

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

### **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.*



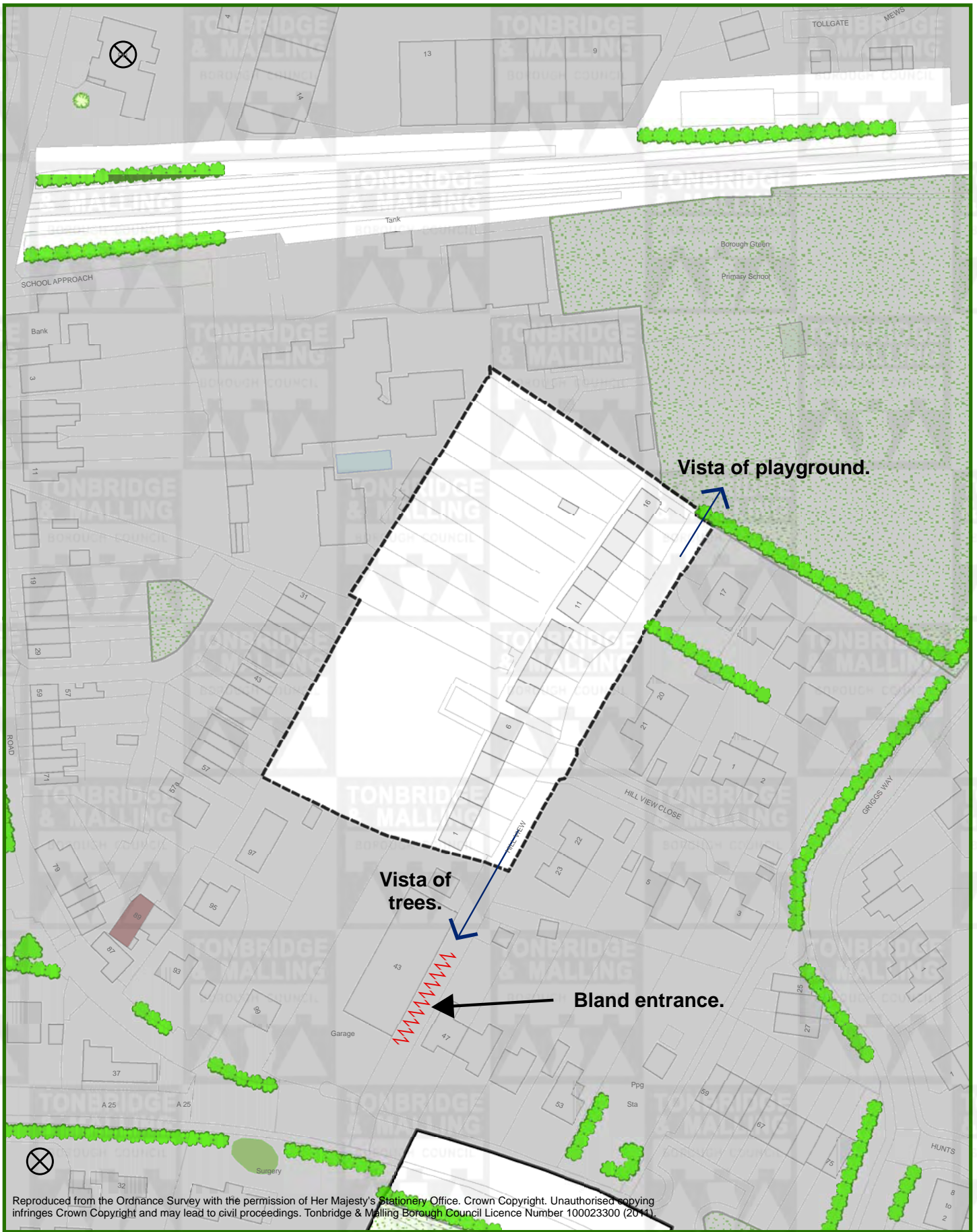
*The nondescript entrance from Maidstone Road is enclosed by blank panel fencing and the side elevation of the car show room. There are no pavements. The road surface is poor and there is a preponderance of overhead cables. Trees bordering the Maidstone Road to the south and the school playground to 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

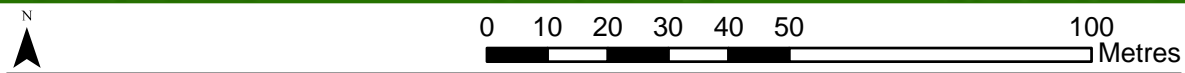
- Repeated designs, uniform roofline and chimneys and limited colour palette give the character area a uniformity and distinctive character and rhythm
- The belts of trees along the A25 and the edge of the school playground enclose the views at each end of the street

### Negative features worthy of enhancement

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



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Ref **D1**  
 Title **Hill View**  
 Borough Green Character Area Appraisal



## 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.*



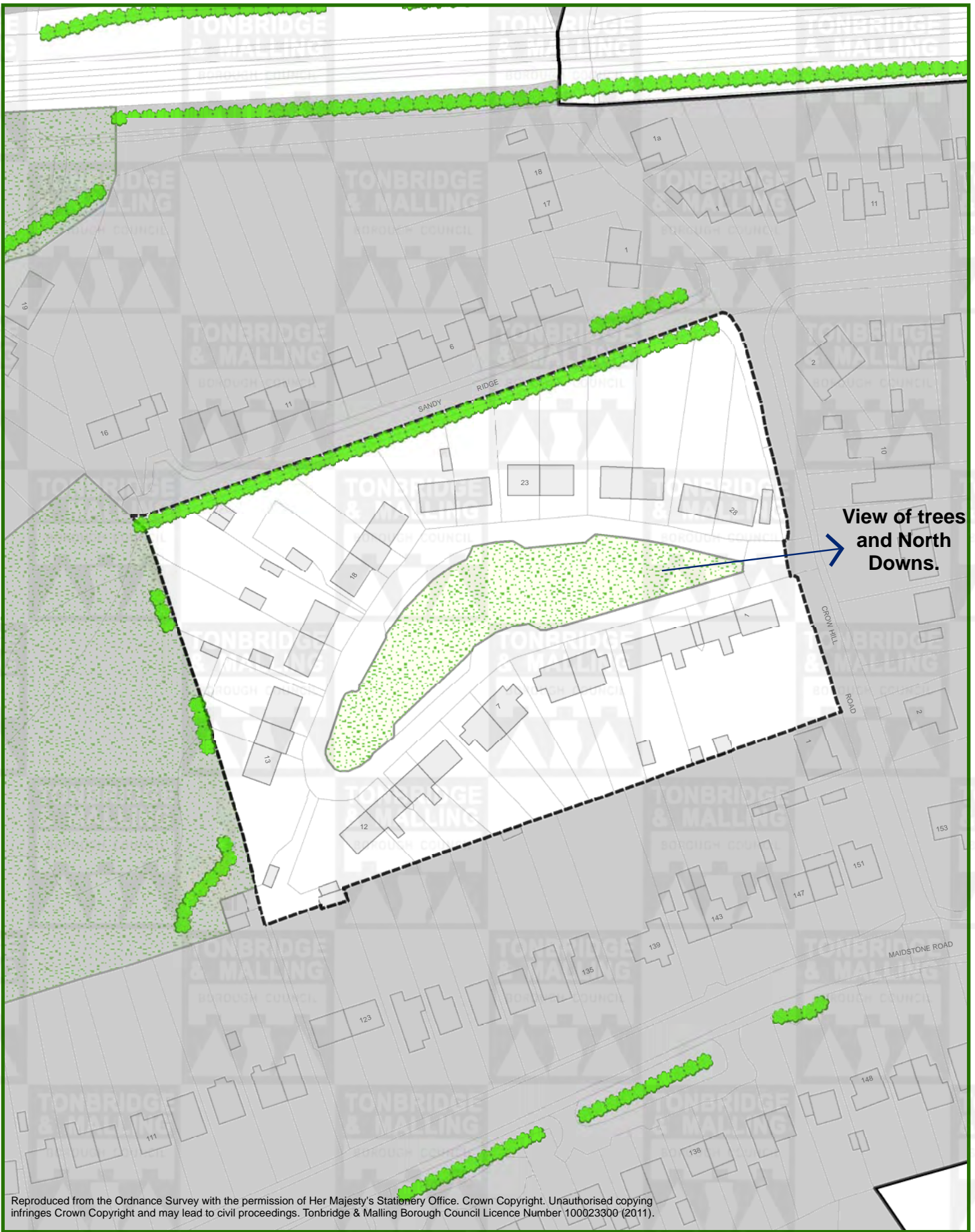
*In the south eastern section, the loss of front boundaries to create parking areas and the addition of prominent dormers and brown window frames has affected the unity of the scheme.*

### **Locally distinctive positive features**

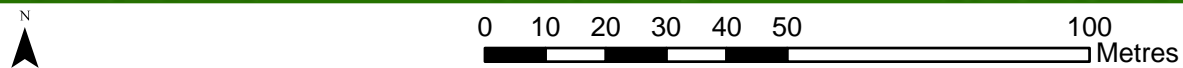
- Some repeated designs, the varied roofline, chimneys, limited colour palette and common design themes give the character area a cohesive and distinctive character with some rhythm
- The belts of trees on the west and north sides enclose the views and frame the development
- The central green open space, 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



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Ref **D2**  
 Title **Crow Hill Park**  
 Borough Green Character Area Appraisal



## 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.*



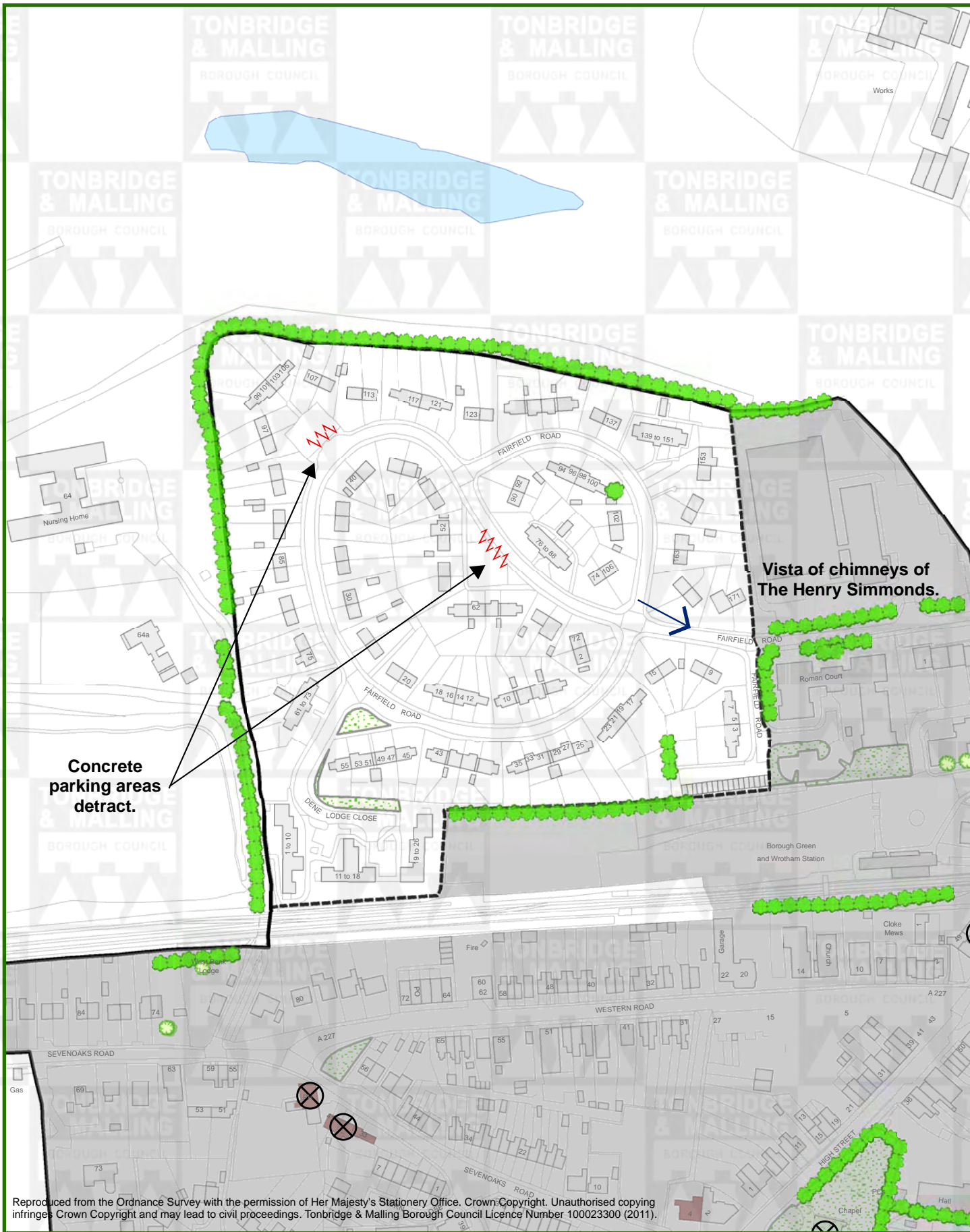
*Dene Lodge Close is a more recent sheltered housing scheme nestling on low former allotment land to the south of the area. The 1-2 storey red brick buildings have long sloping roofs in brown tile and white windows and doors. Enclosed by trees and hedges to the west and south, the scheme is landscaped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

### **Locally Distinctive Positive Features**

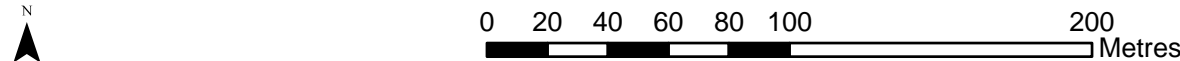
- Tree belts which frame the development forming an edge to the character area
- Vista of chimneys to the south east

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

- Concrete parking areas



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Ref **E1**  
 Title **Fairfield Road**

Borough Green Character Area Appraisal



## 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.*



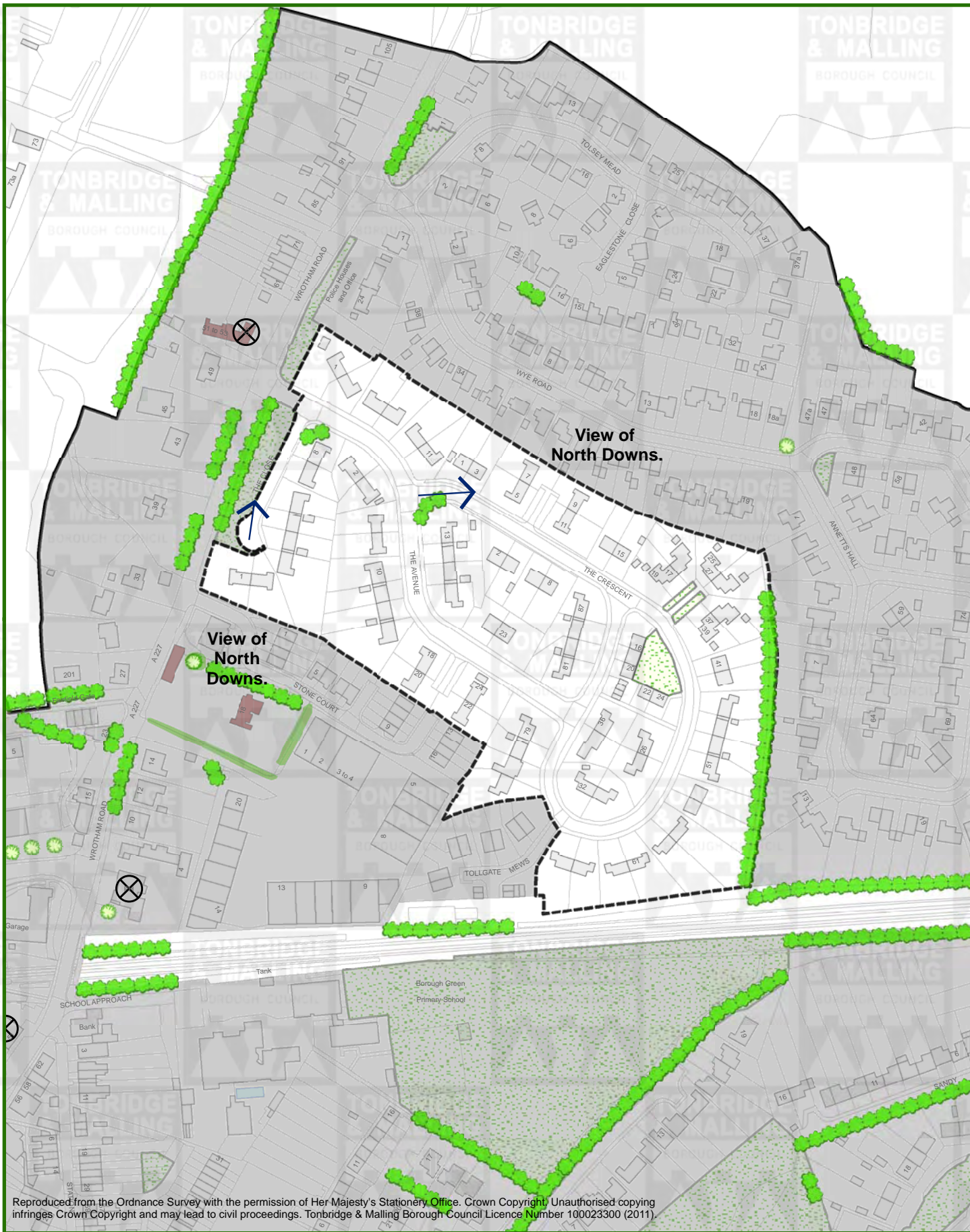
*Hedge boundaries and glimpses between the houses of trees and the North Downs contribute to the verdant character of the area.*

### **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



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Ref **E2**  
 Title **The Avenue Area**

Borough Green Character Area Appraisal



## 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.*



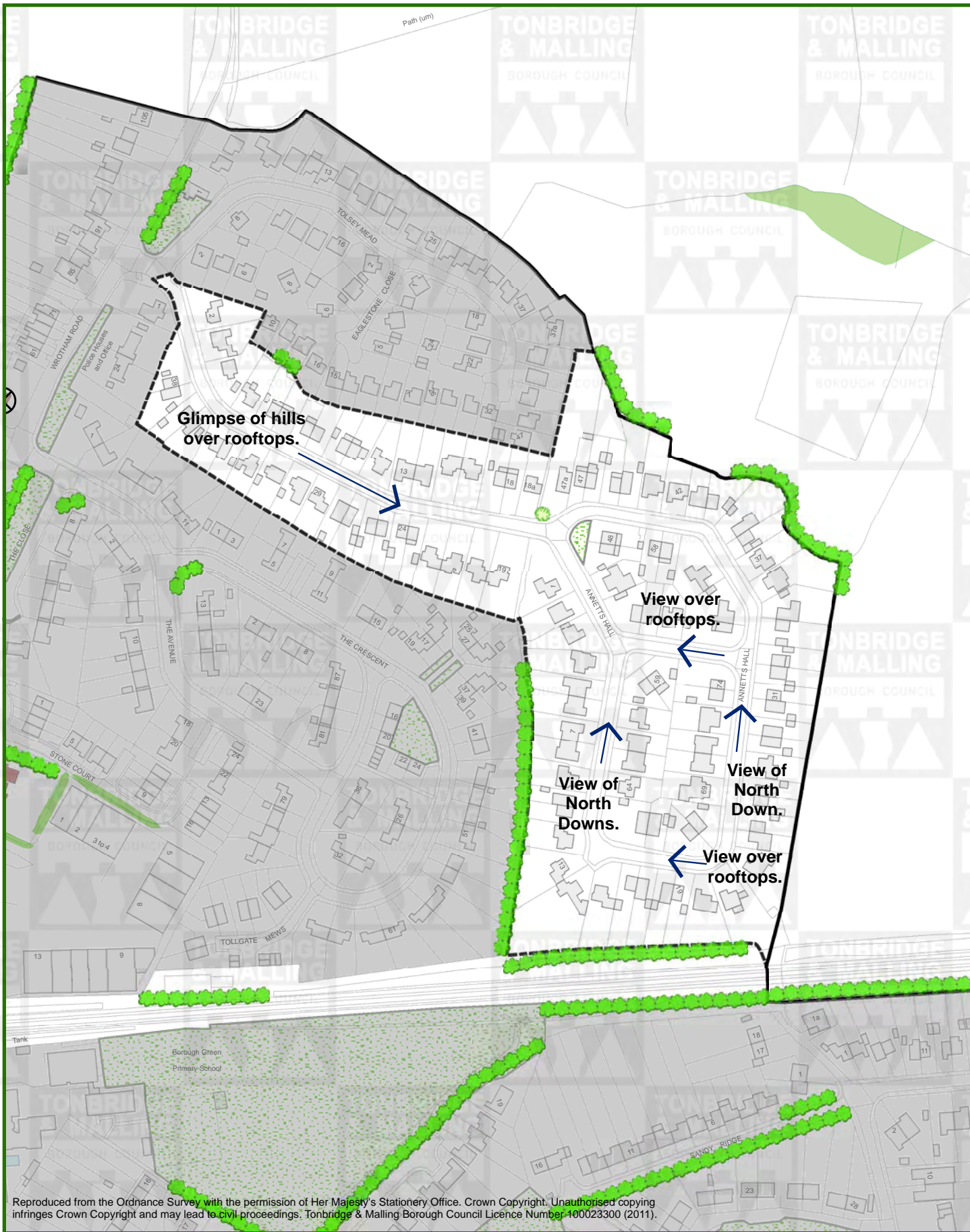
*The road slopes up sharply at the eastern end allowing glimpses between and over the houses towards the North Downs. The gaps between the houses contribute to a sense of spaciousness. There is greater variety in the materials and designs in this section creating a more lively townscape. Parking on the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

### **Locally Distinctive Positive Features**

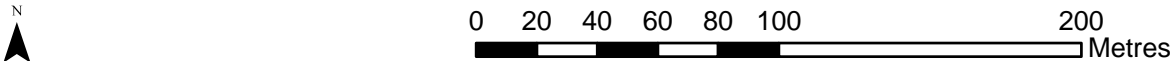
- Views of North Downs between and over houses. Gaps between the properties contribute to the spacious character
- Tree belts to rear of houses

### **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



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Ref **F1**  
 Title **Wye Road Area**

Borough Green Character Area Appraisal



## F2 – VALLEY VIEW AREA

Comprising: Bellows Lane, 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 attached garages, flat porch canopies and wide white windows.*

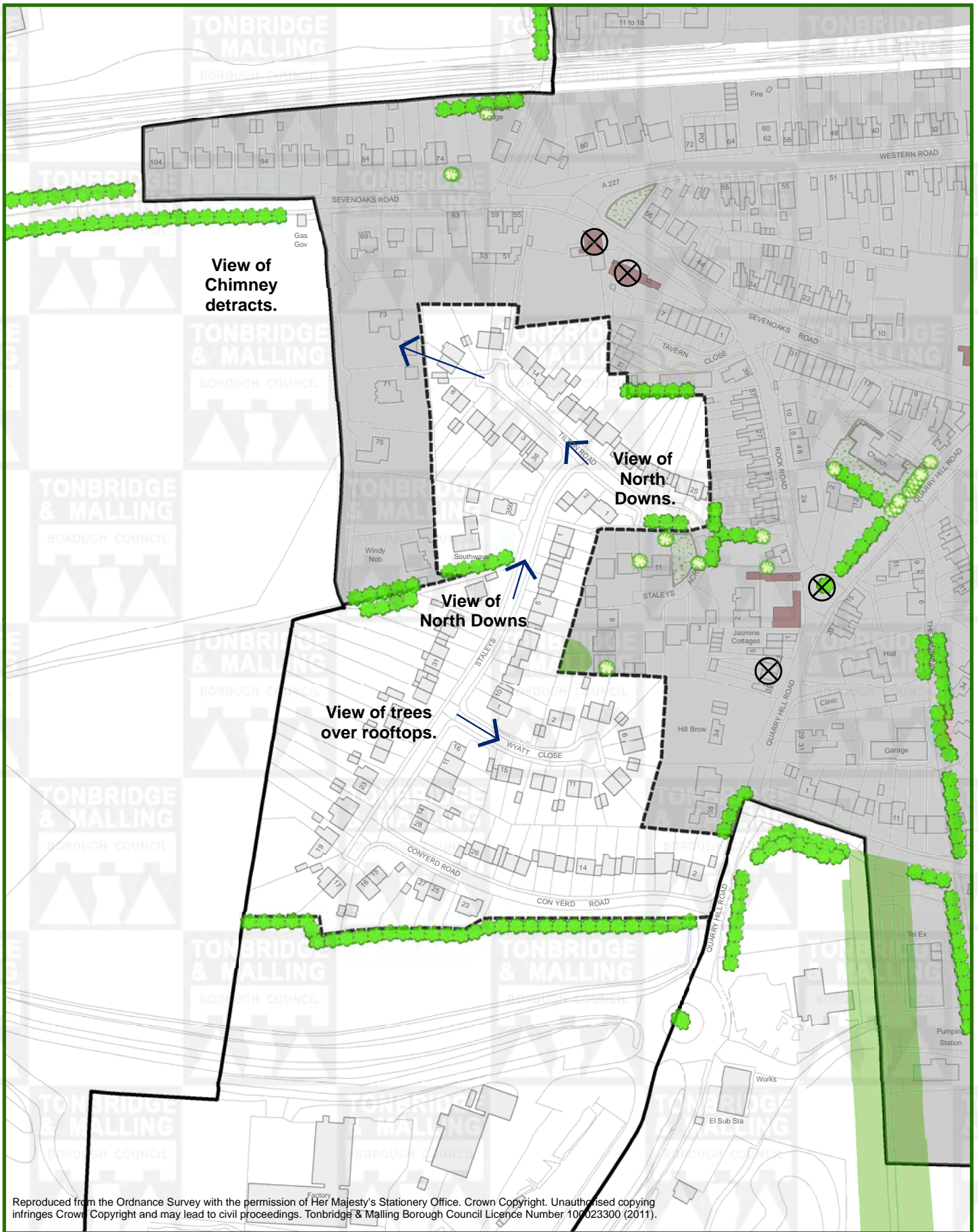


### Locally Distinctive Positive Features

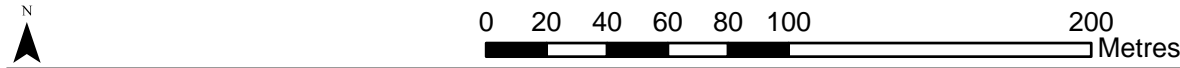
- Sloping topography creates interesting views and glimpses. Some views of the North Downs
- Tree belts through the centre of the area and to the south
- Consistent height and scale of the buildings

### Negative Features Worthy of Enhancement

- View of chimney to the west



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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.*



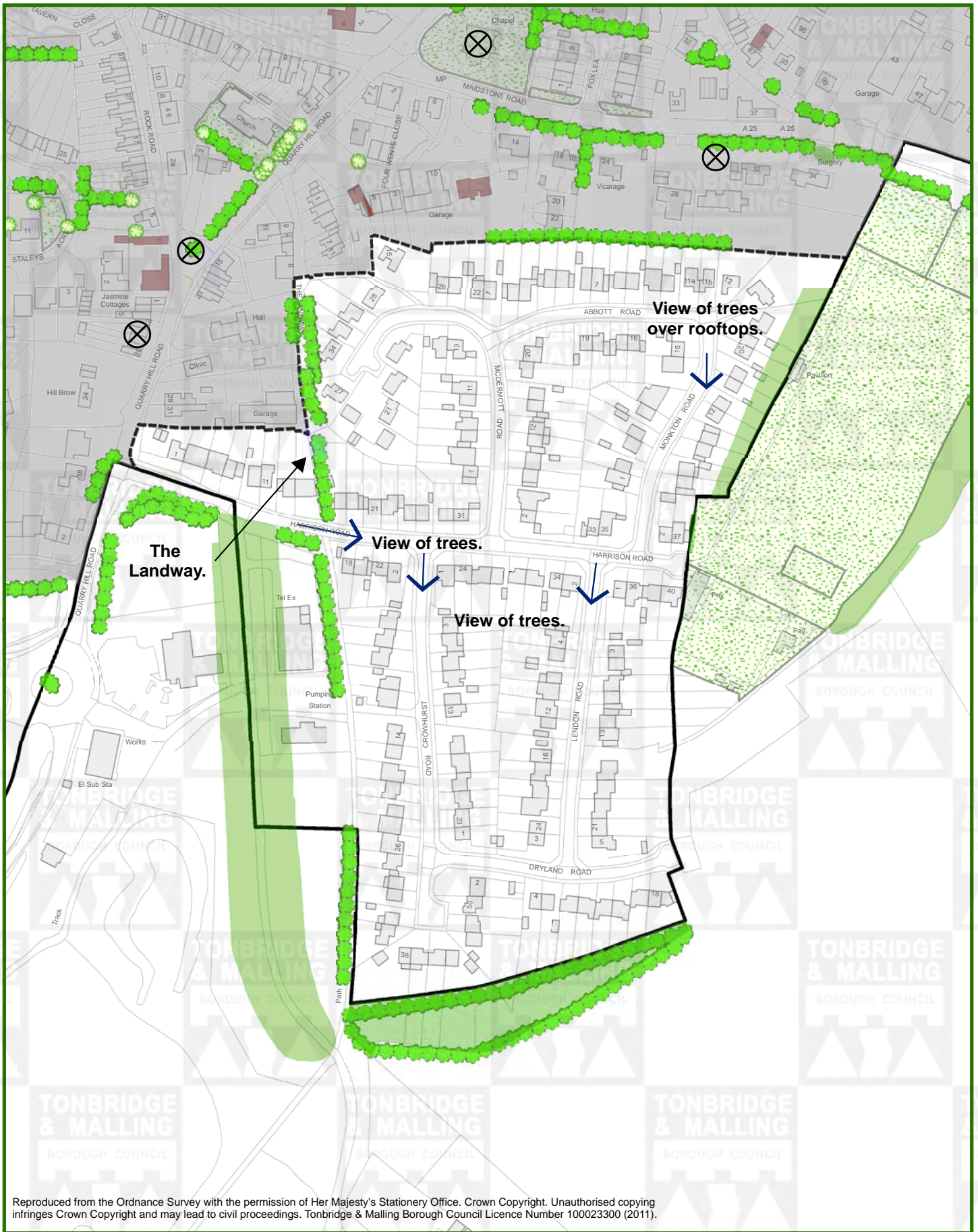
*The houses are constructed in a variety of repeated designs of red/brown, buff and yellow brick some with hung tiles and timber. The roofs are hipped or gabled with brown roof tiles and small chimneys. The front lawns and driveways are unenclosed and enhanced with shrubs and specimen trees. There has 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



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Ref **F3**  
 Title **Woodlands Area**  
 Borough Green Character Area Appraisal





## 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.*



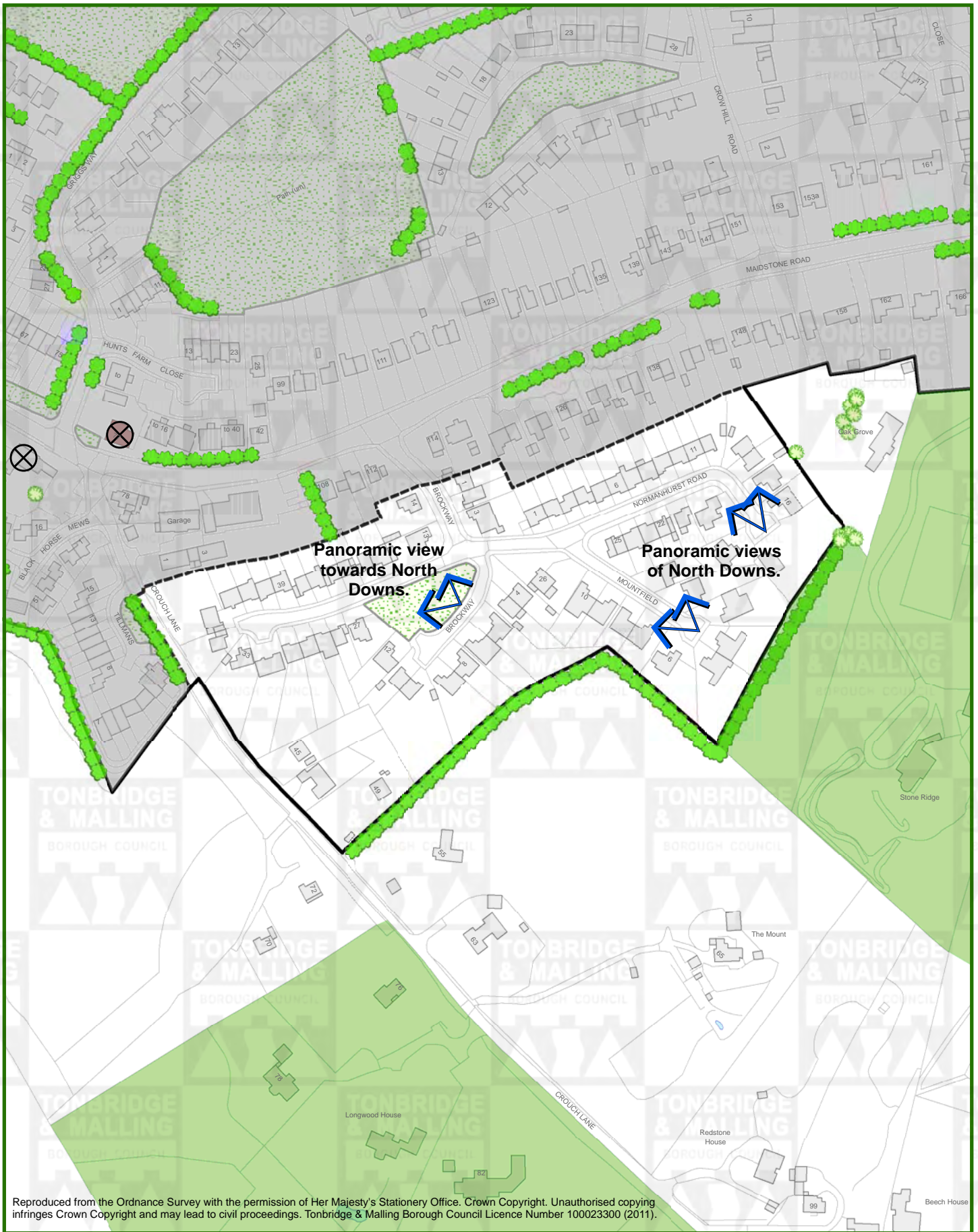
*The two storey houses and bungalows are constructed of brown or buff brick with tiled gabled or hipped roofs and wide fenestration. The low roof heights on the higher ground safeguard the panoramic views. Belts of trees to the south, east and west frame the development.*

### **Locally Distinctive Positive Features**

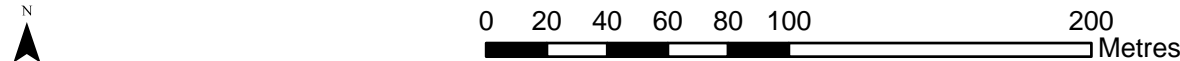
- Steeply sloping topography creates panoramic views of the North Downs
- Tree belts to east, west and south frame the development
- Open space enhances the area providing a verdant entrance to the development

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

- No significant detractors



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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.*





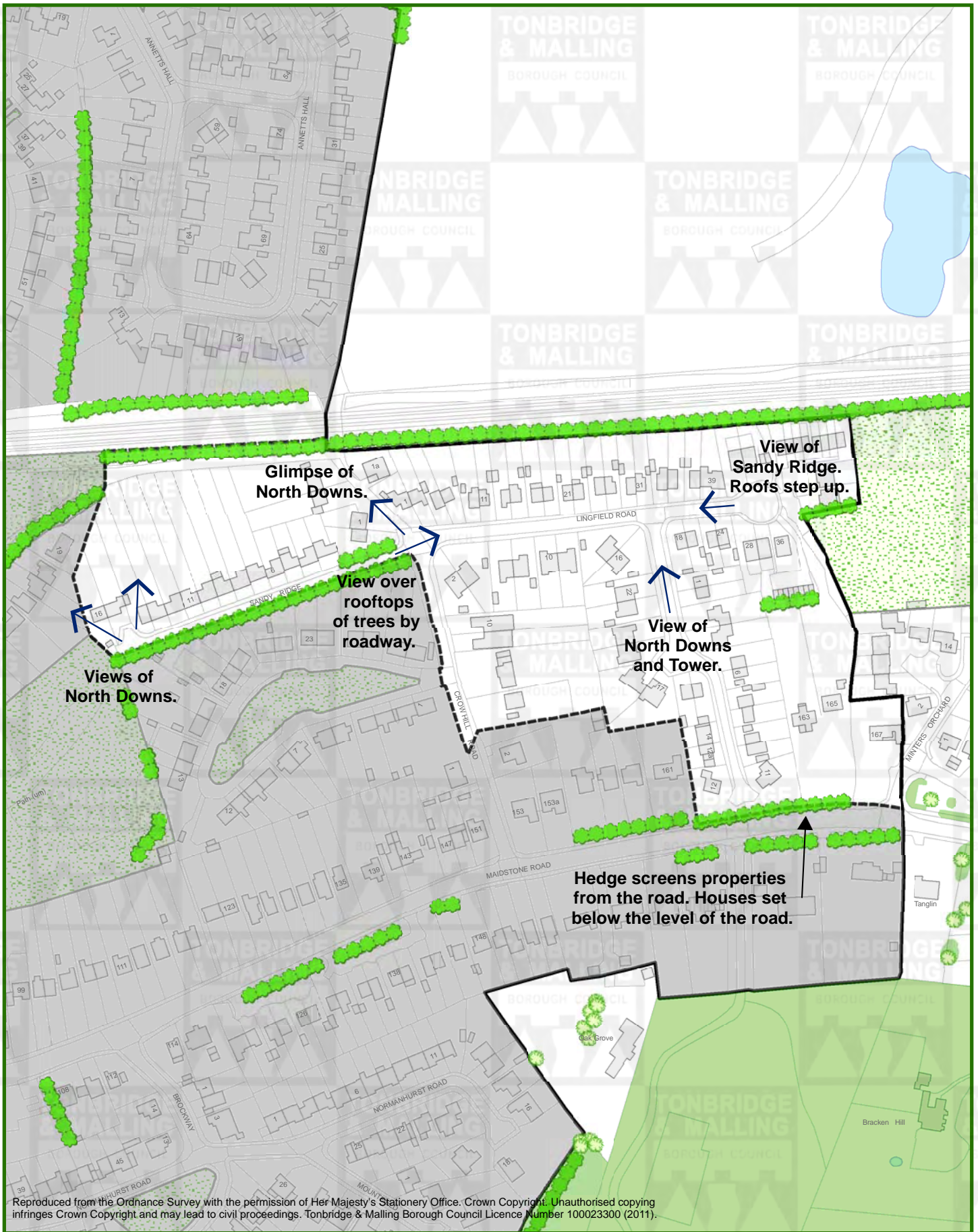
*There are also bungalows and chalet bungalows, particularly in Ascot Close, some set at right angles to the road with decorative gables facing to the front. The topography slopes down towards the east and from the higher ground there are glimpses and views of the North Downs. Hedges are a feature of 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



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Ref **F5**  
 Title **Lingfield Road Area**  
 Borough Green Character Area Appraisal

