



FLAT 3, 90 HIGH STREET, SEVENOAKS  
KENT, TN13 1LP  
**Heritage Statement**

A Heritage Statement to support minor changes to the internal layout of Flat 3 No.90 High Street, Sevenoaks.

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**FORUM**  
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## Flat 3, 90-92 High Street, Sevenoaks, Kent, TN13 1LP

### Heritage Appraisal

#### 1.0 Introduction

- 1.1 Forum Heritage Services have been commissioned by the owners to prepare a Heritage Statement for Flat 3, 90-92 High Street, Sevenoaks, Kent, TN13 1LP (see **Appendix A** for Location Plan). This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework and its accompanying practice guide and the National Planning Policy Guidance and the local planning guidance of Sevenoaks District Council.
- 1.2 The town of Sevenoaks is located on the north slope of the Greensand ridge to the south of the North Downs from which it is separated by the Vale of Holmesdale. The A21 bypasses the town and runs to the south coast. The town lies to the south of the M26 motorway and there is access to the M25. No.90 High Street sits at the heart of the mixed-use centre of the town on the east side of the street with Akehurst Lane (and historic routeway) to its south.
- 1.3 Nos.90-92 are Grade II listed (see Appendix E for full List Description). It was added to the National Heritage List for England (NHLE) on 30<sup>th</sup> September 1969. Nos. 90-92 High Street lie within the Sevenoaks High Street Conservation Area. The conservation area was first designated in 1971 and reviewed in 1992 and 2008. It contains over one hundred listed buildings and covers an area of approximately 20 hectares. There is an adopted conservation area appraisal and management plan. The appraisal and management plan were adopted in 2008 as Informal Planning Guidance.
- 1.4 Flat 3 of No.90 High Street, the subject of this report, is presently unoccupied and in a fair to good condition. This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the history and development of the building, identify the principal elements of historical and architectural significance.

## 2.0 Historical Background

- 2.1 Sevenoaks has its origins in the 11<sup>th</sup> Century when it was part of the archiepiscopal manor of Otford. The settlement had a church on the site of the present St. Nicholas church from the late 11th Century or earlier. An early two-cell building beneath the present church was discovered during archaeological excavations in 1993.
- 2.2 Sevenoaks is believed to derive from the Saxon word “Seouenaca”, the name given to a small chapel near seven oak trees in Knole Park around 800 A.D.
- 2.3 The market was founded in the 13<sup>th</sup> century. Originally the market grew up at the southern end of town but moved to the Shambles area between London Road and High Street in the late 13th century.
- 2.4 Flemish weavers settled in the area in the 14th Century and their industry was to flourish for 300 years. This was followed in Tudor times by other industries, for example papermaking, market gardening, hop growing and the extraction of coal. Iron smelting followed in the 17th Century.
- 2.5 The Shambles in the heart of the town developed as a market and accommodation for labourers on the Knole estate and by 1687 the structure of Sevenoaks High Street and market place were well established and helped to increase the prosperity of the growing town
- 2.6 The railway arrived in 1862 with a station at Bat and Ball followed by a further station at Tubs Hill in 1868. Sevenoaks then began its expansion into a base for commuting workers to London.
- 2.7 Given its location, No.90 and 92 probably originated as a mixed use building with shops to ground floor, possible workshops to the rear and accommodation above.

### Cartographic and other documentary evidence

- 2.8 For the purposes of this application the map regression has taken the first edition Ordnance Survey (**Figure 1 Appendix B**) as its starting point. Nos. 90-92 is shown fronting the High Street with No.90 having built form along what is now Akehurst Lane and No.92 comprising having a narrow garden with trees. What was know as Webbs alley separates the extended plot from orchards beyond to the east.
- 2.9 A photograph of the High Street believed to date from c1890 (**Figure HP1 Appendix C**) shows the distinctive double bays of No.90 with awnings over the first and second floor windows to the left hand bay.
- 2.10 The second edition Ordnance Survey map of 1901 (**Figure 2 Appendix B**) continues to show the building extended into its plot. There is limited change by 1941 (OS 25 inch) (**Figure 3 Appendix B**), but with the notable loss of the Rose and Crown PH to the north leaving a significant gap to the High Street (filled by 1961).
- 2.11 There is an aerial photograph of the town dated to 1939 which shows the extent and nature of development to the rear of the plot (**Figure HP2 Appendix C**)

- 2.12 The 1961 25 inch Ordnance Survey (**Figure 4 Appendix B**) mapping shows a continuation of the development to the rear of No.90. This appears wider and deeper to that shown to the previous 1941 mapping and the end of the plot has been developed out with built form.
- 2.13 Planning and listed building consent was granted for Internal and external alterations and provision of new toilets on ground floor, bathrooms, and toilets on first and second floors and removal of chimney stack (planning ref. 75/01222).
- 2.14 The rear of the plot to No.90 was developed out in the 1986-7 and substantially remodelled in 2015/16. At this time, it would appear that the rear portion of the building has been truncated (and subsequently demolished) from the main body of No.90 to leave them as separate entities.

### 3.0 Description

#### Exterior

- 3.1 There is a full list description at **Appendix E**. The following describes in more detail areas not covered by the list description.
- 3.2 The west (principal) elevation facing the High Street (**Figure 1 Appendix D**) is composed with No.92 as a single architectural composition and has symmetrically placed oriel canted bays above modern shopfronts to ground floor. Flat 3 No.90 (**Figure 2 Appendix D**) has modern casement windows with a further timber-framed vertical sliding sash the centre of the façade. The roof is partly hidden behind a parapet and concealed gutter.
- 3.3 The south elevation to Akehurst Lane (**Figure 3 Appendix D**) comprises area of rendered brick, painted brick in an English bond, and weatherboarding. There is evidence (straight joints and changes in brickwork type and bond) for a number of building phases. The weatherboarding is inset so as to be flush with the brickwork. Flat 3 Has 3 no. modern double painted timber casements to this elevation.
- 3.4 The east elevation is white painted render with no openings at second floor for Flat 3.
- 3.5 The north elevation which returns to the rear of No.92 has a narrow projecting wing to ground and first floor (**Figure 4 Appendix D**) part brick in English bond and part weatherboarding. There is further weatherboarding to the elevation adjacent to the extension (**Figure 5 Appendix D**) and two further modern casement windows (a double to the existing bathroom) and single to the existing stair compartment.

#### Interior

- 3.6 A modern stair (**Figure 6 Appendix D**) gives access to a stair lobby which provides access to the rest of the flat.
- 3.7 The internal fixtures, fittings and finishes are entirely modern (they probably date from c1975 when planning and listed building consent was granted for Internal and external alterations and provision of new toilets on ground floor, bathrooms and toilets on first and second floors and removal of chimney stack (planning ref. 75/01222)

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#### **4.0. Discussion**

- 4.1 It is clear that Nos.90 and 92 have seen very significant change not least in the mid to late 1970s where the main building appears to have been truncated from its original plot to the rear and the rear redeveloped separately. This would have involved some major rebuilding of the rear elevation of the building and it is suspected that this is why this elevation is fully rendered.
- 4.2 The brickwork to the front (west elevation) and side (south elevation) shows evidence for a number of build phases including the possible re-fronting of an earlier building which is also when the canted bays may have been introduced to the front elevation.
- 4.3 Despite the potential multi-phasing of the building there is no evidence in Flat 3 of any surviving timber frame. This may be because the building was raised as well as fronted but there is no evidence for this.
- 4.4 Unfortunately, the works in 1975 included the removal of a chimney stack. This removal has left the remaining building somewhat confusing in terms of working out a former historic plan form. Along with the chimney stack it would appear that all internal walls were removed at second floor level.
- 4.5 All of the internal walls, finishes, downstands, windows and doors date from the 1975 refurbishment or later. There is no trace of a plan form at this level.

#### **5.0 The significance of Flat 3 90 High Street**

- 5.1 The significance of Flat 3, 90 High Street comprises solely the contribution the second floor externally makes to the composition of the building as a whole in the street scene. There is no survival of historic plan form and no survival of historic fabric within Flat 3.
- 5.2 The Sevenoaks High Street Conservation Area Appraisal highlights Nos. 90 and 92 as 'Buildings contributing to character' (map 6 character appraisal) and the buildings would fall within the setting of 'important groupings' within the conservation area (as defined within the appraisal).

#### **6.0 Proposed alterations and their potential impact**

- 6.1 The proposed alterations comprise the part removal of two sections of modern partition to provide an open-plan link between the kitchen and living room and the closing off of the present access to the kitchen from the stair hall and creation of a cupboard and the provision of sliding doors to the rear section of the living room replacing an existing door opening and removing a section of the modern partition.
- 6.2 The proposed changes will not result in any loss of historic fabric and they will not impact negatively on the historic plan form (which has been obliterated in earlier refurbishment work).
- 6.3 The proposed works will not harm the significance of this Grade II listed building and will preserve the character and appearance of the Sevenoaks High Street Conservation Area.

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## 7.0 Conclusion

- 7.1 The significance of Flat 3, 90 High Street comprises solely the contribution the second floor externally makes to the composition of the building as a whole in the street scene
- 7.2 No.90 High Street appears to have been the subject of a major refurbishment in the mid 1970s, all with the requisite planning consents. This has had a major impact on the significance of the internal spaces within the building and particularly within Flat No.3. There is no survival of plan form and no surviving historic fabric at second floor within Flat 3.
- 7.3 The proposed changes will cause no harm to the significance of Flat 3 No.90 High Street or to the wider character and appearance of the Sevenoaks High Street Conservation Area.
- 7.4 The proposals are considered to fully accord with the guidance and policy set out in the National Planning Policy Framework and its associated guidance and the local planning policies of Sevenoaks District Council and associated guidance.



## Bibliography

*Sevenoaks High Street Conservation Area Appraisal and Management Plan 2008* Sevenoaks District Council

## Appendix A: Location Map



Location of Flat 3 90-92 High Street, Sevenoaks, Kent, TN13 1LP (highlighted in red)

## Appendix B: Historic Maps

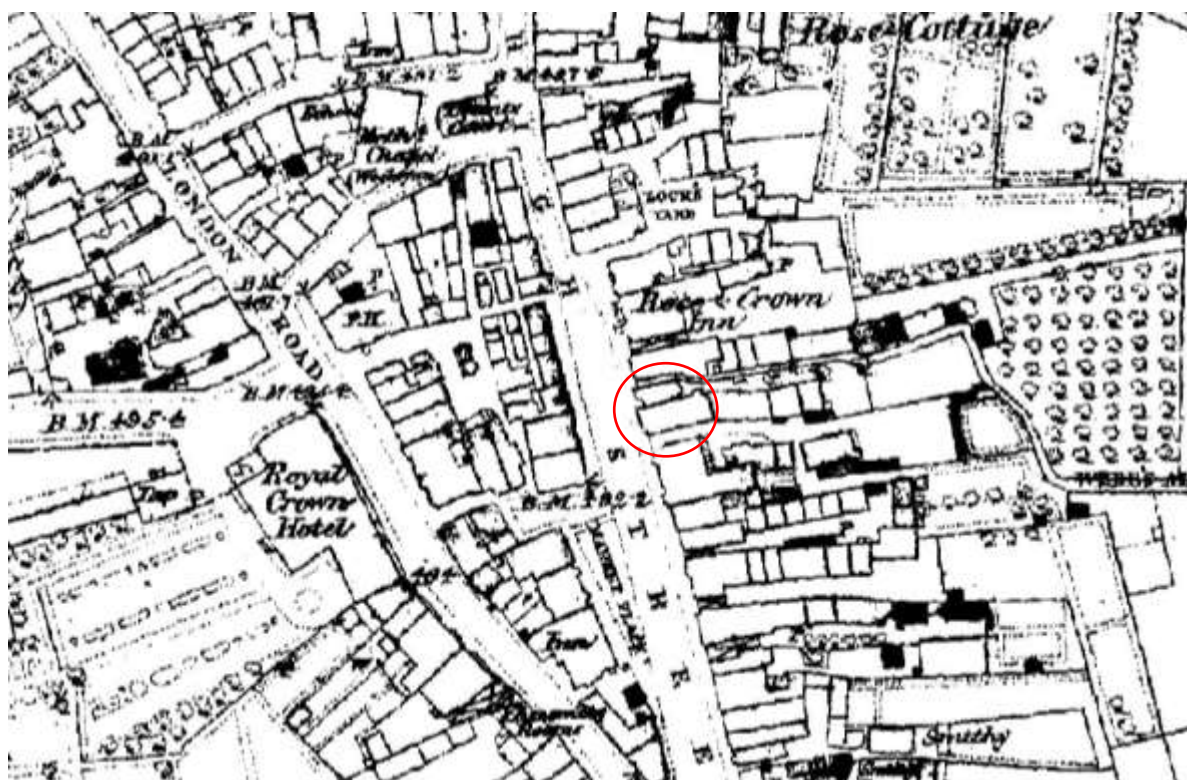


Figure 1: 1<sup>st</sup> Edition 25 inch Ordnance Survey map published 1895 (nos. 90-92 High St. circled in red).



Figure 2: 2<sup>nd</sup> Edition 25 inch Ordnance Survey map published 1909 (nos. 90-92 High St. circled in red).



Figure 3: 25 inch Ordnance Survey mapping published 1941 (nos. 90-92 High St. circled in red).

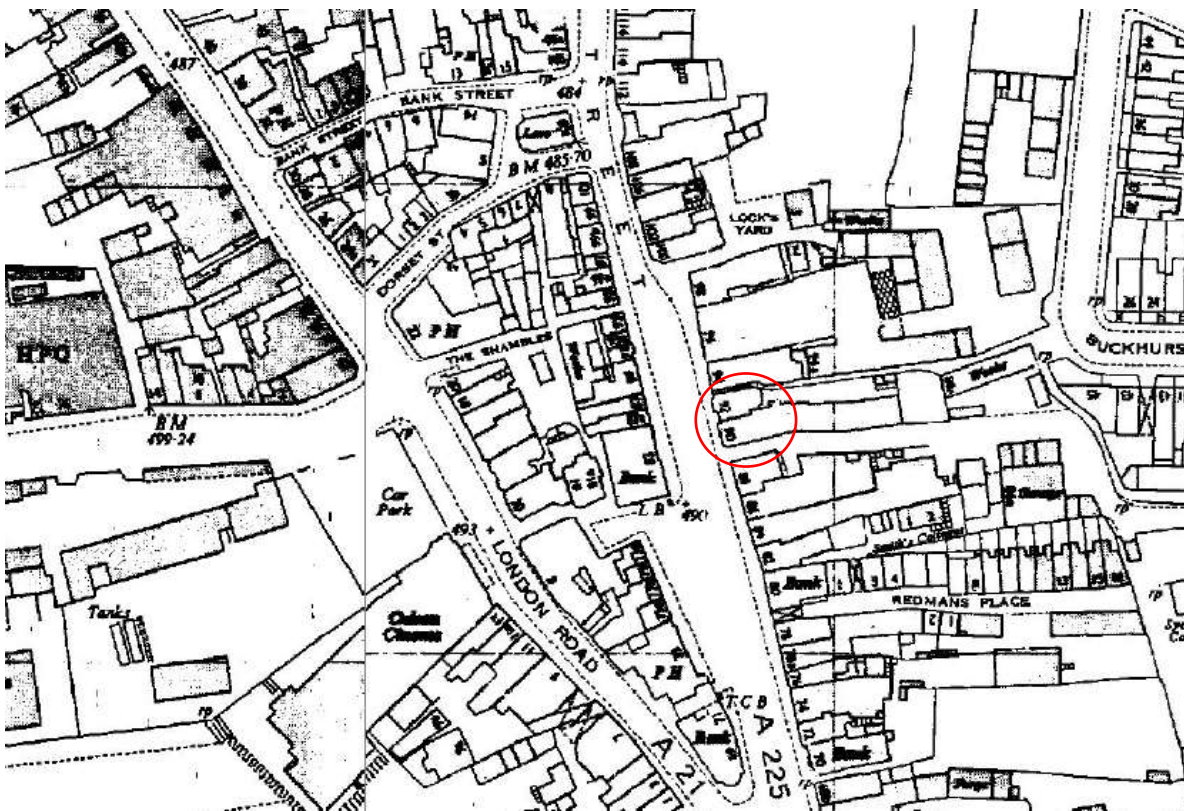
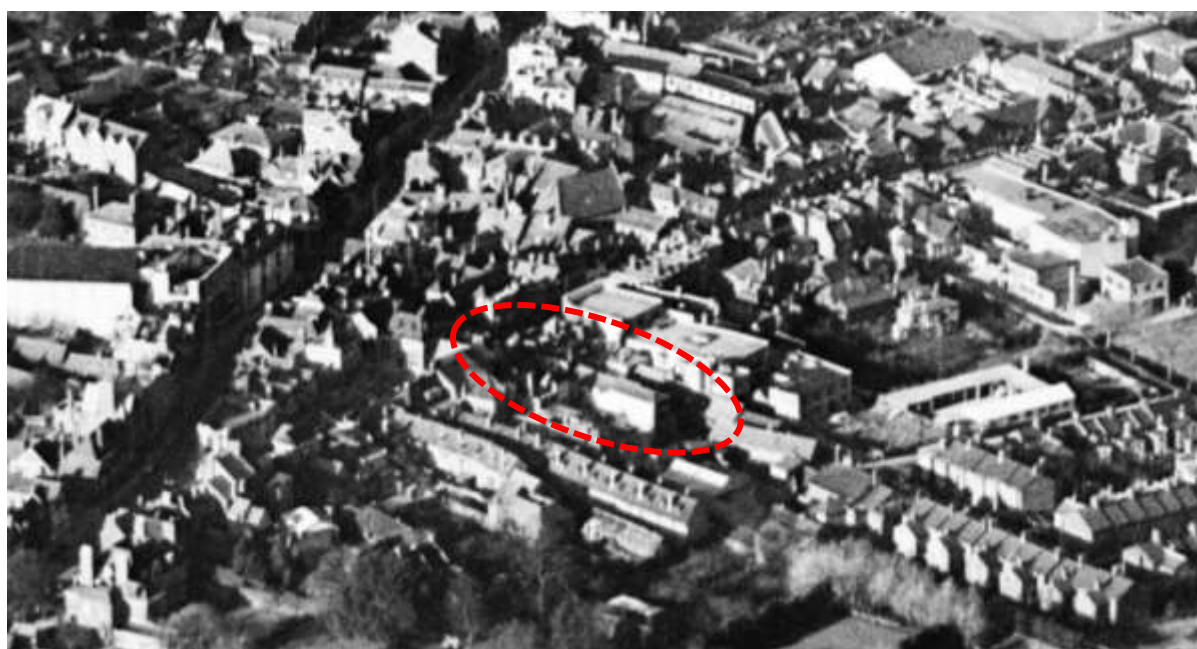


Figure 4: 25 inch Ordnance Survey mapping published 1961-66 (nos. 90-92 High St. circled in red).

## Appendix C: Historic images



**Figure HP1:** High Street c1890 – Nos.90-92 on right of image with projecting canted bays and awnings to windows (L/H bay)



**Figure HP2:** Aerial photograph of town from the south-west 1939 (Nos.90-92 High Street and buildings to rear highlighted in dashed red line)

## Appendix D: Figures



**Figure 1:** West (principal and street-facing) elevation



**Figure 2:** Flat 3, 90 High Street – ‘the site’ (dashed in red)



Figure 3: South elevation to Akehurst Lane





Figure 4: Part east and part north (rear) elevation



**Figure 5:** North elevation (adjacent to No.92)



**Figure 6:** Flat 3: Stair and stair compartment/hall



**Figure 7:** Stair hall and partition (part) for removal (from present kitchen door)



**Figure 8:** Canted bay window to living room (west elevation)



**Figure 9:** Kitchen and window to west elevation



**Figure 10:** Partition between present kitchen and living room for removal



**Figure 11:** Rear section of living room – section of partition to be removed to left of photo





**Figure 12:** Present kitchen door to be blocked and cupboard inserted to hall side

## Appendix E: List Description

# 90 and 92, High Street

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1086014

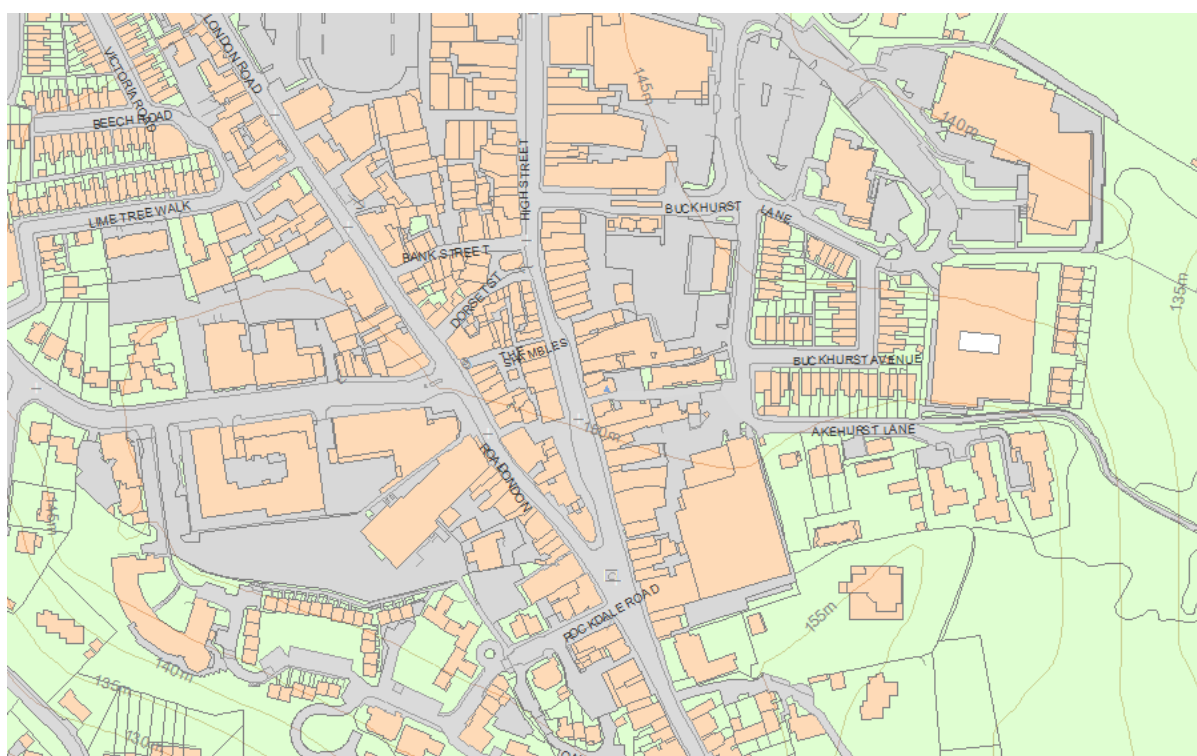
Date first listed:

30-Sep-1969

Statutory Address:

90 and 92, High Street

## Map



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number 102006.006.

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1086014.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 22-Sep-2021 at 12:33:12.

## Location

### Statutory Address:

90 and 92, High Street

The building or site itself may lie within the boundary of more than one authority.

### County:

Kent

### District:

Sevenoaks (District Authority)

### Parish:

Sevenoaks

### National Grid Reference:

TQ 53086 54648

## Details

TQ 5354/1/19

HIGH STREET(East Side) Nos 90 and 92

30.9.69 GV II Late C18. Painted brick. Three window facade of three storeys. Modern shop fronts on ground floor. Splayed projecting bays to right and left on first and second floors with painted boarded fronts with grooved lines in imitation of stone courses and containing sash windows. Oblong sash window in centre on first floor. Square sash window in centre on second floor. Moulded projecting wooden cornice and concealed leaded gutter. Hipped tile roof. Second floor sash windows with glazing bars. Yard entrance between Nos 88

and 90.

Nos 86 to 92 (even) form a group.

Listing NGR: TQ5308654648

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

172194

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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