

# Cultural Heritage Impact Assessment for 2 Leslie Drive, Faversham, Kent



Report for  
Edgington Architectural Services

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**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.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

## Contents

<i>List of Figures</i> .....	<i>i</i>
1. SUMMARY.....	3
2. Principles of selection.....	4
3. Archaeological Sources .....	6
4.The Planning Background .....	6
5. Project Objectives .....	8
6. Summary of the Site.....	8
7. Summary of the standing buildings .....	9
8. Discussion.....	9
9. Appendix .....	10

## Plates

- Plate 1. View of NE corner
- Plate 2. View of East gable
- Plate 3. View of South entrance
- Plate 4. View of South enclosure
- Plate 5. View of South building
- Plate 6. View of South building
- Plate 7. View of South building
- Plate 8. View of North building

## Figures

- Fig.1 Elias Allen early 16<sup>th</sup> century map of Faversham
- Fig. 2 OSSD map of 1789
- Fig. 3 Edward Jacob map of 1745
- Fig. 4 OS map of 1868
- Fig. 5 OS map of 1897
- Fig. 6 OS map of 1907
- Fig. 7 OS map of 1957
- Fig. 8 OS map of 1968
- Fig. 9 OS map of 1978
- Fig. 10 OS map of 1987

## **Cultural Heritage Impact Assessment for 2 Leslie Smith Drive, Faversham, Kent**

### **1 SUMMARY**

*This Cultural Heritage Impact Assessment has been prepared by Dr Paul Wilkinson, MCIfA., IHBC., of SWAT Archaeology on behalf of Edgington Architectural Services. The subject of the assessment is the building at 2 Leslie Smith Drive, Faversham, Kent.*

*In accordance with government guidance on archaeology and heritage (NPPF), and Swale Borough Council's planning policies, Edgington Architectural Services 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 mitigation measures.*

#### **1.1 History of the site.**

1.2 The building under review is located to the rear of 86-91 Preston Street and can also be accessed from Leslie Smith Drive. The proposal was to demolish the existing building and build a new purpose built 3 storey block of flats which has now been withdrawn from the planning process and the new proposal and application is for a 2 storey building with 2 x 2 bed flats.

1.3 The Swale Borough Council Planning and Conservation Officers attended a pre-application site visit where concerns were aired about the potential importance and setting of the existing building and in a follow-up letter suggested: *'The building is*

*nevertheless characterful and suitably/pleasingly ancillary in scale to the frontage buildings, suggesting it is likely to have been used as a workshop in relation to a retail business fronting onto Market Street or Preston Street.*

*Demolition of it might be acceptable, but without an understanding of its original form and function, we cannot at this point in time form a properly informed view as to the level of contribution the building makes to the character and appearance of the Conservation Area nor be clear about any intrinsic heritage significance the building might have in its own right.*

*There is also the factor that the building might be considered to play in contributing to the setting of the grade II listed frontage buildings at nos. 88-90 Preston Street and 9 Market Street.*

*All these factors need to be properly and carefully investigated by a heritage consultant and an objective report on heritage impact provided along with a detailed study of the building.*

*In the event that the objective conclusion reached is that the building is of low heritage value, this might justify demolition of it (a) provided the building is properly recorded, and (b) provided a replacement building design is provided that would at least compensate in townscape terms (and the overall effect on the character and appearance of the Conservation Area) the loss of the existing characterful outbuilding'.*

## **2. Principles of Selection**

2.1 The principles of selection for Listing Buildings (Historic England March 2010) 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 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.

2.4 The building to the rear of 2 Leslie Smith Drive (The Site) although annotated on the OS map of 1957-1961 as 'Wks' does not contain any industrial components and on investigation does not contain sufficient fabric from its original build of c. 1860 to justify its retention.

2.5 The building or buildings as the structure is in fact two separate buildings as shown on the OS map of 1868 (Figure 4).

2.6 Prior to 1868 the buildings are not shown on the early 16<sup>th</sup> century map of Elias Allen which shows the late medieval frontage of Preston Street (Figure 1) or the 1745 map by Edward Jacob (Figure 3) or indeed the Ordnance Survey Surveyors Drawing of 1798 (Figure 2).

2.7 Its first appearance is on the 1868 OS map which shows the two conjoined buildings with access to Market Street through a narrow passageway. The layout indicates that there are two access points, one to each building which may suggest the two buildings although conjoined may have served different businesses (Figure 4).

2.8 The 1897 OS map shows the buildings but it seems that in the intervening 29 years the building entrance to the rear property has built over and may suggest the two buildings are now in one ownership (Figure 5).

2.9 By 1907 the building is shown as one unit with a stepped in entrance on the north east corner (Figure 6).

2.10 The OS map of 1957-1961 show the building as 'Wks' with what seems as an additional entrance on the north east facade but by 1968 this additional entrance is no longer shown (Figures 7,8).

2.11 The OS map of 1978 shows the footprint of ownership seems to be with 91 Preston Street and additional access to the building on the north east corner. This arrangement lasts to the present day (Figures 9, 10).

### **3. Archaeological Sources (HER search 15/11/16)**

3.1 There are a number of heritage assets in the near vicinity of the proposed development site (The Site) including three listed Grade II buildings.

3.2 88 Preston Street is located to the east of the site and is dated from 1550 to 1972 and listed Grade II (TR 06 SW 1331).

3.3 89 Preston Street is located to the east of the site and is dated 1600-1972 and listed Grade II (TR 06 SW 1112).

3.4 9 Market Street is located to the east of the site and is dated 1800-1972 and listed Grade II (TR 06 SW 1145).

3.5 It is worthwhile to note only the frontages and some interiors of these three properties are listed and not the rear elevations which overlook the Site.

### **4. Planning Background**

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

Policy 12:

#### **Policy 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.

## **5. Project Objectives**

5.1 A Level 3 recording has been implemented in line with English Heritage published guidance. 'Understanding Historic Buildings: A Guide to Good Recording Practice' (English Heritage -2006). A Level 3 recording is described as a 'descriptive record' to include inspection and description of the exterior and interior of the buildings. The report should establish identification of the building's location, age and type, and also some analysis of the building's development and use. This information should in the first instance be guided by external photographs of elevations and internal photographs of areas and significant features if appropriate. The study should also include copies of measured survey drawings of plans and elevations and detailed survey drawings (annotated or otherwise) and sketches of specific details of elements of interest where appropriate.

## **6. Summary of Site**

6.1 SWAT Archaeology were commissioned by Edgington Architectural Services Ltd in November 2016 to undertake a programme of archaeological building recording and heritage analysis on the building situated to the rear of 91 Preston Street and just off 2 Leslie Smith Drive. An architectural survey of the site (Plates- 1-8) indicate that its setting is compromised by ad hoc urban development which has taken place in the last decades but with the on-going sympathetic redevelopment the area can look to a brighter architectural future.

## **7. Summary of the standing building**

7.1 The two buildings shown on the 1868 OS map no longer exist. During the intervening 148 years the building has been demolished and rebuilt through at least three phases of development with little survival of the original fabric.

Phase 1. C.1868: Two conjoining buildings of two floors built of brick with a sloped roof and 1<sup>st</sup> floor dormer loading bay (Plate 1).

Phase 2. C. 1960: rebuild of the west wall and part of the north wall in yellow stock bricks (Plate 4).

Phase 3. C.2000: rebuild of the south, east walls with new flat roof (Plate 6).

## **8. Discussion**

8.1 Very little of the original building has survived. In essence it is the red brick north east corner with its dilapidated first floor timber dormer loading bay (Plate 1) and the east gable wall.

8.2 In addition the reused Queen posts (Plate 5) have no heritage significance and are reused timbers which may or may not be from the original build of 1868.

8.3 The rest of the structure is modern and has no historic significance.

8.4 The site survey took place on the 15th November 2016 and the building survey report and photographs can be seen in the following Appendix 1.

## Appendix 1



**Plate 1.** View of north east corner and showing part of the original fabric of mixed orange to dark red brick laid in a type of English bond with buff penny-struck lime mortar. Two segmental arched windows both blocked with later brickwork and above a gabled dormer loading bay of timber construction with feathered edged boarding on the timber stud wall cheeks. To the right can be seen the yellow stock bricks of a later reconstruction.



**Plate 2.** View of east gable showing part of the original fabric of mixed orange to dark red brick laid in a type of English bond with buff penny-struck lime mortar and the cheek face of the timber dormer.



**Plate 3.** View of east gable showing the new build adjoining building.





**Plate 4.** View of south entrance to the building from Leslie Smith Drive showing on the left an earlier phase of construction in yellow stock bricks with a modern rebuilt south wall in reused bricks butting to the yellow stocks. Sloping roof laid with modern slate tiles to a modern flat roof pierced by modern plastic square fanlights.



**Plate 5.** View of interior of south building showing reused radial machine cut Queen Post roof truss and purlins topped by a reused radial machine cut timber joist to facilitate construction of the modern flat roof. The west wall (left) is of modern concrete block construction as is the wall to the north.



**Plate 6.** View of interior of south building looking to the east and showing the reused Queen post truss sitting on an reused earlier adzed timber floor beam with modern construction above it.



**Plate 7.** View of odd arrangement of cantilevered blockwork to hold up the reused floor beam presumably because the beam was too short.



**Plate 8.** View of interior of north building showing modern concrete floor, modern blockwork and part of the original brick wall on the right.





Figure 1. Elias Allen map from the early 16<sup>th</sup> century



Figure 2. Ordnance Survey Surveyors Drawing from 1789



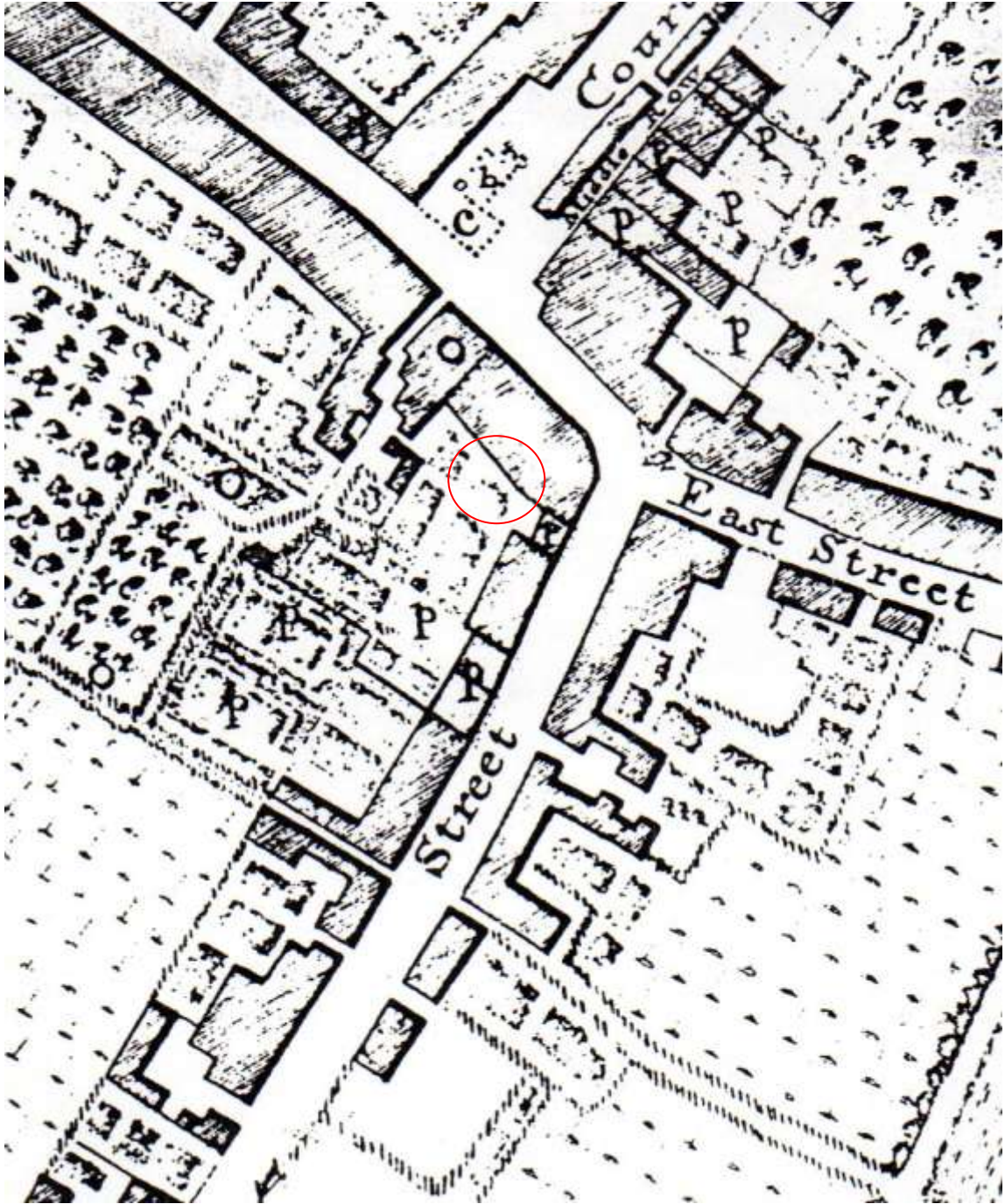


Figure 3. Edward Jacob map of 1745



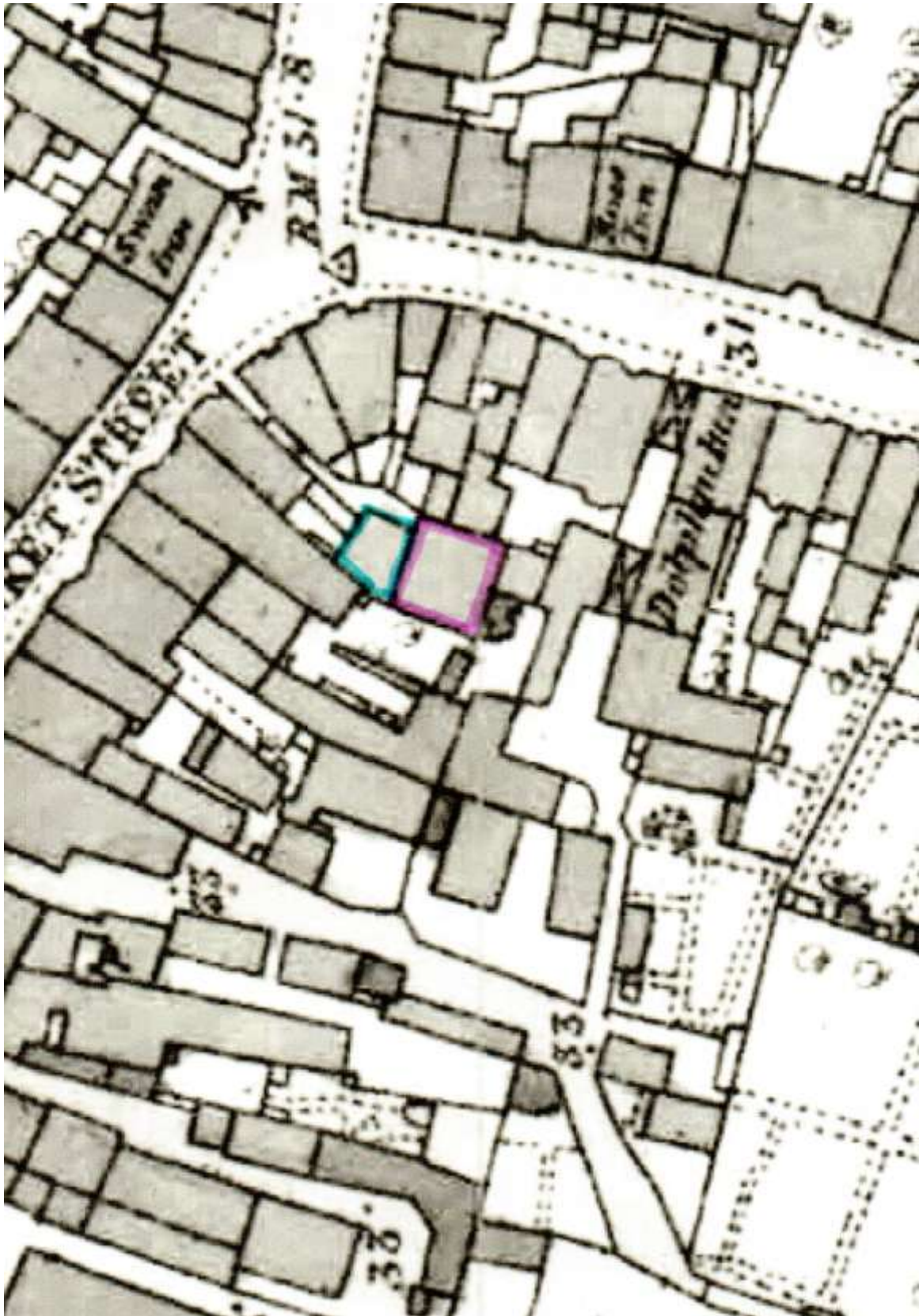


Figure 4. OS map 1868



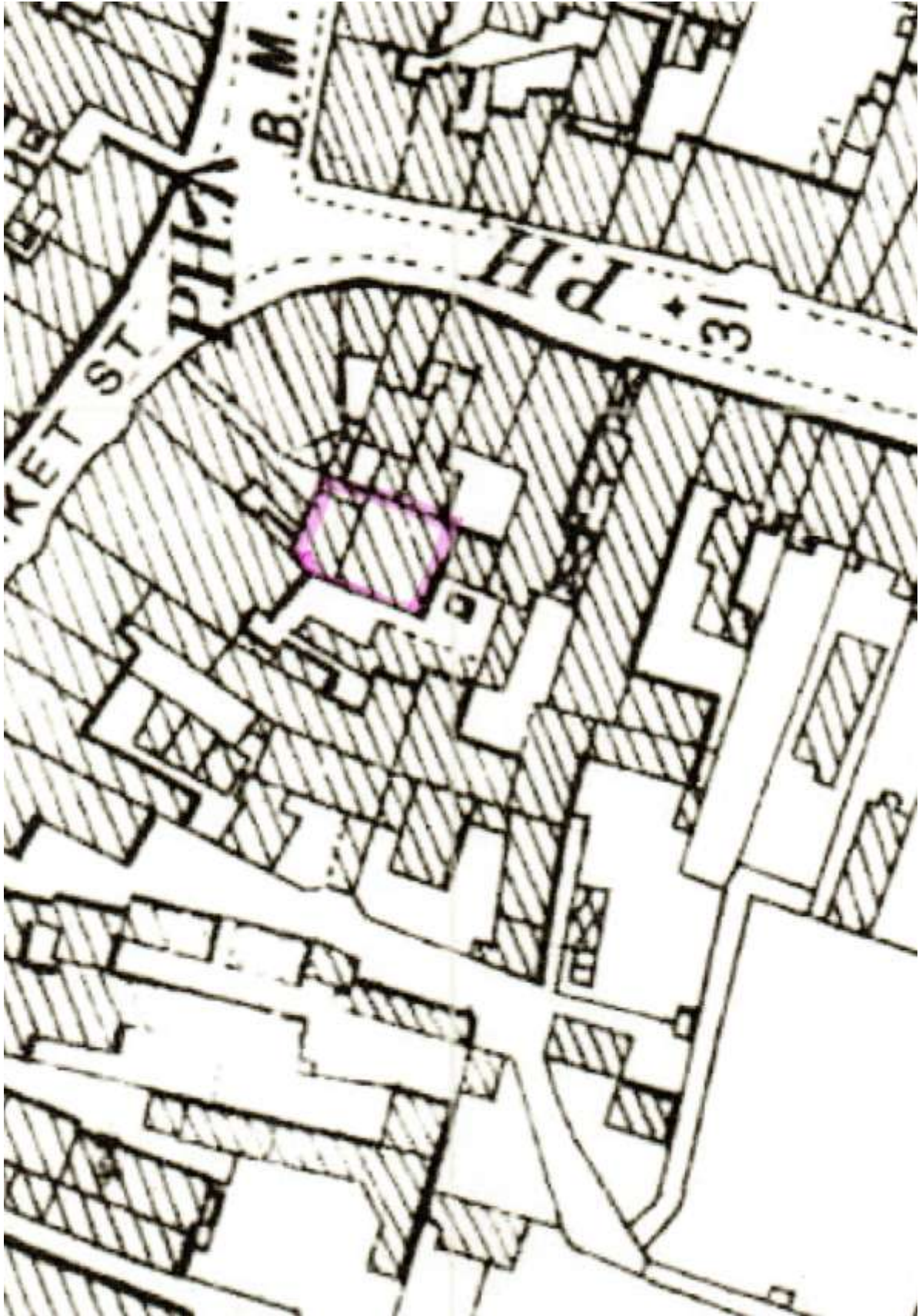


Figure 5. OS map 1897

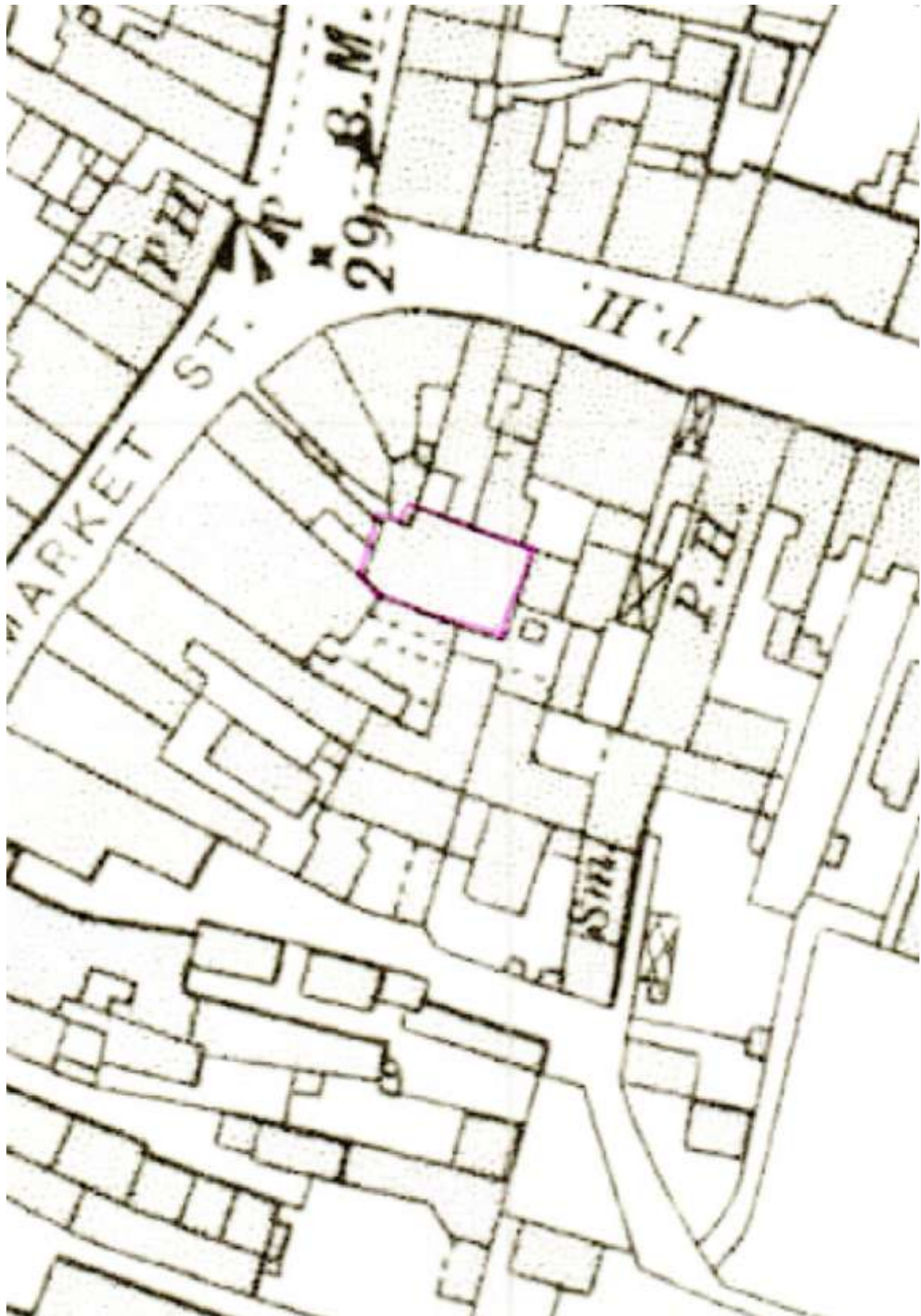


Figure 6. OS map 1907



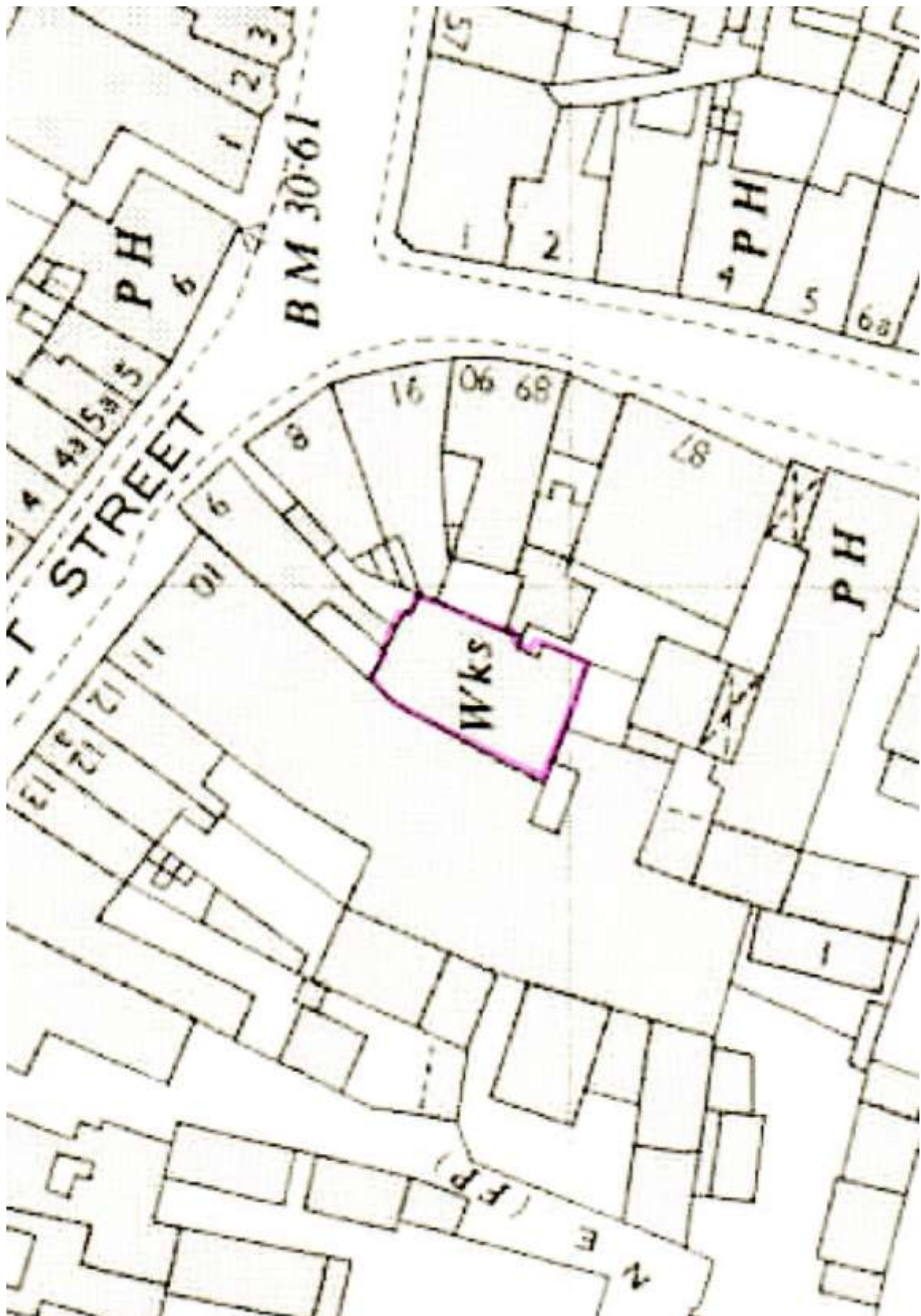


Figure 7. OS map 1957

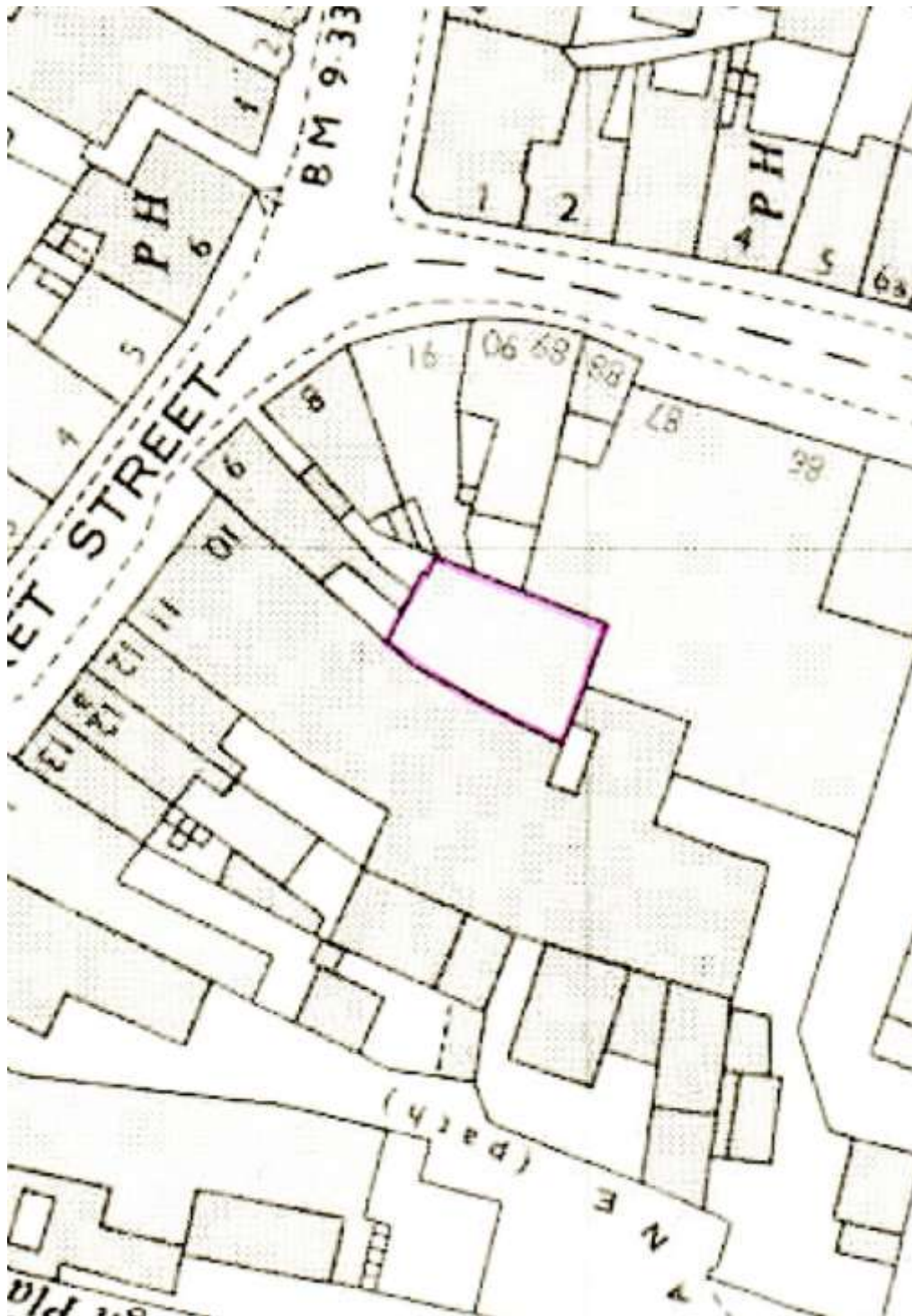


Figure 8. OS map 1968



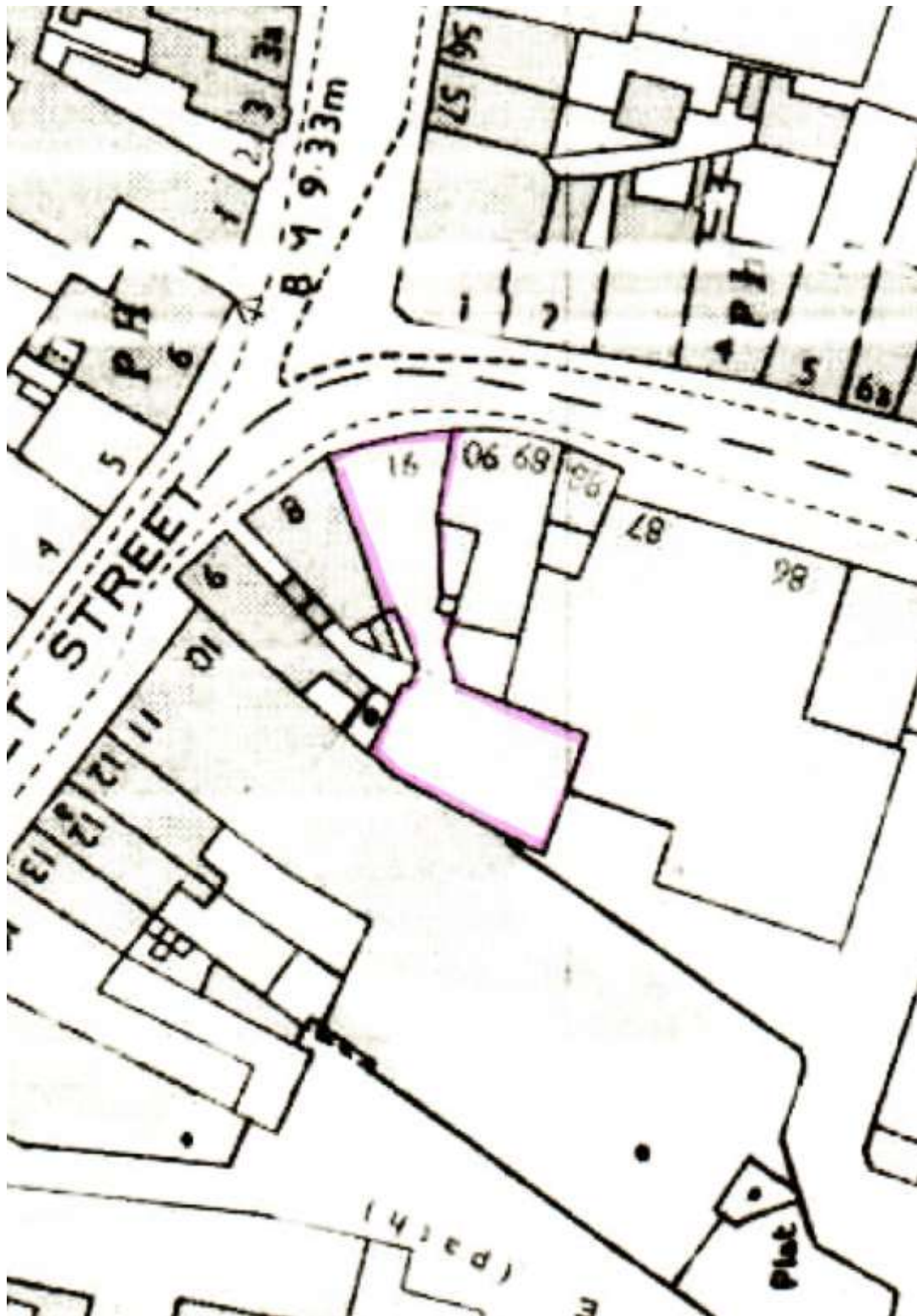


Figure 9. OS map 1978

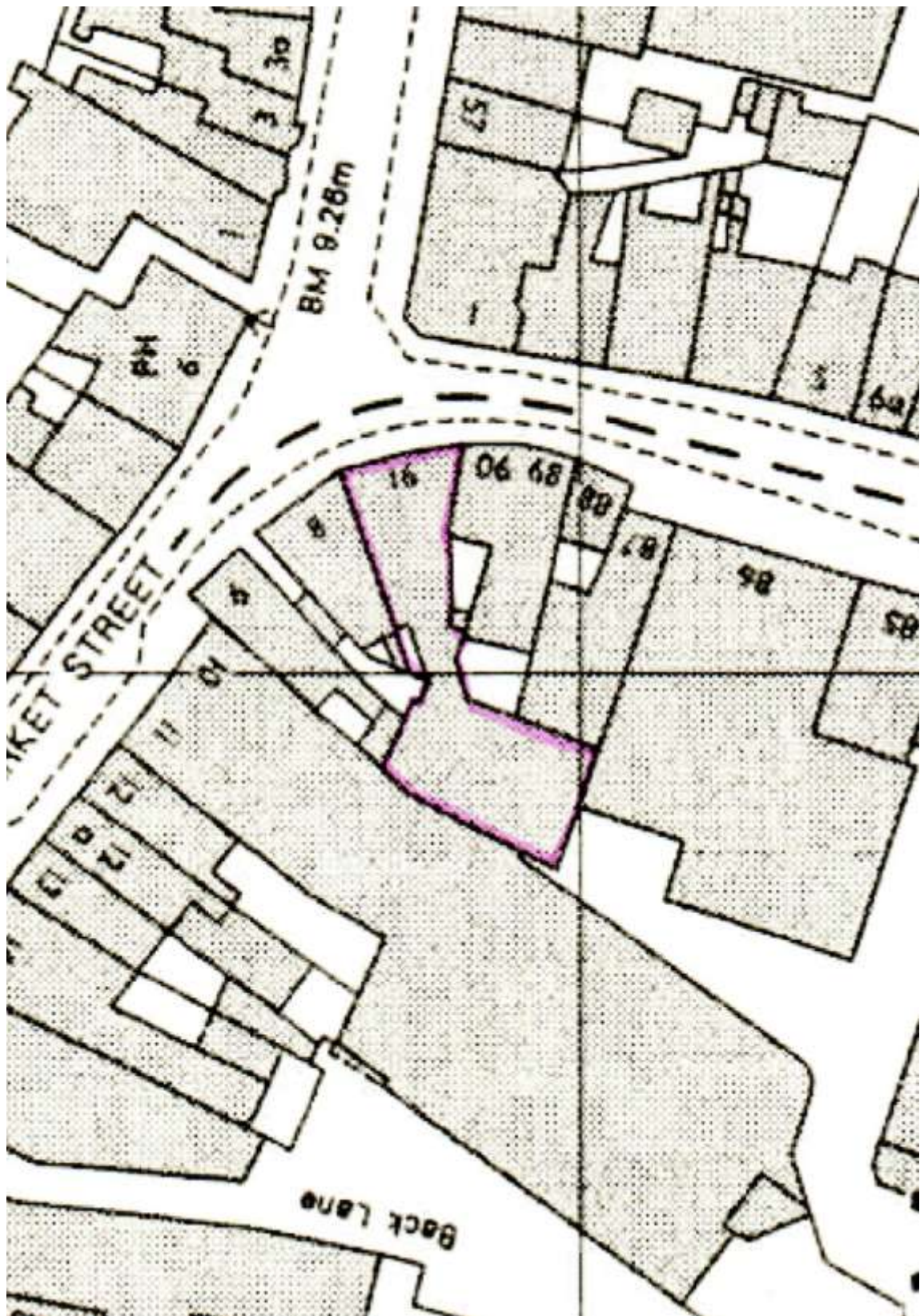


Figure 10. OS map 1987



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