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SURINDER RIHAL

20-24 ST JAMES WAY, SIDCUP, GREATER LONDON

HERITAGE IMPACT ASSESSMENT

November 2019

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November 2019

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Urban and Rural Ltd on behalf of the client, Surinder Rihal, to update a Heritage Impact Statement produced in January 2016 for Nos. 20-28 St James Way, Sidcup, Greater London to accord with the proposed new development at the rear of Nos. 20-24 St James Way Sidcup (NGR TQ 48388 71575). Discussions with Mark Stevenson, Archaeology Advisor (South London), confirmed that updated work regarding the present proposed development would not be required, so this statement draws heavily on the earlier work, and addresses the specifics of the present proposed development. It also takes into account updated and revised national and regional planning legislation.

The purpose of the Heritage Impact Statement is to identify the impacts on designated heritage assets within a 500m radius centred on the site, and to assess the potential for archaeological deposits to survive within the proposed development site.

The proposed development site has remained relatively unchanged since the medieval period from when it was part of the lands of the North Cray Place Estate. From 1931, when estate lands were sold off in lots, the surrounding area became increasingly developed for housing. Part of the proposed development site has been occupied by No. 20 St James Way from some date between 1940 and 1963 to the present, with the south-western part occupied by a tennis court.

There are no known archaeological remains within the proposed development area. However, the site lies within an archaeological priority area, and the potential for archaeological remains, particularly of the Iron Age/ Roman and post medieval periods, cannot be ruled out. The site also lies just outside a Conservation Area.

The presence of the grade II listed wall forming the northern boundary of the proposed development site and historically linked to the former North Cray Estate and perhaps dating to Lancelot Brown's landscaping design, suggests that archaeological recording may be necessary prior to any changes within the proposed development site.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thank Urban and Rural Ltd for commissioning the project on behalf of the client, Surinder Rihal, and for providing details on the development proposals. WA also thank Mark Stevenson, Archaeology Advisor (South London), for providing advice on the earlier report and its relevant to the present development proposals.

The original 2016 report on a larger proposed development area, Nos. 20-28 St James Way, was undertaken by Wardell Armstrong (Peters 2016).

The present report was written by Cat Peters, who also updated the figures from the 2016 versions compiled by Helen Phillips. Chloe Brownlee-Chapman, Regional Director, approved the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Urban and Rural Ltd on behalf of the client, Surinder Rihal, to amend and update an earlier draft of a Heritage Impact Assessment, to concentrate on the present proposed development at Nos. 20-24 St James Way, Sidcup, Greater London (centred on NGR TQ 48388 71575; Figure 1). This assessment relates to the present development proposals at the site.

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the likely impact of development within the site boundary on the heritage significance of heritage assets within a 500m radius of the proposed development site, an area, referred to as the study area. It includes both upstanding and sub-surface archaeological remains, both within and outside the site boundary.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was published by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019. This is supported by National Planning Practice Guidance (NPPG) which was published in March 2014.

1.3.2 The policy and guidance documents emphasize that all heritage assets should be conserved '*in a manner appropriate to their significance*' (NPPF para 184). Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as '*heritage assets*'; '*heritage assets are an irreplaceable resource*' (NPPF para 184), the conservation of which can bring '*wider social, cultural, economic and environmental benefits...*' (NPPF para 185). The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to '*assess the potential impact*' (NPPF para 189). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that includes or

has the potential to include heritage assets with archaeological interest (NPPF para 189).

1.3.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'* (NPPF para. 193). *'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'* (NPPF para. 194). *Any harm to or loss of 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'* (NPPF para 194). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.4 If non-designated heritage assets of archaeological interest are affected by a proposal, *'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (NPPF para 197).

1.4 Local Planning Policies

1.4.1 The London Borough of Bexley's Core Strategy, adopted in February 2012, includes Policy CS19: Heritage and Archaeology. This states that *'The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and underpin the revitalisation and development of the borough, including promoting the visitor economy.... by... reviewing the status of existing and identifying new heritage and archaeological assets; conserving and enhancing the significance of heritage assets, their setting, and the wider historic environment, including statutorily listed buildings; locally listed buildings of architectural or historic interest, conservation areas, registered parks and gardens and archaeological sites; protecting heritage assets from development that is likely to adversely impact on the significance, integrity, character or appearance of an asset or its setting;... retaining, in situ, archaeological evidence within sites, wherever possible'* (London Borough of Bexley 2012, 94).

1.4.2 The London Borough of Bexley's Unitary Development Plan, adopted in 2004, includes a section on the environment. Policy ENV51 states that *'The Council will oppose the demolition of any listed building, in whole or in part, or of any structure within the*

curtilage of a listed building, which contributes to the character of that building and will resist any proposals which detract from the setting of a listed building and in considering any proposal to alter or extend a listed building, will have regard to the desirability of preserving the building and its setting' (<http://udp.bexley.gov.uk/bexleyudp.asp?mode=text&page=chapter5#ENV51>).

- 1.4.3 Policy ENV56 states that '*in Areas of Archaeological Search and other areas where finds are likely to occur and in certain historic standing buildings where development proposal may affect archaeological remains or historical evidence the Council will expect applicants to have properly assessed and planned for the archaeological implications. The council may require a preliminary archaeological site evaluation before proposals are considered'* (<http://udp.bexley.gov.uk/bexleyudp.asp?mode=text&cid=5&page=chapter5>).
- 1.4.4 Policy ENV57 states that '*where sites of archaeological significance or potential are discovered the Council will seek to ensure that: 1. The most important archaeological remains and their settings are preserved in situ (if appropriate for public access and display) and that where appropriate are given statutory protection; and 2. Sites not requiring preservation in situ shall be made available for an appropriate level of archaeological investigation and excavation by a recognised archaeological organisation before development begins'* (<http://udp.bexley.gov.uk/bexleyudp.asp?mode=text&cid=5&page=chapter5>).

2 METHODOLOGY

2.1 Introduction

2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

2.1.2 The data underlying the Heritage Impact Statement was gathered from the earlier Heritage Impact Assessment completed in 2016 (WA 2016) and reassessed to relate to the present proposed development. The impact of the development on the heritage assets was assessed using standardised heritage impact tables (see Appendix 2).

2.2 Documentary Sources

2.2.1 Primary and secondary sources were used to provide the background to the historical character of the study area. Much of this information derives from the results of previous archaeological investigations in the area, particularly the 2016 Heritage Impact Assessment (WA 2016), from data from the Historic Environment Record database and from internet sources.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 12th January 2016. An updated visit was not deemed necessary by Mark Stevenson, Archaeology Advisor (South London).

2.3.2 The study area was inspected to:

- examine the impact on the setting of heritage assets of future development;
- assess the nature of the landscape of the current site with regard to previous landscaping and levelling activities and their impact on any potential buried archaeological remains.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of the development has been undertaken using a series of heritage impact tables (Appendix 1). These tables are based on standard assessment methods used by Government agencies, as for example those presented in the Highway Agency's Design Manual for Roads and Bridges (2007). These tables first establish the significance of the heritage asset against set criteria, secondly, they estimate the magnitude of impact and, finally, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area defined by the limits of the masterplan, the masterplan site boundary, represented by a redline in Figure 2. The term '*study area*' is used for the wider 500m radial contextual area which includes assets with the potential to be indirectly affected by a development within the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 2017) and local curatorial requirements. A search of online resources was undertaken in order to identify any newly designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources as accessed for the 1016 study.

2.6 Reporting

2.6.1 A digital copy of the report will be deposited with the Greater London Historic Environment Record, where viewing will be made available on request.

2.6.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. Details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under code: **wardella2-373534**.

2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.

- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location and Geology

3.1.1 The proposed development site is centred on TQ 48388 71575 and located to the south of the village of North Cray, to the east of the River Cray and within the south-eastern corner of the London Borough of Bexley (Figure 1). It lies behind housing fronting St James Way, to the west of the modern A723 dual carriageway known as North Cray Road (Figure 2).

3.1.2 The proposed development site lies within the solid geology type known as the Seaford and Newhaven Chalk Formation, formed between the Coniacian Age and the Campanian Age (BGS 2019).

3.1.3 The drift geology consists of clay, silt, peat and sand known as Alluvium, formed during the Flandrian Age (*ibid*).

3.2 Landscape Characterisation

3.2.1 The Historic Landscape Characterisation information, provided by the Greater London HER, places the proposed development site within '2810', known as 'The Grove', an area of inter-war suburbs consisting of detached, semis and terraced housing.

3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from primary and secondary sources consulted for the earlier study in 2016 (WA 2016). It is intended only as a summary of historical developments within the vicinity of the proposed development site. The locations of known heritage assets within the 500m study area are shown in Figure 3 and summarised in Appendix 2.

3.3.2 The site lies within an archaeological priority area known as 'AHAP 17 River Cray Valley (HER DLO37083). This is summarised as a multi-period landscape, with the potential for archaeological remains of high significance. This is particularly true of the prehistoric periods where in-situ Palaeolithic, Mesolithic remains would be of local, regional and national importance. It also states that surviving evidence of the Roman and Medieval periods, particularly those associated with the two parish church and manors, and evidence of the post-medieval country estates would be of local and local to regional significance.

3.3.3 **Prehistoric Period:** the archaeological priority area (AHAP 17 River Cray Valley) includes significant evidence of earlier prehistoric material. In particular Palaeolithic

evidence comes from at least two working floors and a large assemblage of cores, flakes, blades and other tools in an area near All Saints Church to the west of the proposed development site. At the Stable Meadow Allotments, part of the former Foots Cray estate, also to the west of the proposed development site, a Mesolithic settlement has been discovered with a number of blades, cores, micro-cores and scrapers and possible enclosure ditches. No specific evidence for prehistoric activity is known from the search area, although there is a record for a sub-circular mound, of unknown date, within the HER (Asset 4).

- 3.3.4 **Roman Period:** the search area itself has revealed two areas of Roman activity, one encountered in 1981 during a watching brief maintained on trenches excavated for flood relief, exposing Roman pot, tile, bone and wooden piles (Asset 2). The other was revealed by an archaeological strip, map and record project, undertaken in 2006, which encountered burnt flint and grog-tempered and wheel-thrown pottery of Iron Age or early Roman origin. It also uncovered three postholes, thought to represent an early Iron Age boundary (Asset 8).
- 3.3.5 **Medieval Period:** in the Domesday Book of 1086, North Cray is listed as a small village, with a population of approximately 52. St James Church is also mentioned, indicating an early church in the vicinity of the proposed development site. The first vicar is mentioned in 1371, and the churchyard must date to at least this (Asset 16). Several of the tombs in the churchyard are listed (Assets 18 and 19), though are post medieval in date. The manor in 1086 belonged to Ansketel of Rots, and comprised sixty acres of farmland, an acre of meadow and three acres of pasture. Leofric apparently owned it prior to the Norman Conquest (www.bexley.gov.uk/article/10382/North-Cray).
- 3.3.6 The Second Edition Ordnance Survey plan of 1897 annotates an area to the north-east of the manor house as '*supposed site of Monastery*' (Figure 7), also included in the HER record, but there is no further evidence for such a site. Some antiquarian sources do refer to a monastery, such as Samuel Lewis in 1811, stating that "*the church is said to have been formerly the chapel of a monastery, which stood on the site of the present North Cray Place*" (Lewis 1811, 646). This could have been confused with the fact that the Convent of Dartford, Dominican nuns, are known to have held lands in North Cray (Page 1926, 181-190). Edward Hasted refers to the nuns holding lands at North Cray in 1479/80 (Hasted 1797) but there is no reference to an actual monastery. It may be that the Ordnance Survey noted surviving remains of former buildings associated with the earlier North Cray Place manor house, before it was redesigned in 1822, perhaps

those shown on Andrews, Drury and Herbert's map of Kent of 1769 (Figure 4) though it could just have marked the site referenced by antiquarians.

- 3.3.7 There was certainly a manor house at the site of North Cray Place from at least the 16th century (Asset 7), and '*Sir Roger Cholmley lived there*', in North Cray, during Henry VIII's reign (Mercer 1994, 3).
- 3.3.8 **Post Medieval Period:** the '*mansion house called North Cray Place*' is not specifically referenced until 1738, when Sir Thomas Daeth sold the estate to Jeffrey Hetherington (unknown *nd*, 2). An image of the house as it appeared in c. 1782, from the south-west, is shown in Plate 1 (Appendix 3).
- 3.3.9 This image, viewed in conjunction with Andrews, Drury and Herbert's Map of Kent of 1769 (Figure 4) shows that by this date, the house was u-shaped in form, facing the church to the north-east, with outbuildings located to the north and north-west of the main house, on the east bank of the River Cray. The formal gardens for the house seem to be on the south-east side, as depicted in the foreground of the c. 1782 image (Plate 1), demarked on its west side by a tree boundary. Several boundaries are shown to the west of the house on a north-west south-east alignment, perhaps a trackway leading to the outbuildings of the manor, and perhaps a walled perimeter boundary (Figure 4). The proposed development site seems to occupy this area of the estate.
- 3.3.10 No obvious boundary is depicted in the 1782 image between the mansion house and the church (Plate 1), though whether this is artistic licence rather than accuracy is unclear. The existing walls are Grade II listed and thought to date to the mid 18th century, so must have existed by this date (Asset 20). The 1769 plan seems to show a church boundary, at least on the north-east and south-east sides of the church, but this becomes less clear in the north-west corner (Figure 4). This plan annotates the area with '*The Revd Willm Hetherington*', who inherited the property in 1767 (Unknown *nd*, 2). When Hetherington died, it passed to Thomas Coventry, who made many alterations to North Cray Place including, '*in 1782 he had the grounds landscaped by Capability Brown*' (*ibid*). Part of this landscaping must have included the construction of the Five Arch Bridge, crossing the River Cray and linking the two estates, North Cray Place and Foots Cray to the west (Asset 3). Some of the former parkland of these two estates are now incorporated as Foots Cray Meadows, a registered park (Asset 12). In 1822-3 William Hetherington had a new house built by

Henry Walker, as revealed by a beam from the entrance porch when the house was demolished in 1962 (*ibid*). This new house is shown as it appeared in 1931 (Plate 2).

- 3.3.11 The proposed development site is likely to have been within the estate lands of North Cray Place, at least by 1769, when it was within a narrow parcel of land to the west of the house (Figure 4). A possible tree-lined track is shown leading across the land to the west of the house, north-eastwards to the north-west of the house (Figure 4), indicating that all the land between the villages of Foots Cray and North Cray, at least on the north-west side of the road and south-east bank of the River Cray, were held by North Cray Place. The estate was extensively altered by Thomas Coventry after the late 18th century. These alterations included the demolition and rebuilding of the house itself in 1822-3. Descriptive Particulars details of the estate dating to 1829 (BLSAC 728.7), refer to it as *'The Elegant Retreat called North Cray Villa, with the Pleasure Grounds, Shrubberies, Lands, Gardens, Hot Houses, Graperies &c... appropriate to the immediate accommodation of a family of distinction or Minister of State'*.
- 3.3.12 By 1833, and the publication of a plan to accompany further Sales Particulars (Figure 5) the estate is known as the *'North Cray Park Estate'* and the mansion, as *'North Cray Place'*. The mansion is described as a *'handsome, modern structure'* and included *'attached and detached offices of every description, hot houses, Conservatory and neat Entrance Lodges, Dairy and Poultry Houses, Gardeners', Gamekeepers' and Woodman's Cottages, Yards &c'* (BLSAC PEVAN 4/9). By this date *'thriving plantations'* surrounded the house. The accompanying plan identifies individual plots within the estate, plot 75, to the south-east of the church being the *'kitchen garden and gardener's cottage'* with the kitchen garden in the particulars described as *'substantially walled round, in which are extensive hot houses, a conservatory, and gardeners residence, pleasure grounds and an icehouse'*. Plot 76, including the house and the area to the south-east of the house and covering an area abutting the west side of the road is listed as *'the site of the Mansion House, Offices, Pleasure Grounds, Coach Houses, Stables, Yard, &c'*. The proposed development site appears to lie partially within this plot, and partially within plot 82, which is simply *'Part of North Cray Park', 'Meadow and Plantations'* but contains the main drive leading to the house, so was perhaps laid to lawn with trees. An archaeological strip, map and record, undertaken in 2006 found horticultural soil and bedding trenches which once formed part of the kitchen gardens of North Cray Place (Asset 9).

- 3.3.13 The Sales Particulars Plan of 1833 is the first plan to show '*Honeyden*', later '*Honeydale Villa*' on the east side of North Cray Road, south of the proposed development site (Asset 1). This is grade II listed, dates to c. 1830 and is presently known as Cray Hall. Several other buildings in the vicinity of the proposed development site date to this period (Assets 5, 13 and 14).
- 3.3.14 The Tithe Award Plan for North Cray of 1839 (KHLC CTR/102B/ microfiche IR29/17 (award) and IR30/17 (plan); Figure 6) is the last to depict the earlier Parish Church of St James. The present church dates from 1850-2 and is grade II listed (Asset 6). Otherwise the Tithe Award Plan (Figure 6) shows a very similar layout to the Sales Particulars plan of 1833 (Figure 5; BLSAC PEVAN 4/9), the proposed development site lying partially within plot 121, '*North Cray Place Mansion, Offices, Pleasure Grounds, Coach Houses, Stables, Yards etc*' and plot 134, '*Part of Park including Plantation*' comprising '*Meadow and Plantation*'. By this date it was owned by the Right Honourable Lord Bexley and occupied by Samuel Nettleship Esquire.
- 3.3.15 The Second Edition Ordnance Survey Map of 1897 (Figure 7) is the first to show Nos. 1 and 3 Parsonage Lane (Assets 10 and 11) two of three designed to look like a single large house, built in 1892 by Robert Arnold Vansittart, and both included on the local list for Bexley. This map is also the first to show the rebuilt Parish Church of St James (Asset 6), and the first to show any reference to the supposed monastery (Asset 17). Otherwise the area remained much the same as shown on the earlier plans, though the gardens seem to have been extended into the former plantation area forming the north-eastern part of the proposed development site. The boundary wall, first shown on the 1769 plan (Figure 4), is still shown (Figure 7), but a row of glasshouses seems to be depicted abutting the south side of the wall, within the proposed development site, with pathways depicted, one perhaps leading north through a wall, and a further detached glasshouse.
- 3.3.16 **Modern Period:** the glasshouses on the south side of the boundary wall shown on the Second Edition Ordnance Survey map of 1897 (Figure 7) are no longer shown on the Third Edition Ordnance Survey map of 1909 (Figure 8), though the pathway is shown, as is a rectangular outbuilding in the north-east corner of the plot. The rest of the proposed development site remains in the main parkland area of the estate, presumably comprising pasture and trees. The estate was sold in 1910, by Captain R. A. Vansittart to Francis R. Pease Esquire (BLSAC PEVAN 4/181) and the accompanying plan shows the proposed development site (Figure 9) as much the same as the earlier

map (Figure 8), though without the rectangular outbuilding. This may be an oversight, as a Sales Particulars plan of 1931 (BLSAC 728.8) shows this building again (Figure 10).

3.3.17 The 1931 plan is the first to indicate the parcelling off of the estate for building advertised as *'particulars, plan, view and conditions of sale of the freehold residential property or building estate North Cray Place'*. At this time, the proposed development site is spread across lots 1, 4 and 7 (Figure 10). Lot 1 is described as *'The Residence, Stabling and Garage Premises, two cottages, Gardens, Grounds and Parkland'*, Lot 4 as *'Building Land, North Cray Road (Frontage about 360ft)'* and plot 7 as *'Farm House, Buildings and Grassland'* (BLSAC 728.8). The details about the Pleasure Grounds within Lot 1 describe a *'tennis court on the east side of the house where the ground rises in a series of grassy terraces and gravelled walks are flanked by beds of roses. Above, sheltering the house from the road is a plantation and shrubbery belt of beech, Portugal laurel, cedars, yews and manor other ornamental trees. Paths lead through plantation to the rose garden set out in formal beds divided by turf walks. A high wall forms a complete screen between the Property and the road. Adjacent to the Rose Garden is a Small Fruit Plantation'* (BLSAC 728.8). It may be that the proposed development site once formed part of this small fruit plantation. Lot 4 is listed as *'a valuable building site'*, as are Lots 5 and 6 to the south. The proposed development site lies partially within Lot 4. Lot 7 is listed as *'a valuable small holding with access from the North Cray Road'*. The present proposed development site is also partially within this lot. The house at this time is shown on an aerial photograph provided within the sales particulars (Plate 3).

3.3.18 A post box, in the vicinity of No. 94 St James Way, dating to 1936, is included in the local list for Bexley, as it is one of only around 130 surviving examples depicting 'ER VIII', for King Edward VIII, who was never crowned (Asset 15).

3.3.19 By 1940 (Figure 11), some of the former North Cray Estate had clearly been sold off successfully in the 1931 sale (BLSAC 728.8). North Cray Place itself was now a 'club', apparently opened as such in 1936 by Arthur Tate (Unknown *nd*, 3) through the former kitchen garden next to the church remained unaffected. The street frontage to the east of the house, and south of the kitchen garden had begun to be developed, with six areas parcelled off, four already containing buildings, including the present No. 18 to the immediate north of the proposed development site. Some development had also occurred either side of the main drive to the house, to the south-west of the

proposed development site, and the present Nos. 24 and 26 had also been constructed by this date (Figure 11).

3.3.20 During the Second World War, much of the house was taken over by Vickers-Armstrong for war work, though the social club continued on the ground floor (Unknown *nd*, 3). It was hit by a bomb and badly damaged in 1944, resulting in its partial demolition and reduction to one floor (Plate 4). In 1953, the Sidcup and Chislehurst Urban District Council bought 27 acres of the former estate for public open space (Asset 12) and in 1962 the remnants of the house itself was demolished to make way for a council housing estate (Unknown *nd*, 3).

3.3.21 The final phase of the house as a club is shown on the 1963 Ordnance Survey map (Figure 12) which shows that it also had a tennis court to the east of the club. Further housing had been constructed between 1940 and 1963, as depicted on this map, with the present Nos. 20, 22 and 28, to the immediate east of the proposed development site, dating to this period. A footpath indicating public access between the present Nos. 20 and 22 is depicted heading towards North Cray Place, within the proposed development site, which has boundaries either side. Furthermore, a tennis court is also depicted within the proposed development site, behind Nos. 22 and 24 St James Way, which appears to be accessible from No. 28.

3.3.22 Some time after the publication of the 1963 Ordnance Survey map, housing on The Spinney and The Grove were constructed on land to the east of the proposed development site. Modern mapping (Figure 2) also indicates that the earlier access from No. 28 to the land to the rear, south of the proposed development site, had been obstructed by a wall, and that this plot of land has post 1963, has been divided into two, with no obvious access to either, though presumably these areas are now associated with No. 20, as it is these areas that are combined to form the present proposed development site.

3.4 Designated Heritage Assets

3.4.1 There are no designated heritage assets within the proposed development site.

3.4.2 There are seven nationally listed assets, including Cray Hall (Asset 1), Five Arch Bridge (Asset 3), Parish Church of St James (Asset 6), some tombs in the churchyard (Assets 18 and 19), a boundary wall (Asset 20) and a registered park (Asset 12). Part of the latter forms the northern boundary of the proposed development site.

3.5 Undesignated Heritage Assets

- 3.5.1 There are 13 known undesignated heritage assets within the 500m search area, detailed in the Historic Environment Record (Appendix 2).
- 3.5.2 These include five locally listed assets, including Manor Farm (Asset 5), Nos 1 and 3 Parsonage Lane (Assets 10 and 11), No. 77 St James Way (Asset 14) and a post box (Asset 15) within the 500m search area. There are seven sites within the HER that are of local significance (Assets 2, 4, 7, 8, 9, 13, 16 and 17).
- 3.5.3 There are no known undesignated heritage assets within the site boundary detailed within the HER, though the site lies within an archaeological priority area known as 'AHAP 17 River Cray', and the site once formed part of the North Cray Place Estate.
- 3.5.4 The proposed development site also lies just outside the boundary of High Beeches Conservation Area (London Borough of Bexley 2008). This relates to High Beeches and its immediate surroundings, which *'were developed on part of the old North Cray Place Estate which was sold to Capital and Counties Construction Co Ltd. In 1934 the architect, William Alexander Harvey, and his partner, Herbert G. Wicks, were commissioned to design houses and bungalows to be built on the grounds of the estate'* (*ibid*, 5). It is important that future developments in the vicinity of the Conservation Area do not erode its character, and that its setting is not adversely impacted upon.

4 SITE VISIT

4.1 Site Conditions

4.1.1 The site was visited on 13th January 2016. The existing No. 20 St James Way is a bungalow, known to have been constructed between 1940 and 1963. The northern boundary wall (Asset 20) is high and of red brick in flemish bond, the same bond as that fronting north of St James Way (Plate 5). Flemish bond was the most popular traditional form of brick bonding from the late 17th century onwards (<http://www.theheritagedirectory.co.uk/uploads/articles/Brick%20Bonds%20v2.pdf>) The eastern boundary brick wall fronting St James Way is a modern extension of this higher wall (Plate 5), evidenced by the change in brick-type (seen in the lower section of wall on the left of Plate 5).

4.1.2 The wall retains its bond type throughout the length of the frontage of St James Way, and as it turns westwards towards the church, except between the present Nos. 14 and 16 St James Way, where the bond is English Garden Wall one and five (Plate 6), used from the late 18th century onwards (<http://www.theheritagedirectory.co.uk/uploads/articles/Brick%20Bonds%20v2.pdf>) so likely of a later origin, indicating a break in the wall at some point and a possible former entranceway to the estate.

4.1.3 The main part of the proposed development site, behind Nos. 20-24 St James Way, was not accessible at the time of the site visit, though Google Earth imagery (from June 2015) indicates it is still sub divided by an east-west wall, the southern side containing shrubs and rough grass and the northern part having been cleared (Plate 7). No obvious archaeological features were discernible.

4.1.4 Photographs provided by the architects for the present proposed development show the south-west facing elevation of the northern boundary wall of No 20 St James Way (Plates 8-11). These indicate that the wall, a surviving part of the 18th century designed landscape of the North Cray Estate (Figure 4), survives in good condition.

4.2 Potential for Archaeological Features within the Site

4.2.1 No features of archaeological interest were discernible from within the proposed development site. Part of the site may have been levelled for a tennis court between 1940 and 1963 which may have reduced its archaeological potential.

4.3 The Present Proposed Development

- 4.3.1 The plans provided by Urban and Rural Ltd for the proposed development at 20-24 St James Way, Sidcup, would result in the demolition of the present No. 20 St James Way and outhouses, and the establishment of four new properties, one rectangular dwelling (Dwelling 1) forming the northern part of the present plot of No. 20, with entrance drive to the south, and one to the rear of the plot (Dwelling 2), with an additional two side-by-side at the south-western extent of the site (Figure 13).
- 4.3.2 The listed northern boundary wall of No. 20, potentially part of Capability Brown's 18th century design of the North Foot Cray Estate (Asset 20), is in good condition for a wall of this age. The present development proposals will result in new buildings being built upon or adjacent to the wall, and there is the potential that the condition of the wall could be enhanced, and the designated asset retained for the future in a better condition. Though its historical setting will be further affected by adjacent modern builds, its present setting amongst 20th century residential buildings has already segregated the boundary from its former estate and house, resulting in little additional detrimental effect, setting-wise.

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

- 5.1.1 Heritage asset significance is assessed in relation to the criteria set out in Appendix 1, Table 1.
- 5.1.2 There are seven designated assets within the search area (Assets 1, 3, 6, 12, 18, 19 and 20). One of these is the northern boundary wall of the proposed development, which is grade II listed (Asset 20), and historically linked to the former North Cray Estate, perhaps dating to Lancelot Brown's landscaping design. These are all of district or county (higher) significance.
- 5.1.3 There are five assets within the search area that are included in the local list for Bexley (Assets 5, 10, 11, 14 and 15) and these are of district or county (lesser) significance.
- 5.1.4 The remaining eight assets within the search area are of local significance (Assets 2, 4, 7, 8, 9, 13, 16 and 17).
- 5.1.5 There are no known heritage assets within the proposed development site, though the site lies within an archaeological priority area known as '*AHAP 17 River Cray*'.

5.2 Magnitude of Impact on Heritage Assets

- 5.2.1 The magnitude of impact is assessed in relation to the criteria set out in Appendix 1, Table 2.
- 5.2.2 As the proposed development site is surrounded by modern housing, the magnitude of impact would result in no change with regard to all of the known assets within the 500m search area, except the grade II boundary wall (Asset 20) for which a less than substantial magnitude of impact would occur.

5.3 Heritage Statement

- 5.3.1 The proposed development may have at most, a less than substantial impact on the grade II listed northern boundary wall (Asset 20), historically linked to the former North Cray Estate and perhaps dating to Lancelot Brown's landscaping design. This would result in a less than substantial impact in the heritage significance of this asset (Appendix 1, Table 3). Thus, the wall may require archaeological recording prior to any changes within the proposed development site.

5.4 Development Risk

- 5.4.1 The proposed development site has remained relatively unchanged since the medieval period from when it was probably part of the lands of the North Cray Place Estate. From 1931, when estate lands were sold off in lots, the surrounding area became increasingly developed for housing. Part of the proposed development site has been occupied by No. 20 St James Way from some date between 1940 and 1963 to the present, with the south-western extent of the site occupied by a tennis court.
- 5.4.2 Although this research has not encountered any known archaeological features within the site, it does lie within an archaeological priority area, and significant remains, particularly of the Iron Age/ Roman period have been encountered during previous archaeological investigations in the vicinity. In addition, the site retains the potential for archaeological deposits relating to the 18th century landscaped grounds of North Cray Place, as evidenced by archaeological works in 2006 in the former kitchen gardens.
- 5.4.3 Other housing developments in the vicinity, specifically the 2006 development within the former kitchen gardens of the North Cray Place estate, were subjected to prior archaeological intervention, in the form of an archaeological strip, map and record. In this case, evidence for Iron Age/ Roman activity was encountered, as well as surviving traces of the use of that site as gardens.
- 5.4.4 It is likely, therefore, as a minimum, that a similar programme of archaeological works will be required prior to groundworks associated with the proposed development occurring. In addition, an archaeological recording of the northern boundary wall, a grade II listed structure, may be required.

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (SPP para 147)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values
National	Statutorily designated heritage assets	Scheduled monuments (SPP para 145), grade I and II* listed buildings. Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, Registered Gardens and Designed Landscapes (SPP para 148)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings. Grade B Listed Buildings in Scotland (SPP para 141)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (SPP para 143), grade II registered park and garden	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland (SPP para 150)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB (SPP para 151).	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or changes to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change 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 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Dark Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

Heritage Assets within the 500m search radius:

Asset No.	Reference	Site Type	Description	Grid Reference	Period
1	HER MLO79213; NHL 1064240	Listed Structure	Grade II listed Cray Hall, formerly called Honeydale, c.1830	548480,171140	19 th century
2	HER MLO848	Findspot/ Archaeological Intervention	Pot, tile, bone and wooden piles encountered during trench excavation for flood relief in 1981 (Watching Brief)	548150,171230	Roman
3	HER MLO79235; NHL 1188471	Listed Structure	Grade II listed Five Arch Bridge, built c. 1781 to link two former estates of North Cray Place and Foots Cray as part of Lancelot Brown's landscaping	548227,171880	18 th century
4	HER MLO842	HER Site- Mound	A sub-circular mound, of unknown date, situated on flood plain of the River Cray	548220,171830	Unknown
5	HER MLO66855	Locally Listed Structure	Manor Farm, a 19 th century farmhouse on North Cray Road, included in Bexley Local List	548837,171421	19 th century
6	HER MLO79211; NHL 1064238	Listed Structure	Grade II listed Parish Church of St James rebuilt by Edwin Nash on the site of an earlier church. Nave dates to 1850-2, chancel to 1871, north-west tower to 1857. Pulpit dates to 1637. Includes paintings attributed to Gessi	548405,171755	19 th century
7	HER MLO23006	HER Site- Site of North Cray Place	A manor existed here at the time of William the Conqueror. There was a manor house there in the 16 th century. The most recent house was 1820. Damaged by bomb in 1944, finally demolished in 1962	548320,171670	Medieval - 19 th century

Asset No.	Reference	Site Type	Description	Grid Reference	Period
8	HER MLO99176	Features/ Archaeological Investigation	An archaeological strip map and record was undertaken in 2006 ahead of a development. A north-south aligned ditch containing burnt flint, grog tempered and wheel thrown pottery of Iron Age/ early Roman date found. A north-south line of three postholes may be early Iron Age boundary	548460,171723	Iron Age/ Roman
9	HER MLO99177	Features/ Archaeological Intervention	An archaeological strip map and record was undertaken in 2006 ahead of a development. Horticultural soil and bedding trenches, once the 18 th and 19 th century kitchen gardens of North Cray Place were discovered	548464,171719	18 th /19 th century
10	HER MLO100701	Locally Listed Structure	No. 1 Parsonage Lane, built 1892, possibly one of three designed as a large house. Initials on side- RAV (Robert Arnold Vansittart owned Fooks Cray Place and North Cray Place at this time). Included in Bexley Local List	548620,171670	19 th century
11	HER MLO100890	Locally Listed Structure	No. 3 Parsonage Lane, built 1892, possibly one of three designed as a large house. Initials on side- RAV (Robert Arnold Vansittart owned Fooks Cray Place and North Cray Place at this time). Included in Bexley Local List	548630,171670	19 th century
12	HER MLO59800; NHL 1000288	Registered Park or Garden	Grade II registered park, Fooks Cray Meadows, includes the site of former Fooks Cray Place estate, and combines the 18 th century parks of two former estates	547880,171790	Post Medieval
13	HER MLO66919	HER Site – Building	No. 1 St James Way is a former lodge to Manor Farm, since separated by a road in the 1960s and much altered	548450,171490	Mid 19 th century
14	HER MLO66920	Locally Listed Structure	No. 77 St James Way is a former lodge, since separated by a road in 1968	548390,171200	c.1830

Asset No.	Reference	Site Type	Description	Grid Reference	Period
15	HER MLO66921	Locally Listed Structure	Post Box by No. 94 St James Way, and one of only c. 130 surviving, bearing the lettering 'ER VIII', King Edward VIII, who was never crowned	548350,171160	1936
16	HER MLO103671	HER Site – Park	St James Churchyard. The first church dated from at least 1371. Thought to have once been the private chapel for North Cray Place	548410,171757	Medieval to Modern
17	HER MLO842	HER Site – Monument	Alleged foundations of a monastery. There is no further evidence for a monastery in the vicinity, and it may be that these were remains of outbuildings of North Cray Place; the text does appear on 1897 OS	548340,171710	Unknown – pre 1897
18	HER MLO79212; NHL 1064239	Listed Structure	Grade II listed tomb of Frances Madocks on south side of Parish Church of St James	548409,171742	1790
19	HER MLO79236; NHL 1188479	Listed Structures	Grade II listed pair of chest tombs on east side of Parish Church of St James, one dated 1728, the other 1827	548426,171756	1728;1827
20	HER MLO79261; NHL 1359414	Listed Structures	Grade II listed walls surrounding and to west and south-west of Parish Church of St James and gatepiers and gates to west of church. Red brick walls to former North Cray Place, much pierced along North Cray Road	548385,171759	Mid 18 th century

APPENDIX 3: PLATES

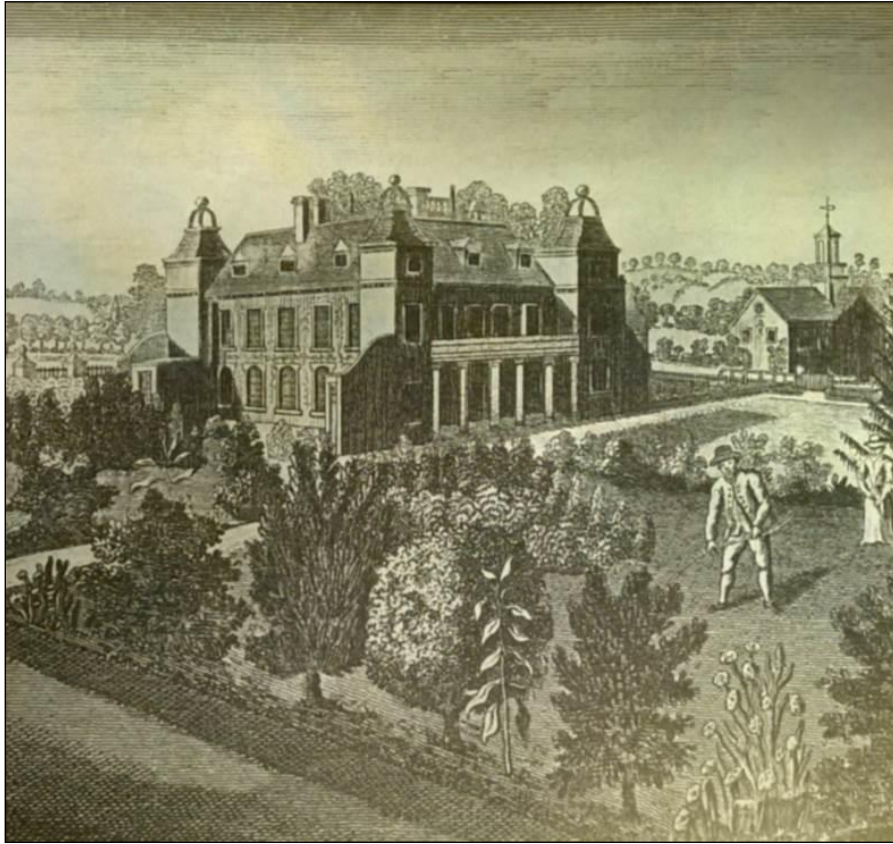


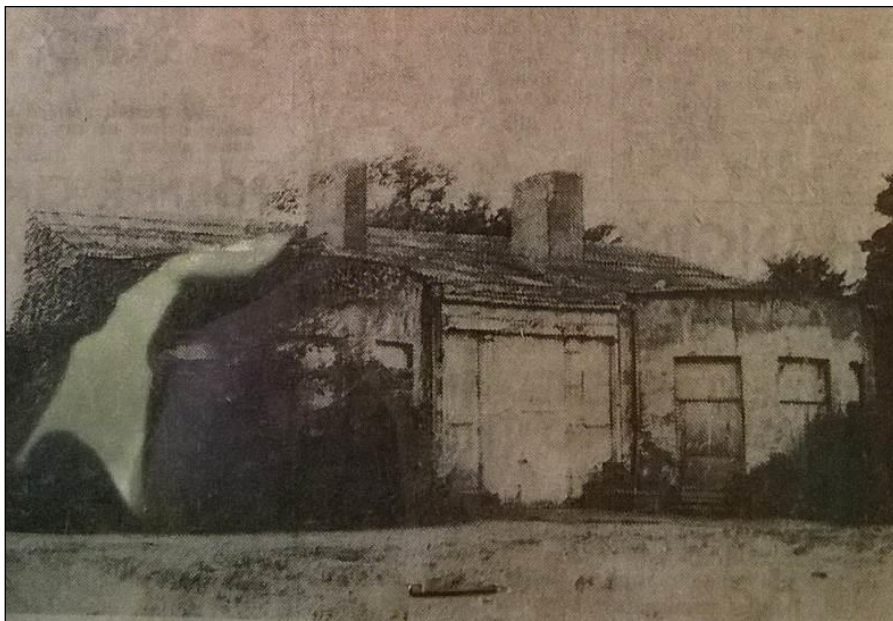
Plate 1: North Cray Place, c. 1782 (after Mercer 1994, 15)



Plate 2: North Cray Place (after Sales Particulars 1931)



Plate 3: Aerial view of North Cray House (after BLSAC 728.8)



*Plate 4: North Cray Place prior to final demolition in 1962 (after BLSAC 728.8
BX00791888)*



Plate 5: Change in construction of wall fronting St James Way (2016 photograph)



Plate 6: Change of construction in wall between Nos. 14 and 16 (2016 photograph)



Plate 7: Google Earth imagery showing site in June 2015



Plate 8: North boundary wall of No. 20 St James Way (Urban and Rural Ltd)

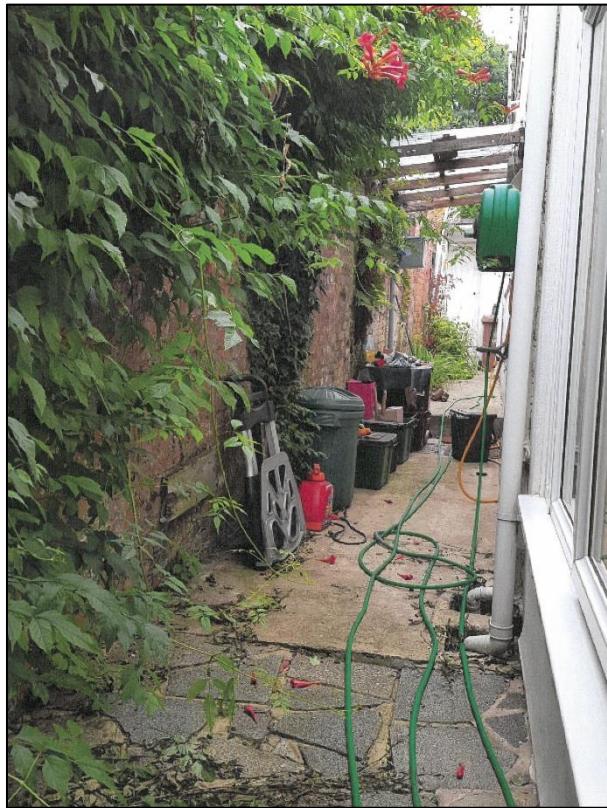


Plate 9: North boundary wall of No. 20 St James Way (Urban and Rural Ltd)

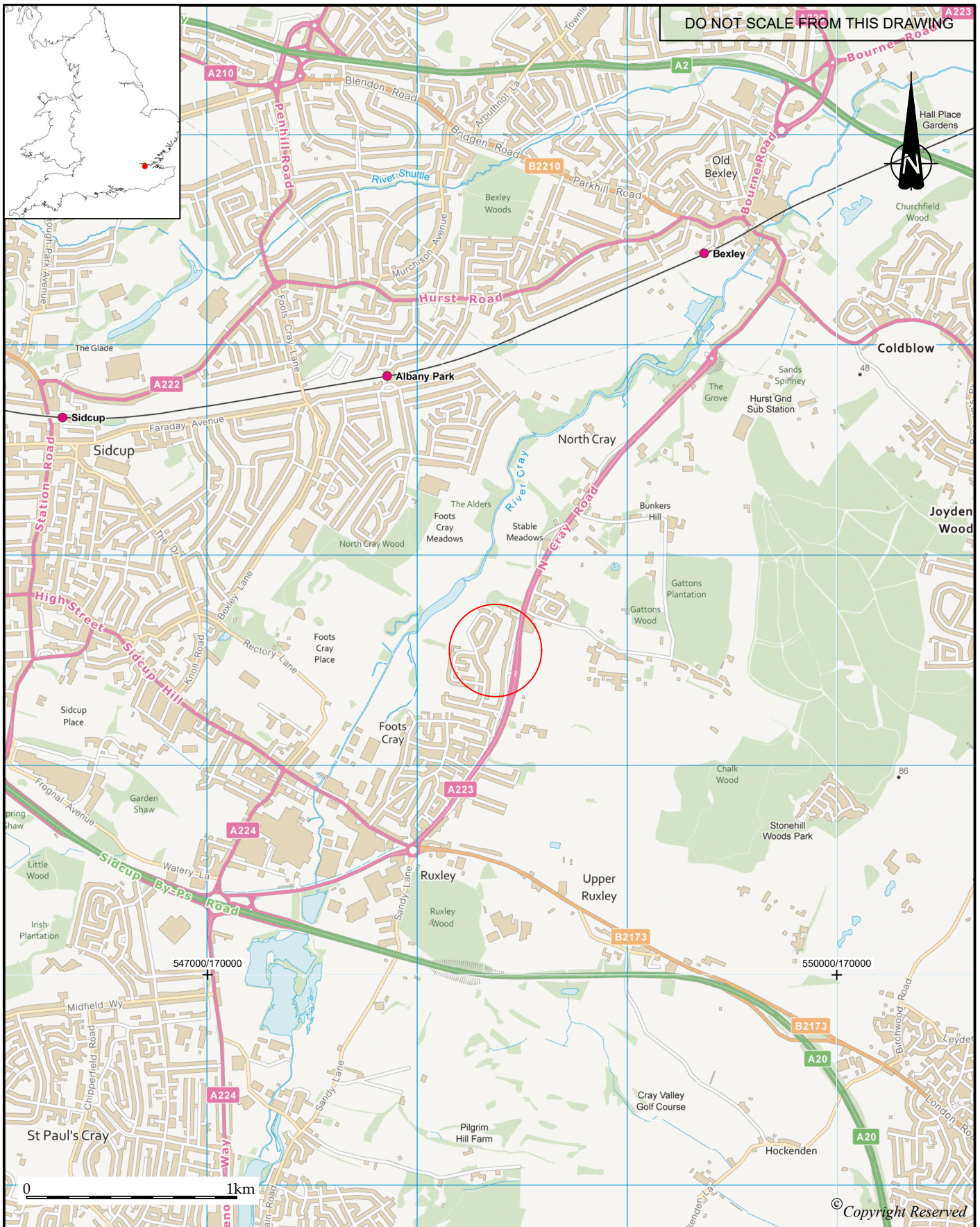


Plate 10: North boundary wall of No. 20 St James Way (Urban and Rural Ltd)



Plate 11: North boundary wall of No. 20 St James Way (Urban and Rural Ltd)

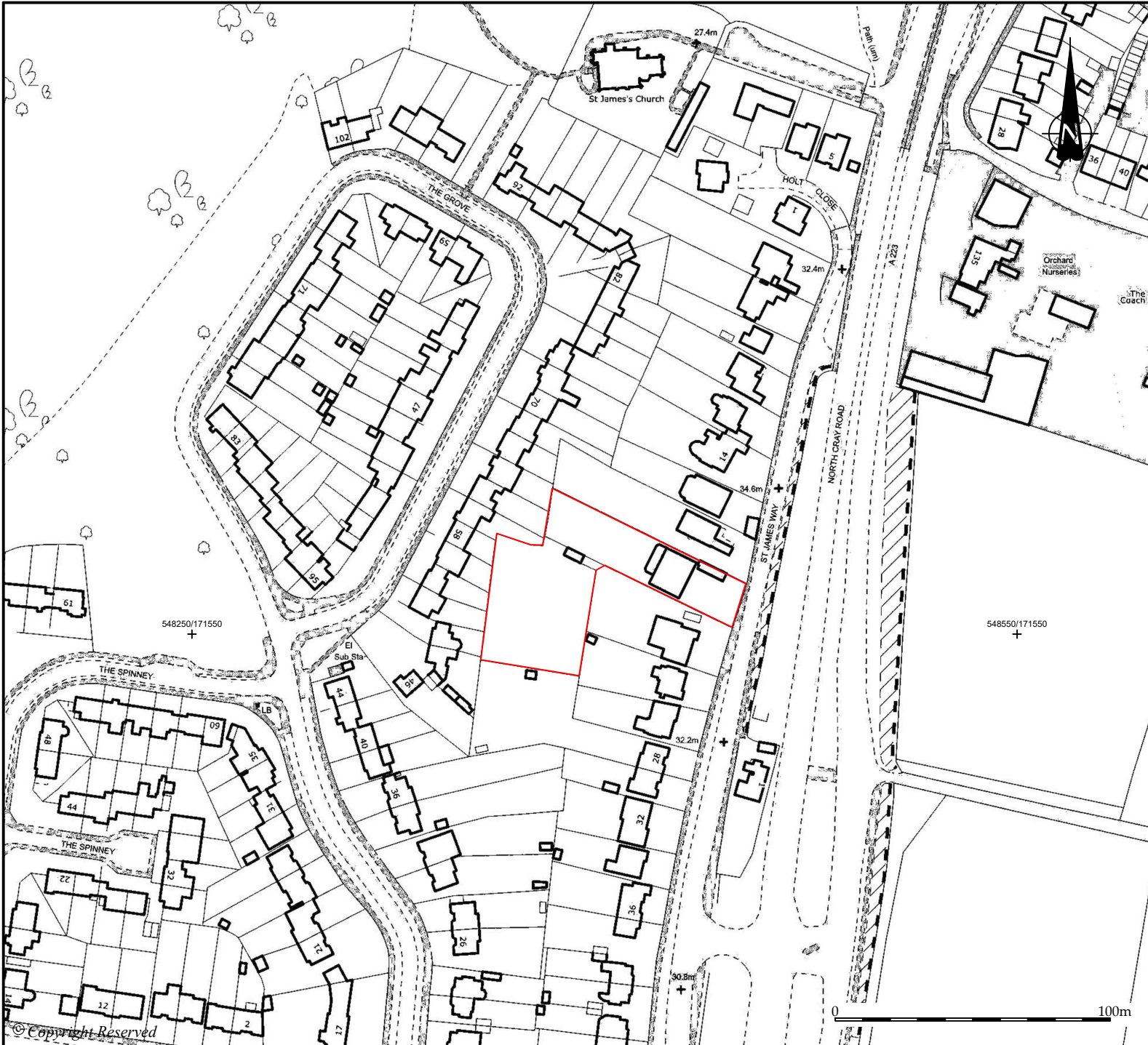
APPENDIX 4: FIGURES



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	PROJECT	20-24 St James Way, Sidcup		SIZE	A4		SCALE	1:25,000
DRAWING TITLE		Figure 1: Site location		DRAWN BY	CP		CHECKED BY	CBC
							■ CARLISLE TEL 01228 550 575 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> LEEDS <input type="checkbox"/> BOLTON <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> EDINBURGH <input type="checkbox"/> NEWCASTLE UPON TYNE <input type="checkbox"/> GLASGOW <input type="checkbox"/> STOKE ON TRENT	



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Site boundary

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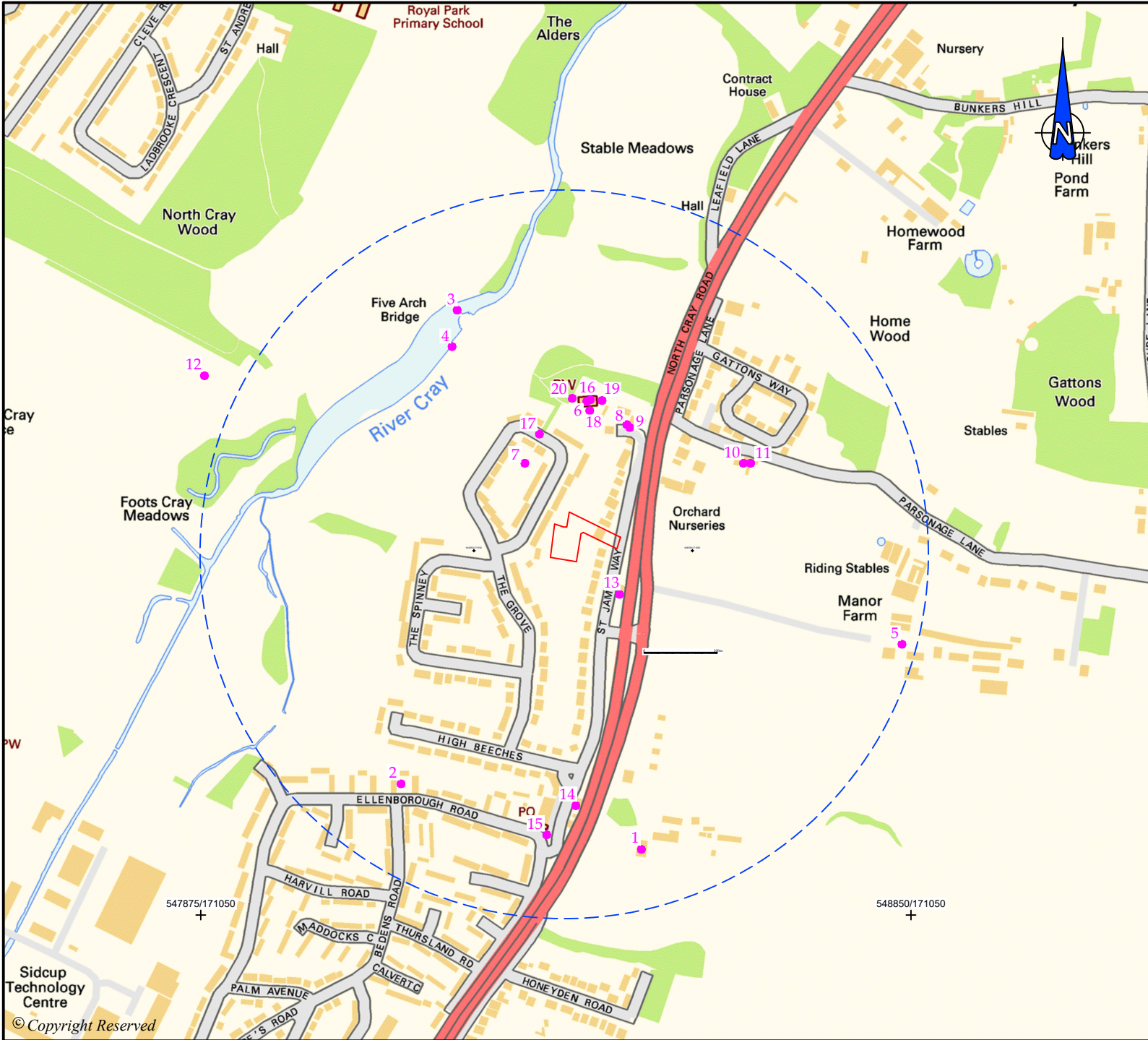
PROJECT
20-24 St James Way, Sidcup

DRAWING TITLE
Figure 2: Detailed site location

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		APPROVED BY	CBC


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Site boundary



Search area



Heritage assets

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
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CLIENT
Surinder Rihal

PROJECT
20-24 St James Way, Sidcup

DRAWING TITLE
Figure 3: Location of known heritage assets

DRG No	CL12347-003	REV	A
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<input type="checkbox"/> GLASGOW	<input type="checkbox"/> STOKE ON TRENT



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Site location

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT	BC Surinder Rihal
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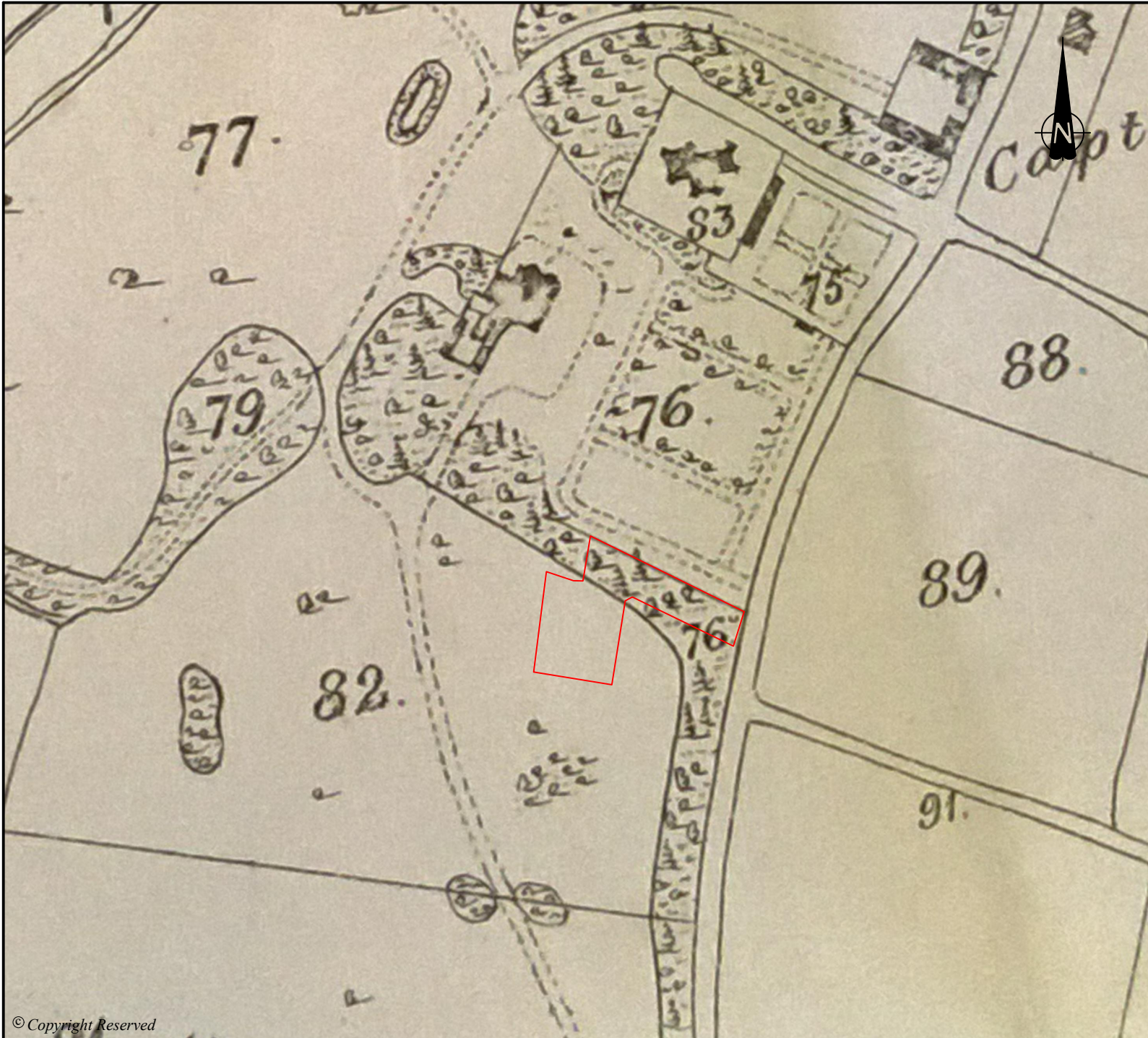
PROJECT	20-24 St James Way, Sidcup
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DRAWING TITLE	Figure 4: Extract from Andrews, Day and Herbert's Map of Kent, 1769
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		DATE	November 2019
DRAWN BY	CP	CHECKED BY	CBC
		APPROVED BY	CBC


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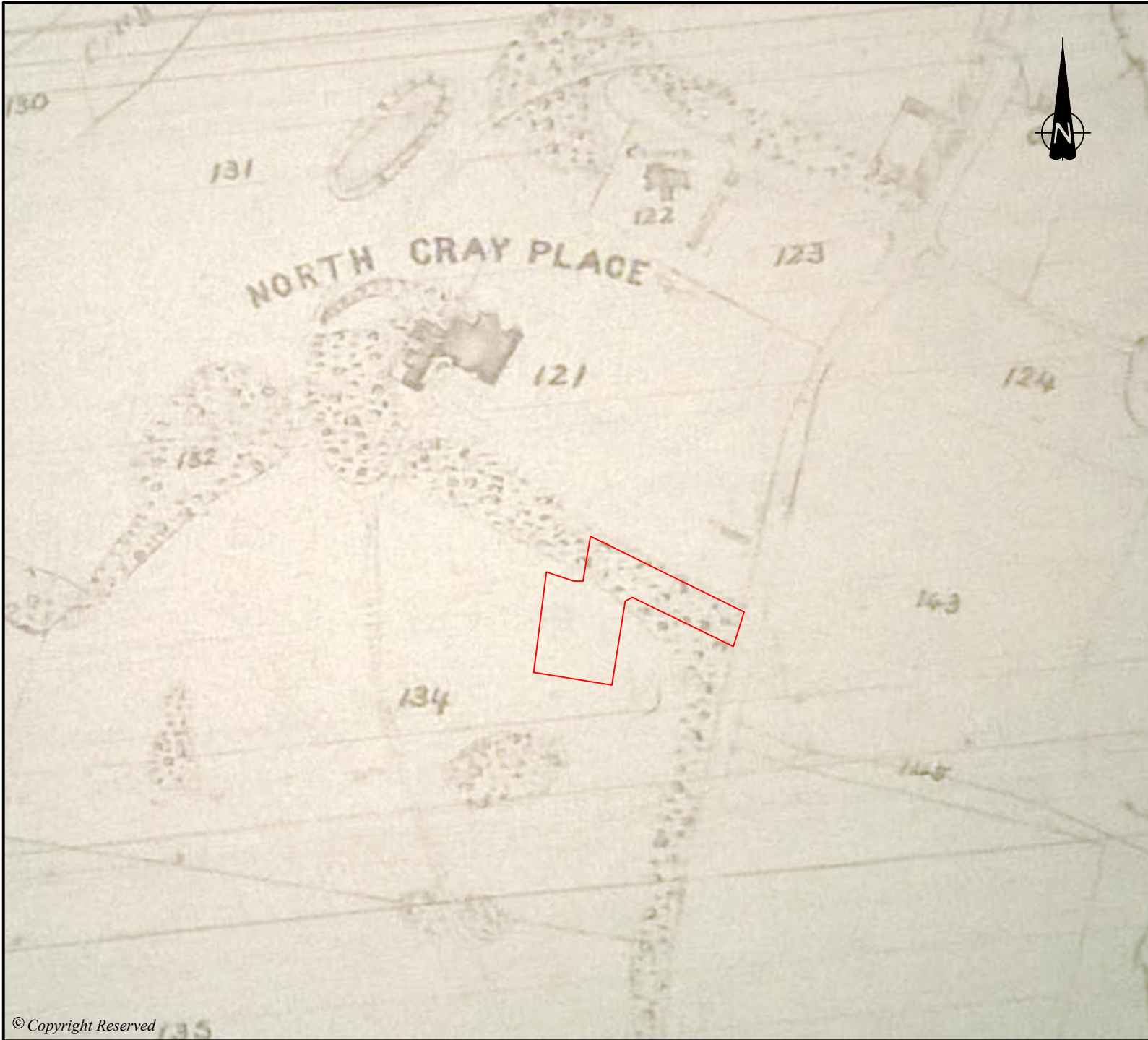
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Figure 5: Plan of the North Cray Estate, 1833

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SIZE	A4	SCALE	1:2,500
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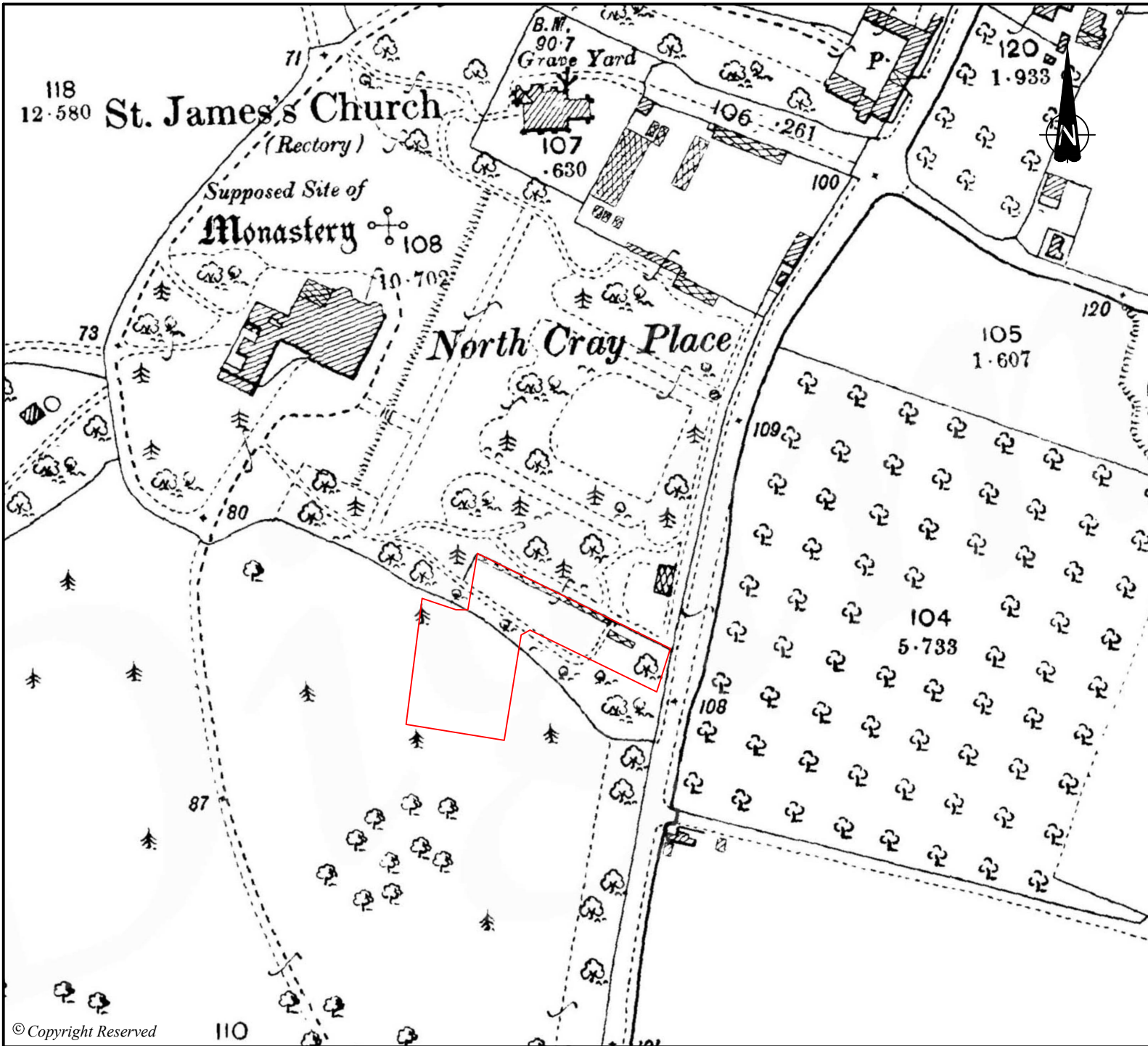
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Figure 6: Extract from the Tithe Award Plan for North Cray, 1839

DRG No	CL12347-006	REV	A
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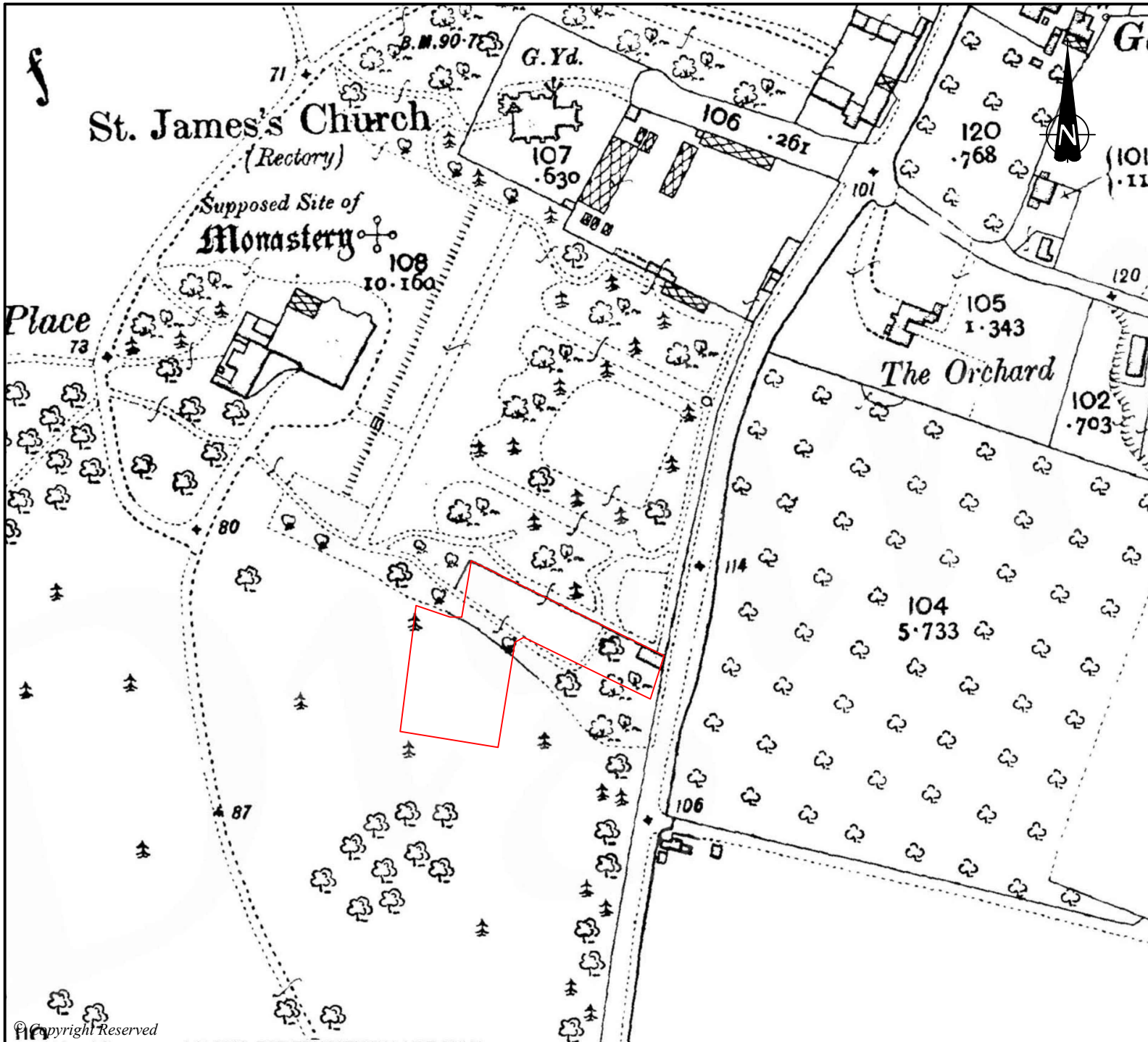
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Figure 7: Second Edition Ordnance Survey map, 1897 (25" to 1 mile scale)

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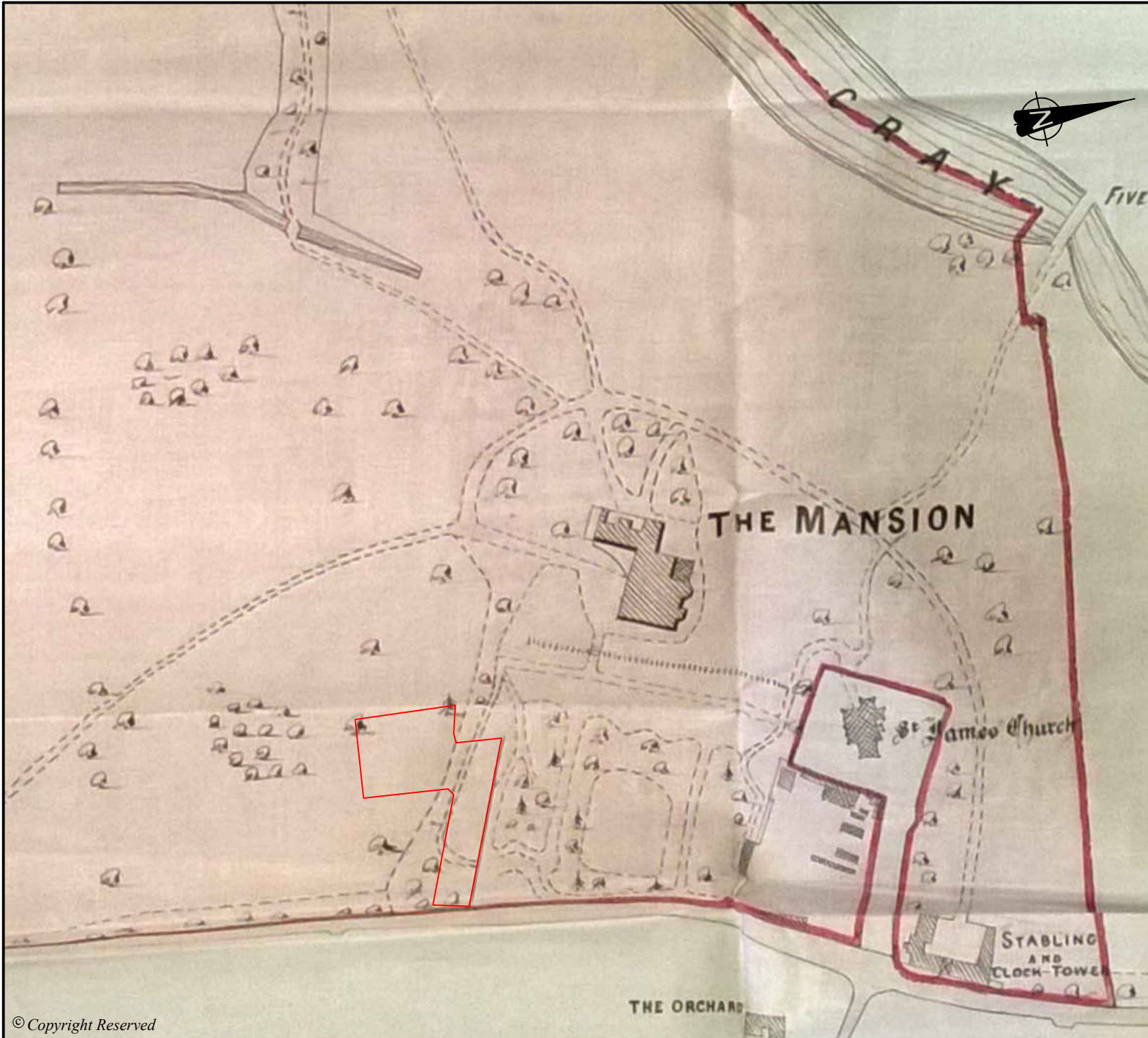
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Figure 8: Third Edition Ordnance Survey map, 1909 (25" to 1 mile scale)

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SIZE	A4	SCALE	1:2,000
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Figure 9: Sales Particulars Plan, 1910

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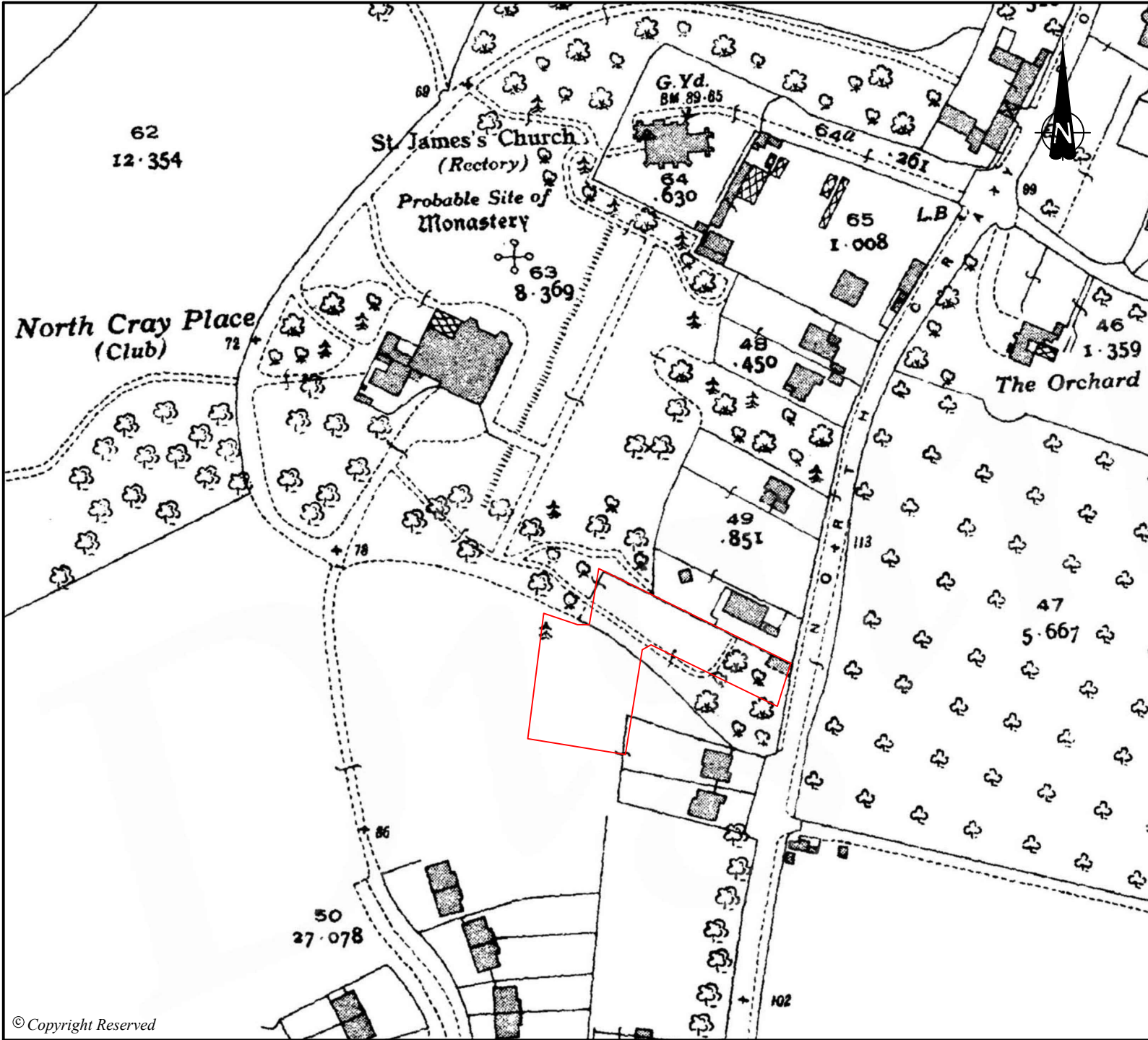
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Figure 10: Sales Particulars Plan, 1931

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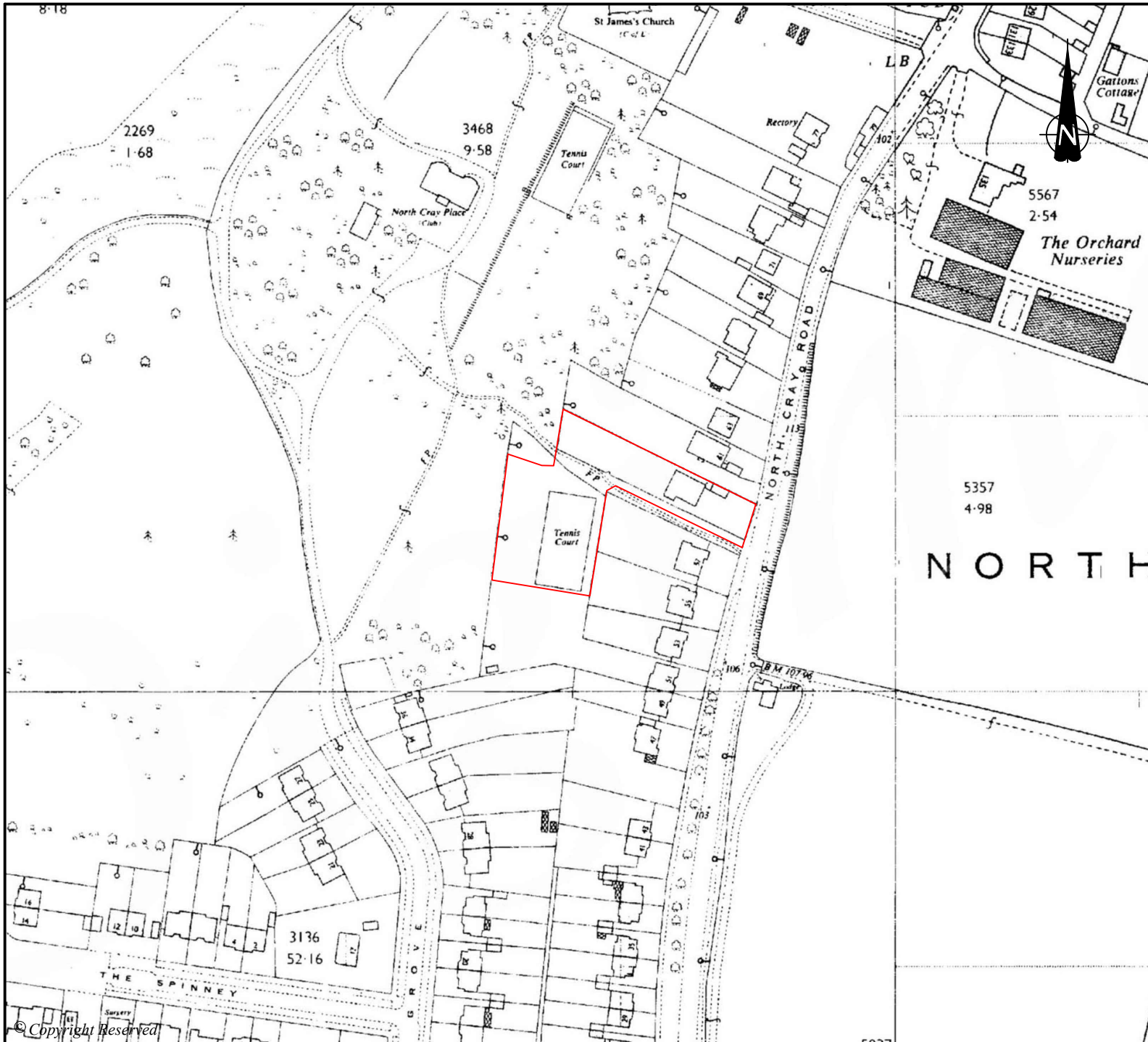
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Figure 11: Ordnance Survey Map, 1940
(25" to 1 mile scale)

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Figure 12: Ordnance Survey Map, 1963
(25" to 1 mile scale)

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Figure 13: Layout of proposed development

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