

**1 Cross Lane, Milton
Regis, Sittingbourne,
Kent**

Heritage Statement

Client: SHEPPEY PROPERTY AND
FINANCE COMPANY LIMITED

AB Heritage Project No:60394

Date:17/05/2018

1 Cross Lane, Milton Regis, Sittingbourne, Kent Heritage Statement

Client Sheppey Property and Finance
Company Limited

Project Number 60394

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Sheppey Property and Finance Company Limited to produce a Heritage Statement covering proposed development at 1 Cross Lane, Milton Regis, located within the Milton Regis High Street Conservation Area. This report is focussed on above ground heritage assets.
- 1.1.2 This report will form part of a Planning Application and has been requested by Swale Council in a letter dated 2nd March 2018 (Council ref. 18/500575/PAPL).

1.2 Statutory Designations

- 1.2.1 The property proposed for development is of modern date and is not listed.
- 1.2.2 The site is located within Milton Regis Conservation Area, designated on 19th July 1977. The Conservation Area is on Historic England's Heritage at Risk Register and is described as being in 'deteriorating' condition. No Conservation Area Appraisal is available at the time of writing this Heritage Statement.
- 1.2.3 There are 37 listed buildings within the Conservation Area, including 104a High Street, which is located adjacent to the southern site boundary.

1.3 Site Location & Description

- 1.3.1 The site is located at 1 Cross Lane, Milton Regis, Sittingbourne, Kent, ME10 2AP (Figure 1). NGR: 590407, 164734.
- 1.3.2 The site is situated in the north of Milton Regis, on the northern outskirts of Sittingbourne. It is bounded by Cross Lane to the west, by 104a High Street to the south, by residential properties and Oyster Close to the east and by the junction of Oyster Close with Brewery Road to the north.

1.4 Proposed Development

- 1.4.1 The development design proposes the conversion of the existing betting shop into four residential apartments and includes:
- Two-storey extension of the property on the north-eastern side;
 - Addition of new first floor above existing ground floor to the rear (east) of the property;
 - Removal of existing door on southern elevation and replacement with a window;
 - New entrance into the rear of the site from Oyster Close;
 - Landscaping of garden area in north of the site into garden, parking and courtyard areas;
 - Retention of existing front brick wall and front gateway; and
 - Retention of existing front entrance and windows.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Comments from the Conservation Officer were incorporated in a letter from Emily Clark (Planner; Swale Council) dated 2nd March 2018 (Council ref. 18/500575/PAPL). The key points are included below:

“The proposal offers a significant improvement to a poorly designed building and also provides low cost housing with private parking and includes an amenity space for residents of the flats and I am satisfied that minimal negative impact will be had on the street scene as a result of this development. I would however highlight the importance of reusing, and replicating the existing design of the building, including use of brickwork, tiles and windows to allow the extension and alterations of this building to be appropriate for the sensitive site...

The importance of high quality design and reflection of the existing features of surrounding properties within the conservation area is essential...

The Council’s Conservation Officer who agreed in principle to the plans but encouraged the use soft landscaping and planting on the site...

The design is acceptable in principle as it replaces an existing flat roof of poor design with a pitched roof design...”

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists’ Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Kent Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 2.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Exploring Kent's Past webpage (<http://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>) for information from Kent County Council Historic Environment Record;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 10th May 2018. During the site visit, an inspection of the building and conservation area were made and principal areas of the building, significant architectural details, fixtures and fittings were noted.
- Additional relevant documentary resources at the Kent History and Library Centre were accessed on the 10th May 2018, and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Sheppey Property and Finance Company Limited, and any associated parties

they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (May 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 Milton Regis was a medieval town [AB 7], first recorded in 1200 (KHER 2018), although evidence of earlier activity has also been recorded within the study area [AB 1-6]. A number of historic buildings survive within the town and the area around the High Street is designated as a Conservation Area.
- 3.1.2 The Ordnance Survey Maps of 1865, 1896 (Plate 1) and 1906 show that the site was undeveloped at the end of the 19th century and into the early 20th century. On the opposite side of Cross Lane is a row of terraced cottages.
- 3.1.3 The first building shown within the site limits on the maps examined appears on the Ordnance Survey Map of 1938 and comprises a rectangular structure in the south-eastern corner of the site. By 1961, this structure has been demolished and the site is shown undeveloped. The cottages opposite the site were demolished in the late 1950s as part of a clearance scheme by the council (KHLC: C/PL/2/AHI-35/20).

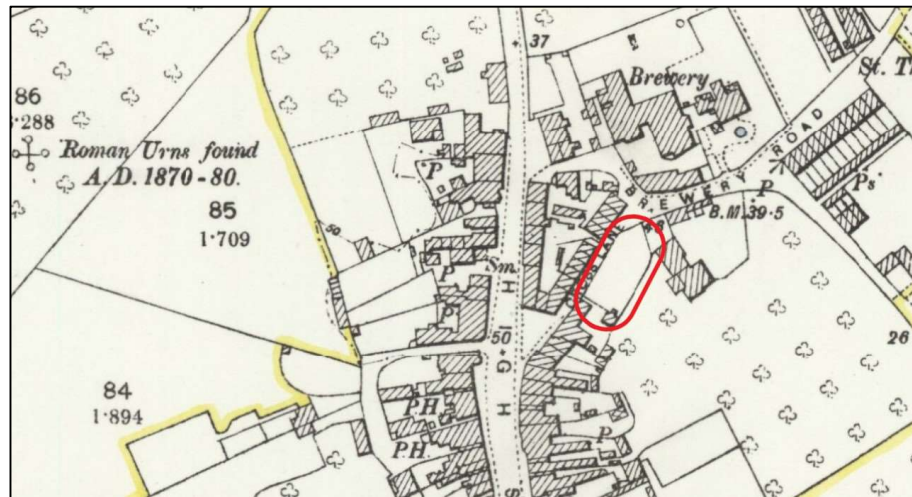


Plate 1. Ordnance Survey Map 1896 (NLS 2018)

- 3.1.4 The current building within the site is first shown on the Ordnance Survey Map of 1980 (and not on the previous OS map of 1973; Plate 2; KHLC: TQ96SW) and is also mentioned in the Sittingbourne and Milton Regis Conservation Study, published in 1974, when it is referred to as the 'new' building (Deakin 1974). The likely date of construction is c. 1974.

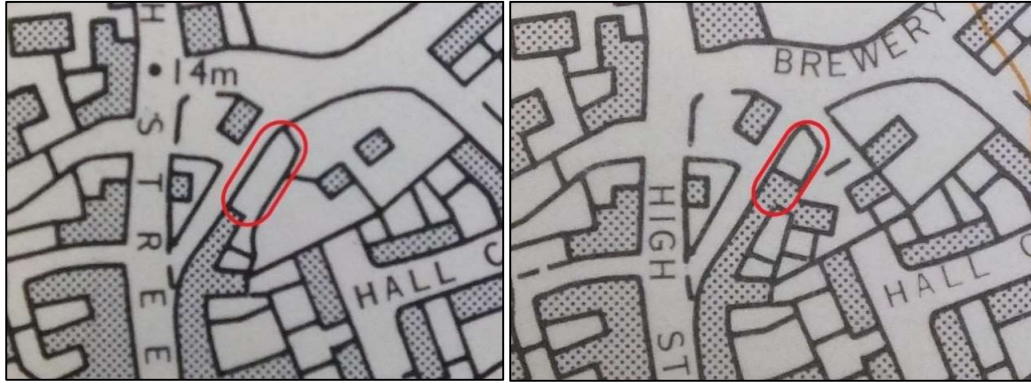


Plate 2. Ordnance Survey Maps of 1973 (left) and 1980 (right) (KHLIC: TQ96SW)

3.2 1 Cross Lane

Current Condition of 1 Cross Lane

- 3.2.1 No. 1 Cross Lane is a modern red brick structure. It comprises two storeys with hipped tile roof and a single storey with flat felted roof to the rear (east). The windows are timber with Georgian glazing bars but many have been fitted with security bars. The ground floor windows and doors to the property have been boarded up to prevent vandalism.



Photo 1. No. 1 Cross Lane, looking north-east

- 3.2.2 The site is surrounded by a perimeter wall that is brick built on the western side (fronting onto Cross Lane) and breeze block to the rear (fronting onto Oyster Close). The northern part of the site is undeveloped and is grassed. Fly-tipping has been noted within the site (Ashley Bush; Ash Can Solutions, *Pers. Comm.* 10th May 2018).



Photo 2. Northern part of the site, looking south-west

- 3.2.3 Internally, the building is divided into smaller rooms with WC and kitchen facilities on ground and first floor. The majority of the ground floor is occupied by the former betting shop, comprising a large room with enclosed counter on the southern wall.



Photo 3. Ground Floor of No. 1 Cross Lane, looking south-east

- 3.2.4 There are no features of historical interest.

Current Setting of 1 Cross Lane

- 3.2.5 The site is located in the northern part of Milton Regis High Street Conservation Area, which contains a number of historic buildings of mixed residential and commercial use (see Section 3.3), including 104a High Street, which adjoins the site on the southern boundary and is physically attached to the front brick wall of the site.



Photo 4. Listed Buildings (nos. 104a, 104, 102, 100 High Street) to the south-east of the site

3.2.6 The site fronts onto Cross Lane, leading north-east from the High Street. Directly opposite the site is a small area of public space, comprising grassed and paved areas and The Court House [AB 8]. To the north of the site on the western side of Cross Lane is a terrace of 19th century cottages.



Photo 5. The Court House [AB 8] to the west of the site



Photo 6. Terrace of 19th century Cottages to north of the site

- 3.2.7 To the rear (east) of the site, the buildings are characterised by modern (c. late 20th century) residential properties. This area is outside of the Conservation Area.



Photo 7. Residential buildings to the east of the site

Importance of 1 Cross Lane

- 3.2.8 As an unlisted building of almost no architectural / historic merit, 1 Cross Lane is considered to be of Negligible Importance (in line with Table 1).
- 3.2.9 The building was constructed in c. 1974 in Georgian style and was originally in use as offices (Deakin 1974). A Conservation Study undertaken in 1974, shortly after no. 1 Cross Lane was built, assessed the building as '*of little or no architectural or townscape value or which tend to weaken the character of the [conservation] area*' (ibid.).
- 3.2.10 This assessment considers that the Georgian style of the building is sympathetic to the character of the Conservation Area and surrounding Listed Buildings, however, in its current

vacant condition (with boarded up windows and risk of vandalism etc), the building makes a negative contribution to the setting of these heritage assets.

3.3 Milton Regis High Street Conservation Area & Surrounding Listed Buildings

Current Condition of Milton Regis High Street Conservation Area & Surrounding Listed Buildings

- 3.3.1 Milton Regis High Street Conservation Area comprises a linear area along the High Street incorporating Cross Lane at the north-eastern corner. The properties within the Conservation Area are a mix of residential dwellings and commercial premises including public houses, shops and restaurants.
- 3.3.2 The conservation study describes the area as follows: *'Milton High Street stands out the more noticeably as an area of considerable character and architectural quality, due to its rather mundane surroundings. The general character of the High Street is that of a continuous, gently curving façade composed of two storey buildings capped with steeply pitched clay tiled roofs'* (Deakin 1974).



Photo 8. Western side of High Street, looking south-west from no.96



Photo 9. Eastern side of High Street, looking south-east from no. 95

3.3.3 There is a diversity of historic buildings. Some of the properties date to the medieval period, for example: The Old Court House [AB 8], located opposite the site, and nos. 100-102 High Street [AB 28], c. 15m to the south-west of the site; while many date to the 18th century (e.g. 104a High Street [AB 11], adjacent to the site) and some are later, such as 69 High Street [AB 32], which mainly dates to the 20th century. Nearly all the older buildings were refaced in the 18th century and some have been altered in later centuries, but the dominant character remains that of the 18th and 19th centuries (ibid.).



Photo 10. Nos. 100-102, 104 and 104a High Street, looking north-east from junction of High Street/Cross Lane

3.3.4 The Conservation study considers that the main detraction from the character of the northern part of the Conservation Area is the loss of the sense of containment by the demolition of buildings in the 1950s and the creation of the car park opposite the site, which left The Old Court House [AB 8] somewhat isolated and *'causing it to lose scale and identity with the rest of the High Street'* (ibid.).



Photo 11. View towards Old Court House from no. 89 High Street, looking North

Current Setting of Milton Regis High Street Conservation Area & Surrounding Listed Buildings

- 3.3.5 The setting of the Conservation Area and Listed Buildings is primarily formed by the Conservation Area itself, which is described above.
- 3.3.6 The area surrounding the northern part of the Conservation Area is dominated by modern residential properties, including Oyster Close (Photo 12) to the rear of the site. Industrial estates are located to the east of the Conservation Area.



Photo 12. Oyster Close from Brewery Road, looking south (site on right of photo)

- 3.3.7 The Conservation study refers to the '*mundane surroundings*' in the wider area around the High Street (Deakin 1974), which emphasise the historic and architectural interest of the High Street Conservation Area.

Importance of Milton Regis High Street Conservation Area & Surrounding Listed Buildings

Milton Regis High Street Conservation Area

- 3.3.8 As a Conservation Area containing predominantly Grade II Listed Buildings, Milton Regis High Street Conservation Area is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 3.3.9 The Conservation Area gains its heritage importance from the group value derived from the buildings along the High Street creating a '*continuous, gently curving façade composed of two storey buildings capped with steeply pitched clay-tiles roofs*' (Deakin, 1974). The majority of the older buildings were refaced in the 18th century and the character of the Conservation Area is described as 18th -early 19th century (ibid.).

Surrounding Grade II Listed Buildings

- 3.3.10 The majority of Listed Buildings within the study area are Grade II Listed. These are considered to be heritage assets of Regional Importance (in line with Table 1).
- 3.3.11 These buildings derive their heritage importance from their surviving historic fabric (historic / aesthetic value) and their setting along the High Street among buildings of similar age and character.

The Court House [AB 8]

- 3.3.12 As a Grade II* Listed Building, The Court House [AB 8] (Photo 5, above) located opposite the proposed development site is considered to be of National Importance (in line with Table 1).
- 3.3.13 As a medieval timber-framed building, the Court House derives most of its heritage importance from the aesthetic value of its surviving historic fabric but also from its historic / associative value from being used by the Lord of the Manor during this period. While the setting of this building contributes to its heritage importance, along with its communal value as a local museum, these are secondary to the contribution of its aesthetic / historic value.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The building at 1 Cross Lane is of modern date and of negligible heritage importance. The extension and internal remodelling of the building is considered to have no direct impact.
- 4.1.2 The retention of the front wall (which is attached to Grade II Listed 104a High Street) means that there will be no alteration to the historic fabric of the adjacent Listed Building, resulting in no direct impact upon 104a High Street.
- 4.1.3 The change of use from commercial premises to residential use is likely to result in a slight change to the character of the Conservation Area. However, Cross Lane was historically a residential street and was lined with cottages prior to clearance during the 1950s. This change is therefore unlikely to affect the heritage Importance of the Conservation Area, as it forms a continuation of the residential tradition along the street frontage.
- 4.1.4 The extension of 1 Cross Lane is likely to result in a slight change to the setting of the Conservation Area and surrounding Listed Buildings, which could be considered as a Low adverse indirect impact upon the setting of surrounding heritage assets.
- 4.1.5 However, the re-development of the building will also enhance the setting of the Conservation Area and surrounding Listed Buildings through the removal of boarded up windows and significantly reducing the risk of fly-tipping and vandalism through permanent occupation, resulting in a Low Beneficial Impact.
- 4.1.6 Overall, the beneficial impacts of the proposed re-development of 1 Cross Lane are considered to off-set the Low adverse impacts. When these beneficial impacts are taken into account in line with those low level adverse impacts, the overall predicted magnitude of impact is thought to be Negligible with a Not Significant effect for both the Conservation Area and surrounding Grade II Listed Buildings and Minor significance of effect for Grade II* The Court House [AB 8] (in-line with Table 3).

4.2 Outline Recommendations

- 4.2.1 No further works are recommended, although this conclusion would need to be confirmed by the Local Planning Authority.

4.3 Conclusion

- 4.3.1 The building at 1 Cross Lane is of modern date and of negligible heritage importance. The extension and internal remodelling of the building is considered to have no direct impact.
- 4.3.2 Overall, the beneficial impacts of the proposed re-development of 1 Cross Lane are considered to off-set the adverse impacts. When these beneficial impacts are taken into account in line with those low level adverse impacts, the overall predicted magnitude of impact is thought to be Negligible with a Not Significant effect for both the Conservation Area and surrounding Grade II Listed Buildings and Minor significance of effect for Grade II* Listed The Court House [AB 8].
- 4.3.3 No further works are recommended

5. REFERENCES

5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Council minutes and correspondence relating to Buildings of Architectural Interest Milton Regis: Nos. 106, 108, 112, 114, 116, 118, 120, 122, 124 & 126 High Street; 1-5 Cross Lane (KHLIC: C/PL/2/AHI-35/20)
- Deakin, W.H. 1974, Sittingbourne & Milton Regis Conservation Area Study (KHLIC: C/PL/6/10)
- Ordnance Survey Maps 1865, 1961, 1967, 1973, 1980. Kent History and Library Centre (KHLIC: TQ96SW)

5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures
http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf
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- Kent Historic Environment Record (KHER), 2018,
<http://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx>
- MAGIC, 2018, <http://www.natureonthemap.naturalengland.org.uk/>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

5.3 Correspondence

- Letter from Emily Clark (Planner; Swale Council) to Mr Shoesmith (MD; Sheppey Property and Finance Company Limited) dated 2nd March 2018 (Council ref. 18/500575/PAPL)
- Conversation on site between Chloe Smith (Heritage Consultant; AB Heritage) and site contractor Ashley Bush (Ash Can Solutions) 10th May 2018.

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Bearing Fruits 2031: The Swale Borough Local Plan

Adopted July 2017

- **Policy CP 8: Conserving and enhancing the historic environment**

To support the Borough's heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity.

Development proposals will, as appropriate:

- 1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;*
- 2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM 32-DM 36;*
- 3. Respond to the integrity, form and character of settlements and historic landscapes;*
- 4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;*
- 5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;*

6. *Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and*
7. *Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.*

- **Policy DM 32 Development involving listed buildings (extract)**

Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that:

1. *The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the:*
 - a. *design, including scale, materials, situation and detailing;*
 - b. *appropriateness of the proposed use of the building; and*
 - c. *desirability of removing unsightly or negative features or restoring or reinstating historic features.*

- **Policy DM 33 Development affecting a conservation area**

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

1. *Respond positively to its conservation area appraisals where these have been prepared;*
2. *Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;*
3. *Remove features that detract from the character of the area and reinstate those that would enhance it; and*
4. *Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.*

- **Policy DM 16 Alterations and extensions**

Planning permission will be granted for alterations and extensions to existing buildings provided they:

1. *Are of an appropriate design and quality which responds positively to the style and character of the building being extended;*
2. *Are appropriately scaled in relation to the building and its surroundings;*
3. *Maintain or enhance (where applicable) the character of the street scene;*
4. *Reinforce or enhance as appropriate local distinctiveness;*
5. *Preserve architectural, historic, landscape, or nature conservation features of interest; and*
6. *Protect residential amenity.*

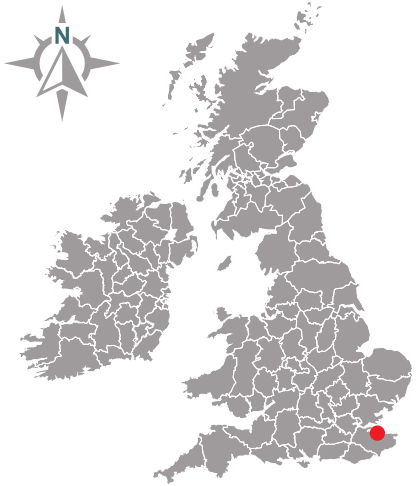
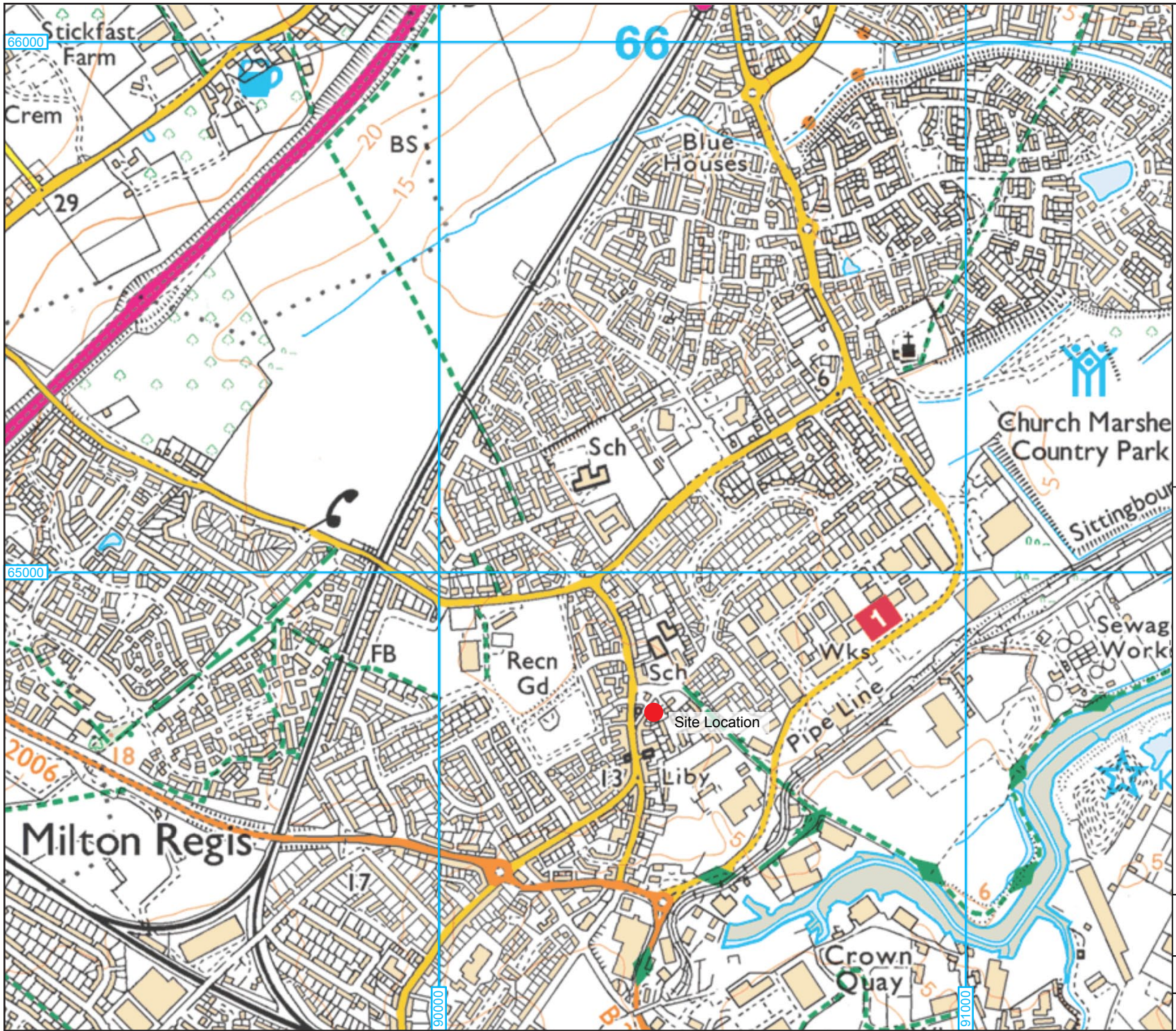
Appendix 2 Kent HER data (copyright Kent County Council)

AB NO.	PERIOD	NAME	TYPE	DESIGNATION	NGR.	KENT HER REF.
1	PREHISTORIC	SITTINGBOURNE/FAVERSHAM BRICKEARTHS, NORTH DOWNS DIP-SLOPE	CHARACTER AREA			
2	IRON AGE	BELGIC CREMATION - ? CEMETERY FOUND 1957	CREMATION		TQ 9038 6475 (point)	TQ 96 SW 2
3	ROMAN	ROMANO-BRITISH URNS AND AMPHORA	CINERARY URN		TQ 9019 6477 (point)	TQ 96 SW 5
4	EARLY MEDIEVAL OR ANGLO-SAXON	EARLY-MEDIEVAL BURIALS FOUND 1916: GLASS BEADS, GOLD PENDANTS & CROSS, HOARD OF SILVER SCEATTAS (C.700 AD)	BURIAL; CROSS		TQ 9049 6477 (point)	TQ 96 SW 56
5	EARLY MEDIEVAL OR ANGLO-SAXON	ROMANO-BRITISH GLASS BOWL FROM EARLY MEDIEVAL INTERMENT	BURIAL		TQ 90 64 (point)	TQ 96 SW 60
6	EARLY MEDIEVAL OR ANGLO-SAXON	MINSTER CHURCH - DOCUMENTARY EVIDENCE	MINSTER		TQ 903 646 (point)	TQ 96 SW 75
7	MEDIEVAL	MILTON REGIS	TOWN		TQ 9038 6464 (point)	TQ 96 SW 134
8	MEDIEVAL TO MODERN	THE COURT HOUSE	SITE; COURT HOUSE; TIMBER FRAMED BUILDING; LAW COURT; TIMBER FRAMED BUILDING; LOCK UP; SCHOOL; MUSEUM	GRADE II* LB	TQ 90379 64734 (point)	TQ 96 SW 1174
9	MEDIEVAL TO POST MEDIEVAL	LATE MEDIEVAL/POST MEDIEVAL FEATURES, HIGH STREET, MILTON REGIS	SITE; PIT; DITCH		TQ 90379 64825 (point)	TQ 96 SW 203
10	MEDIEVAL TO POST MEDIEVAL	27-33 HIGH STREET	TENEMENT HOUSE; TENEMENT HOUSE; TENEMENT HOUSE		TQ 9036 6449 (point)	TQ 96 SW 77
11	POST MEDIEVAL	104A HIGH STREET	SITE; HOUSE	GRADE II LB	TQ 9039 6472 (point)	TQ 96 SW 1159

AB NO.	PERIOD	NAME	TYPE	DESIGNATION	NGR.	KENT HER REF.
12	POST MEDIEVAL	113 AND 115 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE	GRADE II LB	TQ 9035 6477 (point)	TQ 96 SW 1105
13	POST MEDIEVAL	44 AND 46 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9038 6451 (point)	TQ 96 SW 1108
14	POST MEDIEVAL	5 CROWN ROAD	SITE; HOUSE	GRADE II LB	TQ 9034 6455 (point)	TQ 96 SW 1124
15	POST MEDIEVAL	54 HIGH STREET	SITE; HOUSE	GRADE II LB	TQ 9039 6454 (point)	TQ 96 SW 1211
16	POST MEDIEVAL	56 AND 58 HIGH STREET	SITE; HOUSE	GRADE II LB	TQ 9039 6455 (point)	TQ 96 SW 1119
17	POST MEDIEVAL	62 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9039 6459 (point)	TQ 96 SW 1219
18	POST MEDIEVAL	63 HIGH STREET	TIMBER FRAMED HOUSE; HOUSE; SITE	GRADE II LB	TQ 9038 6458 (point)	TQ 96 SW 1120
19	POST MEDIEVAL	64 AND 66 HIGH STREET	SITE; HOUSE; HOUSE; SHOP	GRADE II LB	TQ 9039 6460 (point)	TQ 96 SW 1121
20	POST MEDIEVAL	71 AND 71A HIGH STREET	SITE; BUILDING	GRADE II LB	TQ 9036 6462 (point)	TQ 96 SW 1077
21	POST MEDIEVAL	90 AND 92 HIGH STREET	SITE; HOUSE; SHOP	GRADE II LB	TQ 9038 6468 (point)	TQ 96 SW 1083
22	POST MEDIEVAL	94 HIGH STREET	SITE; HOUSE; SHOP	GRADE II LB	TQ 9038 6469 (point)	TQ 96 SW 1141
23	POST MEDIEVAL	99 AND 99A HIGH STREET	SITE; HOUSE	GRADE II LB	TQ 9035 6473 (point)	TQ 96 SW 1191
24	POST MEDIEVAL	HINDS HOUSE	SITE; HOUSE; STEPS	GRADE II LB	TQ 9040 6458 (point)	TQ 96 SW 1189
25	POST MEDIEVAL	JAY'S HOUSE	HOUSE; SITE; HOUSE	GRADE II LB	TQ 9039 6471 (point)	TQ 96 SW 1185
26	POST MEDIEVAL	POST MEDIEVAL BRICKFIELDS, MILTON	BRICKWORKS		TQ 9022 6480 (point)	TQ 96 SW 174
27	POST MEDIEVAL	YEW TREE HOUSE	SITE; HOUSE	GRADE II LB	TQ 9030 6494 (point)	TQ 96 SW 1135

AB NO.	PERIOD	NAME	TYPE	DESIGNATION	NGR.	KENT HER REF.
28	POST MEDIEVAL TO MODERN	100 AND 102 HIGH STREET	SITE; JETTIED HOUSE	GRADE II LB	TQ 9038 6471 (point)	TQ 96 SW 1076
29	POST MEDIEVAL TO MODERN	117 HIGH STREET	SITE; JETTIED HOUSE	GRADE II LB	TQ 9035 6477 (point)	TQ 96 SW 1115
30	POST MEDIEVAL TO MODERN	67 HIGH STREET	SITE; HOUSE; SHOP	GRADE II LB	TQ 9037 6460 (point)	TQ 96 SW 1229
31	POST MEDIEVAL TO MODERN	68 AND 70 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9039 6461 (point)	TQ 96 SW 1199
32	POST MEDIEVAL TO MODERN	69 HIGH STREET	SITE; SHOP; TIMBER FRAMED HOUSE	GRADE II LB	TQ 9036 6461 (point)	TQ 96 SW 1128
33	POST MEDIEVAL TO MODERN	72 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9039 6462 (point)	TQ 96 SW 1188
34	POST MEDIEVAL TO MODERN	73 AND 73A HIGH STREET	BUILDING; SITE; INN; HOUSE; SHOP	GRADE II LB	TQ 9036 6463 (point)	TQ 96 SW 1237
35	POST MEDIEVAL TO MODERN	74 AND 76 HIGH STREET	SITE; HOUSE; SHOP	GRADE II LB	TQ 9039 6463 (point)	TQ 96 SW 1143
36	POST MEDIEVAL TO MODERN	79 AND 81 HIGH STREET	SITE; BUILDING; SHOP; INN; HOUSE; TIMBER FRAMED BUILDING	GRADE II LB	TQ 9036 6465 (point)	TQ 96 SW 1118
37	POST MEDIEVAL TO MODERN	80 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9038 6465 (point)	TQ 96 SW 1129
38	POST MEDIEVAL TO MODERN	82-86 HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP	GRADE II LB	TQ 9039 6466 (point)	TQ 96 SW 1142
39	POST MEDIEVAL TO MODERN	83-87 AND 87A HIGH STREET	TIMBER FRAMED HOUSE; HOUSE; SITE; SHOP	GRADE II LB	TQ 9036 6466 (point)	TQ 96 SW 1117
40	POST MEDIEVAL TO MODERN	88 HIGH STREET	SITE; TIMBER FRAMED HOUSE	GRADE II LB	TQ 9038 6467 (point)	TQ 96 SW 1187
41	POST MEDIEVAL TO MODERN	95 AND 95A HIGH STREET	TIMBER FRAMED BUILDING; HOUSE; SITE; HOUSE; SHOP	GRADE II LB	TQ 9035 6470 (point)	TQ 96 SW 1104

AB NO.	PERIOD	NAME	TYPE	DESIGNATION	NGR.	KENT HER REF.
42	POST MEDIEVAL TO MODERN	96 AND 98 HIGH STREET	SITE; HOUSE; SHOP; HOUSE	GRADE II LB	TQ 9038 6469 (point)	TQ 96 SW 1186
43	POST MEDIEVAL TO MODERN	97 AND 97A HIGH STREET	SITE; HOUSE; SHOP	GRADE II LB	TQ 9034 6471 (point)	TQ 96 SW 1116
44	POST MEDIEVAL TO MODERN	BACKS HOUSE	SITE; TIMBER FRAMED HOUSE; SHOP	GRADE II LB	TQ 9039 6453 (point)	TQ 96 SW 1190
45	POST MEDIEVAL TO MODERN	NO 65, INCLUDING THE BUILDING (FORMER STABLES) ADJOINING ON THE SOUTH WEST	PUBLIC HOUSE; TIMBER FRAMED BUILDING; HOUSE; SITE; SHOP; SITE; INN; TIMBER FRAMED BUILDING; STABLE	GRADE II LB	TQ 90364 64601 (point)	TQ 96 SW 1205
46	POST MEDIEVAL TO MODERN	THE HIGH HOUSE	SITE; SHOP; HOUSE; TIMBER FRAMED BUILDING	GRADE II LB	TQ 9036 6464 (point)	TQ 96 SW 1106
47	POST MEDIEVAL TO MODERN	THE THREE HATS INN	TIMBER FRAMED BUILDING; BUILDING; SITE; PUBLIC HOUSE	GRADE II LB	TQ 9035 6468 (point)	TQ 96 SW 1175
48	POST MEDIEVAL TO MODERN	THE WHITE HART INN	SITE; HOUSE; INN; SHOP; TIMBER FRAMED BUILDING	GRADE II LB	TQ 9035 6467 (point)	TQ 96 SW 1107
49	POST MEDIEVAL TO MODERN	POST 1810 SETTLEMENT (GENERAL)	HISTORIC LANDSCAPE CHARACTER			
50	MODERN	AIR RAID SHELTER, MILTON COURT PRIMARY SCHOOL	AIR RAID SHELTER		TQ 90458 64880 (point)	TQ 96 SW 229
51	N/A	MILTON REGIS - HIGH STREET, SWALE	CA	CA	TQ 903 646	



KEY

● Site Location

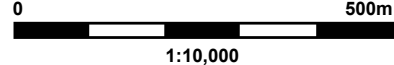
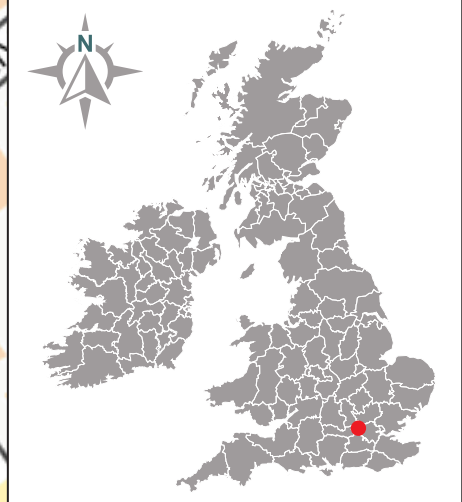
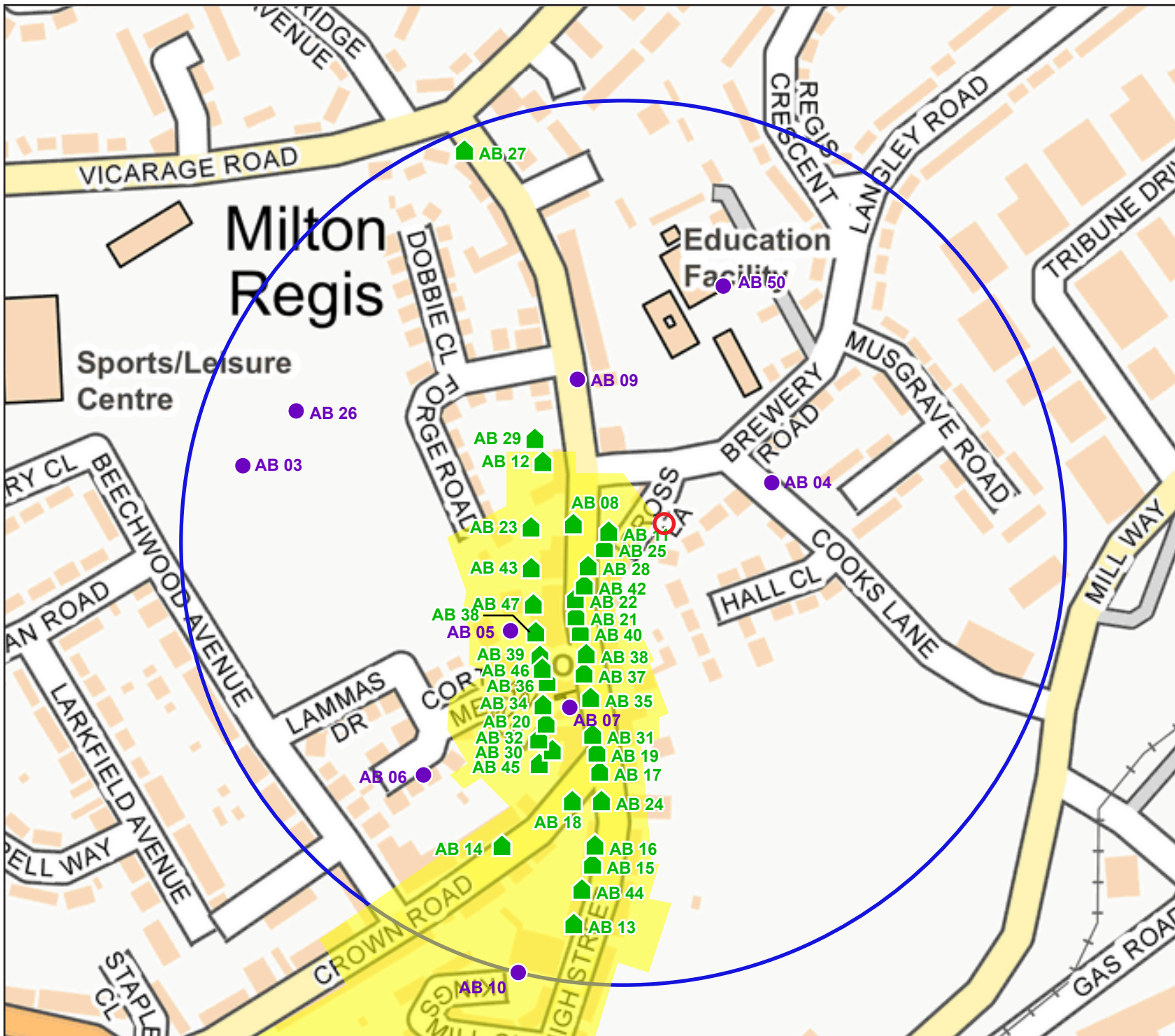


Figure 1: Site Location

Project: 1 Cross Lane, Milton

Date: 17/05/18

Job No: 60394



KEY

- Site Location
- Search Area (250m)
- Monument
- Historic Building
- Conservation Areas

0 100m

1:3000

Figure 2: Cultural Heritage Features Map

Project: 1 Cross Lane, Milton

Date: 17/05/18 Job No: 60394

Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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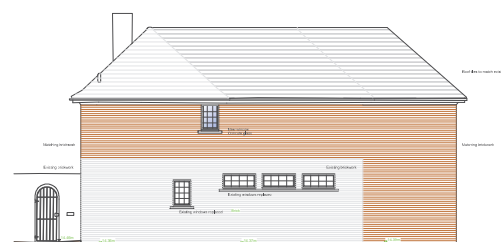
EXTENSION EXISTING CONVERTED BUILDING
PROPOSED FRONT ELEVATION.

10,000m AOD
Elevation 1



PROPOSED SIDE ELEVATION.

10,000m AOD
Elevation 2



PROPOSED REAR ELEVATION.

10,000m AOD
Elevation 3

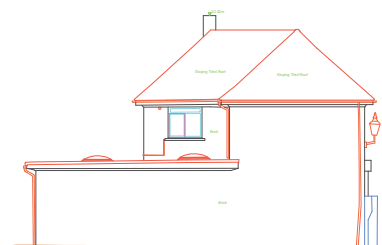


PROPOSED SIDE ELEVATION.

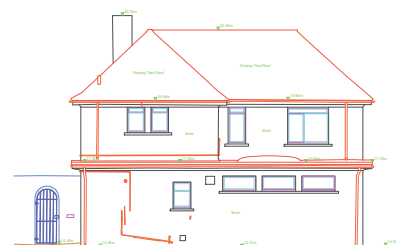
10,000m AOD
Elevation 4



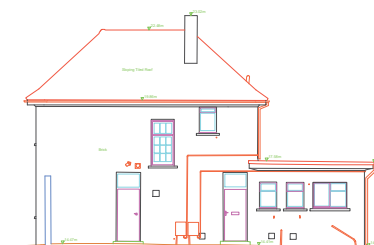
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Elevation 1



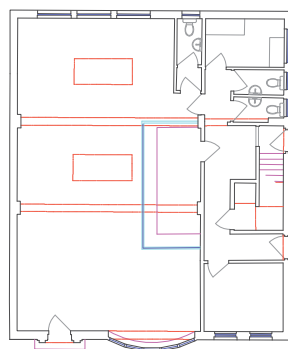
10,000m AOD
Elevation 2



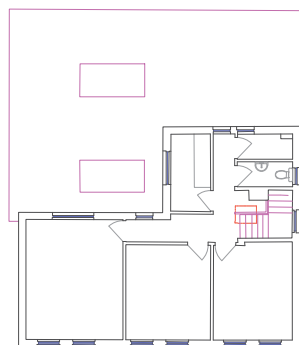
10,000m AOD
Elevation 3



10,000m AOD
Elevation 4



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



STATUS
PLANNING

Mark Carter
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Client
MR D SHOESMITH

Drawing Title
PROPOSED AND EXISTING
ELEVATIONS

Project Title
CROSS LANE
MILTON

Scale
1:100

Date
APRIL 18

Drawn
MC

Drawing No
3139 - 005

Rev
-

Notes:

Do Not Scale.

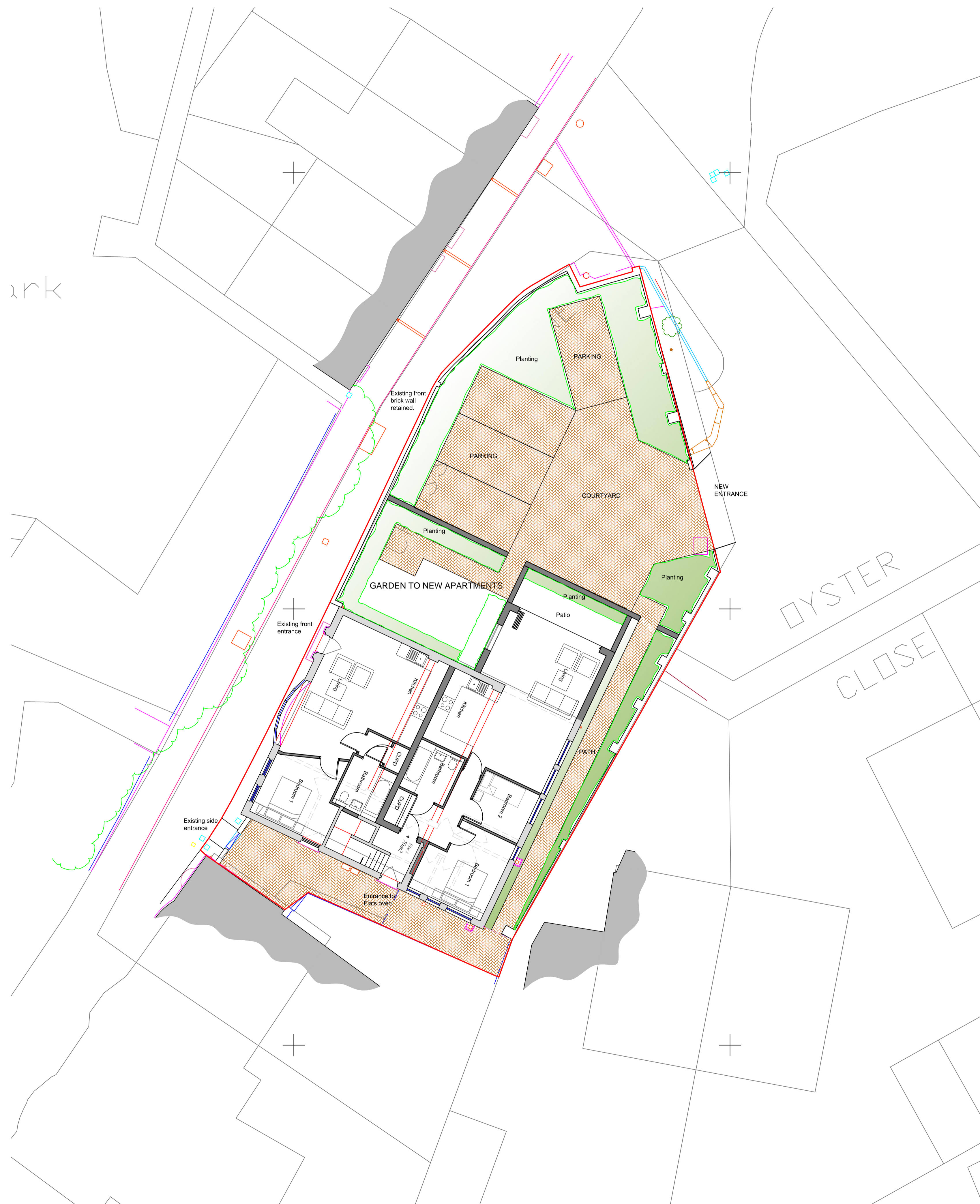
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Verify all dimensions on site before commencing any work on site or preparing shop drawings.

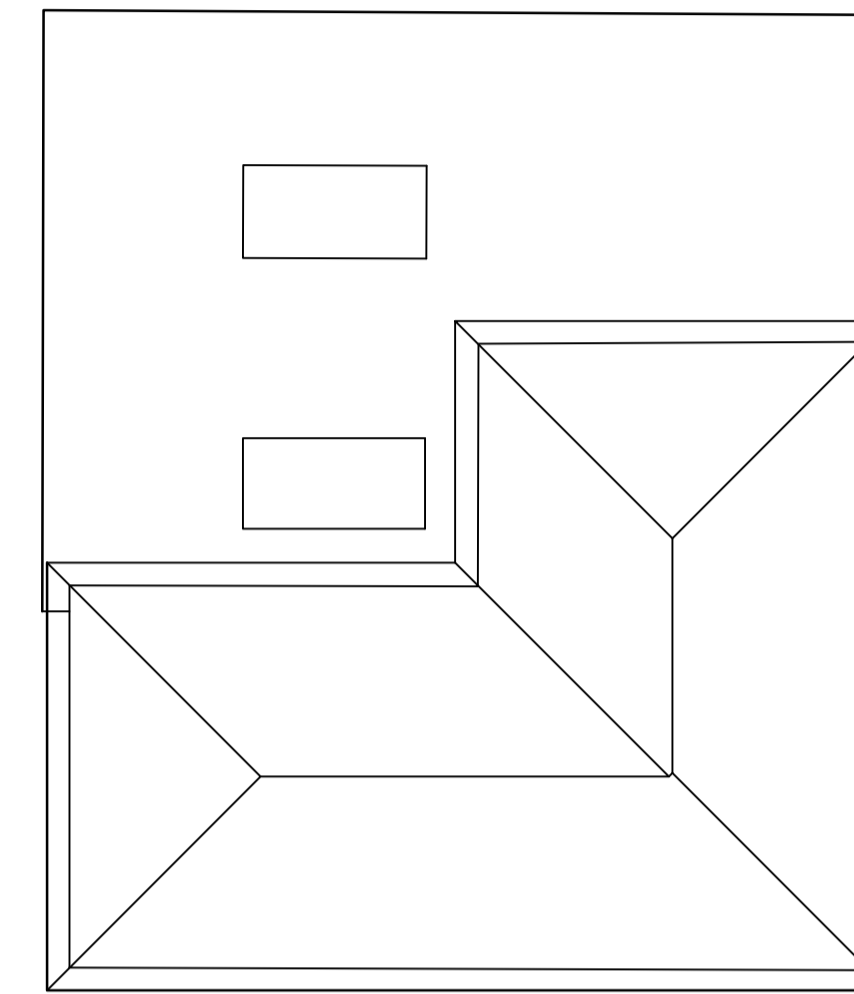
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

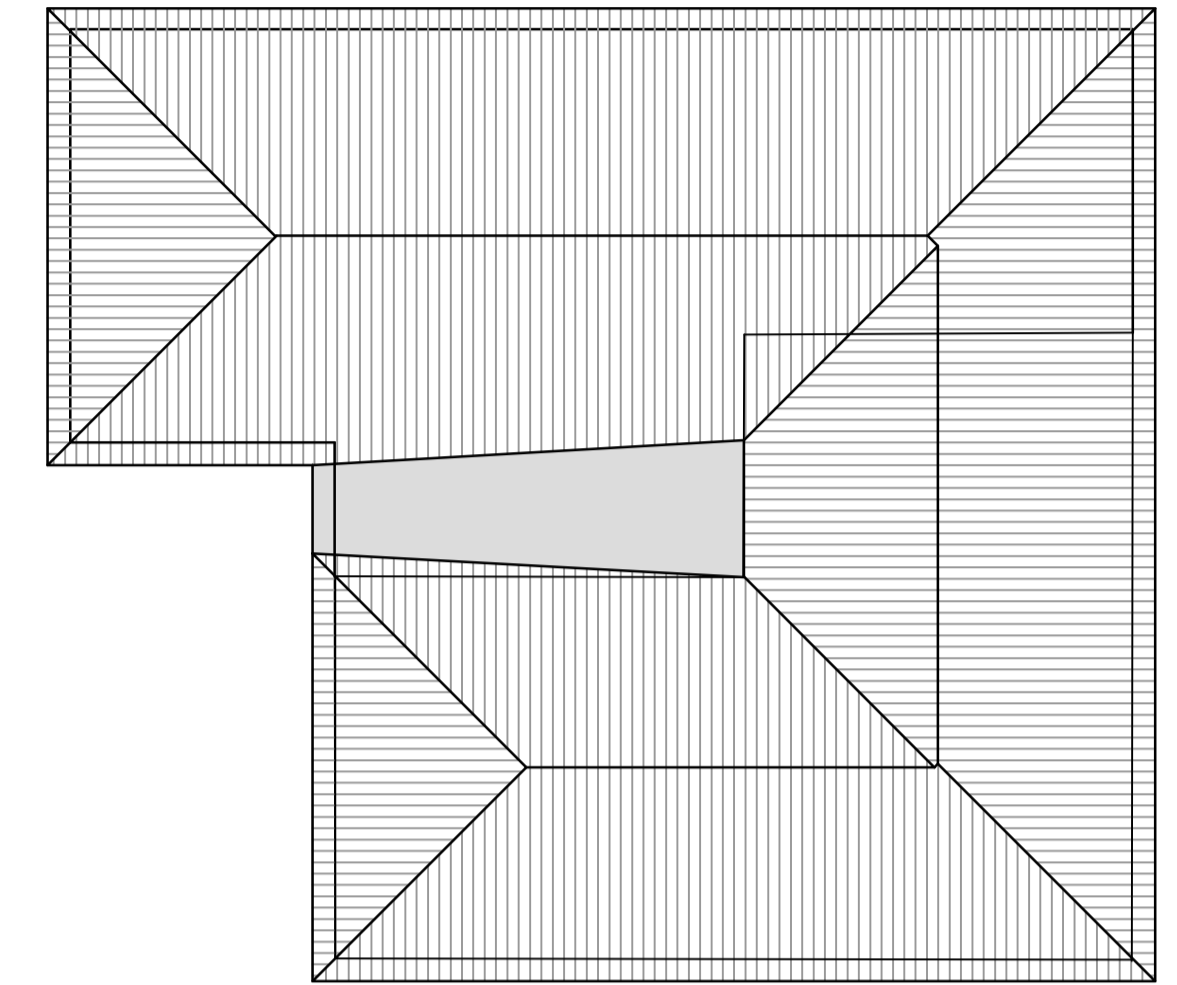
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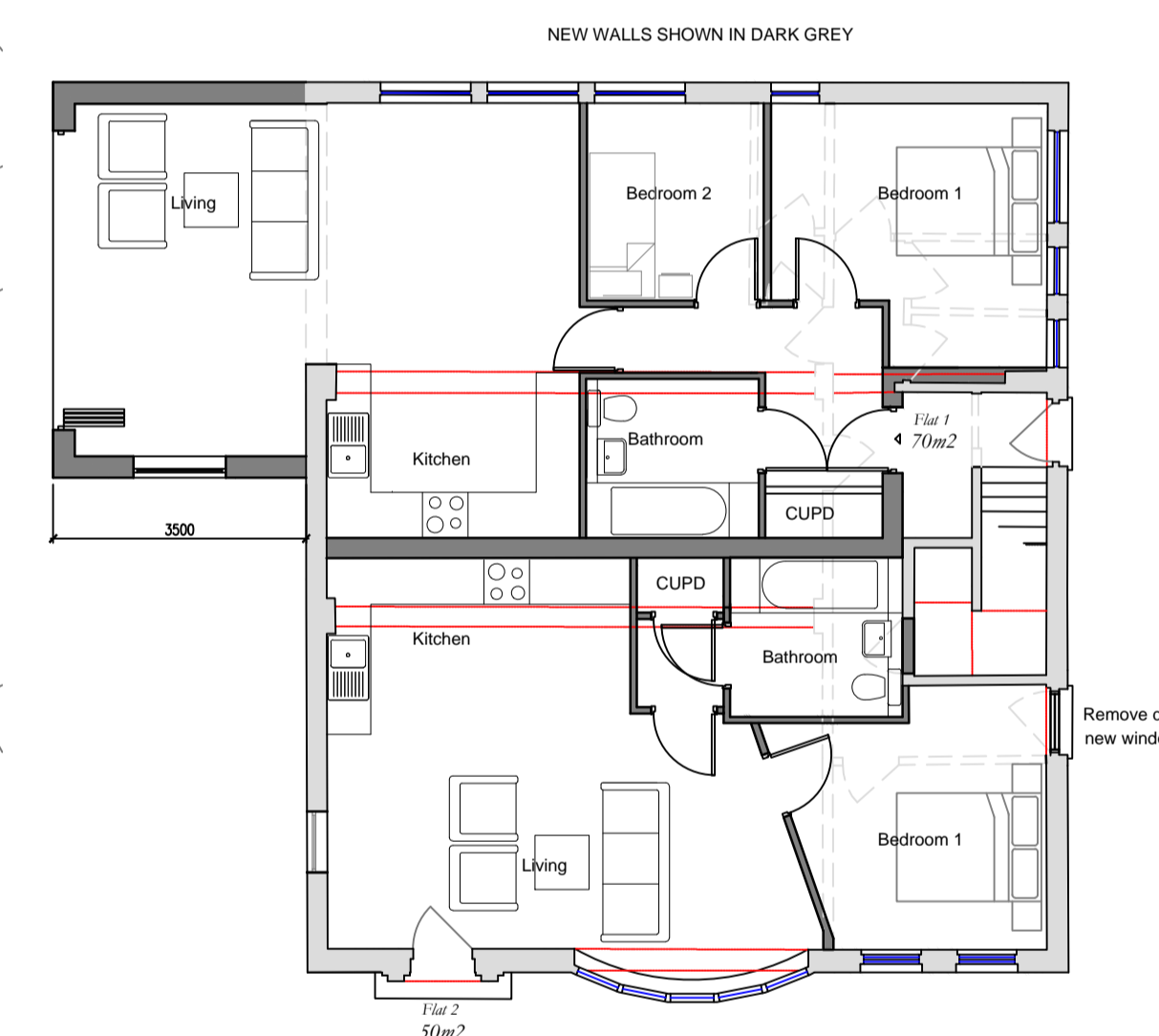
PROPOSED SITE PLAN 1-100



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

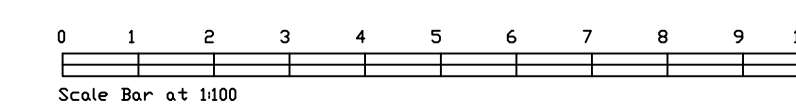
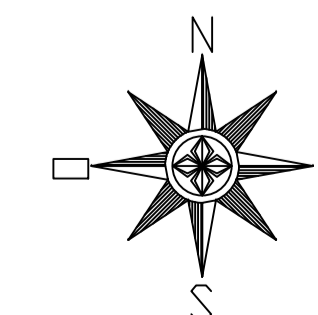


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED CONVERSION PLANS



Status
PLANNING

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Client
MR D SHOESMITH

Drawing Title
PROPOSED SKETCH PLANS

Project Title
CROSS LANE
MILTON

Scale
1:100

Date
AUG 17

Drawn
MC

Drawing No
3139 - 004

Rev
B



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