRIGGS WAY AREA

Comprising: Griggs Way and Hunts Farm Close

A narrow development built in the 1980s on previously open land skirting around the west side of Crow Hill. The houses which are set above street level and are framed by a landscaped boundary and the school playing fields to the north west and Crow Hill to the south east.



*The detached and attached two storey houses in Griggs Way are mainly located on the rising land to the east side of the road looking out towards a belt of tall trees screening the school playing fields or westwards where tall conifers screen the housing around Hill View. The houses are constructed of red/brown brick some with red or brown hung tiles or weatherboard on the upper storeys. The brown tiled or slate roofs are half hipped with some front facing gables and pitched dormers. The windows are white square or horizontal casements. The front gardens are open plan or enclosed by beech hedges with some panel fencing and brick walls.*



*The entrance to Griggs Way from the A25 is spacious and verdant with a high conifer hedge, deep verge, street trees and garden hedges. The listed Hunts Farmhouse to the east of the entrance is a prominent feature. Traffic levels are low although there is noise at the southern end from the A25. A narrow hidden footpath leads up to Crow Hill.*



*Hunts Farm Close leads off Griggs Way parallel to the A25. On the north side terraced housing with a communal landscaped parking area steps up the hill. Mono pitched porches project forward and gabled dormers add interest to the roofline. To the south and south west there are important vistas of the roofs and chimneys of Hunts Farm and the Black Horse Public House. Specimen trees and shrub planting enhance the character of Hunts Farm Close.*

### **Locally Distinctive Positive Features**

- Green outlook to the north west side of Griggs Way
- Vistas of Hunts Farm and The Black Horse Public House
- Landscaping and specimen trees

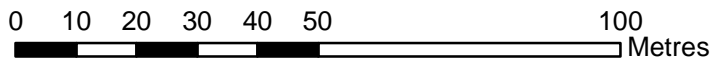
### **Negative Features Worthy of Enhancement**

- Road noise from the A25





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Ref G2

Borough Green Character Area Appraisal

Title Griggs Way Area





## G3 – STALEYS ACRE

Comprising: Staleys Acre

A small development of detached houses off Tilton Road built after 1992 on land adjoining Borough Green House.



*The two storey red brick houses have brown tiled gabled and half hipped roofs with white bargeboards. Whilst there is a strong consistency in the size and materials of the buildings, interest is created through variations in the roofline with front facing gable ends and pitched dormer windows together with the decorative details which include hung tiles, white painted render, decorative porches and brickwork. The houses are set behind open plan lawned frontages and tarmac driveways around a paved shared access. The development has a quiet inward looking character and is framed by tall trees and hedges to the north and east screening it from surrounding housing. The small landscaped play area enclosed by black railings and the vista of Borough Green House are particular features of the area.*

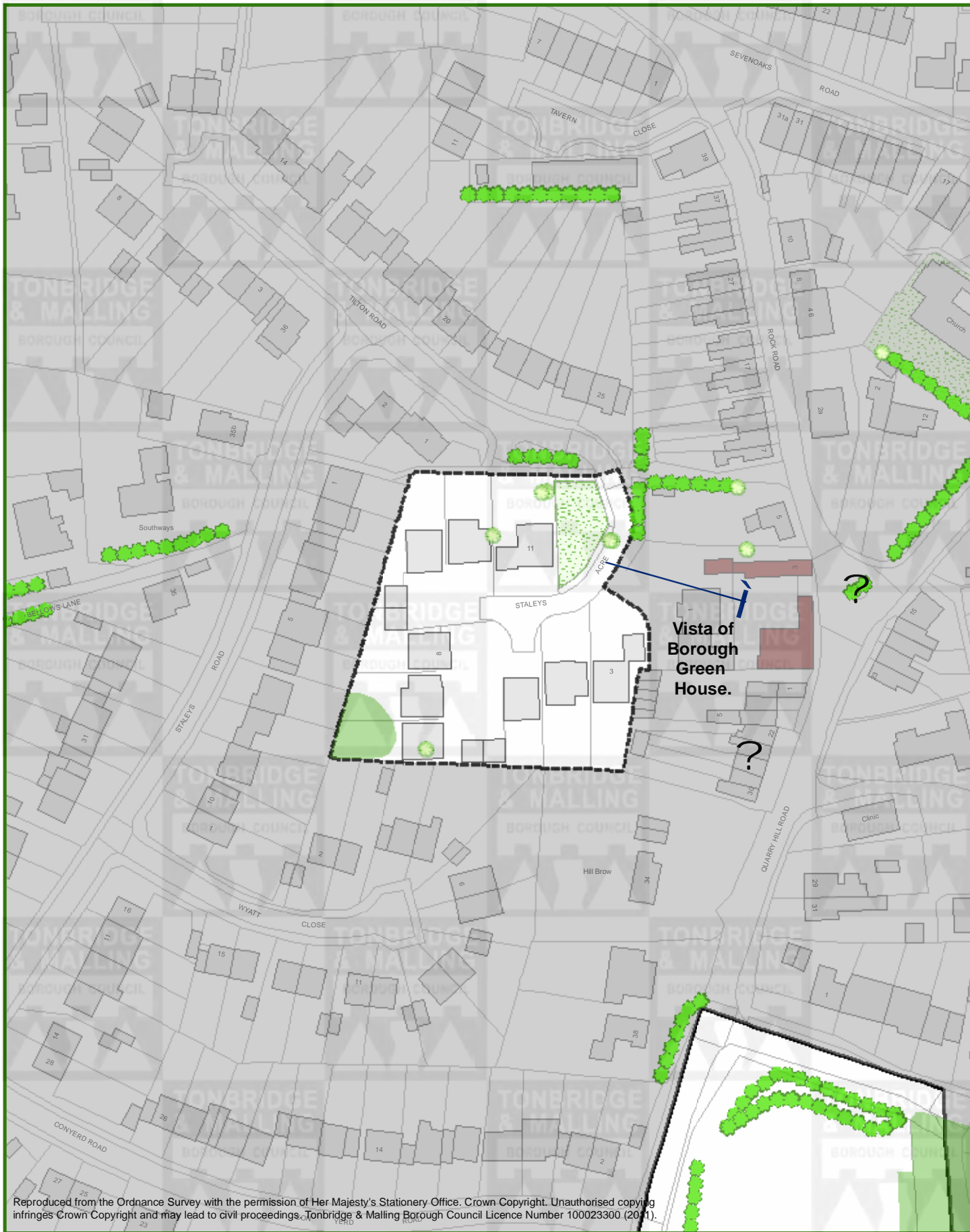


### Locally Distinctive Positive Features

- Landscaped play area and specimen trees. Screened from surrounding housing by hedges and trees
- Vista of Borough Green House

### Negative Features Worthy of Enhancement

- No significant detractors



0 10 20 30 40 50 100 Metres

Ref **G3**

Borough Green Character Area Appraisal

Title **Staleys Acre**



## G4 – BLACK HORSE MEWS

Comprising: Black Horse Mews

A small development to the rear of the Black Horse Public House.



*The red/brown brick detached and attached houses have gabled brown plain tiled roofs and some have hung tiles on the upper storey. The pitched porch canopies are supported on white wooden brackets and the casement windows have white frames. Some properties have single storey canted bay windows with pitched roofs. The houses front onto the pavement with narrow grass and shrub frontages and paved parking areas. The development clusters around a small green area planted with a tree and shrubs. The access surface is partly tarmac and partly paved. Strips of granite setts provide a contrast. The development is inward looking with no long views and enclosed on the south side by a tree belt at the edge of the built up area. There are vistas from the entrance of the listed Hunts Farm.*

### Locally Distinctive Positive Features

- Vista of Hunts Farm

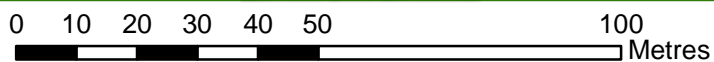
### Negative Features Worthy of Enhancement

- Road noise from the A25





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Ref **G4**

Borough Green Character Area Appraisal

Title **Black Horse Mews**



## G5 – HILL VIEW (NORTH EAST)

Comprising: Hill View (north east)

A very small cul-de-sac development off Hill View of detached 2 storey houses.



*The orange/red brick houses have gabled slate roofs, chimneys, brown casement windows and single storey attached garages. They face onto a landscaped parking area. The scheme is screened from the school playing field and surrounding development by high hedges and trees to the north, east and south.*

### Locally Distinctive Positive Features

- See introductory Section

### Negative Features Worthy of Enhancement

- No significant detractors



0 10 20 30 40 50 100 Metres

Ref **G5**

Borough Green Character Area Appraisal

Title **Hill View (North East)**





## G6 – TOLLGATE MEWS

Comprising: Tollgate Mews

Four pairs of semi-detached houses constructed by around 1992 by Russet Homes Housing Association on the site of a pair of semi-detached dwellings and an area of lock-up garages to the north of the railway line and accessed via The Crescent.



### Locally Distinctive Positive Features

- Trees along railway line form backdrop
- View of North Downs

### Negative Features Worthy of Enhancement

- View of industrial units to the west



0 10 20 30 40 50 100 Metres

Ref G6

Borough Green Character Area Appraisal

Title Tollgate Mews



## H - COMPACT CUL-DE-SAC DEVELOPMENT



*Designed on similar principles to the clustered cul-de-sac developments appraised in Section G, these developments are of higher density, comprising apartment blocks or terraced town houses set within compact plots or communal grounds. They have all been constructed since the late 1980s on redundant commercial sites or other infill sites within the built up area.*

*Properties often front directly onto the pavement or road or are set behind a shallow unenclosed front garden of low planting and have private enclosed space to the rear. Properties have parking spaces or garages. The steep roofs and more compact form give the development a more enclosed urban character. The enclosed cul-de-sac layout creates a quiet, private character.*

*Whilst a variety of materials and building designs are used, the overall form, materials, scale and character are generally very cohesive.*

*Properties are finished in a variety of traditional materials with relevance to the Kent vernacular such as red/orange bricks, weatherboarding, painted render and hanging clay tiles (sometimes decorative). The designs also incorporate traditional details such as dormer or half dormer windows, contrasting brickwork over doors and windows and chimneys. Windows and doors are often well aligned with each other and the dominant areas of brickwork over glazing give the facades a robust appearance.*



### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	Late 1980s onwards
Type of buildings	Terraced town houses and apartment blocks
Main uses	Residential
Building heights	2-3 storeys
Prominent building materials	Red, orange/red and yellow brick, tiled roofs, weatherboard, white casement windows
Predominant boundary treatments	Open frontages
Open spaces	Landscaped amenity space in Roman Court

### **Locally Distinctive Positive Features**

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- Traditional brick, tile and roof details
- Quiet residential character with no through traffic, may include shared road space
- Soft landscaping usually incorporated as part of the design scheme

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

- No significant detractors

## H1 – ROMAN COURT

Comprising: Roman Court

A development of sheltered apartment blocks to the north of Borough Green station.



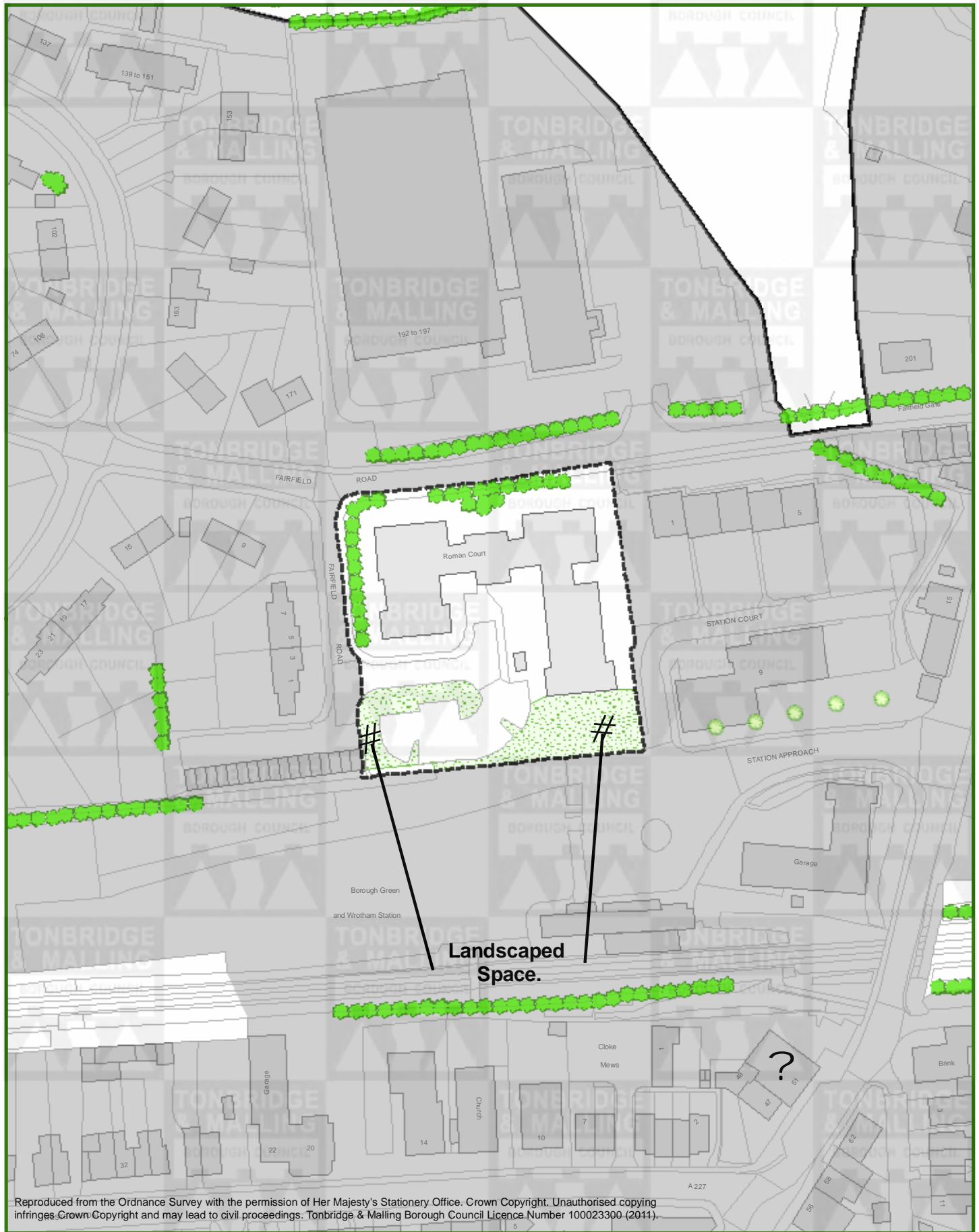
*The two storey red brick buildings, with yellow brick bands and brown roof tiles on shallow hipped roofs, have white casement windows and prominent 2 storey bays with white weatherboard finish. The buildings are arranged around a carefully landscaped car park and communal grassed amenity space. Set below Fairfield Road, the buildings are barely visible over the high hedge except at the western end where Fairfield Road falls. The development is screened from the railway by a panel fence.*

### Locally Distinctive Positive Features

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- The white bays and yellow brick bands add variety to the wide facades
- The height, scale and materials of the apartment blocks are sensitive to the location
- The high quality landscaping enhances the character

### Negative Features Worthy of Enhancement

- No significant detractors



0 10 20 30 40 50 100 Metres

Ref H1

Borough Green Character Area Appraisal

Title Roman Court





## H2 – STONE COURT

Comprising: Stone Court

Located on a narrow strip of land east of Wrotham Road, Stone Court incorporates apartments and terraced town houses, and is a distinctive enclave. The site slopes down gently towards the east and faces over the light industrial site to the south. The loss of the protected hedge on the boundary means that the properties look directly onto the rear of the industrial units.



*The most distinctive feature of the development is the consistent use of yellow brickwork with pale and mid grey upper storeys and slate roofs giving this small inward looking development a unique and strongly cohesive identity.*



*The dog leg entrance screens much of the development from the main road. The properties face on the main access road and short culs-de-sac leading off it northwards. The front elevations have projecting two storey bays topped by gabled ends or a projecting upper storey supported by metal posts. White window frames, doors and barge boards brighten the grey tones and give the development a uniform appearance.*

*The access is bordered by green verges and a variety of surface treatments have been used, including tarmac, gravel and paving stones which contribute to the environmental quality and coordinated appearance of the scheme. The properties have compact rear plots which are enclosed by panel fencing. The buildings and trees enclose the views but there are glimpses of trees and high land to the south east.*



### Locally Distinctive Positive Features

- Forms a distinctive and unique enclave with consistent design, materials and colour, incorporating references to the local vernacular
- High quality street surfacing

### Negative Features Worthy of Enhancement

- Some road noise from Wrotham Road
- Outlook over the back of industrial units



Outlook onto rear of industrial buildings.

Glimpses of trees.

Ref H2  
Title Stone Court

Borough Green Character Area Appraisal



### H3 – TILLMANS

Comprising: Tillmans

A development off Crouch Lane on the south side of Borough Green on a former works site.



*Terraced three storey town houses face onto a dog legged cul-de-sac and shared access, set behind a pavement, landscaping and parking spaces. The red/brown brick front elevations of the three storey buildings are hung with red tiles on the top storey. The two storey properties have white weatherboard on the upper storey. The properties have pitched tiled porch canopies supported on white wooden brackets, Juliette balconies, white balcony doors and prominent pitched dormers, creating a busy façade. The roofs are gabled or hipped with brown plain tiles and narrow chimneys.*

*The street furniture is carefully coordinated and the surfacing incorporates brick pavers, tarmac on the drives and gravel. The ornamental black lamp*

*Crouch Lane looking south east from Tillmans.*

*Tillmans is at the edge of the built up area and at this point Crouch Lane has the character of a narrow winding country lane. A landscaped grass area and belt of trees screen Tillmans from Crouch Lane. The buildings are set back from the road on low land and do not impact on its rural character.*

*A tree belt frames the buildings on the south west side.*



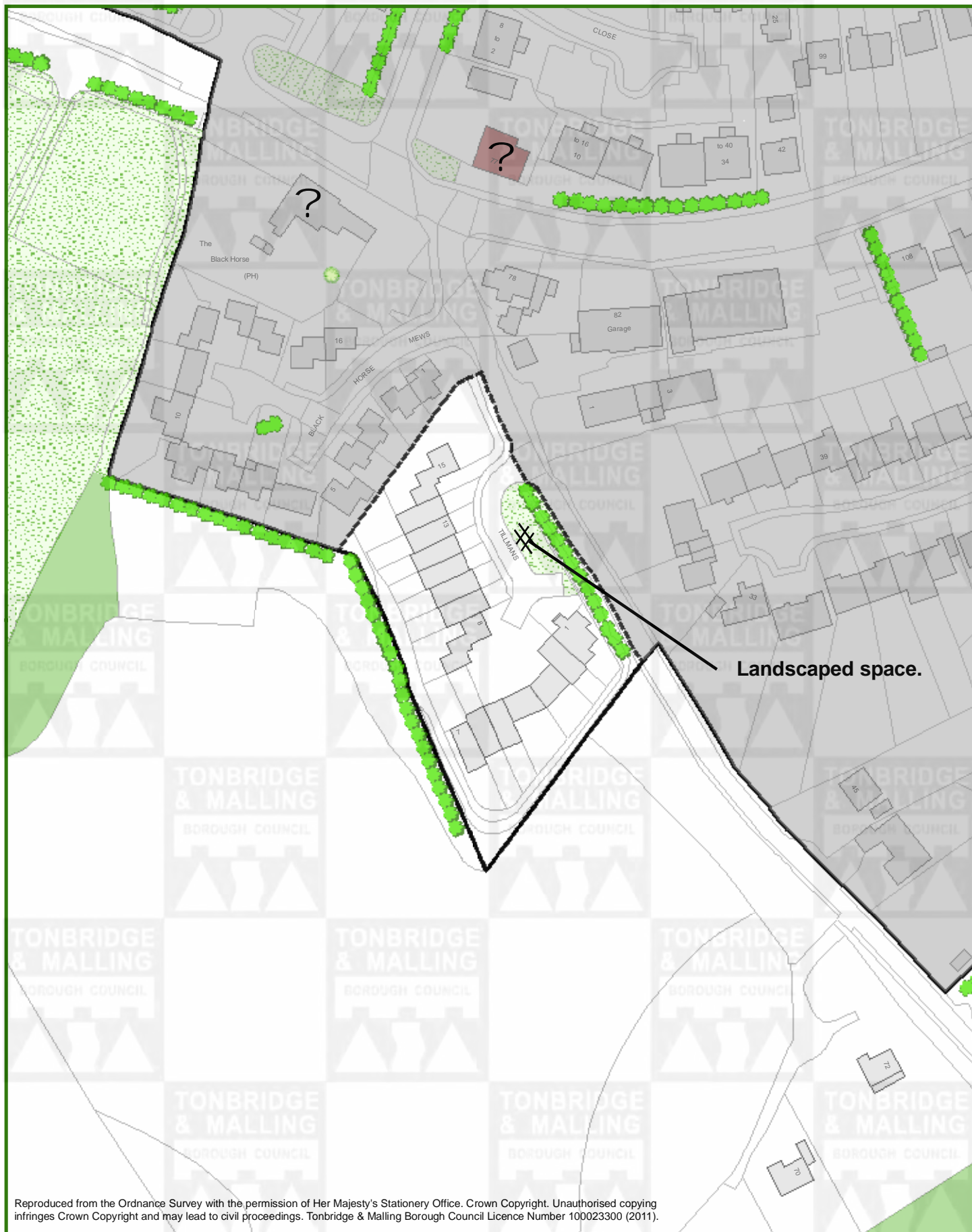
#### Locally Distinctive Positive Features

- Tree belt to the north screens the development from Crouch Lane
- Tree belt to the south west forms a green backdrop to the buildings and an edge to the built up area
- High quality street surfacing and furniture

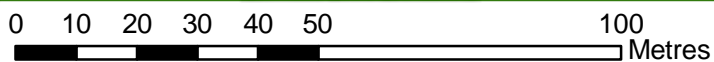
#### Negative Features Worthy of Enhancement

- No significant detractors





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Ref **H3**

Title **Tillmans**

Borough Green Character Area Appraisal



## I – MIXED CHARACTER AREAS

*Some road frontages have a mixed character in which no one period or style of building predominates. These may result either where a street was constructed at a particular time, but subsequent redevelopment and infill development has diluted the original character to such an extent that it no longer is apparent or where a street has been developed gradually with successive phases of development.*

### I1 – WESTERN ROAD (WEST)

Comprising: Western Road (west)

The western end of Western Road has a mixed character due to redevelopment and infill development.

The buildings date from around 1900 to the present day. They are primarily residential with some mixed uses and are set back from the road behind shallow front gardens or parking areas. However, the bulk, design, building line, materials and roofline of the buildings vary considerably and provide no strong unified character.



*There are views westwards along Western Road of Sevenoaks Ridge.*



*The buildings are constructed on an uneven building line with enclosed or open frontages and incorporate a variety of designs, roof lines and materials. The townscape lacks cohesion.*



*The three/four storey shopping parade is out of character with the village centre in terms of scale, materials and form and is a jarring element in the townscape.*



*The junction with the A25 provides a nondescript entrance to the heart of the village. The flat grassed area is cluttered with signage and the bungalows to the north of the junction are set back creating an open, poorly defined space. The poor state of the former Red Lion Public House on the south side, further reduces the townscape value of this junction.*

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mixed age, principally 19 <sup>th</sup> century onwards
Type of buildings	Detached, semi-detached and terraced
Main uses	Residential, commercial and community
Building Heights	1 - 3/4 storeys
Prominent building materials	Brown and red brick, painted render, tiled roofs, concrete
Predominant boundary treatments	Various including brick walls, wood panel fences, railings, hedges and open plan
Open spaces	None

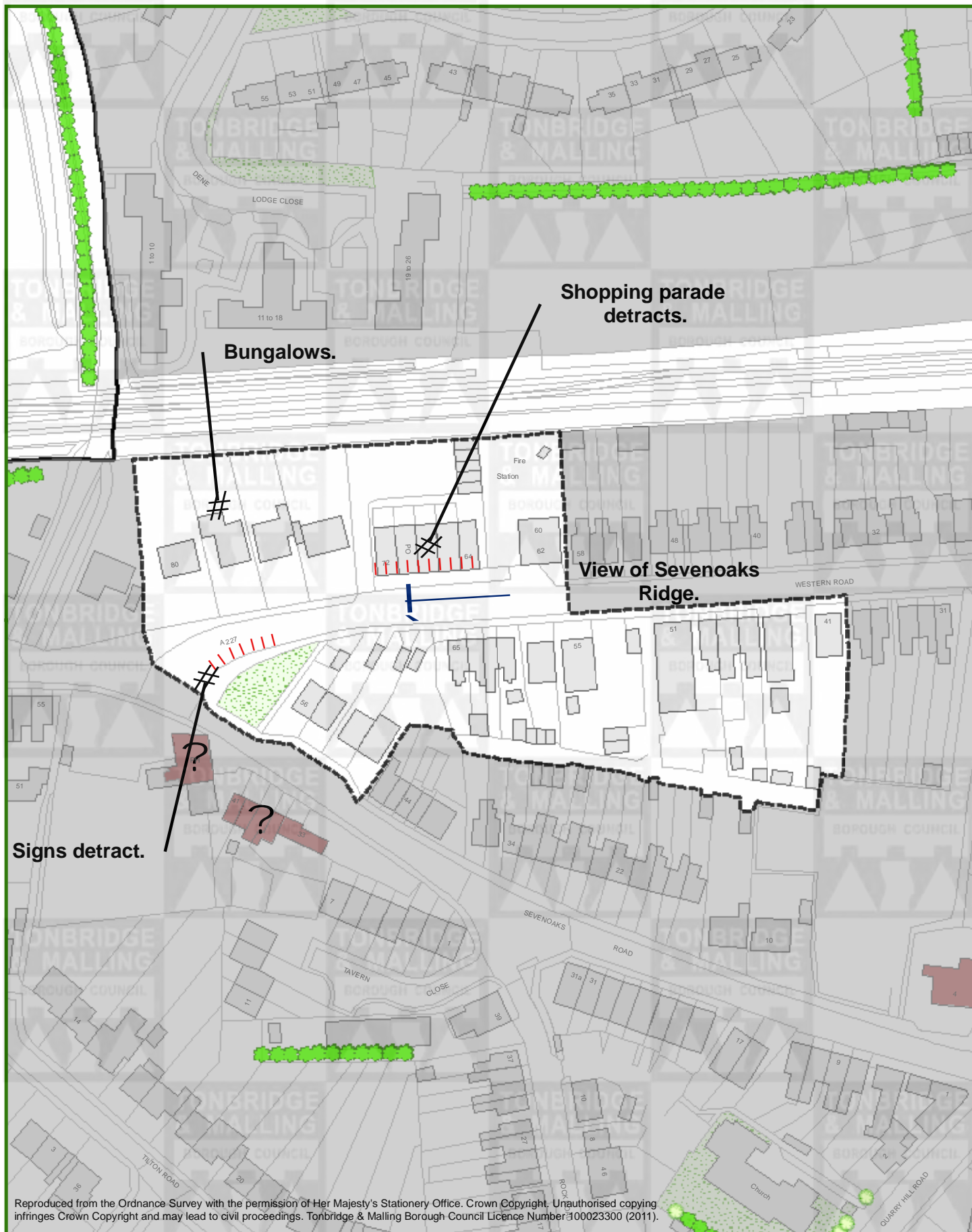


### **Locally Distinctive Positive Features**

- Some retention of historical details and boundaries

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

- Traffic noise and movement
- Clutter of signs and open featureless appearance of the junction with A25



0 10 20 30 40 50 100 Metres

Ref 11

Borough Green Character Area Appraisal

Title Western Road (West)



## I2 QUARRY HILL ROAD (SOUTH)

Comprising: Quarry Hill Road (south)

The road falls sharply southwards.



*Three lower density detached houses of mixed age are set back from, and above, the road on the west side behind verdant frontages, whilst the east side comprises a mix of commercial, community and residential buildings. There are views down the hill of trees. There is a sense of opening out which contrasts strongly with the tightly enclosed 19<sup>th</sup> century character further north on Quarry Hill Road and in Rock Road.*



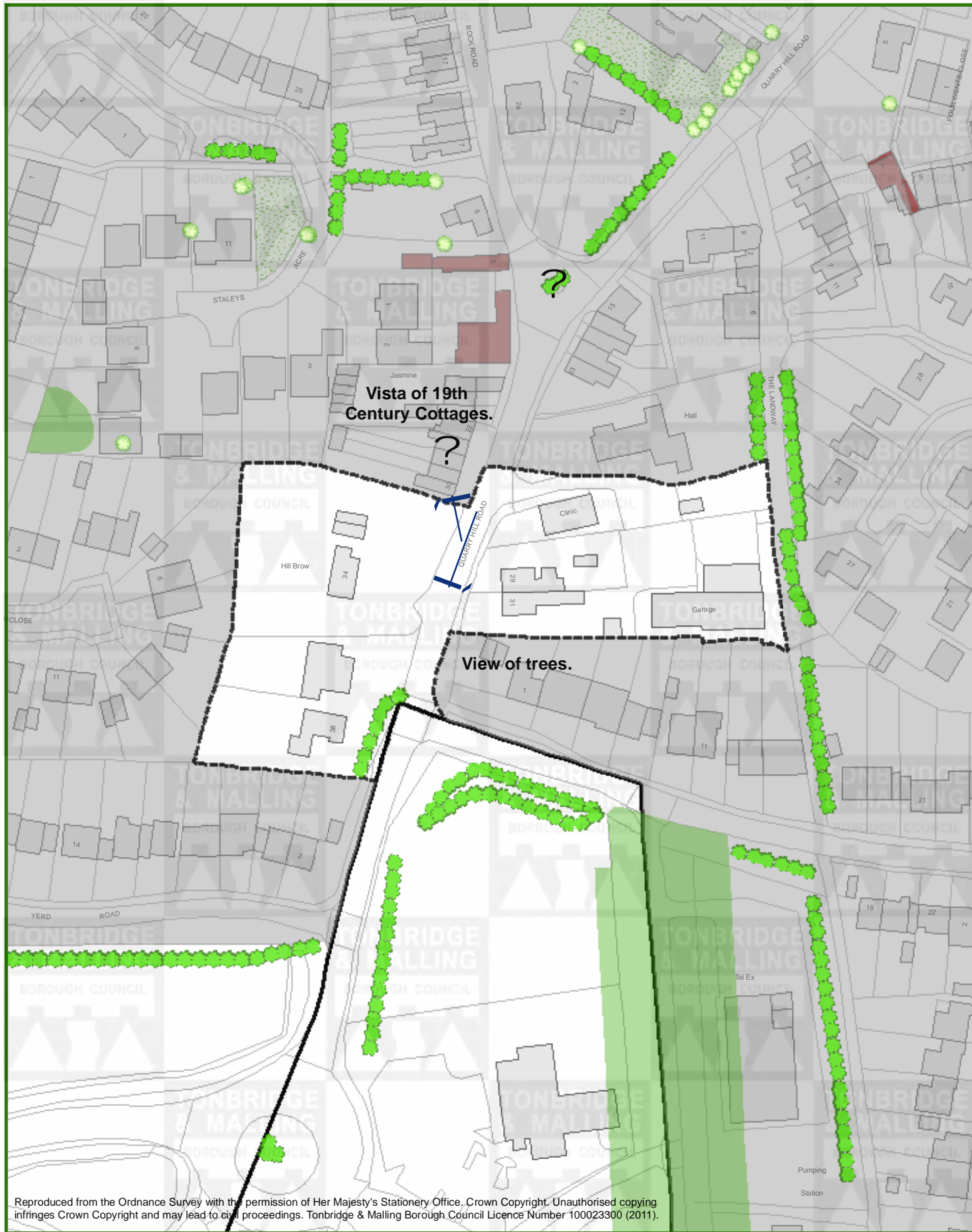
### Distinctive Positive Features

of trees to the south  
of 19<sup>th</sup> Century cottages to the north

### Negative Features Worthy of Enhancement

- No significant detractors





0 10 20 30 40 50 100 Metres

Ref I2

Borough Green Character Area Appraisal

Title Quarry Hill Road (South)



## J - BUNGALOWS

*Bungalows became a popular form of development initially in the 1930s particularly on what would have been relatively cheap suburban land. The majority of bungalows in Borough Green date from the 1930s-1960s. There is one small bungalow development off Hill View. Other bungalows in the village are found along the main road frontages considered in Section A and as a component part of larger estates considered in Sections D and F.*

### JI – HILL VIEW CLOSE

Comprising: Hill View Close

This small development of semi detached and detached bungalows was constructed in the 1950s/60s to the east of Hill View.



*Tucked back within their plots and behind boundaries only the bungalow roofs are visible from the entrance. The buildings are of red brick with prominent white windows and brown tiled hipped roofs with, in one case, a prominent dormer extension. The gardens are enclosed by a variety of brick walls, panel fences, hedges and shrubs. Tall conifers to the rear screen Griggs Way. Concrete garages and poor surfacing detract from the townscape.*

**LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	1950s/60s
Type of buildings	Semi-detached and detached bungalows
Main uses	Residential
Building Heights	1 storey or with upper storey in the roof
Prominent building materials	Red brick, brown roof tiles, white windows
Predominant boundary treatments	Brick walls, panel fences, hedges and shrubs
Open Spaces	None

**Locally Distinctive Positive Features**

- Hedges, shrubs and trees create a verdant character
- Quiet residential character with no through traffic

**Negative Features Worthy of Enhancement**

- Very poor surfacing and concrete garages





0 10 20 30 40 50 100 Metres

Ref J1

Borough Green Character Area Appraisal

Title Hill View Close



## K – COMMERCIAL AREAS

*The commercial area of Borough Green, excluding the High Street area, is located to the east of Wrotham Road. Units are single storey with shallow roofs and built from panel materials and brick. Car parking areas and vehicular access tends to dominate.*

### K1 – BOURNE ENTERPRISE CENTRE

Comprising: Bourne Enterprise Centre

Set back from the road down a fairly narrow landscaped access on low lying land limits the visual impact of this use on surrounding residential areas. However the units are visible from Stone Court and Tollgate Mews. It is in a sensitive location adjoining the Old Manor, but protected trees and tall hedges help to protect the setting of this listed building.



*This compact site of beige coloured single single storey units is set around a large parking area*

### **LOCALLY DISTINCTIVE CONTEXTUAL FEATURES**

Age of buildings	1960s onwards
Type of buildings	Groups of linked units
Main uses	Industrial and warehouse
Building Heights	Single storey
Prominent building materials	Steel and brick
Predominant boundary treatments	Fences and open plan
Open spaces	None

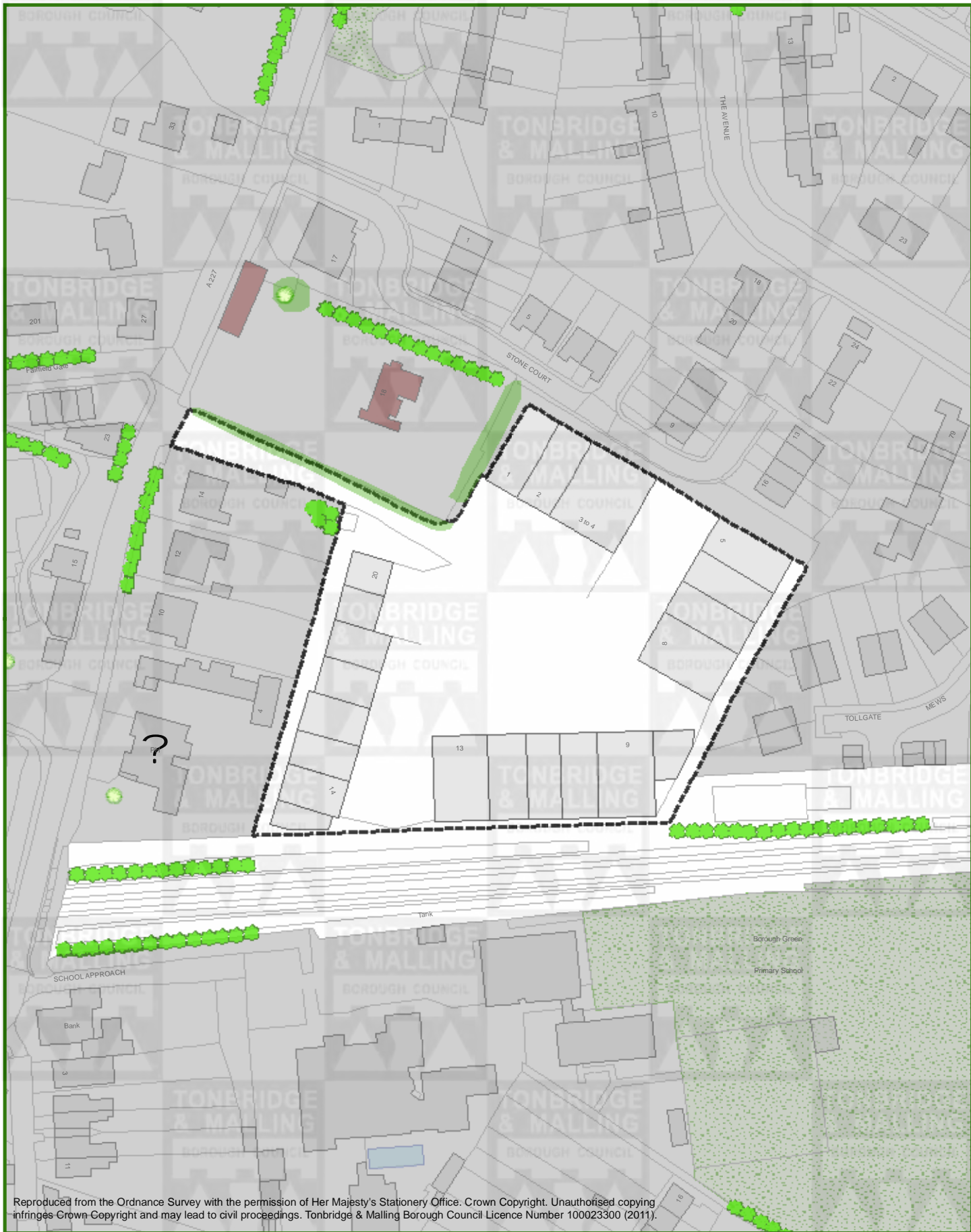
### **Locally Distinctive Positive Features**

- Low neutral coloured buildings on low lying land set back from the Wrotham Road limits the visual impact on surrounding residential areas
- Trees and hedges screen the development from the listed Old Manor
- Landscaped entrance

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

- Undistinguished buildings with no local references
- Stone Court faces onto the rear of the units with no screening
- Large vehicles entering from Wrotham Road have resulted in damage to walls and street furniture





0 10 20 30 40 50 100 Metres

Ref **K1**

Borough Green Character Area Appraisal

Title **Bourne Enterprise Centre**



## L OFFICES

*A small group of purpose built office buildings is situated immediately to the north of the station spanning Fairfield Road.*

### L1 STATION COURT AND FAIRFIELD ROAD

Comprising: Station Court and the A to Z Offices north of Fairfield Road



*The two storey A to Z office building is set at right angles to Fairfield Road behind a metal fence, trees and extensive parking area. It is faced with yellow brick with brown brick details and a pitched tiled roof.*

*Station Court and a row of trees enclose the station forecourt. Constructed in red brick with yellow brick window details and string courses, pitched tiled roofs and a distinctive gabled design, the offices are set below the level of Wrotham Road. The projecting elements in the frontage, the varied roofline, the low building height, use of traditional materials and location on low lying land successfully minimises the impact of these relative bulky buildings on the wider townscape.*



#### LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

Age of buildings	1970s onwards
Type of buildings	Wide attached buildings
Main uses	Office
Building Heights	2 storeys
Prominent building materials	Red, yellow and brown brick, roof tiles
Predominant boundary treatments	Metal fences and clipped hedges
Open spaces	None

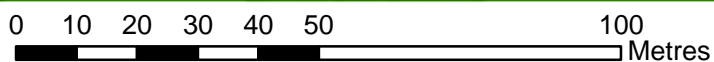
### **Locally Distinctive Positive Features**

- Enclosed urban form whose scale and materials create a cohesive character
- Traditional materials represent the local vernacular
- The orientation, low height and neutral colour of the A to Z building together with tree planting on the boundaries minimises its impact on the surrounding residential areas
- Station Court encloses the Station Forecourt creating a well defined space and the buildings are well designed to minimise their impact on Wrotham Road and Fairfield Road

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

- No significant detractors





## 9 Design Guidance

New development of whatever scale cannot be viewed in isolation. The design of all new development should take into account the character of the building or site on which it is situated and the surroundings (the locally distinctive contextual features). This will help ensure that the design of new buildings evolves, where appropriate, from the qualities that make many parts of Borough Green distinctive. It is important that new development creates a place that is valued and well related to local character. Where such distinctiveness is present and is ignored, new development can be bland, lose reference to essential local features and, as a result, erode local character and distinctiveness.

Whilst some minor development is permitted by Parliament without the need for a planning application (usually known as “permitted development”) home owners and developers who are considering such alterations should refer to the distinctive characteristics of their area as described in this SPD when considering even minor development to ensure an acceptable result. The Council’s planning staff will also use the SPD as a basis for giving advice to those who intend to exercise permitted development rights. Although the Council will not be in a position to *require* these good design principles in such cases, it will nevertheless encourage their use where possible.

There are four principles which the Council will apply in protecting, conserving and, where possible, enhancing the character and local distinctiveness of the area. The principles are consistent with, and supplement, the policies in the Core Strategy and the Managing Development and the Environment DPD. In applying these principles, regard must also be paid to the need to achieve sustainably designed properties that, where practicable, take advantage of local site conditions and incorporate materials, technologies and planting that help to reduce their energy requirements and therefore lower their carbon footprint. This is a key priority of the Council as well as being an objective of the Managing Development and the Environment DPD. Providing this objective is addressed early in the design process in a sensitive way that respects the local character as identified in the Character Area Appraisals, there is no reason why it should not be effectively delivered without compromising the principles set out below:

**Where validation provisions require it proposals should be accompanied by a design and access statement that explains how the proposal:**

- **respects the locally distinctive positive features of the character area identified in the SPD. The positive features of an area such as building and roof lines, scale, massing, design characteristics, boundary treatments, landscape and layout should normally be reinforced by the proposal. Using local historic details and materials will also reinforce the character and local distinctiveness of the area.**
- **wherever possible, improves the character and design quality of the character area, and thus the village of Borough Green, by reinstating or reinforcing locally distinctive positive features of the character area identified in the SPD and/or replacing, screening or otherwise mitigating negative features worthy of enhancement, or**
- **creates a new local character in areas where there are few locally distinctive positive features or on more extensive sites where there is a greater opportunity to create a new local character.**

**Proposals may come forward that can, exceptionally justify a departure from the local context. Such proposals will need to establish clear and overriding planning and design justification if they are to prove acceptable.**

Local analysis and consultation has been used to interpret these design principles and develop appropriate design guidance for assessing development proposals within each character area. This is set out below.

## **Respecting the locally distinctive positive features of the character area identified in the SPD.**

**In order to respect the locally distinctive positive features of the character area, development will be expected to:**

### **(1) Protect or enhance the setting of listed buildings**

There are a number of listed buildings situated within Borough Green's character areas. Listed building controls apply to all works, both external and internal, that would affect a listed building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Consent is not normally required for repairs, but, where repairs involve alterations which would affect the character of the listed building, consent is required.

The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In relation to listed buildings the setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

### **(2) Respect the scale, height, form, alignment, space, layout and density, materials and character of the area**

For each character area there are identified locally distinctive contextual features and positive features which new development should respect. In considering new designs, visual clues are seen, at the large scale, in terms of the form, height and alignment of the buildings and the rhythms formed, for example, by chimneys, porches, brick details and fenestration and, at the small scale, in relation to details such as materials, colour and brick patterning, the shape and pattern of windows and doors and boundary treatment.

At the large scale, the **height and form** of buildings are often relatively uniform within character areas, although some variation may be evident. Significant differences in height may not respect the local context. Roofscape patterns are often repeated through a street, bringing unity or a rhythm of repeated shapes (hipped or half-hipped roofs, gable ends facing the road, or unified, simple roof lines which front the street with no projections such as dormer windows). The unity or rhythm of rooflines should preferably not be compromised by inappropriate roof extensions.

In relation to **alignment** of the buildings, in some instances regular building lines are established. For example, 1960's – 1970s detached properties set back along a common building line. In other clusters, properties are situated on a straight building line with a minimal set back from the street providing a tight knit urban form. A distinctive unity is retained. It is important that new buildings respect the alignment of buildings in order to fit well within the local



context. Where buildings are set back a consistent distance from the street along a common building line the visual integrity of a whole street should not be compromised by porches or front extensions.

These considerations apply to the front building line and also to the width of the development within the plot and the **space** that exists between and around buildings. There should be sufficient width within a plot to locate the building(s) and provide adequate separation between them in order to reflect the general spacing characteristics of an area. There are considerable pressures to maximise the use of sites but this should not be to the detriment or erosion of the distinctive character of the area.

Many of the character areas possess a strong unified palette of **materials**. For example, the red brick, slate or tiled roofs and white sash windows of the 19 Century development or the red brick, brown tiles; ragstone in the Quarry Hill Road area and Sevenoaks Road; red brick and white/ cream painted render, brown roof tiles of the inter war and post war public housing schemes; . The choice and combination of materials is crucial to the success of a scheme. In creating a locally distinctive environment, the number of different materials used should generally be kept to a minimum. New buildings, or extensions, should be constructed of materials which respect those used in the character area within which they are proposed.

A richness of design and texture can be achieved through careful **detailing** eg brick detailing such as arches above windows and doors and string courses, bay windows. The following typologies of character areas contain significant examples of original and valuable detailing:

- Parts of the Maidstone Road Frontage
- The High Street Area
- 19th Century Development
- Clustered Cul de Sac Development
- Compact Cul de Sac Development
- Offices

New buildings, or extensions, should, where appropriate, apply local detailing which reinforces the character of the area within which they are proposed.

Careful consideration should also be given to ensuring that good quality traditional detailing on buildings is retained. Where these have been removed, efforts should be made to restore them. Replacement doors, windows and roofs should closely match the design and materials of the original features. Where inappropriate new windows, doors and roofs are to be replaced, the opportunity should be taken to put back in the original style.

The principles set out above should drive the design process in the vast majority of cases. However, they should not necessarily be regarded as a deterrent to the creation of imaginative high quality contemporary designs using appropriate contemporary materials in the right setting.

### **(3) Retain traditional boundary treatment and natural features**

Ragstone and brick walls, hedges and mature trees, picket fences and black metal railings are prevalent features in different character areas. They help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Areas

can be distinctive by virtue of their well-treed appearance. Development should not erode such features through the loss of walls, hedges/ trees or the use of unsympathetic boundary treatment.

Parking areas have been created on some frontages leading to an erosion of the street enclosure, a loss of defensible space around the building and the link to the character of the area. Wherever possible, traditional boundary enclosure should be reinstated. Where the opportunity arises, new boundaries should use the prevailing materials and designs in the character area. So far as possible, some space should be allowed for planting or other features to soften the effect of parked vehicles upon the street scene.

#### **(4) Protect traditional shop fronts**

A number of traditional shop fronts remain within the High Street area. These shop fronts are an essential part of the character of the area but insensitive shop fronts, which do not respect the traditional features or widths of upper storeys or the street scene, have been introduced in places.

Traditionally designed shop fronts should be retained. New shop fronts should respect the scale, period, design and detail of the individual building of which it forms part, as well as harmonising with the wider shopping area.

The Borough Council will bring forward a new supplementary planning document on shop fronts and advertisements. It will amplify, illustrate and potentially replace Saved Local Plan policy P4/13.

#### **(5) Protect views of local landmarks**

Borough Green contains a number of landmark buildings and individual specimen trees which help give historic and visual reference points, assist legibility of the area and help prevent a monotonous appearance. Such buildings can sometimes be somewhat unusual features in a particular character area. These buildings and trees are important in the distinctive character of a street scene.

#### **(6) Protect and Enhance Landscape Features**

Some character areas such as the inter-war and post-war public housing schemes and the Normanhurst Road area have larger areas of public open space (shown on the Townscape Analysis Maps) as an integral part of their character. Important open spaces may already be protected for their recreational value by other policies in the LDF but they should also be retained because of their importance to the amenity and character of the area.

There is an Area of Landscape Significance which provides a landscape feature within Borough Green: Crow Hill. Within this area, the landscape is the dominant feature. Development should not erode the character of the area which is valuable in its own right but also in providing a landscape framework to a number of surrounding character areas. The area also provides a vantage point for viewing surrounding character areas, several significant buildings and the surrounding countryside.

The appraisal also identifies a number of tree belts which are visible from the public domain (shown on the Townscape Analysis Maps) some of which may form an edge to the character area (sometimes representing an original field boundary), and some form a backdrop to development or act as a visual amenity (sometimes in an area where the buildings themselves may have little distinctive character). These features perform an important function within a character area(s) and should be protected and, so far as possible, retained in any new development.

Development should not erode these unique features through the loss of trees which are important to the character or the generation of substantial additional traffic that would cause the erosion of the boundary features.

### **(7) Protect views of the open countryside**

The topography of the area and the disposition and scale of development allows long views of the North Downs and Sevenoaks Ridge from some of the character areas (shown on the Townscape Analysis Maps). These views are important to the character of the area and should not be lost through future development.

### **(8) Respect the quiet residential character**

The cul de sac layout with no through traffic; distance from the main roads; proximity of the countryside and almost exclusively residential development has resulted in a quiet residential character within a large number of the Borough Green character areas. This character should not be adversely affected by new development.

## **Improve the character and design quality of the character area, and as a result the village of Borough Green**

**In order to improve the character and design quality of the character area, and in turn the village of Borough Green, development will be expected to:**

### **(9) In residential character areas of standard architecture with few historic place references, assess the opportunity to create new buildings of interest and/or landmark buildings**

Many parts of Borough Green are likely to remain largely unchanged by substantial redevelopment over time but there may be opportunities for new development. For example, isolated properties or in some cases garage courts may be replaced (subject to there being satisfactory alternative parking provision). In such cases, the scale and form of the surrounding development as well as the locally distinctive positive features should be respected.

In some cases there may be opportunities to enhance the area through the creation of individual buildings of interest or additional landscape features. Landmark buildings can lift a design from the ordinary and may be justified on the basis of a sound urban design appraisal of their context and a perceived environmental uplift to the quality of the area.





In designing new development a high standard of intrinsic design quality is required. Interesting detailing such as created by brick patterning and the shape and pattern of roofs, windows and doors can enhance a design whether for new build or alteration to an existing building which can add to the character and distinctiveness of an area.



In designing new development such as replacing buildings which detract from the character of the area, or other opportunities, a high quality, visually attractive design is required. Detailing was not a feature of modern designs in the 1960s, 1970s and early 1980s to the detriment of the character of buildings and the wider housing estates within which they were situated. More recently, detailing such as brick patterning and the shape and pattern of windows and doors is being added to designs, and this will be encouraged, firstly when making an alteration to such a building and secondly where new buildings are erected to add to the character and distinctiveness of an area.



Over-generous road space should be avoided and streets should be defined by a coherent and well structured layout using different road widths which create a hierarchy of spaces with the buildings providing a strong sense of enclosure where the setting demands it (as in the example shown left). However, it would be inappropriate to seek to impose such a design solution in every case and where this would be inappropriate to the character of the area. (eg areas of open plan housing).

There is likely to be a demand to retrofit some buildings, not built to current energy efficiency standards, with new cladding, solar panels and added insulation (such as the example shown below). Whilst it would be desirable to minimise the impact of such changes on buildings of quality, it may be a virtue to use such improvements to uplift undistinguished, standardised architecture and add a new distinctiveness to an area. Likewise, new development built to a high sustainable standard can achieve similar benefits, providing the principles of passive design are addressed sensitively at the conception stage of the scheme having regard to the character of the area.



### **(10) Reinstate or reinforce positive features**

Through the development process there will be opportunities to reinstate or reinforce the positive features which contribute to the character of the area. This could mean reinforcing the verdant landscape character with substantial specimen trees and boundary hedges.



There are examples where open frontages are created to the road leaving no definition of the space, reducing security and in many cases a loss of pride in the maintenance of the space. Where appropriate to the character of an area, private space should be defined by a clear boundary. Front boundaries should be retained or restored to the prevailing feature in the character area: such as approximately 1 metre high red brick wall with a coping and entrance gate pillars; brick wall topped by hedge; hedge and railings or mature hedge.

### **(11) Provide streetscape enhancements**



Opportunity should be taken as part of development proposals to ameliorate the negative features of an area identified in the Character Area Appraisals. The High Street area has seen significant enhancements to the surfaces and street furniture. Improvements to boundary treatments or footway/road surfaces, would contribute to improving the character of the wider area.

## **(12) Noise**

The main generator of noise in Borough Green is traffic on the main routes through the village. The level of traffic noise is not a matter that can be addressed by this SPD or in most cases by the Borough Council. However, where new development is proposed that might generate noise which could adversely affect the character of an area then the LDF contains a policy that aims to address the matter. However, the Council is not normally able to control noise disturbance during the construction period under planning legislation.



## Appendix 1

### **By Design – Urban design in the planning system: towards better practice (DETR 2000)**

The guide is intended as a companion to Planning Policy Guidance (PPGs) [and subsequent Planning Policy Statements (PPSs)] and aims to encourage better design and to stimulate thinking about urban design.

The guide states that understanding the local context should be the prelude to drawing up the planning 'toolkit'.

A range of techniques is available, but the guide states that carrying out an appraisal is more important than the specific technique used and a simple assessment is better than none. The guide provides pointers to understanding an area in terms of its urban design.

The guide sets out a series of checklists to act as a guide to the assessment of an area. They are not meant to be followed slavishly. Understanding the local context does not require every item on the checklists to be examined on every occasion and in every place or in the same depth. The checklists provide pointers to understanding an area in terms of its urban design and the following elements have been particularly relevant to the appraisal of Borough Green.

#### **Character**

*A place with its own identity*

Appraisals can include assessments of:

- the origins and development of the topography of the area, including surviving elements of historic street patterns, plot subdivisions, boundary treatments and the relationships between buildings and spaces;
- the architecture and historic quality, character and coherence of buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- the character and hierarchy of spaces and their townscape quality;
- prevalent and historic building materials;
- the contribution made to the character of the area by green spaces, trees, hedges and other cultivated elements;
- the area's prevailing (or former) uses, plan forms and building types;
- the relationship of the built environment to landscape or open countryside, including significant landmarks, vistas and panoramas;
- features which have been lost, or which intrude on or detract from the character of the area.

#### **Continuity of building frontages and enclosure of public spaces**

*A place where public and private spaces are clearly distinguished*

Techniques include identifying and mapping:

- gap sites and abnormal setbacks which interrupt the common building line of the street;
- instances where the backs of buildings are exposed to public view and access (as in the case of back gardens on to roads, alleys and public spaces);
- active and dead frontages at ground floor level: positive factors such as entrances, shopfronts and windows; and negative factors such as long blank facades and high boundary walls, and service entrances and yards;
- active and dead frontages at upper floors: positive factors such as windows of habitable rooms overlooking public space; and negative factors such as blank gable walls and unused space over shops;
- places where buildings meet the public realm: boundary treatments such as gates, railings, fences and boundary walls; front gardens and in-curtilage parking; and servicing;
- spatial enclosure: the relationship between the heights of buildings and the spaces they define;
- planting (such as trees and hedges), natural features, land form, and retaining walls which define and enclose blocks and spaces.

## **Quality of the public realm**

*A place with attractive and successful outdoors*

Public realm audits can include assessments of:

- hard landscaping (paving materials, kerbs, walls, steps and ramps);
- planting (trees, planters, grassed areas, flowers and borders);
- street furniture (seats, bins, bollards and railings);
- lighting (pavement, pedestrian, highway, security, building and feature);
- shopfronts (thresholds, glazing, stall risers, signs, banners and shutters).
- advertisements (hoardings, kiosks and banners);
- traffic and highways installations (including highway markings, traffic signals and control boxes);
- public space use and management (informal use as well as formal, events, markets, graffiti removal, litter collection and street cleansing).

## **Legibility**

*A place that has a clear image and is easy to understand*

Appraisals of:

- gateways and points of transition (at main entry points, between different areas and at transitions between different uses);
- nodes (important junctions and points of interaction);
- landmarks and features (important buildings, corners);
- views and vistas (seen from within the area and from the outside);
- edges, seams and barriers (including the boundaries between different zones and areas, and streets which integrate or sever).

### Glossary

<b>Amenity Green Space</b>	Informal recreational open space most commonly, but not exclusively in housing areas, other incidental landscaped areas including private greenspace that has visual or other value, even if no physical public access is possible.
<b>Arcadian</b>	Areas where the landscape dominates the buildings, creating a verdant almost rural character. Mature trees rather than buildings contain the public space.
<b>Areas of Landscape Significance</b>	Substantial areas of landscaping which provide an extensive landscape framework.
<b>Balustrade</b>	Series of short posts supporting a handrail.
<b>Bargeboards</b>	Exterior visible board placed against the incline of the gable roof.
<b>Bond</b>	The type of bond is the pattern in which bricks are laid.
<b>Cladding</b>	External covering or skin applied to a structure usually timber or tile.
<b>Cohesive Character</b>	Areas that share common features which combine to create a unified character.
<b>Conservation Area</b>	An area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Coping or Coping Stone</b>	Protective course of masonry or brickwork capping a wall.
<b>Core Strategy</b>	The main Development Plan Document which sets out the long-term spatial vision for the Borough and the main strategic policies and proposals to deliver that strategy.
<b>Course</b>	Continuous layer of brick or stone, etc in a wall.
<b>Dentil Course</b>	The alternation of projecting brick headers or stone blocks along cornices or string courses at regular intervals.



<b>Development Plan Document (DPD)</b>	A document containing planning policies guiding the spatial development of the Borough. The <i>Local Development Framework</i> comprises a set of DPDs including the Core Strategy, the Development Land Allocations DPD, Tonbridge Central Area Action Plan and the Managing Development and the Environment DPD. The policies in DPDs can be amplified by <i>Supplementary Planning Documents</i> .
<b>Eaves</b>	Underpart of a sloping roof overhanging a wall.
<b>Façade</b>	The face of a building (generally the front).
<b>Fenestration</b>	The arrangement of windows in a façade.
<b>Flat Porch Canopies</b>	Small flat roofed opening above the principal entrance.
<b>Frontages</b>	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts.
<b>Gable</b>	The triangular upper portion of a wall at the end of a pitched roof
<b>Header</b>	The short side of a brick laid so that it appears on the face of the wall
<b>Jettied Upper Storey</b>	Upper storey of a building that projects out above the lower storey.
<b>Lintel</b>	Horizontal beam or stone bridging an opening, usually above a window or door.
<b>Local Development Documents (LDD)</b>	The collective term for the <i>Development Plan Documents</i> and <i>Supplementary Planning Documents</i> in the <i>Local Development Framework</i>
<b>Local Development Framework (LDF)</b>	A portfolio of <i>Local Development Documents</i> forming the planning framework for delivering the spatial planning strategy.
<b>Managing Development and the Environment DPD</b>	The <i>Development Plan Document</i> that sets out policies and proposals to manage development and protect the environment of the Borough.
<b>Massing</b>	The overall volume of a building.
<b>Metropolitan Green Belt</b>	Defined area of open countryside where there is a strong presumption against inappropriate development.
<b>Panel Fence</b>	Fence consisting of metal or wooden vertical panels.
<b>Panoramic</b>	Wide view of a surrounding area.

<b>Parapets</b>	Low wall for protection at any sudden drop. Also used to conceal a roof.
<b>Pebble Dash</b>	Render of cement mortar and pebbles.
<b>Planning Policy Statement 1 (PPS1)</b>	Document that sets out the Government's national planning policies and guidance on creating sustainable communities.
<b>Planning Policy Statement 3 (PPS3)</b>	Document that sets out the Government's national planning policies and guidance on Housing.
<b>Quoins</b>	Dressed stones at the corners of a building. Sometimes all the stones are of the same size; more often they are alternately large and small.
<b>Render</b>	A coat of exterior cement or plaster applied to a masonry wall.
<b>Ribbon Development</b>	Development one property deep that strings along a road.
<b>Roof - Cat Slide</b>	A pitched roof, one side of which is much longer than the other.
<b>Roof – Half-Hipped</b>	A roof which has a half gable with the upper ends of the roof being sloped rather than vertical.
<b>Roof - Hipped</b>	A roof which has sloped rather than vertical <i>gable</i> ends.
<b>Roof - Monopitch</b>	A roof which slopes in one direction only.
<b>Roof - Pitched</b>	Double pitched roof with vertical <i>gable</i> ends.
<b>Rural Service Centres</b>	Larger villages in the Borough that provide a range of shops, services and facilities.
<b>Rusticated</b>	A bold textured look, often by bevelling the edges of brick, stonework or render to form deep-set joints while leaving the central face rough-hewn or carved with various pointed or channelled patterns.
<b>Sill</b>	Horizontal member at the bottom of a window or door frame.
<b>Soffit</b>	underside of an arch or <i>lintel</i> , etc.
<b>Streetscape</b>	the appearance of the entire street.
<b>Stringcourse</b>	Horizontal brick or stone course or moulding projecting from the surface of a wall often using a different coloured material and sometimes patterned.

<b>Stucco</b>	A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
<b>Supplementary Planning Document (SPD)</b>	A document that sets out further detail on certain policies in <i>Development Plan Documents</i> .
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Tile - Hung</b>	Tiles that are hung on the façade of a building.
<b>Tile - Kent Peg</b>	Tiles traditionally made from clay and "pegged" onto the roof or fascia and overlap each other.
<b>Tile - Ridge</b>	A tile that is bent in cross section; used to cover the ridge of a roof.
<b>Tile - Scalloped</b>	Tiles that have curved edges on the bottom side.
<b>Tile - Pantile</b>	Roof tile of 'S'-shaped section.
<b>Tree Preservation Order (TPO)</b>	Special protection afforded to individual trees and groups of trees that seek to retain and protect them.
<b>Verdant</b>	Green with vegetation.
<b>Vernacular</b>	Methods of construction which use locally available resources and traditions to address local needs and circumstances. Vernacular architecture tends to evolve over time to reflect the environmental, cultural and historical context in which it exist.
<b>Vista</b>	A short view, often through an avenue of trees or row of buildings, etc. normally terminated by a building or group of trees, etc
<b>Weatherboarding</b>	Wall cladding of overlapping horizontal boards.
<b>Window - Bay</b>	Three-sided window of one of more storeys that projects from the face of a building.
<b>Window - Bow</b>	Curved window of one of more storeys projecting from the face of a building.
<b>Window – Canted Bay</b>	Three-sided window of one of more storeys projecting from the face of a building with angled sides.
<b>Window - Casement</b>	Side hinged window.
<b>Window - Dormer</b>	Window placed vertically in the sloping plane of a roof with a roof of its own.
<b>Window - Glazing Bars</b>	Wooden, sometimes metal, bars that separate and support window panes.

**Window - Leaded**

Small glass panels, often diamond shaped, joined by lead strips.

**Window - Mullion**

Vertical post or upright dividing a window into two or more window panes.

**Window - Oriel**

Window of one or more storeys projecting from the face of a building resting on corbels or brackets and starting above ground level.

**Window - Sash**

A window with sashes sliding glazed frames running in vertical grooves.

**Window - Transom**

Horizontal bar across the openings of a window dividing it into two or more window panes.





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