

Hildenborough Conservation Area: Proposed Additions and Deletion

Introduction

Since the original designation of Hildenborough Conservation Area there have been developments which now make the existing boundary illogical.

In addition, as landscape on both sides of a street forms the character of that space, it is proposed that, as a general rule, the conservation area boundary be amended to include both sides of a space.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, the boundary should now be revised to reflect these changes.

Additions

Addition 1

The current boundary excludes the Victorian primary school. Although considerably extended and modernised, the character of the original building has been retained and is proposed to be included in the Conservation Area.

Constructed in 1847 the school was designed by Ewan Christian, who also designed the adjoining church. The original primary school building formed part of a cluster of buildings erected in the mid 1800s comprising the church, the vicarage and the school. It is important to recognise this as an historic and architectural group which would have had important functional links and for this reason it is proposed to include the original primary school building within the conservation area alongside the church and the vicarage which are already included within it.

The original primary school building also has some attractive features. The wide, low single storey building has two storey gabled elevations at either side with black bargeboards, tall chimney stacks and a brown plain tiled roof. The front elevation has decorative blue header diamond patterns. The upper storey is jettied on wooden brackets and tile hung. The building has both sash and casement windows and sits behind a deep tarmac playground and various utilitarian out-buildings.

Finally, the original primary school and open area to the front are part of the townscape along Riding Lane.

For these reasons, it is proposed to include the Victorian primary school building and open area to the front as part of the Hildenborough Conservation Area.

Addition 2

The Tonbridge Road was an important route from London to the coast and by the 17th century several public houses, including the Half Moon, served the travelers by serving food and providing fresh horses before the steep climb into Sevenoaks.

The Half Moon Public House is thought to date back 500 years although the front part was added about 1707. It would be the oldest building in the Conservation Area and provides a link with the historic importance of the Tonbridge Road as a coaching route.

The public house is a prominent building which contributes to the character of Tonbridge Road.

For these reasons it is proposed to include the building and curtilage within the Conservation Area.

Addition 3

Landscape and buildings on both sides of Tonbridge Road are an integral part of the character of that space.

The south western side of the road is lined by a strong hedge, mature trees and woodland which make a significant contribution to the character of this linear space. They enclose the space along Tonbridge Road; provide a strong edge to the conservation area and a pronounced linear feature. This verdant frontage closes vistas from Mount Pleasant and Ridings Lane and provides a green setting for the listed buildings fronting onto the Tonbridge Road.

The lodge at the entrance to Sackville School is a prominent feature in the street scene. An interesting example of late Victorian Vernacular Revival Style, the building was originally the lodge to a country house called Foxbush, now Sackville School, the single storey Grade II listed building with attic was built around 1866 and designed by G Somers Clarke. It is constructed in Flemish bond with tile hung gables decorated with bands of scalloped tiles, a peg-tile roof and brick stacks. The tall chimney stacks, jettied gable and pyramidal porch roof supported on timber posts are particular features. As a listed building, the lodge has group value with the main house with which it was originally associated. However, in terms of the Conservation Area, the former country house is set within extensive grounds and is not prominent from Tonbridge Road. Whilst one of a number of substantial country houses in extensive grounds which are important to the setting of Hildenborough, it is not proposed to include them in the Conservation Area.

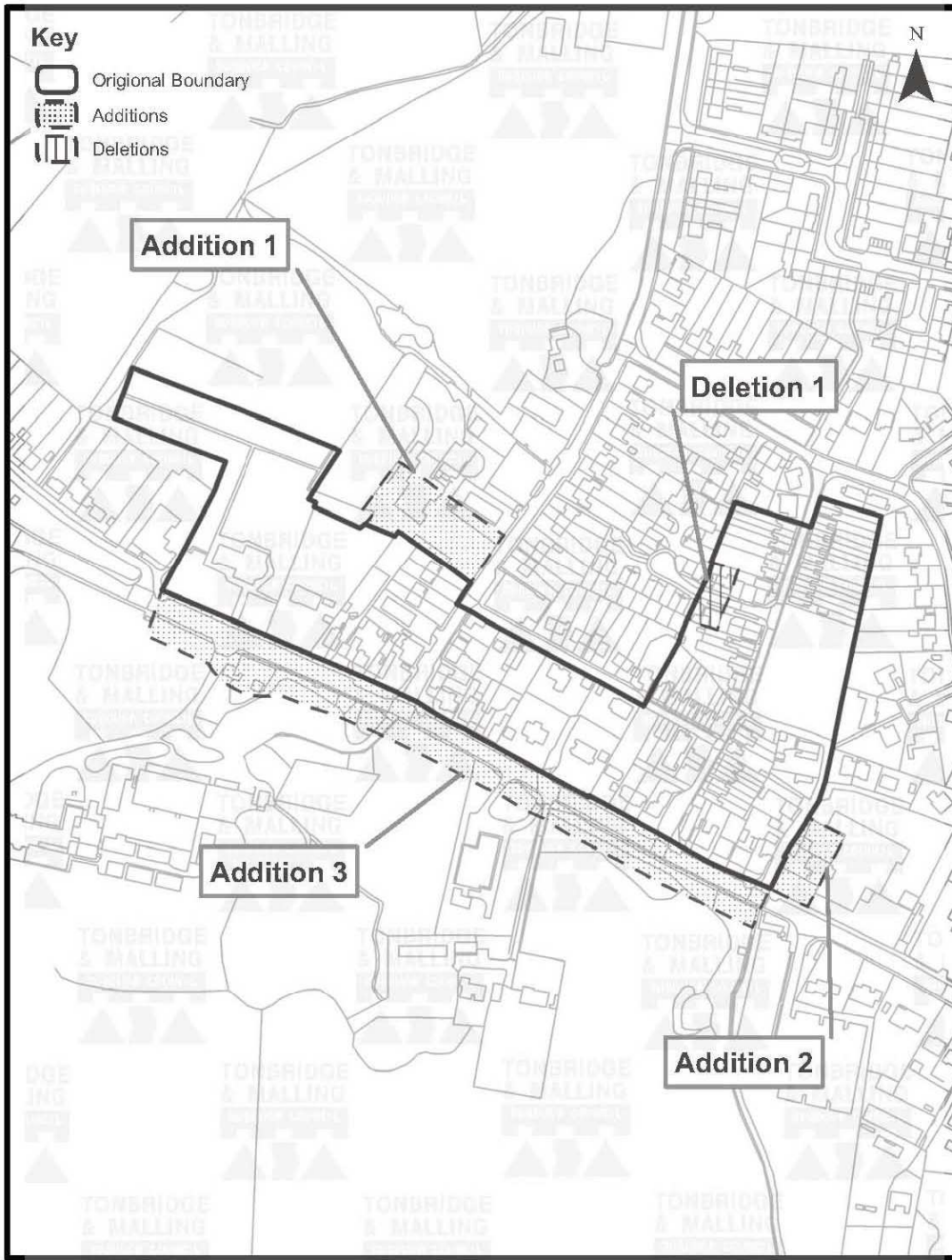
Deletion

Deletion 1

The existing boundary bisects a small area of new housing development in Mount Pleasant Court. It is proposed to retain the new properties on the west side of Mount Pleasant which face the green as they are important for enclosing the street. The compact houses are sympathetic to their surroundings in terms of building line, scale, steeply pitched gabled slate roofs, timber porches, red brick with grey bands. Nevertheless, the remaining new properties within this cul de sac comprise a modern housing development. Whilst an attractive development in its own way, its character is not of architectural or historic importance. For these reasons, this area no longer merits inclusion within the conservation area.

Hildenborough Conservation Area.

Proposed Additions and Deletions.



0 37.5 75 150 225 300 Metres

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