

A large teal graphic element on the left side of the page, consisting of a triangle at the top and a trapezoid below it, forming a shape that resembles a stylized 'M' or a building's profile.

Harris Academy Kent House Secondary

Preliminary Heritage and Archaeology Survey

November 2022

This page left intentionally blank for pagination.

Mott MacDonald
35 Newhall Street
Birmingham B3 3PU
United Kingdom

T +44 (0)121 234 1500
mottmac.com

Harris Academy Kent House Secondary

Preliminary Heritage and Archaeology Survey

November 2022

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
01	01/11/22	S Croston	N Carty	K Luker	For client review

Document reference: 100109899-MMD-XX-YY-RP-HE-0001

Information class: Standard

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Contents

Executive summary	1
1 Introduction	3
1.1 Overview	3
1.2 Site Location	3
1.3 Site Description	3
1.4 Scheme Description	5
2 Legislation, National and Local Planning	6
2.1 Overarching Legislation	6
2.1.1 The Ancient Monuments and Archaeological Areas Act 1979	6
2.1.2 The Planning (Listed Building and Conservation Areas) Act 1990	6
2.2 National Planning Policy Framework	6
2.3 Regional Planning Policy	7
2.4 Local Planning Policy	8
3 Methodology	10
3.1 Assessment Methodology	10
3.2 Guidance	10
3.3 Site Survey	11
3.4 Assumptions and Limitations	11
3.5 Consultation	11
4 Baseline	13
4.1 Geology and Topography	13
4.2 Historical and Archaeological Development	14
4.2.1 Prehistoric (500,000 BC – AD 43)	14
4.2.2 Roman (AD 43 – 410)	14
4.2.3 Early Medieval (AD 410 – 1066)	14
4.2.4 Medieval (AD 1066 – 1540)	15
4.2.5 Post-medieval (AD 1540 – 1900)	15
4.2.6 Modern (AD 1900 – present)	18
4.3 Historic Map Regression	21
4.4 Designated Heritage Assets	23
4.4.1 Listed Buildings	23
4.4.2 Conservation Areas	24
4.4.3 Other Designated Heritage Assets	25
4.5 Non-designated Heritage Assets	25
4.5.1 Locally Listed Buildings	25

4.5.2	Archaeological Assets Identified in the HER	28
4.5.3	Archaeological Potential Areas (APAs)	28
5	Archaeological Potential and Significance	29
5.1	Survival Potential	29
5.2	Archaeological Potential	29
6	Key Heritage Constraints and opportunities	31
6.1	Designated Heritage Assets	31
6.1.1	Congregational Church (NHLE: 1268472) (MM02)	31
6.1.2	Barnmead Road Conservation Area (MM07)	32
6.2	Non-designated Heritage Assets	33
6.2.1	Harris Kent House (MM13)	33
6.3	Archaeological Remains	34
6.3.1	Second World War Bunker	34
6.3.2	Remains of Post-medieval houses within the Site	34
6.3.3	Unknown archaeological remains	34
7	Conclusions and Recommendations	36
7.1	Conclusion	36
7.2	Recommendations	36
7.2.1	Harris Kent House	36
7.2.2	Other heritage assets	36
7.2.3	Further assessment and consultation	37
8	References	38
A.	Maps of Heritage Assets	40
B.	Gazetteer	43
Figures		
	Figure 1.1: The Site	4
	Figure 4.1: Extent of Harris Kent House (MM13)	27
Photos		
	Photo 4.1: Site conditions	13
	Photo 4.2: Barnmead Road Conservation Area (MM06)	17
	Photo 4.3: Harris Kent House (MM13), looking south-east	19

Photo 4.4: Railings and gateway likely contemporary to Harris Kent House, looking north-west	19
Photo 4.5: Annexe to Harris Kent House (MM13), looking south-west (top), Annexe and Harris Kent House adjoined by a modern covered walkway, looking north-east (bottom)	20
Photo 4.6: Modern buildings within the Site, looking north-east	21
Photo 4.7: Congregational Church (MM02), looking south	23
Photo 4.8: Remaining parts of the Cattle Trough near the Railway Bridge (MM03), looking north	24
Photo 4.9: Barnmead Conservation Area (MM07)	25
Photo 4.10: Harris Kent House (MM13), looking south-east	26
Photo 4.11: Annexe to Harris Kent House (MM13), looking south-east	27
Photo 6.1: Harris Kent House (MM13), looking south, showing a lack of visibility from the Site towards the Congregational Church (MM02)	31
Photo 6.2: Dense vegetation bordering the southern part of the Site, looking south-east	32
Photo 6.3: Barnmead Road Conservation Area (MM07) (left) and views towards the Site (right)	33

Executive summary

This Preliminary Archaeology and Heritage Survey has been produced by Mott MacDonald on behalf of the Department for Education (DfE) to help inform the design of development works at Harris Primary Academy Kent House, Penge, London SE20 7QR, National Grid Reference (NGR: TQ 35818 70019) (hereafter 'the Site').

The school includes Harris Kent House (MM13), a locally listed building located within the southern part of the Site. An annexe contemporary to the construction of Harris Kent House, and attached via a covered walkway, is located to the east and forms part of the extent of the locally listed building.

The project to address capacity need at the Site (hereafter referred to as 'the Scheme') is at an early stage and will be informed by this survey. The current options being considered include elements of refurbishment and /or partial demolition within the Site, including the locally listed building. Options will likely also include elements of new build within the Site. The significance of the locally listed Harris Kent House is derived from its historic interest as a 1930s grammar school with architectural interest in its decorative features. The significance of the building has the potential to be adversely impacted by the Scheme, through total or partial loss of historic fabric or layout, and through changes to its setting. It is recommended that as much historic fabric is retained as possible, and demolition of the Harris Kent House is minimised or avoided wherever possible. Any harm should be outweighed by the benefits provided by the Scheme. A sensitive approach to refurbishment should be implemented, enhancing and better revealing its significance.

As Harris Kent House is a locally listed building, listed building consent is not needed. However, it is recognised as an important local landmark and non-designated heritage asset, its heritage significance is a key consideration to the Scheme. It is recommended that a detailed Statement of Significance is produced to inform optioneering and design development. The Mott MacDonald Heritage Team should be involved throughout the design process to help ensure the works are informed by the significance of the Site. It is recommended that consultation with the Conservation Officer at the local planning authority should be undertaken following the completion of the Statement of Significance.

Within the 500m study area, there are three grade II listed buildings, four conservation areas and seven non-designated heritage assets. Of these, the Scheme has the potential to impact the significance of the grade II listed Congregational Church (NHLE: 1268472) (MM02), located 35m to the south-west of the Site, through changes to its setting. However, providing the trees bordering the southern part of the Site are retained, the Scheme is unlikely to alter its setting. The significance of Barnmead Road Conservation Area (MM07), located approximately 70m to the north-east of the Site, also has the potential to be impacted through changes to its setting, as there is clear intervisibility between the conservation area and the Site. If development must be positioned within the eastern part of the Site, sympathetic materials likened to the 19th century housing development of Barnmead Road Conservation Area should be utilised. Intervisibility between the conservation area and Harris Kent House should also be retained.

Within the Site, there is **medium** potential for archaeological remains relating to early medieval and medieval agricultural practices. There is also **medium** potential for archaeological remains relating to former post-medieval houses and relating to a possible Second World War bunker. There is **low** potential for post-medieval archaeological remains within the playing field within the northern part of the Site as this has remained an open undeveloped area. These remains mentioned above, if found, may be of high significance, depending on their extent.

A Geotechnical Utilities Survey may help inform whether the Second World War bunker within the Site is extant, and will likely inform further recommendations to inform Scheme design. Given the undeveloped nature of the playing field within the northern part of the Site, consultation with the Greater London Archaeological Advisory Service (GLAAS) will confirm if mitigation and/or archaeological investigation might be needed should development take place in this part of the Site. If the chosen Scheme includes development towards the southern part of the Site where the current school is located, consultation with GLAAS may also be needed, depending on the Scheme design.

1 Introduction

1.1 Overview

This Preliminary Archaeology and Heritage Survey has been prepared by Mott MacDonald on behalf of the Department of Education (DfE) to inform the design of development works (hereafter 'the Scheme') at Harris Primary Academy Kent House, Penge, London SE20 7QR (NGR: TQ 35818 70019) (hereafter 'the Site').

The purpose of this survey is to create a high-level historic environment baseline, which can be used to assess and understand the potential heritage and archaeology constraints and opportunities associated with the Scheme and make initial recommendations for further work, and/or methods to avoid/offset harm to any heritage assets as part of development of the Scheme design.

1.2 Site Location

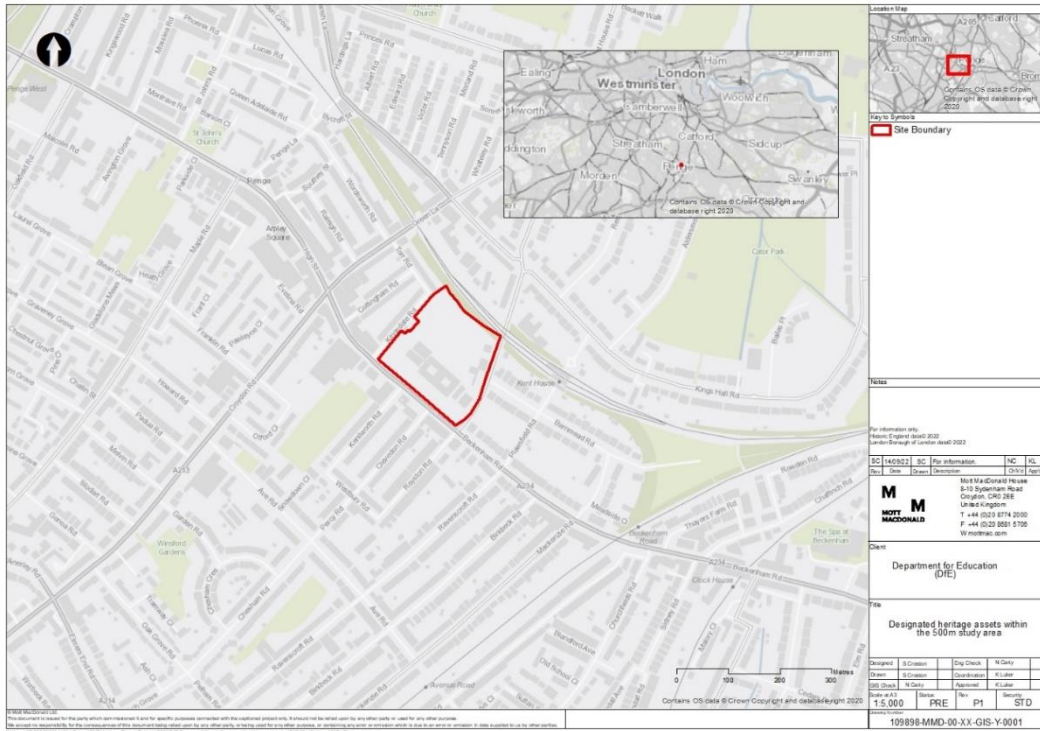
The Site lies along the High Street in Penge, within the London Borough of Bromley. Shops line the High Street immediately south and south-west of the Site, contrasting to the residential streets to the east and west. A railway line runs outside the northern part of the Site and connects to Kent House Train Station further east of the Site.

The map of the Site location is shown in Map 1.1 and Figure 1.1 below.

1.3 Site Description

The Site comprises Harris Kent House (MM13), a locally listed building situated within the southern part of the Site. There are two entrances into the Site from the High Street to the south-west which meet at the entrance of this building, forming a semi-circular lawn in between the Site's boundary and Harris Kent House. Two covered walkways adjoin the modern Bromley Adult Educational College to the west of Harris Kent House, where two further buildings are located. Another walkway connects the building to an annexe to the east, which forms part of the locally listed asset. Further buildings are situated within the Site towards the south-west, south-east and north-east, where there are also areas of hardstanding. There is a playing field within the north part of the Site.

Map 1.1: Site Location



Source: Mott MacDonald 2022

Figure 1.1: The Site



Source: Department for Education 2022

1.4 Scheme Description

The proposed Scheme is required to provide additional capacity for students, including a provision for secondary age students, with extended play areas and hardstanding car parks.

At the time of writing this report, the Scheme design is still being developed, and the current options being considered include elements of refurbishment and /or partial demolition within the Site, including the locally listed building. Demolition of the annexe part of the locally listed building is also being considered. Options will likely also include elements of new build within the Site.

2 Legislation, National and Local Planning

This section sets out the relevant legislation and policy with regard to the historic environment.

2.1 Overarching Legislation

2.1.1 The Ancient Monuments and Archaeological Areas Act 1979

This is an Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.

2.1.2 The Planning (Listed Building and Conservation Areas) Act 1990

This is an Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012, revised on the 24th July 2018, February 2019 and on 20th July 2021. This replaced all previous national planning policy documents. Paragraphs 189 – 208 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relative to this scheme are as follows:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

202. Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.3 Regional Planning Policy

Regional planning policy is covered by the London Plan (produced 2016, amended 2017 and updated in 2021)¹. This document provides the planning framework for use across London for 20-25 years. The following policies included are of relevance to the proposed development with regard to the historic environment:

Policy HC1 Heritage Conservation and Growth

¹ Mayor of London, The London Plan 2021. Available online at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf Accessed 17/10/2022

- c. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*
- d. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

2.4 Local Planning Policy

The key local planning policy document is the London Borough of Bromley Local Plan² adopted on the 16th January 2019. It sets out the spatial planning and development strategy for the area. Policy 38-40, Policy 42, and Policy 46 relates to the Historic Environment.

Policy 38 Statutory Listed Buildings

Applications for development involving a listed building or its setting, or for a change of use of a listed building, will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting. Where a proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.

Policy 39 Locally Listed Buildings

Buildings on the Local List are considered to be non-designated heritage assets in the National Planning Policy Framework (NPPF). A proposal to alter, extend or for the change of use of a locally listed building will be permitted provided that:

- *It is sympathetic to the character, appearance and special local interest of the building; and*
- *It respects its setting. Proposals to replace such buildings will be assessed against paragraph 135 of the NPPF, taking into account the scale of harm or loss and the significance of the heritage asset.*

Policy 40 Other Non-Designated Heritage Assets

Where non-designated heritage assets are highlighted as at risk of harm from a planning application, clearly demonstrable reasons or evidence of their significance will be required. Where the Council agrees that such assets are worthy of protection, proposals to replace such buildings will be assessed against the National Planning Policy Framework (NPPF), taking into account the scale of harm or loss and the significance of the heritage asset.

Policy 42 Development Adjacent To a Conservation Area

A development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area.

Policy 46 Scheduled Monuments and Archaeology

² London Borough of Bromley 2019, Local Plan. Available online at:
<https://www.bromley.gov.uk/downloads/file/51/bromley-local-plan> Accessed 28/10/2022

When considering planning applications for development involving excavation or other ground works the Council will require that:

- *Within the defined Areas of Archaeological Significance, a written statement of the likely impact is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;*
- *At sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.*

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published. Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required, and any archaeological strategy that the Council may produce in the future should be promoted.

3 Methodology

3.1 Assessment Methodology

Baseline information has been gathered within a 500m radius of the red line boundary of the Site (hereby referred to as the 'study area'). This study area is considered sufficient to produce a comprehensive baseline for the Site, to facilitate an understanding of the archaeological potential within the Site, its historic significance and heritage assets which may constrain development of the Site.

The following actions have been undertaken for this assessment:

- An examination of the local, regional and national planning policies in relation to the historic environment;
- A search of the national heritage list for England (NHLE) for listed buildings, registered parks and gardens, scheduled monuments, world heritage sites and registered battlefields within the study area;
- A search of the Greater London Historic Environment Record (GLHER)³ for archaeological sites, archaeological findspots and other non-designated heritage assets within the study area;
- A search of the Bromley Council website⁴ for conservation areas within the study area;
- An examination of the relevant published and unpublished archaeological and historic sources e.g. journals and historic records;
- An examination of topographical and geological evidence;
- A map regression exercise using historic maps, as available online, to determine previous land use of the Site;
- An examination of LiDAR; and
- A Site visit undertaken on the 10th August 2022.

3.2 Guidance

The following guidance has been used for this survey:

- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020)⁵;
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2)⁶;

³ GLHER reference number:17346 Data obtained: 14/09/2022

⁴ London Borough of Bromley 2022, Conservation Areas and Listed Buildings. Available online at: <https://www.bromley.gov.uk/homepage/93/conservation-areas-and-listed-buildings-in-bromley> Accessed 17/10/2022

⁵ Chartered Institute for Archaeologists (CIfA) 2017, Standard and Guidance for Historic Environment Desk-Based Assessment. Available online at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf Accessed 01/06/2022

⁶ Historic England 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment. Available online at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-indecision-taking/gpa2/> Accessed 16/05/2022

- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3)⁷;
- The 2019 Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets (TAN12)⁸; and
- England's Schools: History, architecture and adaption⁹.

3.3 Site Survey

A Site survey consisting of a walkover of the Site was undertaken by heritage professionals from Mott MacDonald on the 10th August 2022 to:

- Inform understanding of heritage assets and their settings;
- Identify any additional non-designated heritage assets of relevance within the study area;
- Inform understanding of the Site conditions, such as topography, vegetation cover and current land use; and
- Inform the assessment contained within this report.

3.4 Assumptions and Limitations

Information provided by the HER can be limited because it depends on previous opportunities for research, fieldwork and discovery. Where nothing of historic interest is shown in a particular area, this can be down to lack of targeted research or investigation rather than the genuine absence of sub-surface archaeological deposits.

Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective. Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.

Given that this report is preliminary, a visit to the local archives was not considered necessary and as such this assessment has been carried out on a remote basis using sources published online. Whilst this is considered adequate for this assessment, it should be noted that historic mapping and literature that is only accessible by visiting the local archive in person will not have been consulted as part of this assessment.

Internal access was not possible on the site visit for this preliminary survey, but it is recommended that this is carried out for the production of a Statement of Significance (SoS). See Section 7.2.3 for more details.

3.5 Consultation

The relevant Historic Environment Record (HER) data, received on the 14th September 2022, was downloaded from the Greater London HER¹⁰.

⁷ Historic England 2017, The Setting of Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets/> Accessed 16/05/2022

⁸ Historic England 2019, Statements of Significance: Analysing Significance in Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heaq279-statements-heritage-significance/> Accessed 16/05/2022

⁹ English Heritage 2010, England's Schools: History, architecture and adaption [online]. Available at: <https://historicengland.org.uk/images-books/publications/englands-schools/englands-schools/> Accessed 01/06/2022

¹⁰ Greater London Historic Environment Report (HER), Data obtained: 14/09/2022 (reference number: 17346)

There has been no consultation to date regarding the possible impacts development at the Site could have on heritage assets. Consultation with the Local Planning Authority's Conservation Officer and Archaeological Advisor will likely be required prior to the submission of a planning application. This is discussed further in Section 7.2.

4 Baseline

4.1 Geology and Topography

According to the British Geological Survey (BGS), the underlying bedrock of the Site is London Clay Formation and consists of clay and silt. This sedimentary bedrock formed approximately between 56-47.8 million years ago during the Palaeogene period. The superficial deposits comprises clay, silt, sand and gravel 2.588 million years ago during the Quaternary period¹¹.

Photo 4.1: Site conditions



Source: Mott MacDonald 2022

¹¹ British Geology Service 2022, Map of Britain. Available online at: https://geologyviewer.bgs.ac.uk/?_ga=2.5406010.821939560.1663076378-54084828.1663076378 Accessed 13/09/2022

The topography of the Site is flat ranging between 31m-36m Above Ordnance Datum (AOD) across the whole Site. There is a hardstanding play area north of the Harris Kent House within the northern part of the Site that has been levelled with a pronounced bank formed around its perimeter. The area south-west of Harris Kent House is also noticeably raised (see Photo 4.1 above).

4.2 Historical and Archaeological Development

This section sets out the historical and archaeological development of the Site and study area. Understanding the historical chronology of development helps to determine its archaeological potential, and whether there are any features of heritage significance within the study area which may pose constraints on the proposed Scheme.

Table 4.1: Historical Dates

Prehistoric Period Dates	Historic Period Dates
Palaeolithic 500,000 to 10,000BC	Roman AD 43 to 410
Late Glacial / Mesolithic 10,000 to 4,000 BC	Early Medieval AD 410 to 1066
Neolithic / Early Bronze Age 4,000 to 1,600 BC	Medieval AD 1066 to 1550
Middle Bronze Age 1,600 to 1,100 BC	Post-medieval AD 1540 to 1900
Late Bronze Age 1,100 to 700 BC	Modern AD 1901 to modern
Early Iron Age 700 to 400 BC	

Source: Historic England 2022

4.2.1 Prehistoric (500,000 BC – AD 43)

There is no known evidence of Prehistoric activity, due to lack of specific sites or isolated find recorded in the HER within the study area.

4.2.2 Roman (AD 43 – 410)

There is no evidence of Roman activity within the Site boundary or study area, although a principal branch of the Roman road¹² from London to Lewes Way (Margary 14¹³) is located approximately 1.7km to the east of the Site. Roman activity dating to the Roman period is therefore more likely to be found closer to this Roman road.

4.2.3 Early Medieval (AD 410 – 1066)

The settlement of Penge was first documented by the Saxon King Eadwig in AD 957¹⁴, developing initially around what is today Green Lane, located approximately 135m to the north-west of the Site. The early medieval placename of Penge is derived from *Penceat*, meaning the ‘top or edge of the wood’ as The Great North Wood, owned by the tenants of Battersea Manor, surrounded Penge during the early medieval period¹⁵.

¹² Archaeology Data Service 2016, The Rural Settlement of Roman Britain: an online resource. Available online at: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> Accessed 20/09/2022

¹³ Roman Roads in Britain 2016, The Secret History of the Roman Roads of Britain. Available online at: <http://romanroadsinbritain.info/margary.html> Accessed 20/09/2022

¹⁴ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

¹⁵ *ibid*

4.2.4 Medieval (AD 1066 – 1540)

From AD 1485, the settlement of Penge, located within the Great North Wood, formed a hamlet, and was part of the ancient parish of Battersea¹⁶. The area of Penge was mainly undeveloped and much of the land was used for agricultural purposes¹⁷. Some areas of the Great North Wood surrounding Penge were used as a source of firewood for the poor rural community¹⁸. It is likely that the Site at this time was undeveloped and also utilised as agricultural land, given the undeveloped nature of Penge during the medieval period.

4.2.5 Post-medieval (AD 1540 – 1900)

The earliest documented house within Penge was excavated in 1992, and is believed to date to the late 18th to the early 19th century (MM09 and MM10). Garden soils, gravel metalling and a brick drain relating to a Post-medieval Drain (MM09) and Garden (MM10), located approximately 380m to the north of the Site, were revealed above mixed clay.

Penge's post-medieval activity and its development relied almost entirely on Victorian philanthropy which led to this neighbourhood consisting of almshouses¹⁹. It is understood that almshouses were used during this period to combat poor living conditions, which increased as people migrated to towns looking for work. Most of these people, however, were unsuccessful in finding employment²⁰.

The increased development within Penge was propelled after John Dudin Brown, a local landowner and freeman of the Company of Watermen, gifted land for the construction of houses for retired Company Freemen and their widows²¹. The Royal Watermen's and Lightermen's Asylum (46 almshouses) (NHLE: 1040012) (MM01) is located approximately 475m to the north-west of the Site. Built in 1839-40, these white brick almshouses, comprising a grade II listed building, are two storey buildings and form three sides of a courtyard²². The Victorian professions of Watermen and Lightermen involved ferrying both people and goods across the River Thames²³.

During this time, given the size and limited development of Penge, locals had to walk seven miles every Sunday to their nearest church in Battersea²⁴. As such, John Dudin Brown also donated land for a new church and, subsequently, the church of St John the Evangelist (NHLE: MLO79525) was built and consecrated in 1850²⁵. It is located approximately 540m to the north-west of the Site and is a grade II listed church designed by John and Edwin Nash in an early English style, comprising Kentish ragstone with Bath stone dressings and slate

¹⁶ Greater London HER: MLO73271. Data obtained: 14/09/2022

¹⁷ Penge SE20, 2022. History of Penge. Available online at: <https://pengese20.co.uk/more-about-penge/history/> Accessed 20/09/2022

¹⁸ *ibid*

¹⁹ The Almshouses Association 2022, History of Almshouses. Available online at: <https://www.almshouses.org/history-of-almshouses/> Accessed 20/09/2022

²⁰ *ibid*

²¹ London Footprints 2012, A Penge Walk. Available online at: <https://www.london-footprints.co.uk/wkpengerroute.htm> Accessed 20/09/2022

²² Historic England 2022, The Royal Watermen's and Lightermen's Asylum (46 almshouses). Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1040012?section=official-list-entry> Accessed 20/09/2022

²³ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

²⁴ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

²⁵ Greater London HER: MLO107421. Data obtained: 14/09/2022

roofing²⁶. The Associated Churchyard of St John the Evangelist has been designated as a Tier 2 Archaeological Priority Area (MM11) by the Greater London Archaeology Advisory Service (GLAAS) and is located approximately 495m to the north-west of the Site. This burial ground is considered important for study into life expectancy, general health and social background of the local community, and a range of diseases they may have suffered²⁷.

St John's cottages (MM14), located approximately 420m to the north-west of the Site, were almshouses within Penge comprising 12 one to one and a half storey houses which were provided by John Dudin Brown's daughter in 1864, and were also designed by Edwin Nash²⁸.

Another housing initiative, established in 1841 and named The Metropolitan Association for Improving the Dwellings of the Industrious Classes, aimed to develop the first real suburban form of social housing for the working classes in the area²⁹. Alexandra Cottages, located approximately 240m to the north-west of the Site, is today designated as a conservation area (MM04) and group of locally listed buildings (MM15). It is understood that 19 cottages were first constructed in 1866, and soon after 70 pairs were built in 1868, rising to 164 soon after³⁰. The two storey buildings were built in pairs and each contained generous plot sizes³¹. The buildings comprise yellow-stock brick with red brick banding and double pitched Welsh slated roofing³². It is understood that there are five cottage types but the conservation area generally has a uniformity in appearance³³. The layout and design of this model estate was adopted as a social housing concept for council houses in the 1920s-1930s³⁴.

The Croydon Canal, opened in 1809, followed by the London and Croydon Railway in 1839, bought commerce, transport, and leisure to Penge³⁵. The transport links invited Londoners to escape from the City, where Penge's popularity increased³⁶.

The expansion of Penge continued after the 1851 reconstruction of Crystal Palace in Sydenham Hill, today listed as a grade II* listed registered park and garden, which is located approximately 1km to the north-west of the Site. Originally located in Hyde Park in 1851, 13km to the north-west of the Site, this six-month exhibition showcased the Industry of all Nations³⁷, celebrating the industrial revolution and engineering excellence achieved by 25 countries³⁸. The relocation of Crystal Palace brought prosperity to Penge and a rapid residential building programme ensued. From 270 inhabitants in 1841, the population grew to 1,119 in 1851³⁹.

²⁶ Historic England 2022, Church of St John the Evangelist. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1186832?section=official-list-entry> Accessed 20/09/2022

²⁷ Greater London HER: DLO38780. Data obtained: 14/09/2022

²⁸ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

²⁹ The London Borough of Bromley 2004, Supplementray Planning Guidance for Alexandra Cottages Conservation Area.

³⁰ *ibid*

³¹ *ibid*

³² *ibid*

³³ *ibid*

³⁴ *ibid*

³⁵ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

³⁶ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

³⁷ Crystal Palace Museum 2022, Brief History. Available online at: <http://www.crystalpalacemuseum.org.uk/history/> Accessed 20/09/2022

³⁸ *ibid*

³⁹ Penge Heritage Trail no date, History. Available online at: <http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

Historic mapping of 1870, 1874, 1895, 1896 and 1897⁴⁰ captured the expansion of buildings within the Site, including land boundaries, houses and gardens within the southern part of the Site. These houses were large and detached, with individual semi-circular lawns to the south, and large rear gardens, north.

The growth of Penge during the late 19th century can be seen by the expansion of detached and semi-detached Victorian villas⁴¹. A group detailing yellow stock brick shell and simple red stringcourses border the eastern part of the Site. These buildings today form the Barnmead Road Conservation Area (MM07), named after the former Barnmead Field, representing the expansion of the area from a rural village to a residential suburb⁴² (see Photo 4.2 below).

Photo 4.2: Barnmead Road Conservation Area (MM06)



Source: Mott MacDonald 2022

The Aldersmead Conservation Area (MM06), located approximately 70m to the north-east of the Site, is similar in origins as a parcel of land, named Aldersmead, that historic mapping shows was developed in the late 19th and early 20th centuries into a housing estate. These buildings comprise semi-detached yellow stock brick with red brick detail built for the middle class⁴³.

An awareness for animal welfare also increased during this period, as shown by the Cattle Trough near the Railway Bridge (NHLE: 1391633) (MM03) located approximately 130m to the north-west of the Site. This late 19th to early 20th century asset retains three elements of a cattle trough, dog trough and drinking fountain, erected by the Metropolitan Drinking Foundation and Cattle Trough Association⁴⁴.

⁴⁰ National Library of Scotland 2022, Maps. Available online at: <https://www.nls.uk/> Accessed 20/09/2022

⁴¹ The London Borough of Bromley 2001, Supplementary Guidance for Barnmead Road Conservation Area

⁴² *ibid*

⁴³ London Borough of Bromley 2000, Supplementary Guidance for Aldersmead Road Conservation Area.

⁴⁴ Historic England 2022, Cattle Trough near the Railway Bridge. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1391633?section=official-list-entry> Accessed 20/09/2022

4.2.6 Modern (AD 1900 – present)

Due to a surge in Penge's population, public buildings continued to be built, exemplified by the grade II listed Congregational Church (NHLE: 1268472) (MM02). The church, located approximately 35m to the south-west of the Site and orientated north-east onto the High Street, was built in 1911-1922 by the architect Percy Richard Morley Horder. The church is of a rectangular form comprising ragstone with stone dressing and slate roofing⁴⁵.

Another building created in Penge for the community was The Drum, today a locally listed building, which is located approximately 100m to the north of the Site. This building was originally constructed as a drill hall. Drill halls, established from 1859, were built for rifle volunteer corps that provided military training, rifle-shooting, and space for other sports⁴⁶. The Drum was built as the 'Headquarters of the Royal West Kent Regiment'⁴⁷ in 1914 and was used by the first cadet and third Volunteer Battalion of The Queen's Own Royal West Kent Regiment during the First World War⁴⁸. After the First World War, it became the headquarters for the 5th Battalion of The Queen's Own Royal West Kent Regiment and 208th Battery, 52nd Kent Medium Brigade and Royal Artillery⁴⁹. The Drum was closed in early 1961, and reopened as a youth leisure centre in 1966. The building today forms five flats⁵⁰.

A Secondary School for boys is shown within the Site on historic mapping of 1933⁵¹, replacing the houses within the Site last shown on mapping of 1919. The construction of this building, Harris Kent House (MM13), within the southern part of the Site shows the necessity of a local school in Penge during this time. Historic mapping labels this building as Beckenham and Penge Grammar School by 1953⁵², and it is not known when the school was renamed to Harris Primary Academy Kent House. Today a locally listed building, it is accessed from two private roads (see Photo 4.3Photo 4.3 below). Railings form along the southern border of the Site and appear contemporary to Harris Kent House (see Photo 4.4 below).

⁴⁵ Historic England 2022, Congregational Church. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1268472?section=official-list-entry> Accessed 20/09/2022

⁴⁶ Historic England 2022, Military Structures. Available online at: <https://historicengland.org.uk/images-books/publications/dlsg-military/heag123-military-structures-lsg> Accessed 04/10/2022

⁴⁷ Penge Heritage Trail no date, The Drill Hall. Available online at: <https://www.pengeheritagetrail.org.uk/the-trail-sites/the-drill-hall/> Accessed 04/10/2022

⁴⁸ *ibid*

⁴⁹ *ibid*

⁵⁰ *ibid*

⁵¹ National Library of Scotland 2022, Maps. Available online at: <https://www.nls.uk/> Accessed 20/09/2022

⁵² *ibid*

Photo 4.3: Harris Kent House (MM13), looking south-east



Source: Mott MacDonald 2022

Photo 4.4: Railings and gateway likely contemporary to Harris Kent House, looking north-west



Source: Mott MacDonald 2022

The annexe to the south-east forms part of the locally listed building (see Photo 4.5 Photo 4.10below).

Photo 4.5: Annexe to Harris Kent House (MM13), looking south-west (top), Annexe and Harris Kent House adjoined by a modern covered walkway, looking north-east (bottom)



Source: Mott MacDonald 2022

Other later additions are situated west of the building abutted by two modern corridors. The building is still in use as an educational facility for Harris Primary Academy and has various other buildings which are not considered to be of any heritage significance (see Photo 4.6 below).

Photo 4.6: Modern buildings within the Site, looking north-east



Source: Mott MacDonald 2022

It was recorded by staff members of the school when undertaking the Site survey that a Second World War bunker may reside within the Site. No further online research from this preliminary survey has uncovered whether this bunker is indeed within the Site, though the staff members believe it to be located within the southern part of the Site.

4.3 Historic Map Regression

Table 4.2: Historic Map Regression

Map	Description
London and it's environs (reduced from Skeleton Plans) Sheet XV.NE Published: ca. 1851 [12 inches to one mile]	There is no detail visible on this map.
Kent Sheet VIII Published: 1870 [OS Six- inch]	<p>The map shows the Site divided into five long parcels of land, four of which face onto Beckenham Road (today the High Street) which fall within the centre of the Site. These parcels are shown to each contain a house and outbuildings with vegetation landscaping. A sweeping oval drive is shown in the first parcel of land to the south-western part of the Site. The area within the south-eastern corner, though unlabelled, is shown to resemble an allotment as many smaller plots of equal length are visible. There are also smaller buildings on this corner of the Site. An undeveloped part of the site is shown to be the largest parcel of the Site, spanning from the centre, northwards. Here footpaths to the south and from the south to the north-west are observable. A small stream is shown along the eastern part of the Site.</p> <p>The London Chatham and Dover Railway is shown to the north of the Site, and there is a small concentration of narrow residential plots with long landscaped gardens to the south of the Site. A nursery is labelled to the north-west of the Site with many buildings and landscaped areas. Further south and north, linear open land boundaries are featured. Linear terraced housing is present at this time further north-west.</p>
Surrey Sheet VIII Published: 1874 [OS Six-inch]	There is no changed from the mapping of 1870.

Map	Description
London XV. NE Published: 1894 to 1896 [OS Six-inch]	The map is not as detailed as the mapping of 1870, though the boundaries within the southern part of the Site remain. The open land to the north of the Site is now divided into three parcels of land. Two greenhouses are visible to the north-west of the Site. Kingsdale Road is present to the south-west of the Site. The land surrounding the Site is shown to be residential, as terraced housing is shown laid out along developed roads.
London- London XV.49 Published: 1895 [Five feet to one mile]	This Site is partly captured within this map. Three large houses with greenhouses are visible with similar land boundaries to the historic mapping of 1870. They also contain sweeping oval driveways. A house to the south of the site along Beckenham Road also has a sweeping oval road. The surrounding area still shows a terraced housing.
London Sheet CXLVI Published: 1897 [OS 25-inch]	A small circular lake is visible within the north-west of the Site. The rest of the Site remains the same as historic mapping of 1895. The study area appears the same as the previous 1895 historic mapping.
Kent VII.15 Published: 1912 [OS 25-inch]	The maps shows woodland and footpaths within the south-eastern part of the Site. A footbridge is labelled in the middle of the Site. The northern part of the Site has divided into three parcels of land with vegetation towards to north-eastern corner of the Site. There are two buildings within another smaller parcel of land immediately south of the vegetation. Kent House Road is shown east of the Site where the number of terraced housing has increased further north-east of the Site.
London Sheet S Published 1919 [OS Six-inch]	There is no change since the historic mapping of 1912.
Kent VII.5 Published: 1933 [OS 25-inch]	The map shows that the houses and land boundaries are not shown within the Site. Instead, Harris Kent House (MM13), labelled Secondary School (boys), with two courtyards is visible within the southern part of the Site. Two long rectangular buildings have been placed to the north-east and east (annexe building) of the school. The buildings within the eastern part of the Site remain. The Site is divided by two land boundaries with the school to the south, and a field to the north. Barnsmead Conservation Area (MM07) is shown, east of the Site.
Kent VII. SE Published: 1934 [OS Six inch]	There is no change since the historic mapping of 1933.
London Sheet S Published: 1946 [OS Six-inch]	The map shows that the Site contains houses and land boundaries similar to the historic map of 1912. The Congregational Chapel (MM02) is shown south of the Site, and a building labelled as Laundry is shown north of the Site.
TQ36NE-A Published: 1949 [National Grid]	The map shows the southern part of the Site where the school building shows as being similar to the 1933 historic mapping, above.
TQ3569NE- A Published: 1953 [National Grid]	The map shows the southern part of the Site, where the main building is labelled as Beckenham and Penge Grammar School. The courtyards within the building have paths with adjoin in each centre. The second building towards the building's north-eastern corner is not shown. There is a tennis court within the south-eastern corner, and vegetation forming along the southern boundary. The road to the Site forms and oval landscaped area, and this road continues around the school towards its northern façade. The road to the south of the Site is labelled as High Street. The King's Hall Cinema is located south of the Site, alongside the Odeon cinema, Garage and Bakery.
TQ36NE-A Published: 1957 [National Grid]	There is no change since the historic mapping of 1953.
TQ36NE- B Published: 1968 [National Grid]	There is no change since the historic mapping of 1953.
LiDAR DTM 50cm-1m 2013	The LiDAR map shows indentations of the modern semi-circular private road and the areas of hardstanding. There is a square feature within the south-eastern part of the Site where Harris Kent house is located, towards the northern elevation of the building.

Source: National Library of Scotland, 2022⁵³

⁵³ National Library of Scotland 2022, Maps. Available online at: <https://maps/nls.uk> Accessed 17/10/2022

4.4 Designated Heritage Assets

There are three listed buildings, and four conservation areas within the 500m study area. These are shown on a map in Appendix A and are listed in full in Appendix B.

4.4.1 Listed Buildings

There are three grade II listed buildings located within the 500m study area.

- Congregational Church (NHLE: 1268472) (MM02) is located approximately 35m to the south-west of the Site. Historic England describes the building, constructed in 1911-12, as comprising ragstone with stone dressing and a steeply-pitched roofing in a rectangular plan (see Photo 4.7 below)⁵⁴;
- Cattle Trough near the Railway Bridge (NHLE: 1391633) (MM03) located approximately 130m to the north-west of the Site (see Photo 4.9 below). Much of this historic fabric, including the trough itself, is no longer in-situ; and
- The Royal Watermen's and Lightermen's Asylum (46 almhouses) (NHLE: 1040012) (MM01) located approximately 475m to the north-west of the Site.

Photo 4.7: Congregational Church (MM02), looking south



Source: Mott MacDonald 2022

⁵⁴ Historic England 2022, Congregational Church. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1268472?section=official-list-entry> Accessed 06/10/2022

Photo 4.8: Remaining parts of the Cattle Trough near the Railway Bridge (MM03), looking north



Source: Mott MacDonald 2022

4.4.2 Conservation Areas

There are four conservation areas in the 500m study area. Of these, one conservation area borders the Site:

- Barnmead Road Conservation Area (MM07) borders the eastern part of the Site. Its character is derived from the layout of almost identical semi-detached houses completed in 1893 which form along an open unmetalled road, with some extant 19th century street furniture⁵⁵ (see Photo 4.9 below). Due to distance, and views towards the Site, Barnmead Road Conservation Area will need to be considered as a key heritage constraint, and will be discussed in Section 6.

⁵⁵ The London Borough of Bromley 2001, Supplementary Guidance for Barnmead Road Conservation Area

Photo 4.9: Barnmead Conservation Area (MM07)



Source: Mott MacDonald 2022

- Aldersmead Road Conservation Area (MM06) is located approximately 70m to the north-east of the Site. Though this conservation area is located close to the Site, it is severed from it by the railway line. There is also intervening built development which restricts outwards views. Therefore, this asset is unlikely to be impacted and is not further considered in this assessment;
- Alexandra Cottages Conservation Area (Parish Lane) (MM04) located approximately 240m to the north-west of the Site; and
- Penge High Street Conservation Area (MM05) located approximately 310m to the north-west of the Site.

4.4.3 Other Designated Heritage Assets

There are no world heritage sites, registered parks and gardens, scheduled monuments or registered battlefields within the 500m study area.

4.5 Non-designated Heritage Assets

There are eight non-designated heritage assets comprising six locally listed buildings and two monuments within the 500m study area.

4.5.1 Locally Listed Buildings

Of the six locally listed buildings within the 500m study area, one is located within the Site:

- Harris Kent House (MM13) is located within the south of the Site. First appearing on historic mapping of 1933⁵⁶ as a Secondary School for Boys, afterwards shown as Beckenham and

⁵⁶ National Library of Scotland 2022, Maps. Available online at: <https://www.nls.uk/> Accessed 20/09/2022

Penge Grammar School in 1953⁵⁷. The building consists of red brick in a rectangular layout, a central projection and decorative quoins, castellations, and chequered brickwork on its southern façade. There are two open courtyards located with the main building. The Site is accessed from two private roads which meet at the entrance of Harris Kent House, and are separated by a semi-circular lawn. There is further vegetation surrounding the entrances.

Photo 4.10: Harris Kent House (MM13), looking south-east



Source: Mott MacDonald 2022

An annexe to the south-east of the building, also forming part of the locally listed building (as shown on the London Borough of Bromley's interactive map⁵⁸) (see Figure 4.1 below) is built to the same style and materials as Harris Kent House (see Photo 4.11 below). There is a covered walkway which connects both parts of the asset buildings, though this does not appear to be historic.

⁵⁷ *ibid*

⁵⁸ London Borough of Bromley 2022, Conservation Areas, and Listed Buildings map. Available online at: <https://www.bromley.gov.uk/homepage/93/conservation-areas-and-listed-buildings-in-bromley> Accessed 24/10/2022

Photo 4.11: Annexe to Harris Kent House (MM13), looking south-east



Source: Mott MacDonald 2022

Figure 4.1: Extent of Harris Kent House (MM13)



Source: London Borough of Bromley 2022

The remaining five locally listed buildings within the study area are:

- The Drum (MM16) located approximately 100m to the north of the Site;
- Pawleyne Arms (MM17) located approximately 175m to the west of the Site;
- Alexandra Cottages (MM15) located approximately 240m to the north-west of the Site;

- 1-12 St John's Cottages (MM14) located approximately 420m to the north-west of the Site; and
- St Michael and All Angels Church (MM12) located approximately 460m to the south of the Site.

4.5.2 Archaeological Assets Identified in the HER

There are two non-designated heritage assets within the 500m study area. These are as follows:

- Post Medieval Drain (MM09) located approximately 380m to the north of the Site; and
- Post Medieval Garden (MM10) located approximately 380m to the north of the Site.

Both of these assets were discovered during an excavation in 1992, and are believed to date to the late 18th- early 19th century. Their significance is derived from historic and archaeological interest, where further assessment could help to understand construction and layout of houses at this time within the undeveloped Penge. However, due to distance and a lack of relationship to the Site, archaeological remains relating to MM09 and MM10 are unlikely to be present within the Site.

4.5.3 Archaeological Potential Areas (APAs)

The London Borough of Bromley have identified Archaeological Potential Areas (hereafter 'APA') which have high potential to contain buried archaeological remains and are recognised as non-designated heritage assets.

There is one APA within the 500m study area.

- Bromley Post-medieval Burial Grounds: Churchyard of St John the Evangelist Tier 2 (MM11) located approximately 495m to the north-west of the Site.

It is understood that tier 2 APAs contain evidence which indicates the potential of archaeological remains in a local area. These areas show to the potential for "heritage assets of archaeological interest"⁵⁹. However, due to distance and a lack of relationship to the Site, archaeological remains relating to this APA are unlikely to be present within the Site.

⁵⁹ Historic England, Oxford Archaeology 2020, London Borough of Bromley Archaeological Priority Areas Appraisal. Available online at: <https://www.bromley.gov.uk/downloads/file/622/archaeological-priority-area-review-bromley-july-2020> Accessed 16/09/2022

5 Archaeological Potential and Significance

5.1 Survival Potential

Archaeological remains within the northern part of the Site are likely to survive given the undisturbed area formed by the playing fields (see Table 4.2 above). The other parts of the Site have mostly been either developed upon or landscaped which means the survival potential is likely to be lower, especially to the south of the Site where the current school development is mostly concentrated. As such, the survival potential of archaeological remains varies across the Site.

It is understood that a lack of known archaeological remains is not necessarily conclusive to understanding the archaeological potential of the Site. There is a lack of archaeological discovery within the northern part of the Site, currently used as a playing field, due to limited development, and therefore excavation, occurring here.

5.2 Archaeological Potential

Table 5.1: Archaeological Potential within the Site

Period	Significance	Potential
Paleoenvironmental remains	Low or medium significance depending on extent	There is low potential for paleoenvironmental remains, in light of the absence of superficial geological deposits on the Site.
Prehistoric	Medium or high significance depending on nature and extent. Residual remains would be of low significance.	There is a low potential for Prehistoric remains given the lack of records found within the Site or study area.
Roman	Medium or high significance depending on nature and extent. Residual remains would be of low significance	There is a low potential for Roman remains given the lack of records found within the Site or study area.
Early Medieval	Medium or high significance depending on nature and extent.	There is a low potential for Early Medieval remains given the lack of records found within the Site or study area. Due to undeveloped field within northern part of the Site, there may be evidence for the agricultural exploitation of the land during this period. As such, there is medium potential for Medieval remains of an agricultural nature.
Medieval	Medium or high significance depending on nature and extent.	There is a low potential for medieval remains given the lack of records found within the Site or study area. Due to undeveloped field within northern part of the Site, there may be evidence for the agricultural exploitation of the land during this period. As such, there is medium potential for Medieval remains of an agricultural nature.
Post-medieval	Low to medium significance depending on nature and extent.	There is medium potential for Post-medieval remains as historic mapping shows houses and associated gardens within the southern part of the Site from 1870. There is low potential for archaeological remains within the northern part of the Site as this area remained undeveloped.

Period	Significance	Potential
Modern	Low to medium significance depending on nature and extent.	There is low to medium potential for Modern remains relating to the construction of Harris Kent House within the Site, though it is likely these remains will be of low heritage interest. There is medium potential for remains relating to a Second World War bunker if this structure is located within the southern part of the Site.

Source: Mott MacDonald 2022

6 Key Heritage Constraints and opportunities

This section outlines the key heritage considerations of the Scheme, including possible impacts on heritage assets. Heritage constraints are considered to be key elements of the historical, architectural or archaeological significance of the study area, which may pose constraints on the design of the new Scheme. As such, not all assets identified in Section 4 above have been considered heritage considerations, due to the distance from or lack of relationship with the Site, as well as their survival or removal from development within the Site. Only those considered to form a key heritage consideration are discussed here. Heritage considerations can also provide the opportunity to better reveal or enhance the significance of heritage assets, and are discussed where applicable below.

6.1 Designated Heritage Assets

6.1.1 Congregational Church (NHLE: 1268472) (MM02)

The Congregational Church provides architectural interest. It also holds historic interest as it portrays one of many key buildings developed along the High Street in the early 20th century. Its setting comprises the High Street, north, the treeline bordering the Site, north, Kenilworth Road, and modern shops east and west. The asset has the potential to be adversely impacted by the Scheme through changes to its setting given its close location, approximately 35m south-west of the Site (see **Error! Reference source not found.** below). However, the line of trees bordering the southern part of the Site mostly provide screening into the Site (see Photo 6.1 below). Retention of the trees around the border of the Site will ensure the Scheme should not alter the setting of the Congregational Church, and therefore not impact the significance of the asset (see Photo 6.2 below).

Photo 6.1: Harris Kent House (MM13), looking south, showing a lack of visibility from the Site towards the Congregational Church (MM02)



Source: Mott MacDonald 2022

Photo 6.2: Dense vegetation bordering the southern part of the Site, looking south-east



Source: Mott MacDonald

6.1.2 Barnmead Road Conservation Area (MM07)

The Barnmead Road Conservation Area (MM07) borders the eastern part of the Site. The significance of the conservation area is derived from the historic and architectural interest of the 19th century housing development which details uniformed red and yellow stock bricks and slate roofing. The wide-open road within the conservation area provides long views along the street and is an important feature of the suburban character of the conservation area. The setting comprises the Site and Kent House Road, west, Kent House Train Station, north, associated railway lines, north and east, and housing to the south.

Though there is a precast concrete panel fencing bordering the eastern part of the Site, there is intervisibility looking west from Barnmead Road towards the Site and notably with the locally listed Harris Kent House (see Photo 6.3 below). As such, development within the Site has the potential to adversely impact the significance of Barnmead Road Conservation Area through changes to its setting.

Photo 6.3: Barnmead Road Conservation Area (MM07) (left) and views towards the Site (right)



Source: Mott MacDonald 2022

6.2 Non-designated Heritage Assets

6.2.1 Harris Kent House (MM13)

Harris Kent House (MM13) is a locally listed building located within the Site. The significance of this building is derived from its historic interest as a 1930s grammar school built to serve an expanding London borough, with architectural interest demonstrated by its materials, form and decorative features indicating a desire to create an impressive building, albeit set back from the High Street frontage. The setting of the locally listed building forms the Site itself, including mostly unsympathetic later additions of development. The Barnmead Road Conservation Area (MM07), east, and the railway, north, also form part of the setting. The line of trees bordering the southern part of the Site forms the extent of the setting of Harris Kent House.

This non-designated asset has the potential to be adversely impacted by the Scheme. This would be experienced in its total or partial demolition, or through loss of historic fabric or layout of the building. This would also be experienced if there are insensitive repairs or refurbishments, such as through use of inappropriate materials, style or colour, resulting in new elements not in-keeping with the historic character of the building. The use of inappropriate materials, styles or colour in new build elements within the Site could also detrimentally alter the setting of the locally listed building, harming its significance.

However, the Scheme also has the potential to enhance or better reveal the significance of Harris Kent House through sound appreciation and understanding of what elements of the asset are historically important and make the most contribution to the asset's overall significance. This may be the case where historic features and layout are restored or better highlighted. Additionally, the new buildings and spaces could be designed in such a way to enhance the status and importance of the main building.

There is an opportunity for development to enhance the significance of the locally listed building, through careful consideration of the placement and massing of any new additions within the Site ensuring the locally listed building remains the focal point of the Site, and

potentially through the use of sympathetic materials such as red and yellow stock bricks and slate roofs be used.

If the Scheme is carried out sensitively, utilising advice learnt through consultation, it is highly likely that the beneficial impact will outweigh any harm to the significance of Harris Kent House.

The annexe building is contemporary to Harris Kent House, as shown on historic mapping of 1933, and is similar in style and material. It is therefore acknowledged as forming part of the locally listed building on the London Borough of Bromley's website⁶⁰.

As such, both buildings are afforded protection in the planning system, having some weight in planning decisions. The production of the Statement of Significance should look at the entirety of the Site and will detail what component parts of the locally listed building contribute most its significance. This Statement of Significance will help inform where there are opportunities for development within the Site and whether it is possible to develop the locally listed building in a way that will protect and ideally enhance the significance of the asset.

There are some railings and gateways along the southern border of the Site which are likely contemporary to the construction of Harris Kent House, and are therefore of significance. These should be retained. The semi-circular lawn to the south of Harris Kent House should also be retained as it forms an essential part of the setting of the locally listed building and historical landscape in which the building was designed.

6.3 Archaeological Remains

6.3.1 Second World War Bunker

As previously discussed in Section 4.2.6, a Second World War bunker may exist within the Site. Though this has not been confirmed and was only surmised by staff in the school, it should be considered as a key heritage consideration. The Utilities Survey undertaken as part of the Scheme will use ground investigation and may potentially confirm whether this structure exists, and its specific location within the Site. Based on the outcome of the survey, this report will be updated along with additional recommendations.

6.3.2 Remains of Post-medieval houses within the Site

As previously discussed in Section 4.2.5, historic mapping from 1870 to 1919 show housing plots with outbuildings that were segregated by land boundaries within the southern half of the Site. Though this part of the Site has today been developed upon by the existing school development and also includes hardstanding areas, there is still potential for archaeological remains relating to these residences within the Site. However, it is understood that the significance of these archaeological remains is considered to be low to medium.

6.3.3 Unknown archaeological remains

As previously mentioned in Section 5, there is potential for archaeological remains relating to early medieval and medieval agricultural practices within the northern part of the Site. This is due to the undeveloped nature of what is today the playing field.

There is potential for post-medieval archaeological remains within the southern part of the Site relating to former post-medieval houses.

⁶⁰ London Borough of Bromley, 2020. Conservation Areas and Listed Buildings in Bromley. Available online at: <https://www.bromley.gov.uk/homepage/93/conservation-areas-and-listed-buildings-in-bromley> Accessed 17/10/2022

There may be archaeological remains relating to the construction of Harris Kent House, though it is likely these remains will be of low heritage significance.

7 Conclusions and Recommendations

7.1 Conclusion

The proposed Scheme, including possible demolition and new construction works, has the potential to impact heritage assets. The key heritage consideration is Harris Kent House (MM13) and annexe, forming a locally listed building within the Site, which may be negatively impacted by the Scheme.

The Congregational Church (NHLE: 1268472) (MM02), located 35m south-west of the Site, may be adversely impacted by the Scheme through changes to its setting, however this is limited by vegetation bordering the Site screening the asset from view, and vice versa. Barnmead Road Conservation Area (MM07), located to the east of the Site, also has the potential to be adversely impacted by the Scheme through changes to its setting, due to close proximity and the clear view from Barnmead Road into the Site.

The Scheme has the potential to impact the significance of a possible Second World War bunker understood to be located within the Site. Though the extent and location has not been confirmed, it has been assessed as a heritage consideration.

The Scheme also has the potential to impact the significance of the site of Post-medieval houses which resided within the southern part of the Site until they were demolished for the construction of Harris Kent House between 1919-1932, as evidenced by historic mapping. Though this part of the Site today has been developed upon and includes hardstanding areas, there is medium potential for archaeological remains relating to these houses, which will be of low-medium significance depending on nature and extent. There is low potential for post-medieval archaeological remains within the northern part of the Site as this has remained an open area, and has not been previously developed upon. Archaeological remains from this period are likely to be of low to medium significance depending on their nature and extent. There is low potential for archaeological remains relating the palaeoenvironment, prehistoric, Roman, early medieval and medieval period. However, due to the undeveloped field within northern part of the Site, there may be evidence for the archaeological remains relating to early medieval and medieval agricultural practices.

7.2 Recommendations

7.2.1 Harris Kent House

As the Scheme aims to increase pupil capacity at the school, clear justification for any demolition of the locally listed building within the Site will have to be provided. Demolition of the locally listed building should be avoided or minimised whenever possible, and the historic fabric and layout of the building should wherever possible be retained. This will help preserve and possibly even enhance the significance of the asset. This may be the case where historic features, layout or purpose is restored. Additionally, the proposed Scheme will help to preserve the school for future generations. The railings and lawn to the south of the building should be retained.

7.2.2 Other heritage assets

The Scheme is unlikely to negatively alter the setting of the Congregational Church (MM02) providing the line of trees bordering the southern part of the Site are retained and continue to protect intervisibility between the Site and the designated heritage asset.

Development within the eastern part of the Site, if essential, should be sympathetic to the significance of both the Barnsmead Road Conservation Area and Harris Kent House. Materials such as red and yellow stock bricks and slate roofs, therefore, could be deemed appropriate. Scale and massing of development should ensure the visible connection between Harris Kent House and Barnsmead Road Conservation Area remains.

Results from the ground investigation Utilities Survey should be passed onto the Mott MacDonald Heritage Team to help confirm whether a Second World War structure exists within the Site, and this report, with relevant recommendations, will be updated accordingly. If found, this modern feature is likely to be of low to medium significance depending on its nature and extent.

7.2.3 Further assessment and consultation

As Harris Kent House is a locally listed building, not a statutory listed building, listed building consent is not needed. However, it is recognised as an important local landmark and therefore its heritage significance is of key consideration of the Scheme. It is recommended that a Statement of Significance should be produced to inform the Scheme. The Statement of Significance should look at the entirety of the Site and will detail what component parts of the locally listed building and setting contributes most its significance. The complete Statement of Significance should then be used to inform optioneering and detailed design for the Scheme, following recommendations made in the document. It is recommended that consultation with the Conservation Officer at the local planning authority should be undertaken following the completion of the Statement of Significance.

Consultation with Greater London Archaeological Advisory Service (GLAAS) should be sought if development is proposed in the playing field within the northern part of the Site. This is due to unknown archaeological remains which could be disturbed by the Scheme. Archaeological remains associated with the post-medieval houses previously located within the southern part of the Site may also need to be considered and included within this consultation. The scope of consultation should be confirmed when the Scheme design is known.

The Heritage Team at Mott MacDonald should be involved in the design process. Overall, the design of the project should seek to minimise the loss of historic fabric and, if appropriate, use like for like replacements of historic fabric where possible.

8 References

Archaeology Data Service 2016, The Rural Settlement of Roman Britain: an online resource. Available online at: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> Accessed 20/09/2022

British Geology Service 2022, Map of Britain. Available online at: https://geologyviewer.bgs.ac.uk/?_ga=2.5406010.821939560.1663076378-54084828.1663076378 Accessed 13/09/2022

Chartered Institute for Archaeologists (CIfA) 2014, updated 2020, Standard and Guidance for Historic Environmental Desk-based Assessment. Available online at: www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf accessed 01/06/2022.

Chartered Institute for Archaeologists (CIfA) 2017, Standard and Guidance for Historic Environment Desk-Based Assessment. Available online at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf Accessed 01/06/2022

Crystal Palace Museum 2022, Brief History. Available online at: <http://www.crystalpalacemuseum.org.uk/history/> Accessed 20/09/2022

English Heritage 2010, England's Schools: History, architecture and adaption [online]. Available at: <https://historicengland.org.uk/images-books/publications/englands-schools/englands-schools/> Accessed 01/06/2022.

Greater London Historic Environment Record reference number: 17346 Data obtained: 14/09/2022

Historic England 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment. Available online at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-indecision-taking/gpa2/> Accessed 16/05/2022

Historic England 2017, The Setting of Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> Accessed 16/05/2022

Historic England 2019, Statements of Significance: Analysing Significance in Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> Accessed 16/05/2022

Historic England 2022, Cattle Trough near the Railway Bridge. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1391633?section=official-list-entry> Accessed 20/09/2022

Historic England 2022, Church of St John the Evangelist. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1186832?section=official-list-entry> Accessed 20/09/2022

Historic England 2022, Congregational Church. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1268472?section=official-list-entry> Accessed 20/09/2022

Historic England 2022, Military Structures. Available online at:
<https://historicengland.org.uk/images-books/publications/dlsg-military/heag123-military-structures-lsg> Accessed 04/10/2022

Historic England, Oxford Archaeology 2020, London Borough of Bromley Archaeological Priority Areas Appraisal. Available online at:
<https://www.bromley.gov.uk/downloads/file/622/archaeological-priority-area-review-bromley-july-2020> Accessed 16/09/2022

Historic England 2022, The Royal Watermen's and Lightermen's Asylum (46 almhouses). Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1040012?section=official-list-entry> Accessed 20/09/2022

London Footprints 2012, A Penge Walk. Available online at: <https://www.london-footprints.co.uk/wkpengerroute.htm> Accessed 20/09/2022

National Library of Scotland 2022, Maps. Available online at: <https://www.nls.uk/> Accessed 20/09/2022

Penge Heritage Trail no date, History. Available online at:
<http://www.pengeheritagetrail.org.uk/history/> Accessed 14/09/2022

Penge SE20, 2022. History of Penge. Available online at: <https://pengese20.co.uk/more-about-penge/history/> Accessed 20/09/2022

Roman Roads in Britain 2016, The Secret History of the Roman Roads of Britain. Available online at: <http://romanroadsinbritain.info/margary.html> Accessed 20/09/2022

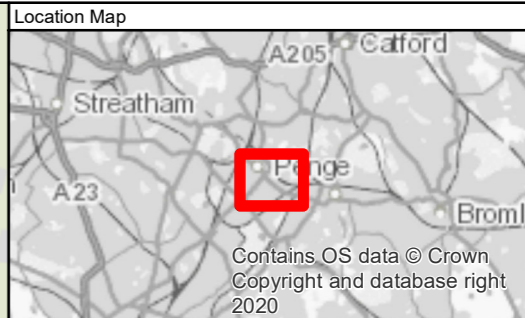
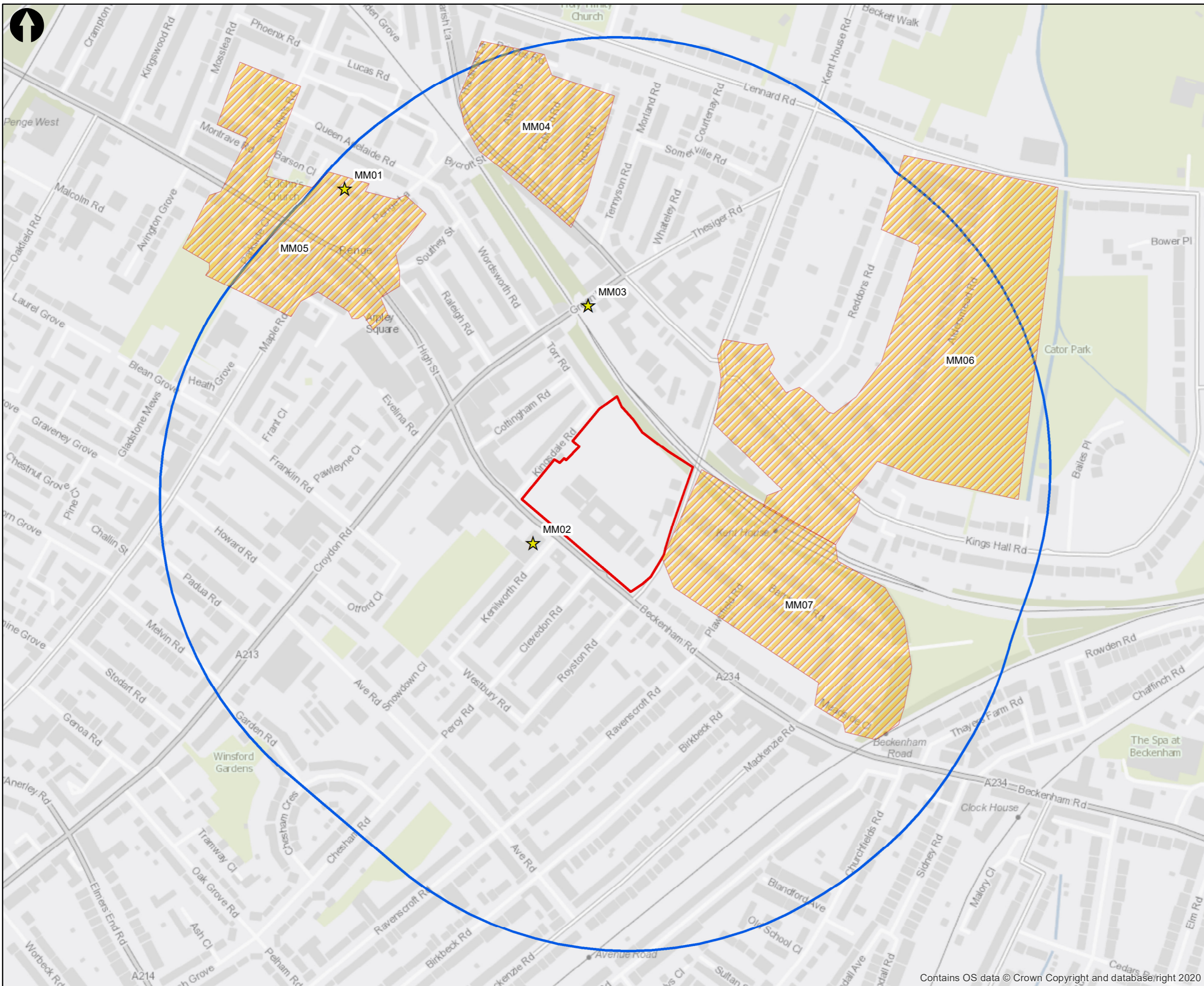
The Almhouses Association 2022, History of Almhouses. Available online at:
<https://www.almshouses.org/history-of-almshouses/> Accessed 20/09/2022

London Borough of Bromley 2000, Supplementary Guidance for Aldersmead Road Conservation Area.

The London Borough of Bromley 2001, Supplementary Guidance for Barnmead Road Conservation Area

The London Borough of Bromley 2004, Supplementary Planning Guidance for Alexandra Cottages Conservation Area.

A. Maps of Heritage Assets



- Key to Symbols
- Site Boundary
 - Study Area
 - ★ Listed Buildings
 - Conservation Area

Notes

For information only.
 Historic England data © 2022
 London Borough of London data © 2022

SC	14/09/22	SC	For information.	NC	KL
Rev	Date	Drawn	Description	Ch'k'd	App'd
M			Mott MacDonald House 8-10 Sydenham Road Croydon, CR0 2EE United Kingdom T +44 (0)20 8774 2000 F +44 (0)20 8681 5706 W mottmac.com		

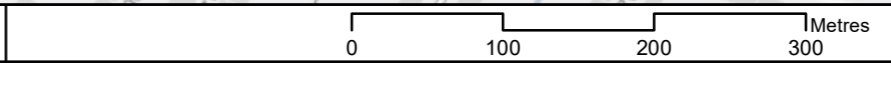
Client

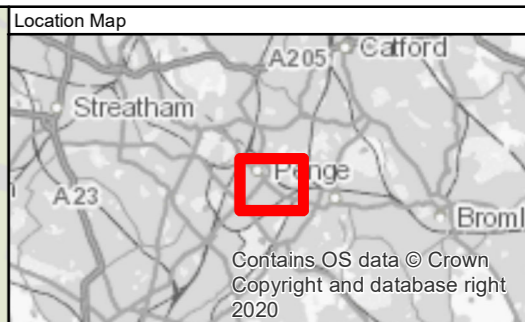
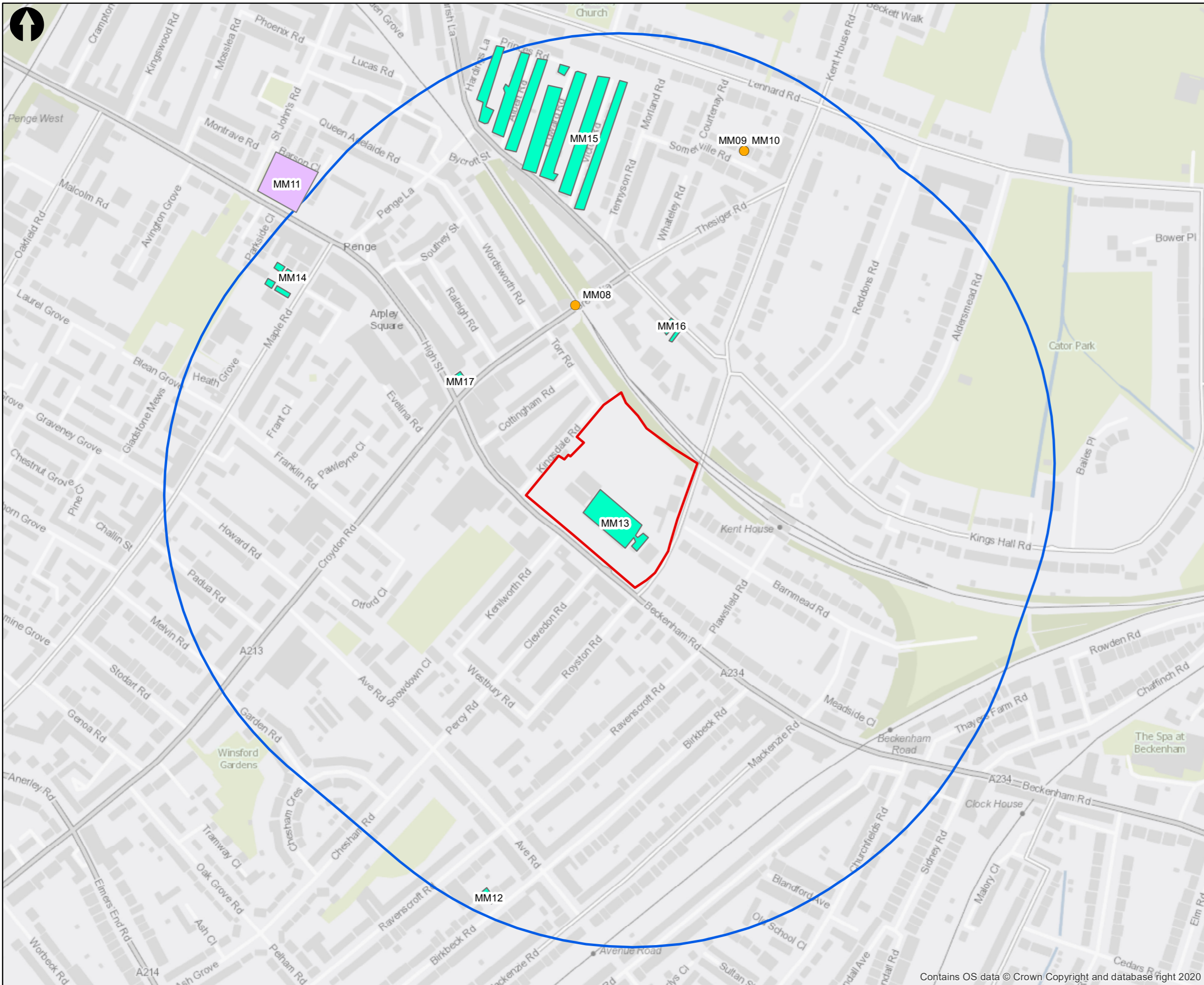
**Department for Education
(DfE)**

Title

**Designated heritage assets within
the 500m study area**

Designed	S Croston	Eng Check	N Carty
Drawn	S Croston	Coordination	K Luker
GIS Check	N Carty	Approved	K Luker
Scale at A3	Status	Rev	Security
1:5,000	PRE	P1	STD





Key to Symbols

- HER Monument
- Locally Listed Building
- Archaeological Potential Area
- Site Boundary
- Study Area

Notes

For information only.
Greater London Historic Environment Record © 2022

SC	14/09/22	SC	For information.	NC	KL
Rev	Date	Drawn	Description	Ch'k'd	App'd

M M
MOTT MACDONALD

Mott MacDonald House
8-10 Sydenham Road
Croydon, CR0 2EE
United Kingdom
T +44 (0)20 8774 2000
F +44 (0)20 8681 5706
W mottmac.com

Client

Department for Education (DfE)

Title

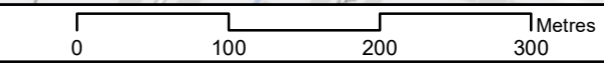
Non-designated heritage assets within the 500m study area

Designed	S Croston	Eng Check	N Carty
Drawn	S Croston	Coordination	K Luker
GIS Check	N Carty	Approved	K Luker

Scale at A3	Status	Rev	Security
1:5,000	PRE	P1	STD

Drawing Number
109898-MMD-00-XX-GIS-Y-0002

© Mott MacDonald Ltd.
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose.
We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.



B. Gazetteer

MM Number	NHLE Number/ HER Number	Type	Name	Description	Period
MM01	1040012	Grade II Listed Building	The Royal Watermen's and Lightermen's Asylum (46 almshouses)	These Almshouses for aged watermen and lightermen were built in 1839-40. Architect George Porter. The ground was given by J Dudun Brown. They form three sides of a courtyard. Two storeys. White brick. In the centre of the main block are two square towers of four storeys each with ogee-shaped lead cupolas and a clock-face and wind vane face respectively in the top storey. Between is a crow-stepped gable containing a royal cartouche and below an oriel window of two tiers of five lights on the first floor and a four centred archway on the ground floor. On each side of this central feature the centre block has seven windows and two gables. The side blocks at right angles have 13 windows and five gables each. Projecting cloister to the whole. A balustrade completes the fourth side with three entrances flanked by brick piers surmounted by heraldic beasts.	Post-medieval
MM02	1268472	Grade II Listed Building	Congregational Church	Rectangular plan. Nave with low, lean-to aisles, short tower at west end with vestry rooms adjoining. Steeply-pitched roof with tall pointed, recessed and splayed window in gable end. Below: three-light window with cusped heads to light entrance vestibule. Entrance to left through low porch. Clerestory of nine windows with trefoil heads, small flat-arched windows to aisles. Squat, crenellated tower with louvered openings to belfry supported by unusual, irregularly stepped buttresses.	Post-medieval
MM03	1391633	Grade II Listed Building	Cattle Trough near the Railway Bridge	Cattle trough with human drinking fountain at one end and dog trough beneath. Erected sometime after 1893. Granite. Long rectangular trough on two rectangular granite block supports. South end has an ogee-shaped granite gable, with a semi-circular bowl for a human drinking fountain attached. Beneath the cattle trough is a stone-edged dog trough set nearly flush with the pavement. The inscription on the side of the trough reads, 'BE KIND AND MERCIFUL TO ALL ANIMALS / IN MEMORY OF DAVID BENJAMIN / 1815-1893'. On the opposite end to the drinking fountain, the trough is inscribed 'METROPOLITAN / DRINKING FOUNTAIN / & CATTLE TROUGH / ASSOCIATION'. The cattle trough is now used as a planting bed. The Metropolitan Drinking Association was founded in 1859 by Samuel Gurney MP. In 1867, following an increase nationally in concern for animal welfare, the Metropolitan Drinking Fountain Association began erecting water troughs for cattle. It was at this point that 'Cattle Trough' was added to its title. This late C19 or early C20 cattle trough, erected by the Metropolitan Drinking Fountain and Cattle Trough Association, is a handsome piece of street furniture which retains its three elements of cattle trough, dog trough and drinking fountain and is probably in its original location	Post-medieval
MM04	N/A	Conservation Area	Alexandra Cottages (Parish Lane)	The estate has 181 houses on 5 roads – Albert, Edward, Princes and Victor Road and Hardings Lane. The Alexandra Cottages were constructed between 1866-1868 by the "Metropolitan Association for Improving the Dwellings of the Industrious Classes", the first	Post-medieval

MM Number	NHLE Number/ HER Number	Type	Name	Description	Period
				<p>such organisation to build semi-detached houses with gardens, rather than traditional terraces or tenement blocks. They were intended as low cost housing for London workers, being close to Penge station, although local workers were soon accommodated too. The Alexandra Cottages were built in pairs and occupied a generous plot of 40ft x 90ft which was lavish for the standards of the day. The cottages provided either two or three bedroom accommodation and each had their own front and back garden with a shared gate and path. The cottages were named after Princess Alexandra of Denmark who had married Queen Victoria's eldest son, Edward, in 1863. The road names of Victor, Edward and Albert were a compliment to Edward himself, whereas Hardings Lane is believed to have been named after a local landowner. The cottages suffered some bomb damage in WWII with numbers 77-80 Edward Road and 137-138 Victor Road being demolished and replaced subsequently with a row of garages and more modern houses. The fronts of 63, 64, 97 and 98 Edward Road had to be rebuilt and 107-110 and 158-164 Victor Road were also badly damaged on the 20th September 1940. Further major bomb damage was incurred to adjacent properties, including 17-21 Hardings Lane and 13-14 Parish Lane. The cottages remained in the ownership of the Metropolitan Property Association (the successor to the Metropolitan Association) until the end of the 1950s with the cottages and gardens remaining largely unaltered. After then the cottages were gradually sold off to the existing tenants and private owners leading to less uniformity as people enlarged window opening, applied pebbledash and removed trees and boundary walls to create driveways. The change of ownership prompted the founding of the Alexandra Residents' Association at a meeting held on the 26th May 1959, and this body has been serving and representing the interests of the local residents ever since. The Association being largely instrumental in promoting the special nature of the Estate and working closely with the Council on a number of important and even contentious issues over the years. The area forming the Alexandra Cottages and including the terraced properties in Princes Road was declared a "General Improvement Area" in 1974 and was designated as a Conservation Area in 1982 by the London Borough of Bromley. This was to acknowledge the historic and architectural importance of the Alexandra Cottages not only to the local area of Penge but also within the London Borough of Bromley and to London as a whole.</p>	
MM05	N/A	Conservation Area	Penge High Street	<p>King William IV Naval Asylum was founded in 1847 by Queen Adelaide in memory of her husband William IV (known as the 'sailor king') as almshouses for twelve widows of naval officers, each of whom would have an endowment of £30 per annum besides the residence. The armorial bearings of the King and Queen were sculpted in sunken panels against the gable ends of the two projecting wings. Forming three sides of a forecourt garden, the red-brick and stone almshouses were built in 1847 by Hayward & Nixon to a design by Philip Hardwick, designer of Euston Arch. The style was Tudor Gothic with many gables and</p>	Post-medieval

MM Number	NHLE Number/ HER Number	Type	Name	Description	Period
				clusters of tall octagonal chimneys, the three groups unified with horizontal string courses and parapets. The almshouses were opened in 1849 and living accommodation was generous with living room, dining room, three bedrooms and a tiny maid's room approached by its own winding staircase. A deep well was sunk in the grounds although this is not visible on the 1st edition OS; a lodge was also built to the south of the almshouses	
MM06	N/A	Conservation Area	Aldersmead Road	Aldersmead Road conservation area was once a field of the same name. Part of Copers Cope Farm, it was acquired by the Cator family in 1783, major local landowners who held Beckenham Place, and much of the agricultural land to the north of Beckenham and Penge. In the early 19th century, the Cator estate was inherited by the sporting John Barwell Cator. He purchased land in Norfolk in 1813, suffering from financial problems thereafter. By 1825, parliamentary approval had been sought to raise money by developing the land in Beckenham. An estate plan drawn up in 1864 set out a comprehensive development plan for much of the Cator land. Many roads in the vicinity are shown, but Aldersmead Road is not. In 1874, the Ordnance Survey shows the site of Aldersmead Road as completely undeveloped. Most of the houses (numbers 1 to 26) were constructed during a single phase from 1888 to 1894 by Mr Whiffen, a local speculative builder, and by 1898 his work is recorded on the OS map. It was entirely a creation of the development process, appearing not to follow the line of any historic lanes or field boundaries. He built semi-detached houses for the middle classes, employing a harmonious range of similar designs, layouts and materials, varied by the application of details (such as the design of string-courses and carved stone ornamentation) that individualise each pair of houses.	
MM07	N/A	Conservation Area	Barnmead Road	Barnmead Road has a cohesive character, derived from the limited range of plan forms and materials used in the development. The basic plan of the semi-detached houses is almost identical, employing a yellow stock brick shell marked with simple red stringcourses. However, variation, individuality and interest were introduced by the use of differing roof structures and a wide range of bay window types. The basic houses have a relatively shallow pitched hipped roof with the ridge running parallel to the frontage. More complex: houses have gables at each flank wall, and sometimes a gable on the main elevation. The simplest bay windows are square yellow stock brick ground floor bays. The most complex is a two-storey "threepenny bit" red brick bay; crowned with a conical slate roof, employing special brick details, stone lintels, sills and corbels. Other original elements include slate roofs, timber sash windows and yellow stock brick boundary walls. Of great importance to the character of the road are the ornate	

MM Number	NHLE Number/ HER Number	Type	Name	Description	Period
				porches, made of both cast iron and timber with zinc and slate roofs. On the semi-detached houses, these elaborate structures bridge between pairs of bay windows on the front elevations and add greatly to the visual interest of their host dwellings. Many of these porches are of the highest quality and provide fine examples of Victorian workmanship. They merit the greatest efforts in their retention. An important element of the character of the area is the unmetalled condition of the street surfaces. The carriageways are "Macadamised" in the original meaning of the term, made up of rolled crushed rock without any tar to bind it. The footways are surfaced in pea gravel and divided from the carriageway with thin York stone curbs. Some 19th century street furniture also remains, enabling the road to present an excellent understanding of the appearance of many residential areas in the era of horse transport. The council will promote the retention of the original street surfacing and furniture in the conservation area. Mature street and garden trees on the eastern boundary adds significantly to the quality of both public and private space in the conservation area.	
MM08	N/A	Settlement	Penge (Tudor Settlement)	The hamlet of Penge was part of the ancient parish of Battersea (VCH).	Medieval
MM09	N/A	Monument	Post Medieval Drain	Evaluation undertaken by C Sparey-Green for Museum of London Archaeology Service at Sydenham Road, lock-up garages, Aug'92; site code SYD92. Above natural mixed clays, archaeological activity at the site was represented by cultivated 18th c. garden	Post-medieval
MM10	N/A	Monument	Post Medieval Garden	Evaluation undertaken by C Sparey-Green for Museum of London Archaeology Service at Sydenham Road, lock-up garages, Aug'92; site code SYD92. Above natural mixed clays, archaeological activity at the site was represented by cultivated 18th c. garden s	Post-medieval
MM11	N/A	Archaeological Priority Area	Bromley Post-medieval Burial Grounds: Churchyard of St John the Evangelist	The Archaeological Priority Area covers nine post-medieval burial grounds and cemeteries within London Borough of Bromley. The APA has been classed as Tier 2 as it contains 18th-and 19th	Post-medieval
MM12	N/A	Locally Listed Building	St Michael and All Angels Church	N/A	
MM13	N/A	Locally Listed Building	Harris Kent House	First appearing on historic mapping of 1933 as a grammar school, the building consists of an imposing brick rectangular layout, with decorative quoins, castellations, and chequered brickwork on its southern façade. There are two open courtyards located with the main building. Today a locally listed building, it forms Harris Primary Academy Kent House.	Modern

MM Number	NHLE Number/ HER Number	Type	Name	Description	Period
MM14	N/A	Locally Listed Building	1-12 St John's Cottages	Almhouses within Penge comprising 12 one to one and a half storey houses which were provided by John Dudin Brown's daughter in 1864 and were also designed by Edwin Nash.	
MM15	N/A	Locally Listed Building	Alexandra Cottages	The Metropolitan Association for Improving the Dwellings of the Industrious Classes, established in 1841, aimed to develop the first real suburban form of social housing for the working classes in the area. It is understood that 19 cottages were first constructed in 1866, and soon after 70 pairs were built in 1868, rising to 164 soon after.	
MM16	N/A	Locally Listed Building	The Drum	This building was originally constructed as a drill hall. The Drum was built as the 'Headquarters of the Royal West Kent Regiment' in 1914 and was used by the first cadet and third Volunteer Battalion of The Queen's Own Royal West Kent Regiment during the First World War. After the First World War, it became the headquarters for the fifth Battalion of The Queen's Own Royal West Kent Regiment and 208th Battery, 52nd Kent Medium Brigade and Royal Artillery. The Drum was closed in early 1961, and reopened as a youth leisure centre in 1966. It today forms five flats.	
MM17	N/A	Locally Listed Building	Pawleyne Arms	N/A	

Source: Historic England 2022, Greater London Historic Record 2022, Alexandra Cottages 2022, London Gardens Trust 2022,

