



89-93 and 95-97 High Street, Chislehurst; Heritage Statement

July 2024

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Heritage Statement

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Report for P.J Williams and the L& P Pension Fund

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Contents

1	INTRODUCTION.....	7
1.1	Planning Background	7
1.2	Site Description	7
1.3	Scope of Document.....	7
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	9
2.1	Introduction	9
2.2	National Planning Policy Framework (NPPF)	10
2.3	Planning Practice Guidance: Conserving and Enhancing the Historic Environment.	12
2.4	Planning Policy Guidance	13
2.5	Local Policies	15
2.6	Sources.....	15
3	ARCHAEOLOGICAL AND HISTORICAL RESOURCE.....	17
3.1	Introduction	17
3.2	Historic Environment Record (KHER)	17
3.3	Historical Map Progression	18
3.4	Aerial Photographs.....	20
4	ASSESSMENT OF HERITAGE ASSETS	21
5	DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT	23
5.1	Development Proposals -update	23
5.2	Assessment of Physical Impact on Setting	24
6	CONCLUSION	26
6.1	Introduction	26
7	OTHER CONSIDERATIONS	27
7.1	Archive	27
7.2	Reliability/Limitations of Sources	27
7.3	Copyright.....	27
8	REFERENCES.....	28
8.1	Bibliographic	28
8.2	Websites.....	28
9	HISTORICAL MAPPING	31
10	AERIAL PHOTOGRAPHS.....	36
11	HERITAGE MAPPING	38
12	HISTORIC ENGLAND LISTING.....	38
13	EXISTING AND PROPOSED PLANS AND ELEVATIONS	40
14	SIGNIFICANCE, IMPACT AND EFFECTS	42
	42
15	SITE PHOTOS	44

PLATES

Plate 1: 1929 (Britain from Above)	36
Plate 2: 1929 (Britain from Above)	36
Plate 3: 2003	37
Plate 4: 2022	37
Plate 5: No 89-93 High Street frontage.....	44
Plate 6: No 93-95 High Street frontage.....	44
Plate 7: western elevation to No 89-93 High Street	45
Plate 8: Rear to 89-93 High Street	45
Plate 9: Rear area to 95-97 High Street	46
Plate 10: Eastern side view of 89-93 High Street.....	47
Plate 11: Rear view to 95-97 High Street.....	48
Plate 12: View along the High Street from the PDA towards the area of the Church	48
Plate 13: View from the church towards the PDA. Note that large building opposite the church being Sainsbury.....	49

MAPS

MAP 1: John Rocque, 1746	31
MAP 2: Ordnance Surveyors Drawing, 1797.....	31
MAP 3: Chislehurst Tithes 1843	32
MAP 4: Historical OS Mapping, 1870.....	32
MAP 5: Historical OS Mapping 1897.....	33
MAP 6: Historical OS Mapping 1909.....	33
MAP 7: Historical OS Mapping 1945.....	34
MAP 8: Historical OS Mapping 1959.....	34
MAP 9: Historical OS Mapping 1972.....	35

FIGURES

Figure 1: Site Location.....	30
Figure 2: Part of Chislehurst Conservation Area showing the location of listed buildings (orange, PDA outlined in Blue)	38
Figure 3: Location of the Heritage Asset.....	39
Figure 4: Existing Floor Plan	40
Figure 5: Proposed Elevations.....	40
Figure 6: Proposed Plans.....	41

89-93 and 95-97 High Street, Chislehurst;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by P.J Williams and the L& P Pension Fund to prepare a Heritage Statement relating to the proposed development areas (Sites) of 89-93 and 95-97 High Street, Chislehurst.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

The PDA is located to the south-west side of the High Street in Chislehurst on the outer reaches of London in the London Borough of Bromley (MAP 1-8). 89-93 is currently a detached 2 storey commercial building with a pharmacy on the ground floor with storage on the first floor. Adjacent is the building of 95-97 High Street of which the ground floor is a restaurant, and the first floor is a dance studio reached by separate access. To the south east set back from the road is currently the Active Age building with a large Sainsburys beyond. To the north west is the adjoined building of a florist.

The proposed development site is not a designated heritage asset. Research confirms that the PDA lies within the Chislehurst Conservation Area and within the setting of the Church of Annunciation. The map regression show that the PDA was not built on until the 20th century with the current No. 89-93 High Street built in the 1960s and 95-97 High Street built circa in the 1930s.

The proposed development is for the conversion of the first floor above 89-93 High Street from Commercial Space into 3 residential Apartments and a vertical Extension of the building to form 2 residential apartments, plus a new two storey rear extension to form new office space and 1 residential apartment. The design style and sensitivity takes into account the street scene associated with the Conservation Area and for 89-93 High Street seeks to form a positive improvement whilst the street scene associated with 93-95 High Street

remains unaltered. Both extensions are of a size and scale to not impact the main properties of the PDA nor neighbouring properties.

The Heritage Statement has found that the designated Grade II heritage asset of the Church will remain unaffected by the proposed development, which will retain its historical and aesthetic qualities with negligible impact to its setting. Therefore, the Heritage Statement has found that the heritage assets will remain unaffected by the proposed development, and that any impact caused to the Church and the Chislehurst Conservation Area would be considered to be at the low end of 'less than substantial' in accordance with NPPF Paragraph 208.*

89-93 and 95-97 High Street, Chislehurst;

Heritage Statement

1 INTRODUCTION

1.1 Planning Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by P.J Williams and the L& P Pension Fund (the 'Client'), to carry out a Heritage Statement relating to a proposed development area 89-93 and 95-97 High Street, Chislehurst (Figure 1).
- 1.1.2 In acknowledgement of the Site being located within the Chislehurst Conservation Area and close to a number of designated assets such as within the setting of the Church of the Annunciation of the Blessed Virgin Mary, which is listed grade II*, this document has been prepared to support the planning application to the London Borough of Bromley to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

1.2 Site Description

The PDA is located to the south-west side of the High Street in Chislehurst on the outer reaches of London in the London Borough of Bromley (MAP 1-8). 89-93 is currently a detached 2 storey commercial building with a pharmacy on the ground floor with storage on the first floor. A public footpath runs alongside. Adjacent is the building of 95-97 High Street of which the ground floor is a restaurant, and the first floor is a dance studio reached by separate access. To the south east set back from the road is currently the Active Age building with a large Sainsburys beyond. To the north west is the adjoined building of a florist (Plates 5-11).

1.3 Scope of Document

- 1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource
- an assessment of potential impacts upon the setting of nearby heritage assets.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

Ancient Monuments and Archaeological Areas Act (1979);

- 2.1.1 The Ancient Monuments and Archaeological Areas Act concerns scheduled monuments where an archaeological site or historic building is considered to be of national importance and determined to be a scheduled monument by the Department of Culture, Media and Sport (DCMS). Any scheduled monument impacted by a development requires Scheduled Monument Consent which is undertaken by Historic England who provide advice on the management of Scheduled Monuments and any consents.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1.2 This Act covers buildings and areas that are desirable to preserve or enhance. This is done through the recording of listed buildings, which are buildings considered to have special architectural or historical merit, along with the designation of Conservation Areas, which are areas considered to have special merit in terms of architecture, character and/or appearance.
- 2.1.3 Under the terms of the Act a listed building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.
- 2.1.4 The Act sets out three grades of listing that can be applied. Grade I, the highest, is applied to buildings of exceptional interest. Grade II* applies to buildings that are considered particularly important of more than special interest, followed by Grade II for buildings of special interest, warranting every effort to preserve them.
- 2.1.5 Under the designation of a Conservation Area, all the buildings within that area are recognised as part of its character and therefore provides a broader level of protection. For the demolition or substantial demolition of a building within a Conservation Area, planning permission would be required as well as for any changes to the external appearance.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The Government's core principles in relation to planning and the historic environment and is covered in Section 16, paragraphs 195-214. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 Paragraph 195 of the NPPF sets out the core planning principles and states that planning Heritage assets 'are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

2.2.3 Section 16 also provides policy on the conservation and assessment of heritage assets. Annex 2 of the NPPF defines 'Heritage Assets' as: 'A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.

2.2.4 Paragraphs 195-214 of Section 16 relate to the historic environment and the impact that developments may have on it. These paragraphs provide a framework for the preparation of policies for the historic environment and guidance for Local Planning Authorities, property owners, developers, and others on the conservation of heritage assets. Overall, the objectives of Section 16 can be summarised as seeking the: delivery of sustainable development; understanding the wider social, cultural, economic, and environmental benefits brought by the conservation of the historic environment; conservation of England's heritage assets in a manner appropriate to their significance; and recognition that heritage contributes to our knowledge and understanding of the past.

2.2.5 Section 16 of the NPPF further recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 of the NPPF states that Local Planning Authorities 'in determining

applications for development, should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting'. The paragraph indicates that the level of detail provided should be proportionate to the significance of the asset and sufficient to understanding the impact of the proposal on this significance.

2.2.6 The NPPF states clearly that the more important the heritage asset, the greater level of protection is given to that asset. This means that listed buildings, scheduled monuments, protected wreck sites, battlefields, Grade I and II* registered parks and gardens and World Heritage Sites are afforded the highest level of protection. Paragraph 205 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

2.2.7 Paragraph 206 then states:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

2.2.8 Paragraph 206 notes that significance can be harmed or lost through development within the setting of a heritage asset. Paragraph 207 provides a test for assessing harm in relation to designated heritage assets: 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*

2.2.9 Paragraph 208 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, where appropriate, securing its optimum viable use’.*

2.2.10 Paragraph 209 advises that the significance of non-designated assets and the effects of the application should be taken into account and that *‘in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’*

2.2.11 Paragraph 211 requires Local Planning Authorities to *‘ensure developers record and advance the understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and impact’.*

2.3 Planning Practice Guidance: Conserving and Enhancing the Historic Environment

2.3.1 Advice on enhancing and conserving the historic environment is also published in the Planning Practice Guidance which expands on how the historic environment should be assessed within the NPPF. This acknowledges that *‘where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where*

appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development’.

2.3.2 The guidance also refers to non-designated assets identifying them as ‘*buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.*’ Decision-taking regarding such assets requires a proportionate response by local planning authorities.

2.3.3 Furthermore, it highlights that neglect and decay of heritage assets are best addressed through ensuring that heritage assets remain in active use that is consistent with their conservation. Importantly, the guidance states that ‘*where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to: capture and record the evidence of the asset’s significance which is to be lost; interpret its contribution to the understanding of our past; and make that publicly available*’.

2.3.4 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset’s special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of ‘substantial harm’ is considered to be a high test that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgement for the decision maker, having regard to the circumstance of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting.

2.3.5 Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.4 Planning Policy Guidance

Historic England – Conservation Principles, Policies, and Guidance (2008) Guidance and Best Practice

2.4.1 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance through the planning process, the document is recommended to Local Planning Authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.4.2 This document from 2008 remains relevant with that of the current NPPF policy in the emphasis placed upon the importance of understanding significance to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historic, aesthetic and communal.

Historic England Good Advice Notes in Planning (2015)

2.4.3 On the 25th March 2015, Historic England withdrew the Planning Policy Statement 5 (PPS5) Practice Guide. This document was replaced with three Good Practice Advice in Planning Notes (GPAs). The GPAs provide supporting guidance relating to good conservation practice covering: The Historic Environment in Local Plans; Managing Significance in Decision-Taking in the Historic Environment; and The Setting of Heritage Assets.

2.4.4 In addition to these documents, Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include: 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management'; 'HEA2: Making Changes to Heritage Assets'; and 'HEA3: The Historic Environment and Site Allocations in Local Plans'. More recently, guidance in 'the Significance of Heritage Assets' has also been provided by Historic England.

Principles of Cultural Heritage Impact Assessment in the UK

2.4.5 Released in July 2021 and produced jointly by Chartered Institute for Archaeologists, Institute of Historic Building Conservation and the Institute of Environmental

Management and Assessment, additional guidance is provided for cultural heritage practitioners. The Cultural Heritage Impact Assessment is concerned with understanding the consequences of change to cultural significance. At a fundamental level, Cultural Heritage Impact Assessment is used to make informed decisions about the sustainable management of cultural heritage assets. The need for a Cultural Heritage Impact Assessment is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. It concerns understanding the cultural heritage asset and evaluating the consequences of change.

2.5 Local Policies

2.5.1 Local heritage policy has been taken into account in the preparation of this assessment, with particular regard to the council's Supplementary Planning Guidance (SPG) for Chislehurst Conservation Area. There is also a Chislehurst Society Shop Front Design Guide (2014), which has been adopted by Bromley Council. The Chislehurst Society also has a draft Conservation Area Appraisal and Management Plan.

2.6 Sources

2.6.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

2.6.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

2.6.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

2.6.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet and Ordnance

Survey. A full listing of bibliographic and cartographic documents used in this study is provided in Section 8.

Aerial photographs

- 2.6.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

- 2.6.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

3 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

3.1 Introduction

A search has been made of historic archive material pertaining to this site and the results are below-

3.2 Historic Environment Record (KHER)

- 3.2.1 A search of the GLHER was carried out centred on the proposed site with a search radius of 1km. The search provided a relatively low number of records archaeological features and finds. The majority of records were associated with listed buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens.
- 3.2.2 Chislehurst is first mentioned in 973 AD. The name of which means the wood where the ground is gavelled. In the Medieval period it was a Royal Manor held by the Walsingham family. Eventually the land began to be drained and by the Post Medieval period, Londoners were looking for a property in the countryside. The railway arrived in 1865 which accelerated this impact. The area of the PDA was originally situated in a hamlet called Prickend or Pricking around the church. However, due to Napoleon arriving in Camden Place in 1870, the focus of settlement moved closer to the common and large properties began to be built elsewhere. Prickend later became the main commercial centre and the High Street and was then called Chislehurst West.
- 3.2.3 On Chislehurst Common, south east to the PDA is an Archaeological Priority Area which covers the site of an earthwork mound and it has been interpreted as a possible Bronze Age barrow. The barrow has been partially excavated but no burial remains recorded.
- 3.2.4 The Chislehurst Caves are an archaeological feature of the wider Study Area and are a series of intersecting man-made tunnels and caverns covering some 22 miles and date from the mid-13th to early 19th century. The caves were formed from the mining of flint and lime-burning Chalk. During WWII the caves were used for ammunition storage and managed by the Royal Arsenal at Woolwich and later used for mushroom cultivation.
- 3.2.5 About 1.1km SW 230° Chislehurst Caves Cave or Rock Shelter (TQ433695) and 1.9km SE 128° Hobling Well Holy Well or Sacred Spring (TQ456691) about 3.5km WSW 253° St Blaise's well Holy Well or Sacred Spring (TQ40806911). At 4.4km SSE 149° Bromley Museum (TQ465665) and about 5.0km E 87° Chalk Wood Denehole Ancient Mine, Quarry or other Industry (TQ491706). At 5.6km SW 226° Hussey Well* Holy Well or Sacred Spring

(TQ402662) and 6.0km SW 215° Hayes Common 2 Ancient Village or Settlement (TQ408652).

- 3.2.6 The PDA lies within the Chislehurst Conservation Area (Figure 2) and within the setting of the Church of the Annunciation of the Blessed Virgin Mary, a Grade II* heritage asset built from 1868. In addition, nearby is a terrace of almshouses built in 1881 that are set back on the east side of the High Street that are Grade II listed. Given the lack of intervisibility, the almshouses are not affected by the proposed development and will not be considered further.

3.3 Historical Map Progression

John Rocque, 1746

- 3.3.1 This early map shows Chislehurst Common to the south east with the area to the west predominately wooded called Red Hill Wood. There are along the roadside a number of fields of pasture and a few orchards. The area is one that is rural with not many buildings. To the south west, the map shows that there is an area of gravel extraction (MAP 1)

Ordnance Surveyors Drawing, 1797

- 3.3.2 This map is the first published Ordnance Survey Surveyors Drawings and shows the area of the PDA located on the edge of the mapping undertaken by the Ordnance Surveyors. The area of the PDA is referred to as Prickings. At this time is a small hamlet with the main settlement area known as Chislehurst to the south east across the other side of the common. It does not appear that the PDA is built on at this time and the area still appears rural (MAP 2).

Tithe Map, 1843

- 3.3.3 The area of the PDA is designated 698 and 703. Area 698 is owned by Reverend Francis Dawson and it is common land called 'waste by side of road and pond'. The PDA also falls in part of a larger field of pasture designated 703. This field is owned by the Right Honourable John Robert Townsend Viscount Sydney and occupied by Robert Allen. Robert Allens farms from the farm on the opposite side of the road called Busby's Farm. The main settlement area is to the south west around the pond and towards the common (MAP 3).

Historic OS Map 1870

3.3.4 The PDA remains part waste land and part field and there is still a field adjacent to the south east. . By this time Prickings is referred to as Prick End. There does not appear to been much growth in the settlement at this time (MAP 4).

Ordnance Survey map, 1897

3.3.5 There have now been changes reflecting the Victorian Growth seen in the London suburbs. By this time the areas of settlement have crept north westwards. On the opposite side of the road is now a row of terraced buildings. Diagonally opposite is now a new vicarage alongside the new Church of the Annunciation built in 1868 onwards. In the area alongside the road to the north west, semi-detached houses have been built and Bushy's Farm is no longer in existence. The area is now called Chislehurst West. The PDA remains a field, although immediately adjacent is a new building and the area is showing signs of the layout of new roads (MAP 5).

Ordnance Survey map, 1909

3.3.6 There is little change at the PDA although the wider area is showing increasing density of buildings. The road is referred to as the High Street (MAP 6).

Ordnance Survey maps, 1945

3.3.7 There has been change at the PDA itself for which the western side is now a large building and part of a row of other buildings facing the High Street. The eastern side of the PDA is still not built on and shows a footpath. To the rear is a new estate being built of that of Empress Drive (MAP 7).

Ordnance Survey maps, 1959

3.3.8 This Maps shows far greater details and that the eastern part of the PDA has now been built on and is labelled Nos. 89,91 and 93 High Street. The western part of the PDA, the building appears to have been split into two. The map shows an annotation to this building as the 'Chislehurst Christian Fellowship Hall'. On the eastern side a footpath runs between the PDA and the adjacent building (MAP 8).

Ordnance Survey maps, 1972

3.3.9 It appears due to the different footprint that the original building at 89, 91 and 93 High Street on the eastern side of the PDA has been replaced with a larger rectangular shaped building. This also now stands detached from the adjacent building within the PDA. The western building in the PDA appears to remain unchanged although the Fellowship Hall annotation is no longer showing (MAP 9)

3.4 Aerial Photographs

1929

- 3.4.1 This photograph shows that the PDA has no buildings and remains a field of pasture on the western side of the PDA. On the eastern side of the PDA appears to be partly in use as a market garden (AP 1 & 2).

2003

- 3.4.2 By this time the PDA has been built on with the current extent buildings. The western buildings shows the roof evidence of the various extensions and alterations over the years. The buildings to the east of the PDA have been replaced and are set back of the road with the larger building of Sainsburys beyond opposite the church (AP 3).

2022

- 3.4.3 This shows the current buildings (AP 3).

4 ASSESSMENT OF HERITAGE ASSETS

Introduction

- 4.1.1 As determined previously, the PDA lies within the Chislehurst Conservation Area and within the setting of the Church of Annunciation. However, on the PDA itself none of the buildings qualify as Heritage Assets.

Significance of Chislehurst Conservation Area

- 4.1.2 The Conservation Area for Chislehurst is extremely large and encompasses not just the area around the PDA which forms part of the western section of the Conservation Area known as Chislehurst West but also to the south east, the common land, and also Chislehurst beyond as seen in Section 11. The SPG notes that the origins of High Street began in the Medieval period when it was known as Prickend of which little remains other than the pond created after gravel extraction. There is no specific mention of the Church of the Annunciation of the Blessed Virgin Mary in this part of the SPG, or of the 20th century development in High Street. The historical and aerial mapping shows the development of the area of the PDA from that of small hamlet through to an urban suburb which significant growth from the Victorian period onwards. The Conservation Area is one whose significance lies in that of the common which is rare to have remaining an open area such as the common in the London suburbs but also the architectural and historical interest of the High Street.
- 4.1.3 The Conservation area around that of the PDA is on the extreme edge of the Conservation Area which is likely included predominately due to that of the church rather than any specific architectural characteristics in the vicinity with little by way of other designated assets of heritage significance. There is a mix of old and new with a line of matures trees.

Significance and Setting of the Church

- 4.1.4 The church was built in 1868-70 by James Brooks and is Grade II* listed. Full details of the listing by Historic England are provided in Section 12. The description confirms that the building has architectural and historical interest. Given its size and road side presence, it is an important part of the street scene and a local landmark. During the 20th century, the area around the church was one that became increasingly urbanised and in the second half of the 20th century, its setting was altered with the inclusion of a large brick-built supermarket located opposite as well smaller modern buildings including that of the Active Age building set back off the road and that of part of the PDA being the chemist. These more modern buildings have altered the character of that part of the High Street. Therefore, the primary significance of the church is that of it architectural and historical significance although it does derive some significance from its setting and surroundings.

Significance of the Application Sites

- 4.1.5 The two buildings that form the PDA will be discussed separately. The eastern most building is detached and is in use as a Chemist is situated on the eastern side of the PDA and from historical mapping this is a building from the second half of the 20th century. It appears, that this replaced an earlier mid 20th century building on the site of which prior to that remained in agricultural use with a footpath crossing the site. The line of the earlier footpath has altered but essentially runs alongside the eastern side of the PDA. The current building has no intrinsic heritage interest and does not contribute towards the character and interest of the street scene.
- 4.1.6 The western building within the PDA is older, having first been built in the 1930s. Over the years it has been extended a number of times and changed use. At one point in time it appears that part of the building was used as a Christian Fellowship Hall for a short period. Its ground floor frontage has also undergone changes but its present reiteration, is one in keeping with the street scene, especially in view of the terrace of adjacent buildings on its western side which were also built sometime between 1929 and 1945 and are much more cohesive as a group than that of the PDA, which is larger and double fronted.

5 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

5.1 Development Proposals -update

5.1.1 The proposals include the conversion of the first floor above 89-93 High Street from Commercial Space into 3 Residential Apartments and a Vertical Extension of the Building to Form 2 Residential Apartments, plus a New Two Storey Rear Extension to Form New Office Space and 1 Residential Apartment.

5.1.2 Construction of a First Floor Rear Extension to 95-97 High Street to Form New Office Space Plus Associated Car Parking, Bin Storage, Cycle Storage and New Landscaping and Ecology Enhancements.

5.1.3 The broad design principles, which has informed the development are:

- Create a high-quality designed development that adds character and respects its location and surroundings using different styles, frontage, roof lines to reduce any potential massing particularly in respect of adjacent properties.
- Recognising that present No. 89-93 does not have a positive contribution to the street scene, Therefore, the new additions include a mix of matching brickwork and the introduction of feature rendering and timber cladding panels to highlight the proposed inset balconies and the entrance to the new offices and apartments.
- It is also proposed to improve the front elevation of the building to 89-93 High Street with the introduction of new aluminium windows to the front, which will improve the overall appearance of the building.
- The proposed second floor addition to 89-93 High Street has been designed with a contemporary aluminium frame structure that will be set back from the outer perimeter walls of the existing building. This will reflect the similar height of the adjoining building to enhance the ecology of the site and will add an attractive feature to the property. All of the new flat roofs will include natural living green/sedum systems. Allowance has also been made to provide dedicated secure space for recycling and general bin storage facilities.
- Recognising that 95-97 currently has a positive contribution towards the street scene and therefore propose to leave the frontage unchanged. The rear extension will be located at first floor level, partly above the existing ground floor element. The

external walls will consist of matching face brickwork with aluminium, double glazed windows, under a flat roof with a natural living green/sedum system.

- Car parking at the rear is to be used for the offices along with the provision of secure cycle provision for both commercial and residential use.
- Retaining and strengthening the vegetation boundaries and additional landscaping including a border hedge along the southern and western boundaries, together with areas of grass.

5.2 Assessment of Physical Impact on Setting

5.2.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:

- The Church
- Chislehurst Conservation Area

The Church

5.2.2 The key elements that form the setting of the church will be preserved. The Church will still retain its dominance in the street scene. Whilst the height of 89-93 High Street will be raised, this is no higher than that of neighbouring structures. The Church will still retain its architectural and historical interest. The view from that of the PDA are no more significant than elsewhere along the High Street. In fact, due to roadside trees the intervisibility is limited. Based on the criteria as seen in Section 14. The Church as Grade II* has a high heritage significance. The impact by the proposed development is considered to be negligible, which leads to an overall magnitude of impact as slight. Therefore, any impact caused to this

heritage asset would be considered to be at the low end of 'less than substantial' in accordance with NPPF Paragraph 208.

Chislehurst Conservation Area

- 5.2.3 The street scene of the Conservation Area will be improved by the alterations to the frontage of 89-93 High Street, with 95-97 remaining unchanged. The increase in height to 89-93 High Street is in keeping with that of neighbouring properties. In fact, the design and style of the additional floor at 89-93 High Street will add character and interest to the existing building. There will be no changes to the front of 95-97 High Street. The extension to the rear for 95-97 High Street is in keeping with the size of the building and does not detract from that of the size of main property and will not be seen from the street.
- 5.2.4 Overall, the proposals have a neutral impact upon the Conservation Area and one could considered that it would be an improvement to the Conservation Area. Based on the criteria as seen in Section 13. The Conservation Area has a high heritage significance. The impact by the proposed development is considered to be negligible, which leads to an overall magnitude of impact as slight. Therefore, any impact caused to this heritage asset would be considered to be at the low end of 'less than substantial' in accordance with NPPF Paragraph 208.
- 5.2.5 The existing properties within the PDA are not heritage assets themselves. Their significance is that of their contribution to the street scene as mentioned above. Internally any changes to the properties as part of the proposals will not have any heritage impact.
- 5.2.6 The public benefits of the scheme in providing useable office space along with residential units will outweigh any potential harm caused and will lead to an overall improvement to the Conservation Area.

6 CONCLUSION

6.1 Introduction

- 6.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for P.J Williams and the L & P Pension Fund in support of the application for proposed developments at 89-97 High Street, Chislehurst, Kent.
- 6.1.2 The proposed development site is not a designated heritage asset. Research confirms that the PDA lies within the Chislehurst Conservation Area and within the setting of the Church of Annunciation.
- 6.1.3 The map regression show that the PDA was not built on until the 20th century with the current No. 89-93 High Street built in the 1960s and 95-97 High Street built circa in the 1930s.
- 6.1.4 The proposed development is for the conversion of the first floor above 89-93 High Street from Commercial Space into 3 residential Apartments and a vertical Extension of the building to form 2 residential apartments, plus a new two storey rear extension to form new office space and 1 residential apartment. The design style and sensitivity takes into account the street scene associated with the Conservation Area and for 89-93 High Street seeks to form a positive improvement whilst the street scene associated with 93-95 High Street remains unaltered. Both extensions are of a size and scale to not impact the main properties of the PDA nor neighbouring properties.
- 6.1.5 The Heritage Statement has found that the designated Grade II* heritage asset of the Church will remain unaffected by the proposed development, which will retain its historical and aesthetic qualities with negligible impact to its setting.
- 6.1.6 Therefore, the Heritage Statement has found that the heritage assets will remain unaffected by the proposed development, and that any impact caused to the Church and the Chislehurst Conservation Area would be considered to be at the low end of 'less than substantial' in accordance with NPPF Paragraph 208.

7 OTHER CONSIDERATIONS

7.1 Archive

- 7.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Impact Assessment will be submitted to the LPA and Greater London Archaeological Advisory Service within 6 months of completion.

7.2 Reliability/Limitations of Sources

- 7.2.1 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 and therefore considered as being reliable.

7.3 Copyright

- 7.3.1 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 P.J Williams and the L & P Pension Fund (and representatives) for the use of this document in all matters directly relating to the project.

8 REFERENCES

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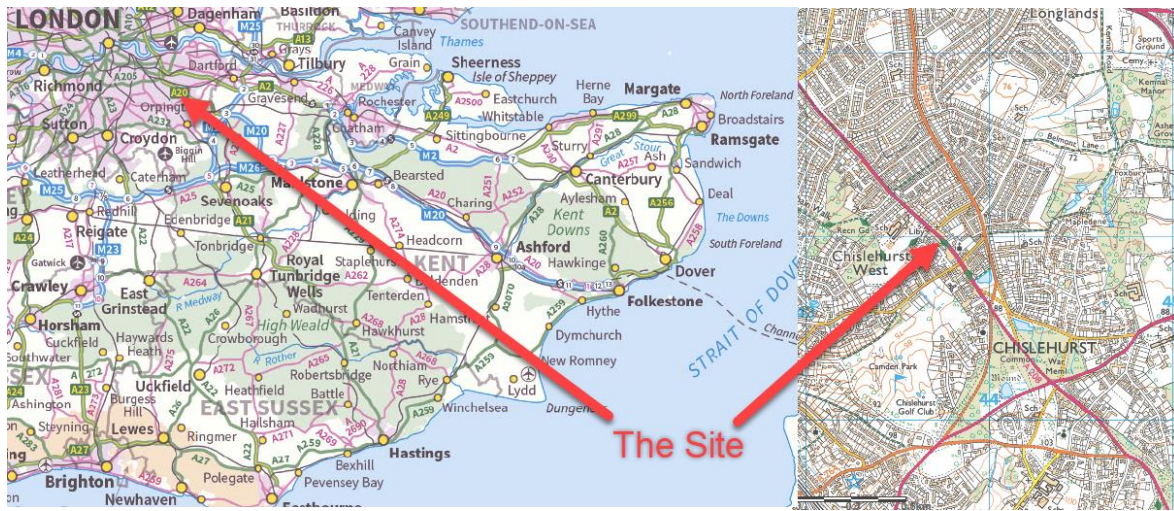
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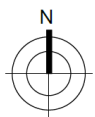
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LOCATION PLAN Scale 1:1250

Figure 1: Site Location

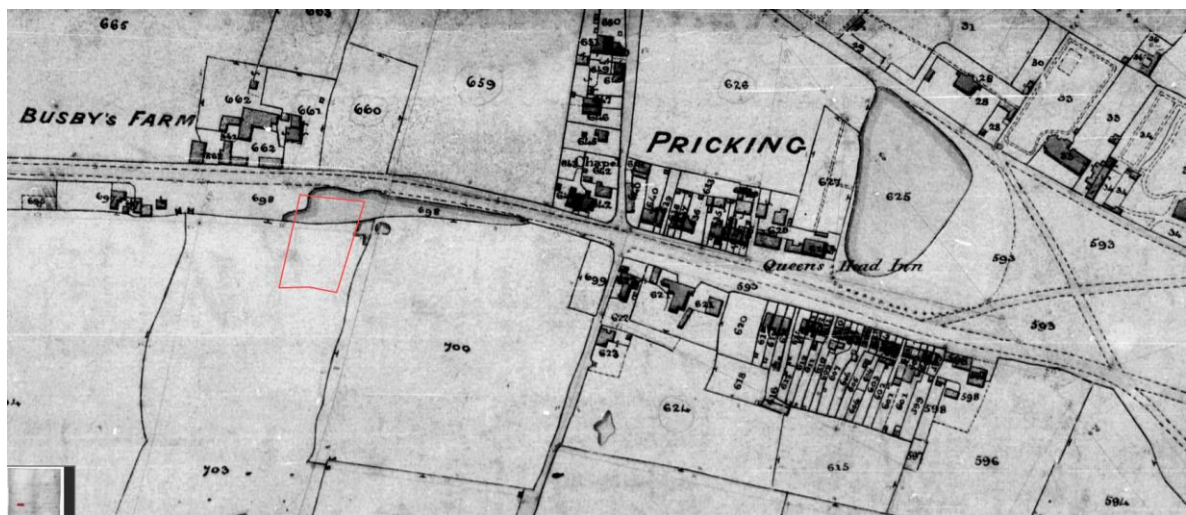
9 HISTORICAL MAPPING



MAP 1: John Rocque, 1746



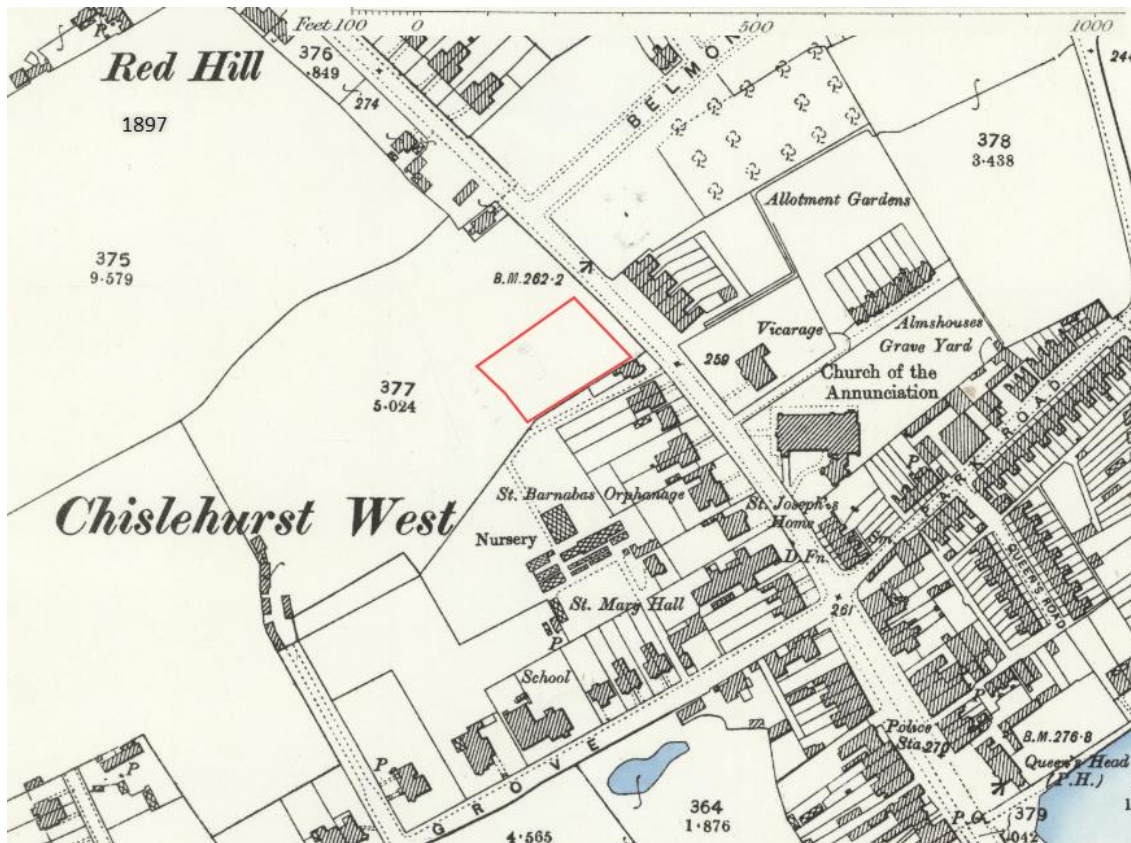
MAP 2: Ordnance Surveyors Drawing, 1797



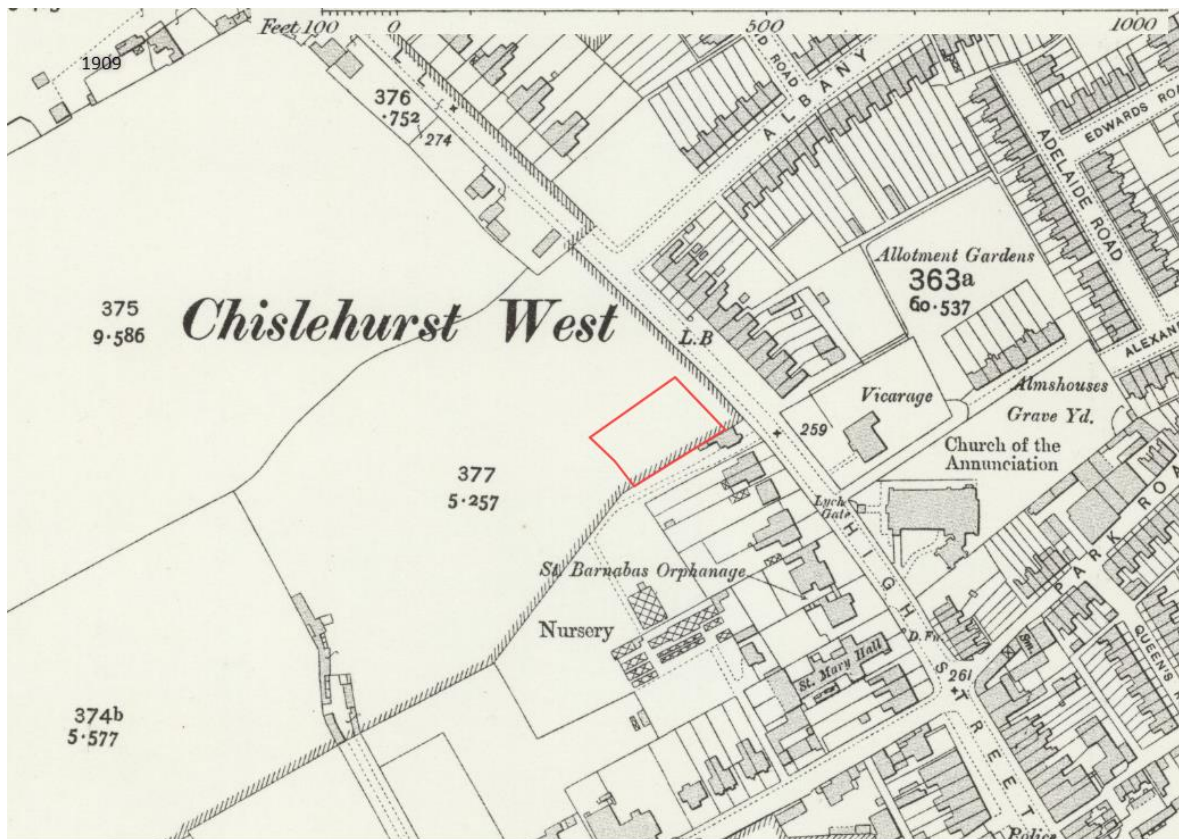
MAP 3: Chislehurst Tithes 1843



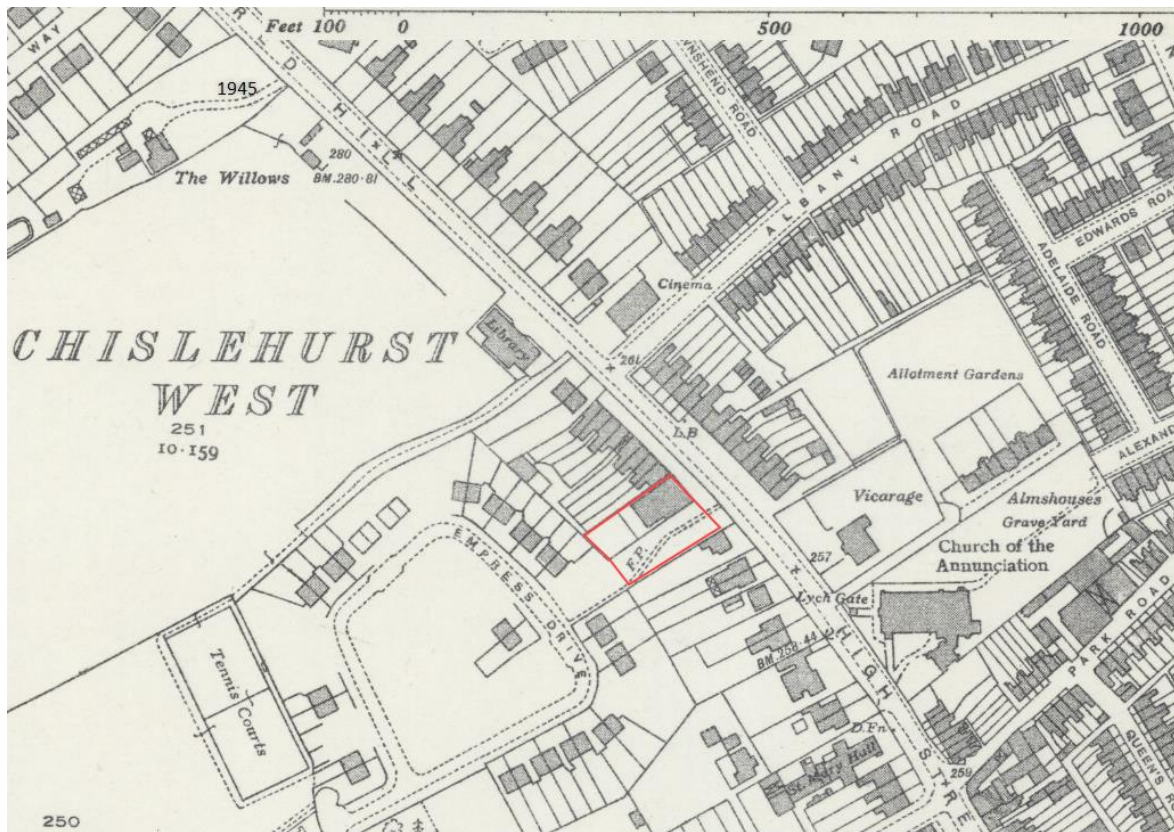
MAP 4: Historical OS Mapping, 1870



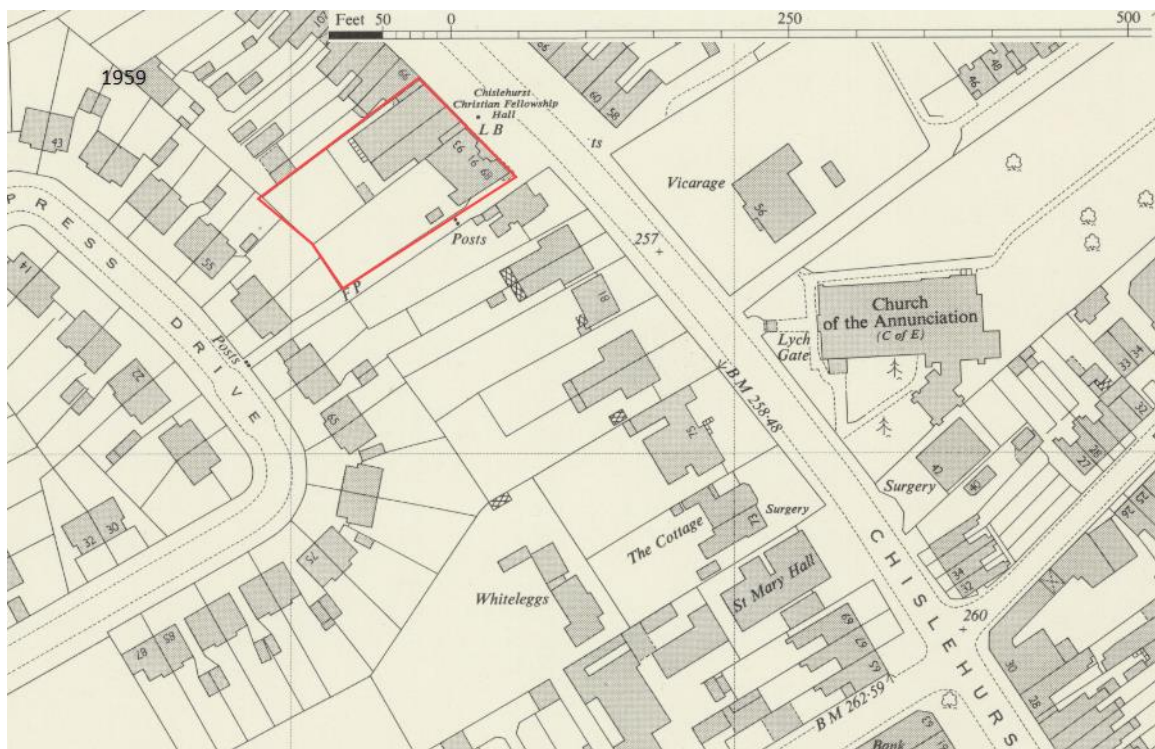
MAP 5: Historical OS Mapping 1897



MAP 6: Historical OS Mapping 1909



MAP 7: Historical OS Mapping 1945



MAP 8: Historical OS Mapping 1959



MAP 9: Historical OS Mapping 1972



Plate 1: 1929 (Britain from Above)

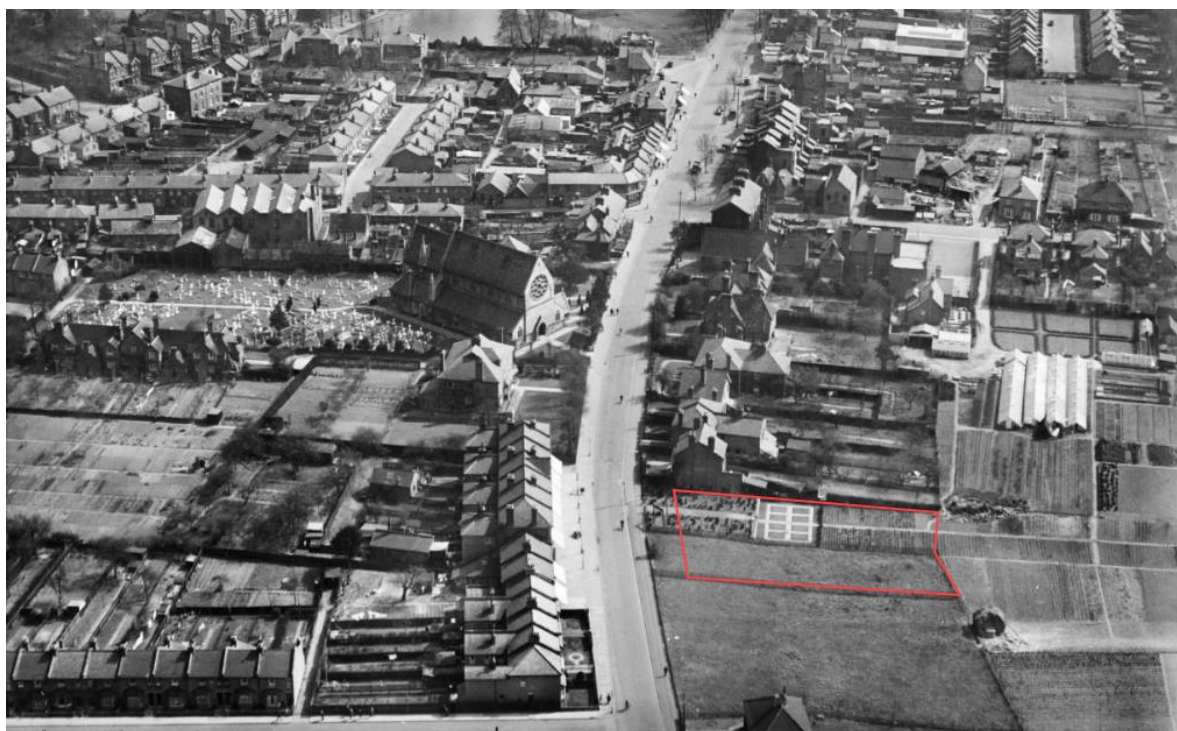


Plate 2: 1929 (Britain from Above)



Plate 3: 2003



Plate 4: 2022

11 HERITAGE MAPPING

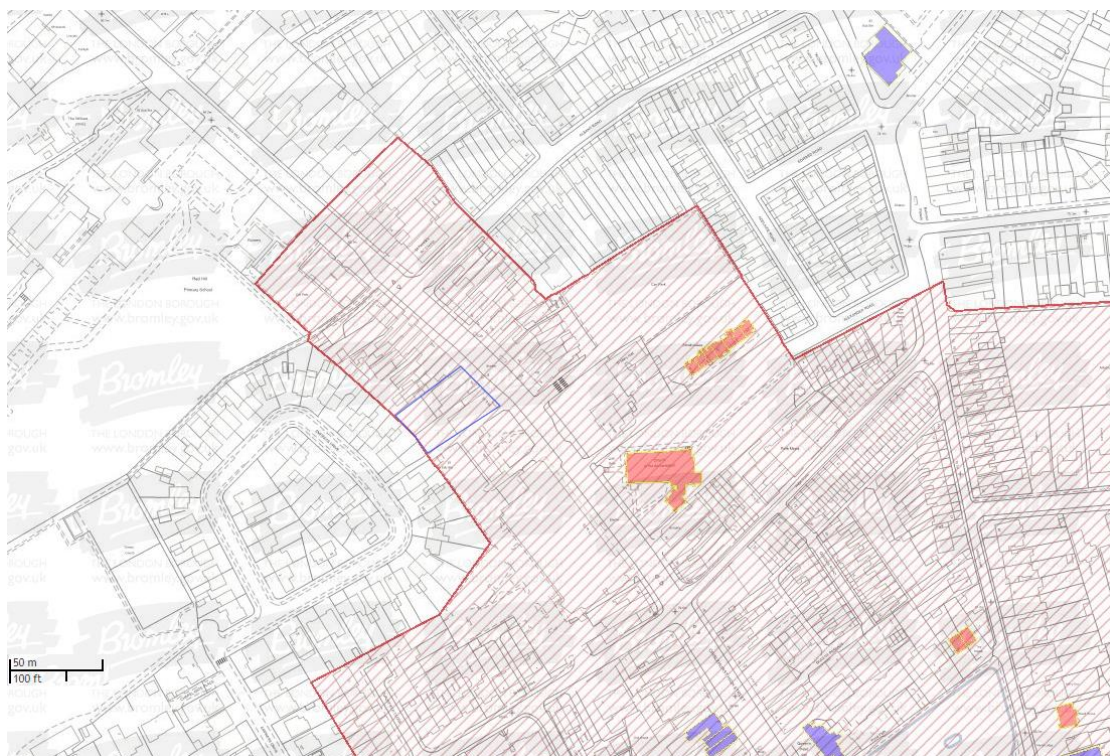


Figure 2: Part of Chislehurst Conservation Area showing the location of listed buildings (orange, PDA outlined in Blue)

12 HISTORIC ENGLAND LISTING

Name : PARISH CHURCH THE ANNUNCIATION OF BLESSED VIRGIN MARY
List Entry Number : 1359325
Date of Listing : 29-Jun-1973
National Grid Reference: TQ 43839 70931

Details :

HIGH STREET, 1. 4407 CHISELHURST Parish Church. The Annunciation of Blessed Virgin Mary. TQ 47 SW 6/73 B

The grade shall be amended to Grade II* (star) and the description shall be amended to read as follows:

Church. 1868-70 by James Brooks. Ragstone with ashlar dressings, slate roof. Rectangular plan of tall, four-bay nave with clerestorey and small, lean-to side aisles; chancel expressed externally with lower roof, bellcote at south-east corner; Lady chapel, and vestry with prominent chimney. Gothic Revival style with singular flying buttress at north-east corner. Plate tracery to most windows of circle over two lancets. Large 'wheel' window in west gable with plate tracery, whilst the east window has five lancet lights, with three roundels above and bar tracery. Churchyard walls also of ragstone with ashlar dressings. INTERIOR. Nave has high timber roof with pierced ties. Four-bay arcade with pointed arches delineated by moulded strings above. Squat piers, round on south arcade and square on north arcade with square carved vine-leaf capitals. Octagonal font of pink and green marble on stone base with flat, carved wooden cover. Pulpit of carved wood on base of pink marble and stone. Original radiators and draft lobby screens at west end of nave. Chancel is richly decorated. Reredos of 1877 by Brooks, executed by Westlake, has gabled centre flanked by tiers of roundels. Base of chancel screen also by Brooks, 1877, with figures of the

apostles by Westlake. Remainder, including rood, added in 1928. Wall paintings of 1882 and 1892 by Westlake. Mosaic over chancel arch designed by Westlake and made by Salviati in 1890. Stained glass in east and west windows, 1870 by Hardman to Brooks's design. Original Gothic Revival carved wood pews; patterned encaustic tile pavement, Ornate wrought-iron screen to Lady Chapel designed by Brooks.

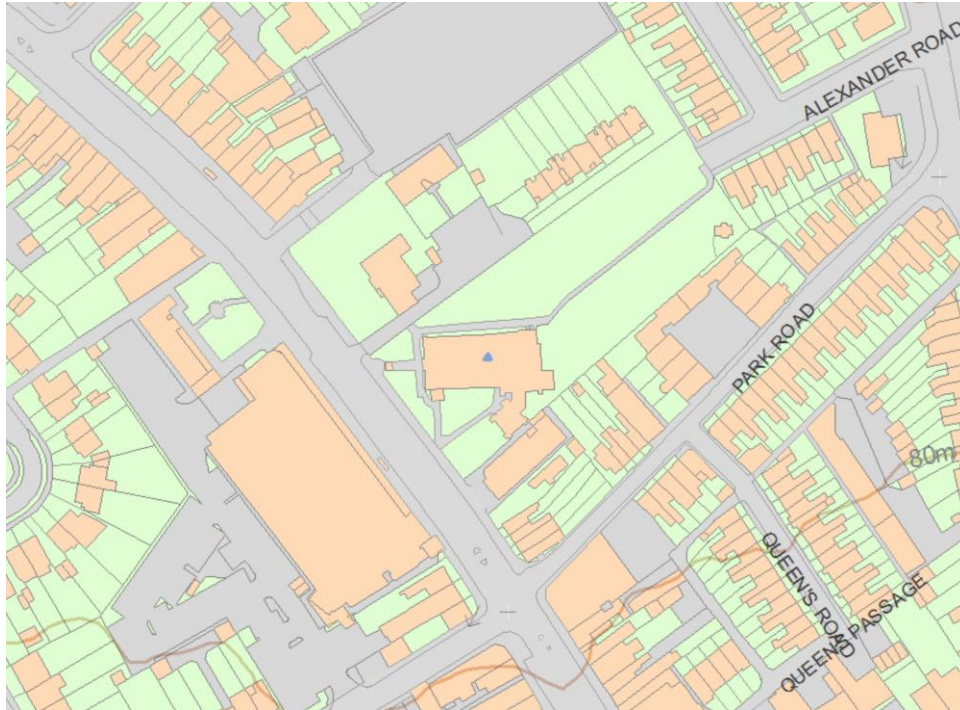


Figure 3: Location of the Heritage Asset

13 EXISTING AND PROPOSED PLANS AND ELEVATIONS

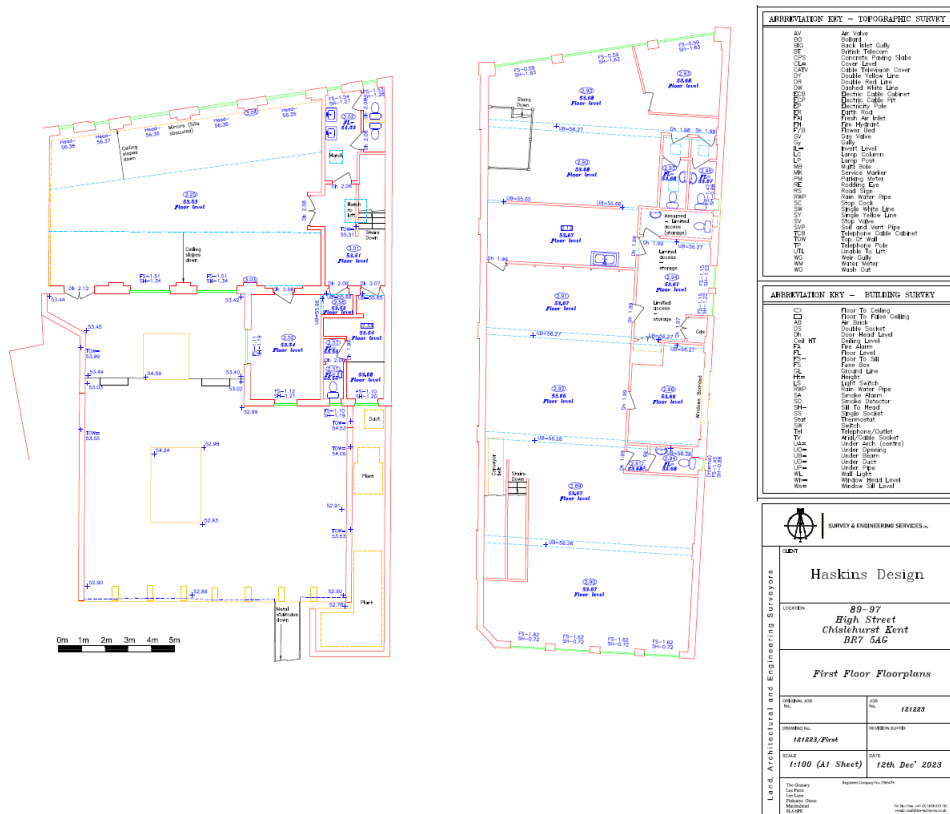


Figure 4: Existing Floor Plan



Figure 5: Proposed Elevations

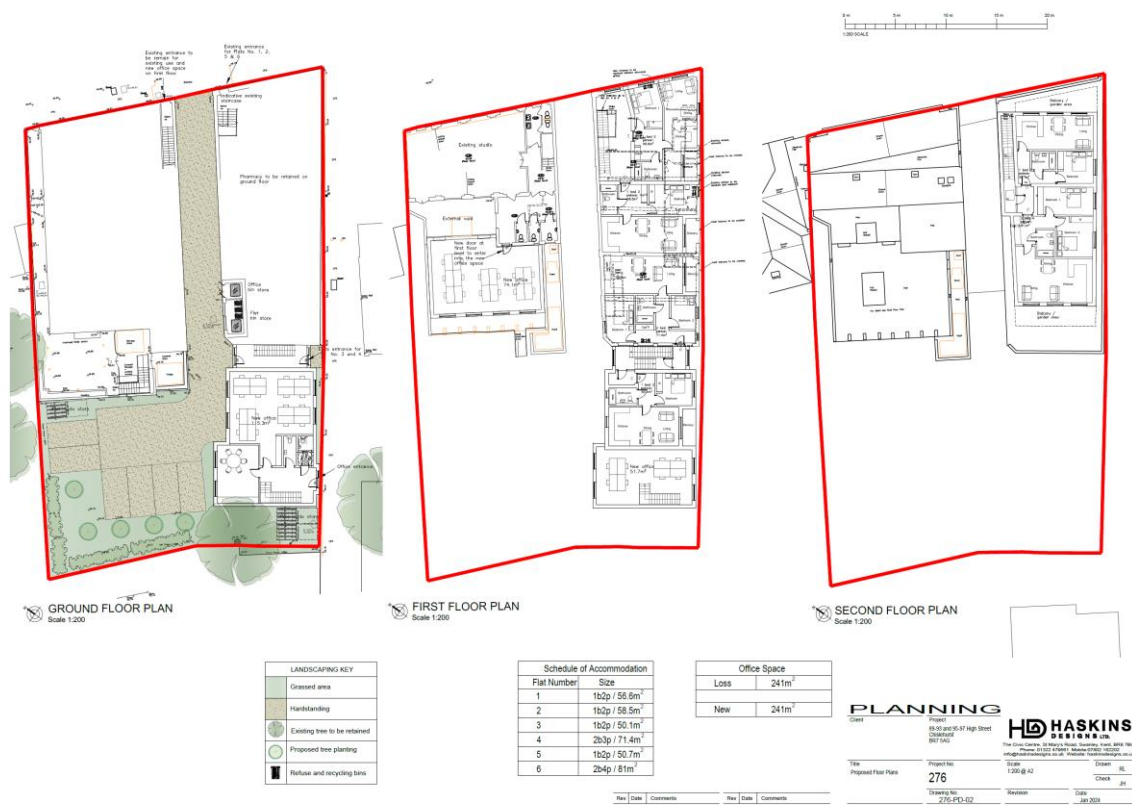


Figure 6: Proposed Plans

14 SIGNIFICANCE, IMPACT AND EFFECTS

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Level of Significance	Criteria
Very high	World Heritage Sites. Assets of acknowledged international importance.
High	Scheduled Monuments and undesignated assets of schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Designated or undesignated assets that contribute to regional research objectives. Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.

Magnitude of Impact	
Major	Change to key historic building elements, such that the asset is totally altered Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to key historic building elements, such that the asset is slightly different. Changes to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

Heritage Value	<i>Very High</i>	Neutral	Slight	Moderate / large	Large or very Large	Very large
	<i>High</i>	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	<i>Medium</i>	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	<i>Low</i>	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		<i>No Change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>
Magnitude of Impact						

DMRB showing criteria for levels of significance and magnitude of impact, along with the combined magnitude of effect

15 SITE PHOTOS



Plate 5: No 89-93 High Street frontage



Plate 6: No 93-95 High Street frontage



Plate 7: western elevation to No 89-93 High Street



Plate 8: Rear to 89-93 High Street



Plate 9: Rear area to 95-97 High Street



Plate 10: Eastern side view of 89-93 High Street.



Plate 11: Rear view to 95-97 High Street



Plate 12: View along the High Street from the PDA towards the area of the Church



Plate 13: View from the church towards the PDA. Note that large building opposite the church being Sainsbury.



Plate 14: Buildings opposite the PDA in the Conservation Area



Plate 15: Shops adjacent to the PDA to the north west.



Plate 16: The Church