HSG06: Land off Salmons Lane West, Caterham

Review of Heritage Considerations in relation to the promotion for housing allocation

September 2019
Review of Heritage Considerations in relation to the promotion for housing allocation

Site
HSG06: Land off Salmons Lane West, Caterham

Planning Authority
Tandridge District Council

Prepared by
William Bedford BA MCIfA

Approved by
Dr Rob Smith MCIfA

Issue Date
September 2019

Orion Ref
PN2361
Contents
Introduction
Review of heritage baseline and key issues
Analysis
Summary and conclusion
Sources Consulted

Plates
Plate 1 Looking NE towards listed building
Plate 2 Looking S towards listed building
Plate 3 Looking N from listed building towards airfield; non-designated workshop building is on right
Plate 4 Looking NW across northern part of study site

Figures
Figure 1 – Mid-20th century OS map of study site and surrounding area
Figure 2 – Plan of constraints and potential development areas
Introduction

1. I am William Bedford of Orion Heritage Ltd ("Orion Heritage"). I hold a BA degree in Anthropology and History and am a Member of the Chartered Institute for Archaeologists (CIfA), the professional institute for archaeologists and other heritage professionals. I am a Director of Orion Heritage which is a leading UK heritage consultancy. I have 17 years’ experience as a professional archaeologist and heritage consultant. I have been employed by Orion Heritage since June 2016, prior to which I was a Director at CgMs Consulting, another heritage consultancy.

2. I have personally dealt with major developments affecting the historic environment and with setting issues throughout the UK. I have also appeared as a historic environment expert at public examination for site allocations as well as planning appeal hearings.

3. I have been instructed to review the proposed allocations site HSG06: Land off Salmons Lane West, Caterham (the study site) and consider whether it is an appropriate site to allocate for residential development with regard to heritage considerations. Any allocation of the study site would be within the forthcoming Tandridge District Council Local Plan to 2033.

4. To inform this statement I have undertaken a site visit and researched the background of the Kenley Aerodrome Conservation Area (CA), and the grade II listed Former Dining Room and Institute which is adjacent to the study site.

Review of heritage baseline and key issues

Former dining room and institute at former RAF Kenley

5. The Former Dining Room and Institute building is located outside of the study site boundary, but is located centrally within the study site, which nearly surrounds it. It is grade II listed (NHLE 1334946), and dates to 1932, and was designed by the Air Ministry’s Directorate of Works and Buildings. The significance of the building is derived from its architectural interest, historic interest and group value with the other historic features of interest in the Aerodrome.

6. The setting of the building comprises in large part the experience provided by the immediate vicinity of the building (see plate 1), which provides a positive appreciation of the building’s architectural merit and its historic interest. However, views and appreciation of the building from the wider area is limited, and largely screened by intervening trees and other elements (plate 2).

7. In addition to the experience of the building, the view from the rear elevation towards the north provides a glimpse of the airfield, and some associated buildings, which while not in themselves historic, do nonetheless provide understanding of the contextual relationship the listed building has with the remainder of the airfield (plate 3).

8. These two elements of the building’s setting provide an important appreciation of the significance of the building, and so make an important contribution to the building’s significance. The remainder of the surrounding area provides a limited appreciation and experience of the building and so make only a limited contribution.
Plate 1 - Looking NE towards listed building

Plate 2 - Looking S towards listed building
Kenley Aerodrome Conservation Area

9. The Kenley Aerodrome is thought to be the most complete WWII aerodrome associated with the Battle of Britain to survive as is noted in the appraisal for the area. Therefore much of the significance of the CA lies in the preservation of key remains within it, as well as the legibility of those remains and of how they interrelate. The study site is located within Sub Area 2 of the CA, which comprises the area surrounding the institute building and workshop.

10. The remains of the workshop building and the listed institute building are both surviving elements of the aerodrome, and so both make contributions to the significance of the CA. The institute building makes an important contribution to the CA, while the former workshop’s contribution is limited due to its derelict condition. Planning consent was granted to convert the workshop building for use as a meeting room, but the building suffered a partial collapse during construction works. As such, the conversion of the building for other uses is now understood to not be viable due to the condition of the building.

11. The former parade ground, immediately to the south of the institute building, is also significant in that it provides an important means of appreciating the listed building, but also preserves a historic open space, albeit now mostly under a school playground.

12. The remainder of the study site comprises areas that were formally occupied by buildings, which have been demolished over the course of the last 70 years (see Figure 1).
13. Therefore while they may preserve some fragmentary buried remains of these buildings, the current character is of a disused plot in the northern part of the study site (see plate 4) and an enclosed field in the southern part.

14. It is clear that the study site has some heritage sensitivities, namely by forming part of the setting of the listed institute building and also forming part of the CA and containing some surviving elements from the airfield, such as the workshop building.
As such it is possible that the development of the study site could result in harm to the significance of these heritage assets.

15. With regard to the listed building, it is important to note that for the most part the study site occupies areas that make a more limited contribution to the overall significance of the building. As such any impact resulting from the development of the study site would be less than substantial.

16. Likewise, the development of the study site would not affect the main airfield, the open character of the airfield, nor any of the designated heritage assets within the CA. Furthermore, it would occupy a relatively modest part of the overall airfield. The loss of the workshop building could be partially mitigated by a programme of building recording to preserve its historic interest and enhance appreciation of its significance. As such any impact resulting from the residential development of the study site would comprise less than substantial harm.

17. Furthermore, there are a number of measures that can be taken within the development of the study site which would reduce any impacts. These include

- Retention of views north from the institute building towards to airfield to preserve understanding of the group value and contextual relationship between these assets. This will also maintain the legibility of the historic airfield.

- Use good design, which references the heritage of the airfield, to present an improved context for views north than those currently had (see plate 4).

- The area of the workshop building could be redeveloped to reference the former workshop buildings, for example in layout and/or by means of other design cues. This would reinforce legibility of the study site’s historic role within the overall CA.

- Improve connectivity with the footpath on the airfield by creating pedestrian link between institute building and airfield and other parts of the aerodrome, and supplement with information boards. This will reinforce understanding of the interrelated elements of the overall CA, even where there is limited or no visual appreciation.

- Retain key elements, such as the parade ground and the access to the institute to the west, to preserve the experience provided by these elements of its setting. Open space should also be used to provide an additional buffer for the setting of the building.

- Care should be taken with regard to the design of houses along Victor Beamish Avenue, to ensure that these are sympathetic to the character of this part of the CA, allowing for large, well-spaced houses.

18. With the implementation of the above measures, it is considered that the significance of the listed building would be largely preserved, as the key elements of its setting would be preserved, and appreciation of its significance and group value enhanced. There would be some residual impact to the CA, due to the loss of some of the open green space in the south. However, there would be some benefits if the character in the northern part of the CA is improved, and less sympathetic rear
elevations seen there are replaced with a more responsive frontage. There would also be some benefit in increasing connectivity between the listed building and the wider CA. Therefore, it is considered that, with the benefit of the above measures, the development of the study site would result in a relatively low level of less than substantial harm to the significance of the CA. There may be further measures, such as use of open space and detailed design measures which could be used in the southernmost part of the study site to reduce any impacts further.

Figure 2 – Plan of constraints and potential development areas

Summary and conclusion

19. It has been shown that the study site forms part of the setting of the grade II listed institute building, and also contributes to the significance of the Kenley Aerodrome CA. As such the development of the study site has the potential to result in less than substantial harm to the significance of these heritage assets.

20. However, a number of measures have also be set out, which can be taken within any proposed development to protect the setting of the listed building, and enhance appreciation of the integrity of the CA. With the benefit of these measures the significance of the listed building could be preserved, and any harm to the overall significance of the CA would be at the lower end of less than substantial harm. The measures set out are readily achievable, and could be secured as part of the planning process.

William Bedford BA MCIIfA
Director – Orion Heritage
4th September 2019
Sources

General

National Heritage List for England (NHLE)

Historic England Archive

Tandridge District Council emerging Local Plan 2033


Bibliographic

DCMS, 2010. Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979 March 2010

Department of Communities and Local Government. 2019. Planning Practice Guidance


Historic England. 2016. Historic England Advice Note 8 – Sustainability Appraisal and Strategic Environmental Assessment