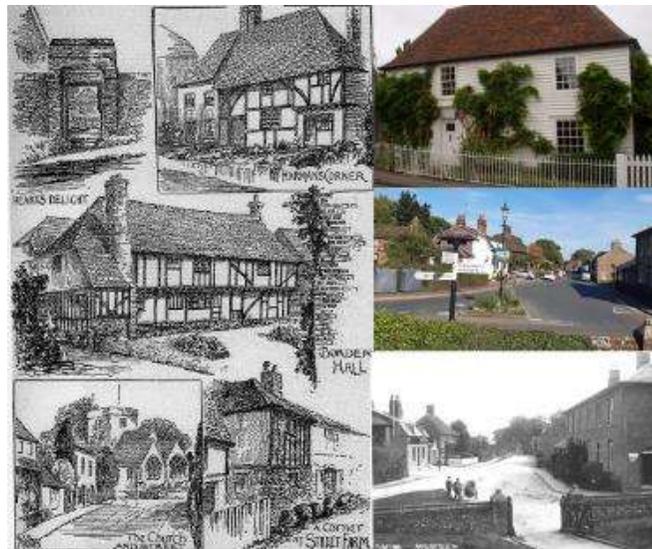
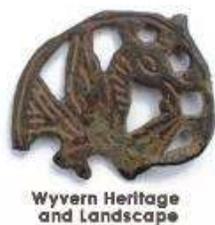


BORDEN CA'S APPRAISALS AND  
MANAGEMENT PLAN CONSULTATION  
DRAFT OCTOBER 2020 - TC VERSION

**BORDEN PARISH CONSERVATION  
AREAS: CHARACTER APPRAISALS  
AND MANAGEMENT PLANS**



Character Appraisal and Management Plans for:  
Borden (The Street), Chestnut Street, Harman's  
Corner, and Hearts Delight Conservation Areas

CONSULTATION DRAFT OCTOBER 2020 ADOPTION  
VERSION – APRIL 2021

## FORWARD

Historic buildings and places add to the quality of people's lives and help to create a sense of place that we all identify with.

As a community and as a local authority, we have a responsibility to safeguard our historic assets for future generations and to make sure that they are not compromised by unsympathetic alterations or poor quality developments. Conservation area designation and subsequent management is one way in which this can be achieved.

Conservation areas are not intended to halt progress or to prevent change. Rather, they give the local community and the Borough Council the means to positively manage change and to protect what is special about the area from being harmed or lost altogether.

Swale Borough is fortunate in having such a rich and varied mix of built and natural heritage. The Borough Council wants to see it used positively as a catalyst to sustainable, sensitive regeneration and development, and to creating places where people want to live, work and make the most of their leisure time. To that end, we have reviewed the Tonge Conservation Area and the results of that review are set out in this document, which the Borough Council is now seeking constructive feedback on.

This is the second of a series of conservation area reviews which the Borough Council is committed to undertaking, following the adoption of the Swale Heritage Strategy 2020 - 2032, earlier this year.



Councillor Mike Baldock,

Cabinet Member for Planning and  
Swale Borough Council Heritage  
Champion

A handwritten signature in black ink that reads "Mike Baldock". The signature is written in a cursive, slightly slanted style.

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## 1.0 INTRODUCTION

### 1.1 The Borden Conservation Areas

There are four Conservation Areas in the parish of Borden.

**Borden (the Street) Conservation Area** was first designated on 08.10.1971. The boundary of the Conservation Area was reviewed, and the boundary amended on 11.08.1999 and a summary Conservation Area Character Appraisal prepared.

Borden village lies approximately 2.5 kilometres south west of the centre of Sittingbourne. It is approximately 6 hectares in extent [note 7 hectares if all boundary amendments accepted].

**Chestnut Street Conservation Area** was first designated on 10.02.1977. The boundary of the Conservation Area was reviewed, and the boundary amended on 11.08.1999 and a summary Conservation Area Character Appraisal prepared.

It lies to the south of Sittingbourne, 1 km to the southwest of the modern Key Street roundabout. Its current boundary is approximately 9.5 hectares in extent [note 11 hectares if all boundary amendments accepted]. It encompasses land located to the south and west of School Lane and part of both sides of Chestnut Street.

**Harman's Corner Conservation Area** was first designated on 08.10.1971. The boundary of the Conservation Area was reviewed, and the boundary amended on 11.08.1999 and a summary Conservation Area Character Appraisal prepared.

Harman's Corner lies at the eastern end of Borden village. It is a small enclave of historic buildings situated around the junction of The Street with Borden Lane; it also includes the area immediately to the south, where development has spread a short distance down Bannister Hill. It is 1.4 hectares in extent.

**Hearts Delight Conservation Area** was first designated on 11.08.1999. The boundary of the Conservation Area has not been amended since its original designation and the Local Planning Authority has not previously prepared a Conservation Area Character Appraisal for the Conservation Area. It is 2.5 hectares in extent.

Hearts Delight comprises a small scatter of houses situated to the south west of Sittingbourne and a little under a mile south east of Borden village. It is set between the recently developed housing areas of Borden to the north and a ribbon of undistinguished, mainly inter war, frontage development to the south.

## 1.2 The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”* (s.69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). It is the responsibility of individual Local Planning Authorities to designate and review Conservation Areas using local criteria to determine and assess their special qualities and local distinctiveness.

The aim of Conservation Area designation is to protect historic places and to assist in positively managing change, so that their significance is safeguarded and sustained. Areas may be designated for their architecture, historic layout, use of characteristic or local materials, style or landscaping. In accordance with the four types of heritage values set out in the core Historic England guidance document (Conservation Principles: Policies & Guidance), communal values – which are those derived from the meaning of a place for people who relate to it, or for whom it figures in their collective experience or memory – will be of particular relevance to this Conservation Area given the linkages between place names and remnants of bygone uses in the wider context of historical growth and development. Above all however, Conservation

Areas should be cohesive areas in which buildings and spaces create unique environments that are of special architectural or historic interest.

Conservation Areas provide for additional Controls over owners and landowners activities.

### **Conservation Area status provides extra protection in the following ways:**

- Local planning authorities have control over most demolition of buildings.
- Local authorities have extra control over householder development.
- Special provision is made to protect trees.
- When assessing planning applications, the Local Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and its setting.
- Policies in the Local Development Plan positively encourage development which preserves or enhances the character or appearance of Conservation Areas (see Section 6).

### 1.3 The Purpose and Status of this Character Appraisal

**The purpose of this Conservation Area Character Appraisal is:**

- To identify the significance of the heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – which may be archaeological, architectural, artistic or historic interest.
- To increase public awareness and involvement in preservation and enhancement of the area.
- To provide a framework for planning decisions and to guide positive change and regeneration.
- To provide the necessary background to, and framework for a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to adhere to Section 72 of the same act.
- To highlight particular issues and features which detract from the character or appearance of the Conservation Area which offer potential for enhancement or improvement through positive management.

A Conservation Area Character Appraisal is a written record and assessment of the special architectural or historic interest which gives rise

to the character and appearance of a place. The appraisal is a factual and objective analysis which seeks to identify the distinctiveness of a place by defining the attributes that contribute to its special character. **It should be noted, however, that the appraisal cannot be all-inclusive, and that the omission of any particular building, feature or space should not be taken to imply that it is not of interest.**

The appraisal is the vehicle for understanding both the significance of an area as a whole and the effect of any impacts which bear negatively on its significance. In some cases, significance may only be fully identified at such time as a feature or a building is subject to the rigorous assessment that an individual planning application necessitates.

Additionally, an appraisal can include management proposals to ensure the preservation or enhancement of an area by means of policies, action points, design guidance and site-specific design statements where appropriate. The objective of this plan would be to reinforce the positive character of a historic area as well as avoiding, minimising and mitigating negative impacts identified as affecting the area.

An appraisal serves as a basis for both the formulation and evaluation of Development Plan policies, as a material consideration in the making of

development management decisions by the Local Planning Authority, and by the Planning Inspectorate in determining planning appeals. It can also heighten awareness of the special character of the place to help inform local Parish Councils in the formulation of Neighbourhood Plans, Village Design Statements and individuals in design choices.

This Character Appraisal is supplementary to the Swale Borough Local Plan. It has been prepared in the context of the relevant national legislation and national and local planning policy and guidance provided by central government, Historic England and the Borough Council itself, all of which are set out in Appendix 3 of this document.

The statutory duty of local planning authorities with regards to conservation areas is to provide the necessary background to, and framework for, a review of the Conservation Area boundary in accordance with Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to pay special attention to the desirability of preserving or enhancing the character or appearance of the area (Section 72).

In light of the way that the production of Conservation Area Character Appraisal & Management Strategy documents (such as this one) are

developed and prepared in the above stated context and are also subject to public scrutiny via a statutory public consultation period of a minimum of 21 days, following formal adoption by the Local Planning Authority, they then have sufficient weight or gravitas to form a significant material consideration in the development management process.

#### 1.4. Overview of the Geographic character and Historical Development of the Borden Conservation Areas

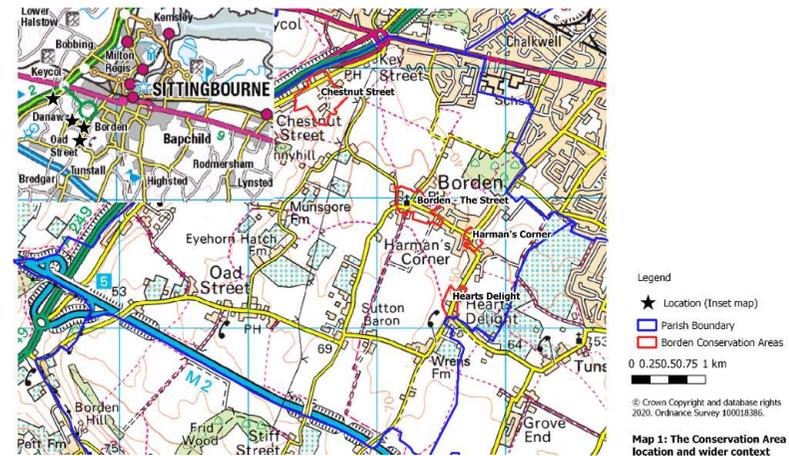
Borden parish is immediately to the southwest of the town of Sittingbourne. It is bounded by the A249 to the west and the M2 to the south and the A2 (Watling Street) to the north.

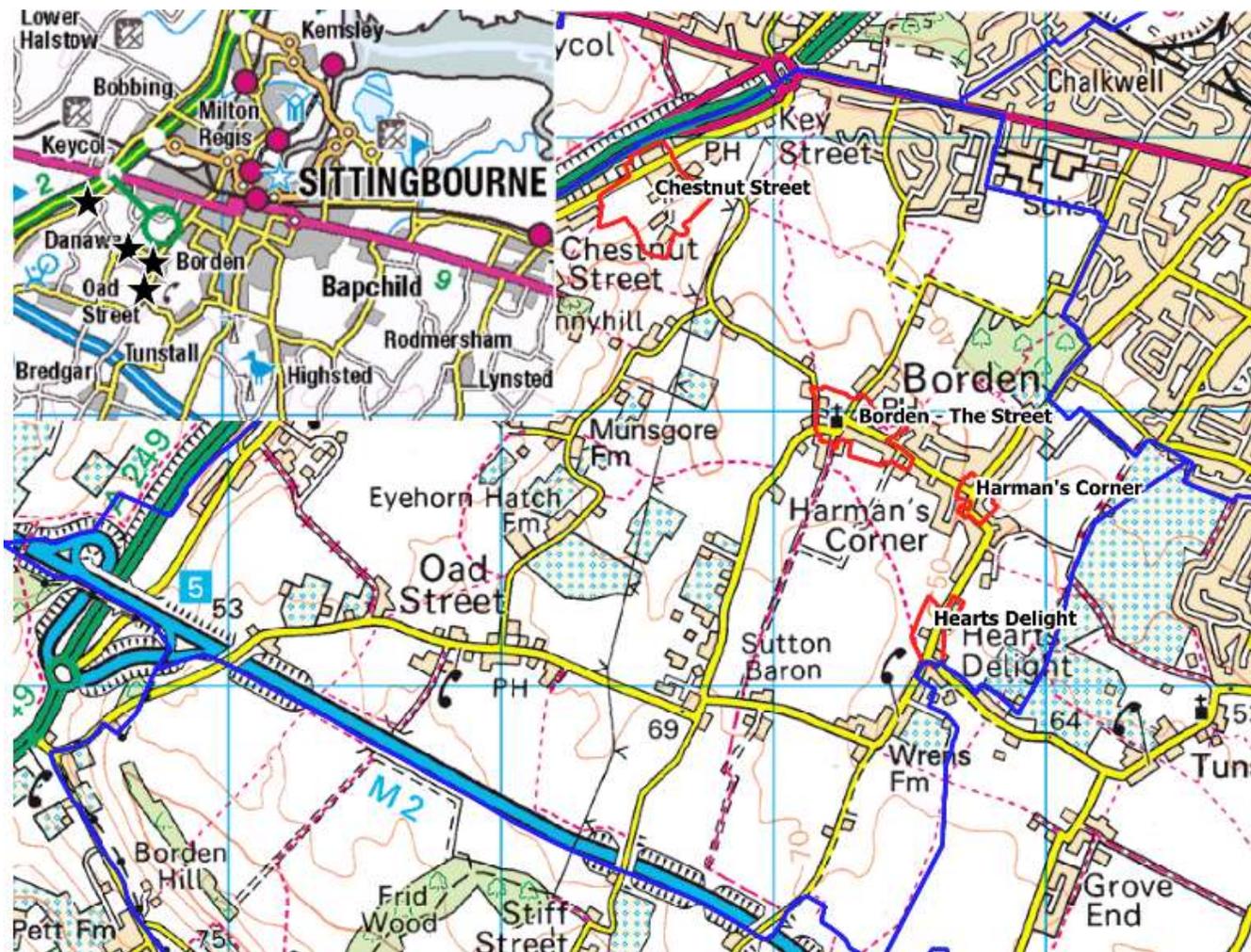
Borden village lies three kilometres south west of the centre of Sittingbourne. Harman's Corner lies 560 metres west from the centre of Borden. Hearts Delight is 500 metres south of Harman's Corner.

Chestnut Street lies on the north western edge of the parish immediately to the south west of Key Street. It is a loosely knit roadside settlement close to, but still clearly outside, the built-up area of the town.

There are 1053 households within the parish. The main force for change in the parish is the southern expansion of Sittingbourne into the northern edge of the parish particularly around Wises Lane. The primary industries carried on in the parish are based around agriculture; the crops being principally fruit, hops and corn. The majority of households are involved in economic activity outside of the parish, in Sittingbourne, Maidstone and London.

[See Map One - The Conservation Areas in wider context]





Legend

- ★ Location (Inset map)
- ▭ Parish Boundary
- ▭ Borden Conservation Areas

0 0.250.50.75 1 km



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**Map 1: The Conservation Area location and wider context**

## Prehistoric and Roman Context

Swale as a whole is noted for its concentration of Palaeolithic evidence. The south-east research framework has undertaken an in-depth appraisal of the early Palaeolithic resource (Woban-Smith et al 2010 revised 2019), and Late Palaeolithic and Mesolithic Resource (Pope et.al. 2011 last revised 2019).

The resource for the early Palaeolithic is formed of areas where evidence has been recovered from natural geological deposits, most often lithics. These locations can also be sources of related biological and palaeo-environmental information. Some sites may represent single artefacts from a geological deposit that gathered material from a wide area whilst forming; perhaps including derived material from pre-existing older deposits. Others may contain dense accumulations of Palaeolithic material gently buried by steady accumulation of fine sediments, which have remained undisturbed since their burial. Residual Clay-with-flints deposits cap the high ground of the Chalk all around the Wealden Basin; and in some places, particularly north-east Kent, loessic deposits. (generally mapped as 'brickearth') are also present. Northern and southern chalk dip-slopes are dissected by numerous dry valleys, filled with varying thicknesses of slope wash, gravel and colluvial brickearth

There are within the North Downs dip slopes in the region of Sittingbourne, four key types of deposit (Woban Smith et Al 2010 ibid 25):

- Moderately common lower-level post-Anglian fluvial deposits
- Residual deposits of clay-with-flint
- Abundant Coombe/Head deposits
- Head/solifluction gravel

Post-Anglian (after 425,000 BP) fluvial deposits are the most widespread Pleistocene deposits within the area. These coincide with *early pre-Neanderthals, evolving into Homo Neanderthalensis. Lithics are hand axe dominated but there is the appearance of more standardised flake and blade production techniques (Levalloisian)*. Within the dry valley systems in the vicinity of Sittingbourne there are at least two distinct terraces; the lower one is associated with rich environmental remains. These represent fluvial systems probably buried by, or confused with, colluvial deposits; or outcropping offshore and at coastline (ibid.37). These fluvial deposits represent defunct larger-scale Pleistocene channels criss-crossing the modern topography that represent fossils of previous drainage patterns (ibid 39).

Residual deposits of clay-with-flint can be found capping high ground where there has been little Pleistocene deposition, but the surface has been subject to exposure throughout the Pleistocene, leading to the development of sediments. The Clay-with-flints has long been known to contain Early Palaeolithic hand axes.

There are abundant Coombe/Head deposits and Head/solifluction gravel (3bn). In general, these colluvial and solifluction deposits occur at the base of slopes, on valley-sides, in dry valleys and in hollows in the landscape. Many outcrops are too minor to be represented in geological mapping, but these unmapped deposits also have great potential for important remains. In the area of Sittingbourne, the Coombe/ Head deposits are associated with Levalloisian material relating to the lower/middle Palaeolithic. The area between Rainham and Sittingbourne is rich in Head/ Gravel outcrops where it is likely that many outcrops remain unrecorded. The recorded outcrops relate to Pleistocene fluvial drainage north into the Swale (e.g. in the Ham Green, Upchurch and Bobbing areas). Here also there is the potential for the recovery of lithics. The same Head deposits in river valley deposits can be resources of Late Pleistocene palaeo-environmental deposits (Pope et.al 2011: 6).

Regarding Mesolithic (c96000 to 4000 Cal BC) evidence, *finds of core axes/adzes are common across the Chalk and particularly noticeable in Kent. It has been suggested that these forms were produced from flint 'quarried' from the chalk but were not generally carried very far by mobile hunter-gatherer groups (Jacobi 1978). Flint core axes/adzes are generally regarded as occurring in inverse proportion to microlithic forms; however, it must also be borne in mind that most such find spots relate to surface collection, and that microlithic pieces might be better represented within excavated collections, which are few and far between (Jacobi 1978, 18) (ibid.15).*" There is therefore continued potential for dense accumulations of Mesolithic flintwork across the Chalk.

There is also a similar potential for Neolithic flint scatters.

There are few survivals of Bronze Age field systems as earthworks within the area. There is a general picture of widespread deposition, presumably deriving from human agricultural activity, by the late Bronze Age suggesting Bronze Age field systems and related settlement sites would have been present. The evidence for these could survive as cropmarks. In general evidence for Bronze Age and earlier Iron Age is lacking in the area.

However, Borden Parish does seem to follow the pattern of large-scale landscape colonisation in the late Iron Age as seen in Kent generally (Allen et.al.: 2013 revised 2019). In Borden a landscape of possible Iron Age tracks and settlement/burial sites can be glimpsed overlain by Roman activity. A gold stater of Cunobelin (ruler of the Catavallauni), Mach type 210, was found in the garden of Sharps House. It may have been part of the small hoard found in an adjacent garden in 1874. A further hoard was discovered on the western side of the Hearts Delight valley and nearby cropmarks may be Iron Age in date. Further Iron Age coins have been recovered across the parish as part of the portable antiquity scheme along with Roman coins. Within Borden village to the north of Playstool, removal of brickearth 1943-1945) in the field to the north of the Playstool, Borden, uncovered V-shaped ditches and rubbish pits which contained hundreds of sherds of 1st century A.D pottery, Iron Age pottery and other occupation material. Four late La Tene cremations (post-Conquest) and an undated flint knapping site were also uncovered.

With the invasion of the Romans after AD43 it is widely accepted that a client kingdom was rapidly established which was probably absorbed into the Roman province by the end of the 1st century AD. The Watling Street quickly became a focus of Roman activity in the landscape focusing on the creeks and fleets which ran northwards down towards the Swale, and

agricultural exploitation of the chalk dip slope to the south. Roman activity in the landscape has influenced the present day pattern of settlement and tracks/roads in the parish. Watling Street, the main Roman Road between London and Canterbury via Rochester forms the northern border of the parish. There is also a lane/trackway with probable Iron Age/Roman origins running south from Watling Street along part of Wises Lane through Borden and south towards Sutton Baron House. A parallel trackway runs on the top ridge of land to the east of Hearts Delight. A Roman Road also ran between Wrens and Sutton Baron. Adjacent to the trackways are Roman burials recovered from the centre of Borden (Maypole Inn), and a Roman walled cemetery at Harman's Corner

Roman activity in this area includes a substantial Roman villa complex at Sutton Baron. This includes 3 separate buildings discovered in the 19<sup>th</sup> century and on the opposite side of the road evidence under the present house, and a late 3<sup>rd</sup> to 4<sup>th</sup> century building to the rear. A second villa has been discovered to the north west of Harman's Corner at Mountview, and a third at Wrens Farm,

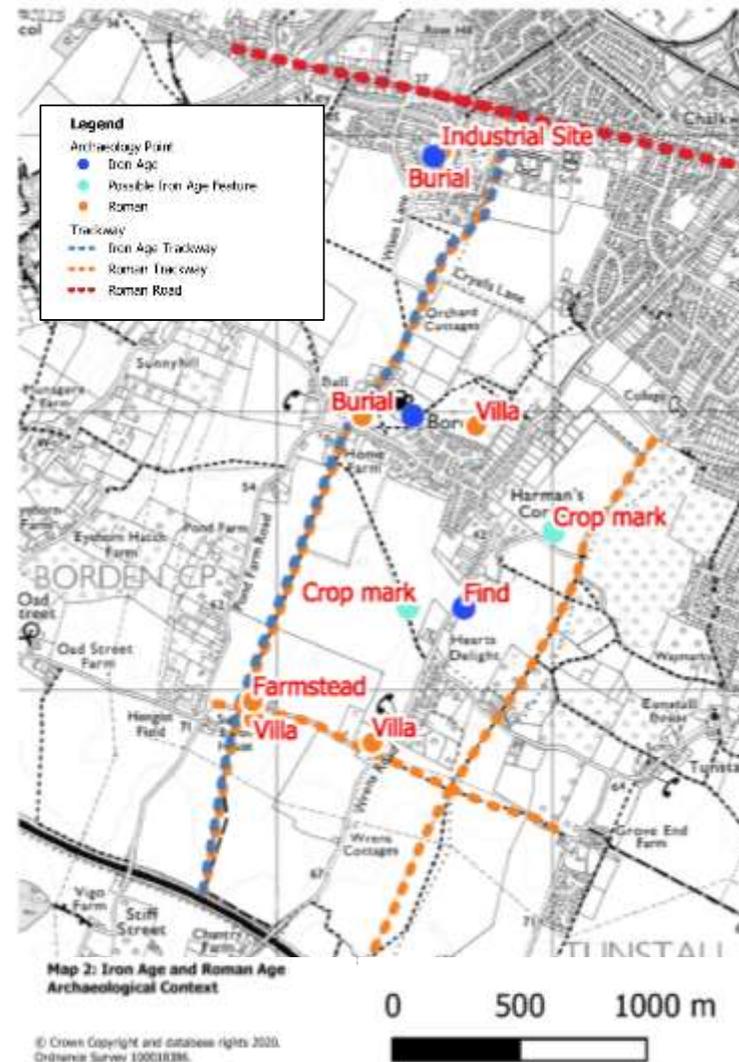
The distinction between a 'villa' and a 'farmstead' in Roman Britain is often arbitrary, and the two types of settlement are more likely to have

been part of a spectrum rather than clearly defined categories (Allen and Smith 2016). They were often located at the boundary with one of the clays. Villas are considered as structures having at least stone walls for rectangular buildings with evidence of luxuries such as tessellated floors, plastered and decorated walls, and bath suites or at least heated rooms.<sup>3</sup> are known in Borden out of a total of c.65 in Kent.

These Villas would have been related to satellite and smaller farmsteads. While it is probable that the Iron Age landscape continued to a large degree in respect of settlement location and farming practice (Champion 2007, 116, 120; Bird 2004, 27-9; Rudling 2003, 115-7), it is increasingly clear that farmsteads varied in size and complexity (ibid 11). The small farmstead recorded at Wises Lane had Iron Age origins for example.

For more information see <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

**[Map Two: Iron Age and Roman Context]**



*TIMELINE OF KEY HISTORIC DATES AND EVENTS (Based on Allison, A 2013 A Borden Chronology)*

| DATE                       | EVENT  |
|----------------------------|--|
| 5 <sup>th</sup> Century AD | Borden parish part of a Jutish estate centred on Milton  |
| 7 <sup>th</sup> Century AD | Minister church established at Milton with Borden as daughter church   |
| 835-892 AD                 | Danes raid Milton and surrounding lands. Place name evidence present in Borden at 'Danefield', 'Munsgrove' and 'Danaway' |
| C1066                      | De Borden family given Borden Hall as Kings Vassals  |
| 1072                       | Reference to 'Niwe Cycre' in Domesday Monachorum of Christ Church  |
| 1173                       | Borden church first named in written document, and bequeathed to Leeds Priory  |
| 1214                       | Chestnut Street first known reference  |
| 1256                       | Chestnut Street recorded as Chastynners in 1256 the 'place where chestnuts grow'   |
| 1364                       | Leeds priory given two houses and land. These houses may be Street Farm and Cottages                                     |
| 1348                       | Black Death – impact probable. Was Sutton Baron a hamlet prior to this date?   |
| 1375                       | Reference to Kingswood alongside Chestnut Street   |

| DATE      | EVENT   |
|-----------|---|
| 1381      | Borden Men involved in Wat Tyler Rebellion  |
| 1450      | Cade Rebellion – 47 Borden Men listed as pardoned   |
| 1539      | Leeds Priory dissolved – priory lands, Borden Hall and other property pass into hands of a series of local landowners |
| 1604      | Chestnut Street at edge of Chestnut Wood recorded as 300 acres  |
| 1614      | First reference to Hop Gardens in parish  |
| 1707      | Barrow Trust established  |
| 1830-1831 | Captain Swing Riots Westland's Farm destroyed   |
| 1858      | The Railway reaches Sittingbourne   |
| 1878      | Barrow School open in Riddles Road  |
| 1930      | Barrow School buildings becomes Kent Farm Institute   |
| 1963      | M2 Opens  |
| 1981      | First Key Street Roundabout built   |
| 1989      | Mountview redeveloped   |
| 2000      | Village Shop closes   |

### **Brief overview of historic development of the parish from the 5<sup>th</sup> century to the present day**

Most archaeologists would now agree that the distinct cultural transitions witnessed during the 5th century were triggered by a substantial and sustained influx of Germanic migrants.

The parish of Borden has been identified as being part of a 5<sup>th</sup> century 'Jutish estate', which had its palace at Milton (Allison 1992). It should be noted that notions that these cultural differences relate to monolithic ethnic groups of 'Jutes' and 'Saxons' have since been revised. In Kent, the cultural diversity which comes to define the grave assemblages of the 6th and 7th centuries is already apparent in the first-generation cemeteries of the 5th century. The persistent 'Jutish' strand is but one of a multiplicity of influences (also drawing upon Saxon, Frisian and Frankish impulses). This reflects the fluid cultural geography of the Anglo-Saxon world and the role that sustained contacts with the continental homelands had in shaping an evolving Kentish identity (Thomas 2013 in South East Research Framework).

The Milton estate was a royal *vills*, an estate centre where the royal *fyrð* (food-rent) was collected, whose long-term development was closely

linked to the foundation of minster churches. Milton developed into a fully-fledged or incipient urban centre during the Late Anglo-Saxon period. These core Anglo-Saxon lands subsequently passed to the crown and then William the Conqueror at the Norman conquest. This includes the large Chestnut Wood for which Chestnut Street is named.

The Anglo-Saxon social system was based on farms and hamlets and became the basis for the Mediaeval pattern of settlement. Borden may have originally been a focus for seasonal pannage, a possible derivation for its name being "swine pasture" or "Boar's Den" but gradually between the 5<sup>th</sup> and 10<sup>th</sup> centuries became more regularly settled as small settlements and farmsteads gradually and independently established themselves. As Borden parish was not at the centre of the Milton estate it could develop in a more piecemeal form leading to the distinctive dispersed settlement pattern of farms and hamlets seen today. Two factors affected this development: firstly, as the manorial system developed, Borden was an outland of Milton and land within the parish divided into Free Yokes. These are landholdings held by independent title. These Yokes were still being referenced in 19<sup>th</sup> century manorial records, for example Dodman's Yoke around Filmers House and the Yoke of Corbett around Bannister Hall. There has been a prevailing and longstanding tradition of small independent landholdings meaning that

land was less easily bought up in later centuries as larger consolidated landed estates. Secondly the system of Gavelkind established by the Saxons prevailed whereby land was divided equally in wills between sons and daughters and in this way farms overtime could become small hamlets.

**[Map Three: The 5<sup>th</sup> Century Anglo-Saxon estate centred on Milton: inset of Milton Minister and its daughter churches]**

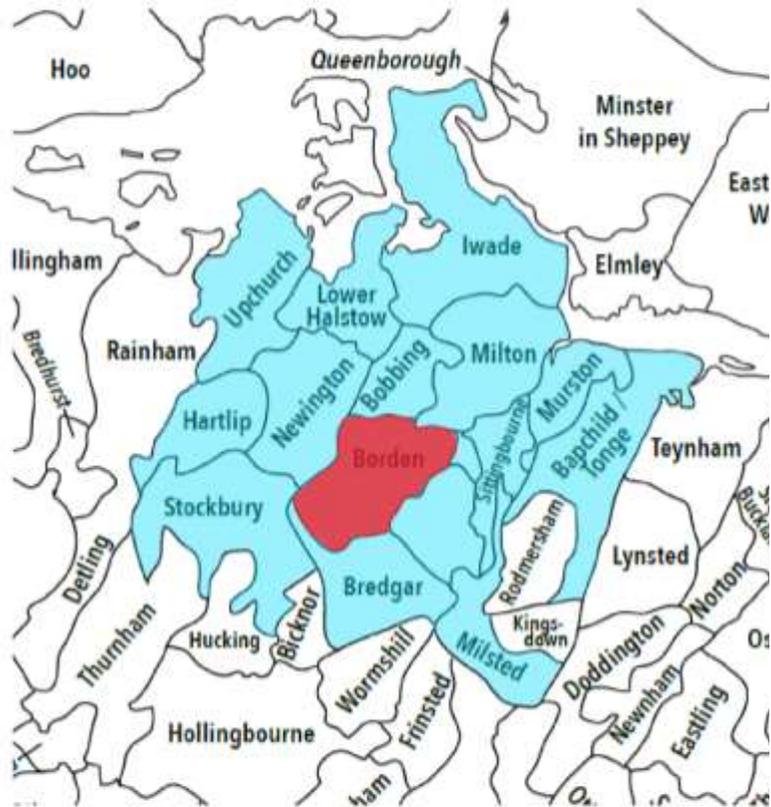
This dispersed pattern of hamlets and farms can still be read in the landscape today with hamlets existing at Harman's Corner, Chestnut Street and Oad Street.

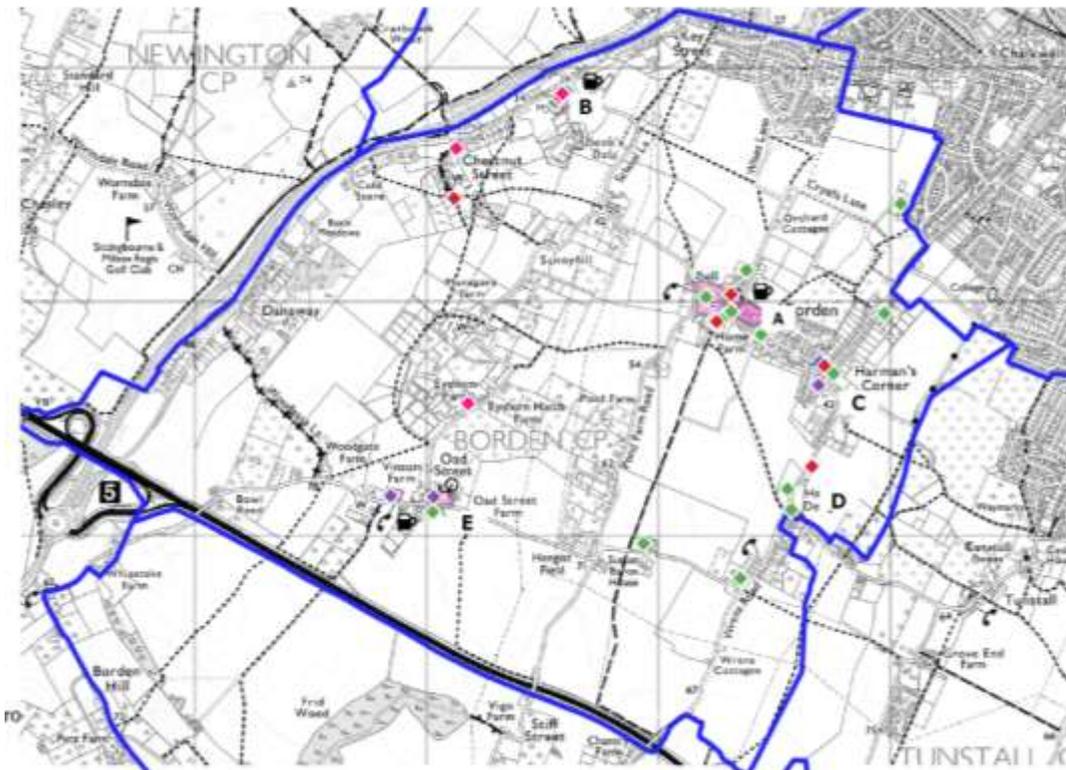
**[Map Four: The distribution of Mediaeval settlement foci, and Wealden Halls across Borden Parish]**

A more nucleated settlement developed at Borden village focusing on the Church and Borden Hall. In the 7<sup>th</sup> century the Minster church at Milton was established. This church then established a series of daughter churches including at Borden village. Borden is not referenced in Domesday and the church itself was not named in any surviving documents until 1173, however it may be the 'Niwe Cyrce' or new church

referenced in the Monachorum of Christ Church Canterbury c.1072. The church and the hall are both located centrally in the parish on a ridge of land with commanding views to the north towards Milton, and the Isle of Sheppey. It is possible that the church postdates the earliest hall in this location with preaching first happening in land or fields adjacent to the hall.

Either way it is known that post 1066 and the Norman conquest, the de Borden Family were established at Borden Hall as vassals to the king's estate at Milton, which led to the establishment by the 12<sup>th</sup> century of a small village focused on the hall and church at Borden. The earliest built fabric in the parish is associated with the Parish Church in the 12<sup>th</sup> century. This is followed by vernacular buildings from the 13<sup>th</sup> century onwards with at least 17 Wealden style timber framed halls known across the parish which continued to be built until the 17<sup>th</sup> century.





**Legend**

Timber framed houses\*

- 14th Century
- 15th Century
- 16th Century
- 17th Century
- 18th Century

□ Parish boundary (modern)

\* Date of earliest surviving fabric. Several of the earliest Wealden Halls were reclad in later centuries

- A = Borden village
- B = Chestnut Street hamlet
- C = Harman's Corner hamlet
- D = Hearts Delight hamlet
- E = Oad Street hamlet

0 0.25 0.5 0.75 1 1.25 1.5 km



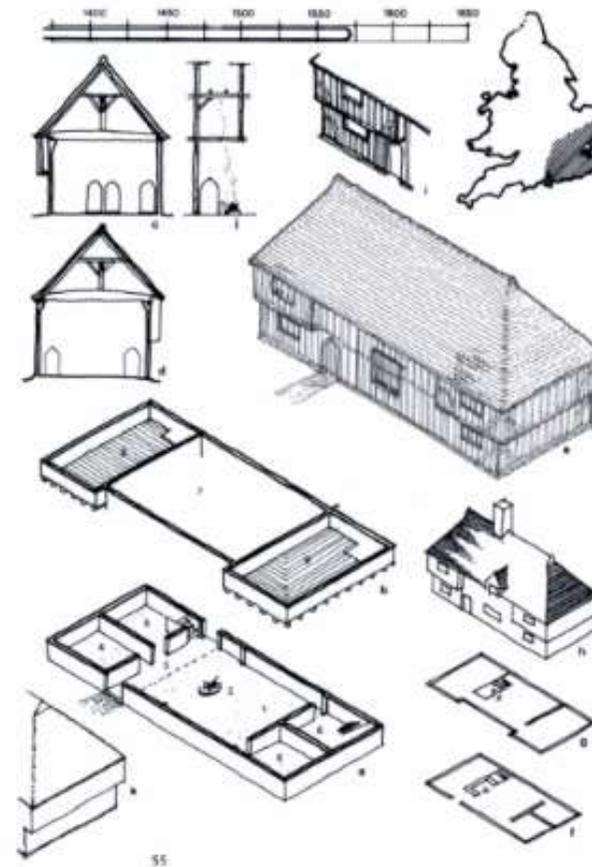
**Map 4: Medieval and Post Medieval Houses and Settlements in Borden Parish**

### Wealden Style Timber Framed Halls and their significance

The Wealden House is a distinctive medieval structural type, found most commonly in Kent and Sussex, for which the name 'recessed-hall house' is also used. It is characterised by having an open hall flanked by floored, jettied end-bays, all under a single roof. Because the wall plate is aligned with the front walls of the end bays, it 'flies' over the hall, where it is usually braced from the corner posts of the end bays, giving the distinctive 'recessed' hall appearance. The term 'Wealden' apparently came into use among members of the Vernacular Architecture Group in the 1950s, reflecting the concentration of examples in the Kentish Weald. As well as the classic form (illustrated), with a hipped roof and two-bay hall, varieties of Wealden houses exist; these include houses with one-bay halls, and with gabled rather than hipped roofs. Most important are the half-Wealdens, which have only one end bay. Vernacular Architecture Group (VAG) (2012) *Wealden Houses Database* [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1011977>



Hearts Delight  
(drawn 1937)



Typical Wealden House cross section, plans, elevation and detail

By the 18<sup>th</sup> century Borden continued to be a parish of yeoman tenant farmers and small holdings. The Barrow Trust was one of the largest landowners including Chestnut Farm, Munsgore and The Homestall. The Napletons owned 200 acres but there was no single large land owner (ibid.93) .In 1797 Hasted recorded that *“it is..encircled by orchards of fruit trees with the church and Borden hall standing within it....The land around the village and northward of it is very fertile being mostly a hazely mould, the plantations of fruit here, though many are not so numerous as formerly, for being worn out, no new ones have been planted....and several of them have been converted into hop-grounds.”* In total he records Borden as containing 1550 acres of which 200 were still woodland. During the 18<sup>th</sup> century many of the existing properties were extended, rebuilt or refaced in the latest style.

Brunskill 2000:55

The mid to late 15<sup>th</sup> century was a time of prosperity with the parish being a focus for a thriving farming community led by independent Yeoman who gradually improved and upgraded their homes. Hasted tells us that in 1578 there were 53 houses in the parish <https://www.british-history.ac.uk/survey-kent/vol1>. At the start of the 1600s both hops and fruit production became increasing features of agricultural production in the parish.



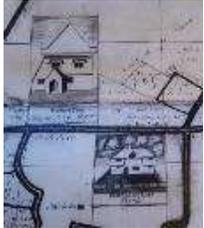
**Robert Plot (1640-1696) – Borden’s**

**Naturalist**

Born 1640 at Sutton Baron and retired back to Sutton Baron House. He was an English naturalist, first Professor of Chemistry at the University of Oxford, and the first keeper of the Ashmolean Museum. He is memorialised at Borden Church. He also erected a

monument to his father in the Lady Chapel.

#### **William Barrow (1636-1707) and The Barrow Trust**



William was a man of considerable wealth, some inherited, some gained by marriage settlements and some created by his own acumen. He owned farms in eighteen parishes. William neglected to make a will until he lay on his deathbed in 1707

aged 71. The idea of the charity appears to have come to him in his last hours, as he considered his past life and potentially the fact that he had been a poor landlord during his life. The will appointed four friends to hold virtually all of his property in trust to give the rents and profits to the poor widows and poor men of the parish of Borden. There is a 1734 map of the Trust's holdings at Milton, Bobbing, Tunstall and Borden and the Trust has had a lasting legacy on landholdings and properties in the parish. <https://www.thewilliambarrowscharity.org.uk/>

During the 19<sup>th</sup> century the parish was overwhelmingly farmed by tenant farmers, although the number of small holders decreased through time. In 1836, the tithe commissioner found Borden to be situated on the edge of a district with fertile soil. Predominantly the land was arable with 14 acres in hops and 373 acres of woodland. In 1841, 1444 acres of the total 2097 in the parish were owned by 8 men and the Barrow Trust. Hops were planted at Wrens, Poisers, Riddles and Cryalls Farms during the

1840s and 1850s and there was an increase in fruit production across the parish. This was exacerbated by the railway reaching Sittingbourne in 1858. This is evidenced by the number of converted Oast Houses which can be seen across the parish. The community remained settled with the main incomers being brickmakers who started to live in Borden from 1851 onwards.

#### **Primogene Duvard (1823 – 1877) – Borden's poet and playwright**

Primogene Duvard was born in the parish and was associated with Chestnut Street throughout her life and a cottage on Pond Farm in the early 1870s. The row of cottages which replaced it are known as Duvards Place. These are located on Pond Farm Road between Borden and Oad Street. She is known for writing historical plays and writing poems and hymns focusing on scripture. Her headstone is just outside the door to Borden church.

#### **The Hop – written July 8<sup>th</sup> 1841**

*Let sunny France, boast its luxuriant vines,  
England, fearless her rival may face;  
Caressed by the delicate hop that entwines,  
Around her its filial embrace.*

*Contrasted are nature's most beautiful greens,  
In the soft tinted fruit and the leaf;  
The light curling tendril that carelessly streams,*

*For the Graces might form a wreath.*

*When the summer sun darts, his beams from on high,  
Their rich verdure refreshes the sight;  
And the clusters matured 'neath October's clear sky,  
To their labour the peasants invite.*

*No stately aisle, raised at the architect's will,  
With a garden of hops can compare;  
No tracery, carved with such elegant skill,  
As the negligent garlands hung there.*

In 1870-72, Borden was described in John Marius Wilson's Imperial Gazetteer of England and Wales as "a parish in Milton district, Kent; on the Chatham and Dover railway, 1½ mile W of Sittingbourne. It has a post office under Sittingbourne. Acres, 2,132. Real property, £5,886. Pop., 1,023. Houses, 204. The property is divided among a few. Many Roman coins, and foundations of two Roman buildings, were discovered at Sutton-Barn here in 1846. The living is a vicarage in the diocese of Canterbury. Value, £290. \* Patron, Rev. F. E. Tuke. The church has a Norman west door and a Norman tower, and includes some Roman bricks in its walls. A charity for the poor, for widows, and for other purposes, has £1,327 a year; and other charities have £17. Dr. Plot, the author of the county histories of Oxford and Stafford, was born at Sutton-Barn; and a

*mural monument to him is in the church."* In 1871, 337 individuals in the male work force worked in agriculture or 31% of the population.

At the turn of the 20<sup>th</sup> century, the parish and settlements remained rural in nature with activity focusing on arable production and fruit farming. In 1901, of the 1191 people living in the parish, 170 were agricultural labourers. Seven farmers were exclusively fruit farmers. 20th century development did not reach Borden until after 1945. It was from the 1970s onwards that the agricultural links between the residents and the land surrounding them were finally severed. The village of Borden has been enlarged by a series of housing developments in the last 40 years. In the 1970s, Borden still had 380 acres of cherries alone as well as apple and pear orchards. This area has now shrunk to a fraction of its former size with a corresponding increase in arable production across the parish. Other notable developments have been the construction of the dual carriageway of the A249 next to Chestnut Street and the closing of the gap between Borden village and its related hamlets and Sittingbourne, as the town has grown in size.

As of 2001, most inhabitants do not work the land, with only 3% employed in agriculture. The close proximity of Borden to Sittingbourne means that the parish is economically linked to the larger settlement.

Pubs continue to trade at Borden, Chestnut Street, Key Street and at Oad Street, but with the closure of the shop/post office at Borden village, residents now need to travel to Sittingbourne and elsewhere for many of their requirements.

*Growth of Borden Parish through time*

| <i>Date</i> | <i>Population</i> | <i>Households</i> | <i>Source</i>             |
|-------------|-------------------|-------------------|---------------------------|
| 1578        | -                 | 53                | <i>Hasted</i>             |
| 1664        | -                 | 73                | <i>Hearth Tax Returns</i> |
| 1786        | 355               | -                 | <i>Allison 2003:116</i>   |
| 1801        | 528               | 97                | <i>Census</i>             |
| 1811        | 572               |                   | <i>Census</i>             |
| 1821        | 650               |                   | <i>Census</i>             |
| 1831        | 771               |                   | <i>Census</i>             |
| 1841        | 860               |                   | <i>Census</i>             |
| 1851        | 990               |                   | <i>Census</i>             |
| 1871        | 1191              |                   | <i>Census</i>             |
| 1881        | 1263              |                   | <i>Census</i>             |
| 1891        | 1351              |                   | <i>Census</i>             |
| 1901        | 1270              | 286               | <i>Census</i>             |
| 1911        | 1151              | 297               | <i>Census</i>             |
| 1921        | 1283              | 331               | <i>Census</i>             |
| 1931        | 989               | 282               | <i>Census</i>             |

| <i>Date</i> | <i>Population</i> | <i>Households</i> | <i>Source</i> |
|-------------|-------------------|-------------------|---------------|
| 1951        | 1216              | 390               | <i>Census</i> |
| 1961        | 1330              | 456               | <i>Census</i> |
| 1981        | 1757              |                   | <i>Census</i> |
| 2011        | 2432              |                   | <i>Census</i> |

### 1.5 Topography, Geology and Landscape Setting

The parish of Borden is associated with the gently rising North Downs dip slope overlain with drift deposits of Thanet and Bagshot beds and clay-with-flints and Head.

#### **Topography and Geology**

Borden village is located on a ridge of land running east west (c. 62 metres OD above sea level) with panoramic views down across Sittingbourne, the Swale and the Isle of Sheppey. The land to the south slopes more gently away but there are still panoramic views from the fields immediately to the south of the village.

The historic core of the village is located on an outcrop of the Thanet Formation (56 to 59 million years), (blue in the image). Lying on top of the

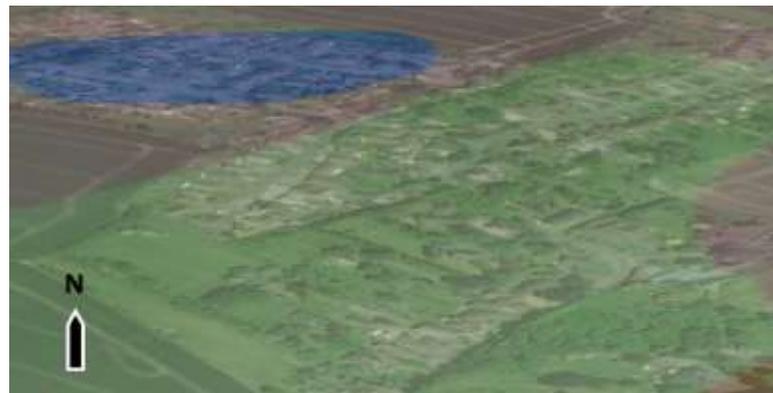
older Seaford Chalk Formation, it is surrounded by superficial deposits of Clay-with-flints, (brown in the image).



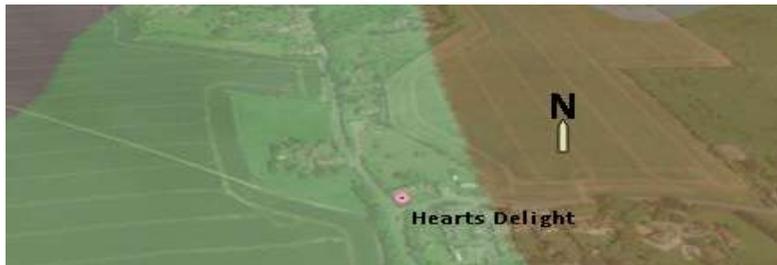
Chestnut Street lies within a dry valley running south west from the M2/A429 junction to the north east at Key Street. The geology consists of superficial deposits of Head, gravel, sand, silt, and clay (pink on the map). They lie above the Seaford Chalk Formation (green on the map).



Harman's Corner is at the eastern end of the ridge of land that Borden sits on, c. 50 metres OSD. The land drops away to the north towards Sittingbourne, and to the south towards Hearts Delight valley. The land drops steeply away to the east before rising again to a north south ridge. The area lies within the Seaford Chalk Formation (green on the map).



The Hearts Delight Valley consist of a dry valley running north/south with the land to north rising up towards Harman’s Corner. The valley bottom consists of Seaford Chalk (green on the map), but the eastern valley slopes marks the transition to superficial deposits of Clay- with -flint which lie above the chalk (brown on the map).



[Geological map see <https://www.bgs.ac.uk/data/maps/home.html>]

### Landscape Setting

Natural England, with assistance from Historic England, has mapped and described the landscape character of England, which has been divided into 159 National Character Areas. The Borden Parish Conservation Areas lie within Area 113: North Kent Plain.

Further valuable landscape character assessment work has been undertaken at the local level by the Borough Council resulting in the

publication of the Swale Landscape Character and Biodiversity Appraisal (2011)

The Borden Parish Conservation Areas fall within the overarching Fruit Belt Landscape Character Area. The relevant Landscape Character Types (LCTs) for Borden, The Street, Harman’s Corner and Hearts Delight are Dry Valleys, and Downs. The relevant LCT for Chestnut Street is Fruit Belt Landscapes. They all lie within the local Tunstall Farmlands Landscape Character Area apart from Chestnut Street which lies within the area known as Borden Mixed Farmland.

Below is an extract from the relevant LCT descriptions detailing the most pertinent information. <https://www.swale.gov.uk/local-planning-guidance/>

#### Extract from **42. Tunstall Farmlands**

##### Key Characteristics

- Gently rising North Downs dip slope overlain with drift deposits of Thanet and Bagshot beds and clay-with-flints
- Dry valley to the east with a strong sense of remoteness given the proximity to the urban edge
- Areas of traditional orchard lost to agricultural intensification. Where present many orchards mature or remnant and grazed

- Fragmentation of hedgerows along lanes and internal field boundaries lost with enlargement of field sizes
- Narrow winding lanes
- Former quarries with nature conservation interest
- Woodland is ancient and rare
- Historic villages and hamlets maintain rural character despite influence of modern development
- Strong, well defined urban edge
- M2 motorway and pylons detract from rural tranquility

#### **Landscape Description**

The Borden area has a long history of settlement, with evidence dating from the Iron Age and Roman eras. Medieval times were a period of particular prosperity, with many houses being rebuilt and extended. Many houses from this period survive today. A number of settlements are located within the Tunstall Farmlands character area; sited on the drift deposits that overlay the gently rising land of the dip slope. These originally isolated villages and hamlets have become extended and influenced by modern housing development. The southwards expansion of Sittingbourne has somewhat suburbanised the northern edges of Tunstall and Borden. Nevertheless the strong historic cores have largely been retained and the villages remain rural in character.

Settlements have grown up around traditional flint churches. There are many fine properties within the core areas and a number of medieval hall houses. A strong vernacular character is maintained with the traditional building materials that include weatherboard cladding, brick and flint, and brick and tile. There is some evidence of recent renovation of traditional farm buildings. The function of many traditional properties has changed with many now in residential use. They are generally well maintained and provide the area with strong sense of history.

#### **Condition Moderate**

The Tunstall Farmlands are in moderate condition. On the whole the landscape is visually coherent and many features, including the built form, help to maintain the strong historic character of the area. However, a number

of detracting features do interrupt and downgrade the landscape quality. These include the pylons and the motorway corridor, both of which are prominent elements.

#### **Sensitivity High**

This is an area of high sensitivity. The landscape has been opened up as a result of agricultural intensification and tree cover is intermittent. Coupled with the more enclosed settlements this has created a landscape of moderate visibility, although there are some long views to the Swale. The quality of the built environment is distinct and historic in the villages of Tunstall, Borden, Bredgar and the outlying hamlets. Here there are many fine buildings in local vernacular styles, their setting enhanced by mature trees in and around the settlements. There is a strong sense of place. The well defined urban edge of Sittingbourne is locally visible and here, the integrity and setting of some rural settlements is sensitive.

#### **Extract From 19 Mixed Farmland Landscape**

##### **Key Characteristics**

- Rolling topography with mixed geology of chalk, head and clay-with-flints
- Enclosed rural landscape, with valleys, fragmented over-mature hedgerows, small pockets of isolated woodland, mature and remnant orchard
- Intimate small-scale fields, in places enlarged for cereal crops
- Urbanised ribbon development along western boundary
- Traditional land uses indicated by now isolated mature shelterbelts and oasts.

##### **Landscape Description**

This rural landscape is situated between the A2 and M2, south west of Sittingbourne, with the A249 along its western boundary. The mixed geology is typical of the North Downs dip slope, with chalk on the higher ground and head and clay-with-flints on the lower lying slopes. Although it cannot be described as rare, this is an interesting landscape with an intimate character

unlike the surrounding areas. The fields are generally small-scale and irregular in shape and land use is mixed with many mature and remnant orchards separated by fields enlarged for cereal production.

It is an intimate, rolling landscape with two valleys, where views are foreshortened by the topography and vegetation. Mature hedgerows enclose the narrow, twisting, occasionally sunken lanes. Small isolated broadleaf woodlands of oak, ash and hazel are scattered across the western slopes.

Traditionally this would have been an area almost entirely used for the production of fruit. Whilst working orchards are still a feature, many have been lost or are in decline and where located on steeper areas the plots have been subdivided for use as grazing land for horses.

The A249 valley has a mix of ribbon and sporadic development, sometimes on the valley side, mixed with scrub, woodland and pastures. The greatest concentration of housing is found at Chestnut Street. This is a loosely knit ribbon development fronting onto the old Sittingbourne to Maidstone Road. It is now by-passed by the A249 dual carriageway.

**Condition: Moderate**

Borden Mixed Farmlands are in moderate condition. Whilst the undulating topography and mature vegetation, help to screen the landscape, visually this area cannot be described as unified. The fragmentation and removal of hedgerows and replacement in some places with post and wire fencing has reduced the sense of completeness. The influence of Sittingbourne's urban fringe is particularly noticeable towards Chestnut Street, partly exacerbated by the scale of the A249 in this area.

**Sensitivity: Moderate**

This is a moderately sensitive area, where the topography and tree cover restrict views across and out of the area. However, the recent decline in land use has eroded the distinctive character of the area and weakened its sense of place. This is also true of the building practices of the last century. The urban edge of Sittingbourne is locally visible and here, the integrity and setting of some rural settlements is sensitive.

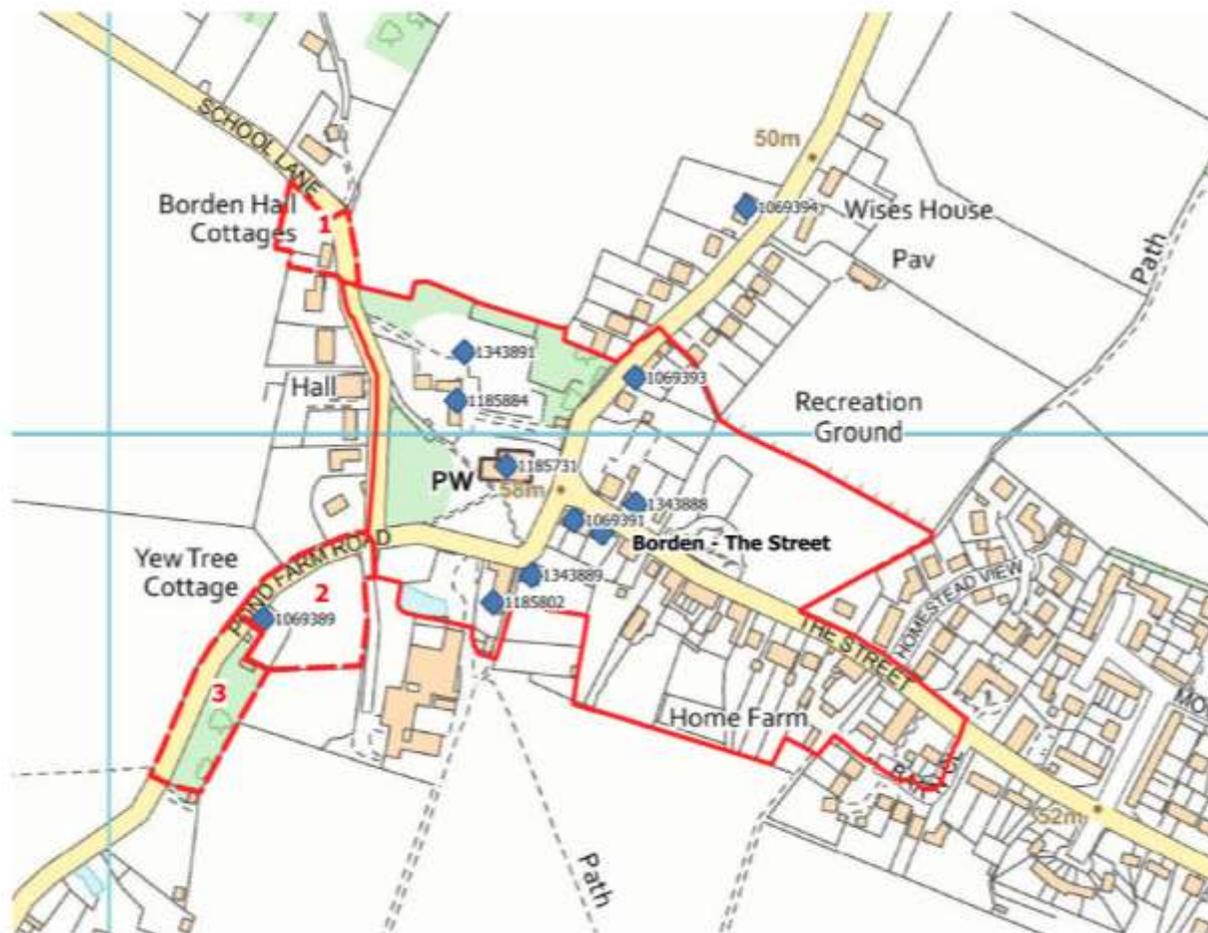
## 2.0. BORDEN (THE STREET) CONSERVATION AREA

### 2.1. Summary of significance and special interest

The significance and special interest of Borden Conservation Area can be summarised as follows:

- Focus of Iron Age and Roman activity and area of archaeological potential to the north of Pond Farm Road and the Street.
- Village core includes an area of Anglo-Saxon, and Medieval archaeological potential.
- Surviving base of the Tithe Barn to the north of Boden Hall represents a feature of Mediaeval archaeological significance.
- Core of the historic village still separate from the modern fringe of Sittingbourne to the north; the Mediaeval and early Post Mediaeval development of the village can still be read in the landscape.
- Position on a ridge of land with extensive long distance views to the north and panoramic views to the south.
- The Church of St Peter and St Paul (Grade I Listed) with 12<sup>th</sup> century fabric with its churchyard and distinctive flint boundary.
- Borden Hall (Grade II\*) to the north of the Church with 15<sup>th</sup> century fabric and possible 12<sup>th</sup> Century origins

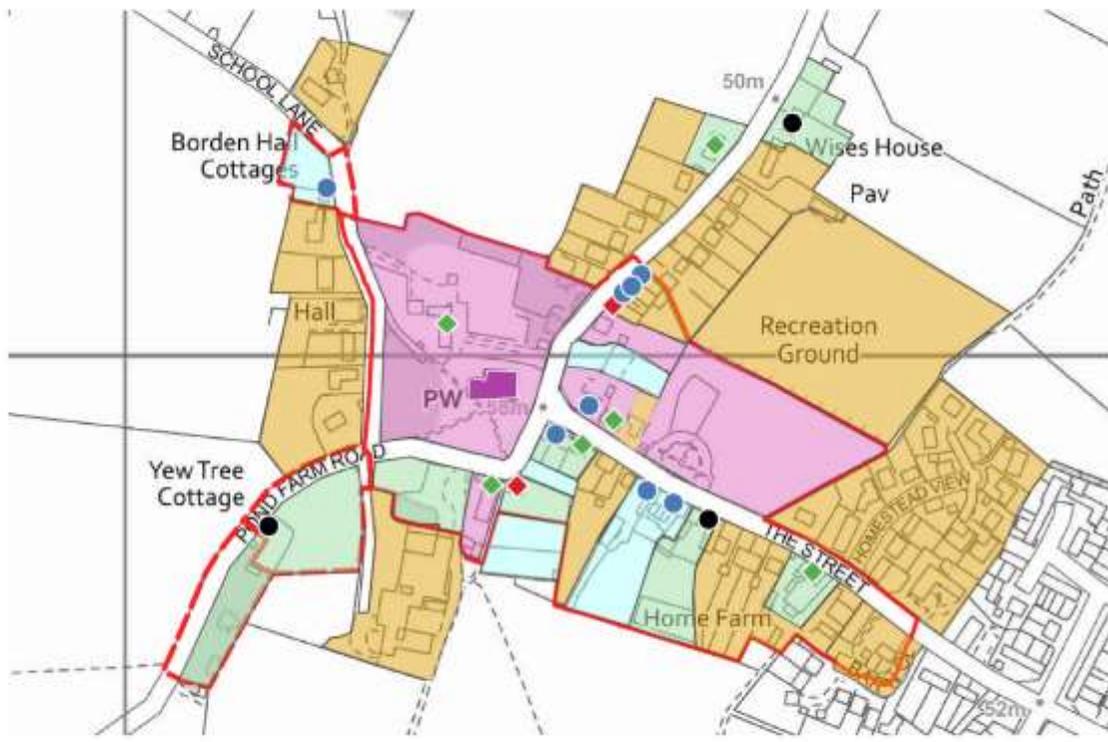
- Junction between Wisers Lane, Pond Farm Road and The Street forms the central nexus of the village.
- Winding, and narrow lanes Wisers Lane, Pond Farm Road, School Lane, providing access to the historic core of the village.
- The Playstool public open space, dating back to the Mediaeval period with extensive views north.
- Historic Wealden halls dating from the 15<sup>th</sup> to the 17<sup>th</sup> century Street Farmhouse and Cottages, Apple Tree Cottage and The Cottage and two examples clad in the 18<sup>th</sup> century - Holly Tree House and The Homestead.
- Winding, tranquil and narrow lanes providing access to the historic core of the village.
- The Street - a wider more formal village road providing the focus to the village along with the church.
- Historic Buildings of Local interest including St Martin's Cottage, The Homestead and the former Post Office with its distinctive shop front.
- Influence of William Barrow and the Barrow Trust including the construction of Barrow House/Forge House.
- Associations with scientist Robert Plot (1640 - 1696) in the church and Primogene Duvard (1823 – 1877) – Borden's poet and playwright.



- Legend
- Current Conservation Area Boundary
  - Proposed Conservation Area boundary extensions
  - ◆ Listed Buildings

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**Map 5: Conservation area boundary and proposed extension; Listed Buildings**



**Legend**

- Medieval Church (C12th Fabric)
- Historic Settlement Development
  - 12th to 16th Century
  - 17th and 18th Century
  - 19th century
  - Post 1945
- Timber framed houses (Including re clad examples)
  - 15th Century
  - 17th Century
- Brick built houses
  - 18th Century
  - 19th Century
- Current Conservation Area boundary
- Proposed Conservation Area boundary extensions

0 25 50 75 100 m

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**Map 6: Historical Development**



*Borden Church and junction of The Street looking west*

**[Map Five Conservation area boundary and proposed extension; Listed Buildings]**

## 2.2. Geographic character and historical development

The village lies on the Thanet Beds which overlay the very gently rising land of the North Downs dip slope. Iron Age and Romano British activity has been recorded within the village relating to funerary activity, the line of a Roman trackway runs through the village and a Roman Villa was located at the eastern end of the ridge. The village itself as a settlement in its current location is likely to have 6<sup>th</sup> century origins.

**[Map Six Borden Historical development – land and buildings]**

***Note Historical Development relates to evidence for past land uses not current land use or date of any surviving buildings***

The historic core of the village lies on a ridge of land with extensive views to the north over Sittingbourne and beyond to the Swale and the Isle of Sheppey. It is centred on Borden Hall and Church both of which have at least 12<sup>th</sup> century origins belonging to Leeds Priory, and the grange with 14<sup>th</sup> century origins being associated potentially with Street farmhouse. The earliest surviving building in the village is the Church with 12<sup>th</sup> century architecture. The earliest surviving vernacular architecture relates to four Wealden style timber frame halls. The earliest dates to the 15<sup>th</sup> century in the form of the L-Shaped timber framed Borden Hall. The others are Street Farmhouse and Cottage, Holly Tree House (with later cladding) and The Homestead (with later cladding). The Medieval centre of the village focused on these properties along the churchyard, the gardens to Borden Hall, and the Playstool.

The next phase of building in the 17<sup>th</sup> and 18<sup>th</sup> centuries focused on land to the south side of the Street at its western end, the east side of Wises Lane and along Pond Farm Road. This took the form of genteel Georgian houses, representing the increased prosperity of the tenant farmers.

These include houses associated with charitable giving and the support of the poor. Appletree Cottage on the east side of Pond Farm Road and the churchyard, was given to the parish in 1673; it became the parish poorhouse until the 19<sup>th</sup> century and remains the property of a charitable trust. In the same period and into the 19<sup>th</sup> century some of the older timber framed halls were clad in a process of gentrification, including Homestead and Appletree Cottage.

The 1830 Tithe Map for the parish provides a snapshot of the development of the village at this time.

#### **[Map Seven Historic Map Sequence with modern aerial]**

This clearly shows the extent of the built form of the village, with buildings on the south side of Pond Farm and the Street and the eastern side of Wises Lane. The land belonging to the Rector, the owner of Borden Hall was focused on the area to the north of the hall, the large arable fields to the west, one known as Court Field, and the land immediately to the north of Chestnut Street including the Maypole and the Playstool. The presence of the tithe barn to the north of the hall and place name evidence suggests that this may represent the core of the land that was controlled by Leeds Priory, passing into lay hands at the

Reformation. Land to the north of the Hall including its garden, orchards and pasture and the tithe barn and associated farm buildings was occupied by a tenant farmer at this period. This farmstead consisted of two loose courtyards of buildings bounded by the Tithe Barn to the North, which was taken down in the 1940s. There were also two ponds, again these being infilled in the 20<sup>th</sup> century. The formal drive and approach to the Hall was along a formal drive between the Church and the Hall accessed from Wises Lane.

Another landholding pattern of interest is the glebe lands held by the Vicar; these occur to the west of the church and School Lane, and north and south of School Lane to the east of the Playstool. These again could represent the Post Medieval landholdings used to support the parish priest and may have Mediaeval origins. These have now been infilled with modern settlement, but their outer boundaries fossilise these landholdings in the landscape.

The land use around the village was a mosaic of small and medium sized gardens, and medium sized pasture and orchards arranged in semi-regular plots. In general, this field pattern is fossilised in today's landscape. However, there has been 20<sup>th</sup> century subdivision of land as the settlement was infilled and there was amalgamation of plots on the

northern side of the village and south of Street Farmhouse. The orchards would have origins dating back to the 1600s, when commercial fruit production in Kent began in earnest.

The outfields consisted of large arable fields which remains the case today.

Land use and plots remained consistent throughout the 19<sup>th</sup> century with the exception of land to the west of the village where the large arable fields were subdivided into large orchards. These were then removed in the later part of the 20<sup>th</sup> century restoring the landscape to its pre 1839 form at this location. 20<sup>th</sup> century amalgamation of fields to arable beyond the Conservation Area boundary has been most pronounced to the south of Street Farmhouse.

There were also two significant farmsteads in the village. The first to the south of the Church was associated with Street Farmhouse and cottages in a loose courtyard plan again associated with a pond. As discussed above (see page 29), this may represent the site of the original medieval grange farm associated with the hall belonging to Leeds Priory. The second farmstead is associated with land to the west of the Homestead, which has 15<sup>th</sup> century fabric. The farmstead again has a loose courtyard

plan to the south of the main house and a Pond. The main barn survives today and has been sympathetically converted into a dwelling.

During the 19<sup>th</sup> century further infilling by more modest cottages and shops occurred on the south side of The Street and the western side of Wises Lane. Further infilling at these locations occurred in the same location post 1945, in some instances replacing earlier buildings. Most notably, the substantial vicarage was demolished and replaced by bungalows.

Outside of the Conservation Area there has been modern settlement expansion along Wises Lane to the north, to the immediate west of School Lane opposite the Churchyard and on both sides of the eastern end of the Street. This means that the village of Borden and the separate hamlet of Harman's Corner are effectively joined. Another substantial late 20<sup>th</sup> century addition is the construction of the large modern barns to the south of Chestnut Street Farmhouse just outside of the Conservation Area, and the removal of brickearth from the land immediately to the north of the Playstool, which means that the northern boundary of Playstool now stops sharply at the top of a steep scarp marking the northern edge of the Conservation Area.



**Modern Aerial Photography (2016)**



**1797 Ordnance Survey Surveyors Map**



**1838 Tithe Map**



**1908 Ordnance Survey 25 inch**

**Map 7: Historic Map Sequence with modern aerial view**

### 2.3. Character Appraisal

#### Key Characteristics

*This conservation area contains the key elements of the traditional village scene: an historic church, an old 'manor house' surrounded by large mature trees, picturesque timber-framed buildings and other cottages grouped along the village street, a public house and a village green space. Each one of these elements makes an important contribution to the character of Borden.*

*It has a rural countryside setting on its northern, western and southern side with features of historic and architectural interest which relate to the significance of the Conservation Area.*

*It has areas of notable archaeological potential and sensitivity relating to the Iron Age/Roman Period and the Saxon/Medieval period.*

#### Key Positive Characteristics

- Mediaeval church (Grade I) and churchyard (an historic local open space).
- Flint and Brick churchyard wall and Brick boundary wall to Borden Hall

- (Locally important feature in their own right).
- Grade II\* Listed Borden Hall and other Grade II Listed Wealden Halls with at least an element of surviving 15<sup>th</sup> century fabric: Chestnut Street Farm (Grade II Listed); Holly Cottage (Grade II Listed), plus The Homestead - a building of local importance. Another example, named Thatched Cottage (Grade II Listed) lies within the setting of the Conservation Area on Wises Lane.
  - Oak House (Grade II Listed) is an 18<sup>th</sup> century brick built house but may be another example of an earlier but subsequently reclad Wealden Hall.
  - Later 17<sup>th</sup> century timber framed buildings (Grade II Listed Apple Tree Cottage) and early brick built houses (Yew Street Cottage Grade II Listed).
  - 18<sup>th</sup> Century brick built house, St Martin's.
  - Elegant brick built 19<sup>th</sup> century houses including Forge House and Barrow House, (Grade II Listed), and 1 and 2 Oak Cottages (Locally Important) and Olive House (Locally Important).
  - The post office with its shop front (Locally Important) which has been present on The Street since at least 1900.
  - 19<sup>th</sup> century Forge (Grade II Listed).
  - Other historic buildings of interest: mid to late 19<sup>th</sup> Century Froghole, Wises Lane; Rose Cottage & the Conifers, The Street; early 19<sup>th</sup> century terraced cottages at nos. 1-4 The Street and attached c.1900 cottage

(no 5); converted late 18<sup>th</sup>/early 19<sup>th</sup> century The Barn, The Street; and Borden Hall Cottages, School Lane.

- Historic buildings facing directly onto the road or pavement or with narrow front plots defined by iron railings, white fencing or London stock brick walls.
- Winding narrow enclosed lanes with few footways: Wises Lane, School Lane, and Pond Farm Road.
- The more open and formal streetscape of The Street and the traditional features (fingerposts, lamp post and sign) associated with the junction.
- Surviving traditional orchard to the south of Yew Tree Cottage.
- The Playstool (important historic formal and informal recreational space) associated with mature beech and chestnut trees.
- Gardens and land surrounding Borden House and bordering onto Wises Lane including the Listed 17<sup>th</sup> century dovecot, the foundations of the Tithe Barn and mature woodland trees.
- Pond and open land (historic local open space) to the west of Chestnut Street Farmhouse.
- Important views including framed vistas at Pond Farm Road, to Borden Hall and down The Street; dynamic views with/without focal points on Wises Lane, The Street, Pond Farm Road and School Lane, trackway to the south of Chestnut Farmhouse; and panoramic views from the Playstool and School Lane looking north and along the footpath

between Hearts Delight and Borden.

- Rural countryside setting to the north, west and south with features of historic interest linked to the significance of the Conservation Area.

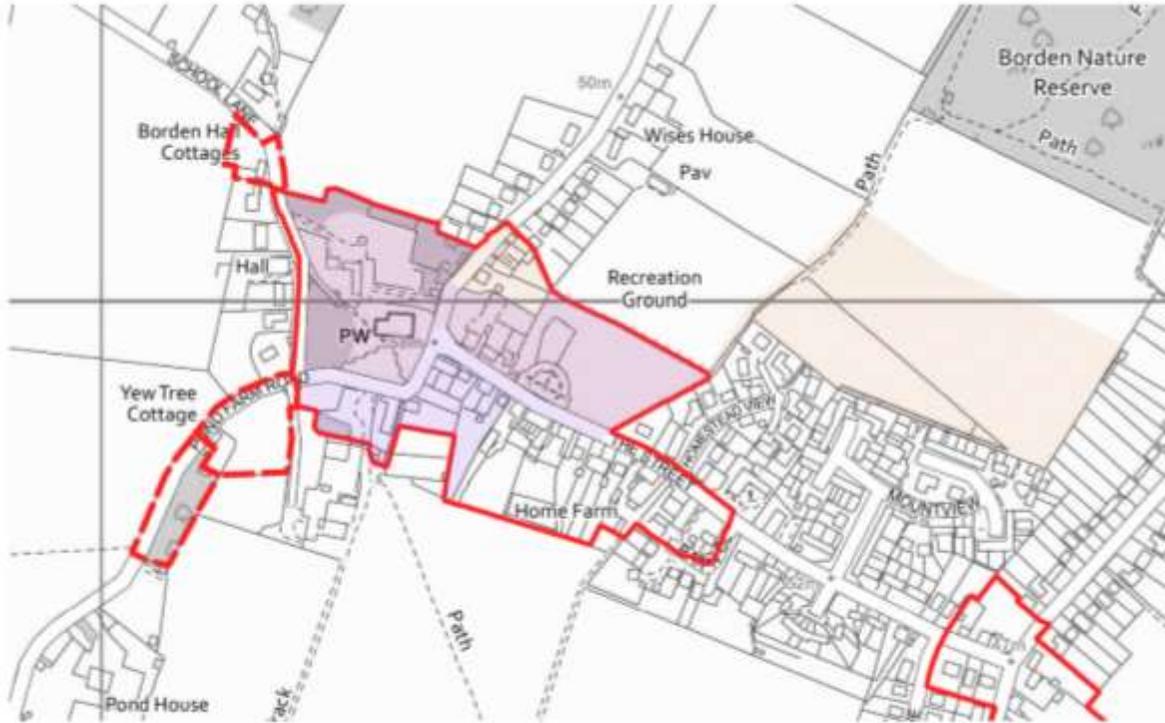
### **Spatial analysis – Archaeological Interest**

#### **[Map Eight Areas of Archaeological potential and sensitivity]**

Important archaeological interest includes areas of archaeological sensitivity and potential for:

- Early and Middle Palaeolithic archaeology and paleo - environmental information focusing on the head deposits on the western and northern side of the Playstool.
- Iron Age and Roman archaeology to the north of Pond Farm Road and The Street.
- Saxon and Medieval archaeology in the core of the village.

In addition, the surviving base of the Tithe Barn to the North of Borden Hall represents a feature of Mediaeval archaeological significance.



**Legend**

Archaeological Significance

Iron Age and Roman

Medieval

Current Conservation Area boundary

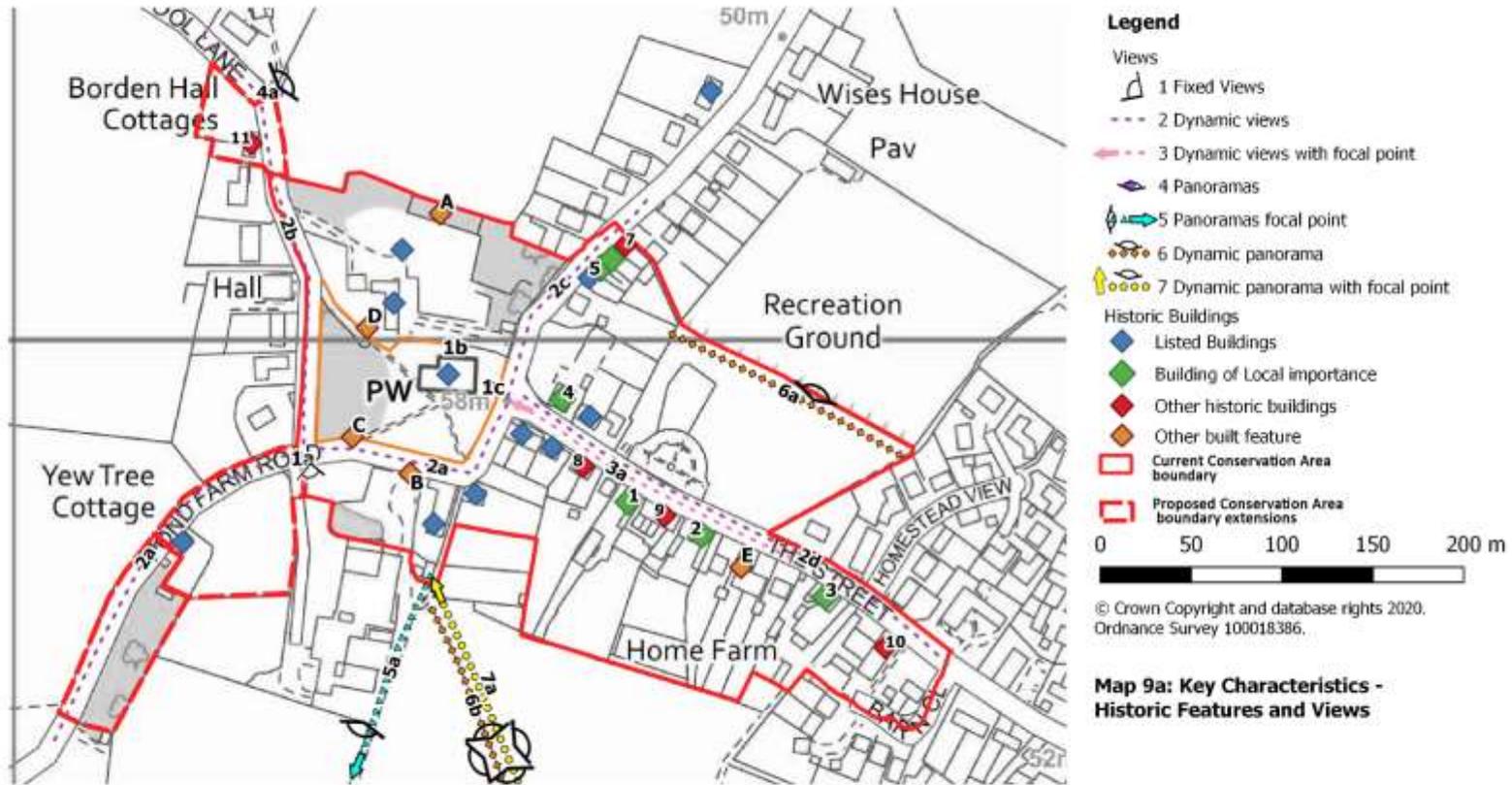
Proposed Conservation Area boundary extensions

0 50 100 150 200 250 m

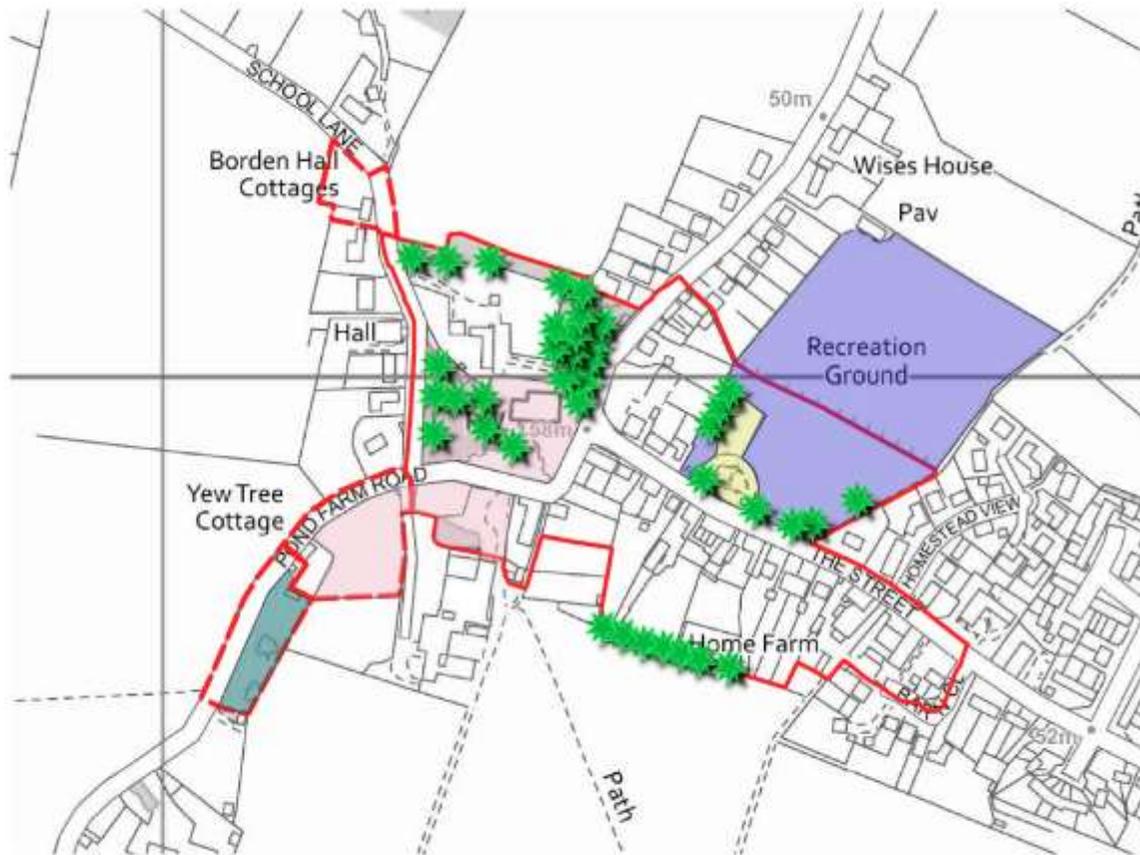


**Map 8: Areas of known and potential Archaeological Significance**

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**BUILDINGS OF LOCAL IMPORTANCE:** 1. Post Office 2. St Martin's Cottage 3. Homestead 4. The Maypole 5. 1 and 2 Oak Cottages 6. Olive House, Wises Lane  
**OTHER HISTORIC BUILDINGS:** 7. Frogghole 8. Rose Cottage/Conifers 9. Nos 1-4 The Street 10. The Barn 11. Borden Hall Cottages  
**OTHER BUILT FEATURES:** A. Foundations wall to tithe barn B. Lower courses of Street Farm Cottages outhouse C. Churchyard wall D. Brick boundary wall E. Gargyles



Legend

 Important Trees (Indicative)

Important Open Space

 Formal

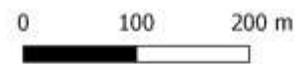
 Informal

 Other

 Orchard

 Current Conservation Area boundary

 Proposed Conservation Area boundary extensions



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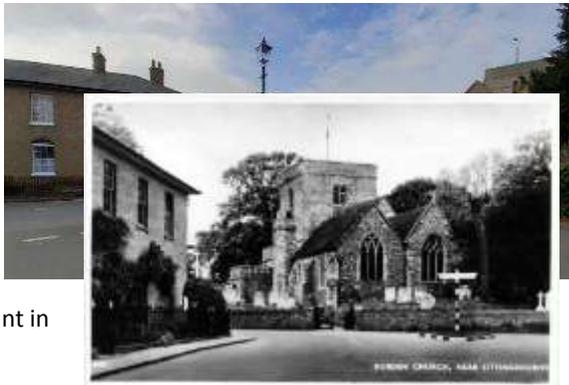
**Map 9b: Key Characteristics - Open Space and Trees**



drive accessed from Wises Lane which has been in existence since at least the 18<sup>th</sup> century. Where the drive appears onto Wises Lane, there is an attractive open-fronted timber-built store; there has been an outbuilding relating to the Hall on this site since at least 1836. There is an enclosed trackway providing access to the hall and the church from the west with high brick walls bounding the edge of the grounds of the church.

***Junction of the Street, Pond Farm Road and Wises Lane***

The junction provides a focal point in the village, with traditional street furniture.



**Approaches to the village**

The churchyard's position at the western entrance to the village causes Pond Farm Road to wind tightly around its edge before joining The Street at a T-junction with Wised Lane. This pronounced winding form creates an attractive, and very individual, entrance into the village from the adjoining countryside, from both Pond Farm Road and School Lane.

The approach to the village along Pond Farm Road rises uphill and the settlement edge is first reached at Yew Tree Cottage, an attractive early 18<sup>th</sup> century house in red brick with a tiled roof. This is set back in its own plot of land with a grazed meadow behind [\[note proposed boundary extension to include these features\]](#). There are views across this meadow towards the pond with Street Farmhouse and cottages behind. It is also associated with a traditional orchard (identified as of priority habitat in the Natural England Traditional Orchard Inventory).



*Approach to the village along Pond Farm Road looking North*

There has been an orchard in the landscape since at least AD 1839. This

marks the southern boundary to the settlement on Ponds Farm Road.

[\[note proposed boundary extension to include the orchard\]](#)

Borden Hall Cottages mark the northern extent of the historic settlement on Borden Lane. These are a pair of attractive brick built cottages dating to the late 19<sup>th</sup> century. [\[note proposed boundary extension to include these features\]](#).

#### ***Pond Farm Road and Street Farm and Cottages***



*Apple Tree Cottage and Street Farm Cottages looking east*

Street Farmhouse and Cottages are on the south side of Pond Farm Road opposite the Churchyard. They originally consisted of two large Mediaeval hall houses with interconnecting wings. Street Farmhouse represents the earlier hall. This unusual arrangement is known in at least two other

Kentish examples and it is possible that these are the two houses belonging to Leeds Priory referenced in 1364 and that they represent a grange. Behind them is a complex of pronounced mainly modern farm buildings to the south outside of the Conservation Area. On the western side of the buildings, also opposite the churchyard is an open meadow including the pond associated with the original historic farmstead

On the northern side of this meadow facing onto the carriageway is the bottom 10 brick courses of a former red brick single storey farm store which formerly had a clay tiled roof. The roof and upper courses were removed in 1999.

Pond Farm Road bends round the Churchyard to head north towards the junction with The Street and Wises Lane. On the corner is Appletree Cottage (17<sup>th</sup> century) and The Cottage (19<sup>th</sup> century) (a Grade II Listed Building) a pair of timber framed cottages, with the 19<sup>th</sup> century cottage representing an extension of the original building. These were formerly the village poorhouse.

A footpath runs between The Cottage and Street Farm Cottage which leads on to a track, both fronting the line of a former Iron Age/Roman trackway leading south towards Sutton Baron.

## Wises Lane

The frontage to Wises Lane on its western side is marked for most of its length by a simple iron railing, but an interesting timber-built shelter is also present (see section on Borden Hall above). The historic character here is short lived with the grounds of Borden Hall marking the edge of the Conservation Area. Outside of the area, a series of late 20<sup>th</sup> century bungalows have been built on either side of Wises Lane as it curves right and slopes downhill in a northwesterly direction.

On the opposite side of Wises Lane to Borden Hall the frontage is defined for a short distance by a small range of cottages. Travelling north from the Maypole Inn you first encounter a two storey Flemish bond brick property (Cherrington House) built in 1997 set back on its plot. The historic interest soon returns with a series of two storey brick built period properties:

- Oak House (Grade II Listed). An 18<sup>th</sup> century house, which sits at the front of its plot with a somewhat skewed relationship to the narrow footway.
- 1 and 2 Oak Cottages, positioned on the back edge of the footway, dating from the early 19<sup>th</sup> century, and marked as a shop on the Tithe Map of 1836. Olive House (early 19<sup>th</sup> century),

formerly the Olive Branch public house, known as Taylor House on the 1836 Tithe map.

- Froghole a mid to late 19<sup>th</sup> century building with a warm coloured brick front marking the start to the historic properties along Wises Lane.



*Froghole*

## *The Street (at its western end)*



*c.1900 view eastwards down The Street from the Churchyard*



*Modern view (2020) eastwards down The Street from the Churchyard*

The Street at its western end is a much wider streetscape very different in character to the narrow and winding Wises and Pond Farm Road which meet it at the junction. The Street continues to display much of the character and appearance of a traditional formal village street, reinforced by the substantial presence of the church which terminates the view looking up The Street to the west.

The north side of The Street at its junction with Wises Lane is formed by a pleasant 19<sup>th</sup> century building, the Maypole Inn which stands on the site of an earlier inn. Adjacent to this, set back slightly in its plot is Holly Cottage (Grade II), a 15<sup>th</sup> century Hall House clad in brick in the 19<sup>th</sup> century. A modern bungalow is next before the land rises slightly onto the

Playstool. The Playstool public open space occupies a large part of the frontage (see open space below for description). At the eastern end of the Playstool, the old village core ends rather abruptly at Homestead View where there is a new cul-de-sac developed on a plot-by-plot basis, with a diversity of house designs and building materials.

On the south side of The Street, Barrow and Forge Houses (Grade II Listed) lie at its western end and form the corner at the junction with Pond Farm Road. These are substantial 18<sup>th</sup> century buildings which provide important definition of the village layout, and substance to the corner. They have attractive iron railings and are set back on their plots. Their frontages are now paved. They were built by the trustees of William Barrow and since the 19<sup>th</sup> century, the upper floor has formed the Trust Committee Room. Next door is The Forge (Grade II Listed), a single storey dwelling built in 1812. It is detached from Barrow and Forge House but is visually linked in its construction style. This is also set back on its plot with an area of tarmac now at its

front. A circular metal opening cover in front of The Old Forge is linked to the building and forms almost certainly an interesting historic feature.





Moving east the next property is a late 19<sup>th</sup> century brick and cream-coloured rendered building with a modern tiled roof and sash windows, now occupied as two separate properties known as Rose

Cottage and the Conifers (*see photo left*). The cottages front directly onto the pavement.

There then is a 1970s detached cottage set back on its plot, the design of which is not particularly sympathetic to the historic character of the street.

The next building along is the detached brick built former Post Office and Shop dating to the early 19<sup>th</sup> century (*see historic photo right*)



*c.1900*

*c.1900 view westwards along The Street towards the Church*

currently not in use and the shop frontage is in a poor state and currently detracts from the character of the building but is nevertheless an important historic feature in the street scene and a locally important building.



There is then a pleasant row of four early 19<sup>th</sup> century terraced cottages (nos. 1-4 the Street) (*see photo left*) with mono pitch roofs sloping to the rear and

a brick parapet to the street. In spite of two of the western most cottages having their front elevations painted and a rather poor alteration to the parapet detailing to 3 of the 4 cottages, they nevertheless present an attractive frontage to the street. The parapet roof line provides a distinctive element to the character of The Street. Attached to the eastern end of the range is a later yellow brick built cottage c.1900 with red brick arches to openings and a slate roof. It has a gable end roof with moulded bargeboards. The later date of the cottage can be readily understood by the choice of brick and the segmental red brick arches. The buildings face directly on to the road.

The next property is the locally important building of St Martin's Cottage, dating to 1777. This is a very attractive building slightly set back on its plot with low iron railings in front.

The run of historic interest is then broken up by a series of late 20<sup>th</sup> century bungalows set far back on their plots with paved and concreted fronts. The low brick walls which front onto the pavement are not in



character with the more historic boundary treatments in the Conservation Area. The bungalows occupy the former site of the Vicarage and still feature the Gargoyles associated with this 19<sup>th</sup> century building (see photo left), although

this quirk is somewhat spoiled by the insensitive siting of a CCTV camera right next to one.

The historic and architectural interest then returns with The Homestead, formerly occupied by William Barrow. It is a locally important building which is based on a 15th century Wealden hall timber hall subsequently

clad in brick. It is offset on its plot and presents its side to the road. It has a brick built boundary wall on its western side. The Farmstead with which it was related to the northwest now forms part of a cul-de-sac housing development known as Homestead View. Some historic farm buildings may survive to the rear of Homestead House in the area known as Home Farm.

The Barn (see photo below) is a converted building relating to the Homestead historic farmstead, now divided into 5 dwellings. It was present on this site from at least 1836. Its traditional form, massive roof, and traditional materials make a substantial statement and visually define the boundary between the main areas of old and new development at Borden.



The houses and cottages grouped along the south side of the road have a pleasant, fairly modest, character. They give important form to the village street. There have been piecemeal changes to the historic cottages, such as replacement windows and doors, but the overall form and character of the group continues to remain substantially intact.

**School Lane** - Gently curving lane with a left hand bend marking the northern end of the Conservation Area, it marks the western boundary of the Conservation Area. It is bounded on its eastern side by the brick and flint boundary wall to the churchyard. Initially there are no footways. Beyond the north edge of the Churchyard the lane is bounded on its western side by a narrow footway and by a high 8ft brick wall marking the edge of the gardens of Borden Hall. This also runs along the footpath which leads to the church which creates with the churchyard wall on the other side an attractive footpath with the church dominating the view. At its northern end at the edge of the village before the lane sweeps right and downhill there are on its western side two semi-detached late 19<sup>th</sup> century cottages known as Borden Hall Cottages, and a tall intermittent hedge on the east.

Borden Cottage is now one dwelling with modern extension to the south in yellow-brown stockbrick, with a modern tiled roof; small casement windows with brick arches; wooden door and overhanging porch.



*Borden Cottage*

### **Boundary Treatment**

Boundaries of significance are:

- Distinctive flint boundary wall to the churchyard
- Short Frontages to historic properties associated with iron railings, c. 4ft high brick walls of red and yellow.
- White railings on the edge of Wise Lane marking the entrance to the hall.

## Trees

The churchyard includes a mix of mature trees including oak, pine, holly and yew. The trees are at their largest and grandest, however, around Borden Hall where their massive presence helps to terminate the view looking west along The Street and is an important component in the village scene. The large mature trees along the boundary with the church include sycamore and ash. There are also Chestnuts where the drive of the Hall accesses Wises Lane, a key feature of the character of the lane at this point.



Large mature trees line the boundary with the church and the frontage to Wises Lane and are an attractive and prominent feature of the village.

The Street is well defined by a row of chestnut trees. There are mature trees associated with the trackway to the west of The Homesteads

Orchards were formerly a dominant component of the Conservation Area from the 1700s to the 1970s. Any remnant traditional orchard trees and varieties on private gardens and land are an important biological and heritage asset. They may also preserve traditional Kentish apple varieties. Only one traditional orchard has been positively identified to the south of Yew Tree Cottage.

The Playstool is associated with mature beech and chestnut trees along its western boundary and screening trees along Homestead View to the east.

*Photo: Chestnuts where the drive of the Hall accesses Wises Lane*

## Public Realm

The Street is an open and wide rather formal thoroughfare which contrasts markedly with the widening and narrow course of Pond Farm Road and School Lane around the Churchyard, and the narrow curving approach along the southern end of Wises Lane. Both only have pavements along their eastern side and the one on Pond Farm Road disappears to the east of Street Farm Cottages. This means that pedestrian, equestrians and motorists are all sharing the same space along the remains of Pond Farm Road and along School Lane, enclosed on one side by the Brick and Flint wall of the churchyard.

There are four footways through the churchyard which meet at the Church door, provided an interconnection across the churchyard to its the junction of The Street, the sharp bend on Pond Farm Road, the junction of School Lane and Pond Farm Road, and the Village Hall on School Lane.

Footpath between The Cottage and Street Farmhouse and Cottages. which leads on to a track, both are on the line of a former Iron Age/Roman Trackway leading south towards Sutton Baron. Enclosed and narrow attractive unsurfaced footpath.

Interconnecting footpath between the Playstool and Wises Lane

## Traffic and Movement

Traffic and movement are slowed and funnelled along Pond Farm Road, Wises Lane, and School Lane by the narrow and winding lane, sharp corners, lack of footways and the brick and flint boundary wall to the churchyard.

## Open spaces

On the north side of The Street, the historic Playstool public open space occupies a large part of the frontage (see Photo below). The name suggests that the land might have historic origins as such sites were used to stage mystery plays in the Middle Ages. It represents an ancient field name common in Kent.



Now owned by the Parish Council, the front section has been laid out as a semi-formal garden with adjacent play area, whilst the remainder is open in character with extensive views to the north across to the hills of the Isle of Sheppey. The area of the Playstool stops at a steep bank before continuing as a lower recreational ground and Cricket Pitch. In its front section onto Chestnut Street there is a 1990s semi-formal garden where four Chestnut Trees are present along the boundary to the road. There is also a fenced playpark.

The open space of the churchyard is a key feature in the village, with a mix of mature trees.

Another key private space is the meadow and Pond fringed with trees to the west of Street Farmhouse

Space around the grounds of Borden Hall with associated mature trees is also important.

**Buildings and  
Building Materials;  
Features;  
Structures**



**Nationally Designated Heritage**

***The Church of St Peter and Paul*** (Grade I LB No. 1185731) is a 12<sup>th</sup> century flint church with a tiled roof. It has high historic and architectural significance as a 12th century parish church which retains a large amount of original fabric and plan form (including the west tower), and later fabric from alterations in the 15th century which is also of special interest. Early Roman material is present in the listed building. The continuous use of the building as a church since the 12th century contributes to its significance, as well as the large number of monuments and memorials. The setting of the Church of St Peter and St Paul (Grade I) is formed by its location on a plot of land bounded by narrow lanes to the south, west and east with tight corners. Its immediate setting is formed by its churchyard retained by a flint boundary. Its wider setting is formed by Borden Hall to the north and the historic rural settlement pattern at the centre of Borden.



***Borden Hall*** (Grade II\* LB No 1185884) Dating from the 15th century, the central portion is clad with

brick but the wings on either side still reveal timbering. A substantial 17<sup>th</sup> century **Dovecot** (Grade II LB No 1343891) stands in the grounds, (grade II listed LB No 1343891) although the nearby tithe barn was demolished during the second world war).

It is an excellent example of a L-shaped 15th century Medieval jettied house with 17<sup>th</sup> century additions, the timber framing is part exposed with plaster infill, and part clad in chequered brick and plaster. It has a plain tiled hipped roof. It is of high historic and architectural significance as a 15th century timber framed house which represents the early development of Borden. The later



17th century fabric is also of interest.

The immediate setting of Borden Hall is formed by its associated with farm buildings in a loose courtyard plan with building to the three sides of the yard. The original layout of the farmstead has been significantly altered and now appears as part of the private grounds to the north, east and west. Its wider setting is associated with the open land to the north and the church to the south. The Hall is set back from Wisers Lane and School Lane.

#### ***Street Farm House and Cottages*** (Grade II LB No 1185802)

These are a row of cottages known as Street Farm House and No's 1-3 Street Farm Cottages. They form a significant row of 16<sup>th</sup> century buildings with historic associations to Leeds Priory with surviving original historic fabric. They are an unusual configuration of two large Hall Houses with interconnecting wing. They are constructed of timber framed, exposed with plaster infill and partly clad in flint and red brick in the 17<sup>th</sup> and 19<sup>th</sup> centuries. They have a Kent peg tiled roof.

*Street Farm House and Cottages (in 2020 above and c.1900 below)*

**Apple Tree Cottage and The Cottage** (Grade II LB No 1344889) are a pair of 17<sup>th</sup> and 19<sup>th</sup> century cottages timber framed with red brick infill. They have architectural interest in their construction and historic interest as part of the early built development of the village and their former use as the parish workhouse. They have herringbone brick nogging, casement windows and a clay tiled roof. They have further historic as the former Borden poorhouse.



The setting of the historic group of timber-frame buildings of Street Farm Cottages and House, Apple Tree Cottage and The Cottage is formed by their rear gardens and outbuildings. In the case of Street Farm House this

formed part of a regular multi yard farmstead which has since been significantly altered. The buildings front directly onto Pond Farm Road at a sharp bend in the lane and the boundary wall and churchyard of the Church forms their wider setting to the north

The timber-framed **Holly Tree Cottage** (Grade II LB No 1343888) has an attractive elevation to the street despite heavy refurbishment. It is believed to be a Kentish Hall House dating from the 16<sup>th</sup> century clad in brick in the 18<sup>th</sup> century

**Forge House and Barrow House and Railings to North** (Grade II LB No 1069391) - These 19<sup>th</sup> century yellow brick houses bring a measure of elegance to the street picture. Built in 1823 on site of the original Forge. The meeting room for The Barrow Trust runs along the 1st floor of both properties. Barrow House was formerly the Post Office.



**Forge 5 Yards East of Forge House** - (Grade II Listed Building No 1069391). The adjoining single storey forge is an important survival of a key village activity and the yellow bricks and slated roof are characteristic of its time. It was built by the Barrow Trust c1823. In working use until the 1990s, it was renovated as a meeting room in 2012. The plinth for making cartwheels can still be seen outside on the ground.



*Photo: The Forge, 20<sup>th</sup> century top image and c.1900 below*

**Oak House** - (Grade II LB No 1069393) on Wises Lane is an 18<sup>th</sup> century house constructed in chequered brick with a plain tile roof. It is architecturally significant as an example of a locally distinctive 18<sup>th</sup> century property within the Borden streetscape and of historic interest as part of the historic development of Borden. Note the rear elevation and internal timber framing available via sale particulars suggest that this may be another example of an earlier Wealden Hall reclad in the 18<sup>th</sup> century. The setting of Oak house is formed by its position on a gentle bend on Wises Lane and by its rear garden to the east. It is bounded to the north and south by non-designated historic properties. The frontage of the building leads directly onto the narrow and enclosed Wises Lane with only a small narrow pavement. Its wider setting to the west comprises the grounds to Borden Hall.

**Yew Street Cottage** (Grade II Listed building no 1069389) is a two storey house dating to the early 18<sup>th</sup> century. It is constructed in red brick with a clay tiled roof. Slightly set back in its plot with a hedged and fenced boundary.



The traditional orchard to the south and meadow to the east is a significant component of its setting.

### Locally Important Buildings



**1 and 2 Oak Cottages, Wises Lane** – Early 19<sup>th</sup> century marked as a shop on the Tithe Map of 1836. They have an attractive position on the back edge of the footway. They are two storey yellow brick cottages with slate roofs.

**Olive House, Wises Lane** - early 19<sup>th</sup> century, formerly the Olive Branch public house, known as Taylor House on the 1836 tithe map. It consists of two storeys. The front elevation is rendered with the original yellow



brickwork present on the rear elevation. It has sash windows and a slate roof.



**The Maypole** public house on the Street built of red brick has a white rendered front elevation and slate roof. Its traditional appearance enlivens the

village street. The building was erected in the 19<sup>th</sup> century and stands on the site of a Mediaeval Inn.

The former **Post Office** – an early 19<sup>th</sup> century two storey building in two blocks, yellow stock brick to the side but painted white on front elevation: sash windows (one with gauged brick arch).



It has a projected shop front with flat roof in poor condition which has been present at least since the 1880s.

**St Martin's Cottage** - two storey brick house painted white was built in 1777 for the Ely family. The annexe was once used as a village hall. There was a well hidden under flagstones in the kitchen. It has a clay tiled roof, casement windows with gothic style glazing bars in the upper sections, a central door with the hood supported on brackets and low iron railings along the front.

**The Homestead.** - This house started life as a Wealden Hall and has



surviving 15<sup>th</sup> century fabric, with brick elevations added later probably in the 18<sup>th</sup> century. Once the home of local benefactor William Barrow, who in 1707, left sums from landed properties to “The widows and poor men

of Borden.” It is a large two storey dwelling sited sideways on to the road with side wall directly on the edge of the carriageway. It has white painted brick elevations to an access track and The Street with red brick at rear. It has a clay tile roof. It has modern looking casement windows to front and side but sash windows on the rear elevation. It has an attractive brick wall by the track alongside the house.

### Structures of local importance

These include:

- The extensive flint boundary wall to the churchyard is approx. 1.2m high with moulded brick coping
- A brick 2m boundary wall with piers and plinths between the Hall and the Church.
- Gargoyles associated with the Old Vicarage (1838) since demolished now on modern bungalows.
- The foundations of the former tithe barn (see archaeological section)
- The lower courses of an historic outbuildings associated with the farmstead at Street Farm Cottages adjacent to Pond Farm.

### Locally Distinctive building materials

12<sup>th</sup> century church and status buildings

- Flint with stone dressing, flint with brick boundaries

15<sup>th</sup> to 17<sup>th</sup> centuries Vernacular Buildings

- Timber framed buildings with plaster infill including examples faced/infilled in red/brown/yellow brick or infilled with nogging
- Kent Peg Tile Roofs

18<sup>th</sup> to 19<sup>th</sup> century vernacular buildings

- Brick (brown and yellow London Stock) – brick arch details to windows and doors; some with white rendering
- Slate and clay tile roofs

Boundaries

- Flint and Brick walls in brown/yellow London stock brick (3ft to 8ft); white picket fences; iron railing, diamond spile fences

*Photos Locally Distinctive building materials. Top row left to right: timber framed buildings with infill of brick and noggin; timber framing; yellow London Stock Brick; and Red London Stock brick. Bottom row flint and brick wall.*





## Views

The assessment of views was divided into three concentric zones:

- long distance: views from beyond the area
- middle distant to and from the immediate setting
- historic (local) core: views from within the Conservation Area.

The views have been categorised accordingly:

1. views, often framed vistas, from fixed positions to focal points (such as a churches)

**View 1a** View looking south from junction of Pond Farm Road. The meadow and trees frame a long distant view to the countryside to the south of the Conservation Area.



**View 1b** Local View looking north from boundary of the Churchyard to Borden Hall with glimpsed view of the immediate arable setting of the Conservation Area



**View 1c** View from the churchyard looking eastwards down The Street



2. Dynamic views (experienced and evolving along a route, such as a street)

**View 2a** Local views along Pond Farm Road, with medium distance views of the setting of the Conservation Area at the south end of the Conservation Area [\[note if proposed boundary changes accepted\]](#)



**View 2b** Local views along School Lane



**View 2c** Local views along Wises Lane



**View 2d** Local views travelling eastwards along The Street



3. Dynamic views with a focal point

**View 3a** westwards along The Street with the church acting as a focal point



4. Panoramas

**View 4a** Long distant views from corner of School Lane looking southeast towards Sittingbourne, and the Isle of Sheppey.



5. Panoramas featuring a focal point or points

**View 5a** Long distant panoramic view from the southern edge of the Conservation Area boundary, the track acts as a focal point leading the eye southwards in the direction of Sutton Baron.



6. Dynamic panoramas

**View 6a** Views from the scarp edge at the southern end of the Playstool with medium views of the lower recreation field in the immediate setting of the Conservation Areas and long distance views to Sittingbourne, and the Isle of Sheppey.



**View 6b** 360 degree Panoramic Views along the footpath between Hearts Delight and Borden village. This provides medium distant views to the north of the Conservation Area and its immediate setting (see photo); allows an appreciation of the relationship between Borden Village,

Harman's Corner and Hearts Delight. It also allows long distance views looking south towards Sutton Baron House and Oad Street where Oasts provide eye catchers in the landscape.



7. Dynamic panoramas featuring a focal point or points

**View 7a** Views along the public footpath between Hearts Delight and Borden village looking northwest where the church tower provides a focal point in the landscape.



## Setting

Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.

The setting of Borden (the Street) Conservation Area is partly formed by modern housing development to the east which has joined the historic core of the village to Harman's Corner

Similarly, modern settlement provides the immediate approach to the north along Wises Lane. However north along Wises Lane the land slopes downwards, the lane narrows and becomes enclosed. Here the historic properties of Thatch Cottage (grade II) and Wises House lie within the wider setting of the Conservation Area



The immediate western setting at Church lane opposite the church is formed by modern bungalows.



Behind these modern buildings is large arable field which has been in existence from at least 1800 (this was Orchards between approx. 1850 and 1970). This field has an historical link with the former manorial court held at Borden Hall as the field was known as Court Field in the 19<sup>th</sup> century evoking a time during the Mediaeval period when court sessions were held outdoors.

The southern approach to the village along Pond Farm Road retains a strongly traditional feel, with the countryside continuing right up to the village edge [\[note if the proposed boundary alterations not accepted for](#)

[Yew Tree Cottage and the meadow this would become a significant element of the setting of the CA\].](#)

The southern and western approaches along Pond Farm Road and School lane retain their character as narrow gently winding rural lanes.

Field amalgamations, especially to the south of the village, have resulted in a more open landscape. Here the public footpath between Hearts Delight and Borden allows an important appreciation of the land to the rear of The Street (within the CA); the relationship between Borden Village, Harman's Corner and Hearts Delight, and the relationship to the historic features of the parish looking south towards Sutton Baron House and Oad Street.

Open fields border the north east of the village, which separates it from Sittingbourne, but these become less rural as you approach the modern outskirts of Sittingbourne. The continued separation between Borden and Sittingbourne is a crucial component of the setting allowing the historic plan of the settlement to be preserved and its agricultural context which was so important to its development.

The fields to the immediate south of Borden Hall and Church formed part and were historically related to the farmstead south of the hall (see photo below looking north towards the Hall), and also feature in glimpsed views out from the south side of the church.



Views northwards from open areas such as Playstool, and the land around Borden Hall

## Assessment of Condition and Identification of Negative key characteristics

### Key Negative Characteristics

- Unsympathetic ribbon development along northern approach to the Conservation Area along Wises Lane
- Infilling of the historic separation between Borden and Harman's Corner
- Low brick retaining walls at the frontage of modern 20<sup>th</sup> century properties not in character in size and material and detract from the appearance of the street scene where they occur on The Street and School Lane. (See Photo top right)
- Areas of hard standing and parking in the front of the setback 20<sup>th</sup> century buildings on the south side of The Street. This create a discordant note to the street scene.
- Post Office historic shop frontage not in use and in need of attention. (see Photo middle right)
- Modern farm buildings to the south and west of Street Farmhouses within the setting of the Conservation Area which provide a hard modern edge of views towards the Conservation Area from the footpath running between Borden and Hearts Delight, and which are unsympathetic in scale and in their choice of materials and boundary materials (see Photo bottom right).





### 3.0. CHESTNUT STREET CONSERVATION AREA

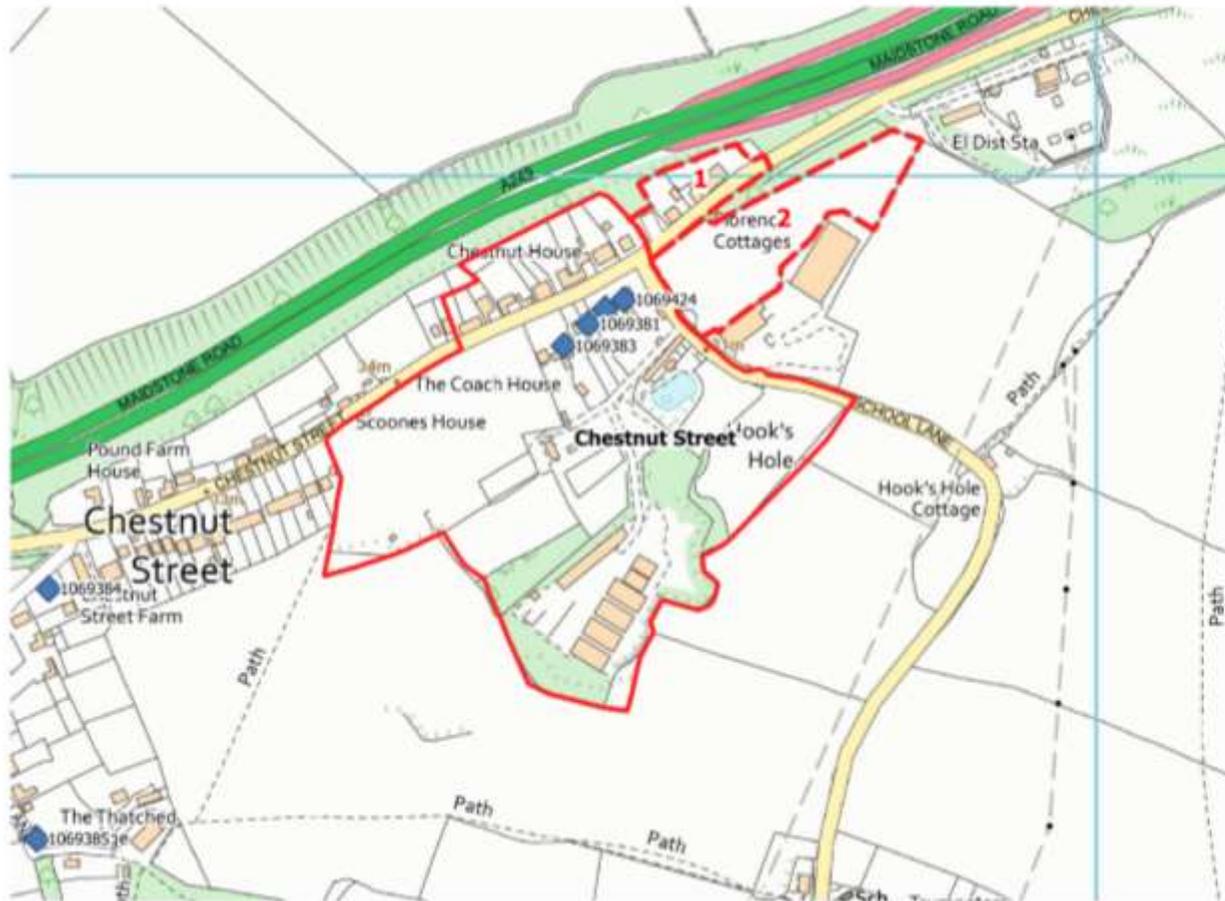
#### 3.1. Summary of significance and special interest

- Historic core of the rural Chestnut Street hamlet focused on the junction of Chestnut Street and School Lane located within the Stockbury valley.
- Area of potential archaeological significance for Palaeolithic, Medieval and Post Medieval archaeology.
- Complex history of post-medieval quarrying in and around the Conservation Area including the site of former lime kilns in the chalk pit at Hook's Hole which have archaeological and historic interest.
- Historic association with William Burrows and Primogene Duvar.
- An outstanding feature of the Conservation Area is a group of four medieval framed timbered houses which stand on the southern side of the road). These have architectural and historic interest epitomising Kentish vernacular building of the period.
- A row of later historic 18<sup>th</sup> and 19<sup>th</sup> century cottages on the

north side of the road.

- Location on the historic toll road between Sittingbourne and Maidstone, evidenced by surviving roadside milestone.
- Evidence for Post-Medieval quarrying for chalk and gravel which is of archaeological interest.
- Areas of grazed pasture to the east and west of the group of timber framed Listed Buildings. These separate the cluster of Chestnut Street's older building from other residential development, and consequently help to maintain the integrity of the historic area.
- Views out of the Conservation Area on its western side to the wider countryside beyond which rises to a ridge to the south and forms an attractive visual feature and views from this ridge towards the Conservation Area.

**[Map 10 Conservation Area boundary and proposed extension; Listed Buildings]**

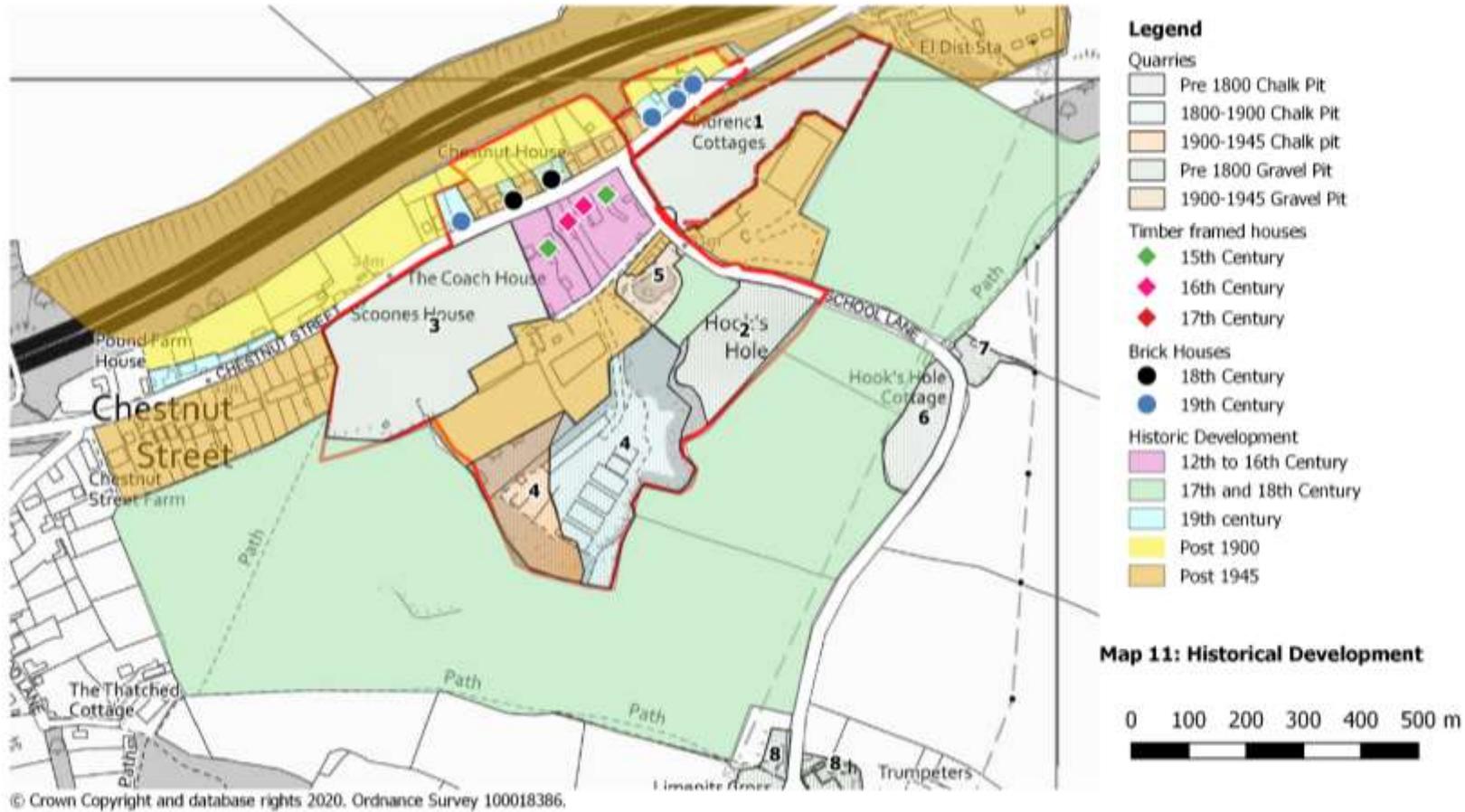


Legend

- Conservation Area boundary
- Conservation Area Extension
- ◆ Listed Buildings

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**Map 10: Conservation area boundary and proposed extension; Listed Buildings**



[Map shading to be altered to show Chestnut House as C12-16 \(change from blue to pink\)](#)



Modern Aerial Photography 2019



1797 Ordnance Survey Surveyors Map



1838 Tithe Map



1908 Ordnance Survey 25 inch

Map 12: Historic Map Sequence with modern aerial view

### 3.2. Geographic character and historical development

#### [Map 11 Historical development – land and buildings]

*Note Historical Development relates to evidence for past land uses not current land use or date of any surviving buildings*

#### [Map 12 Historic Map Sequence with modern aerial]

Chestnut Street Conservation Area is comprised of development fronting onto the old Sittingbourne to Maidstone road where it passes through the Stockbury Valley. This was a turnpike road in the 18<sup>th</sup> and early 19<sup>th</sup> century.

Chestnut Street is recorded in the Patent Rolls of 1256 as The Chastynners, meaning “*the place where chestnuts grow*”. Hasted, writing at the end of the 18th century, referred to a large tract of chestnut woods which then stretched from the hamlet of Oad Street to the Detling Road. These woods have now largely disappeared. The wood was recorded as being 300 acres in 1604.

In 1839 landholdings within the Conservation Area were split between two tenant farmers. The William Burrows Trust owned and leased Hook’s Hole House, farm and outfarm and land on both side of School Lane.

The Trust also owned and rented out the next door property now known as Olde House. In the front garden of this property was a Toll House owned by the Trustees of the turnpike. This building was removed by 1900.

The property of Oldstede in 1836 was rented by a tenant who also rented the large field to the west known as Gravel Pit Field and the Chalk Pit, Woods and Lime Kilns to the east.

A row of later historic 18<sup>th</sup> and 19<sup>th</sup> century cottages on the north side of the road, the one exception to this being Chestnut House and Cottage which date from the 16<sup>th</sup> century, the house becoming a coaching inn in the 18<sup>th</sup> century. The 1797 Ordnance Survey surveyors map shows properties at the western end of the row with the small open plots open to the east being infilled in the 19<sup>th</sup> century until all the historic cottages are present on the 1906 25-inch Ordnance Survey map. Primogene Duvar was associated with Chestnut Street in the 19<sup>th</sup> century.

There is a complex history of quarrying in and around the Conservation Area as follows [no’s in square brackets cross reference to Map 11]:

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- Pre 1800 area of Grazing to the northern side of School Lane within the Conservation Area known as Gravel Pit Field and in use as pasture since 1839.[1]
- Eastern side of the Conservation Area adjacent to School Lane there was a quarry which by 1839 was being used as an Orchard. The field name of Rabbit Burrows suggests a chalk pit of some antiquity, now a field for grazing.[2]
- Pre 1800 Area of grazing to the west of the Wealden Halls known as Gravel Pit Field, arable land in 1839 and now an area of grazing.[3]
- Chalk Pit and Lime Kilns on the south side of the Conservation Area, enlarged in the 19<sup>th</sup> century and no longer in use by 1900. Subsequently slightly enlarged in the late 20<sup>th</sup> century and now contains modern large sheds [4]
- Early 20<sup>th</sup> century creation of a small gravel pit in plot of land to south of the access lane which runs behind Hook's Hole house. This was known as Little Field in 1839 and was at this point in time an arable plot. This small gravel pit was no longer in use by 1950 and subsequently became a farm pond in the latter half of the 20<sup>th</sup> century, which is now scrubbed over. The rest of the field remains as an area of grazing.[5]
- Within the eastern setting of the Conservation Area on the southern side of the bend in School Lane is an area of land known in 1839

as Hook's Hole Shave , this is another pre 1800 former Chalk quarry which had become wooded over by 1839 [6]

- On the north side of the same bend, another pre 1800 chalk quarry predated into the garden of a cottage by 1836 [7].
- Pre 1800 Chalk pit to the eastern side of Lime Pits Cross [8]

### 3.3. Character Appraisal

#### General Statement

Historic core of the rural Chestnut Street hamlet focused on the junction of Chestnut Street and School Lane. The outstanding feature of Chestnut Street is a group of four mediaeval timber framed houses, which stand on the eastern side of the road. They epitomise Kentish vernacular building of the period. Dating from the 15<sup>th</sup> and 16<sup>th</sup> centuries they are exposed timber framed buildings infilled with white painted plaster. Whilst the setting of Chestnut Street has been, to some degree, affected by the new A249 the grouping of these mediaeval buildings remains unusual and of special architectural and historic interest. Development on the opposite side of the road dates from the 19<sup>th</sup> century, with infilling and rebuilding in recent years. It is these buildings rather than the historic buildings that are most prominent in the street scene. Historic interest is further

supplemented by the site of old mineral workings, which have now become attractively integrated into the adjoining countryside.



### Legend

Archaeological Significance

Palaeolithic

Iron Age and Roman

Medieval

Post Medieval Quarrying

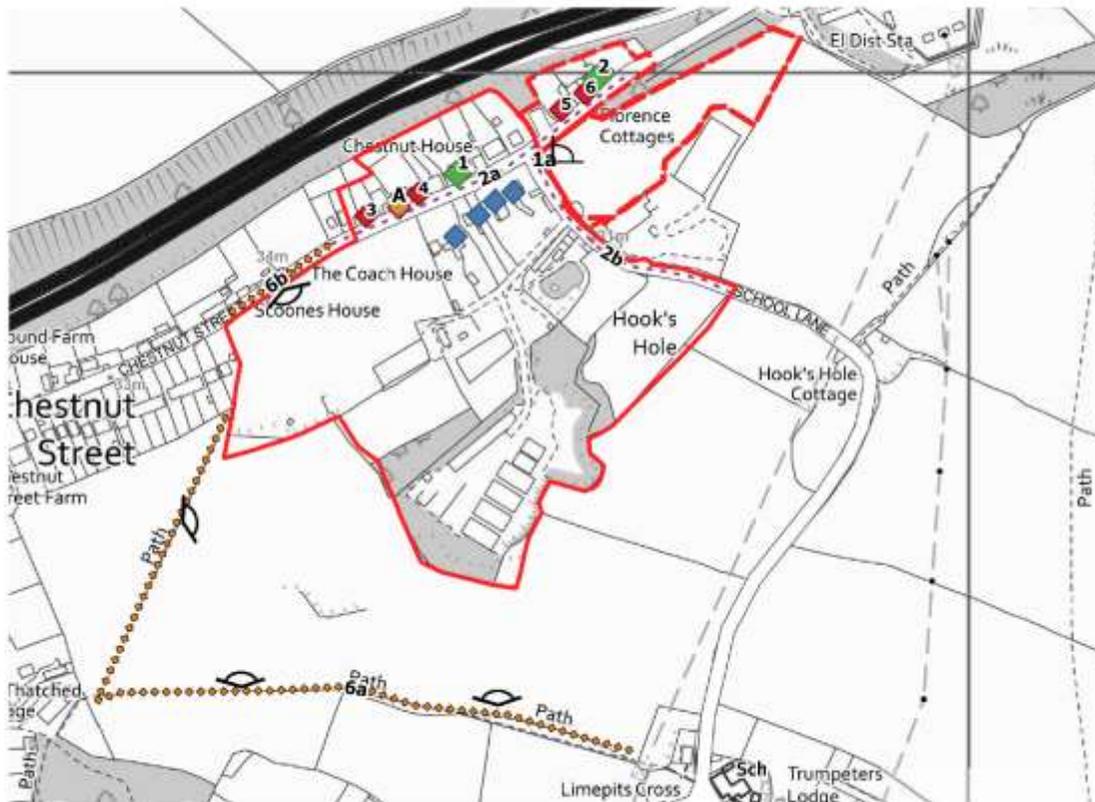
Chestnut Street Conservation Areas

Chestnut Street Conservation Area Extension

0 50 100 150 200 250 m

**Map 13: Areas of known and potential Archaeological Significance**

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**Legend**

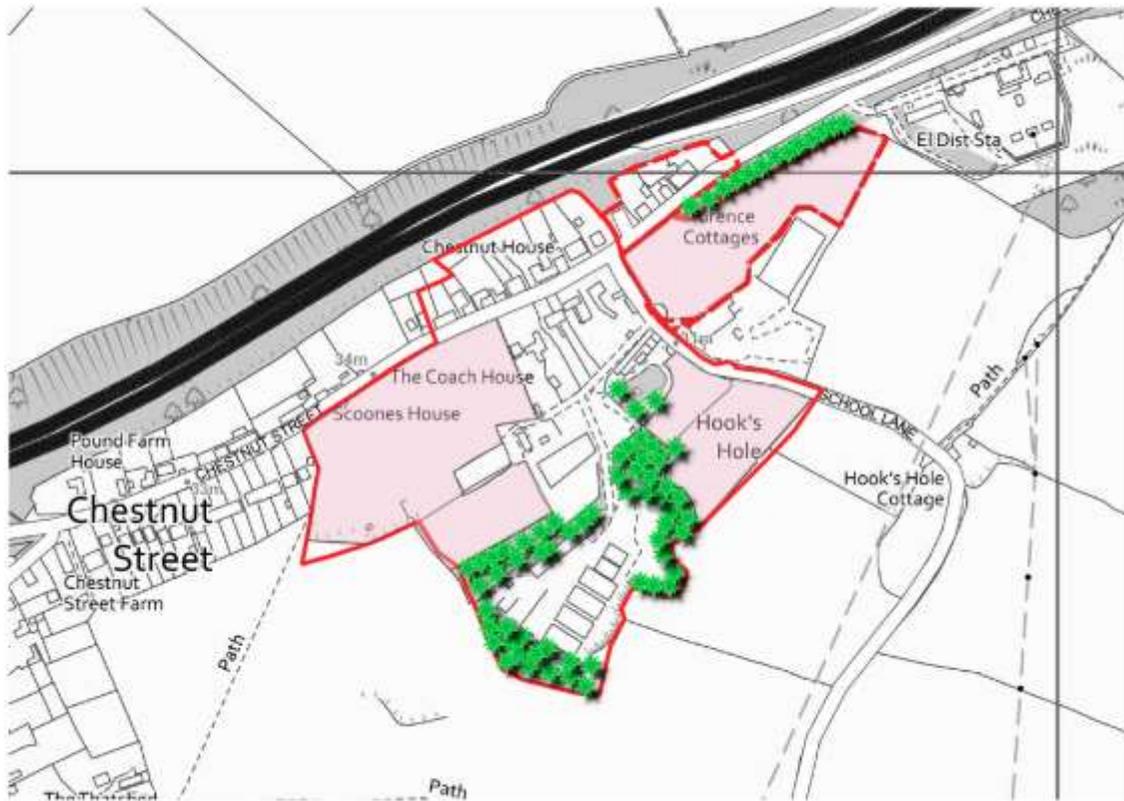
- Views
- 1 Fixed Views
  - 2 Dynamic views
  - 3 Dynamic views with focal point
  - 4 Panoramas
  - 5 Panoramas focal point
  - 6 Dynamic panorama
  - 7 Dynamic panorama with focal point
- Historic Buildings
- Listed Buildings
  - Building of Local importance
  - Other historic buildings
  - Other built feature
  - Borden Conservation Areas Extension
  - Borden Conservation Areas

0 50 100 150 200 m

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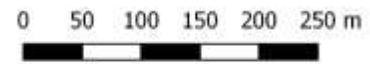
**Map 14a: Key Characteristics - Historic Features and Views**

BUILDINGS OF LOCAL IMPORTANCE: 1. Chestnut Cottage and Chestnut House 2. Tudor Rose Public House  
 OTHER HISTORIC BUILDINGS: 3. Row of three 1880s cottages 4. Nos 1 and 2 Milestone Cottages 5 c1880 cottage. 6. 1888 Pair of Cottages  
 OTHER BUILT FEATURES: A. Milestone



**Legend**

-  Important Trees (Indicative)
- Important Open Space**
-  Formal
-  Informal
-  Other
-  Orchard
-  Borden Conservation Areas Extension
-  Borden Conservation Areas



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**Map 14b: Key Characteristics - Open Space and Trees**

### Key Positive Characteristics

- A group of four 15th and 16th century timber framed Listed Buildings on the south side of Chestnut Street (Hook's Hole Grade II\*; Old House Grade II; Tudor Rose/Dumbles Grade II; and Oldstede Grade II\*)
- A row of later historic 18<sup>th</sup> and 19<sup>th</sup> century cottages on the north side of the road including the Tudor Rose Public House and Chestnut Cottage/Chestnut House (Buildings of Local Importance)
- Locally Important milestone
- The creation of the modern dual carriageway has allowed the rural character of the hamlet to remerge
- Evidence for Post Medieval chalk and gravel quarrying
- The surviving open countryside to the east, west and south all form important open spaces preserving the sense of the rural location of the buildings.
- Areas of grazed pasture to the east and west of the group of timber framed Listed Buildings separates the cluster of Chestnut Street's older building from other residential development and industrial development, and consequently helps to maintain the integrity of the historic area.

- Local views along Chestnut Street, revealing buildings of historic interest as you travel through the Conservation Area
- Medium and Long distance 180 degree views from the Footpath which runs from the southeast corner of the Conservation Area up to Chestnut Wood and then eastwards to Limepits Cross
- 180 degree medium Panoramic Views along Chestnut Street looking south east across meadow on south side of the Conservation Area.

### Spatial analysis – Archaeological Interest

#### [Map 13 Areas of Archaeological potential and sensitivity]

Important archaeological interest includes areas of archaeological sensitivity and potential for:

- Early and Middle Palaeolithic archaeology and paleo-environmental information focused on the Coombe/Head deposits and the head/solifluction gravel
- Saxon and Medieval archaeology focused on the Wealden Halls

- Possible Medieval and definite Post-Medieval archaeological evidence for chalk and gravel extraction on the south side of the Conservation Area.

**Spatial Analysis: Historic, Artistic and Architectural interest**

[Map 14a Key Characteristics – Built Heritage and Views]

[Map 14b Key Characteristics – Open Space and Trees]

***Chestnut Street overview***

Chestnut Street today has the appearance of a rural road with a main pavement only on the north side, while School Lane is a narrow rural lane.



**South side of Chestnut Street**

Travelling east from School Lane there is an area of permanent grazing, slightly hollowed and running up slope. There is stock-proof fencing alongside the road.



Travelling west from School lane. There are a group of 15th and 16th century timber framed Listed Buildings on the south side of Chestnut Street which epitomise Kentish vernacular building character of the period. Each of these buildings are all set within their own separate plots. They are also set back from the road and set down slightly below the level of the present day carriageway. Trees and shrubs are an important feature within each curtilage, so that from the road the buildings are partially screened from view. There are also low flint and brick walls. However, the character and architectural details of these buildings, and

their relationship, can still be fully appreciated from the pavement on the north side of the road

They are from east to west:

Hook's Hole, Grade II\*

1069424 (Grade II\*) is a classic Wealden hall house dating to the 15<sup>th</sup> century. It is set on a corner plot bounded by chestnut diamond spine



fence, and an evergreen hedge. There is a single story store building to the side and rear, clad with weather-boarding and yellow brick with a clay tiled roof and a smaller weather-boarded store building in the rear garden.



Olde House, 1069382 (Grade II), 16<sup>th</sup> century timber frame house, now occupied as two

dwellings. It is painted black and white. A significant example of a surviving timber framed 16<sup>th</sup> century house representing the next phase in development in the hamlet of Chestnut Street. It has a simple grassy front garden with stepping stones to the front door.

Tudor Rose / Dumbles Cottage, 1069381 (Grade II), a 16<sup>th</sup> century timber framed house with a plaster infilled timber frame and peg tiled roof, now occupied as two dwellings



These are bounded by a hedge and a low brick wall

Oldstede (description to be taken from that shown on p.78)



Oldestede, 1069383

(Grade II\*) 15<sup>th</sup>

century exposed

timber framed

house with catslide

roof over an

outshot, with a

crosswing added in the 17<sup>th</sup> century, now occupied as two dwellings. This is bounded by a low brick and flint wall. (Photo above 2020 below c.1900)



Tudor Rose/Dumbles (description to be taken from p.77)

The wider setting of these four Listed Buildings is formed by their relationship to the line of the historic A429 with their frontages facing towards the road to make a visual impression, to the rear are their garden plots with outhouses and old quarries beyond.

To the west of the houses there is an extensive area of grazing with an undulating profile, the result of former mineral working. This has sculpted a sharp slope in places up against the adjoining land.

#### **North side of Chestnut Street**

There is a row of later historic 18<sup>th</sup> and 19<sup>th</sup> century cottages on the north side of the road. The 1797 Ordnance Survey surveyors map shows properties at the western end of the row with the small open plots open to the east being infilled in the 19<sup>th</sup> century until all the historic cottages are present on the 1906 25-inch Ordnance Survey map.



These are from east to west:

- Tudor Rose Public house (Building of Local Importance - see below for more information)



- A pair of historic two storey cottages dating to 1888. They are built of yellow stock brickwork, with replacement windows and doors and a concrete tiled roof.

- A two storey dwelling in render with a slate roof dating to c1880.
- An unattractive area of former highway now used for commuter parking which detracts from the street scene.



- Two modern two storey dwellings

- Chestnut Cottage and Chestnut House a pair of two storey dwellings (Building of Local Importance – see below for more information)

- A matching pair of modern two storey brick dwellings

- No's 1 and 2 Milestone Cottages – a pair of modest historic cottages.



- Two modern two storey dwellings



- The Homestead, Dun-Traden and Gretchel – originally four but now three late 1880s historic cottages.

### **Area to the south of the four Listed Buildings**

School Lane meets Chestnut Street at a junction (see photo below) to the north of Hook's Hole House, and off to the east alongside the boundary to the property. It is a narrow country lane rising gently up the side of the valley. It is defined by roadside hedgerows and field boundaries, the main exception being a single storey barn, set sideways onto the road with a gable wall close to the edge of the carriageway



To the rear of Hook's Hole there is an access lane running along the back of the gardens to the four historic properties. This track is bounded to the east by modern agricultural shedding which has been converted to

stabling, to the west an area of hard standing has been created with an access gate to the lane. This is adjacent to a neglected farm pond now infilled with scrub and undergrowth, the site of an early 20<sup>th</sup> century gravel pit. Further west is a sloping field formerly an orchard and chalk pit, evidenced by the break of slope at the eastern edge of the Conservation Area. The access track behind the four Wealden Hall splits, leading straight ahead to some out buildings and forking left (east) past an area of unkempt informal parking and a horse ménage, and leading to the former large chalk pit and lime kiln. This is the site of a series of large sheds with the sides of the chalk quarry being scrubbed up and covered in trees.

### **Boundary Treatment**

Boundaries of significance are:

- Distinctive low brick and brick and flint boundary wall and diamond splines to the frontage of the Listed Buildings. Evergreen hedges are less in character.

### **Public Realm**

The relationship of the four listed buildings to the line of the historic rural road (A429) with their frontages facing towards the road to make a visual

impression, opposite the later 18<sup>th</sup> and 19<sup>th</sup> century cottages. This includes views towards the buildings from the north side of the road

### **Traffic and Movement**

When standing within the Conservation Area opposite the four Listed Buildings the modern dual carriageway is invisible and traffic noise from it unexpectedly low key. This contrasts with the situation as you leave the Conservation Area and head north towards the Key Street roundabout where the further you travel along the road the more prominent the dual carriageway becomes. School Lane is more rural and tranquil.

### **Trees**

All the older properties are surrounded by plantings of trees and shrubs. Whilst there are some native species present, it is the evergreen planting which is a striking (and sometimes discordant) feature. There is a line of cypresses on the frontage of the meadow on the north side of Chestnut Street.

### **Open spaces**

The surviving open countryside to the east, west, and south all form important open spaces preserving the sense of the rural location of the buildings. They also provide an illustrative historic link between Hook's

Hole and the land to its east and north; and Oldstede with the land to the south.

There is an open area of pasture on the northern side of the Conservation Area (photo below) consisting of permanent grazing. The field is slightly hollowed, with the evidence of historic gravel quarrying (dating to before AD 1836).



Similarly, there is an open area of pasture on the southern side of the Conservation Area adjacent to Oldstede with a similar history of historic pre 1800 gravel extraction (photo below).



In this instance the changes to the morphology of the field is more pronounced with a clear scarp edge to the east. Today these form an attractive area of undulating grazing ground enhanced by a pattern of hawthorn. This land provides views to the wider countryside beyond which rises to a ridge to the south and forms an attractive visual feature. It also separates the cluster of Chestnut Street's older building from other residential development, and consequently helps to maintain the integrity of the historic area.

**Buildings and Building Materials; Features; Structures**  
**Nationally Designated Heritage**

Hook's Hole, Grade II\*  
1069424 (Grade II\*) is a



classic Wealden hall house dating to the 15<sup>th</sup> century with an exposed timber frame and hipped roof. It consists of two wings with a recessed hall. The exposed timber frame is infilled with white painted plaster and brick. The upper floor of both wings is jettied and the hipped roof is carried across the recessed central hall bay on braces and the eaves here are covered.

Olde House, 1069382 (Grade II), 16<sup>th</sup> century timber frame house, now occupied as two dwellings. It is painted black and white. It is a significant

example of a surviving timber framed 16<sup>th</sup> century house representing the next phase in development in the hamlet of Chestnut Street

Tudor Rose / Dumbles Cottage, 1069381 (Grade II), a 16<sup>th</sup> century timber framed house with a plaster infilled timber frame and peg tiled roof, now occupied as two dwellings.

Oldestede, 1069383 (Grade II\*) 15<sup>th</sup> century exposed timber framed house with catslide roof over an outshot, with a cross wing added in the 17<sup>th</sup> century, now occupied as two dwellings. It is identified as belonging to the William Barrows Trust in the 1734 map of the Trusts land holdings.

The property retains its historic character and appearance despite later subdivision and is clearly evident as a built element of considerable age in the streetscape. The internal architectural features also contribute to its high significance.

### Locally important Buildings



**Tudor Rose Public House**

– two storey brick built public house now all painted with timber sash

windows on first floor and concrete tiled roof. A public house has been on this site since at least 1840.

### **Chestnut Cottage and**

**Chestnut House** – A ‘pair’ of two story dwelling comprised of a centre section of brick with weather-boarding above and projecting wings at either end of stock brick painted



white. Clay tiled roof. The left hand wing has mullions. A brick boundary wall abuts the public footway. These buildings were originally one house and date from the 16<sup>th</sup> century, as indicated by the hand carved beams in the loft space. The house became a coaching inn during the 18<sup>th</sup> century and the trap doors to the cellar can still be found in the front room of Chestnut House, whilst the shoots for the beer barrels remain in the foundation of the southwest wall. The stables for the coachmen’s horses were located in the yard of Chestnut Cottage.

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### Locally Distinctive building materials

15<sup>th</sup> to 17<sup>th</sup> centuries Vernacular Buildings

- Timber framed buildings with plaster infill

- Kent Peg Tile Roofs

#### 19th century vernacular buildings

- Brick (brown and yellow London Stock) – brick arch details to windows and doors; some with white rendering, weatherboarding
- Mullion and sash windows
- Clay tile roofs

#### Boundaries

- Low Flint and Brick walls in brown/yellow, London stock brick walls (3ft to 5ft), diamond spile fences, hedges

#### Locally important built Features

##### *Milestone*

Located between Fox Cottage and Rose Lodge sited back on footway. The lettering on two faces reads “9 miles to Maidstone” and “2 miles to Sittingbourne”.



##### **Views**

The assessment of views was divided into three concentric zones:

- long distance: views from beyond the area
- middle distant to and from the immediate setting
- historic (local) core: views from within the Conservation Area.

The views have been categorised accordingly:



1. views, often framed vistas, from fixed positions to focal points (such as a churches)

**View 1a** – Local view within Conservation Area north across pasture on north side of the Conservation Area [note if proposed boundary changes accepted]



2. Dynamic views (experienced and evolving along a route, such as a street)

**View 2a** - Local views along Chestnut Street, revealing buildings of historic interest as you travel through the Conservation Area [note if proposed boundary changes accepted – down as far as Tudor Rose Public House]



**View 2b** Local views along School Lane



3. Dynamic views with a focal point

**None**

4. Panoramas

**None**

5. Panoramas featuring a focal point or points

**None**

6. Dynamic panoramas

**View 6a** Medium and Long distance 180 degree views from the Footpath which runs from the southeast corner of the Conservation Area up to Chestnut Wood and then eastwards to Limepits Cross.



**View 6b** 180degree medium Panoramic Views along Chestnut Street looking south east across meadow on south side of the Conservation Area.



7. Dynamic panoramas featuring a focal point or points

**None**

**Setting**

The setting of the Conservation area on its northern side is formed by the dual carriageway of the modern A429. This creates a hard edge to the Conservation Area which has been softened by tree planting. Its construction severed the hamlet from its rural hinterland on this side (historically wooded pre 1800), meaning surviving rural farmland becomes of even greater importance.

The setting of the Conservation area also comprises the continuation of Chestnut Street to the west and east.

Travelling west, there are a series of small paddocks and fields and some modern infilling of settlement on the north side of the road. The Conservation Area abuts an area of 20<sup>th</sup> century ribbon development on the southern side of the road. The hillside rising to the south above Chestnut Street to Chestnut Wood in the southeast is a distinctive feature. The woodland itself is interesting as next to it is one of the few remaining, if not the last, working chestnut paling works that uses the adjacent woodland.

Travelling eastwards on the north side of the road there is an electrical substation. The road is bounded by trees planted to screen the dual carriageway on the northern side. On the south side of the road is a modern plantation of trees which wraps round the Conservation Area boundary to its west and northern side. The north eastern boundary of the Conservation Area is bounded by arable fields and closer to School Lane by the former site of an 1800 Out farm to Hook's Hole. It formerly comprised a loose courtyard with agricultural buildings on one side. This was demolished, and the site is now occupied by large modern

sheds/barns which appear to form a small industrial unit. This is an incongruous element in the landscape

The setting of the Conservation area on its eastern side is formed by School Lane which is a narrow country lane rising up the side of the valley, defined by roadside hedgerows and boundaries. The land to the south east comprises large, grazed fields; the quarrying has effectively created a scarp edge with these fields now sitting on a higher level. From which you can see the scrub and trees which ring the edge of the former quarries.

## Assessment of Condition; Identification of Negative key characteristics

### Key Negative Characteristics

- Unsympathetic design of 20<sup>th</sup> century houses infilling the streetscape on the northern side
- An unattractive area of former highway now used for commuter parking which detracts from the street scene.
- Commuter parking within the Conservation Area.
- Area of unsympathetic land use to the south of the Listed Buildings.
- Potential loss of Limekilns within the large chalk quarry.
- Pond in poor condition.
- Large modern sheds/barns within the northern setting of the Conservation Area. This is an incongruous element in the landscape.

## 4.0. HARMAN'S CORNER CONSERVATION AREA

### 4.1. Summary of significance and special interest

- A small enclave of historic buildings representing a former hamlet now joined to the village of Borden but with its own separate historic identity.
- Two timber framed Wealden Houses known as Bannister Hall and No's 243/247 Borden Lane.
- The early post-medieval timber framed building known as Harman's Corner.
- The relationship between these early buildings with the later historic 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century buildings surviving in the hamlet is also important.
- The narrow rural roads and lanes (The Street, Borden Lane, and Bannister Hill) which meet at Harman's Corner retain some elements of rural character: street lighting is absent, and the footways are incomplete, so that hedges and walls in places define the carriageway edge in an attractive way.

**[Map 15 Conservation area boundary and proposed extension; Listed Buildings]**

### 4.2. Geographic character and historical development

Harman's Corner lies at the eastern end of Borden village. It is a small enclave of historic buildings situated around the junction of The Street with Borden Lane; it also includes the area immediately to the south, where development has spread a short distance down Bannister Hill.

**[Map 16: Historical development – land and buildings]**

*Note Historical Development relates to evidence for past land uses not current land use or date of any surviving buildings*

**[Map 17: Historic Map Sequence with modern aerial]**



Legend

- Conservation Area boundary
- Conservation Area Extension
- ◆ Listed Buildings

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**Map 15: Conservation area boundary and proposed extension; Listed Buildings**



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**Legend**

Timber framed houses

- ◆ 14th Century
- ◆ 15th Century
- ◆ 16th Century
- ◆ 17th Century
- ◆ 18th Century

Brick Houses

- 18th Century
- 19th Century
- Early 20th Century

Historic Landscape Development

- 12th to 16th Century
- 17th and 18th Century
- 19th century
- Post 1900
- Post 1945

0 50 100 150 200 250 m



**Map 16: Historical Development**



Modern Aerial Photography 2019



1797 Ordnance Survey Surveyors Map



1838 Tithe Map



1908 Ordnance Survey 25 inch

Map 17: Historic Map Sequence with modern aerial view

### 4.3. Character Appraisal

#### General Statement

Harman's Corner is a small enclave of historic properties with some modern infill development. An outstanding feature of the Conservation Area is a group of three medieval and early post-medieval framed timbered houses. These have architectural and historic interest epitomising Kentish vernacular building of the period. They form a group with the later 18<sup>th</sup> and 19<sup>th</sup> century historic buildings of Bloumfield (Grade II) and 241 Borden Lane, and several buildings of local importance.

Harman's Corner was once a hamlet in its own right and the buildings at Harman's Corner provide the physical evidence of wealthy past times in the parish of Borden. It is a pleasing contrast with the suburban character of much of the surrounding development.

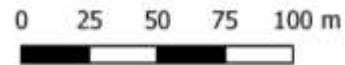
The Conservation Area has Roman, Saxon and Medieval archaeological interest.





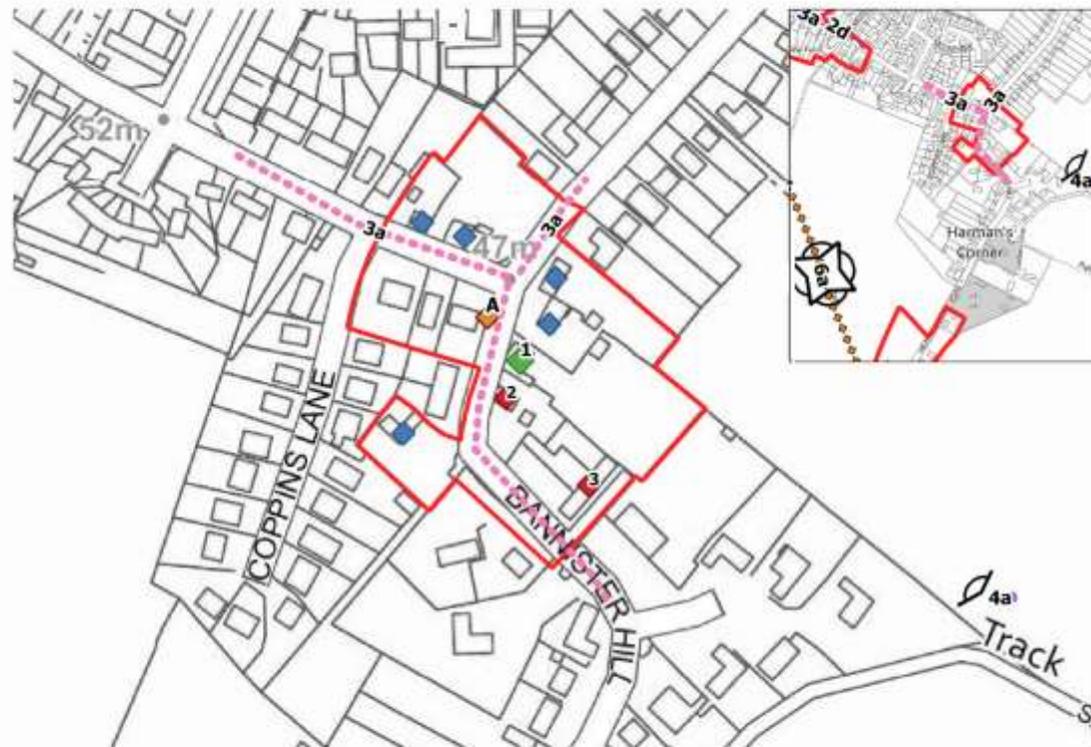
**Legend**

- Archaeological Significance
  - Iron Age and Roman
  - Medieval
- Hamman's Corner Conservation Area



**Map 18: Areas of known and potential Archaeological Significance**

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**Legend**

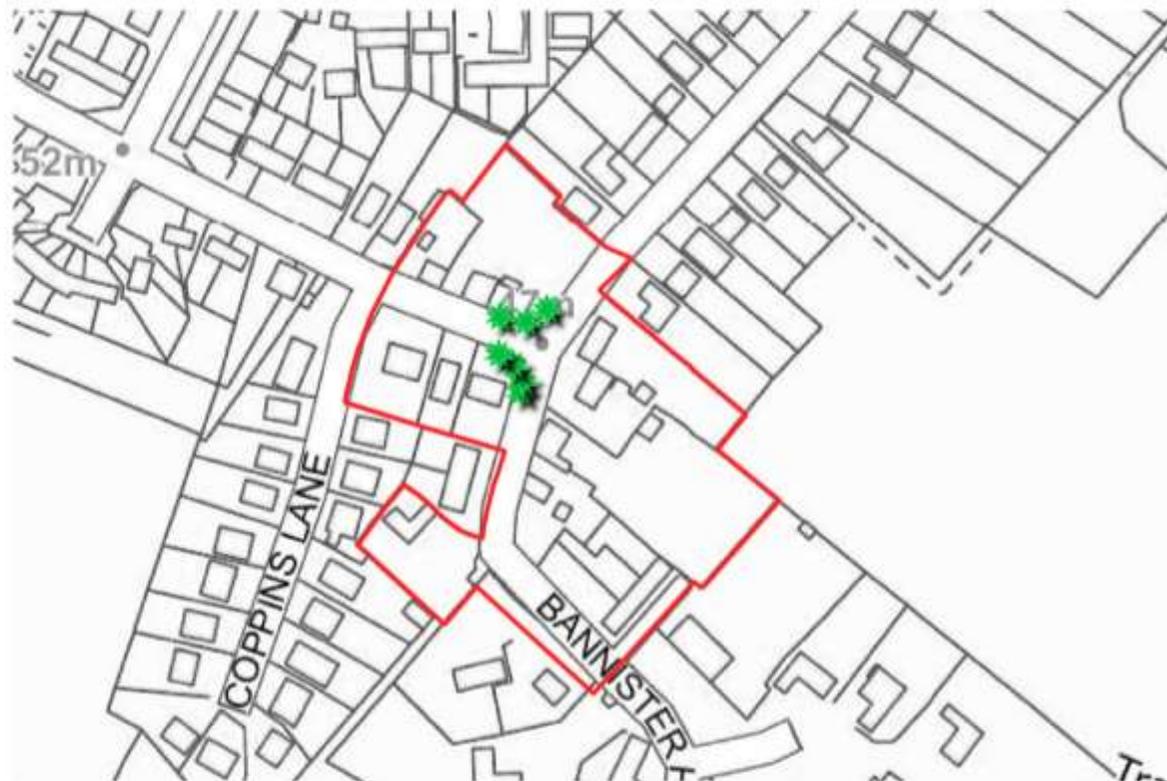
- Views
- 1 Fixed Views
  - 2 Dynamic views
  - 3 Dynamic views with focal point
  - 4 Panoramas
  - 5 Panoramas focal point
  - 6 Dynamic panorama
  - 7 Dynamic panorama with focal point
- Historic Buildings
- Listed Buildings
  - Building of Local importance
  - Other historic buildings
  - Other built feature
  - Borden Conservation Areas Extension
  - Borden Conservation Areas

0 25 50 75 100 m

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**Map 19a: Key Characteristics - Historic Features and Views**

BUILDINGS OF LOCAL IMPORTANCE: 1. Bannister House  
 OTHER HISTORIC BUILDINGS: 2. Upper Bannister Hill Cottages 3. Nos 1-4 Bannister Cottages  
 OTHER BUILT FEATURES: A. Fingerpost



Legend

 Important Trees (Indicative)

Important Open Space

 Formal

 Informal

 Other

 Orchard

 Borden Conservation Areas Extension

 Borden Conservation Areas

0 50 100 m



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**Map 19b: Key Characteristics -  
Open Space and Trees**

### Key Positive Characteristics

- Broumfield (Grade II LB 1185794) is an 18<sup>th</sup> century timber framed house.
- Harman's Corner (Grade II LB 1069390) is a 17<sup>th</sup> century timber framed house.
- Cast iron fingerpost at junction.
- 241 Borden Lane (Grade II LB No 1185676) is a 19<sup>th</sup> century house.
- 245 and 247 Borden Lane (Grade II LB 1069423) a 15<sup>th</sup> Century Wealden Hall with surviving original fabric.
- Bannister House (Locally Important) is substantial brick house built 1880.
- Upper Bannister Hill Cottages a matching pair of two storey 19<sup>th</sup> century[check] rendered houses.
- Nos. 1-4 Bannister Cottages early 20<sup>th</sup> century two storey cottages.
- Significant boundary retaining wall with a hedge above on Bannister Hill.
- Bannister Hall (Grade II LB No 1069422) identified as a 16<sup>th</sup> century timber framed house it has origins in the 14<sup>th</sup> century.
- Boundaries including railing and white painted timber palings

- Lack of pavements is a key element of the streetscape.
- The corner is well defined by trees including yew, holly and sycamore.
- Dynamic Views along Bannister Hill, The Street and Borden Lane.
- Medium Distant view towards the Conservation Area from higher land to the east.
- 60 degree Panoramic Views along the footpath between Hearts Delight and Borden village allows an appreciation of the relationship between Borden Village, Harman's Corner and Hearts Delight.
- Surviving open land within the eastern setting of the Conservation Area.

### Spatial analysis – Archaeological Interest

#### [Map 18: Areas of Archaeological potential and sensitivity]

Important archaeological interest includes areas of archaeological sensitivity and potential for:

- Iron Age and Roman archaeology
- Saxon and Medieval archaeology focused around the three Wealden Halls

**Spatial Analysis: Historic, Artistic and Architectural interest**

[Map 19a Key Characteristics – Built Heritage and Views]

[Map 19b Key Characteristics – Open Space and Trees]

***The Street (North side)***

Broumfield (Grade II LB 1185794) is an 18<sup>th</sup> century timber framed house. Its historic interest lies in its relationship to the development of Harman’s Corner into the later Post-medieval period. It is located to the west of Harman’s Corner. It is built on the footprint of an earlier building. It is set close to the highway with a small front garden; with a white painted timber-paling to the left hand side.

Harman’s Corner (Grade II LB 1069390) is a 17<sup>th</sup> century timber framed house set close to the highway with a small front garden. It has a metal railing and a timber railing on the side that fronts onto Borden Lane.



***The Street (south side) and the junction of Borden Lane, The Street and Bannister Hill.***

Three modern bungalows set back on their plot. The appearance of their front gardens is important to the general character of the junction. The property at the junction corner is currently screened from view by a mixture of conifers and deciduous trees. There is a cast iron fingerpost partly obscured by the hedge.



***Borden lane (east side)***

241 Borden Lane (Grade II LB No 1185676) is a 19<sup>th</sup> century house built in yellow brick with a slate roof.



245 and 247 Borden Lane (Grade II LB 1069423) a 15<sup>th</sup> Century Wealden Hall with surviving original fabric.



***Bannister Hill (east and north side) (see photo below looking north)***



Bannister House (Locally Important) is substantial brick house built 1880. Attractive low decorative cast railings on low rendered walls

Upper Bannister Hill Cottages are a matching pair of two storey 19<sup>th</sup> century rendered houses with quoins and replacement windows with precast



decorated arches to the windows, and concrete tiled roofs. Low timber stained fence at front with a beech hedge on boundary round the corner.

The road sweeps left and downhill and there is a significant boundary retaining wall with a hedge above (*see photo below*)



At the bottom of the hill and set into the slope are no's 1-4 Bannister Cottages (*see photo right*). These are early 20<sup>th</sup> century two storey cottages facing onto a service road. They present walls of unpainted roughcast render, a slate covered roof and yellow brick chimney stacks.



### ***Bannister Hill (west and south sides)***

Starting at the north there are three modern dwellings set back from the road. In part the boundary is formed of a bank dropping down to the carriageway with sycamores on top. The semi natural screen of trees contributes to the enclosed street scene. On the corner of the bend of Bannister Hill is Bannister Hall (Grade II LB No 1069422) identified as a 16<sup>th</sup> century timber framed house. It has origins in the 14<sup>th</sup> century.

### **Boundary Treatment**

Boundaries are a key element of the character of the Conservation Area.

This includes:

- White-painted timber paling, metal railings, Privet Hedges, to historic houses
- High hedges and screening trees to carriageway
- Retaining brick walls.

### **Public Realm**

The frontages of Bloumfield, Harman's Corner, 245/247 Borden Lane and 241 Borden Lane consist of narrow front gardens fenced or hedged abutting a narrow pavement. The lack of pavements is a key element of the streetscape.

### Trees

The corner is well defined by trees including yew, holly and sycamore.

### Open spaces

Open spaces are not a significant component of the character of this Conservation Area which is defined by the enclosed streetscape and lack of views out from the Conservation Area. Historic houses traditionally only have narrow front gardens. Only Bannister Hall is set back within the centre of its own large plot.

### Buildings and Building Materials; Features; Structures

#### Nationally Designated Heritage

Broumfield (Grade II LB 1185794) is an 18<sup>th</sup> century timber framed house. Its historic interest lies in its relationship to the development of Harman's

Corn  
er  
into



*Photo Left Above : Broumfield Front Elevation Photo Below: Rear Elevation*

Post-



medieval period. It is constructed of white painted weatherboarding, and half hipped peg tiled roof and sash windows.



Harman's Corner (Grade II LB 1069390) is a 17<sup>th</sup> century timber framed house clad with white painted weatherboard. It has architectural interest as a surviving 17<sup>th</sup> century example of Kentish vernacular and historic interest as representing the development of the area in the 17<sup>th</sup> century. It is located on the northern side of the Harman's Corner junction. It has an L shaped plan, white painted weatherboarding, sash windows and a peg tiled roof.



*Photo Above: Harman's Corner*

241 Borden Lane (Grade II LB No 1185676) is a two storey 19<sup>th</sup> century house built in yellow brick with a slate roof. Its historic interest lies in its relationship to the development of Harman's



Corner into the later Post-medieval period. It is on the eastern side of the Harman's Corner Junction



245 and 247 Borden Lane (Grade II LB 1069423) a 15<sup>th</sup> Century Wealden Hall with surviving original fabric. It has architectural interest as a surviving 15<sup>th</sup> century example of

Kentish vernacular and historic interest as representing the earliest surviving house on Harman's Corner.



Bannister Hall (Grade II LB No 1069422) identified as a 16<sup>th</sup> century timber framed house has origins in the 14<sup>th</sup> century. It was originally called Bansies, this rare L shaped Wealden hall house was rebuilt in the 16th century as three cottages and then reconverted to one dwelling in 1950s.

The 1831 census showed 24 people lived here. Its fabric consists of wooden beams exposed with plaster infill and a plain tiled house. Its architectural



interest lies in the surviving original fabric, character and appearance and its historic interest as the farmhouse to a former 16<sup>th</sup> century farmstead. It is located on the southern edge of the Conservation Area on the western side of Bannister Hill.

*Photo Left 245 and 247 Borden Lane c.1900*

Bannister Hall is set back within its own plot of land away from the lane and its setting is instead associated with the land surrounding it, which formerly contained the historic farmstead associated with the hall. Its wider setting is formed by the modern housing developments beyond.

#### **Locally important Buildings**

Bannister House is a substantial brick-built house dated 1883 on front elevations, yellow brick painted white with sash windows a panelled door and slated roof.



*Photo Left: Bannister Hall Photo Above: Bannister House*

### Locally important features



Traditional fingerpost at junction

### Locally Distinctive building materials

15<sup>th</sup> to 17<sup>th</sup> centuries Vernacular Buildings

- Timber framed buildings with weatherboarding; sash windows
- Kent Peg Tile Roofs

18<sup>th</sup> to 19<sup>th</sup> century vernacular buildings

- Brick (brown and yellow London Stock) painted white or with white rendering
- Slate tile roofs

Boundaries

- Brick retaining walls; white picket fences; iron railing, diamond spile fences

### Views

1. views, often framed vistas, from fixed positions to focal points (such as a churches)
2. Dynamic views (experienced and evolving along a route, such as a street)

### None

3. Dynamic views with a focal point

**Views 3a** along Bannister Hill, The Street and Borden lane all with the junction as a focal point at their centre.





4. Panoramas

**View4a** Medium Distant view towards the Conservation Area from higher land to the east.



5. Panoramas featuring a focal point or points

**None**

6. Dynamic panoramas

**View 6a** 360degree Panoramic Views along the footpath between Hearts Delight and Borden village. This provides medium distant views to the west of the Conservation Area and allows an appreciation of the relationship between Borden Village, Harman's Corner and Hearts Delight.



7. Dynamic panoramas featuring a focal point or points

**None**

## Setting

The setting of Harman's Corner Conservation Area is now formed of housing developments which surround it to the north, west and south with open land surviving on the eastern side. It is approached to the south by a narrow country lane known as Hearts Delight Lane/Bannister Hill.

Modern 20<sup>th</sup> century development means that it is now joined to the village of Borden to the west and in some respects Sittingbourne to the north due to the frontage development along Borden Lane.

## Assessment of Condition; Identification of Negative key characteristics

### Key Negative Characteristics

- Unsympathetic ribbon development along northern approach to the Conservation Area along Borden Lane.
- Infilling of the historic separation between Borden and Harman's Corner.
- Some frontages of modern 20<sup>th</sup> century properties not in character in size and material and detract from the appearance of the street scene.

## 5.0. HEARTS DELIGHT CONSERVATION AREA

### 5.1. Significance and summary of special interest

The significance and special interest of Hearts Delight Conservation Area can be summarised as follows:

- Three Grade II timber framed buildings of Sharps House, Filmer House, and Hearts Delight House and the way in which they are set slightly into the valley, which itself links them all together.
- The enclosed lane through the hamlet, known as Hearts Delight Road, with a valley form, the roadside banks, and hedgerows providing a small scale rural and tranquil character.

**[Map 20 Conservation area boundary and proposed extension; Listed Buildings]**

### 5.2. Geographic character and Historical Development

Set within the dry Hearts Delight valley. The earliest settlement evidence for Hearts Delight are the two Wealden Halls of Filmer House and Hearts Delight with 15<sup>th</sup> century fabric. Hearts Delight was located at the junction between Wrens Road and Hearts Delight Road set up on the western valley side. Filmer House was offset from the junction on the southern side. The tithe map of 1836 shows that Hearts Delight owned land at this date on the opposite side of Hearts Lane including a small garden. This might explain why Filmers House was offset from the junction if it were the later of the two properties to be built in the 15<sup>th</sup> century. The 1797, 1836 and 1880s maps all show orchards to the north side of both properties with arable land beyond. These were a feature of the landscape until relatively recently

**[Map 21 Historical Development]**

*Note Historical Development relates to evidence for past land uses not current land use or date of any surviving buildings*

**[Map 22 Historic Map with modern aerial]**



Legend

- Conservation Area boundary
- Conservation Area Extension
- ◆ Listed Buildings

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**Map 20: Conservation area boundary and proposed extension; Listed Buildings**



Modern Aerial Photography 2019



1797 Ordnance Survey Surveyors Map



1838 Tithe Map



1897 Ordnance Survey 25 inch

Map 22: Historic Map Sequence with modern aerial view

ant

109

### 5.3. Character Appraisal

#### General Statement

*The key feature here is the relationship of the buildings with the landscape: at their best these have the appearance of being comfortably settled into the landscape, and with locally derived materials such as timber, flint and clay being prominent they record a very close affinity with the landscape. There is Early Palaeolithic, Iron Age, Roman, Saxon and Mediaeval archaeological interest and potential.*



Illustration of Hearts Delight. Courtesy of Borden Heritage Group

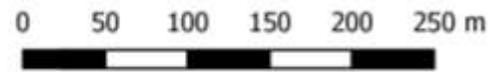
#### Key Positive Characteristics

- Filmer House a 15<sup>th</sup> century timber (Grade II) framed house with 16<sup>th</sup> and 17<sup>th</sup> century components lie within the valley bottom.
- Sharps House lies on the northern edge of the Conservation Area. This is a 17<sup>th</sup> century timber frame property (Grade II) with thatched roof.
- Hearts Delight House (Grade II), a 15<sup>th</sup> century timber framed property with later cladding from the 17<sup>th</sup> and 19<sup>th</sup> centuries.
- Position of Sharps House and Hearts Delight House on the valley side with high brick and flint walls with distinctive entranceways.
- Position of Filmers House on the valley floor.
- Yew Hedge at boundary to Sharps House.
- Pre 1800 Brick built garden wall to the south of Filmer House historically associated with Hearts Delight House.
- The meadow which wraps around the back of Filmers House is an important open space on the western side of the Conservation Area.
- Separation of Hearts Delight from modern southern extent of Borden.



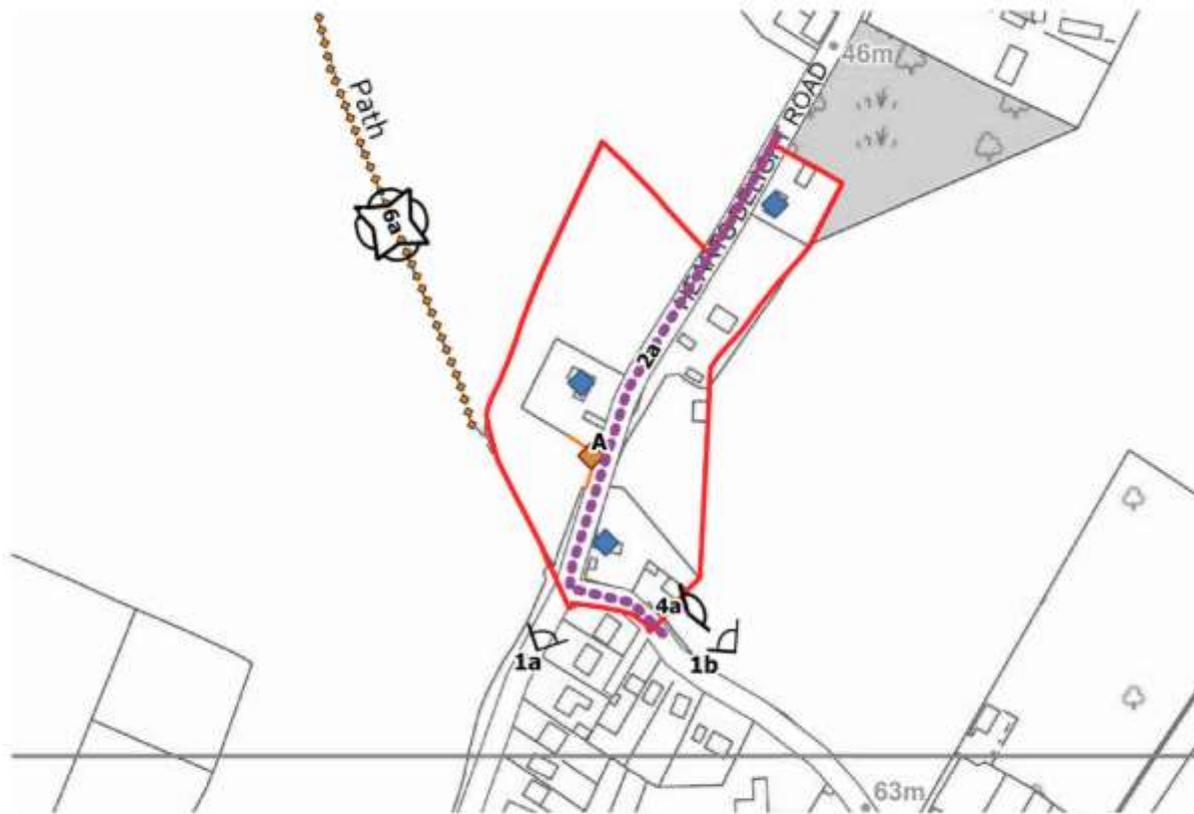
**Legend**

- Archaeological Significance
- Palaeolithic
- Iron Age and Roman
- Medieval
- Hearts Delight Conservation Area



**Map 23: Areas of known and potential Archaeological Significance**

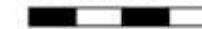
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**Legend**

- Views
- 1 Fixed Views
  - 2 Dynamic views
  - 3 Dynamic views with focal point
  - 4 Panoramas
  - 5 Panoramas focal point
  - 6 Dynamic panorama
  - 7 Dynamic panorama with focal point
- Historic Buildings
- Listed Buildings
  - Building of Local importance
  - Other historic buildings
  - Other built feature
- Hearts Delight Conservation Area

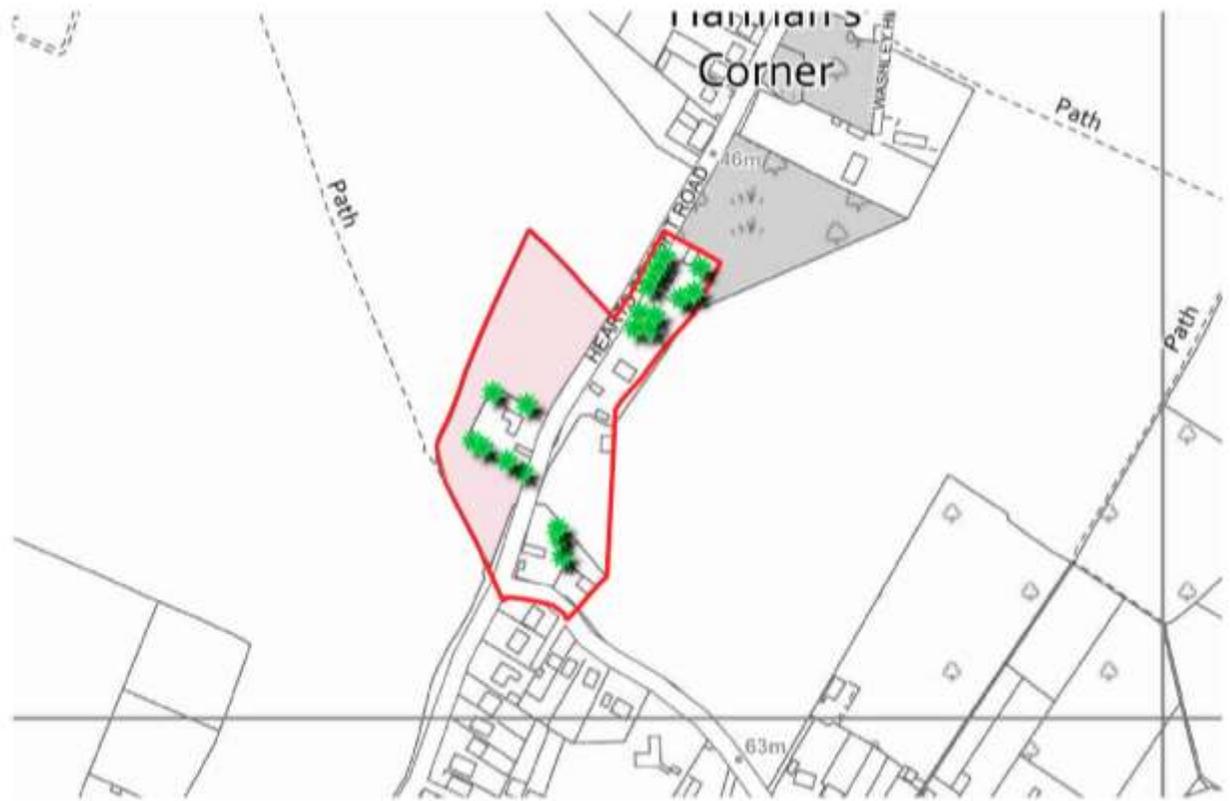
0 25 50 75 100 m



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**Map 24a: Key Characteristics -  
Historic Features and Views**

OTHER BUILT FEATURES: A. Former Garden Wall



Legend

-  Important Trees (Indicative)
- Important Open Space
  -  Formal
  -  Informal
  -  Other
  -  Orchard
-  Borden Conservation Areas Extension
-  Borden Conservation Areas



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**Map 24b: Key Characteristics - Open Space and Trees**

## Spatial analysis – Archaeological Interest

### [Map 23 Areas of Archaeological potential and sensitivity]

Important archaeological interest includes areas of archaeological sensitivity and potential for:

- Early Palaeolithic archaeology associated with the clay-with-flints on the eastern valley slope and top.
- Iron Age and Roman archaeology throughout the valley. Iron Age coinage was found at Sharps House and there is a D-Shaped enclosure to the west of Filmer House just outside the Conservation Area boundary.
- Saxon and Medieval archaeology focused around the three Wealden Halls.

## Spatial Analysis: Historic, Artistic and Architectural interest

### [Map 24a Key Characteristics – Built Heritage and Views]

### [Map 24b Key Characteristics – Open Space and Trees]

A significant feature of the Conservation Area is the group of three mediaeval framed timbered houses. These have architectural and historic interest epitomising Kentish vernacular building of the period.

### ***West side of Hearts Delight Lane***

Filmer House a 15<sup>th</sup> century timber (Grade II) framed house with 16<sup>th</sup> and 17<sup>th</sup> century components lie within the valley bottom (*see photo below*). It is set at the centre of its plot. It has a single storey building on its south east side which is weather boarded with corrugated roofs. The building and its plot can be readily appreciated from the lane.



The boundary to the road consists of a close boarded fence with concrete posts. A clear view of the house is difficult to achieve from the road.

A small remnant of grazing field wraps around the back of Filmers House and is included in the Conservation Area. At the north of Filmers House it is bounded by stock fences adjacent to the road which gives a sense of openness. There are views of Filmers House from here with the frontage facing north. The 1836 Tithe map shows the land on this side of Filmers House was in the same ownership, perhaps explaining the orientation of the building.

South of Filmers House adjacent to the meadow there is a high 1 m plus yellow stock brick wall with a doorway bounding the road and wrapping round the edge of the boundary to Filmers House. The 1836 Tithe map shows a garden in this location belonging to Hearts Delight, so this is likely to be an historic garden wall.

The doorway onto the lane is explained by the fact that historically it was used by the house opposite and provided a physical boundary on the gardens northern side to the gardens belonging to Filmers House. The land beyond, encompassing the meadow on the south side of Filmers House and the ploughed field beyond were all in the ownership of Hearts Delight as one large arable field.



***Top Photo: Filmers House viewed from the North; Bottom Photo:  
Historic Garden wall once belonging to Hearts Delight***

***East side of Hearts Delight Lane***

Sharps House lies on the northern edge of the Conservation Area. This is a 17<sup>th</sup> century timber frame property (Grade II) with thatched roof. The house is set up above the road with a flint retaining wall across the front boundary topped by a high wall and Yew Hedge. There is an attractive entrance via steep brick steps.



The fact that the house is set up on a slope behind this boundary means it is effectively screened from view from the lane. A store building/garage is on the northern side with weather boarded sides and thatched roof.

The next property is a modern c.1990s style chalet bungalow set back on its own plot at the top of the valley slope which contrasts with the historic buildings which are located on the valley side. The front boundary consists of a 3 metre high bank sloping down to the road with mixed hedgerow and low fencing. There is a single storey weatherboard building to the south plus timber sectional stables.



*Modern C1900s building*

There is then a large gap comprising arable farmland.

The final property encountered at the southern end of the Conservation Area at the junction of Hearts Delight Road and Wrens Road is Hearts

Delight House (Grade II), a 15<sup>th</sup> century timber framed property with later cladding from the 17<sup>th</sup> and 19<sup>th</sup> centuries.



### *Hearts Delight*

It is set up on the valley slope and has an adjoining courtyard formed by a 16<sup>th</sup> century red brick boundary wall and building with a distinctive plank door set in an archway. The wall is adjoined to an historic outbuilding. In addition, on the western side adjacent to Hearts Delight Road is a separate set of outbuildings partly cut into the slope. There is a brick built garage with clay tiled roof and a single storey store building or barn with weather boarded sides. These have replaced earlier outbuildings present

in this location in the 19<sup>th</sup> century. There are conifers on the junction with Hearts Delight Road.

### **Boundary Treatment**

Boundaries of significance are:

- Flint walls with brick
- High red brick boundary wall
- High Yew Hedge

### **Public Realm**

The enclosed lane through the hamlet, known as Hearts Delight Road, with a valley form, the roadside banks, and hedgerows providing a small scale rural and tranquil character

The lane is narrow with steep banks. The lack of footways means the lane is a shared space for pedestrians, equestrians and drivers. There is a well-used public footpath running from between Hearts Delight and Borden.

### **Traffic and Movement**

Traffic and movement are slowed and funnelled along the lane especially adjacent to high banks and walls on the eastern side.

### **Trees**

Orchards were formerly a dominant component of the Conservation Area from the 1700s to the 1970s. Any remnant traditional orchard trees and varieties in the private gardens to the hall would be an important biological and heritage asset. They may also preserve traditional Kentish apple varieties

The Yew hedge to the boundary of Sharps House is a distinctive feature. The private gardens to the houses have a range of native and ornamental trees some of which provide screening to the road.

### **Open spaces**

There is an important open space in the form of a meadow which wraps around the back of Filmers House and gives a sense of openness on the western side of the Conservation Area

### **Buildings and Building Materials; Features; Structures**

### **Designated Heritage**

Sharps House (Grade II LB No 1343885) is a 17<sup>th</sup> century timber frame property with painted brick infill with thatched roof. It has historic interest representing the continuing 17<sup>th</sup> century development of the hamlet, and architectural interest as a surviving example of 17<sup>th</sup> century Kentish vernacular style timber framed house.

Filmer House (Grade II 106386) is a 15<sup>th</sup> century timber framed house with plaster infill and a steeply pitched plain tiled roof 16<sup>th</sup> and 17<sup>th</sup> century components. It has historic interest representing the early historic built development of the hamlet and architectural interest as being the results of three separate builds between the 15<sup>th</sup> and 17<sup>th</sup> centuries.

Hearts Delight House (Grade II 1343886) identified as a 16<sup>th</sup> century timber framed property in the Listing reference, with later cladding from the 17<sup>th</sup> and 19<sup>th</sup> centuries. It is a two storey timber framed and clad Wealden hall with red brick and tile hung with plain tile. It has a large clay tiled roof. It may have earlier 15<sup>th</sup> century fabric with a second hall and parlour added c.1450 (Allison 2003: 31). It has Irregular fenestration of 4

wood casements to each floor, and board door to centre left. Right return front with exposed close studded framing.



*Hearts Delight c.1900*

Hearts Delight and Filmer House have historic interest representing the early historic development of the hamlet and architectural interest as surviving examples of 15<sup>th</sup>/16<sup>th</sup> Century Wealden Halls. They also provide evidence of how such houses developed between the 15<sup>th</sup> and the 17<sup>th</sup> centuries locally.

The most significant aspects of the setting of the Listed Buildings will be those that relate to their historic and architectural interest. These are the tranquil narrow and rural Hearts Delight road, the open countryside

which surrounds them, and the interrelationship between the Listed Buildings.

#### **Locally Important Buildings**

N/A

#### **Locally Important Built Features**

Pre 1800 Brick built garden wall to the north of Filmer House historically associated with Hearts Delight House.

#### **Locally Distinctive Building Materials**

15<sup>th</sup> to 17<sup>th</sup> centuries Vernacular Buildings

- Timber framed buildings with plaster infill
- Kent Peg Tile Roofs
- Thatch

Boundaries

- Flint and Brick walls
- Red brick walls
- Yellow London stock walls
- Yew Hedges

## Views

The assessment of views was divided into three concentric zones:

- long distance: views from beyond the area
- middle distant to and from the immediate setting
- historic (local) core: views from within the Conservation Area.

The views have been categorised accordingly:

1. views, often framed vistas, from fixed positions to focal points (such as a churches)

**View 1a** Local View northwards from Wrens Lane towards Hearts Delight



**View 1b** Medium distant view from Hearts Delight Road outside of the Conservation Area looking west across roofs of Hearts Delight to the western side of the valley.



2. Dynamic views (experienced and evolving along a route, such as a street)

**View 2a** Local views along Hearts Delight and curving round and up Hearts Delight Road, with medium distance views of the setting of the Conservation Area on its western side



3. Dynamic views with a focal point

None

4. Panoramas

**View 4.1** View from south eastern edge of the Conservation Area looking north from Hearts Delight Road towards the Swale estuary



5. Panoramas featuring a focal point or points

None



6. Dynamic panoramas

**View 6a** 360 degree Panoramic Views along the footpath between Hearts Delight and Borden village. This provides medium distant views looking north and east of the Conservation Area and its immediate setting and allows an appreciation of the relationship between Borden Village, Harman's Corner and Hearts Delight. It also allows long distance views looking south towards the southern setting of the Conservation Area towards Wrens Farms where Oasts act as eye catchers in the landscape.



7. Dynamic panoramas featuring a focal point or points

**None**

**Setting**

Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.

The setting of Heart's Delight was until recently was dominated by orchards, but now it is characterised by large arable fields whose pattern is relieved only by rather sparse hedgerows.

The setting of the Conservation Area with historic interest at Heart's Delight consists primarily of the rural landscape to the east and west of

Hearts Delight Road. The listed buildings make a positive contribution to each other's setting, given their proximity, the similarity of materials, and that they date from a similar period and represent the historical development of the area.

Another important aspect is the fact that Hearts Delight is still separate to the southern extent of Borden/Harman's Corner, and can still be seen as a separate hamlet.

The southern setting immediately adjacent to Wrens Lane is affected by the modern ribbon development which has occurred on its western side.

#### **Assessment of Condition; Identification of Negative key characteristics**

##### Negative Characteristics

- Loss of Traditional Orchards/Fruit Trees
- The southern setting immediately adjacent to Wrens Lane is affected by the modern ribbon development which has occurred on its western side.

## 6.0. CONSERVATION AREAS MANAGEMENT STRATEGY

Conservation Area designation is not an end in itself. It is a way of recognising the special architectural or historic interest of an area with a view to putting in place a framework to sustain its character for this and future generations.

Conservation is not about preventing change; the Borden Conservation Areas are part of a living community and change is needed to sustain and meet their future needs. It is about positively managing change so that what we cherish today can be properly looked after and passed on to future generations in good condition. Conservation Area designation brings with it certain statutory controls and restrictions which are described below. It also affords the opportunity for others, such as the Parish Council, local amenity groups, Kent County Council, Kent Highways, individual householders and local businesses to take part in positively managing the area.

It also can help identify opportunities where conservation can help to deliver wider social, cultural, economic and environmental benefits and

where there may be opportunities to draw on the contribution made by the historic environment to the character of a place.

This strategy is intended to encourage active involvement in the future management of the Conservation Areas.

### 6.1. Planning Policy and Guidance

See further Detail in Appendix 4.

#### **Current Statutes and National Planning Policies**

Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Section 66 in relation to Historic Buildings

#### **National Planning Policy Framework and supporting guidance**

#### **Historic England Guidance**

Historic England produce Good Practice Advice (GPA) and Advice Notes (HEAN).

## Swale Borough Council Development Plan - Local Plan Policies - Bearing Fruits 2031

**Core Objective 4.** *Conserve and enhance our historic and natural assets as the means to drive regeneration, tourism, and environmental quality and to reverse declines in their condition.*

### **Policy CP8: Conserving and enhancing the historic environment**

*To support the Borough's heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:*

- 1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;*
- 2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM 32-DM 36;*
- 3. Respond to the integrity, form and character of settlements and historic landscapes;*
- 4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;*
- 5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;*
- 6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future;*
- and 7. Promote the enjoyment of heritage assets through education, accessibility, interpretation, and improved access.*

Other relevant policies include:

- ST1 Delivering sustainable development in Swale
- CP4: Requiring good design
- CP7: Conserving and enhancing the natural environment
- DM14: General development criteria
- DM16: Alterations and extensions
- DM32: Development involving listed buildings
- DM33: Development affecting a Conservation Area
- DM34: Development affecting scheduled monuments and archaeological sites

Note the next Local Plan will cover the period 2022-2038

### **Adopted Supplementary Planning Guidance**

The following Planning Guidance has been adopted by Swale Borough Council supplementary to the Swale Borough Local Plan, 2008:

- Conservation Areas
- Listed Buildings
- Kent Design

## Swale Heritage Strategy 2020 -2032

This strategy provides a framework for the designation, conservation, management and physical and economic regeneration of Swale’s Historic Buildings and Areas, including designated historic parks and gardens. From analysis of evidence on Swale’s heritage and some early engagement with local stakeholders, a high level vision and set of five associated priorities have been identified.

### 6.2. Buildings at Risk

There are no designated heritage assets within the Borden Conservation Area on Historic England’s Heritage at Risk Register or on the Swale Heritage at Risk Register.

Local heritage assets and features at risk have been identified in the management and action plan for each conservation area (section 6.5) These may be added to the local Heritage at Risk Registers if their significance is threatened by their condition. In such instances, the Council will notify respective owners and where possible, work with them to investigate opportunities for external funding to support efforts to conserve heritage assets included on the respective registers.

### 6.3 Condition and Forces for Change

Chestnut Street Conservation Area is in moderate condition  
Borden The Street Conservation Area is in good condition.  
Harman’s Corner Conservation Area are in good condition.  
Hearts Delight Conservation Area is in excellent condition.

#### Forces for Change

- Loss of historic orchards since the 1970s
- Pressure from commuter traffic and large vehicles using the Conservation Areas as a cut through between the A2 and the M2
- Pressure from commuter parking at Chestnut Street

### 6.4. Management Objectives and Approach

#### Householder Alterations and Article 4Directions

The Conservation Area Character Appraisal has identified some householder alterations which have involved the removal of historic features such as sash windows, doors, roof coverings and demolition of chimney stacks. These alterations are harmful to character but particularly so when they affect a symmetrical pair, or a terrace, where the impact of ill-considered alterations can be more obvious.

Many minor householder alterations to unlisted buildings can be undertaken without the need for planning permission but the cumulative impact of ill-considered change to historic and/or traditional properties can have a harmful effect on the character and appearance of the Conservation Area.

In light of the above, buildings where Article 4 Directions may be appropriate are identified in the management and action plan for each conservation area (section 6.5). This will allow some householder alterations (which are currently classed as permitted development) to be brought under planning control to ensure that alterations are positively managed.

Opportunities to reinstate missing architectural features (such as sash windows, panelled doors or roof coverings) and traditional boundary

treatments will be encouraged by the Council and may be requested in relation to planning applications for extensions and/or alterations, where appropriate.

The Council will seek to ensure that householder alterations which require planning permission positively enhance the special character and appearance of the Conservation Area.

#### **Public Realm/Street Management**

The public realm makes a positive contribution to the character of Borden Conservation Areas. However, in rural conservation areas it is especially necessary to guard against standard highway 'improvements' which do not respect the special character of the Conservation Area. All four areas are affected by pressure from commuter traffic and large vehicles using the village as a cut through between the A2 and the M2. Chestnut Street is also affected by commuter parking.

Trees, green space, grassy embankments and road margins are all significant features of the Conservation Area. Positive management of

highway trees and highway margins will be an important aspect of maintaining the special character of the Conservation Area.

Highway maintenance and improvements will be carried out in accordance with Kent County Highways 'Highway Works and Heritage Assets: The Kent Protocol for Highway Works in Relation to Designated Heritage Assets' second edition, 2011, which contains specific provision for works in Conservation Areas.

The Borough Council and County Council will seek to ensure that the public realm of this Conservation Area is sensitively managed.

#### **New Development Opportunities**

- There is little Potential for new development within the Borden The Street and, Harman's Corner Conservation Areas as infilling within boundary has already used up any vacant plots. However, any new buildings or renewal of existing sites need to consider the management priorities set out below.
- Development within the settings of the Conservation Area should conserve the historic grain of the villages and avoid the infilling of

the remaining rural countryside gap between Hearts Delight and Harman's Corner and between Borden and Sittingbourne.

- Further Ribbon development along Wrens Road, Pond Farm Road and Wisers Lane, which over time will blur the village and hamlets into one settlement, should also be avoided.

## 6.5. Conservation Area Objectives and Priorities for Management and Action

**Overarching Objectives: The Council will seek to ensure that the significance of The Borden Conservation Area is sustained and enhanced through:**

1. The preservation and enhancement of the area's special interest, character or appearance
2. The preservation or enhancement of the setting of the conservation area and other designated heritage assets.
3. The safeguarding and better revealing the significance of any archaeology.
4. Protection and enhancement of landmarks, views and vistas within and without the conservation area.
5. Protection of the landscape around the Conservation Area and the important role this plays in providing it with an attractive and

contextually appropriate rural setting, which focuses on the heritage interest which informs the significance of the Conservation Area.

6. Safeguarding non-designated heritage assets which make a positive contribution to the significance of the area.
7. Safeguarding the network of public rights of way.
8. Safeguarding significant spaces.
9. Safeguarding significant trees, orchards and woods
10. Promotion of high quality design in new development which responds positively to context and the distinct characteristics of the conservation area.

## BORDEN THE STREET: PRIORITIES FOR MANAGMENT AND ACTION

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives | Specific Management Guidelines                          | Other Actions   |
|--|------------|---|---|
| Focus of Iron Age and Roman activity and area of archaeological potential to the north of Pond Farm Road and the Street. (A)   | Ob3        | Policy - recognising archaeological sensitive/potential |   |
| Village core includes an area of Anglo-Saxon, and Medieval archaeological potential (A)  | Ob3        | Policy - recognising archaeological sensitive/potential |   |
| Surviving base of the Tithe Barn to the north of Boden Hall represents a feature of Mediaeval archaeological significance. (A)   | Ob3        | Feature of Archaeological significance                  | Archaeological recording of the surviving wall                                      |
| Medieval church (Grade I) and churchyard (an historic local open space) (PC)   | Ob1        |   | .   |
| Flint and Brick churchyard wall and Brick boundary wall to Borden Hall (Locally important feature in their own right) (PC)   | Ob1<br>Ob6 |   | Potential candidates for local listing  |
| Grade II* Listed Borden Hall and other Grade II Listed Wealden Halls with at least an element of surviving 15 <sup>th</sup> century fabric: Chestnut Street Farm (Grade II Listed); Holly Cottage (Grade II Listed), plus The Homestead a building of local importance. (PC) | Ob1<br>Ob6 |   | Article 4 Directions for The Homestead<br>The Homestead potential for local listing |
| Later 17 <sup>th</sup> century timber framed buildings (Grade II Apple Tree Cottage) and early brick built houses Yew Street Cottage (Grade II). (PC)  | Ob1        |   |   |
| Elegant brick built 19 <sup>th</sup> century houses including Forge House  | Ob1        |   | Article 4 Directions for 1 and 2 Oak  |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)   | Objectives  | Specific Management Guidelines   | Other Actions   |
|---|-------------|--|---|
| and Barrow House, (Grade II Listed), Oak House (Grade II Listed) and 1 and 2 Oak Cottages (Locally Important) and Olive House (Locally Important). (PC)   |             |  | Cottages and Olive House<br>Potential candidates for local listing.   |
| The post office with its shop front which has been present on The Street since at least 1900 AD (Locally Important). (PC)   | Ob1         |  | Article 4 Directions<br>Inclusion on the Swale Heritage at Risk Register  |
| Post Office historic shop frontage not in use and in need of attention (NC)   |             |  |   |
| 19 <sup>th</sup> century Forge (Grade II Listed) (PC)   | Ob1<br>Ob10 |  | Enhancement of the frontage   |
| Other historic buildings of interest: mid to late 19 <sup>th</sup> Century Froghole, Wises Lane; Rose Cottage and the Conifers, The Street; early 19 <sup>th</sup> century terraced cottages 1-4 The Street and attached c.1900 cottage (no 5); converted 18 <sup>th</sup> ?/early 19 <sup>th</sup> century The Barn, The Street; and Borden Hall Cottages, School Lane. (PC)   | Ob1         |  | Article 4 directions for early 19 <sup>th</sup> century terraced cottages 1-4 The Street and attached c.1900 cottage no 5, The Street |
| Historic buildings facing directly onto the road or pavement or with narrow front plots defined by iron railings, white fencing or London stock brick walls. (PC)   | Ob1<br>Ob10 | Ensure appropriate boundaries to the frontage of buildings within the Conservation Area. | Seek opportunities to soften discordant existing frontages with appropriate planting and more traditional boundaries                  |
| Low brick retaining walls at the frontage of modern 20 <sup>th</sup> century properties not in character in size and material and detract from the appearance of the street scene where they occur on The Street and School Lane. Areas of hard standing and parking in the front of the setback 20 <sup>th</sup> century buildings on the south side of The Street. This creates a discordant note to the street scene. (NC) |             |  |   |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)                                       | Objectives | Specific Management Guidelines  | Other Actions   |
|---|------------|---|---|
| Winding narrow enclosed lanes with few footways: Wisers Lane; School Lane; and Pond Farm Road. (PC)   | Ob1        | Policy – for ensuring a shared street space is maintained for all users, whilst still being sympathetic to the character of the Conservation Area | Investigate potential for Weight Restrictions   |
| Pressure from commuter traffic and large vehicles using the village as a cut through between the A2 and the M2 (FC)   |            |   |   |
| The more open and formal streetscape of The Street and the traditional features (fingerposts, lamppost and sign) associated with the junction. Well defined by a row of chestnut trees (PC) | Ob1<br>Ob9 |   | Maintain traditional street furniture and signage at the Junction.  |
| Surviving traditional Orchard to the south of Yew Tree Cottage. (PC)  | Ob1<br>Ob9 | Policy for maintaining the historic and biodiversity potential of the orchard   | Any remnant traditional orchard trees and varieties on private gardens and land are an important biological and heritage asset. They may also preserve traditional Kentish apple varieties. Work with the local community to identify |
| Loss of historic orchards since the 1970s (FC)  |            |   |   |
| The Playstool (important historic formal and informal recreational space) associated with mature beech and chestnut trees (PC)  | Ob1<br>Ob8 | Maintain chestnut trees<br>Retain long distant views northwards   |   |
| Gardens and land surrounding Borden House and bordering onto Wisers Lane including the Listed 17 <sup>th</sup> century Dovecot, the foundations of the Tithe Barn. (PC)                     | Ob1<br>Ob6 |   | Tithe Barn foundations added to Local List of Heritage structures   |
| Pond and open land (historic local open space) to the west of Chestnut Street Farmhouse. (PC)   | Ob1<br>Ob8 | Policy for maintaining last surviving pond in village   |   |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)   | Objectives                       | Specific Management Guidelines  | Other Actions                               |
|---|----------------------------------|---|---|
| Important views including framed vistas at Pond Farm Road, to Borden Hall and down The Street; Dynamic views with/without focal points on Wisers Lane, The Street, Pond Farm Road and School Lane, trackway to the south of Chestnut Farmhouse; and Panoramic views from the Playstool and School Lane looking north and along the footpath between Hearts Delight and Borden. (PC) | Ob1<br>Ob4                       | Retain panoramic views along the footpath, and the framed vistas  |   |
| Modern farm buildings to the south and west of Street Farmhouses within the setting of the Conservation Area which provide a hard modern edge of views towards the Conservation Area from the footpath running between Borden and Hearts Delight, and which are unsympathetic in scale and materials. (NC)  | Ob1<br>Ob2<br>Ob4                | Policy for lessening impact<br><i>[need to check planning history]</i>  | Screening of Poplars to soften eastern edge |
| Core of the historic village still separate from the modern fringe of Sittingbourne to the north; the Mediaeval and early Post Mediaeval development of the village can still be read in the landscape. (PC)  | Ob1<br>Ob2<br>Ob5<br>Ob4<br>Ob10 | Prevent further ribbon development which erodes the footprint of the village<br>Policy to maintain meaningful countryside gap |   |
| Rural countryside setting to the north, west and south with features of historic interest linked to the significance of the Conservation Area (PC)  |                                  |   |   |
| Unsympathetic ribbon development along northern approach to the Conservation Area along Wisers Lane in the setting of (NC)  |                                  |   |   |
| Infilling of the historic separation between Borden and Harman's Corner (NC)  |                                  |   |   |

## CHESTNUT STREET: PRIORITIES FOR MANAGMENT AND ACTION

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives         | Specific Management Guidelines  | Other Actions   |
|--|--------------------|---|---|
| Archaeological potential for Early and Middle Palaeolithic archaeology and paleo-environmental information focused on the Coombe/Head deposits and the head/solifluction gravel  | Ob3                | Policy - recognising archaeological sensitive/potential   |   |
| Archaeological potential for Saxon and Medieval archaeology focused on the Wealden Halls (A)   | Ob3                | Policy - recognising archaeological sensitive/potential   |   |
| Possible Medieval and definite Post-Medieval archaeological evidence for chalk and gravel extraction on the south side of the Conservation Area.   | Ob3                | Policy - recognising archaeological sensitive/potential   | Identify and record quarries – potential for listing as locally important archaeological features.    |
| A group of four 15th and 16th century timber framed Listed Buildings on the south side of Chestnut Street (Hook's Hole Grade II*; Old House Grade II; Tudor Rose/Dumbles Grade II; and Oldstede Grade II*)             | Ob1<br>Ob2<br>Ob10 | Ensuring future development and modification of this area enhances the character of the Conservation Area | .   |
| Area of unsympathetic land use to the south of the Listed Buildings  |                    |   |   |
| A row of later historic 18 <sup>th</sup> and 19 <sup>th</sup> century cottages on the north side of the road including the Tudor Rose Public House and Chestnut Cottage/Chestnut House (Buildings of Local Importance) | Ob1                |   | Potential candidate for local listing<br><br>Article 4 directions for Chestnut Cottage/Chestnut House |
| Unsympathetic design of 20 <sup>th</sup> century houses infilling the streetscape on the northern side   | Ob1<br>Ob10        | Future development or modification of these plots use sympathetic building materials and                  |   |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives        | Specific Management Guidelines   | Other Actions  |
|--|-------------------|--|--|
|  |                   | styles   |  |
| An unattractive area of former highway now used for commuter parking which detracts from the street scene.   | Ob1<br>Ob10       |  | Bring forward development of this area which enhances character of the Conservation Area |
| Location on the historic toll road between Sittingbourne and Maidstone, evidenced by surviving roadside milestone (Locally Important)  | Ob1<br>Ob6        | Policy to preserve milestone in situ   | Milestone potential for local listing  |
| The creation of the modern dual carriageway has allowed the rural character of the hamlet to remerge (PC)  | Ob1               |  | Restrict road side parking for non-residents within the new CA boundary                  |
| Pressure from commuter traffic and large vehicles using the village as a cut through between the A2 and the M2 (FC)  |                   |  |  |
| Commuter parking within the Conservation Area.   |                   |  |  |
| Evidence for Post-Medieval quarrying for chalk and gravel which is of archaeological interest (PC)   | Ob1               | Seek opportunities to record the morphology and any surviving structures in the chalk quarry                                       | Restore condition of pond  |
| Potential loss of Limekilns within the large chalk quarry  |                   |  |  |
| Pond in poor condition   |                   |  |  |
| The surviving open countryside to the east, west and south all form important open spaces preserving the sense of the rural location of the buildings. (PC)  | Ob1<br>Ob3<br>Ob8 | Retain these open spaces. Avoid inappropriate large-scale or obtrusive elements on visually sensitive open areas and valley sides. |  |
| Areas of grazed pasture to the east and west of the group of timber framed Listed Buildings separates the cluster of Chestnut Street's older building from other residential development and industrial development, and consequently helps to maintain the integrity of the historic area. (PC) | Ob1<br>Ob3<br>Ob8 | Prevent further infilling on the north west side of Chestnut Street. Maintain integrity of the area.                               |  |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives                 | Specific Management Guidelines | Other Actions  |
|--|----------------------------|--------------------------------|--|
| <p>Local views along Chestnut Street, revealing buildings of historic interest as you travel through the Conservation Area (PC)</p> <p>Medium and Long distance 180 degree views from the Footpath which runs from the southeast corner of the Conservation Area up to Chestnut Wood and then eastwards Limepits Cross (PC)</p> <p>180 degree medium Panoramic Views along Chestnut Street looking south east across meadow on south side of the Conservation Area. (PC)</p> | <p>Ob1<br/>Ob3<br/>Ob4</p> | <p>Retain key views</p>        |  |
| <p>Large modern sheds/barns within the northern setting of the Conservation Area. This is an incongruous element in the landscape (NC)</p>   | <p>Ob1<br/>Ob2</p>         |                                | <p>Screening of these sheds on their western side with native tree planting to soften hard edge.</p> |

HARMAN'S CORNER: PRIORITIES FOR MANAGAMENT AND ACTION

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives  | Specific Management Guidelines   | Other Actions               |
|--|-------------|--|-----------------------------|
| Archaeological potential for Iron Age and Roman Archaeology  | Ob3         | Policy - recognising archaeological sensitive/potential                              |                             |
| Archaeological potential for Saxon and Medieval archaeology focused on the Wealden Halls (A)   | Ob3         | Policy - recognising archaeological sensitive/potential                              |                             |
| Group of Listed Timber framed houses: Broumfield (Grade II LB 1185794) is an 18 <sup>th</sup> century timber framed house; Harman's Corner (Grade II LB 1069390) is a 17 <sup>th</sup> century timber framed house; 245 and 247 Borden Lane (Grade II LB 1069423) a 15 <sup>th</sup> Century Wealden Hall with surviving original fabric; and Bannister Hall (Grade II LB No 1069422) identified as a 16 <sup>th</sup> century timber framed house it has origins in the 14 <sup>th</sup> century. | Ob1<br>Ob2  |  |                             |
| 241 Borden Lane (Grade II LB No 1185676) is a 19 <sup>th</sup> century house   | Ob1<br>Ob2  |  |                             |
| Bannister House (Locally Important) is substantial brick house built 1880.   | Ob1<br>Ob6  |  |                             |
| Upper Bannister Hill Cottages a matching pair of two storey 19 <sup>th</sup> century rendered houses No's 1-4 Bannister Cottages early 20 <sup>th</sup> century two storey cottages  | Ob1<br>Ob6  |  |                             |
| Significant boundary retaining wall with a hedge above on Bannister Hill   | Ob1<br>Ob6  | Needs to be retained   | Candidate for Local listing |
| Cast iron fingerpost at junction   | Ob1<br>Ob6  | Needs to be retained   | Candidate for Local listing |
| Boundaries including railing and white painted timber palings  | Ob1<br>Ob6  | Needs to be retained   |                             |
| Lack of pavements is a key element of the streetscape.   | Ob1         |  |                             |
| Some frontages of modern 20 <sup>th</sup> century properties not in character in size and material and detract from the appearance of the street scene   | Ob1<br>Ob10 | Future development or modification of these plots use sympathetic building materials |                             |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives        | Specific Management Guidelines                  | Other Actions |
|--|-------------------|---|---------------|
|  |                   | and styles                                      |               |
| The corner is well defined by trees including yew, holly and sycamore.   | Ob1<br>Ob9        |   | TPOs?         |
| Dynamic Views along Bannister Hill, The Street and Borden Lane<br>Medium Distant view towards the Conservation Area from higher land to the east.<br>60 degree Panoramic Views along the footpath between Hearts Delight and Borden village allows an appreciation of the relationship between Borden Village, Harman's Corner and Hearts Delight. | Ob1<br>Ob4<br>Ob7 | Retain key views                                |               |
| Surviving open land within the eastern setting of the Conservation Area.   | Ob1<br>Ob 2       | Retain key views. Retain open land to the east. |               |
| Unsympathetic ribbon development along northern approach to the Conservation Area along Borden Lane  | Ob5<br>Ob10       |   |               |
| Infilling of the historic separation between Borden and Harman's Corner  |                   |   |               |

#### HEARTS DELIGHT: PRIORITIES FOR MANAGEMENT AND ACTION

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC) | Objectives | Specific Management Guidelines        | Other Actions |
|---|------------|---------------------------------------|---------------|
| Important archaeological interest includes areas of archaeological sensitivity and potential:   | Ob3        | Policy for recognizing archaeological |               |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC)  | Objectives        | Specific Management Guidelines         | Other Actions               |
|--|-------------------|--|-----------------------------|
| Early Palaeolithic archaeology associated with the clay-with-flints on the eastern valley slope and top<br>Iron Age and Roman archaeology throughout the valley. Iron Age coinage was found at Sharps House and there is a D-Shaped enclosure to the west of Filmer House just outside the Conservation Area boundary.<br>Saxon and Medieval archaeology focused around the three Wealden Halls  |                   | sensitive/potential                    |                             |
| Filmer House a 15 <sup>th</sup> century timber (Grade II) framed house with 16 <sup>th</sup> and 17 <sup>th</sup> century components lie within the valley bottom.<br>Sharps House lies on the northern edge of the Conservation Area. This is a 17 <sup>th</sup> century timber frame property (Grade II) with thatched roof.<br>Hearts Delight House (Grade II), a 15 <sup>th</sup> century timber framed property with later cladding from the 17 <sup>th</sup> and 19 <sup>th</sup> centuries. | Ob1<br>Ob2        |  |                             |
| Position of Sharps House and Hearts Delight House on the valley side with high brick and flint walls with distinctive entranceways   | Ob1<br>Ob5        | Boundaries feature of Local Importance |                             |
| Isolated Position of Filmers House on the valley floor   | Ob1<br>Ob5        |  |                             |
| Yew Hedge at boundary to Sharps House  | Ob1<br>Ob6        | Retain- Feature of historic Importance |                             |
| Pre 1800 Brick built garden wall to the north of Filmer House historically associated with Hearts Delight House.   | Ob1<br>Ob6        | Feature of Local Importance            | Candidate for local listing |
| Separation of Hearts Delight from modern southern extent of Borden.  | Ob1<br>Ob2<br>Ob4 | Retain the gap                         |                             |
| The meadow which wraps around the back of Filmers House is an important open space on the western side of the Conservation Area  | Ob1<br>Ob8        |  |                             |

| Special Interest & Positive Characteristics (PC), Negative Characteristics (NC), Archaeological Potential/Significance (A) and Forces for Change (FC) | Objectives         | Specific Management Guidelines | Other Actions |
|---|--------------------|--------------------------------|---------------|
| Loss of Traditional Orchards/Fruit Trees  | Ob1<br>Ob9         |                                |               |
| The southern setting immediately adjacent to Wrens Lane is affected by the modern ribbon development which has occurred on its western side.          | Ob1<br>Ob2<br>Ob10 | Prevent further infilling      |               |

APPENDICES

## Appendix 1: Extracts from the National Heritage List for England (the Statutory List of Buildings of Special Architectural or Historic Interest)

The statutory list is compiled and published by the Secretary of State for Culture Media and Sport and is altered and amended from time to time. The list descriptions below were current in March 2016 but for more up to date information please visit the National Heritage List for England at [www.historicengland.org.uk/listing/thelist](http://www.historicengland.org.uk/listing/thelist).

The omission of a building from this list should not necessarily be taken to indicate that it is not listed.

Features which are not specifically mentioned in the list description are not exempt from statutory protection which extends to the building, to any object or structure fixed to the building and to any structure within the curtilage of the building pre-dating the 1st July 1948.

### **BORDEN THE STREET**

#### **Borden Hall**

Grade: II\*

List Entry Number: 1185884

Date first listed: 27-Aug-1952

Statutory Address: BORDEN HALL, WISES LANE

TQ 86 SE BORDEN WISE'S LANE (west side)

5/27 Borden Hall 27.8.52 GV II\*

House. C15 and C17. Timber framed and part exposed with plaster infill, and clad with chequered brick and plaster, with plain tiled roof. Two storeys and basement with coved eaves cornice, and stacks to centre left and projecting end right. The front of 8 windows, in 3 blocks. Left: painted brick and plaster, 3 wood casements to each floor. Centre: chequered brick with 2 oversailing half-hipped gables, 4 wood casements on first floor and 3 on ground floor with gauged heads and 5 panelled door to left with flat hood. Right: originally jettied, now underbuilt with red brick, end jettied and with exposed close studding and plaster infill on first floor and oversailing hipped gable, 1 mullioned window on first floor, 2 light segmental oriel window on ground floor. (See B.O.E. Kent II, 1983, 149).

Listing NGR: TQ8820963022

#### **Dovecot 15 yards North of Borden Hall**

Grade: II

List Entry Number: 1343891

Date first listed: 27-Nov-1984

Statutory Address: DOVECOT 15 YARDS NORTH OF BORDEN HALL, WISES LANE

TQ 86 SE BORDEN WISE'S LANE (west side)

5/28 Dovecot 15 yards north of Borden Hall

GV II

Dovecot. C17. Timber framed and part exposed, part clad with weather board and plaster to first floor, with plain tile roof. Two storeys and loft with hip, lantern and 1 hipped dormer. Loft door, and half-door with side lights.

Listing NGR: TQ8820963022

### **Church of St Peter and St Paul**

Grade: I

List Entry Number: 1185731

Date first listed: 24-Jan-1967

Statutory Address: CHURCH OF ST PETER AND ST PAUL, THE STREET

TQ 86 SE BORDEN THE STREET (north side)

5/30 Church of St. Peter 24.1.67 and St. Paul

GV I

Parish church. C12, C13 and C15. Flint. Western tower, nave and aisles, chancel and aisles, south porch and priests room to north west. Exterior: large 2 stage tower with string course to parapet. Romanesque west doorway with attached shafts, roll mould, beaded zig-zag surround and fish-scale pattern on drip mould. Three light C15 Perp. window over, C12 2 light in upper stage, and C15 2 light belfry opening. Lozenge-shaped clock face on south wall. One storey square stair turret to north west. South aisle with diagonal corner buttress, battlemented parapet, C15 Perp. windows and battlemented south porch with water-spouts. Battlemented octagonal vice separates aisle from south east chapel. Two offset buttresses and eastern diagonal buttress, with steeply pitched roof, with the top

portion only of a restored C13 lancet window, 3 light C16 window and restored C14 "kentish" traceried window with mouchelles and flattened heads. The north east and south east chapels are on plinths, the chancel, not so, reveals C12 quoins. South east window c. 1300 cusped Y-tracery, the east window C19 reticuled style, the north east c. 1300 cusped Y-tracery. North aisle with 3 buttresses and 3 C14 curvilinear windows of 2 lights with mouchettes. Interior: large C12 tower arch scalloped, with attached shafts. 2 bay double-chamfered nave arcade, octagonal water - holding based piers. Roof of 3 crown posts and 1 wooden clerestory light. South east chapel with upper half of lancet reveal, 2 bay arcade to chancel. Heavily restored chancel with C19 2 bay arcade to north east chapel (now organ space). Chancel roof C19 cusped and panelled ceiling, south-east chapel C15 boarded segmental tunnel-vault, with covered bases concealing hammer-beams. Fittings: angle piscina in chancel, and cusped piscinae in south chapel and south aisle. Doorways in south aisle to external vice, for missing roof loft. C15 font, octagonal, with large riased letters on side: DTB, with wrought iron hood attached to pulley system on wall. Hexagonal C17 pulpit. Monuments: in south east chapel, wall monument to Robert Plot the elder d. 1671, showing St. Michael spearing the Devil, who lies under St. Michaels shield which bears an inscription. Supported by a shield below, with field of weapons of war, and crest of canons supporting a knight's helm; attributed Jaspar Latham. In north aisle: Dr. Robert Plot, d.1696, antiquarian, Oxford don, first secretary of Royal Society. Large oval tablet wreathed with flowers and palms with urn over, putti on edge of oval and coat of arms below. Also, wall tablet to Ralph Sherwood, d. 1705, and Mary Sherwood, d. 1708. White alabaster scrolled plaque with putti and urn over, on coved base. Coat of Arms in lozenge panel in north aisle - in memoriam Rebecca Plot. Brasses to William Fyge, d. c. 1450 and William Fordmell, d. 1521, layman and priest respectively. Wall painting on north wall of St. Christopher c. 1500. Royal Arms over south door, 1719. (See B.O.E. Kent II, 1983 p. 147 - 8).

Listing NGR: TQ8822562864

### **Yew Tree Cottage**

Grade: II

List Entry Number: 1069389

Date first listed: 27-Nov-1984

Statutory Address:

YEW TREE COTTAGE, POND ROAD

TQ 86 SE BORDEN POND ROAD (east side)

5/31 Yew Tree Cottage

II

Farmhouse. Early C18. Red brick and plain tiled roof. Two storeys and hipped roof with catslide to left, stacks to centre left and projecting and offset stack to right. Four metal casements to first floor, 3 wood casements to ground floor with segmental heads. C20 plank and stud door with flat hood centre left.

Listing NGR: TQ8809362887

#### **Street Farm House**

Grade: II

List Entry Number: 1185802

Date first listed: 24-Jan-1967

Date of most recent amendment:

27-Nov-1984

Statutory Address: STREET FARM HOUSE, THE STREET

TQ 86 SE BORDEN THE STREET (south side)

5/32 Street Farm House 24.1.67 and Nos. 1-3 Street Farm Cottages

GV II

Cottage row. C16 and clad C17 - C19. Timber framed, exposed with, plaster infill, and part clad with flint and red brick to left return front, with plain tile roof. Street front: 2 storeys. Close-studded frame with deep first floor jetty on brackets; roof hipped with return hip and gablet to right and stack to right. Irregular fenestration of 3 wood casements to each floor, and half-door to left end and board door centre left. To right a C18 red brick and plain tile roof extension with 1 wood casement and 1 hatch. Left return front: a long timber framed range all of 2 storeys variously projecting and roofed. To right: 1-bay brick ground floor, plaster over; left of this C18 chequered brick with plat band, 3 wood casements anti central board door; to left 1-bay exposed frame, close-studded with brick nogging underbuilt with flint and dressed stone; to left 3 bay exposed close studding with plaster infill and arched bracing; end left projecting 2-bay, clad with C20 red brick. Igglesden suggests this range may be associated with a medieval cell of Leeds Priory, the flint and stone section in left return front may be medieval. (See Igglesden, Vol. 24, p.48ff.)

Listing NGR: TQ8822562864

#### **Apple Tree Cottage The Cottage**

Grade: II

List Entry Number: 1343889

Date first listed: 24-Jan-1967

Statutory Address: APPLE TREE COTTAGE, THE STREET

Statutory Address: THE COTTAGE, THE STREET

TQ 86 SE BORDEN THE STREET (south side)

5/33 Apple Tree Cottage 24.1.67 and The Cottage

GV II

Cottage pair. C17 and C19. Timber framed and exposed with red brick infill and underbuilt with red brick, with plain tiled roof. Three framed bays. Two storeys on plinth, the upper storey with exposed panel frame, timbers of small scantling and wavy braces, and herring bone brick noggins. Hipped roof with stacks to end left and centre right. Three wood casements to each floor, that to left in C19 extension. Board door centre-left. Once the Parish Workhouse.

Listing NGR: TQ8822562864

#### **Forge House and Barrow House and Railings to North**

Grade: II

List Entry Number: 1069391

Date first listed: 27-Nov-1984

Statutory Address:

FORGE HOUSE AND BARROW HOUSE AND RAILINGS TO NORTH, THE STREET

TQ 86 SE BORDEN THE STREET (south side)

5/34 Forge House and Barrow house and Railings to north

GV II

Two houses and Assembly Rooms. 1823. White brick and slate roof. Two storeys on basement, and hipped roof with 4 stacks evenly spaced. Regular fenestration of 6 glazing bar sash windows on first floor with cambered and gauged heads, and 4 glazing bar sash with gauged basket arches on ground floor. Two 6 panelled doors left and right with semi-circular traceried fanlights in gauged arched surrounds at top of flight of 2 steps. Interior: preserved are the meeting rooms of the Barrow's Trust with marble fireplace, panelled walls and carved and

moulded frieze. Fore- court enclosed by fleur-de-lys iron rails, 30 yards in length. Rear elevation with plaque inscribed: Erected By Mr. Barrow's Trustees Richard Tylden Esq. William Bland Jnr. Esq. Revd. R.O. Tylden William Baldwin Esq. 1823 The Trust still maintains charitable functions and meets in the Rooms.

Listing NGR: TQ8828362946

#### **Holly Tree Cottage**

Grade: II

List Entry Number: 1343888

Date first listed: 27-Nov-1984

Statutory Address: HOLLY TREE COTTAGE, THE STREET

TQ 86 SE BORDEN THE STFEET (north side)

5/36 Holly Tree Cottage

GV II

House. C16 and clad C19. Timber framed arid clad with red brick, with plain tiled roof. Two storeys and hipped roof with gablets and stack centre left. Irregular fenestration of 4 wood casements to-first floor, 3 to ground floor, with C20 doors left and right with flat hoods on brackets. Right return front has exposed lath and plaster first floor wall cladding.

Listing NGR: TQ8831562958

#### **Oak House**

Grade: II

List Entry Number: 1069393

Date first listed: 27-Nov-1984

Statutory Address: OAK HOUSE, WISES LANE

TQ 86 SE BORDEN WISE'S LANE (east side)

5/29 Oak House

II

House. C18. Chequered brick with plain tiled roof. Two storeys with basement and garret, on plinth with brick dentilled cornice to hipped roof with central stack. Regular fenestration of 3 wood casements on first floor, 2 on ground floor with segmental heads, and central 2 panelled door with flat hood on consoles.

Listing NGR: TQ8831563033

## CHESTNUT STREET

### Hook's Hole

Grade: II\*

List Entry Number: 1069424

Date first listed: 27-Aug-1952

Statutory Address:

HOOK'S HOLE, CHESTNUT STREET

TQ 86 SE BORDEN CHESTNUT STREET (south side)

5/16 Hook's Hole 27 8 52 GV II\*

Wealden hall house. C15. Timber framed and exposed with painted brick and plaster infill and plain tiled roof. Four framed bays of 2 storeys, with returned jetties to left and right supported on dragon posts. Coved eaves to central recessed hall, arch braced flying wall plate, hipped roof with gablets and stacks to rear left, centre, and projecting end right. Irregular fenestration of 3 wood casements to first floor, 2 to ground floor, with original plank and stud door in 4 centred arched and moulded surround and indecipherable inscription over. Interior: C17 inserted floor over hall, carved beam, crown post roof braced to collar from base of post.

Listing NGR: TQ8760863898

### Olde Houses

Grade: II

List Entry Number: 1069382

Date first listed: 24-Jan-1967

Date of most recent amendment: 27-Nov-1984

Statutory Address:

OLDE HOUSES, CHESTNUT STREET

TQ 86 SE BORDEN CHESTNUT STREET (south side)

5/18 Olde Houses (formerly listed as 24.1.67 nos. 1 and 2 Old Cottages)

GV II

House, formerly 2 cottages. C16. Timber framed and exposed with plaster infill, underbuilt with painted brick; plain tiled roof. Four framed bays. 2 storeys; hipped roof with gablets, projecting gabled extension to right and catslide outshot to left, with central stack. Two wood casements to each floor, and 2 central board doors.

Listing NGR: TQ8759263890

### **Dumbles Tudor Rose Cottage**

Grade: II

List Entry Number: 1069381

Date first listed: 27-Aug-1952

Date of most recent amendment: 27-Nov-1984

Statutory Address:

DUMBLES, CHESTNUT STREET

Statutory Address:

TUDOR ROSE COTTAGE, CHESTNUT STREET

TQ 86 SE BORDEN CHESTNUT STREET (south side)

5/17 Tudor Rose Cottage and 27.8.52 Dumbles (formerly listed as Tudor Rose Cottage and Oldstead Cottage) GV II

House, now 2 cottages. C16. Timber framed, close studded arch braced, and exposed with plaster infill and plain tiled roof. Four bays and 2 storeys with gable left and hip to right. Stacks to left end and right end and to centre. Irregular fenestration of 3 glazing bar sashed covered oriels to first floor, and 4 sash and wood casements to ground floor, and half-glazed door to left in gabled hood.

Listing NGR: TQ8757863878

### **Oldstede**

Grade: II\*

List Entry Number: 1069383

Date first listed: 27-Aug-1952

Date of most recent amendment: 27-Nov-1984

Statutory Address:

OLSTEDE, CHESTNUT STREET

TQ 86 SE BORDEN CHESTNUT STREET (south side)

5/19 1 and 2 Oldstede 27.8.52 (formerly listed as Oldstede) GV II\*

House, now 2 houses. C15 and C17 dated 1613. Timber framed and exposed with plaster infill and plain tiled roofs. To right: C15 large panelled framing with arched bracing, 3 framed bays. Two storeys and hipped roof with catslide outshot to right. Irregular fenestration of C20 wood mullioned windows and board door to left. To left: C17 close-studded and jettied cross-wing. Two storeys and garret. Oriel windows to ground and first floors, and garret window on carved brackets. Stack to rear. The jettied gable bresummer bears inscription: BTA 1613. Interior: Staircase of c. 1613. 1 flight winder and landing with carved newel posts. Two stone chimney pieces of c. 1613 - downstairs with 3 carved panels surrounded by strapwork and damasque work supported on pilasters either side of fireplace and with cornice over. Upstairs of 2 panels with semi-circular fans over, with blind balusters and cornice over. (See Marshall Harvey, Sketchbook 1908).

Listing NGR: TQ8755863860

### **HARMAN'S CORNER**

#### **Bloumfield**

Grade: II

List Entry Number: 1185794

Date first listed: 24-Jan-1967

Date of most recent amendment: 27-Nov-1984

Statutory Address: BLOUMFIELD, THE STREET

TQ 86 SE BORDEN THE STREET (north side)

5/38 Bloumfield (Formerly listed 24.1 67 as Broumfield, Harmans Corner)

GV II

House. C18. Timber framed and clad with weather board with plain tiled roof. Two storeys and garret with half-hipped roof and central stack. Regular fenestration of 3 glazing bar sashes on first floor, 2 on ground floor with cornice heads, and central door of 4 panels with flat hoed on brackets.

Listing NGR: TQ8870462732

#### Harman's Corner

Grade: II

List Entry Number: 1069390

Date first listed: 24-Jan-1967

Date of most recent amendment: 27-Nov-1984

Statutory Address: HARMAN'S CORNER, THE STREET

TQ 86 SE BORDEN THE STREET (north side)

5/37 Harmans's Corner 24.1.67 (formerly listed as House at Harman's Corner adjoining Broumfield) GV II

House. C17. Timber framed and clad with weather board, with plain tiled roof. L-shape plan. Two storeys, hipped roof and return-hip to right and 2 stacks to rear. Irregular fenestration of 2 glazing bar sashes on first floor, 1 on ground floor with cornice head, and C20 board door to left with moulded architrave and cornice-hood.

Listing NGR: TQ8872262726

#### 241 Borden Lane

Grade: II

List Entry Number: 1185676

Date first listed: 27-Nov-1984

Statutory Address:

241, BORDEN LANE

TQ 86 SE BORDEN BORDEN LANE (east side)

5/39 No. 241

GV II

House. Early C19. White brick and slate roof. Two storeys and hipped roof with stack to left. Three glazing bar sash windows on first floor, 2 on ground floor, with central door of 6 raised and fielded panels and semi-circular fanlight with gauged surround on imposts. Included for group value only.

Listing NGR: TQ8876162703

### **245. and 247 Borden Lane**

Grade: II

List Entry Number: 1069423

Date first listed: 24-Jan-1967

Date of most recent amendment: 27-Nov-1984

Statutory Address:

245 AND 247, BORDEN LANE

TQ 86 SE BORDEN BORDEN LANE (east side)

5/40 Nos. 245 and 247 (formerly listed as 24.1.67 Nos. 1 and 2 Providence Cottages)

GV II

Wealden hall house. C15. Timber framed and exposed with plaster infill, underbuilt painted brick to right, with plain tiled roof. Three framed bays and screens passage. Two storeys with jettied end bay right and that to left underbuilt. Arch braced flying wall plate over recessed central hall and screens passage bays. Hipped roof with inserted stack centre left in screens passage, and projecting stack end right. Eaves line of left end bay raised. Irregular fenestration of 4 wood casements on first floor, and 3 on ground floor, with board doors end left, centre right, and right.

Listing NGR: TQ8875862689

### **Bannister Hall**

Grade: II

List Entry Number: 1069422

Date first listed: 27-Nov-1984

Statutory Address: BANNISTER HALL, BANNISTER HILL

TQ 86 SE BORDEN BANNISTER HILL (west side)  
5/41 Bannister Hall

II

House. C16. Timber framed and clad with rough cast and applied timber, with plain tiled roof. Two storeys and hipped roof with stack rear left. Irregular fenestration of 4 wood casements, with central C20 plank door.

Listing NGR: TQ8869662643

### **HEARTS DELIGHT**

#### **Sharp's House**

Grade:II

List Entry Number:1343885

Date first listed:24-Jan-1967

Date of most recent amendment:

27-Nov-1984

Statutory Address: SHARP'S HOUSE

Q 86 SE BORDEN HEART'S DELIGHT (east side)

5/53 Sharp's House (formerly listed as 24.1.67 Mount Pleasant)

II

House. C17. Timber framed and exposed with painted brick infill on ground floor and plaster infill on first floor; thatched roof. Two storeys on plinth with hipped roof and stacks to centre left, and projecting at end left in red brick extension. Irregular fenestration of 3 mullioned wood casements on first floor and 1 wood casement and 1 glazing bar sash window with shutters on ground floor with board door to centre left.

Listing NGR: TQ8866462293

#### Filmer House

Grade: II

List Entry Number: 1069386

Date first listed: 27-Aug-1952

Date of most recent amendment: 27-Nov-1984

Statutory Address: FILMER HOUSE

TQ 86 SE BORDEN HEART'S DELIGHT (west side)

5/51 Filmer House 27.8.52 (formerly listed as Heart's Delight Farm cottages)

II

House. C15 to C17. Timber framed and exposed with plaster infill, underbuilt with red brick to right, with plain tiled roofs. 'L'-shaped of 3 separate builds. Front elevation: 2 storeys on plinth, with continuous jetty, hipped roof with gablets and stacks to centre right, end left and end right. Irregular fenestration of wood casements and board door centre right. The two framed bays to left are close-studded below, with panels and tension bracing over; the bay to right is of a separate build, underbuilt in brick, close studded over. To right rear is a gabled C17 wing with notably higher roof line and some decorative panelling.

Listing NGR: TQ8856062198

#### Hearts Delight House

Grade: II

List Entry Number: 1343886

Date first listed: 27-Aug-1952

Date of most recent amendment: 27-Nov-1984

Statutory Address:

HEART'S DELIGHT HOUSE, HEART'S DELIGHT ROAD

TQ 86 SE BORDEN HEART'S DELIGHT ROAD (north side)

5/52 Heart's Delight House (formerly listed as 27.8.52 Heart's Delight Farm Cottages) with wall adjoining.

II

House. C16 clad C17 and C19. Timber framed and clad with red brick and tile hung with plain tile roof. Two storeys and hipped roof with stacks projecting at

end left, and to rear centre left and rear right. Separately hipped extension to right. Irregular fenestration of 4 wood casements to each floor, and board door to centre left. Right return front with exposed close studded framing. A C16 red brick wall encloses a courtyard before the house - the wall 6 feet high, extends 10 yards from the front of the house and runs a length of 10 yards before returning. In the west wall is a plank and stud door in, brick arch with flat head, discontinuous cornice and coping.

Listing NGR: TQ8857362113

## Appendix 2: Proposed amendments to Borden Conservation Areas boundaries

As part of the review of the four Borden Conservation Areas, consideration has been given to whether the current boundaries accurately reflect the areas which is considered to have special architectural or historic interest.

In large part, the areas covered by the Conservation Area is considered to be appropriate in that they still possesses special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. However, there are two areas where it is proposed to alter or extend the boundary of the Conservation Area. These discussed below:

### Borden The Street



**BCA1 Borden Hall Cottages – The cottages** mark the northern extent of the historic settlement on School Lane. They are a pair of attractive brick built cottages dating to the late 19<sup>th</sup> century, which with the bend in School Lane mark the start of the historic interest within the Conservation

Area.

### BCA 2 Yew Tree

**Cottage and adjacent land** - The approach to the village along Pond Farm Road rises uphill and the settlement edge is



first reached at Yew Tree Cottage, an attractive early 18<sup>th</sup> century house in red brick with a tiled roof. This is set back in its own plot of land with a

grazed meadow behind. There are views across this meadow towards the pond with Street Farmhouse and cottages behind.

**BCA3 Orchard to the south of Yew Tree Cottage** - Orchards were formerly a dominant component of the Conservation Area from the 1700s to the 1970s. Any remnant traditional orchard trees and varieties on private gardens and land are an important biological and heritage asset. They may also preserve traditional Kentish apple varieties. Only one traditional orchard has been positively identified to the south of Yew Tree Cottage (identified as of priority habitat in the Natural England Traditional Orchard Inventory). There has been an orchard in the landscape since at least AD 1839. This marks the southern boundary to the historic settlement on Ponds Farm Lane.

#### **Harman's Corner**

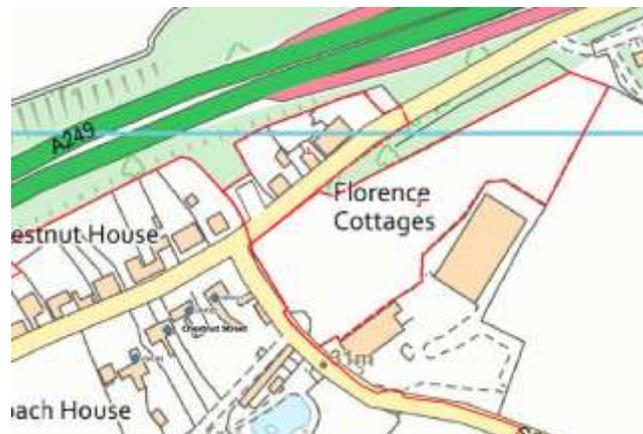
**HCA1 land to the west of the Conservation Area** - This is to include the pair of characterful C19 cottages known as Homestead Cottages.

**HCA 2 central area to the north of Bannister Hall.** The smaller more central addition is included because they are part of the street scene within this Conservation Area and right next door to the listed Bannister Hall

#### **Chestnut Street**

**CCA1 – buildings on the north eastern side of the Conservation Area on the northern side of Chestnut Street.** Extension to include 19<sup>th</sup> century settlement pattern on the north side of the road as far as the Tudor Rose Public House. The pub is a building of local importance and consists of two storey brick built public house now all painted with timber sash windows on first floor and concrete tiled roof. A public house has been on this site since at least 1840.

**CCA2 land to the east of the Conservation Area boundary** - Open area of pasture on the northern side of the Conservation Area consisting of permanent grazing. The field is slightly hollowed, with the evidence of historic gravel quarrying (dating to before AD 1836). This mirrors the open pasture on the western side of the Conservation Area which is included within the Conservation Area



### **Hearts Delight**

No boundary changes proposed

Appendix 3: Bibliography of key legislation, key national and local policy and guidance and local history publications

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

➤ **Section 66** General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

➤ **Section 69** Designation of conservation areas.

(1) Every local planning authority—

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character

or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as conservation areas.

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area. (4) The designation of any area as a conservation area shall be a local land charge.

➤ **Section 71** Formulation and publication of proposals for preservation and enhancement of conservation areas.

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

➤ **Section 72** General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the

provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

### **National Planning Policy Framework**

<https://www.gov.uk/guidance/national-planning-policy-framework>

The National Planning Policy Framework (NPPF) sets out the government's planning policies, and how they are expected to be applied.

The NPPF covers the historic environment primarily in paragraphs 184 - 202 (Chapter 16).

### **National Planning Practice Guidance PPG**

<https://www.gov.uk/government/collections/planning-practice-guidance>

The PPG includes particular guidance on matters relating to protecting the historic environment in the section: Historic Environment.

### **Guidance and Advice from Historic England**

<https://historicengland.org.uk/advice/planning/planning-system/>

#### ➤ **Historic England Good Practice Advice Notes (GPAs).**

These provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.

- GPA1 - Local Plan Making

- GPA2 - Managing Significance in Decision-Taking in the Historic Environment
- GPA3 - Setting and Views

#### ➤ **Historic England Advice Notes (HEANs)**

include detailed, practical advice on how to implement national planning policy and guidance.

- Historic England Advice Note 1 - Conservation Areas
- Historic England Advice Note 2 - Making Changes to Heritage Assets
- Historic England Advice Note 4 - Tall Buildings
- Historic England Advice Note 9 - The Adaptive Reuse of Traditional Farm Buildings
- Historic England Advice Note 10 - Listed Buildings and Curtilage
- Historic England Advice Note 12 - Statements of Heritage Significance

### **Swale Borough Council Heritage Strategy 2020**

<https://www.swale.gov.uk/swale-heritage-strategy/>

The Council has developed a borough-wide heritage strategy to help it, along with key stakeholders and other interested parties, to protect and manage the historic environment in Swale in a positive and sustainable way, on a suitably informed basis.

A key element of the strategy is the setting out of the Council's overall vision and set of priorities, which it is hoped will align with the vision and priorities of local communities and local amenity societies as far as possible, in order that the strategy can be widely supported.

The strategy sets out a series of proposals in the associated initial 3 year action plan which are aimed at enabling the positive and sustainable management of different elements of the borough's historic environment for the foreseeable future. Priority is given to those parts of the borough's historic environment which are already suffering from, and at risk from negative change, and/or which face significant development pressure, threatening their special character. The proposed set of actions will involve joint project working with amenity societies and/or volunteers from the community wherever this is possible.

**Adopted Local plan Bearing Fruits 2031: The Swale Borough Local Plan 2017)**

<http://services.swale.gov.uk/media/files/localplan/adoptedlocalplanfinalwebversion.pdf>

Relevant objectives and policies within the local plan include:

**Policy ST 1 Delivering sustainable development in Swale**

To deliver sustainable development in Swale, all development proposals will, as appropriate:.....

8. Achieve good design through reflecting the best of an area's defining characteristics;
9. Promote healthy communities through:..... e. maintaining the individual character, integrity, identities and settings of settlements;
12. Conserve and enhance the historic environment by applying national and local planning policy through the identification, assessment, and integration of development with the importance, form, and character of heritage assets (inc. historic landscapes).

➤ **Policy CP 4 Requiring good design**

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:...

2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place;
5. Retain and enhance features which contribute to local character and distinctiveness;.....
8. Be appropriate to the context in respect of materials, scale, height and massing;
9. Make best use of texture, colour, pattern, and durability of materials;
10. Use densities determined by the context and the defining characteristics of the area;
11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure;.....

➤ **Policy DM 32 Development involving listed buildings**

Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.
2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that: a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed; b. Preservation in charitable or community ownership is not possible or suitable; and c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.
3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.

➤ **Policy DM 33 Development affecting a conservation area**

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. Respond positively to its conservation area appraisals where these have been prepared;
2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;
3. Remove features that detract from the character of the area and reinstate those that would enhance it; and
4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.

➤ **Policy DM 34 Scheduled Monuments and archaeological sites**

1. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, as shown on the Proposals Map, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
2. Whether they are currently known, or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings. Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.
3. Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development, including the necessary post-excavation study and assessment along with the appropriate deposition of any artefacts in an archaeological archive or museum to be approved by the Borough Council.

**Swale Borough Council Supplementary Planning Guidance**

<https://www.swale.gov.uk/local-planning-guidance/>

➤ Swale Brough Council Planning and Development Guidelines **No 2: Listed Buildings – A Guide for Owners and Occupiers**

➤ Swale Borough Council **No 3: The Conservation of Traditional Farm Buildings.**

➤ Swale Brough Council Planning and Development Guidelines **No 8: Conservation Areas**

**Appendix 4: Select Bibliography and Acknowledgements**

Allison, H. 1992 *Borden: The History of a Kentish Parish* is a very useful in-depth history of the parish.

The South east Archaeological Research Framework can be accessed at <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

Thank you to the Borden Heritage Group for the invaluable assistance and the permission to use the images on their website

<http://www.bordenheritage.org.uk/> provides further information on the history of the parish.

Thank you for Simon Mason and his team from Heritage Conservation at Kent County Council for his assistance. The online version of the Kent Historic Environment Record can be accessed at <https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx>

This Conservation Area Appraisal and Management Plan was prepared by Emma Rouse, Wyvern Heritage and Landscape on behalf of Swale Borough Council. [www.wyvernheritage.co.uk](http://www.wyvernheritage.co.uk)

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