



**Brindle
& Green**

Heritage Statement

Welling Football Club, Bexley, London

Report Reference: BG23.162

April 2023



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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Woolwich Road Ltd. to compile a Heritage Statement regarding the proposed development at Welling United Football Club, Bexley, London. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statement and Heritage Significance and The Setting of Heritage Assets. This report was prepared by Thomas Hough MSc, Head of Archaeology.
- 1.1.2 The site is located on the southern side of Park View Road, equidistant from the areas of Welling and Bexleyheath in the London Borough of Bexley. Danson Park is located immediately to the south. The surroundings are predominantly urban, largely consisting of residential development to the east, north and west. Woodland and parkland are situated to the south. The site is the subject of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building. An initial proposed drawing can be seen within Appendix 5 of this report.
- 1.1.3 This assessment establishes that impacts to the heritage assets within the surrounding area are negligible, with 'No Harm' perceived to any of the designated heritage assets within the surrounding area. Danson Park supports a well-maintained designed landscape, with woodland along the northern boundary providing visual screening from the development site. Although the completed residential block, being eight stories in height, may be visible from some specific, limited viewpoints within the park, when considering within context the built-up environment to the north of the park this would not be expected to result in any perceivable impact to the appeal of the park. From the main significant viewpoints in the vicinity of the mansion and stable building, it is not expected that the development will be visible, and as such 'No Harm' is expected on the significance of the park itself, and the listed buildings within. 'No Harm' is also expected to other listed buildings in the area, given they are located within built-up settings and outside of visual range.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Woolwich Road Ltd. to compile a Heritage Statement regarding proposed development at Welling United Football Club, Bexley, London. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.
- 2.1.2 The site is located on the southern side of Park View Road, equidistant from the areas of Welling and Bexleyheath in the London Borough of Bexley. Danson Park is located immediately to the south. The surrounding is extensively urban, largely consisting of residential development to the east, north and west. Woodland and parkland are situated to the south. The site is the subject of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building. An initial proposed drawing can be seen within Appendix 5 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

3 Methodology

3.1 Planning Policy

- 3.1.1 The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2021), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 189 of the NPPF states that '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'.
- 3.1.3 Paragraph 190 states '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'.
- 3.1.4 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.5 A 'designated heritage asset' can comprise a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.6 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.7 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment.

3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	17/04/2023
Magic Maps	Designated heritage assets	1km	17/04/2023

Consultant	Requested Data	Search Radius	Date Requested
National Library of Scotland	Historical maps	Site area	17/04/2023

3.3 Assessment of Impact

3.3.1 In determining the potential heritage impact of development proposals, ‘significance’ is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

3.3.2 ‘Setting’ is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.4 Assessing the significance of an asset

3.4.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).

3.4.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’.

3.4.3 For a definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating to architectural and artistic.

3.5 Assessing the setting of an asset

3.5.1 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

3.6 Assessment of Impact

3.6.1 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

3.6.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

3.6.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

3.7 Site Walkover Survey

3.7.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 18th April 2023.

3.8 Limitations

3.8.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Site Description

Geographical Context

- 4.1.1 The application site can be found at TQ 47142 75621 and comprises the football ground of the Welling United Football Club, situated along the southern side of Park View Road (A207), roughly 0.6km from the centre of Welling to the west, and 1km from the centre of Bexleyheath to the east. Located within the London Borough of Bexley, and as such the surrounding environment comprises built-up urban areas to the east, north and west. Woodland and parkland of Danson Park is located immediately to the south.

Historical Context

- 4.1.2 For most of its history, the site will have been located within a rural area to the south of London, Park View Road (A207) forms part of the route of Watling Street, the Roman road built from *Portus Dubris* (Dover), through *Londinium* (London), and to *Viroconium Cornoviorum* (Wroxeter) in the Midlands. After the Roman era, the area was located within the Anglo-Saxon Kingdom of Kent, remaining part of the subsequent county of Kent until the 20th century and the creation of Greater London. Watling Street has continued to be used since the Roman era as the main route from the south coast, therefore settlements such as Welling and Bexleyheath established along this route. The wider area remained fairly rural until at least the early 20th century. The Danson estate, originally Dansington expanded to the south from the 16th century. The extant Danson Hall was built in the 18th century, with landscaped parkland designed surrounding the hall. The area is now a public park.

Topography

- 4.1.3 The elevation of ground within the study site is uniform at approximately 44m above Ordnance Datum (aOD).



Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Designated Heritage Assets

5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.

5.1.2 There are no World Heritage Sites, Scheduled Monuments or Registered Battlefields within the site or within 1km of the site (Appendix 3).

5.1.3 One Registered Park and Garden is located within 1km of the site and summarised below:

Table 2: Details of the Registered Park and Garden within 1km of the site

Name	Location	Notes
Danson Park	Adjacent to southern boundary; TQ4710575029, TQ4743874937	Remains of an C18 landscape park attributed to Nathaniel Richmond. The original Danson estate, known in C16 as Dansington, was, between 1571 and 1723, enlarged from 100 acres (c 41ha) of woodland and arable to 250 acres (c 104ha) ornamented with waterworks and fishponds. The mansion was altered in the 19 th century. Part of the estate was acquired by the council in 1924 and developed for housing, the remainder opened as a public park in 1925. The mansion was closed in 1970 and remains empty.

5.1.4 The site is not present within an Historic Conservation Area, however the Red House Lane Conservation Area is located 1km to the south-east of the site, and the appraisal document (London Borough of Bexley, 2008) was reviewed for the purposes of this assessment. Although not a conservation area, A character study for Bexley has also been compiled (London Borough of Bexley, 2021)

5.2 Listed Buildings

5.2.1 A total of five listed buildings and structures are located within 1km of the site (Appendix 3), comprising a Grade I, a Grade II* and three Grade II structures. These are detailed in Table 3.

Table 3: Details of Listed Buildings within 1km of the site

Name	Date listed	Location	Reason for designation
Stables to Danson Park	01/10/1953	0.2km S; TQ 47217 75348	Grade II* stables building. These are contemporary with Danson Park Mansion, circa 1765, and were presumably designed by Sir Robert Taylor. Half-H plan. Portland stone. Stringcourse. Slate roof.
Danson Park Mansion	01/10/1953	0.38km SE; TQ 47273 75179	Grade I house. This mansion was built by Sir Robert Taylor about 1765 for Alderman, later Sir, John Boyd and originally called Banson Hill. Wings were added later, which have since been demolished. The Park was laid out by 'Capability' Brown in 1761. The house is of Portland stone; the ground floor being rusticated. It has 3 storeys; the principal apartments being on the first floor. Heavy modillion eaves cornice. Slate roof.
Former Fosters Primary School	20/11/1997	0.62km NW; TQ4666676137	Grade II, formerly a school with a former schoolmaster's house. Built in 1879, of brown brick with red brick dressings, some pointed tiles to gables and renewed tiled roof with ridge tiles.
The Crook Log Public House	17/12/1980	0.65km E; TQ 47818 75496	Grade II public house, 18 th century. Formerly called The Fox and Hounds, a coaching inn. Two storeys. Two windows. Painted brick, tiled roof.
71 Danson Road	18/07/2003	0.83km SE; TQ 47623 74859	Grade II house built in 1934. Modern Movement style. Brick rendered with flat roof with two rendered chimneystacks and metal balustrading.

5.3 Photographs



Figure 2: View of the Welling United football ground, looking north.



Figure 3: View along Park View Road looking west.



Figure 4: View along Park View Road looking east.



Figure 5: View north towards the site from the perspective within Danson Park.



Figure 6: The Grade II* stable building within Danson Park



Figure 7: Danson Hall, a Grade I building.



Figure 8: View south from the Danson Hall.

5.4 Historic mapping

5.4.1 An analysis of historic mapping resources (Appendix 4) depicts the development of the area surrounding the site for the period 1898 – 1960, as well as allows a comparison to the present day. The 1898 map depicts the area as it was prior to extensive modern development in the 20th century. The original historic cores of Welling, to the west, and Bexleyheath, to the east, can be seen along Watling Street, with rural areas to the north. The original extent of Danson Park can also be seen to the south, prior to part of it being bought by the council for development. The site appears to have formed part of an area of undeveloped land on the northern extremity of this park. The extent of development in the area can be seen in the 1960 map, with extensive areas of residential development and access roads, as well as the football ground comprising the site. Little change to the area has occurred to the present day.

5.5 Assessment of Significance

5.5.1 Danson Park comprises a landscaped parkland, featuring a relatively flat topography, though Danson Mansion is located on a slightly raised elevation relative to the surrounding park, with the land sloping to the south towards the lake. The mansion was designed with this viewpoint in mind, with this being retained to the modern day, albeit with modern residential development now present further to the south. The land also slopes slightly to the north of the mansion,

though the landscape in this direction has been retained to a less of a degree due to development of the modern car park. However, along the north of the park, a woodland is well-established providing a visual screen from the perspective of Park View Road. As such, both the stables and mansion are not visible from the site.

5.5.2 Part of the park to the west was purchased for development in the 1920s, and now comprises a housing estate. Some recreational and amenity facilities, as well as a car park are also now located within the northern half of the park. As such, the mansion and stables onsite support historical and architectural significance. Although there is an historical relationship between these two buildings, their communal significance is limited due to these modern alterations. The mansion is best appreciated from the south in the direction of the lake.

5.5.3 The Bexley character statement points out how Welling owes its existence to Watling Street, an important historic route. Welling will have originally formed a medieval village along this road, with buildings fronting onto Watling Street, with small lanes and alleys providing access to agricultural fields to the rear. Any original street pattern beyond Watling Street has been lost over the course of the 20th century. However, this route will have been used as a staging route between London and Dover, with some evidence of this still present along the road. The Crook House Pub, located to the east of the site originated as a coaching inn during this period and is now a listed building. The Bexley character statement points out how two large retail buildings, and a housing estate built at the junction of Danson Lane, close to the Crook House Pub have had a detrimental impact of the character of this area. As such, this building supports a historic value in this context, as well as an architectural value as an example of this type of building, though its value provided from the surrounding setting has largely been lost, aside from the fact of its position along Watling Street.

5.5.4 The Red House Lane Conservation Area encompasses a series of buildings which were originally fairly rural, with historic mapping depicting them being surrounded by agricultural fields. This setting has now entirely been lost, as the area has been subsumed by early 20th century residential development, however the historic street pattern is still largely present. The significance of this conservation area, and the listed buildings within derives from the architectural value of the buildings within the area, particularly Red House itself, as well as the immediate landscaped gardens which seclude the buildings within and provide screening from the wider environment. There is also a low archaeological value due to the potential for buried remains.

5.5.5 Other listed buildings comprise a Victorian School and a 20th century residential dwelling. Their significance is based on their respective historic and architectural value.

6 Assessment of Impact

6.1 Proposed development

6.1.1 The site is subject of a full planning application for the renovation and expansion of the Welling United football ground, including the development of a residential apartment building. An initial proposed development layout can be seen within Appendix 5 of this report.

6.2 Current land use

6.2.1 The site currently comprises the existing Welling United Football Ground and stands.

6.3 Impacts

6.3.1 A total of five listed buildings and structures are located within 1km of the site (Appendix 3), comprising a Grade I, and four Grade II structures.

Danson Park

6.3.2 Danson Park, a Registered Park and Garden is located immediately adjacent to the south of the site, with the Grade I mansion house and Grade II* stables situated within. This park comprises a designed landscape, with notable views to the south of the mansion. The setting of the park is well-retained, though the development of the car park between the mansion and the stables has somewhat impacted the setting in this location. Mature woodland is located along the northern boundary of the park, which provides visual screening from the perspective of the park. The existing football ground is not visible from the park, in addition to the other built-up areas along Park View Road. The proposed residential block is to be situated along the northern side of the football ground. With the proposed residential development being eight stories in height, a layout of the Zones of Theoretical Visibility (ZTV) has been developed to show which perspectives the completed development may be visible from. This layout shows that the residential block may be visible from certain perspectives within the park, the most prominent being at the north-eastern corner. This should however be taken into consideration in the context of existing built-up development already present along Park View Road. The development is not expected to be

visible from the perspective of the mansion house, or of the stable, with other viewpoints being only partial. As such, it is not expected that the proposed development would result in any detrimental harm to the appeal of the park and the listed buildings within.

Red House Lane Conservation Area

- 6.3.3 The Red House Conservation Area is located 1km south-west of the site, with a ZTV analysis suggesting that it is unlikely that the completed development will be visible from the perspective of the conservation area. It is considered that the value of this conservation area derives from a restricted setting within the boundaries of the conservation area, as any wider setting was lost to development in the early part of the 20th century. As such, 'no harm' is perceived to this conservation area by the development.

Other listed buildings and structures

- 6.3.4 Three other listed buildings were highlighted within the search radius. All of these are located within built up areas to the north and east and located at least 0.6km from the site. These buildings are all located outside of visual range of the site. The analysis of the likely visibility of the development after completion shows that the residential block may be within visual range from the perspective of the Crook Log Public House, and the Former Fosters Primary School listed buildings. However, this potential visibility should be taken into context of the built-up areas in which these listed buildings are already located in. The Bexley character assessment notes now the residential development adjacent to the Crook Log Public House has had much more of a detrimental impact to the immediate setting of this building. Although a ZTV analysis reveals that the development will likely be visible to the west from the perspective of within the main road, within the grounds of the pub this will likely be more limited. As such, given the wider setting has a limited contribution to the values of these buildings, it is not expected that the proposed development will result in any perceivable impact on the setting and therefore the historic value of these buildings, with 'No Harm' resulting from the development.

7 Conclusions and Recommendations

- 7.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.

7.2 Conclusions

- 7.2.1 Harm to the significance of a heritage asset can be minimized through the creation of long-term visual / acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.
- 7.2.2 The public and community benefit of the proposed development should also be considered in the context of any heritage concerns. That said, this assessment establishes that impacts to the heritage assets within the surrounding area are negligible, with 'No Harm' perceived to any of the designated heritage assets within the surrounding area. Danson Park supports a well-maintained designed landscape, with woodland along the northern boundary providing visual screening from the development site. Although the completed residential block, being eight stories in height, may be visible from some specific, limited viewpoints within the park, when considering within context the existing built-up environment to the north of the park this would not be expected to result in any perceivable impact to the appeal of the park. From the main significant viewpoints, in the vicinity of the mansion and stable building, it is not expected that the development will be visible, and as such 'No Harm' is expected on the significance of the park itself, and the listed buildings within.
- 7.2.3 'No Harm' is also expected to other listed buildings in the area, given they are located within built-up settings and outside of visual range.

7.3 Further recommendations

- 7.3.1 Given the lack of any perceived harm by the proposed development on the setting of designated heritage assets in the area, no further recommendations are set out at this stage.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

London Borough of Bexley (2008). Red House Lane Conservation Area Appraisal.

London Borough of Bexley (2021). Bexley Local Character Study.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Historic Maps

OS Six Inch, 1898

OS 1:1250, 1960

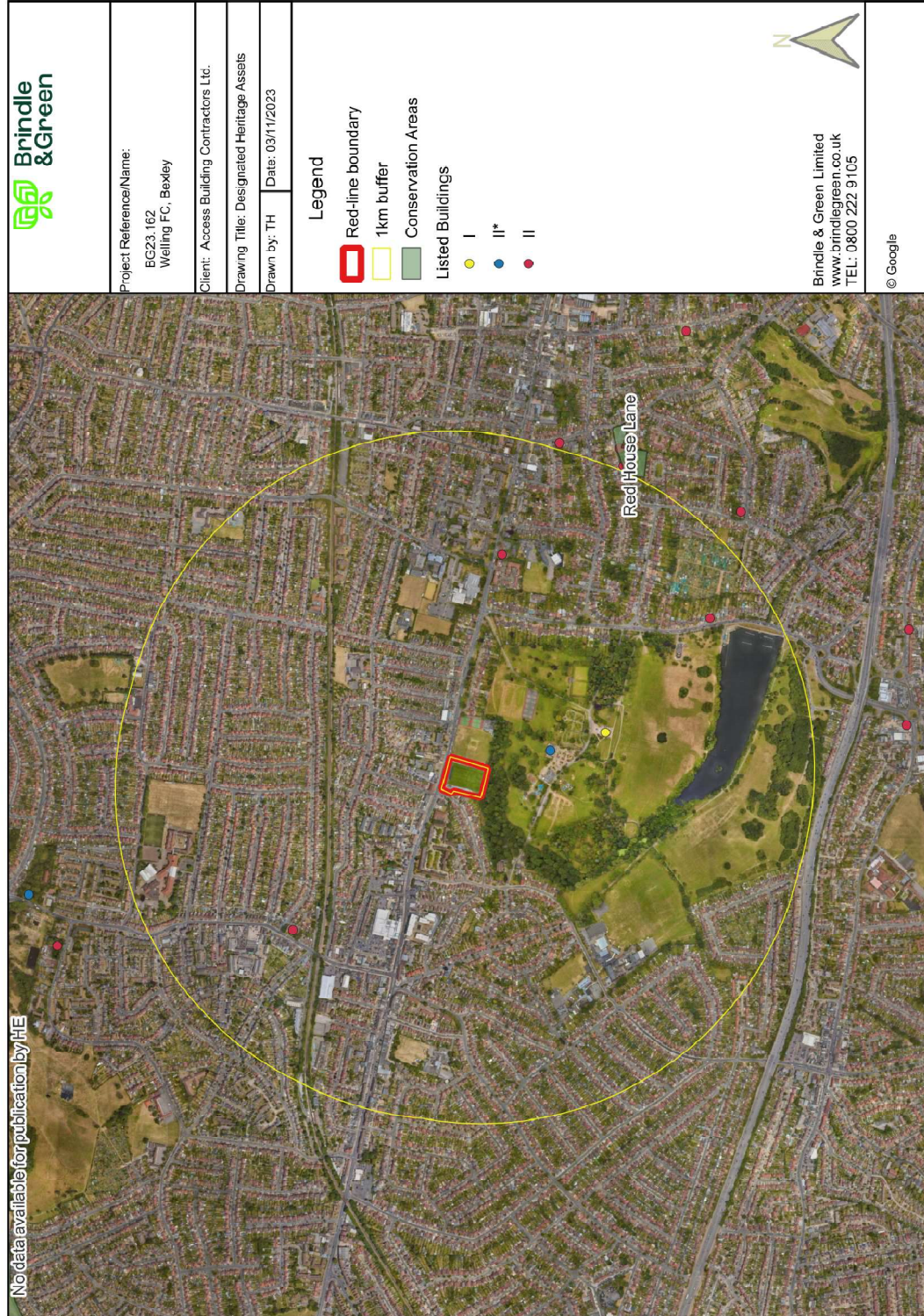
Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 9: Details of designated heritage assets and listed buildings within 1km of the site.



Appendix 4. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 10: Section of the 1898 OS Map

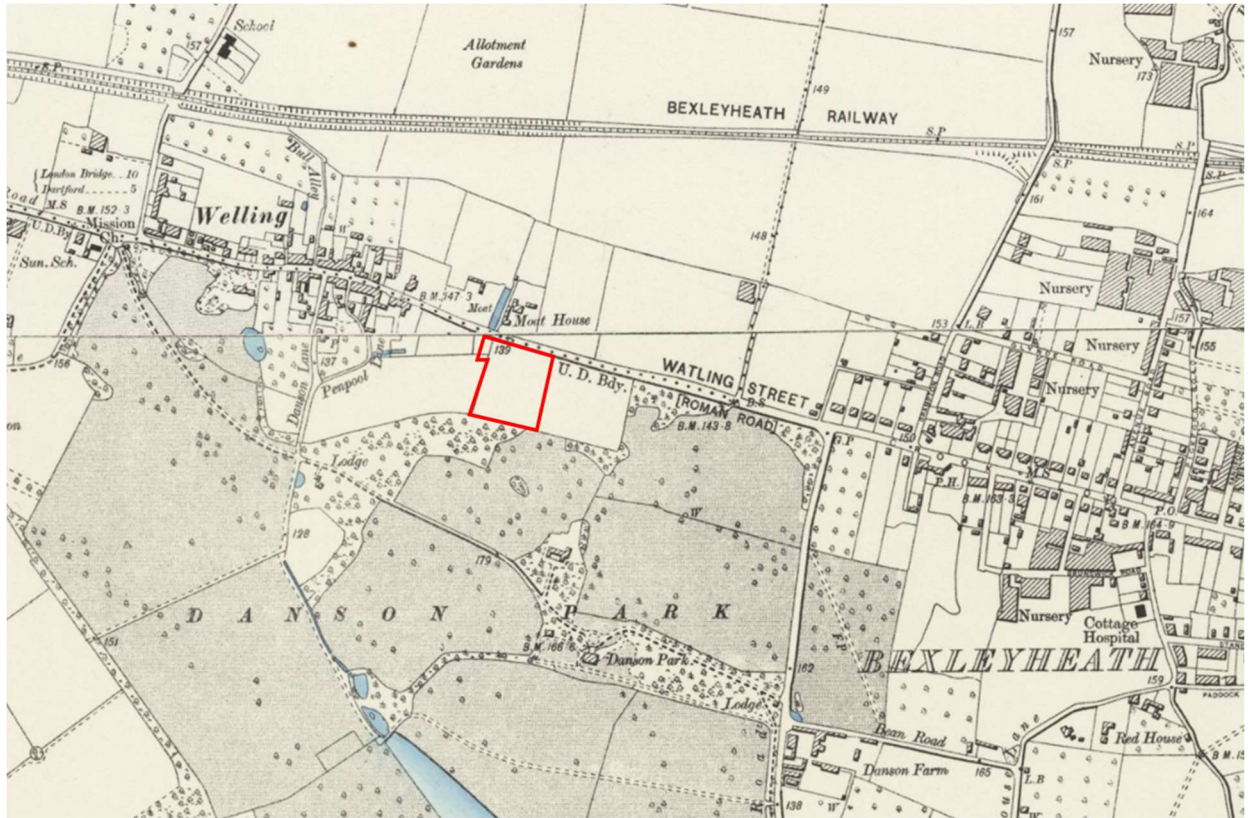


Figure 11: Section of the 1960 OS Map

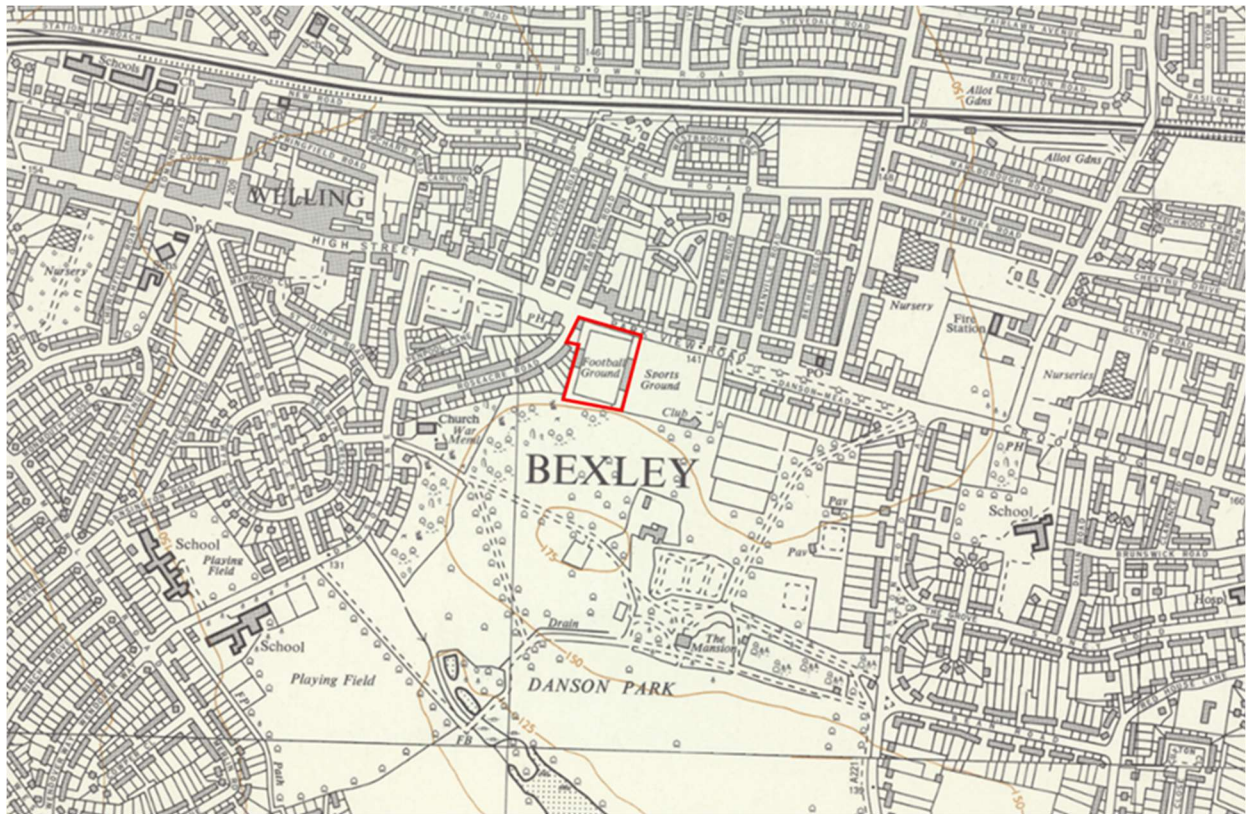


Figure 12: Section of a modern satellite image.



Appendix 5. Proposed Plans



Appendix 6. Zones of Theoretical Visibility

