

Heritage Note

Land at Pedham Place

Gladman Developments and Ramac

Date: 10/01/2024

1. Introduction

- 1.1. This note considers whether matters relating to heritage are a major constraint to the deliverability of a site at Pedham Place, Swanley, Kent for residential development. It will take into account the Concept Masterplan presented in the Vision Document (Plate 1).



Plate 1 Concept Masterplan

- 1.2. This note considers below ground archaeology and built heritage. It has been informed by a site visit, and reference to designation descriptions, the Historic Environments Record, and historic maps and aerial photographs

2. Built Heritage

2.1. One designated heritage asset lies within the site, the Scheduled Fort Farningham, and several other elements of Built Heritage lie in the vicinity. Elements considered in this note comprise:

- Fort Farningham Scheduled Monument: a London mobilisation centre, located within the site (NHLE ref. 1019246);
- Grade II Listed Eynsford Hill and attached terrace walls, masonry, steps and gazebo c. 70m south-east of the site (NHLE ref. 1389649);
- Farningham Conservation Area, c. 260m east of the site;
- Eynsford Conservation Area, c. 410m south-east of the site; and
- The Grade II Registered Park and Garden at Lullingstone Castle, c. 1.2km south of the site (NHLE ref. 1001687).

Fort Farningham Scheduled Monument : a London Mobilisation Centre

- 2.2. Fort Farningham Scheduled Monument, which lies within the central part of the site, was one of 15 London mobilisation centres constructed during the 1890s as part of the London Defence Positions military scheme to protect the capital from enemy invasion. The mobilisation centres extended along a 70 mile stretch of the North Downs from Guildford to Swanley and extending into Essex. The scheme was created as a response to concerns regarding the Royal Navy's defences. By 1905 confidence in the Royal Navy had been restored and these mobilisation centres were considered to be obsolete and were therefore sold or abandoned.
- 2.3. The 19th-century element of the monument comprises a roughly semi-circular compound with a large crescent-shaped earthen bank to the south-east, and all enclosed by a large ditch. The compound included casemates with metal shutters, with passage behind, and storage munitions stores behind again. Tunnels from the sides of the rear storage led through to the rear ditch. The compound also includes yards north and south, enclosed by concrete walls and metal gates.
- 2.4. The outer ditch is infilled but the structures are mostly extant, albeit in a very poor state, with spalling concrete and degraded brickwork and fittings (Plates 2 and 3).



Plate 2 Looking south to the Casemates, with flanking concrete compound wall, and gates thereinto to the south (right)



Plate 3 Covered passage behind the casemates, with munitions depot behind

- 2.5. Buried within the north-eastern section of the infilled perimeter ditch is an underground bunker which was constructed by the Royal Observer Corps in the 1960s.
- 2.6. The Scheduled Monument derives its significance very largely from the archaeological evidential and historic (illustrative) value of its upstanding earthworks and structures and its below-ground remains.
- 2.7. The asset may also be considered to derive a small level of significance from its setting. The fort was located in an elevated location for functional, strategic and defensive purposes, and in geographic relation to the other mobilisation centres along the defensive line. Originally, views to the wider surrounds, specifically those to the south-east would have been of strategic relevance, to both the fort and Royal Observers Corp post. However, the landscape surrounding the fort has been subject to a process of substantial alteration in recent times, including the construction of a residential dwelling to the south-west but also a significant programme of upfilling, ground remodelling and landscaping associated with the construction of the golf course (and disposal of uprisings from motorway construction). This has greatly changed the outlook from the monument and close to it (Plate 4).



Plate 4 View looking south-east from the rear of the monument, with the view contained by modern banks associated with the gold course

- 2.8. There is one view to the wider landscape south from a modern bank at the rear of the monument (Plate 5), but views from extant core of the monument which retains its historic character in this direction would be obscured by the modern house and associated vegetation.



Plate 5 Looking south from the modern bank at the rear of the monument

- 2.9. The nearby contemporary cottages and mobilisation tool store also contribute to the significance of the monument through setting (Plate 6).



Plate 6 Mobilisation tool store and cottages

- 2.10. The asset represents an opportunity to deliver a very significant heritage benefit through the consolidation and repair of its built form, and facilitation of the public appreciation of the remains. It is overgrown to a degree that it is hard to interpret, and some elements such as the Royal Observer's Corps post are inaccessible. The fabric of the structures is subject to ongoing degradation, which needs arresting, ideally through finding a long term optimum viable use for the monument.
- 2.11. The proposed development will deliver the consolidation and repair to the monument for use as a publicly accessible space. This will allow people to be able to appreciate and understand the monument, with appropriate interpretation material provided. Whilst residential development would change the character of the surrounding areas, radial roads would lead out to areas from where the wider topographical situation of the monument could be appreciated and understood in dynamic views.
- 2.12. Overall, the proposed allocation would offer the opportunity to deliver a significant heritage benefit, and the Scheduled Monument is not considered to represent a constraint to the deliverability of development proposed for allocation.

Eynsford Hill

- 2.13. Grade II Listed Eynsford Hill lies c. 70m south-east of the site. The two-storey dwelling was designed in 1912 and purposefully constructed in the woodland to the north-west of the main settlement at Eynsford. It lies immediately south-east of a steep wooded slope, facing south-west onto an area of garden.
- 2.14. The dwelling principally derives its significance from the architectural value as manifest within its built fabric, as well as its historic (illustrative) value as an early 20th-century house. As well as this, the dwelling also derives a small quantum of significance from its setting, predominantly its associated garden plot and the woodland within which it was constructed, with filtered views to wider land to the south-east and south-west.
- 2.15. The site, which lies to the north-west, has only very limited intervisibility with the asset, with filtered views to the upper elements of the asset from the edge of the site (Plate 7).



Plate 7 Glimpse of chimneys from within the site

- 2.16. The setting back of development from the edge of site closest to the asset will safeguard the heritage significance of the asset, in terms of views from the asset and visibility in cross-valley views. As such, the asset is not anticipated to be a constraint to the quantum of development proposed in the allocation.

Farningham Conservation Area

- 2.17. Farningham Conservation Area lies c. 260m east of the site. The Conservation Area includes 51 Listed buildings of which one is Grade I Listed, four are Grade II* Listed, and the remainder are Grade II Listed buildings.
- 2.18. Farningham Conservation Area primarily derives its significance from the architectural and historic interest of its associated Listed buildings and other historic (non-designated) buildings, as well as the open spaces within it.
- 2.19. As well as this, the asset also derives a small quantum of significance from its setting, which is a mixture of agricultural land, woodland, residential development and the modern bypass and other roads. The Conservation Area Appraisal for Farningham states that it has '*Strong visual connections to the enfolding landscape of the Darent Valley, with hills forming part of the background of many views.*' There are no key views outlined within the appraisal which include the interior of the site. Views in the direction of the site from within the Conservation Area comprise intervening woodland and the wooded boundaries of the site (Plate 8).



Plate 8 View from just beyond the north-eastern edge of the Conservation Area, looking back towards the site (interior not visible)

- 2.20. The built form of the proposed development will be set back from the edges of the site, with further filtering vegetation flanking the proposed built form. The setting of Farningham Conservation Area is not considered to be a constraint to the residential development of the site as proposed in the allocation.

Eynsford Conservation Area

- 2.21. Eynsford Conservation Area lies c. 410m south-east of the site. The Conservation Area includes two Scheduled Monuments and 36 Listed buildings of which one is Grade I Listed and the remainder are Grade II Listed.
- 2.22. Eynsford Conservation Area primarily derives its significance from the architectural and historic interest of its associated Listed buildings and other historic (non-designated) buildings, the archaeological interest of the Scheduled Monuments, and the historic (illustrative) interest of the inherent open spaces. The inter-relationships between these assets, and the context which they provide for one another, makes another key contribution to the significance and character of the Conservation Area.
- 2.23. The asset derives a small additional level of significance from its setting, which is a mixture of agricultural land and residential development. Views in the direction of the site from within the Conservation Area comprise the woodland boundaries of the site and intervening residential development along the valley-side.
- 2.24. Views from within the site south-east towards Eynsford comprise post-war development located outside of the Conservation Area, and there are no clear views into the Conservation Area itself (Plate 9).



Plate 9 Looking south-east towards Eynsford from within the site

- 2.25. The proposed development is set back from the edges of the site, and filtering vegetation proposed. The setting of Eynsford Conservation Area and its associated Listed buildings and Scheduled Monuments is not considered to be a constraint to the development as proposed within the site.

Lullingstone Grade II Registered Park and Garden

- 2.26. The Grade II Registered Park and Garden at Lullingstone Castle lies c. 1.2km south of the site (NHLE ref. 1001687). The Park and Garden was formed around the Grade II* Listed Lullingstone Castle and also includes two Grade I Listed buildings, six Grade II Listed buildings and a Scheduled Monument. The significance of the Registered Park derives from a combination of its evidential (archaeological), historic (illustrative) and aesthetic values, as well as from the inter-relationships between those other inherent assets described above, which enhance its legibility.
- 2.27. It is possible that a park has been present in this location from the mid-14th Century. The current park comprises c. 300 ha of predominantly agricultural land, with wooded pleasure grounds, gardens and a kitchen garden located in greater proximity to the main house. The Listing description states that the setting of the asset is rural 'with panoramic views from the eastern half of the park north and south along the Darent valley, and east to the steep valley side'.
- 2.28. The site lies over a kilometre to the north of the park, and lies beyond the valley itself. Agricultural land and agricultural dwellings are situated between the park and the site. There are views into the southeastern portion of the site from the PRoW which lies along the north-eastern park boundary, seen in wider association with existing development at Eynsford.

- 2.29. As stated in the Listing description, the setting of the park and garden is predominantly rural. The wider setting of the asset comprises agricultural land, farmsteads, the railway line and existing development at Eynsford.
- 2.30. The Park and Garden, and its associated Listed buildings and Scheduled Monuments, are not considered to be a constraint to the development proposed for allocation.

3. Below Ground Archaeology

- 3.1. No prehistoric features have been recorded within the site itself, though prehistoric activity is in evidence within the site's wider environs. A small number of Mesolithic / Neolithic flints and picks have previously been recovered during ploughing within the site; such finds would not be considered heritage assets in and of themselves, although they may suggest some level of background activity somewhere in the vicinity. Otherwise, the nearest substantive evidence for prehistoric activity comprises the remains of an Iron Age settlement and other features at Farningham to the east of the site.
- 3.2. The settlement pattern suggests that the local population subsequently moved southwards, with Romano-British settlement activity, including a villa complex, recorded to the south-west of Farningham, and subsequent Anglo-Saxon settlement activity to the south-east of the site, west of Eynsford. Eynsford Castle, located to the south-east of the site, originated during the latter part of the early medieval period, and continued in use until the early-14th century. A number of dwellings were constructed at both Eynsford and Farningham during the medieval period, and linear settlement appears to have developed along the valley-side road linking the two.
- 3.3. Historic mapping records the site as having been in use as a mixture of farmland and woodland during the mid-19th century, with Fort Farningham constructed during the late-19th Century. Settlement at Farningham and Eynsford has continued to expand, and the M20 and A20 now pass to the north of the site.
- 3.4. During the 1990s the site was modified extensively through the landfill tipping of inert material, which was then landscaped to create the present-day golf course.
- 3.5. Below ground archaeological remains are not anticipated to represent a constraint to the allocation of the site for the quantum of development proposed.

4. Conclusions

- 4.1. Considering all of the assets above, matters relating to heritage are not considered to be a constraint to the deliverability of the quantum of development for which the site is proposed to be allocated.

Bristol

First Floor, South Wing
Equinox North, Great Park Road
Almondsbury, Bristol, BS32 4QL
T 01454 625945
Bristol@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK