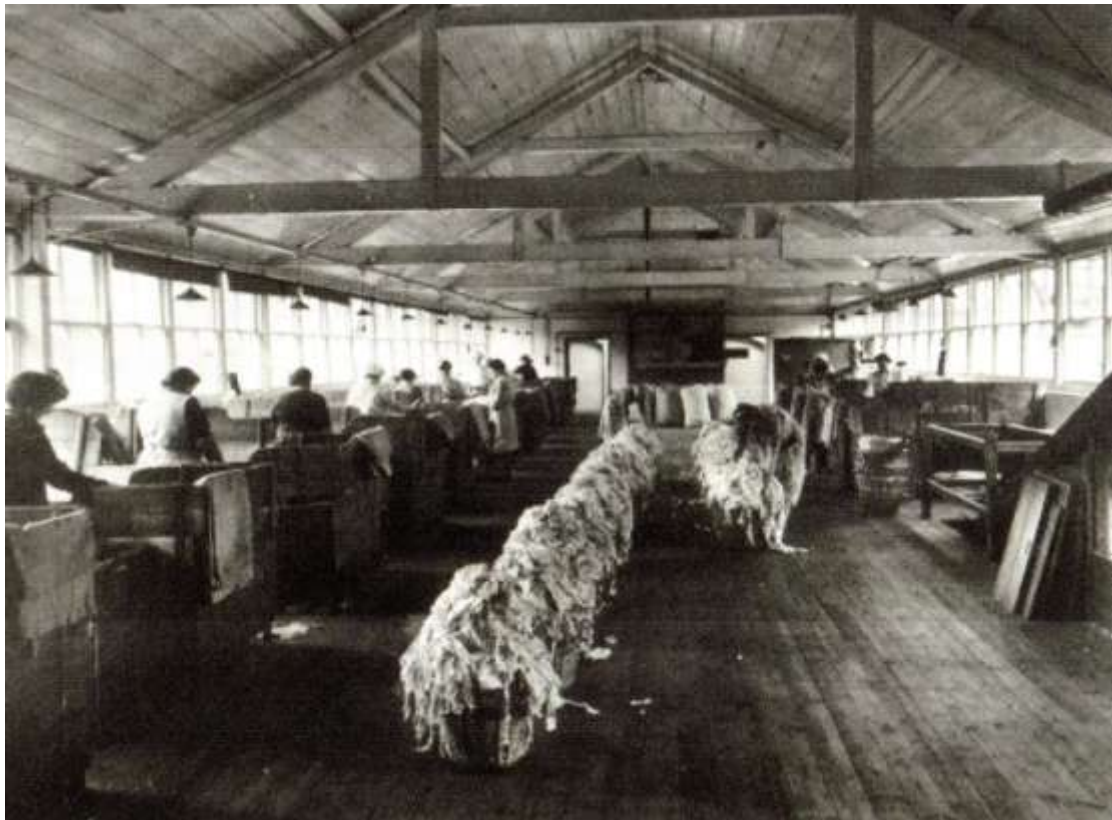


Cultural Heritage Impact Assessment for The Rag Room and the Drying Room buildings at the former Springfield Paper Mill, Maidstone, Kent



Report for Redrow Homes Ltd

11th August 2017

SWAT. ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swataeology.co.uk

Contents

1. Summary.....	2
2. Principles of selection.....	5
3. The Rag Room Building	7
4.The Drying Room Building	8
5. Significance Assessment	9
6. Planning Background	14
7. The proposed development.....	17
8. Project constraints	17
9. Aims and objectives	18
10. Methodology.....	18
.11. Impact Assessment.....	19
12. Mitigation.....	20
13. Other Considerations.....	21

Figures 1-16 OS Historic mapping

Plates 1-6 Views of site

Cultural Heritage Impact Assessment for

Springfield Mill, Kent

1 SUMMARY

This Cultural Heritage Impact Assessment has been prepared by Dr Paul Wilkinson, MCI(A), on behalf of Redrow Homes Ltd.

The subject of the assessment are the surviving buildings of the paper mill, the WWII defences which include an unknown number of air raid shelters and pill boxes and the unknown below ground archaeology at Springfield Mill, Sandling Road, Maidstone in Kent.

In accordance with government guidance on archaeology and heritage (NPPF), and Maidstone Council's planning policies, Redrow Homes Ltd have commissioned this Cultural Heritage Impact Assessment in order to establish the cultural heritage potential of the site, the extent of past post-depositional impacts, and to assess the cultural heritage impact of the proposed development.

This assessment reviews the existing geological, topographic, cultural heritage and historic information in order to assess the impact of previous land use and development on the potential cultural heritage resource, and the implications of this for cultural heritage survival and the potential cultural heritage impact of the proposed development.

As a result, this impact assessment enables relevant parties to assess, the extent of archaeological survival across the site, the potential archaeological impact of the proposed development and the need or otherwise for further cultural heritage and archaeological (below ground) mitigation measures.

1.1 History of the site.

Paper making developed as a major industry in the Maidstone area from the late C17 due to the suitability of the River Len for water-power and its proximity to London, the major market for paper and source of rags, its raw material. There were seven

functioning paper mills between 1671 and 1700 and by 1733 there were 14 mills. By 1865 this number had increased to around 40.

1.2 Springfield Mill (Figures 1, 2), the first paper mill to be successfully powered solely by steam, was founded in 1805 by William Balston (1759-1849). Balston had been apprenticed in 1774 to James Whatman II (1741-1798), owner of Turkey Mill and one of the most successful paper makers of the C18. By 1794, when Whatman sold Turkey Mill, Balston was his principal subordinate and he entered into partnership with the new owners to form Hollingworths and Balston with a loan of £5,000 from Whatman. The outbreak of war with France in 1793 had cut off the import of superior French paper and the new firm prospered. By 1805 Balston had decided to open his own steam-powered mill on the banks of the River Medway at a site with a spring that provided the clean water necessary for the paper making process. The new mill, with its 36 horse-power Boulton and Watt beam engine powering a 'Hollander' (the machine which broke down the rags into a pulp) opened at the end of 1807. Running for 440 ft, parallel with the Medway, it consisted of a Drying Room at the north and Rag Room at the south with rooms for the various processes, and the engine and its boilers, set between them (Figure 5).

1.3 William Balston was succeeded by his two sons, William and Richard, but in November 1862 the mill was severely damaged by a fire necessitating the rebuilding the Drying Room and much of the central section of the mill (Figure 3). The beam engine, however, remained in use until it was de-commissioned in 1896-7 (Figure 5). The mill continued to be enlarged, largely to the east, into the 1930s (Figure 7) and presents a complex picture of different phases of development. During the early C20 it was the largest producer of hand-made paper in the world (Figure 8). The mill remained in the ownership of the Balston family until 1974 (Figure 12) when W & R Balston merged with Angel Reeve International to form Whatman Angel Reeve, later Whatman International Ltd.

1.4 The site (Figure 2) is located immediately north of the urban boundary of Maidstone and approximately 500m north from Maidstone East Railway Station. The site is adjacent to the River Medway to the west and Royal Engineers Road to

the east, the southern boundary is defined by Mill Lane, beyond which is a library and football stadium. The site is 6.5 hectares (16 acres) in size. The site has highways access from James Whatman Way and Mill Lane from the south. This access is proposed to be retained within the development proposals.

1.5 The northern half of the site is predominantly dominated by a wooded/ scrub area, and the southern half by the buildings associated with the Springfield Mill, including the Grade II listed Rag Room. A large expanse of hard standing is located to the south of the buildings and this has previously been used as car parking. A number of the trees within the northern part of the site are protected by Tree Preservation Orders (TPO) and there are also two ponds within the site.. The part of the site adjacent to the river falls within Flood Zones 2 and 3, according to online Environment Agency records. The topography of the Site generally slopes east to west with the high point being Royal Engineers Road, with a relatively steep gradient (Plates 1-6).

1.6 For clarity, the listed buildings include the former Rag Room, which is separated from the central core to the north by a narrow alley and is a long two-storey building running north-south, built of stock brick Flemish Bond with a slate half-hipped roof and is already listed as Grade II (Figure 16). To the south of the office block stands the iron beam from the 1806 Boulton and Watt beam engine set on a plinth (Grade II). The factory chimney is also separately listed at Grade II (Figure 16 and Plates 1,2).

1.7 The Paper mill was originally opened in 1807 by William Balston. Largely destroyed in a fire in 1862 and subsequently rebuilt and enlarged in multiple phases from 1863 until the late C20. The former Rag Room, the beam of the beam engine and chimney are separately listed at Grade II.

1.8 The mill, despite the rebuilding of much of its fabric following the fire of 1862 and with later enlargements, retains the essential layout of the original building of 1807 with a long Drying Room to the north (rebuilt after 1862); and a largely single-

storey production area in the centre (of various phases but with little evidence of original early C19 fabric and extended to the east mainly between 1883 and 1936).

1.9 The description by Historic England says: The Drying Room, rebuilt c1863 on the footprint of the original building destroyed in the fire of 1862, is a long rectangular, double-height, single-storey building adjoining the central part of the mill at its southern end. It is built of yellow stock brick with the upper level of timber louvres and a pitched slate roof. The building is divided into three large bays by brick cross walls rising above the pitch of the roof. The southern bay has been altered by the insertion of windows to light a later mezzanine floor. A series of late-C20 timber single-storey outshuts have been added to the western elevation. Internally, the timber king-post roof trusses remain in place, supported in places by a modern steel frame. All the full-height drying racks which lined the walls have been removed, replaced by modern plant.

(Historic England 19.03.2015)

2. Principles of Selection

Historic England is quite clear on the Principles of Selection for Listing Buildings and states that most buildings from 1700 to 1840 that contain a significant proportion of their original fabric are listed.

2.2 For buildings constructed after 1840, because of the greatly increased number of buildings erected, a standardisation of architectural treatment, and the much larger numbers that have survived, progressively greater selection is necessary.

2.3 Guidance is set out in Historic England's Listing Selection Guide for Industrial Structures (April 2011). It notes that paper mills were not common historically. Large paper mills will contain large steam or electrically powered machinery and comprise quite large complexes with warehouses for raw materials and final products.

2.4 Completeness of site components is a major criterion for designation. General criteria for industrial buildings include the wider industrial context; regional factors;

the degree of completeness in integrated sites; architectural interest; survival of machinery; technical innovation; extent to which rebuilding and alteration reflect technological change, and historical association.

2.5 Historic England's Report states:

It is clear that overall Springfield Mill has a high degree of historical interest. As the first practical application of steam power to the paper making process it is clearly of interest for its technological innovation and its association with William Balston who, along with his former master, James Whatman II, was one of the principal paper makers of the late C18 to early C19.

This is reflected in the existing Grade II listing of the former Rag Room and the beam from the 1806 Boulton and Watt beam engine.

However, the other parts of the mill complex are not from the original early C19 mill but, partly as a result of rebuilding after the major fire in 1862 and partly because of later expansion in reaction to changing operational requirements, date from the 1860s to the late 20th century.

Importantly, apart, notably, from the chimney, and possibly a pair of gable ends, nothing survives of the structures relating to the early period of steam power which provides much of the mill's interest, aside from the existing listed structures.

Some of the later buildings, such as the re-built Drying Room with timber louvers retain elements of their character that relate to their former function. However, the central core of the building has seen continuous alteration into the late C20, so that the original stages of the paper making process within this building are no longer legible.

This is compounded by the loss of all historic machinery relating to the paper making process, making it hard to determine how the internal spaces were used in the production of paper.

On balance, because of to their relatively late date and degree of alteration, the currently unlisted parts of Springfield Mill including the Drying Room do not meet the criteria for listing, despite the mill's historic interest (Historic England Advice Report 25th August 2015).

3. Historic England Description: The Rag Room Building (Listed Grade II)

Built in 1806 by William Balston for the sorting of the rags used in making paper.

PLAN: rectangular in plan of two storeys.

MATERIALS: yellow stock brick with a half-hipped slate roof.

EXTERIOR: the 14-bay west elevation is of stock brick laid in English bond on the ground floor and Flemish bond on the upper floor except for the final five southern bays which are of Flemish bond throughout suggesting this is a later extension.

Fenestration is of continuous glazing of two-over-two timber sashes on the upper floor and 14 paired two-over-two timber sashes with flat arches on the ground floor.

The south elevation, which is adjoined by a late-C19 office block, is of four bays with multi-paned windows set in segmental arched openings with Gault brick surrounds.

INTERIOR: the ground floor has boxed in iron columns. This was originally used for storage. The first floor was the Rag Room. The roof is of queen post construction of adzed oak beams. There is an overhead wheel which originally lifted rags from the ground floor. The late-C19 office block adjoining the southern end of the former Rag Room is not of special interest and is not included in the listing (Historic England).

The former Rag Room (Grade II listed on 2nd August 1974) with associated internal machinery (Rag Wheel) remains as one of the best preserved original building visible on the site.

Although largely well preserved when compared to the remaining buildings on site, the former Rag Room has clearly undergone a degree of internal and external alterations.

The first external extension and remodelling works were completed in the early-20th century. This included the demolition of the former cottages to the east and enlargement of the former Rag House in their stead, as shown in the historic mapping (Figures 6, 7).

Whilst further demolition works in the mid-20th century c.1965 enabled the demolition of the boiler house and included the partial demolition of the passage and northern end of the Rag Room (connected to the former boiler house), the later internal works were completed in order to allow the building to function as a series of office spaces and therefore service the on-going requirements of site.

Although somewhat invasive, these works have enabled the building to retain a future viable use and appear to have been completed relatively sympathetically. The eastern extension responds sympathetically to the historic core and much of the additional existing historic fabric and machinery has been retained during works to date (Historic England Advice Report 25 August 2015).

4. Description: The Drying Room Building (Not Listed)

The Drying Room, rebuilt c1863 on the footprint of the original building destroyed in the fire of 1862, is a long rectangular, double-height, single-storey building adjoining the central part of the mill at its southern end. It is built of yellow stock brick with the upper level of timber louvres and a pitched slate roof.

4.2 The building is divided into three large bays by brick cross walls rising above the pitch of the roof. The southern bay has been altered by the insertion of windows to light a later mezzanine floor.

A series of late-C20 timber single-storey outshuts have been added to the western elevation. Internally, the timber king-post roof trusses remain in place, supported in places by a modern steel frame.

All the full-height drying racks which lined the walls have been removed, replaced by modern plant.

4.3 In summary, it has been heavily internally altered to include a modern supporting steel frame and first floor mezzanine within the southern bay.

4.4 Similarly, externally the building has also been heavily altered to include a series of western extensions, and new window openings at upper levels, each of which are at odds with character and appearance of a building of this type and age.

4.5 The building is of a later date than the former Rag Room, is not original to the site and is of limited special interest in its own right, this indicates that its individual special interest is substantially reduced by its lack of completeness and preservation.

4.6 As a result, it has been observed by Historic England that the building is not of sufficient quality or completeness to be statutorily listed.

5. SIGNIFICANCE ASSESSMENT

The assessment of the significance of historic buildings and their settings is not an exact science. The assessment of the significance of buildings is based on detailed knowledge of the building type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people.

In 2008 Historic England (formerly English Heritage) published *Conservation Principles*, which identified four principal heritage values which might be taken into account when assessing significance of heritage assets, whether statutorily listed or not.

These values are *Evidential*, deriving from the potential of a place to yield (archaeological) evidence about past human activity:

Historical, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present:

Aesthetic, deriving from the ways in which people draw sensory and intellectual stimulation from a place:

Communal, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

In 2012 the Department of Communities and Local Government issued the National Policy Planning Framework which suggests that for planning purposes, the significance of historic buildings should be assessed under the headings of *archaeological, architectural, artistic or historic* (which in this case are essentially the same as the Historic England values) and it points out that significance derives not only from a heritage asset's physical presence but also from its setting.

Significance is essentially a hierarchical concept, using descending levels of value.

These follow guidelines established by James Semple Kerr, which have been adopted

by the Heritage Lottery Fund, English Heritage and others. The levels of significance are:

- *Exceptional* - important at national to international levels
- *Considerable* - important at regional level or sometimes higher
- *Some* - usually of local value only but possibly of regional significance for group or other value
- *Little* - of limited heritage or other value
- *Neutral* - features which neither enhance nor detract from the value of the site
- *Negative/intrusive* - features which detract from the value of the site

5.2 Evidential value

Evidential value is essentially an archaeological measure and in this case below-ground archaeology is likely to be limited to what has survived the various phases of paper mill development.

There are a number of heritage assets in the near vicinity of the proposed development site including Roman burials found north of the site (TQ 75 NE 22), and an important Roman villa to the south of the site (TQ 75 NE 28).

WWII defences surround the site and include a Type 24 Pillbox at Whatman Park (TQ 75 NE 402) and anti tank blocks by the River Medway (TQ 75 NE 402).

It has been noted that WWII pillboxes and air raid shelters have been identified on site and it is recommended that prior to demolition of buildings on the site a survey is conducted to identify WWII assets and a programme of recording and conservation implemented.

A programme of archaeological investigation is recommended secured by a planning condition.

5.3 Historical value

It is clear that overall Springfield Mill has a high degree of historical interest. As the first practical application of steam power to the paper making process it is clearly of interest for its technological innovation and its association with William Balston who, along with his former master, James Whatman II, was one of the principal paper

makers of the late C18 to early C19. This is reflected in the existing Grade II listing of the former Rag Room and the beam from the 1806 Boulton and Watt beam engine. However, the other parts of the mill complex are not from the original early C19 mill but, partly as a result of rebuilding after the major fire in 1862 and partly because of later expansion in reaction to changing operational requirements, date from the 1860s to the late 20th century.

Importantly, apart, notably, from the chimney, and possibly a pair of gable ends, nothing survives of the structures relating to the early period of steam power which provides much of the mill's interest, aside from the existing listed structures.

Some of the later buildings, such as the re-built Drying Room with timber louvers retain elements of their character that relate to their former function. However, the central core of the building has seen continuous alteration into the late C20, so that the original stages of the paper making process within this building are no longer legible.

This is compounded by the loss of all historic machinery relating to the paper making process, making it hard to determine how the internal spaces were used in the production of paper.

The former Rag Room, the beam from the 1806 Boulton and Watt beam engine and the chimney have a historical value and these assets have been identified by Historic England and listed Grade II.

5.4 Aesthetic value

The former Rag Room, the beam from the 1806 Boulton and Watt beam engine and the chimney have a national historical value. Some of other buildings are considered by the LPA to have some architectural merit and are itemised below:

- (1) Rag Room and extension (Listed and will be retained)
- (2) Drying Room ((Dating from 1863-1883 and not Listed)
- (3) Packing and Weighing Room (Dating from 1863-1883 and not Listed)
- (4) Salle (dating from 1883 much altered and not listed)
- (5) PMC Plant Building (former Rag Store dating from the mid 19th century and not listed)

(6) Smithy (mostly 20th century construction and not listed)

(7) Warehouse with Kent Machine (20th century of no historic interest and not listed)

The Historic England advice on these buildings was:

This is a large site which was of clear importance historically but that interest is not manifest in many of the buildings on site which are either much altered or of later date. We have therefore identified one additional component - the chimney- for listing and have revised the List entries for the beam and Rag Room (which were already listed), but all other mill buildings are not recommended for listing.

For these reasons the original buildings are listed and are clearly of considerable aesthetic value. The remainder of the buildings have not the same degree of aesthetic value and this was recognised by Historic England.

CgMs advice:

In summary, it is clear from the overall selection criteria and associated selection guide that the lack of completeness and heavily altered buildings at Springfield Mill, Maidstone, Kent indicate that the buildings on site are of a much diminished value and offer no clearly defined 'special architectural or historic interest' sufficient for their inclusion within the statutory list, both individually or as a complete group. Fundamentally, it has become apparent that the existing non-designated buildings on site do not provide notable/rare examples of their type and if included upon the statutory list as buildings of architectural or historic special interest would, by virtue, devalue the wider building stock already selected for inclusion on the list.

It is for these reasons, alongside those further outlined within the Significance Statement (CgMs, March 2015), that CgMs do not support the inclusion of additional buildings at Springfield Mill upon the statutory list under the guise of a revised listing description or on an individual basis.

5.5 Communal value

Some people resident in Maidstone may have worked at the paper mill prior to its closure in 2013. As such, they have collective memories of their experiences at the works and possibly strong associations with the buildings.

The buildings therefore have some communal value.

5.6 Setting and significance

Springfield Mill itself was first constructed in 1806-7. It was specifically developed as a steam powered paper mill, functioning in this form until the original Boulton & Watt steam engine was decommissioned in 1896-7. It is the small number of well preserved buildings which continue to accurately demonstrate this significant 90 year period of innovative and successful steam powered paper milling at Springfield that are considered to be of 'special interest'.

As a result of the various widespread *ad-hoc* alteration and continuous redevelopment of buildings on site, only three key assets from this period were considered sufficiently preserved in order to be statutorily listed (former Rag Room, Engine Beam and chimney, all individually listed Grade II).

The majority of further pre-1896/7 warehouse type structures now provide a limited or diluted contribution to the significance of the phase of pre-1896/7 development tied to the Grade II listed former Rag Room and Engine Beam.

This is considered directly as a result of their *ad-hoc* alteration and the removal of their redundant historic paper making machinery and vats in the mid-20th century, subsequently heavily eroding their group and individual value.

A small selection of additional buildings and structures originating from this 90 year period retain a degree of heritage value, although have been altered, extended and remodelled so as to provide limited special interest in their own right.

Most notably these include the former Chimney, Drying Loft and Paper Store.

The three listed assets the Rag Room, the beam from the 1806 Boulton and Watt beam engine and the chimney have exceptional significance.

The post-1896/7 buildings are considered as being of little significance.

6.1 Planning Background

Planning Policy Statement - Planning for the Historic Environment (2012)

Policy 12:

12. Conserving and enhancing the historic environment

12.6. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

12.8. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

12.9. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

6.2 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

6.3 Heritage Asset. This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.

6.4 Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

6.5 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

6.6 The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

The desirability of new development in making a positive contribution to local character and distinctiveness;

Opportunities to draw on the contribution made by the historic environment to the character of a place.

6.7 In order to determine applications for development, Paragraph 128 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

6.8 According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck Sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6.9 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

6.10 The nature of the heritage asset prevents all reasonable uses of the Site; and
No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

The harm or loss is outweighed by the benefit of bringing the Site back into use.

Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

6.11 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

7. The Proposed Development

The proposed development will comprise demolition of buildings and the new development of residential units including infrastructure and roads. Designated assets will be retained.

8. Project Constraints

No project constraints were encountered during the data collection for this assessment.

9 AIMS AND OBJECTIVES

9.1 Introduction

The Desk-Based Cultural Heritage Impact Assessment was commissioned by Redrow Homes Ltd in order to supplement a planning application for the development of the site at Springfield Mill, Maidstone in Kent.

10 METHODOLOGY

10.1 Designated Heritage Asset

There are a number of criteria to address in a Heritage Statement and they include the impact of the proposed development on the significance of the Heritage Assets.

10.2 Heritage Asset

Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

10.3 Setting

The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

10.4 Significance

The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include assessment

of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in a historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

11. IMPACT ASSESSMENT (ARCHAEOLOGY)

11.1 Existing Impacts

The Proposed Development Area (PDA) is for the most part, subject to factory development and the potential impact on buried archaeological deposits will have been due to these activities. The site of the PDA will have been affected by the construction and terraced landscaping of the previous paper mill occupants. Additionally, existing services may also have had a damaging effect. Therefore, the impact of previous activity on the archaeology of the PDA is considered as **high**.

11.2 Proposed Impacts

At the time of preparing this archaeological and heritage assessment, the extent of the proposed development was for the build of residential homes. Extensive impact is to be expected within the development area once construction begins.

The excavation of terracing, new access roads and foundations will be the main cause of this impact on the archaeological resource and it is therefore considered as **high**.

12. MITIGATION

13.1 The purpose of this desk-based Cultural Heritage Impact Assessment was to provide an assessment of the contextual archaeological and building record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works, and in addition, to assess the impact of the proposed development on the significance of the listed Heritage Assets.

12.2 It is recommended in this case that **further archaeological assessment and building recording** will be required and that an archaeological investigation of the known WWII defences and a archaeological evaluation take place prior to demolition but after determination of the planning application. This will provide an assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used to inform further mitigation if necessary.

12.3 It is recommended that for the Drying Room building and other buildings to be demolished a Historic England Level 3 Building Recording is implemented before demolition but after determination of the planning application.

Level 3 is an analytical record. Building on Levels 1 and 2, there should be a systematic account of the building's origins, development and use. The evidence on which the analysis has been based should be included. This is likely to include documentary evidence such as old maps, photographs, written accounts referring to the house, past owners, architect etc.

The recording of all buildings on site to include Drone Survey and Point Cloud Survey.

Point Cloud Survey uses laser technology to survey the spaces in and outside an existing building to create a 'cloud' of geometric points. It is extremely accurate and generates a 3D model of the site from which unlimited 'cuts' can be taken.

Website of the history of papermaking at Springfield and to include 'talking heads' from past employees.

Heritage Boards of the most important sites to include the Rag Room (1, 2, 3), the chimney (4), the engine beam (5), and the River Medway (6, 7).

The History of the site from the excellent archives as either a commissioned book or a sponsored PhD programme.

12.4 The impact of the proposed new residential development on its surrounding setting is subjective and a matter for the Local Planning Authority. However the proposed development will not have a disproportionate impact on any of the designated heritage assets.

13 OTHER CONSIDERATIONS

13.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

13.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

13.3 Copyright

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights

are reserved, excepting that it hereby provides exclusive licence to Redrow Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

14 ACKNOWLEDGEMENTS

The author would like to thank Redrow Homes Ltd for commissioning this report.

Paul Wilkinson PhD., MCifA.

11th August 2017

15 REFERENCES & BIBLIOGRAPHY

IFA (revised 2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Statement 2010: *Planning for the Historic Environment*. TSO (The Stationery Office)

National Planning Policy Framework, March 2012.

English Heritage Guidance: The setting of the Heritage Assets 2014



Plate 1. View of the listed Rag Room



Plate 2. View of the listed Beam



Plate 3. View of the Drying Room



Plate 4. View of the Drying Room



Plate 5. View of interior of Drying Room



Plate 6. General view of Drying Room and Pond

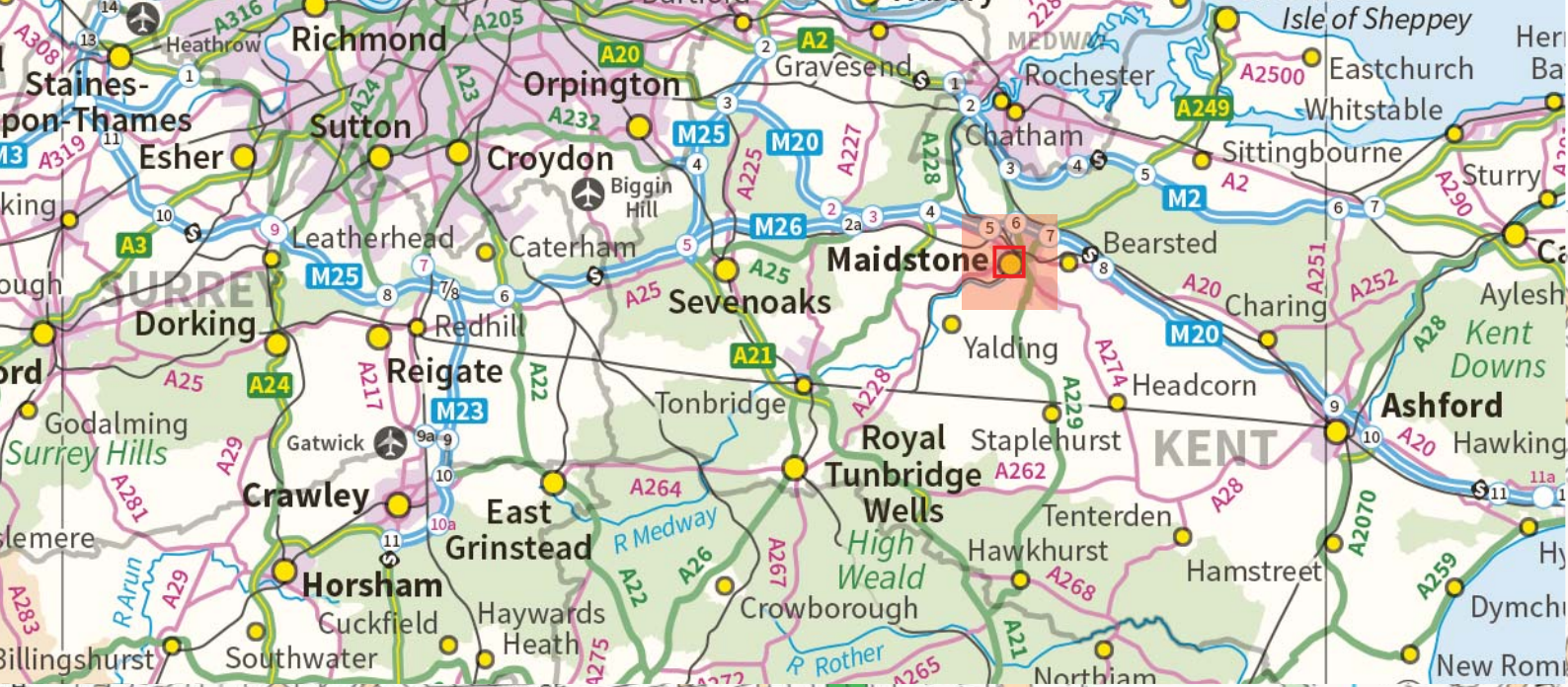


Figure 1: Site location map, scale 1:5000.



License number: 100031961

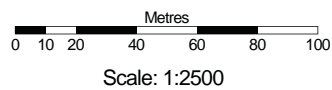


Figure 2: Site boundary in relation to Ordnance Survey 1:2500 map

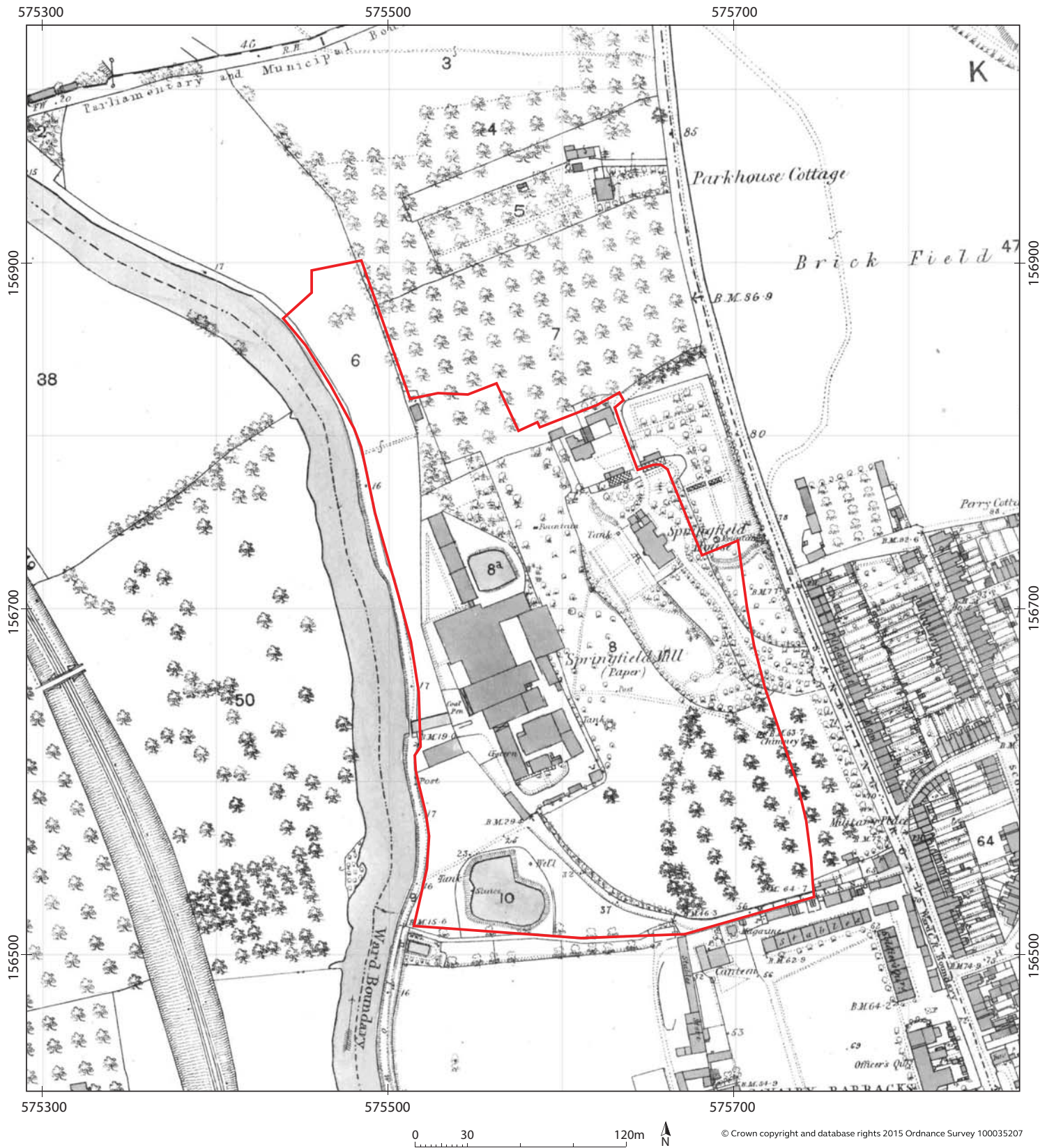


Figure 3: Historic OS 1868 map, scale 1:3000



Figure 4: Historic OS 1869 map, scale 1:1500

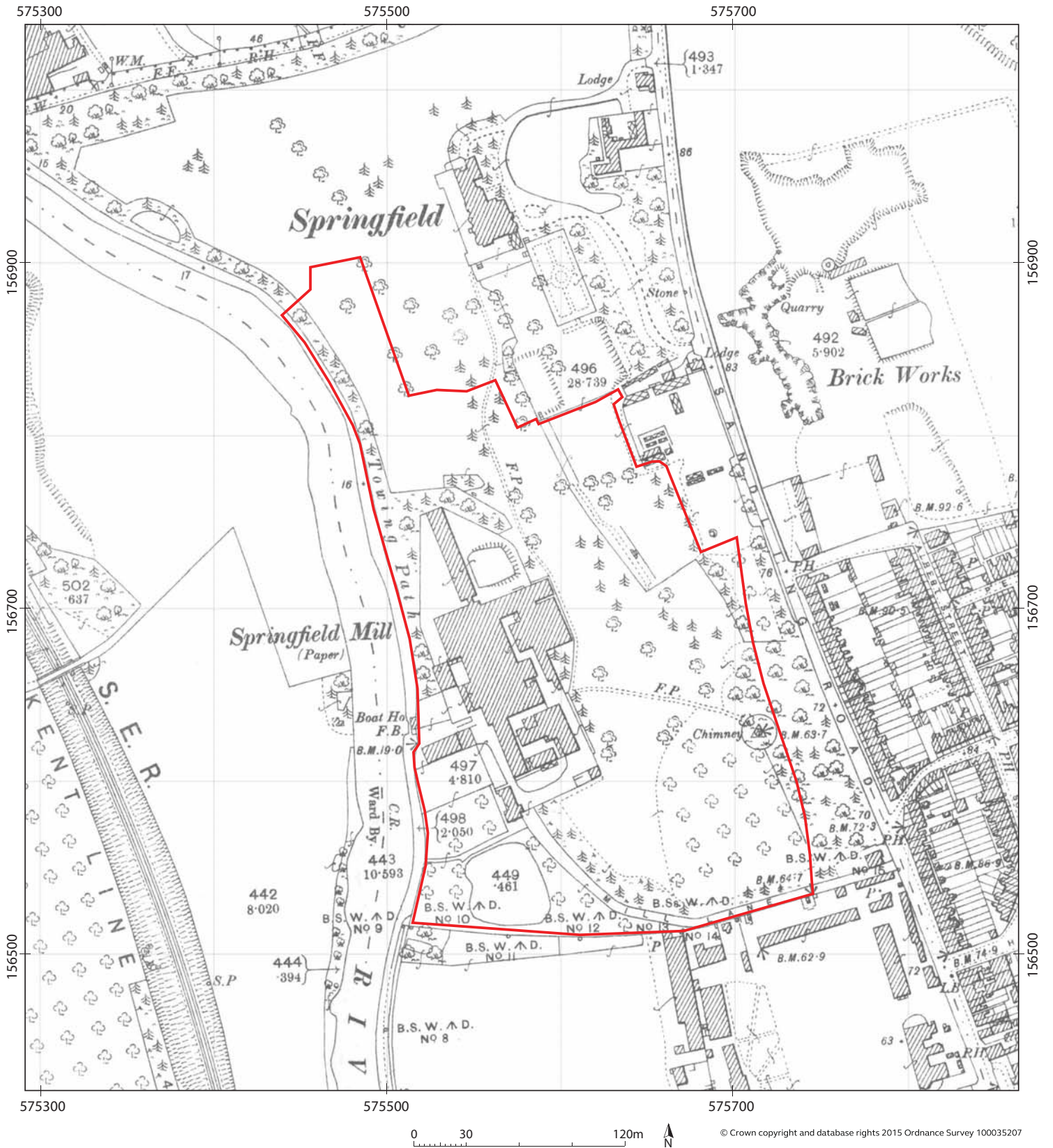


Figure 5: Historic OS 1897 map, scale 1:3000

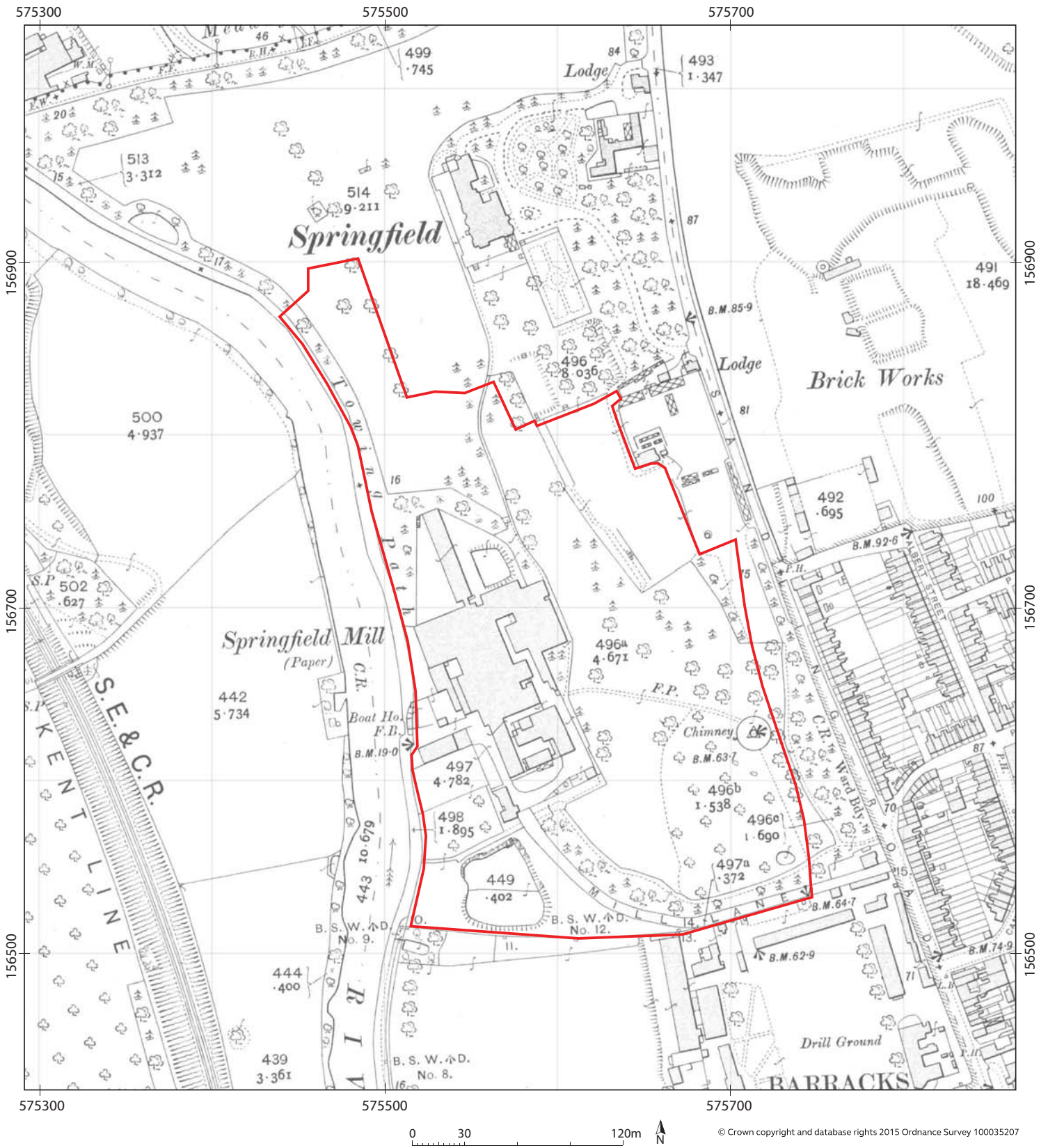


Figure 6: Historic OS 1908 map, scale 1:3000

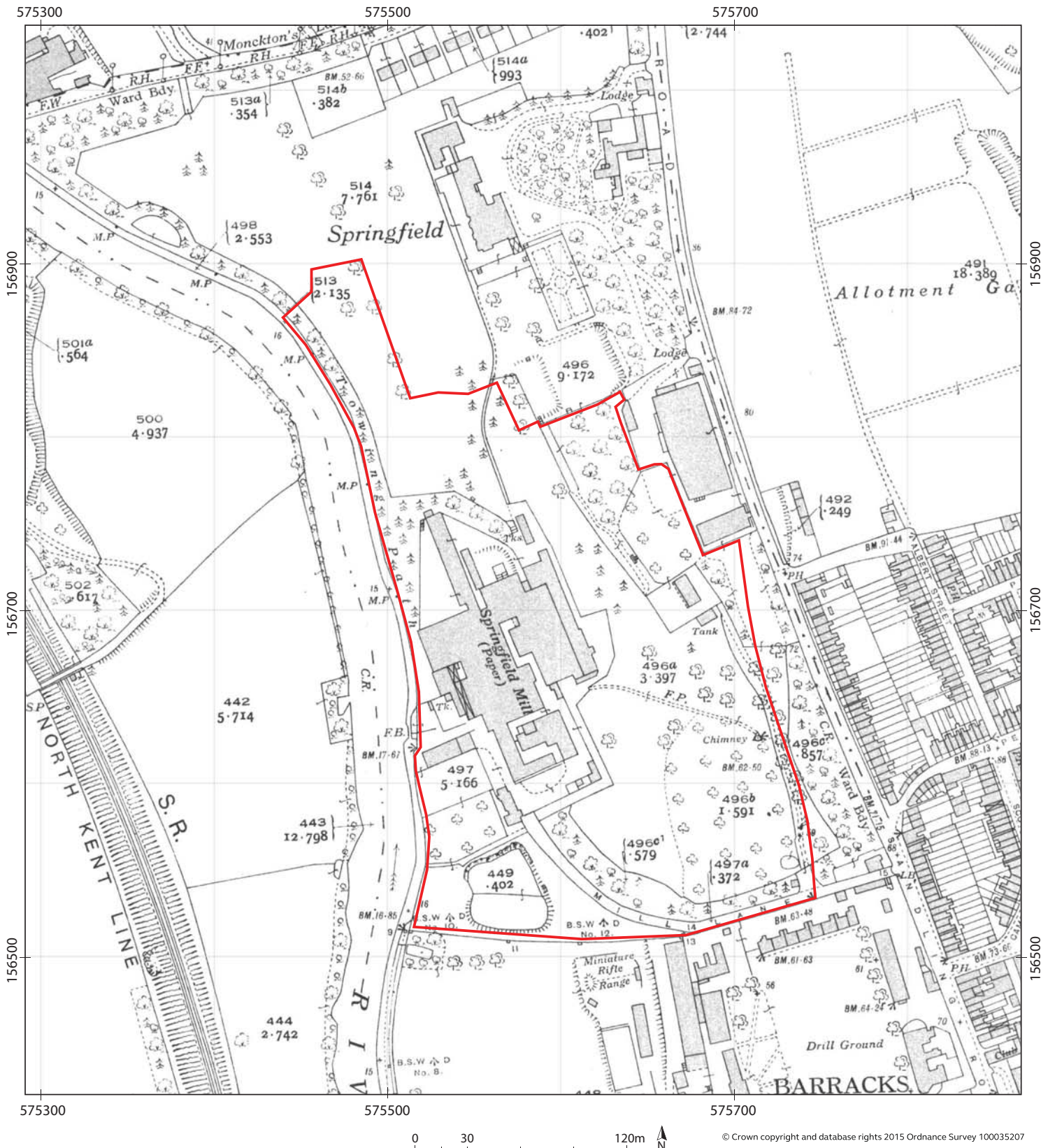


Figure 7: Historic OS 1932 map, scale 1:3000

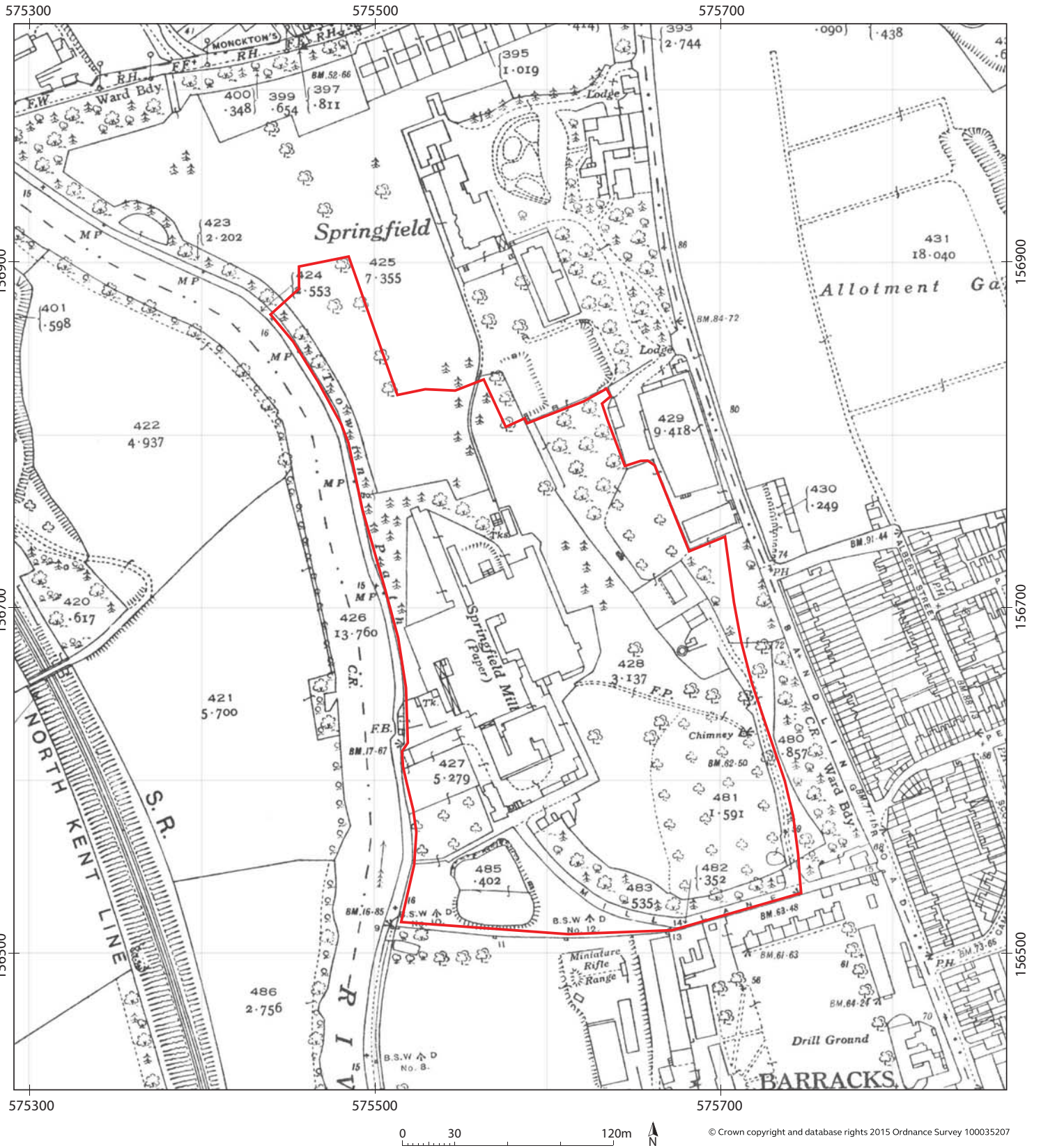


Figure 8: Historic OS 1936 map, scale 1:3000

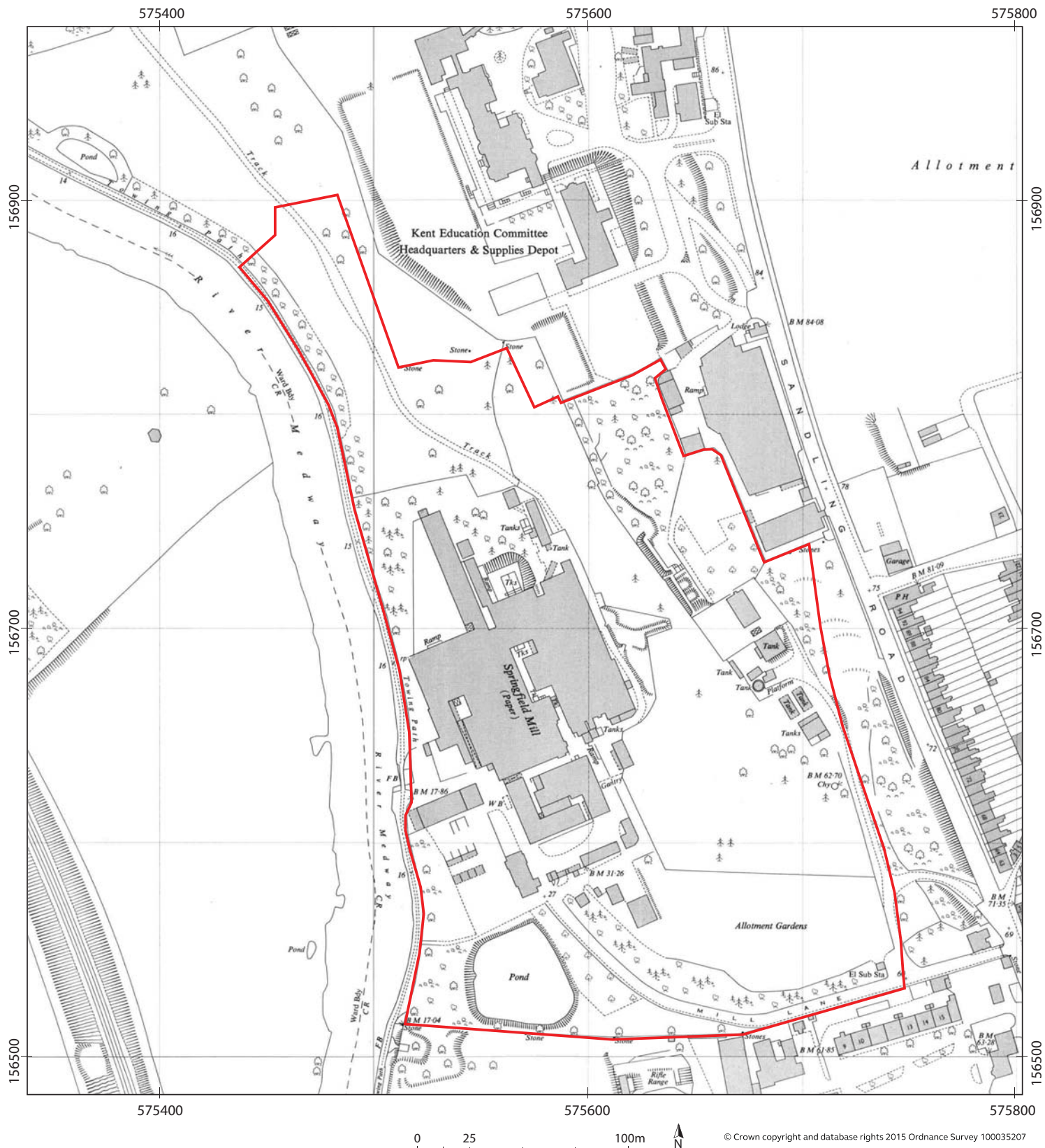


Figure 9: Historic OS 1956 map, scale 1:2500

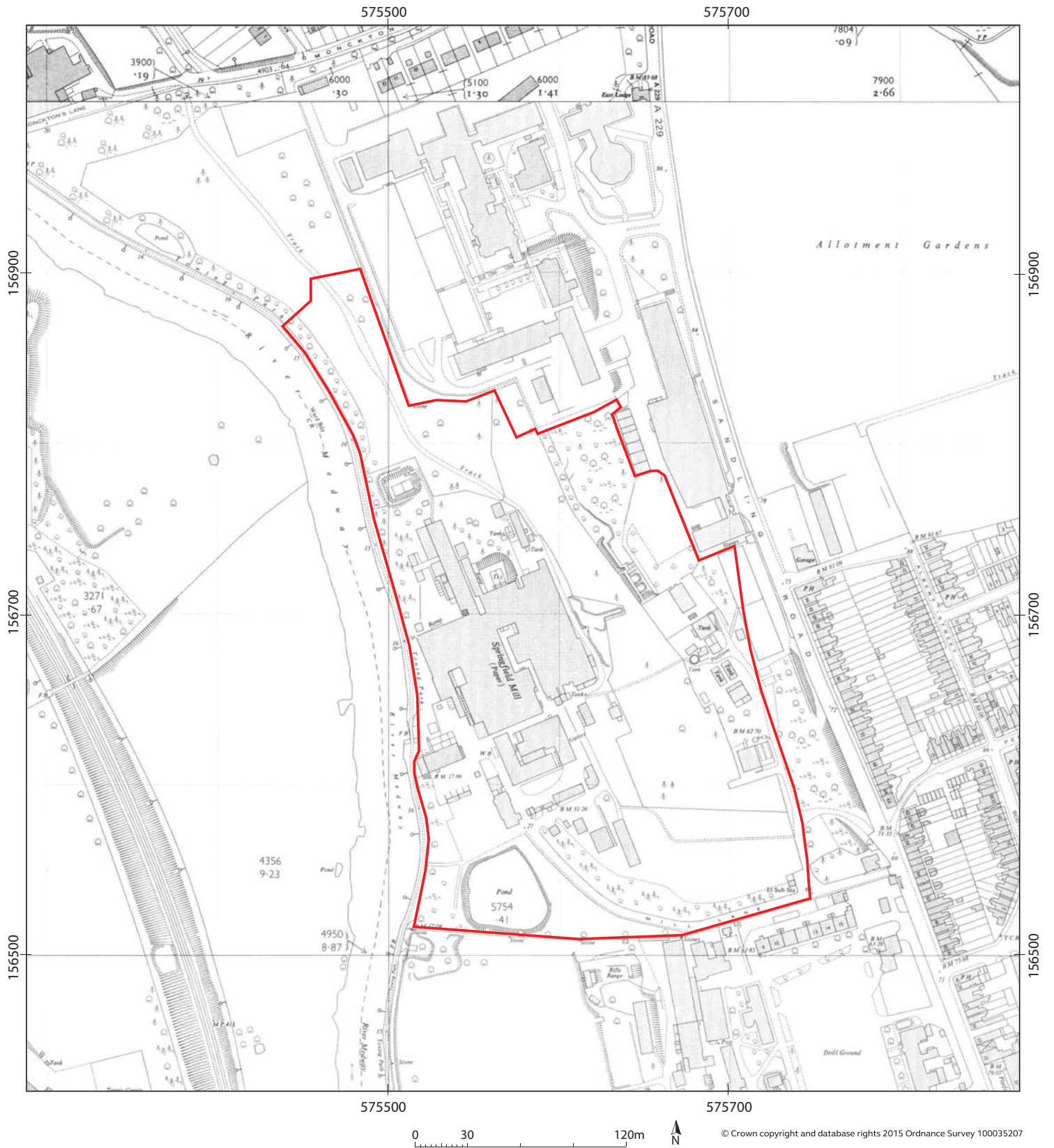


Figure 11: Historic OS 1960 - 1964 map, scale 1:3000

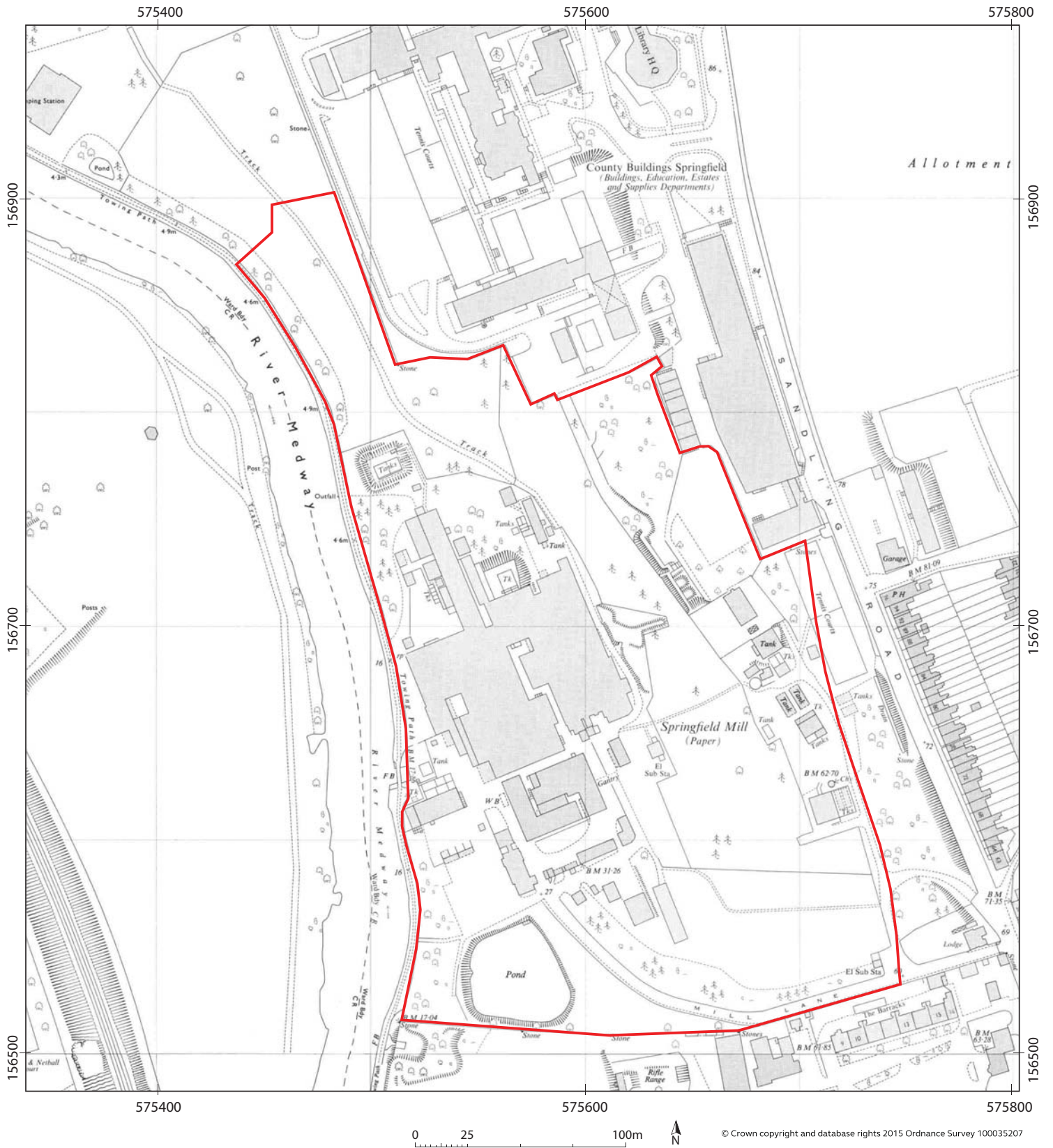


Figure 12: Historic OS 1968 - 1972 map, scale 1:2500

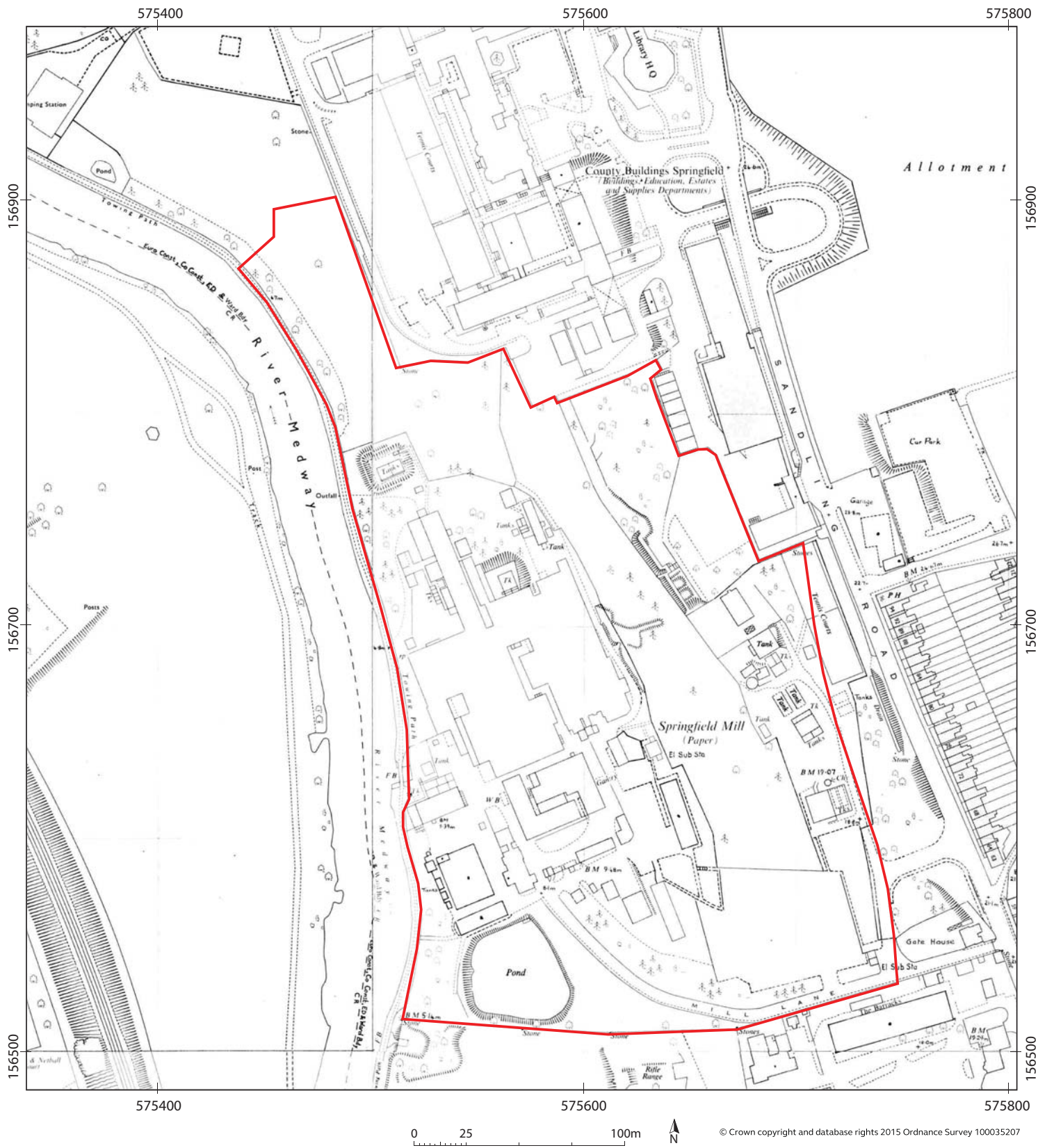


Figure 14: Historic OS 1987 - 1990 map, scale 1:2500



Figure 15: Historic OS 1993 - 1994 map, scale 1:2500



Figure 16: Historic OS 1995 map, scale 1:2500