

Boughton Monchelsea The Quarries Conservation Area Appraisal



**Maidstone Borough Council
Approved 27th February 2009**

UPDATE 2020 - PLEASE NOTE:

- The Quarries Conservation Area boundary was extended on 24 February 2020.
- The Conservation Area Appraisal, Management Plan and appendices maps have not been yet been updated to reflect the new boundary.
- Please see [Maidstone Conservation Areas webpage](#) for up to date boundary map.

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Acknowledgements

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BOUGHTON MONCHELSEA: THE QUARRIES

I INTRODUCTION

The Definition, Purpose and Effect of Conservation Areas

The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning (Listed Buildings and Conservation Areas) Act of 1990. This act places a duty of local authorities to designate conservation areas where appropriate and defines a conservation area as "an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".

Designation as a conservation area brings additional powers to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and a notification system relating to works to trees not covered by a tree preservation order.

In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would either preserve or enhance the special character of the conservation area. There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.

The Purpose of the Appraisal

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their extent and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area. English Heritage published an advisory booklet on the form which conservation area appraisals should take in February 2006, and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.

The clear understanding of the conservation area's qualities which the appraisal will produce will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual planning proposals may be assessed. These will be further elaborated in the future in a separate Conservation Area Management Plan.

History of Designation

The Boughton Monchelsea Quarries Conservation Area was first designated by the Kent County Council on 3rd July 1970; a revised designation was made by Maidstone Borough Council on 19th October 1977.

There were no individual designation reports for the conservation area, so the precise reasons for its designation are unrecorded. However, in 1989 the Boughton Monchelsea Parish Council produced a report entitled Boughton Monchelsea Explored 1989 which was based upon an appraisal of all the three main settlements within the Parish of Boughton Monchelsea, namely, Boughton Green, Boughton Quarries and the ribbon development along nearby roads. At that time the Quarries and Boughton Green were already designated conservation areas. The survey and research work that led to the production of that report was organised and prepared by a village appraisal committee assisted by local residents and representatives of Maidstone Borough Council and the Kent Voluntary Services Council. That report has been extremely useful in the preparation of this current appraisal of The Quarries Conservation Area, particularly because of the detailed way it describes the historical growth and development of the whole village area and the local and regional setting.



Ragstone walls built of locally sourced stone are a characteristic feature of this part of Boughton Monchelsea.

Location and Topography

The Quarries Conservation Area is located in the north-west corner of the parish of Boughton Monchelsea. The general location is shown on the Ordnance Survey extract appended as Map No.2.

The parish area covers some 2.200 acres with the northern part lying on the ragstone ridge 2.5 miles South of Maidstone overlooking the Weald. The southern part of the parish lies in the low Weald and extends as far as the River Beult.

To the West are the parishes of Loose and Linton, with Maidstone and Langley to the North, Chart Sutton to the East and Staplehurst and Marden to the South.

The parish forms an elongated shape running north-south and is relatively narrow in width. It is bisected East-West by the B.2163. This important East-West route connects with the M20 at Leeds and the A229 at Linton crossroads and all these inter-connecting roads provide good access to railway stations at Maidstone, Staplehurst and Marden.

The overall Quarries area is one of three main settlement foci in the parish; the other two are Boughton Monchelsea and Boughton Green, the latter also being a conservation area.

The Quarries Conservation Area, as is the case with the nearby Boughton Green Conservation Area, is historically an area surrounded by woodland as typifies the wider area in the region south and south-east of Maidstone (as shown on map No. 4, appended, an extract of the topographical map of the County of Kent circa 1769). For a more precise illustration of the interrelationship between the three main areas associated with the historical evolution of Boughton Monchelsea as a broad settlement, namely Boughton Monchelsea itself, Boughton Green and The Quarries, see Map 4 which shows the roads, streets and lanes that criss-cross throughout the area and especially those leading into The Quarries area on its east-west alignment along the valley of the Loose Stream. At the extreme west end of The Quarries the Conservation Area occupies an almost lozenge-shaped bowl consisting of primarily wooded spaces amongst which quite fine buildings of significant architectural and historic value are sporadically distributed.

The historical OS Map 5 (dated 1876-95) illustrates the escarpment character of the whole area, broadly and irregularly aligned along the north and south sides (see bold dotted line defining the south boundary more clearly than the north boundary which tapers out where it connects with the rising hill ground to the north-west). The abundance of trees is also clearly shown on this early historic map along with the scatteration of buildings, especially the malthouses, smithy and limekiln buildings. The large pond at the extreme west end is a defining feature of the area determining the change from excavated land to relatively open countryside.

The core of this Western area is encircled by narrow lanes around which the residential buildings that have been developed over some considerable time dating back to the late 1500's are located in spacious grounds. Within the core area are the former rural industrial buildings such as the malthouses mentioned earlier.

The narrow lanes fall steeply into the bowl of the Conservation Area and connect to the east at the southern-most point to "The Quarries", the main street through The Quarries to the east, and to Beresford Hill leading out of the area and upwards towards Boughton Green to the south-west.

From this connection with Beresfords Hill the access lane into the heart of the area is on a relatively steep incline and is very narrow, quite unlike the lane on the east side which connects The Quarries to the higher ground to the north. This lane, entitled "Bottlescrew Hill", rises up steeply from "The Quarries" through a well treed setting on both sides.

The lane from Beresfords Hill down into the low lying base of the quarry is an extension of Beresfords Hill and named as such. This connects up sharply with a tight right hand bend to a short lane across the northern section of the area named "Atkins

Hill", which in turn connects with "Bottlescrew Hill" to the east and ends at a cul-de-sac point close to the pond to the west. This lane follows the steep contours of the area and rises significantly steeply to link up with Bottlescrew Hill.

It can be reasonably stated that these inter-connecting lanes encircling the lozenge shaped core of the area acting virtually as a "bowl-like" land form are along with the overall wooded topography prime characteristics of the area. The ragstone boundary walls flanking these narrow lanes are also important contributors to the overall character. The buildings within the Conservation Area, which are for the most part of very fine quality, nevertheless are seen as isolated incidents within this generally wooded area.

The preponderance of trees around these lanes and beyond is shown on Map 6, A 1936-46 historical map which shows that very little building development evolved up to that time from the early period shown on Map 5.

II HISTORICAL DEVELOPMENT

Archaeology

From the records available to be examined there is no evidence of pre-Iron Age settlement, although a Bronze Age brooch was found near Brishing Court quite a way from Boughton Green in 1841.

To the South-West of the Conservation Area lies the Scheduled Ancient Monument of Boughton Quarry Camp – this has been identified as an oppidum (a kind of proto-town) dating from the Late Pre-Roman Iron Age, when it would have been an important settlement and administrative centre. In common with other such sites in Britain, e.g. Camulodunum near Colchester, the central oppidum with its impressive earthwork defences encircling it was also protected by outlying linear earthworks which have been identified running for considerable distances to the north, south and east of nearby Boughton Green. The area now forming the Conservation Area is close to the central focus of the oppidum and within the outer defences, so the archaeological potential for the Iron Age and Roman period is high. There is evidence that in the wider area, Boughton as a whole was part of a major Romano-British estate with the ragstone quarries being first worked at this time. Ragstone was used in Roman times, as later, not only locally but also in London where the Roman city walls were built of it. Apart from studies of Boughton Quarry Camp no further systematic archaeological exploration has taken place in the immediate vicinity of the Quarries Conservation Area.

Development History

Historically the thickly wooded area on the edge of the Weald would have been left unaffected until the invading Jutes took over such Romano-British estates in the 6th Century A.D. It was at that time the gradual transformation of the natural landscape began.

The Loose Stream, which rises to the east at Langley, has cut a deep valley on its way to its confluence with the Medway at Tovil. This valley is cut down through the ragstone, and the quarries evolved by digging out the sides of the valley to extract

the exposed stone, resulting in the cliffs which characterise the sides of the valley in many places.

As far back as those early Roman times the exploration of ragstone as a primary building material and the opportunity to exploit the discovery of this within the area south of Maidstone and particularly the Boughton Monchelsea area led to a significant use of Kentish ragstone from Boughton much of which was exported to Medway and London in the building of Westminster Palace and Westminster Abbey. In the Medway the stone was used in the construction of the ramparts of Rochester castle and in the 16th Century the rebuilding of Boughton Monchelsea Place.

In 1418 an order was placed with the Quarries well established at that time for 7000 stone cannon balls for Henry V's army fighting in France. The stone was carried by cart to Maidstone for onward conveyance by water to its eventual destination.

This exploitation of ragstone for such important building and other uses continued right up to the 1930's but by the 1720's the fast development of farming in the area began to become more dominant and as the Boughton farmers expanded their activities to develop their principle products of hops, fruit and corn for the Maidstone and London markets by the 1800's the importance of quarrying began to decline, hastened by the opening of larger quarries elsewhere.

Boughton derives its name from the Jutish times when a place name "boctun" could mean either "a farmstead situated in a clearing in a beech wood" or, "a farmstead granted by charter". Little is known of the settlement or its occupants until immediately prior to the Norman Conquest when "Boltone", as it had become, was held by a Saxon landowner named Alcuin from Godwin, Earl of Wessex and father of Harold, who was defeated and killed at Hastings in 1066.

By the time of the Domesday Book in 1086 "Boltone" was part of the estates presented by William the Conqueror to his half-brother Bishop Odo of Bayeux, whom he had made Earl of Kent. It was also a Norman Manor incorporated into the feudal system of government which the conqueror quickly crystallised after his victory at Hastings. Under this system, the King, to whom all land belonged, distributed land among his barons or tenants-in-chief in return for their allegiance and for military service. The barons granted some of their manors in turn to knights on similar terms. When the King required it the knights accompanied their baron to fight for him. The unfree Jutish peasants or villeins, who went with the manor where they lived, had to work on their lord's demesne or home farm as well as performing other onerous services, although in Kent these tended to be lighter than elsewhere. In return the villeins held land from their lord and could be virtually self-supporting.

Boltone's five villein families, representing perhaps 25 persons in all, shared 5 carucates of land and two acres of meadow. A carucate was the amount of land which could be worked by one plough team of eight oxen and support one family. There was also a church and woodland for the pannage of 20 hogs. The manor house of the Norman knight, Hugh, who held Boltone from Bishop Odo, was undoubtedly on the site of Boughton Monchelsea Place lying at a suitable distance from the Jutish hamlets at Wierton and Boughton Green. Its estate church and tithe barn in the Minsterland of Maidstone stood nearby. So too did the lord's park. When Bishop Odo was disgraced his lands returned to the Crown passing in the late 12th Century to the family of Montchensie, a Norman family from Mont Canisi in Calvados. By 1278 the parish was

called Bocton Monchansy from which the name Boughton Monchelsea ultimately emerged.

The 12th and 13th Centuries undoubtedly saw the clearance of much of the residue of the natural landscape and the establishment of the medieval landscape, although as late as 1842, 562 acres or 25% of the parish remained wood and wasteland. This land reclamation enabled Boughton to enjoy much of the general prosperity experienced by the county as a whole in the late 15th and 16th Centuries. Kent's prosperity arose from its flourishing agriculture based upon pastoral farming, a favourable climate and fertile soils. In Boughton this prosperity is reflected in the many late 15th Century and 16th Century timber-framed buildings in the parish.

In common with Kent as a whole and Maidstone in particular many of these medieval vernacular houses survive. It is understood that following the Black Death, the region south and south-east of Maidstone, including especially the Boughton Monchelsea area, experienced the greatest large-scale rebuilding effort. In Architectural History Volume 44, Sara Pearson has published a study of these houses in the parish which finds that in the whole Boughton area twelve open-hall houses remain, whole or in part. All of these are large four-bay buildings with two-bay open halls and two storeyed 'parlour' and 'service' bays at either end.

In the Quarries Conservation Area there are two late 16th century Grade II* houses: one, "Rock Cottage" on the North side of Atkins Hill, with four timber framed bays; and "Harts House" on the West side of Beresfords Hill with 2 ½ timber framed bays. This well-built, finely detailed house lies at the bottom of one of the various quarries within the whole area and was clearly built in that location once the quarry was no longer used for extraction.



A historical photograph of Harts House (left) and Rock Cottage (right), illustrating the area's characteristic ragstone walls. Although undated, the image indicates the degree to which the landscape has evolved over time, trees now being more dominant.

By the 1720's Boughton farms were developing substantial numbers of hop gardens and orchards. As the 19th Century progressed Boughton's principal products became hops, fruit and corn for the Maidstone and London Markets.

The 1842 Tithe Apportionment and the 1851 census returns paint a picture of Boughton at the beginning of the mid-Victorian era. The local community was dominated by a governing hierarchy of landowners and clergy with most working people being employed in agriculture or the quarrying industry; Woods Builders, whose yard was sited on the western side of The Boughton Green Conservation Area, was also a major employer. Despite the proximity of Maidstone and its importance as a market for agricultural produce, a visit to it was rare for most people and the inhabitants of all the sub-settlements in the whole Boughton Monchelsea wider area remained fairly self-sufficient. Only later, with an improving rural bus service enabling parishioners to make weekly visits to the town market, cinema and other entertainments, did Maidstone assume a more important role for most villagers. However, Boughton still held onto and developed a wide range of foodshops and stores until well into the 20th Century. The social revolution as a result of the invention and rapid development and use of the motor car; the development of rail links with London; the spread of housing into Maidstone's rural hinterland; and changes in local agriculture all resulted in alterations in the local economy and social structure of the parish.

In the wider village area there was little growth in the population during the 19th to the mid-20th Centuries, but during the decade 1961-1971 the village population grew rapidly due to the development of the two housing estates, Lewis Court Drive and Haste Hill Close, close to Boughton Green. However, despite this growth in development away from areas such as Boughton Village Green the evolved development in the Quarries area has more or less remained the same for a hundred years. Only the years post-1945 (map 7) saw a significant increase in development in the eastern quarries area and some small scale support building development in the actual Conservation Area, mainly garages and outbuildings. In the late 20th Century the malhouses were converted to residential use.

This development process within the overall parish area has covered many centuries. This time scale has led to a wide variety of architectural styles of buildings throughout the area and particularly within the Quarries area. In the main, most of the medieval half-timbered dwellings in the Parish are in the more rural areas away from the Quarries. However within the designated area there are six buildings of significant historic and architectural value. This is a relatively small number considering that in the overall parish area there are 65 listed buildings.

Of the six statutorily listed buildings in the Conservation Area, two are Grade II* and of 16th Century origin. One of these, "Rock Cottage", is located at the north-west end of the area on relatively higher ground set into a hillside position; lower down the hill, close to the floor of the old quarry near to the large pond at the extreme west of the area, is the second Grade II* building "Harts House". This important and well preserved historic building along with "Rock Cottage" and the Grade II listed building "Swiss Cottage" close to Bottlescrew Hill form a loosely distributed group close to the connection between "Atkins Hill" and "Bottlescrew Hill". This group of historically important buildings overlook the remaining distribution of buildings in the core area within the bowl-like formation of the land, views down into which, as the photos appended show, can from time to time be seen from the lanes encircling and defining this particular group of buildings. The large Grade II malthouse building, now



Some of the buildings clustered around the Maltings within the Conservation Area.

converted into separate dwellings, also constitutes a key building, not only for its visual qualities but also as illustrating the past mix of uses carried out in the area.

Beyond the core area towards the main Quarries area to the east there is a concentration of buildings including a row of Grade II terrace houses at the junction of "Bottlescrew Hill" and "The Quarries" set well back from Bottlescrew Hill. Beyond this building and outside the Conservation Area along "The Quarries" street on both sides are located a mixture of modern houses and bungalows interspersed with occasional historic buildings (map 10).

In total there are 32 buildings of varying forms in the area of varying architectural and/or historical significance. Most are outbuildings such as garages and garden store buildings. The largest is the malthouse building off what is now named "The Maltings" access road off the Beresfords Hill lower lane area and close to the sharply connected point with "Atkins Hill". Off this "Maltings" road there are 6 further buildings of varying architectural importance. To the south-west of all these buildings there is a spring watercourse denoted on Map 1, The Designated Conservation Area Map.

Beyond the bottom of Bottlescrew Hill where it connects up with The Quarries there are a number of buildings of varying architectural and historic value. The only ones designated as having special quality are "Beresford Cottage" in the extreme south-east corner close to the eastern boundary of the designated Conservation Area and the row of six cottages facing Bottlescrew Hill but set back from it. This row was built in 1827 and at the south end is incorporated a shop which has a long side wing parallel to The Quarries which virtually acts as a terminal building in this part of the designated area.



A characterful detail found on the Grade II listed cottages along Bottlescrew Hill.

From 1876 to 1936 a smithy building was located to the north of the row of cottages, just off the bend in the road to the north-west. All the historic maps appended 1876-95, 1896-98, 1908, and 1936-46 show this building and to the east from 1896-1936 were two rows of hopper huts. These were converted to bungalows (Denoted 1-4 Forge Bungalows on OS post 1945 map), one in 1915 and the others post 1945. These bungalows still remain but are not included in the designated Conservation Area; neither are the remains of the limekiln which has been recently restored.

North-east of the row of listed cottages is another row of 4 cottages terminating at the north-east boundary of the area. These constitute the only modern development within the Conservation Area, having been built in the 1990s.

Beyond these two terraces to the east is a large 'L' shaped house which is included in the Conservation Area the boundary of which wraps around the site of the building. Beyond and on both sides of "The Quarries " road as it narrows down and bends round to the north-east are modern bungalows and houses of insufficient architectural value to merit inclusion into the Conservation Area.

Summing up on the historical development aspect it can be reasonably firmly stated that for 70 of the last 100 years there has been very little change in either the built form or natural or man made landscape within the Conservation Area.



Some of the characteristic views inside the Conservation Area, demonstrating the legacy of the quarries on the local landscape and the importance of trees.



III CHARACTER APPRAISAL

General Townscape Character

This small conservation area is characterised by its location lying in a deep valley in the ragstone ridge which has been refashioned by man as a ragstone quarry, the core of which, surrounded by narrow lanes, is clearly defined as a special focus of the area. It sits in a bowl like setting well below most of the encircling access lanes and contains a number of interesting historic buildings surrounded by mature and dense greenery. The whole core area is, in the main, lined with low-height ragstone walling, ragstone being the primary building material as it would be expected to be given the ragstone quarry setting. To the south-west are the remains of an Iron Age settlement which has been partly eaten into by quarrying activity but which forms an historic boundary to the designated area on this side. The cliffs forming the remnants of the quarry workings define the boundaries of the area elsewhere.

The primary characteristic of the area, apart from the predominant use of ragstone on buildings, is the abundance of trees, shrubs, hedges and greenery, as the many appended photographs from numerous vantage points taken around the area and approaching along the access roads and lanes leading into and through it show.

The overall "Quarries" area stretching for its full length from Old Tree Lane in the East to the Iron Age workings in the West is characterised by the ragstone excavation workings that appear to be in two distinct areas: that from Bottlescrew Hill eastwards and that up to the Iron Age remains area westwards. Bottlescrew Hill acts in a way as a separating boundary between the two areas. The bowl like sunken form of the core area containing the old maltings building, the springs, dip-wells and ponds is very distinctive topographically. An interesting feature is the tunnel constructed under the road to link the cottages at 1-11 Bottlescrew Hill with the dip-wells in the "bowl".

Leading out of the area to the west is a public footpath off a midway point down the lower section of Beresford Hill as it continues down into the core area. This borders the northern boundary of the Iron Age remains. Further south, at the extreme southern boundary of the Conservation Area, more or less at the point where Beresford Hill rises up and out of the area gently to the south-west, another track also leads into the Iron Age settlement area.

Detailed Analysis and Description

A detailed description of all buildings and sites within the Conservation Area follows. These descriptions are based on examination from the road and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the conservation area. They have been graded as follows:

- Essential - buildings which because of their high historic or architectural interest or townscape function must be retained.
- Positive - buildings which make a positive contribution to the character and interest of the conservation area and whose retention should be encouraged wherever possible. Some

buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.

- Neutral - buildings which do not harm the character of the area, but whose retention is not necessary.
- Negative - buildings which harm the area's character and where redevelopment would be advantageous.

Buildings/Sites

Address	Listed/Unlisted	Description/Comments	Value to Character
Rock Cottage	Listed Grade II*	Set back from the lane on the north side of Atkins Hill. A very fine high-status late 16 th Century building which along with two other listed buildings nearby – Harts House and Swiss Cottage – is designated as having group value. Timber-framed with plaster infilling. Plain clay tile roof. Possibly lobby entry plan. 4 timber-framed bays (including 2-bay principal room to left of stack), and stack bay. 2 storeys on stone plinth. Close-studded. Continuous jetty returning to right on moulded dragon post. Roof hipped to left with gablet, gabled to right. Multiple brick ridge stack in narrow second bay from right. Slender projecting brown brick stack to left gable end. Irregular fenestration of 4 leaded casements; three 3-light and one 2-light under stack. Oriel window to right hall bay recently reinstated. Rectangular 10-light mullioned and transomed oriel window with lean-to roof and moulded coved base to first floor of right gable end. Similar 10-light oriel window on stone base under jetty below. C16 boarded door in moulded rectangular architrave to left end of left bay of principal room. Blocked door under stack. The building sits in spacious landscaped grounds more or less aligned along its southern site boundary most of the full length of Atkins Hill. Rising up Beresfords Hill as the lane approaches Atkins Hill the	Essential

		south-east exposed timber framed gable with is bold multi-flue brick chimney stack dominates that particular vista framed by dense greenery on either side of the Hill.	
Harts House	Listed Grade II*	<p>This historic and impressively situated building also sits in spacious and well matured landscaped grounds including the two ponds (large and small) to the south and south-west. The building was the home of H.Foster Clark of the Maidstone convenience food manufacturing business in 1952 which gives it added interest. A late 16th Century house with later additions and alterations restored in the early 20th Century. It is timber framed with plaster infilling under a plain clay tile roof with a south-facing main range of 2 or 2 ½ timber-framed bays, a timber-framed wing to west end, protruding to north and south, possibly of more than one period, and incorporating integral 2-storey "lean-to" to south end of west elevation. There is a broad 2-storey timber-framed rear return wing to east, abutting the side of the rear section of the west wing. 2 storeys, garret and cellar on stone plinth. Close-studded. West wing, including "lean-to", jettied to south and main range jettied to south and east fronts. The main range is gabled and the roof of west wing is hipped to the south with a gablet, gabled to north, with lower ridge than main range. The east wing is gabled to the north. There is irregular fenestration to the south front of 4 leaded windows; one small light to junction of west wing and "lean-to", one rectangular 5-light mullioned and transomed oriel window on shaped brackets to west wing, and one 4-light and one 3-light casement to main range plus a ribbed door to the east side of the west wing, towards main range, and boarded door in 4-centred-arched architrave with hollow spandrels to north end of east gable end of</p>	Essential

	main range.	
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Harts House – a fine, high-status building – viewed from the Maltings.

Swiss Cottage	Listed Grade II	<p>This house is prominently situated at a relatively high position overlooking the lower quarry floor maltings area and lies within stepped garden terraces retained by bold ragstone walls all within a further matured landscaped setting. 17th Century house with an earlier core, later additions and early 19th Century alterations. Timber framed, rendered, with plain tile roof. Main range 2 storeys, cross-wing 2 storeys, attic and cellar. Rendered plinth. 17th Century cross-wing to left, flush with façade; eaves higher than those of main range and jettied on moulded bressumer with shaped brackets. Moulded bargeboards to gable of wing. Similar gable immediately to right of stack, rising above eaves of main range on shaped brackets. Gable to right end of main range. Rendered multi-</p>	Essential
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		<p>flued stack in front slope of roof immediately to right of wing. Rendered rear stack to right. Irregular fenestration of 4 windows; one pair of 12-pane sashes with central mullion to wing, and one under main-range gable. Similar pair of 8-light sashes to right of main-range gable. One 2-light casement under stack. Rendered rectangular flat-roofed single-storey porch under stack, with half-glazed door with cambered head and margin lights. Short 2-storey rendered rear wing to right.</p>	
The Maltings	Listed Grade II	<p>Again off Beresfords Hill on its east side is The Maltings, a short lane on a north west to south-east alignment off which in addition to access to Swiss Cottage is access to the Grade II listed "Malt House" of circa 1860. The extract from OS Mapping 1876-95 shows a scatteration of buildings in this core Maltings area many of which were removed by 1896. The Malthouse is now converted into cottages but its original form and features remain today. A Maltings building with integral warehousing constructed in random ragstone with quoins and red brick dressings under a plain tile roof. South-facing, façade comprising gable ends of warehouse (to left) and of maltings (to right of centre), with lower section linking the 2 gables, and similar section to right side of maltings. 2 low storeys, warehouse with a third storey extending into gable. Central loading door above tie-beam level of warehouse, flanked by 4 single lights. 2 small, deeply recessed windows with cambered heads set one above other towards right side of warehouse, and half-glazed ground-floor door with loading door immediately above it, towards left side. Linking section with much lower eaves and ridge than warehouse; window with cambered head to right, and central boarded ground-floor door, with first-floor door</p>	Essential

		<p>immediately above. Steeply-pitched roof to maltings, hipped to front and rear and with ridge surmounted by louvered upstand, also with hipped plain-tile roof. Segmental-headed ground-floor window towards left and door towards right end of gable end. Right end section has segmental-headed first-floor window and ground-floor door towards left. Further addition towards rear of right gable end.</p>	
Boughton Mount Cottage	Unlisted	<p>Occupies a focal point at the fork in Beresfords Hill. Early 19th Century (date plaque 1827), constructed of ragstone with a slate roof and both prominent and architecturally distinctive with its veranda carried on rustic posts. Reputedly built for the quarry overseer by John Braddick of Boughton Mount.</p>	Positive
Quarry Cottages	Unlisted	<p>Mid/late 19th Century cottages, rendered with applied timber framing of thin dimensions.</p>	Positive
Harts Cottage and Honeymellow Springs	Unlisted	<p>Dwellings formed from converted and extended buildings formerly associated with the maltings and important to the setting of the listed building. 19th Century. Secluded in attractive mature landscape.</p>	Positive
1-11 Bottlescrew Hill	Listed Grade II	<p>These cottages form an important architectural and historic feature in this central part of the Conservation Area especially with their location set well back from Bottlescrew Hill with well maintained and attractive gardens forming an integral part of the overall basic "green" character of the whole area. A row of 6 cottages, formerly incorporating a shop at the right hand end. Dated 1827. Constructed out of small blocks of evenly-coursed ragstone with the ground floor rendered. Slate roof with gabled ends. 2 storeys and garret, with cellar to right end. Central stone ridge stack and 2 further stone stacks evenly-spaced towards gable ends. A regular 6-window front of small deeply-recessed 12-pane sashes, one pair flanking each stack; 6 doors, a mixture of half-glazed and boarded designs, in</p>	Essential

		spaces between windows. A slate-roofed pentice supported on rustic poles across whole of front elevation. There is a stone rear lean-to to the right, with a low single-storey stone wing continuing from it to rear, facing on to The Quarries. A small multipane shop window, hinged for shutters or shelf and with shallow wooden cornice, towards front of right gable end. Door towards rear of gable. Plaque under central stack inscribed "With INDUSTRY, ECONOMY, HONEST, CIVILITY and CLEANLINESS a poor man may be Happy and Respectable. 1827". Built by John Braddick of Boughton Mount for workmen, the shop doubling as a general store and beerhouse run by a lime merchant.	
Boundary Walls	Unlisted	Various ragstone walls throughout the conservation area	Essential
Terrace of four cottages to the north of 1-11 Bottlescrew Hill	Unlisted	Late 20th Century terrace of houses in ragstone with brick details and slate roof. Design reflects that of the adjacent listed terrace, but building is of larger scale.	Neutral
21 The Quarries	Unlisted	Late 20th Century. Large L-shaped house of ragstone, red brick and with a tiled roof.	Neutral
Beresford Cottage, The Quarries	Unlisted	Mid 20th Century. Neo-Tudor with render and exposed timber frame walls and tiled roof. Well screened by trees and shrubs.	Neutral



Boughton Mount Cottage (above) and 1-11 Bottlescrew Hill (below), built in the early 19th Century as part of the same development to serve the quarry.



IV CONCLUSIONS

The Quarries Conservation Area is primarily characterised and clearly identified by its title, by its historical evolution as part of a significant man-made adaptation of the natural wider environment it relates to; namely the quarrying out of the sides of the valley of the Loose Stream to obtain ragstone for a building material for important national and local buildings. This production process has stretched back as long ago as the Roman period.

It is also a clear cut example of an area which has a special locational as well as topographical value, having a secluded and secret feel to it. It is served by a distinctive road system that in itself has much character, being primarily made up of hill roads of varying inclines and dimensions (but in the main very narrow) bordered by boundary walls constructed out of the very ragstone the quarries were developed to produce and arranged in an almost oval shaped loop system within and around which there is much greenery amongst which buildings of special historic and architectural character have been developed in a low density and spacious environment.

Historically the wider area within which the whole quarries area is situated has been significantly wooded and it is still very much a treed environment, one that within and around the Conservation Area provides such a powerful character of abundant greenery.

This spacious and natural green setting is a dominant characteristic of this conservation area and, as set out in planning policy guidelines on the historic environment, it is often the spaces between buildings or indeed spaces in their own rights that are as important to protect and/or enhance as the buildings themselves, even when such buildings have their own special character as is the case with most of the buildings in this conservation area.

This conservation area is therefore fundamentally a perfect example of space dominating an area rather than buildings and in this particular case despite the fact that some of the buildings are of special historic or architectural interest and designated as having group value. The overriding character of the area is the central and well treed sunken green space coupled with and visually linked up by the surrounding matured trees, hedges, grass verges and ragstone walls

As regards the built form, however, since the buildings do play an important part in the overall character, a concern is with the need now to deal with pressures associated with energy conservation such as the introduction of double glazing into buildings of historic value, especially unlisted buildings, which points to the possible need for an Article IV direction to be considered. The caucus of listed buildings, including two of Grade II* status, is essential to the character of the Conservation Area, and their settings as well as their physical fabric needs to be preserved.

With regard to the boundary of the Conservation Area, studies carried out in connection with the historical development of the area suggest that there is some justification to consider extensions to take in additional spaces and buildings. Currently the western boundary cuts through the large pond associated with "Harts House" and at the south-east side of the designated area the boundary virtually bisects the garden of Beresfords Cottage. Some minor adjustments of the boundary might be beneficial in these locations to provide a more logical line which relates to

features identifiable on the ground. Further studies to be carried out in the production of the Management Plan will look at the suitability for inclusion into the Conservation Area of additional areas including Quarry Wood and its Iron Age settlement site, Rock House and its ragstone boundary walling and the Forge Cottages area.

The street and building analysis carried out in this appraisal under Section III provides a basis for considering future proposal for redevelopment or alterations. Those buildings or sites which are assessed as "essential" or "positive" will not be considered appropriate for redevelopment.

However, part of this appraisal process has been to explore the possibility of "neutral" or "negative" buildings, sites or land areas that could become candidates for redevelopment. In any future time such proposals will need to provide an enhancement over the existing situation.

It will be important to ensure that where redevelopment of any kind is appropriate in principle that it is of suitable form, scale and quality. Buildings should be of no more than two storeys; they should not ignore the informality of layout which exists in places; they should utilise good quality materials which reflect those currently predominant (ragstone and render and Kent peg tiles; some slate and horizontal white weatherboarding), and be all of a high architectural standard. In order to achieve an appropriate form of development it may prove necessary to consider the relaxation of normal planning standards in some instances.

Where significant trees exist within the conservation area it will be important to seek their retention – this is particularly the case with trees which have an especially important role in character of the area.

Within the conservation area it is necessary for 6 weeks' notice in writing to be given of any proposed works to trees with a trunk diameter greater than 75mm measured at a height of 1.5 metres above ground level. In the case of any sites coming forward for redevelopment the Council will require tree surveys, assessments and protection measures to be submitted with any planning application wherever trees are present. Where expedient it will seek to protect suitable trees by the making of Tree Preservation Orders. In relation to significant trees existing within the conservation area it will be important to seek their retention or replacement if appropriate.

Essentially, therefore, it will be important to preserve all the key features which contribute to the character of the Conservation Area and give local distinctiveness, for example, boundary walls (some of which are currently in poor repair), building signs and similar details. In carrying out this Appraisal a number of areas for investigation regarding the enhancement of the conservation area in any management plan should include:-

- i. A programme of re-instatement of original features/details, especially windows and doors.
- ii. The removal of overhead cabling where feasible.



A view of Harts House from the roadway above.