



59A Sandling Road, Maidstone, Kent Heritage Statement

59A Sandling Road, Maidstone Kent;

Heritage Statement

NGR Site Centre: 575809 156581



27th November 2023

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

The Office, School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

info@swatarchaeology.co.uk www.swatarchaeology.co.uk

Contents

1	INTRODUCTION.....	5
1.1	Planning Background	5
1.2	Site Description	5
1.3	Scope of Document.....	5
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	6
2.1	Introduction	6
2.2	National Planning Policy Framework (NPPF)	6
2.3	Designated Heritage Assets	7
2.4	Planning Policy Guidance	9
3.1	Sources.....	9
4	ARCHAEOLOGICAL AND HISTORICAL Resource	11
4.1	Introduction	11
4.2	Kent County Council Historic Environment Record (KHER)	11
4.3	Historical Map Progression	11
4.4	Historical and Aerial Photographs	12
5	WALKOVER SURVEY.....	
6	ASSESSMENT OF HERITAGE ASSETS	12
6.1	Introduction	12
7	DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT	13
7.1	Development Proposals -update	13
7.2	Assessment of Physical Impact on Setting.....	13
8	CONCLUSION	14
8.1	Introduction	14
9	OTHER CONSIDERATIONS	14
9.1	Archive	14
9.2	Reliability/Limitations of Sources	14
9.3	Copyright.....	15
10	REFERENCES.....	16
10.1	Bibliographic	16
10.2	Websites.....	16

59A Sandling Road, Maidstone, Kent;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by the client to prepare a Heritage Statement relating to the proposed development at 59A Sandling Road, Maidstone in Kent.

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 north of Staceys Street, the KCC Library and adjacent Football Ground and east of Whatman Park and the River Medway.

The map regression show that the PDA has been front gardens and terraced housing in the 19th century and was open ground by the 21st century (KCCHER Mapping).

The proposed development is for a (one) fascia sign (Plate 1).

The adjacent Grade II listed houses (TQ 25 NE 677) have a medium level of significance. This heritage assessment has shown that for the designated heritage buildings (Plates 2-4) the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of effect by the proposed development (one sign) is considered to be 'neutral' given the set-back nature of the design from the road, the impact on the street scene is considered to be negligible.

The Heritage Statement has found that the adjacent heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the Client, to carry out a Heritage Statement relating to a proposed development area at land at 59A Sandling Road, Maidstone in Kent centred on National Grid Reference (NGR) 575809 156581 (Figure 1).

1.1.2 In acknowledgement of the Site being located close to a number of designated assets this document has been prepared to support the planning application to Maidstone Borough Council 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 north of Staceys Street, the KCC Library and adjacent Football Ground and east of Whatman Park and the River Medway.

The map regression show that the PDA has been front gardens and terraced housing in the 19th century and was open ground by the 21st century (MAP 1-2. AP 1-3).

Geology

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Hythe Formation- Sandstone and Limestone interbedded.

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

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act (1990). In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The National Planning Policy Framework was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.2 NPPF Annex 2 defines a Heritage Asset 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)’.

2.2.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3 Designated Heritage Assets

2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.3.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979); and
- Protection of Wrecks Act (1973).

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

Heritage Assets

2.3.5 Any Heritage Asset that 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.

Setting

2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

Significance

2.3.7 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 and internal features of special character including chimneystacks and fireplaces.
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture and 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 and potential for below ground remains.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help ensure consistency of approach in carrying out the role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.5 Sources

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

Archaeological databases

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

2.5.3 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

2.5.4 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, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

Aerial photographs

2.5.5 The study of the collection of aerial photographs held by Google Earth was undertaken (AP 1-3).

Secondary and Statutory Resources

2.5.6 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.

Walkover Survey

2.5.7 The purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.
- Conduct a survey for Heritage Assets.
- Understanding the setting of the Heritage Assets and the wider landscape.

ARCHAEOLOGICAL AND HISTORICAL RESOURCE

2.6 Introduction

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

2.7 Kent County Council Historic Environment Record (KHER)

2.7.1 A search of the KCC HER was carried out on the 24th November 2023, centred on the proposed site with a search radius of 500m. The search provided a relatively small number of records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens.

2.7.2 The PDA is located to the south-east of a group of listed buildings. The following text is from the original listed building designation:

SANDLING ROAD 1. 5278 (East Side) Nos 63 to 65 (consec) TQ 75 NE 9/123 II GV

2. C18. 2 storeys and attics painted brick. Tiled mansard roof with 4 dormers. No 65 has a weatherboarded half-hipped gable. 4 sashes with most glazing bars intact.

Simple doorcases. Plinth.

Nos 63 to 90 (consec), The Flowerpot Public House and the Embankment and Railings opposite Nos 63 to 90 (consec) and The Flowerpot Public House form a group.

Listing NGR: TQ7579556591

English Heritage, *List of Buildings of Special Architectural or Historic Interest*.

SKE16160.

2.8 Historical Map Progression

Historic OS Map 1871

2.8.1 Sandling Road is identified as is Scott Street to the east. To the west are orchards and a Public House is shown to the south of the PDA and is now a 'Super Pizza' outlet. The site itself is shown divided into three plots which are a block of terraced houses with front gardens (MAP 2 & Plate 2. AP 1-3).

Ordnance Survey map, 1929

2.8.2 There is little change at the PDA and still shown as terraced houses with front gardens (MAP 3).

2.8.3 Modern KCCHER map of the site with buildings numbered (MAP 1).

2.9 Aerial Photographs

These aerial photographs show that in 1960 the terraced housing with front gardens is still apparent (AP 1) but by 1990 the building has been demolished and the area used for car parking (AP 2). The 2022 aerial photograph shows the site with hoarding erected and ready for development (AP 3).

Looking east

2.9.1 This Google Street View photograph shows on the right the new building and the façade for the proposed sign with the listed buildings to the left (Street View1)

Looking north-east

2.9.2 This photograph shows the listed buildings on the left and the new developments on the right (Street View 2).

Looking east

2.9.3 This photograph shows the view to the east with the new development on the left and the commercial facades with 'SUPER PIZZA' signage to the right (Street View 3).

Looking east

2.9.4 This photograph shows the proposed sign (Street View 4).

Assessment of Heritage Assets

2.10 Introduction

2.10.1 There are a number of designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) including about 20m to north:

SANDLING ROAD 1. 5278 (East Side) Nos 63 to 65 (consec) TQ 75 NE 9/123 II GV

2. C18. 2 storeys and attics painted brick. Tiled mansard roof with 4 dormers. No 65 has a weatherboarded half-hipped gable. 4 sashes with most glazing bars intact.

Simple doorcases. Plinth.

Listing NGR: TQ7579556591

3 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

3.1 Development Proposals -update

3.1.1 The proposals are for a fascia sign (Plate 1)

3.2 Assessment of Physical Impact on Setting

3.2.1 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 500m 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:

- 63-65 Sandling Road

3.2.2 63-65 Sandling Road are located north of the PDA and have no intervisibility or historical relationship with the PDA and the proposed development will not impact upon the historical and architectural significance of these assets.

3.2.3 The design and style of the proposed sign is in keeping with the architectural details of the PDA (Plate 1).

4 CONCLUSION

4.1 Introduction

4.1.1 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 the client in support of the application for proposed developments of land at the PDA, Sandling Road, Maidstone in Kent.

4.1.2 The proposed development site is not a designated heritage asset.

4.1.3 The proposed development is for a fascia sign. The design style and sensitivity does take into account the local vernacular and complements the older listed properties close to the PDA.

4.1.4 The Heritage Statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

5 OTHER CONSIDERATIONS

5.1 Archive

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

5.2 Reliability/Limitations of Sources

5.2.1 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 held at Kent County Council, and therefore considered as being reliable.

5.3 Copyright

5.3.1 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 the Client (and representatives) for the use of this document in all matters directly relating to the project.

6 REFERENCES

6.1 Bibliographic

CIFA (2014, revised 2017) Standard and guidance for historic environment desk-based assessment

National Planning Policy Framework 2021

Kent Heritage Environment Record

English Heritage Guidance (2014) The setting of the Heritage Assets

Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 6

Glover, J. 1982. The Place Names of Kent.

Historic England. 2020. Heritage at Risk: London and the South East.

6.2 Websites

Ancient Monuments and Archaeological Areas Act 1979. Available at:

<http://www.legislation.gov.uk/ukpga/1979/46>.

Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment*

desk-based assessment. Available at: <http://www.archaeologists.net/codes/ifa>

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy*

Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England, 2008: Conservation Principles, Policies and Guidance for the Sustainable

Management of the Historic Environment. Available at:

<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Historic England, 2015. Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets. Available at:

<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Historic England (2015) Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management. Available at:

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

Historic England (2016) Advice Note 2: Making Changes to Heritage Assets. Available at:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>



MAP 1. KCCHER map of location of site at NGR 575809 156581



MAP 2. OS 1871. Site located with red arrow



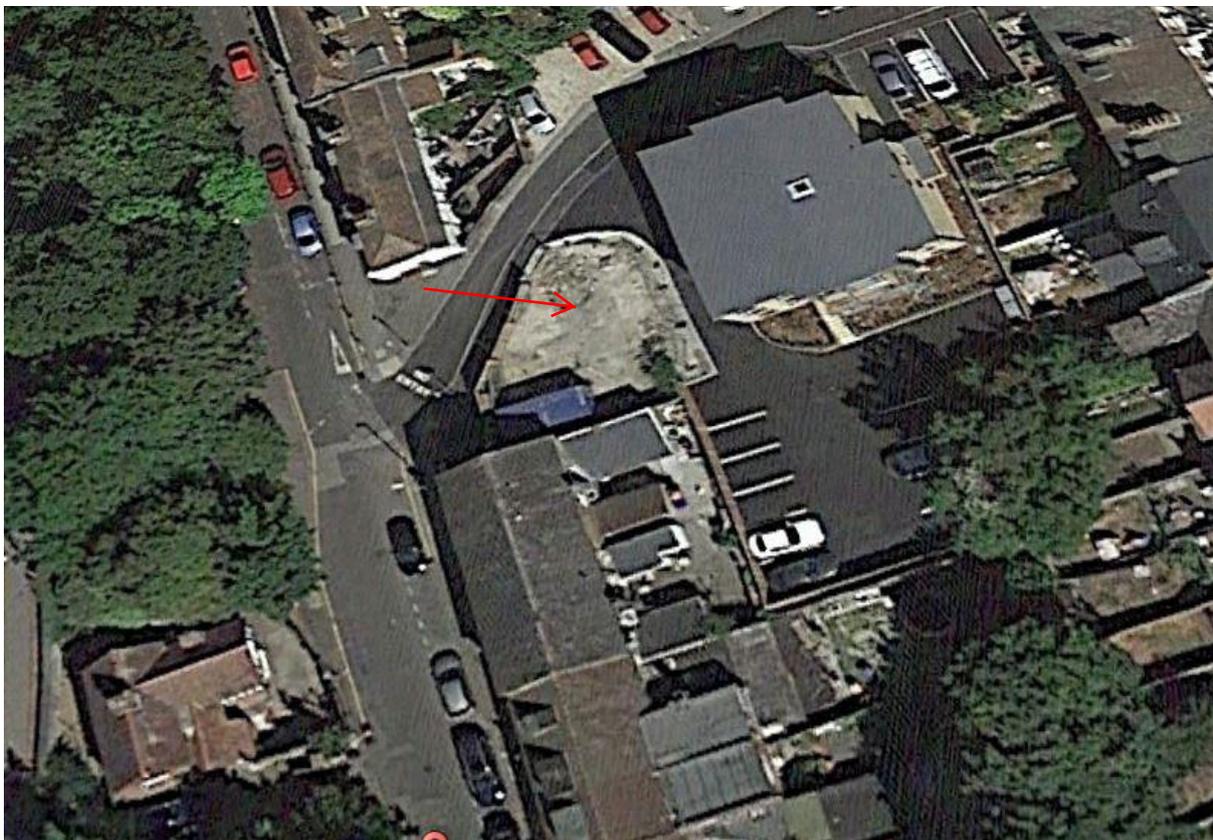
MAP 3. OS 1929. Site located with red arrow



AP 1. 1960. Site located with red arrow and showing terraced housing



AP 2. 1990. Site now cleared and located with red arrow



AP3. 2022. Site located with red arrow



Plate 1. View of proposed development area (PDA)



Plate 2. View of PDA (Looking NE) with listed buildings on left



Plate 3. View of PDA (on right) and Listed buildings on left (Looking NE)



Plate 4. View of PDA on left (Looking SE)