

7 Origins and Development of Borough Green

Environments grow in response to local circumstances and it is therefore important to understand the principal influences which created the distinctive character areas of Borough Green. Map 3 illustrates the evolution of development of Borough Green.

The derivation of the name Borough Green is uncertain but it is possible that borough is derived from barrow as there is a tumulus within the village. Alternatively it may refer to the use of this area as recreation space for the Borough of Wrotham.

There is evidence of early occupation in the form of the man-made tumulus; Ancient Briton finds from around 100 BC and Roman finds at Barrow Field and north of the station. By 1559 rental documents indicate that this area was occupied by tenants of the Manor of Wrotham with the land split into many small fields as well as gardens, orchards and small hemp plots. However, the current village has quite recent origins, with most of the buildings dating from the late 19th century to the present day.

The village stands at a crossing point of the A25 which runs west-east from Sevenoaks to Maidstone and the A227 which runs north-south from Gravesend towards Tonbridge. Some of the oldest buildings in the village are inns which grew up around the junction of these important trading routes. The village does not appear on a map of 1795 but in 1840 there were small isolated clusters of buildings around junctions. The road layout was visible with the High Street and Station Road forming a triangle north of the A25 and Rock Road and Thong Lane (now Quarry Hill Road) forming a triangle to the south of the A25.



The growth and prosperity of the village resulted from its position on the clay vale between the North Downs and the greensand ridge. The geology creates a prevalence of sand, ragstone and clay and the village is encircled by quarries which provided



materials for the construction industry. There remains evidence today of the use of ragstone in local buildings and particularly for boundary walls.

In addition, the fertile loam suited hops, fruit and cereals and supported several farms. Although much of the land has now been developed, historic farm buildings are still standing in the village. In particular the 16th century Old Manor House and Whiffens Farmhouse, the early 17th century barn at Borough Green House and the mid 18th century Hunts Farmhouse on the north side of the Maidstone Road can still be seen.

The village began to expand in the 1830s with houses being constructed along the High Street and in Station Road. In the early 19th century the only buildings in the High Street related to Yew Tree Farm. The first houses and shops to be built were on the east side from the current village hall car park to the junction with the A227. By 1897 a bakery on the west side (now Nat West

Bank) and the stores had been constructed together with the Railway Hotel (now the Henry Simmonds) north of the railway and the Chapel at the A25 junction. Bridge House was built in 1887/89 by Joseph Walls whose firm bought most of Yew Tree Farm.

The residents were mainly agricultural labourers or engaged in local shops and services for the rural economy. A turnpike road was constructed in 1820 between Gravesend and Borough Green but the opening of the railway was a major stimulus to the expansion of the village. The London, Chatham and Dover Railway opened a single track line to Maidstone in 1874, which was doubled in 1882. The first large development was in 1877 when the owners of Yew Tree Farm sold 56 acres for the construction of Western Road and the Fairfield area was laid out in 1-2 acre plots. The western side of the High Street was developed in the early 1900s with the ten tall shops being built by a Mr Gregory between 1904 and 1908. By 1900 there were 200 houses in the village.

The infant school to the east of Quarry Hill Road was designed by Robert Wheeler and built by John Bishop in 1875. It served as a church on Sundays. In 1922 the infant school moved up to the existing Borough Green County Primary School which opened in 1911.

Borough Green was split between 3 separate parishes, Wrotham, Ightham and Platt (after 1843) and did not become a separate ecclesiastical parish until 1973. There was no Church of England church building until The Church of the Good Shepherd was opened in 1906. It was designed by architects HP Monkton and Gillespie and was built by Allcorn of Shipbourne. The Baptist Church standing at the junction of the A25 with the High Street is older. It was founded in 1809 and the original small chapel was built on this site in 1817. Following a series of extensions it is now a prominent landmark in the village. St Joseph's Roman Catholic Church in Western Road was opened in 1957.

By 1909, the village was still compact with a single building depth of development lining the roads extending along the A25 from Western Road to Station Road and from the railway in the north to the Rock Road/Thong Lane junction in the south. To the north along Wrotham Road there were buildings associated with the sand pit, gas works and Wrotham pottery. To the east along Maidstone Road there was a small isolated cluster of buildings around the Black Horse Public House and Hunts Farm.

Wrotham Urban District Council was created in 1894 and in the early 1900s occupied a building at the A25/High Street junction which became known as Council Square. The Parish Council was formed in the 1930s. Two small public housing developments were constructed in the interwar period to the north of Maidstone Road at Crow Hill Park (1919) and Hill View (1928). By 1948 some ribbon development had taken place along the Maidstone Road to both the east and west with some houses also being built along the A227 and Quarry Hill Road.

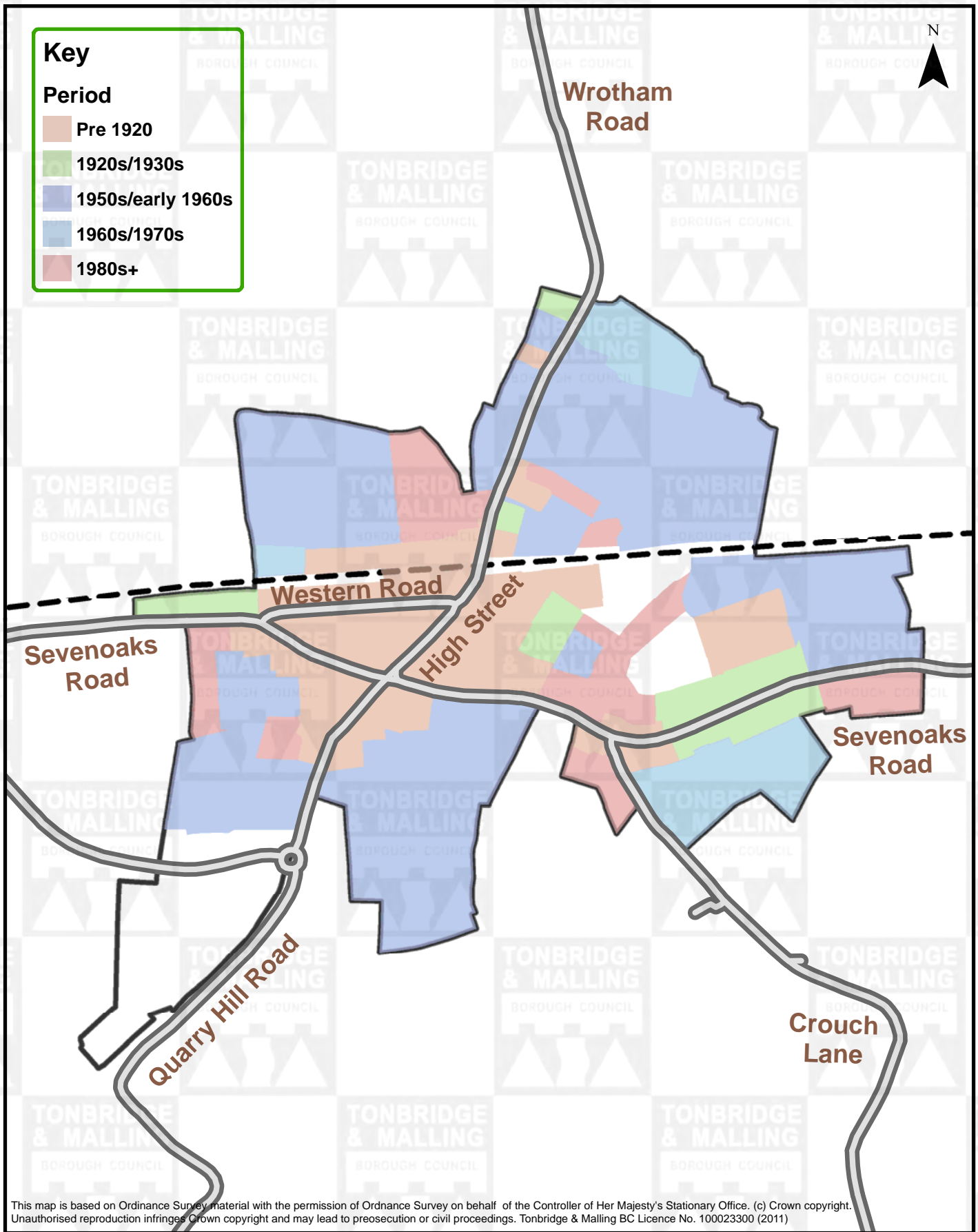
However, the most rapid expansion of the village occurred in the post war period with private and public housing developments extending outwards from the village centre over former farmland and quarries. Much of this development took place from the late 1940s to early 1960s with the Tollgate Estate, Fairfield, Wye Road, Annetts Hall, Valley View, Woodlands, Lingfield Road, Ascot Close and Sandy Ridge all being built in this period. This was followed by further,

smaller scale developments in the 1980s at Roman Court, Hunts Farm, Eaglestone Close and Tolsey Mead. Between the end of World War II and 1988 the population of Borough Green rose from 400 to 1,300.

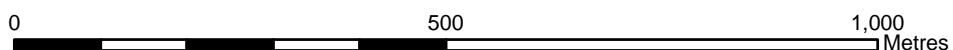
Located at a transport hub just south of the M25 and M20 motorways and with two major routes running through it, much of the village centre is dominated by traffic. However, it is a thriving and bustling community which has a broad range of local shops and community facilities including recreation grounds, a modern medical centre, village hall, churches and primary school.

A narrow strip of open space separates Borough Green from neighbouring Platt to the east.

The undulating topography creates long views over surrounding woods and fields, with the scarp face of the North Downs being the prominent feature to the north and the rolling greensand ridge to the south. Within the village, Crow Hill is the highest point, from which there are 360 degree views over the surrounding countryside. Borough Green lies within the Metropolitan Green Belt.



Map 3: Evolution of Borough Green
 Borough Green Character Area Appraisal



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 19th 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 20th 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 19th 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.

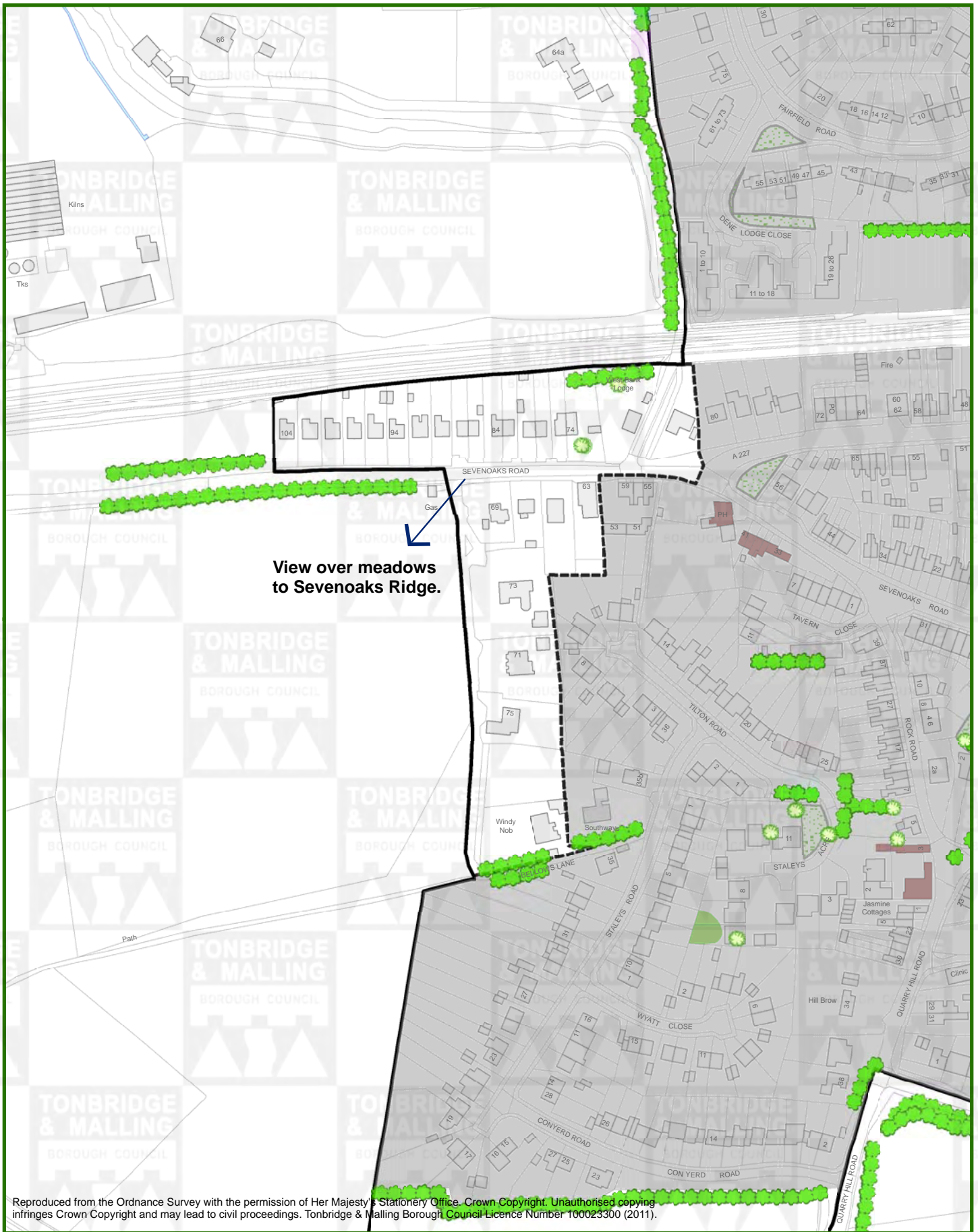
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	Mainly 1930s
Type of buildings	Detached and semi-detached.
Main uses	Residential and nursing home
Building heights	1-2 storeys
Prominent building materials	Brown brick, red/ brown roof tiles and slate, painted render, red/ brown hung tiles
Predominant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

Locally Distinctive Positive Features

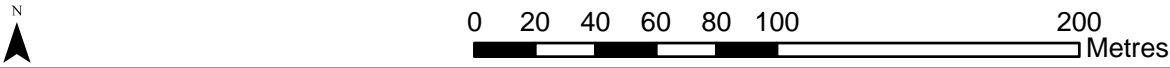
- 2 storey semi detached houses of uniform design with prominent front facing gables on Sevenoaks Road (west) north side
- Strong rural edge to the settlement
- Hedges and trees
- View of Sevenoaks Ridge
- Retention of design details on West Bank Lodge

Negative Features Worthy of Enhancement

- Traffic noise and movement



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Ref **A1.1**
 Title **Sevenoaks Road (West)**

Borough Green Character Area Appraisal



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 19th 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 17th century cottage behind and 19th 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 17th century cottages to the right and 18th 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 16th century hall house but altered from the 18th 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 18th century house of ironstone masonry with galleting, plain tiled roof and 3 hipped dormers.</p> <p>Grade II</p>	

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

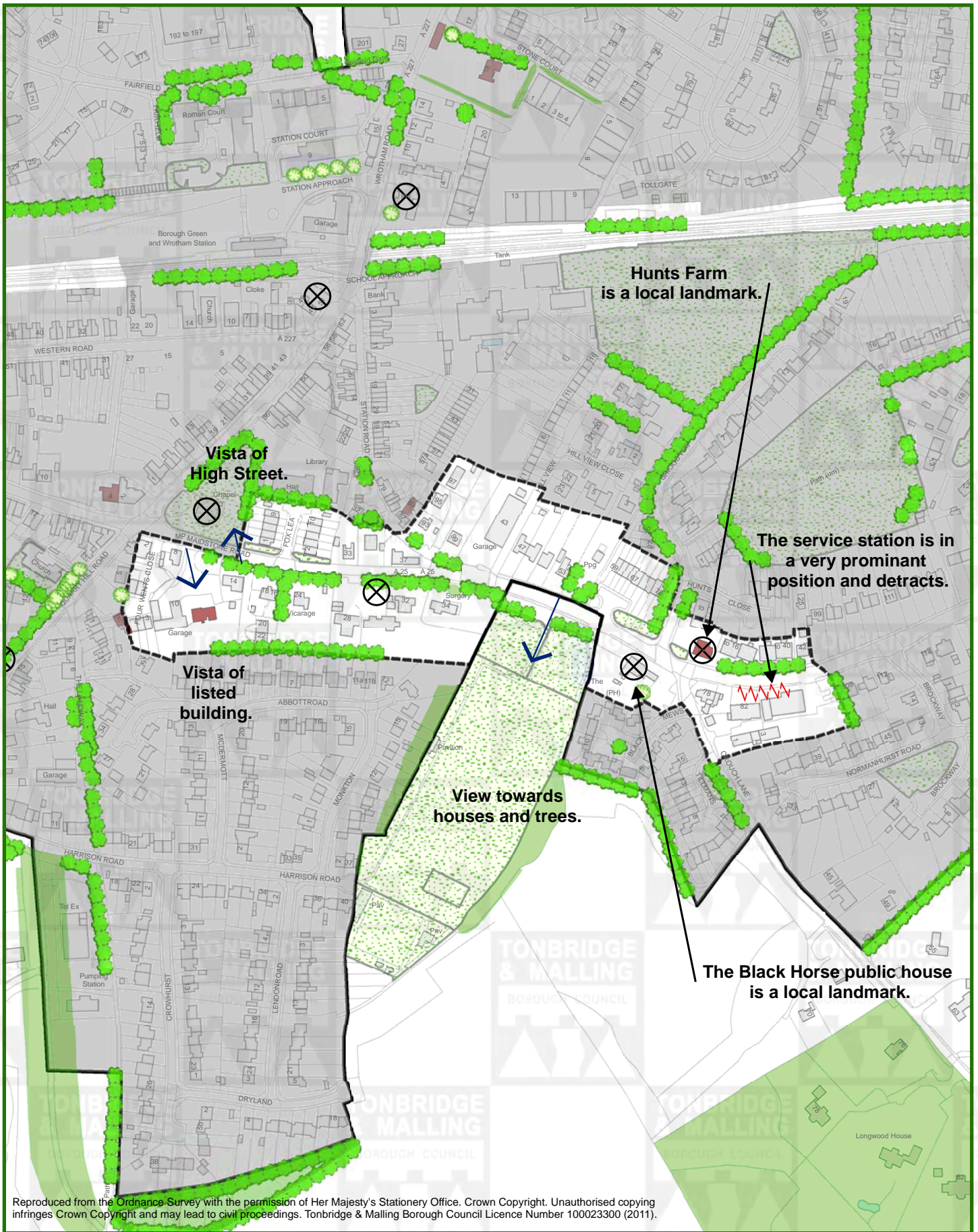
Age of buildings	1500s – present
Type of buildings	Terraced, detached and semi-detached
Main uses	Residential, public house, garage/car workshop
Building heights	1-3 storeys
Prominent building materials	Orange/red brick, hung tiles, painted render, slate and clay tiles and stone
Predominant boundary 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

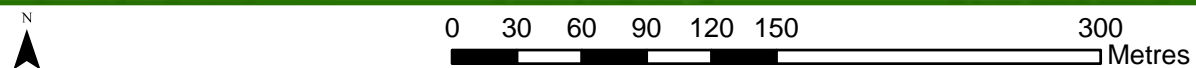
- Listed buildings and the Black Horse Public House which are local landmarks
- Victorian buildings and boundary treatments at western end add historic character
- Trees and hedges help to unify a frontage of varied styles
- View southwards across the recreation ground

Negative Features Worthy of Enhancement

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



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Ref **A2.1**
 Title **Maidstone Road (West)**
 Borough Green Character Area Appraisal



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.

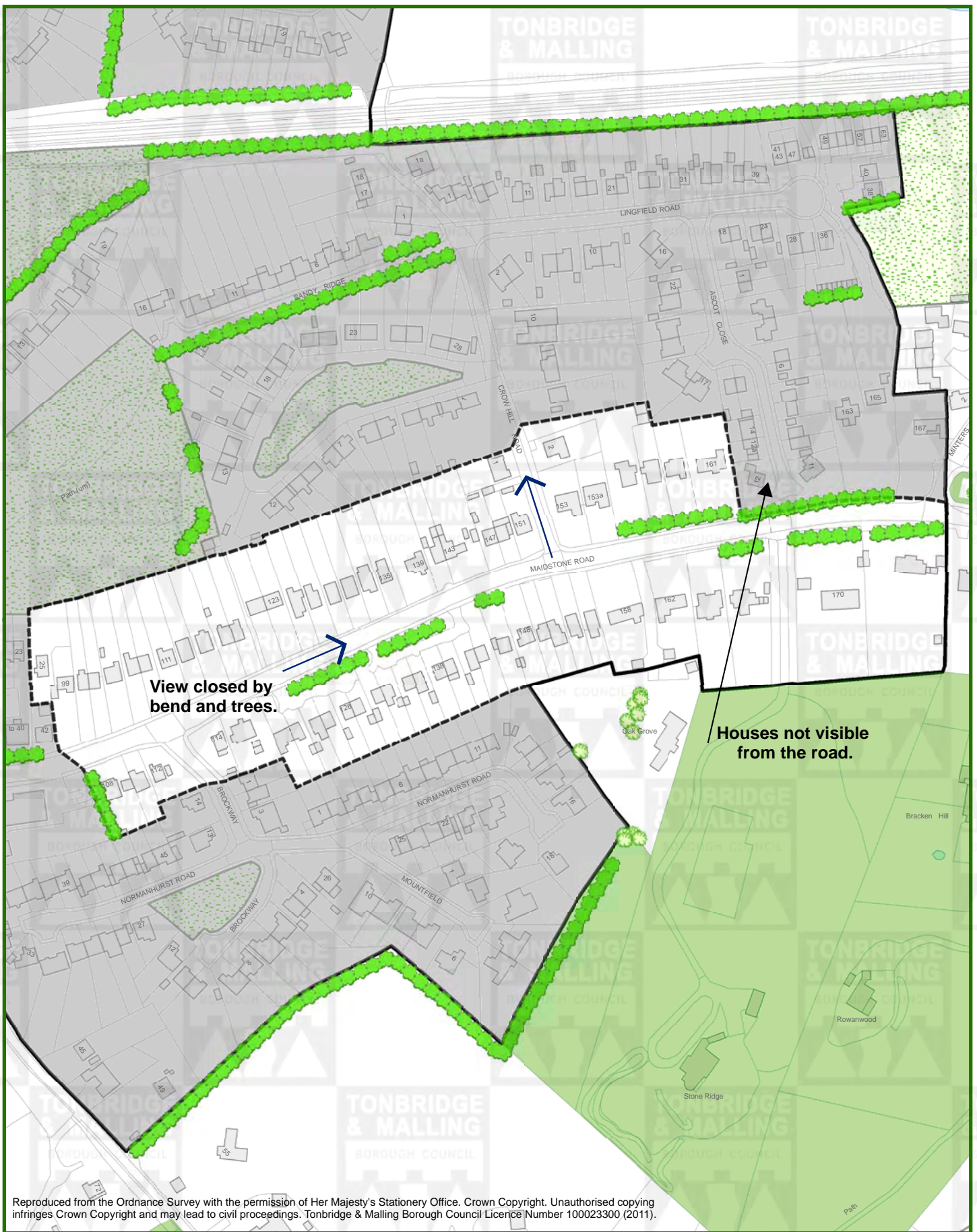
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1930s – present with a few earlier buildings
Type of buildings	Detached and semi-detached
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Orange/red, brown, buff and yellow brick, hung tiles, painted render, slate, 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



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Ref **A2.2**
 Title **Maidstone Road (East)**
 Borough Green Character Area Appraisal



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>16th 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 16th-18th 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>	

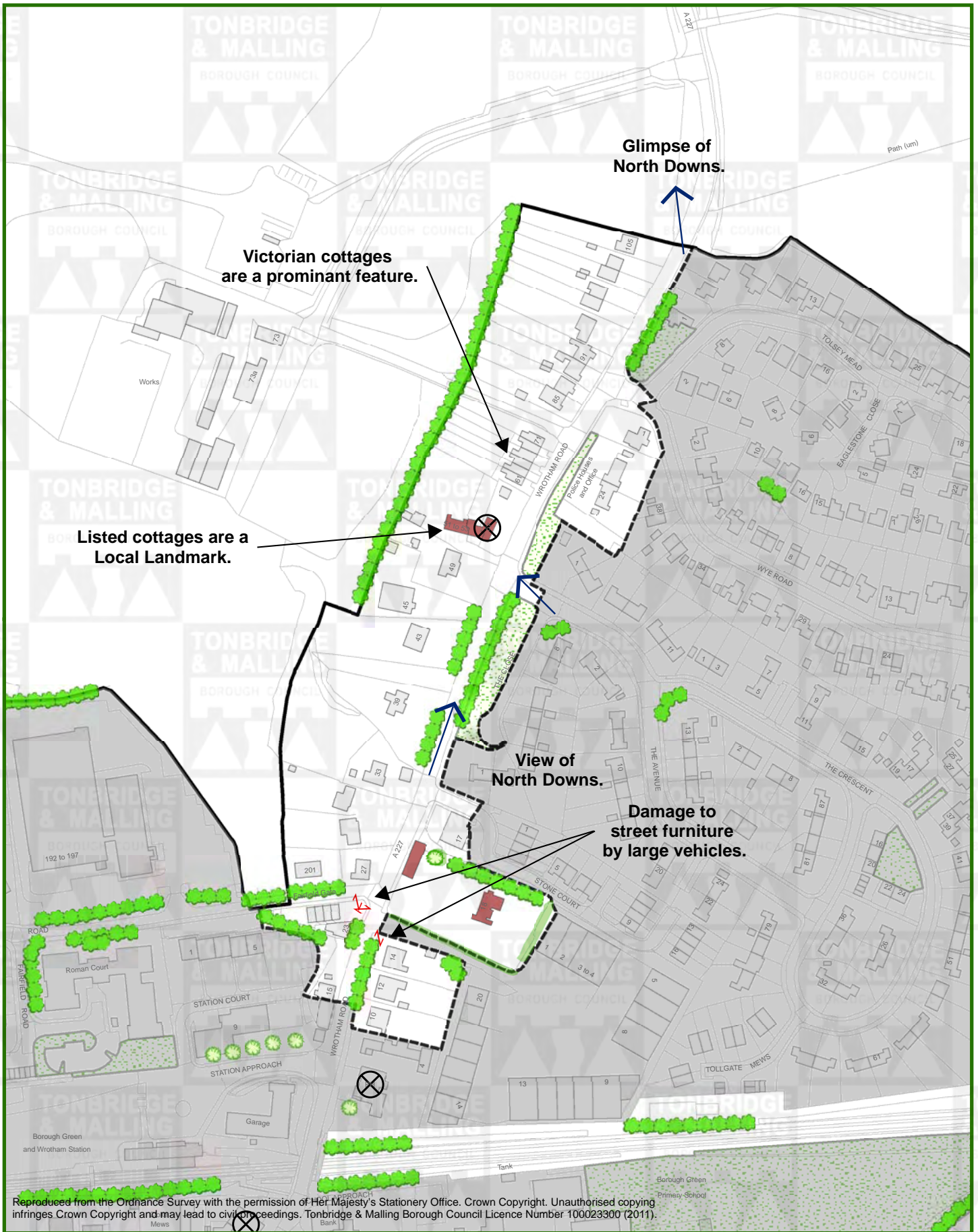
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	16 th century to present day
Type of buildings	Detached, semi-detached and terraced
Main uses	Residential
Building heights	1-2 storeys
Prominent building materials	Red/brown and yellow brick, roof tiles, painted render and timber framing
Predominant 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

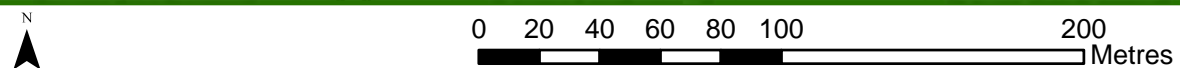
- Verdant landscape framework
- Views of the North Downs
- Verdant frontage with houses set back from the road, frequently behind trees, hedges or verges, creating a spacious character
- Listed buildings, one of which is a local landmark, and Victorian terrace
- Green gap creating a well defined edge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



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Ref **A3.1**
 Title **Wrotham Road (North)**

Borough Green Character Area Appraisal



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 19th 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 19th 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 19th 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 19th century character and traditional shop fronts. Retention of architectural details on 19th 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

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 19th 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 19th 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 19th 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. 19th century cottages at the northern end form a picturesque historic group.

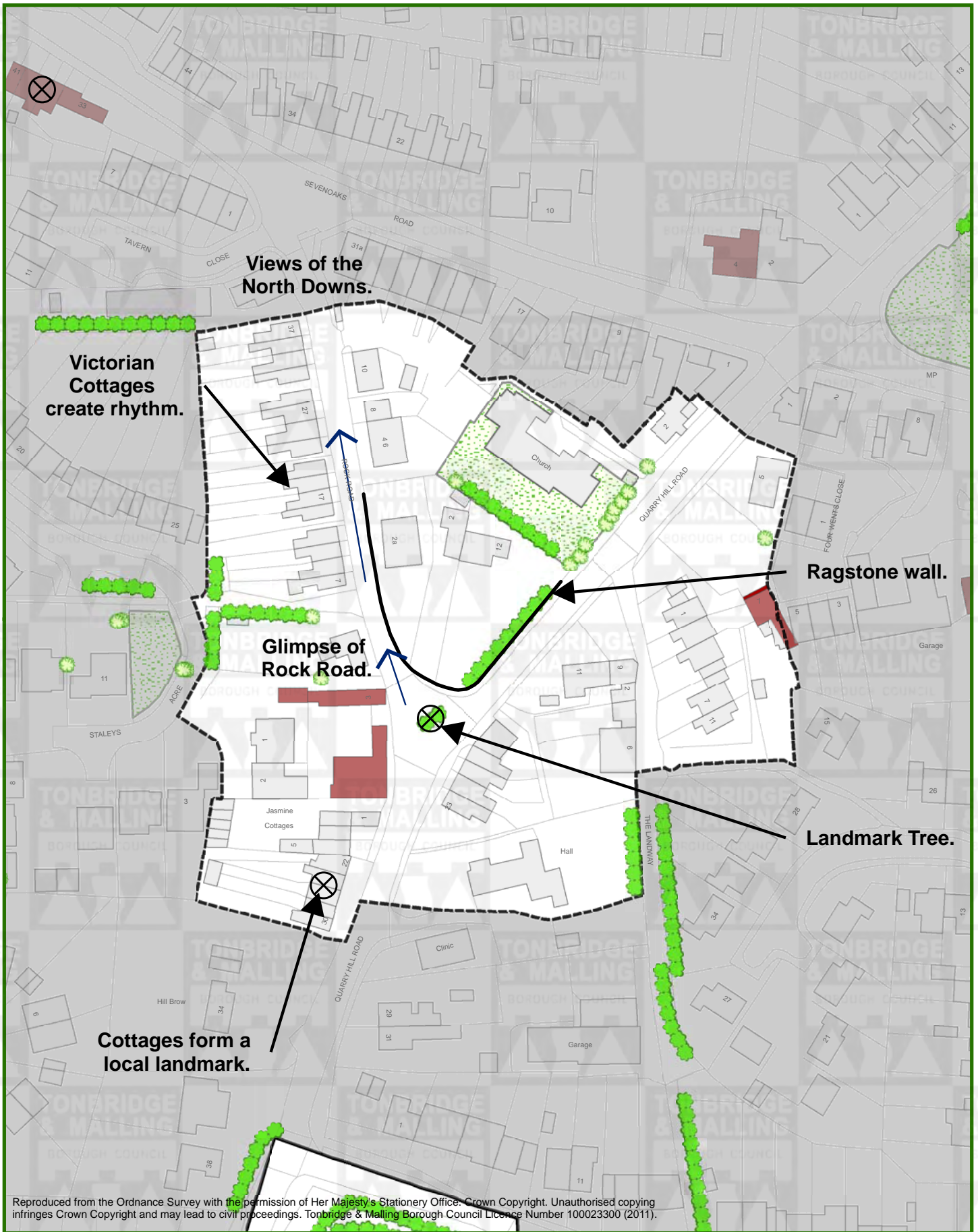
Listed Buildings	
<p>Two barns with attached outbuildings at Borough Green House</p> <p>Early 17th century timber framed threshing barn to the south with later alterations and a half hipped tiled roof. Attached early 19th century brick barn in Flemish bond and single storey outbuilding of stone rubble to the north.</p> <p>Grade II</p>	
<p>Number 3, including the former Apple Store, Rock Road</p> <p>Early 19th 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

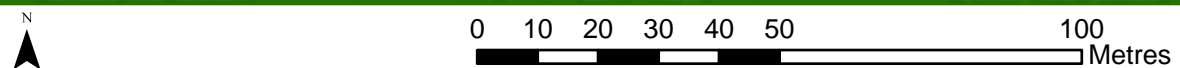
- View northwards of North Downs
- Lime trees enclosing Quarry Hill Road in front of the church
- Listed buildings and 19th century cottages and community buildings retaining original materials and details
- Attractive group around the Rock Road/Quarry Hill junction which together with the Coronation 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 20th century alterations



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Ref **C1**
 Title **Quarry Hill Road Area**
 Borough Green Character Area Appraisal



C2 – WESTERN ROAD (EAST)

Comprising: The eastern part of Western Road

Western Road was constructed and developed in the late 19th 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 19th 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.



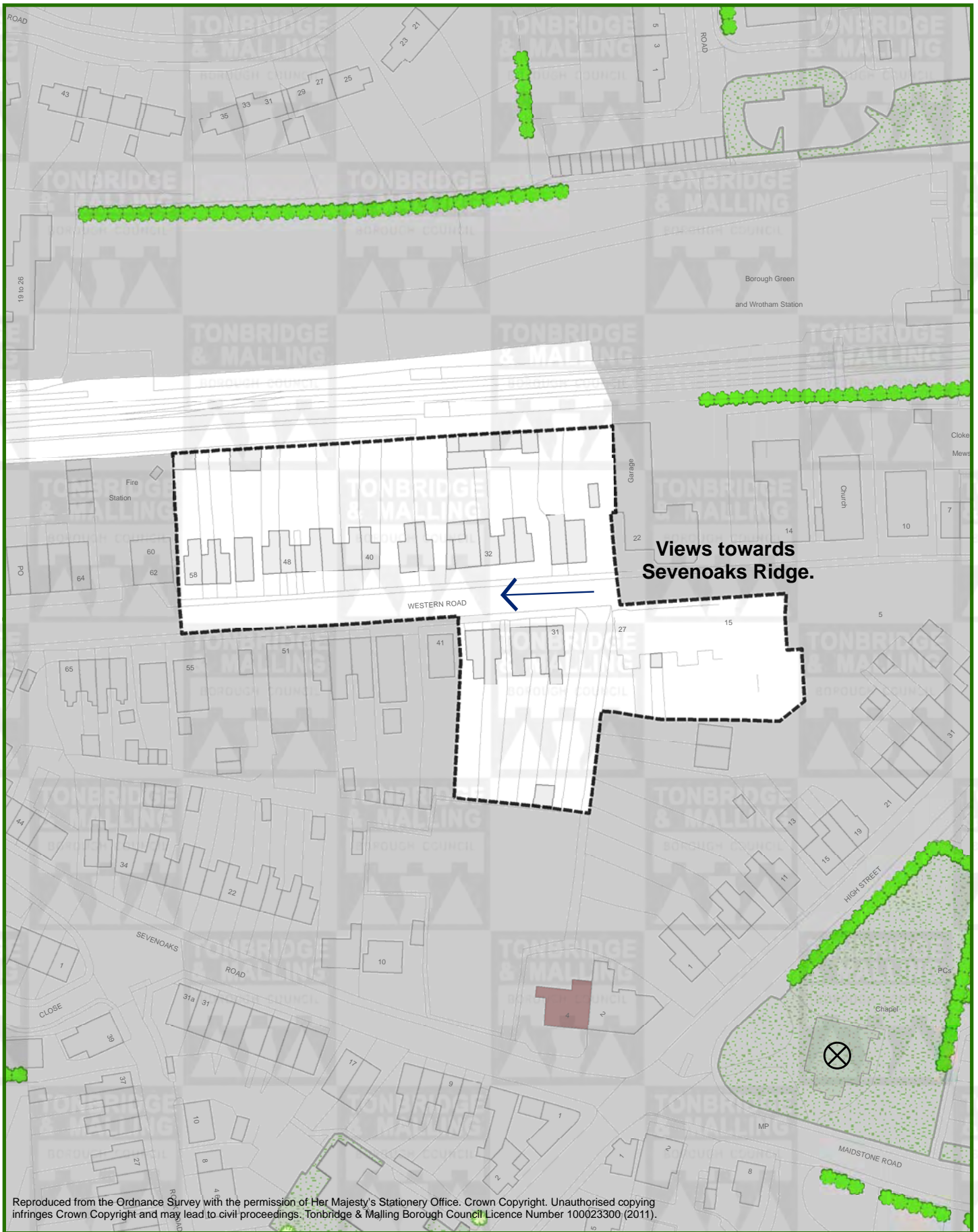
The noise, traffic movement and parked cars of Western Road harm the historic character. There are long views westwards towards Sevenoaks Ridge.

Locally Distinctive Positive Features

- View westwards of Sevenoaks Ridge

Negative Features Worthy of Enhancement

- Traffic noise, movement and congestion
- Some unsympathetic 20th century alterations



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Ref **C2**
 Title **Western Road**
 Borough Green Character Area Appraisal



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 19th 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 16th 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 19th 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



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