

BUILT HERITAGE STATEMENT

The White Swan, 22 The Village, Charlton

JCH01966
V1
03 July 2023

BUILT HERITAGE STATEMENT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V1	Final	GP	TC	TC	July 2023

Approval for issue

TC

3 July 2023

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EXECUTIVE SUMMARY

1. This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed change of use, extension and refurbishment of The White Swan, 22 The Village, Charlton, London SE7 8UD.
2. The proposals comprise the conversion of the White Swan to a ground floor retail unit, with the first floor and two additional floors to be for residential use. The proposed additional storeys to The White Swan would have a positive impact on the significance of the building itself, and a minor positive contribution to the significance of the conservation area and the non-designated Nos 12-18, by virtue of reinstating the lost upper floors (albeit with an additional half-storey) to better reveal the architectural cohesiveness of the historic village core.
3. The proposed change of use would result in the loss of the original use of the building, but does retain a community use in the form of a retail unit, thereby maintaining an active frontage. This would have a neutral impact on the conservation area, but result in the White Swan's contribution to the significance of the conservation area being retained, resulting in no harm to the asset.
4. The proposed change of use would have no impact on Nos 12-18 and 43-45, likewise, the proposed extension of the building would have no impact on the significance of Nos 43-45.
5. This Built Heritage Statement meets the requirements of NPPF paragraph 194 and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been produced by RPS to accompany a planning application for the change of use, extension and refurbishment of The White Swan, 22 The Village, Charlton, London SE7 8UD (the 'Site').



Figure 1 - Aerial Photograph showing the conservation area shaded grey, the Grade II listed buildings marked in blue, and the locally listed buildings marked in yellow.

- 1.2 The Site is located within the Charlton Village Conservation Area. To the south of the Site lies Charlton House (NHLE: 1218593), which is a Grade I listed building, however, there is no known relationship between Charlton House and the Site and the House is not therefore included for further assessment.
- 1.3 The Bugle Horn PH (NHLE: 107906) and the Charlton Assembly Rooms (NHLE: 1452263) are Grade II listed buildings located at the west and east end of The Village, respectively. However, as they do not share any association with the Site, they will not be impacted above the impacts to the Conservation Area, and so are not assessed individually.
- 1.4 The Site is not identified as a locally listed building, but it is discussed in the Conservation Area Appraisal as a building of merit, as are Numbers 12-18 (even) and 43-45 (odd).
- 1.5 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably GPA2 and GPA3 have been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.6 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

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

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests 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.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - 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.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.21 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.22 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.23 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.24 As with the NPPF the document defines setting 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'*.

Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

- 2.25 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.26 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.27 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.28 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.29 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.30 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.31 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.32 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Royal Greenwich Local Plan

Policy DH1 Design

- 2.33 States that *all developments are required to be of a high quality of design and to demonstrate that they positively contribute to the improvement of both the built and natural environments*. The following are the relevant points contained within the policy:

i. provide a positive relationship between the proposed and existing urban context by taking account of:

- topography, landscape setting, ridges and natural features;
- existing townscapes, local landmarks, views and skylines;
- the architecture of surrounding buildings;
- the need to retain trees in line with Policy OS(f) and Policy OS(g);
- the quality and nature of materials, both traditional and modern;
- established layout and spatial character;
- the scale, height, bulk and massing of the adjacent townscape;
- architectural, historical and archaeological features and their settings;
- the effective use of land;
- the potential for a mix of uses;
- patterns of activity, movement and circulation particularly for pedestrians and cyclists;
- the cultural diversity of the area; and
- acceptable noise insulation and attenuation;

ii. promote local distinctiveness by providing a site-specific design solution;

iii. demonstrate that the development contributes to a safe and secure environment for users and the public (See Policy CH1);

iv. achieve accessible and inclusive environments for all, including disabled people;

v. create attractive, manageable well-functioning spaces within the site...

Policy DH3 Heritage Assets

- 2.34 The Royal Borough will protect and enhance the heritage assets and settings of Royal Greenwich, including the Maritime Greenwich World Heritage Site, preserving or enhancing the character or appearance of the 20 Conservation Areas, applying a presumption in favour of the preservation of statutory listed buildings and their settings, giving substantial weight to protecting and conserving locally listed buildings, protecting the three registered parks and gardens, as well as Royal Greenwich's archaeological remains and areas of special character.

Policy DH(a) Residential Extensions

- 2.35 Proposals for rear, side and other additions (including basements) should be limited to a scale and design appropriate to the building and locality. They will need to meet the following criteria:

- i. Two storey extensions to the side of semidetached houses will not be permitted unless they are designed to avoid a 'terracing effect' in conjunction with adjacent extensions.
- ii. Flat roofs will not be accepted on side or rear extensions when they would be visible from the public highway.
- iii. All new roof extensions should be designed to respect the scale and character of the host building, the street scene and the surrounding area and respect the amenities of adjacent occupiers.

Policy DH(h) Conservation Areas

2.36 i) Character and Setting

Planning permission will only be granted for proposals which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. Development on sites in the vicinity of a Conservation Area and which would have a visual effect on its character or appearance, should respect the setting of that area.

2.37 ii) Article 4 Directions

Where the character or appearance of a Conservation Area is threatened by inappropriate development, the Royal Borough will seek to control these through the use of Article 4 Directions.

2.38 iii) Protection of Buildings

Demolition of buildings and structures that positively contribute to the character or appearance of a Conservation Area will be resisted. Conservation Area consent for the demolition of buildings will be given only when planning permission has been granted for redevelopment that complies with the character and setting requirements of this policy. When demolition is permitted, it will be subject to the building remaining until a contract for redevelopment is awarded and the timescale for implementation is agreed.

Policy DH(j) Locally Listed Buildings

- 2.39 In considering proposals affecting buildings on the Local List of Buildings of Architectural or Historic Interest, substantial weight will be given to protecting and conserving the particular characteristics that account for their designation. Consequently, proposals for the demolition or unsympathetic alteration of locally listed buildings will be strongly discouraged.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 Charlton Village is situated mid-way between Greenwich and Woolwich and, until the 19th century, was part of rural Kent. The old village stood on top of the Thames escarpment, where the high ground of the Blackheath plateau dropped away towards the riverside in a series of narrow wooded combs. The high street (known as The Village) and Charlton Park Road follow the line of the escarpment, with large areas of green space (Charlton Park, Hornfair Park, Charlton cemetery) remaining on the plateau to the south and east, while the streets to the north (Charlton Lane, Fairfield Grove, Charlton Church Lane) descend steeply towards the Thames-side industrial riverside known as New Charlton, and more recently as Charlton Riverside.

Historic Development

- 3.2 The manor, having reverted to the Crown at the Reformation, was acquired in 1606 by Sir Adam Newton, tutor and secretary to the Prince of Wales. Newton was responsible for building the present Charlton House – the finest Jacobean mansion now surviving in London – between 1607 and 1612. The provisions of Newton's will also allowed for the rebuilding of St Luke's Church in 1630-40. Other buildings remaining from this period include the stables, park wall and garden house. The latter is a very early example of English Palladianism, which has been attributed to Inigo Jones, though this is not corroborated by any documentary evidence.
- 3.3 After Newton's death in 1630 the estate passed to his son and later owners included John Jones; Sir William Ducie who repaired the house in 1659; and Sir William Langthorne, an East India merchant, who lived there from 1680. A map of 1746 shows the property's landscape with three avenues laid out from west to east in the park and a sequence of parterres by the house with the north edge of the estate was bounded by the road south of Hanging Wood that then ran around the east end of the park.

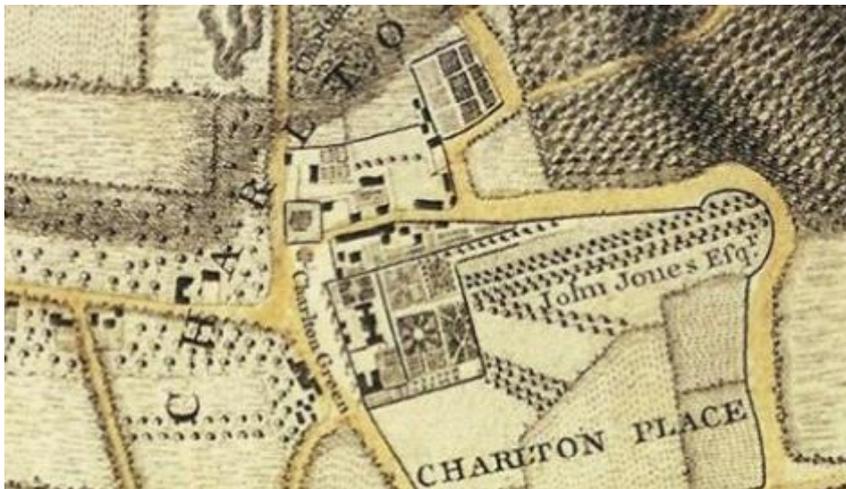


Figure 2 - Rocque's 1741-46 Map of Charlton.

- 3.4 In 1758 the Charlton estate passed to the Maryon Wilson family who remain lords of the manor until 1925. The 18th and the early 19th centuries witnessed comparatively little change in the area. John Rocque's map of 1741-6 shows the village north of Charlton House (called 'Charlton Place') and its park to the south and east, a scattering of houses further west along Charlton Road, and Hanging Wood, still at its full 150-acre extent, to the north-east. Though the park had been re-landscaped by 1780 external boundaries were unchanged and the earliest seen 19th century map shows only houses north of the Village on Fairfield and west on Charlton Road, with some of Hanging Wood still there and a mature wooded landscape in the park.



Figure 3 - 1869 Ordnance Survey (OS) Map.

- 3.5 In 1925 the estate was sold to Greenwich Borough Council and the London County Council. Charlton house has been used as a library and a community centre, and the stables as an area housing office. To the rear of the house is a paved courtyard with two brick archways, and other remnants of the former gardens are found to the south-east of the house, two walled gardens and a flower garden along a formal vista.
- 3.6 The first phase of 'suburban' development came with several large, detached villas built for members of the 'carriage classes', for whom Charlton, with its fresh air, panoramic views and good road connections, made a pleasant commuting base or weekend retreat. The major impetus for suburbanisation came in 1849, however, when the South-Eastern Railway extended its North Kent Line from Greenwich through to Gravesend, with a station at the bottom of Charlton Church Lane. This had the double effect of stimulating rapid industrial growth in the riverside area (known as New Charlton) and encouraging suburban development around the old village. Residential growth was slow at first: groups of large villas were built in Charlton Church Lane and Victoria Way, with smaller cottages in Charlton Lane, Lansdowne Lane and Fairfield Grove.
- 3.7 The increase in population prompted the laying-out of Charlton Cemetery in 1855, east of the park and the building of two new parish churches: St Thomas, Maryon Road (1849-50) and St Paul, Fairfield Grove (1867, now demolished). The Metropolitan Board of Works, whose authority stretched as far out as Crossness beyond Woolwich, built imposing new offices and workshops (now demolished) on the south side of the Village. Nevertheless, as late as 1878 Edward Walford's *Old and New London* could describe Charlton as 'a pretty little village...still green and pleasant' despite 'the gradual extension of buildings'.
- 3.8 Large-scale expansion, joining Charlton up with Woolwich in the north east and Blackheath in the west, came around 1900, when houses were laid out in the combs and sand-pits to the west. The core of the medieval village was largely rebuilt after 1900, with the old timber-framed houses (of which the Bugle Horn Inn is now the only survivor) giving way to brick-built Victorian commercial premises, comprising more than 20 shops according to the 1881 census.
- 3.9 This new-found urbanity was reflected in the building of the Assembly Rooms (under Maryon Wilson patronage) in 1881, and in the growth of Charlton Athletic Football Club, which moved to its present ground, in a former sand-pit known as the Valley, in 1919. Charlton's transformation from village to suburb was confirmed by its inclusion in Metropolitan Borough of Greenwich within the London

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County Council (LCC) area in 1890. A public park (the core of what is now Maryon Park) was laid out by the LCC in 1891, and from 1920 Greenwich built council housing on the old Fair Field on the north side of Charlton Park Road.

- 3.10 During World War I, Charlton House and its grounds had been used as a Red Cross hospital and army camp. In 1925 the Maryon Wilsons finally decided to sell the estate, including Charlton House with its gardens and park, to the Borough Council. In June 1925, the Greenwich Borough Council purchased Charlton House, Park and Estate, comprising 108 acres for £60,000. About 43 acres were transferred to the LCC in 1926 for £22,250.
- 3.11 Although it suffered less than the riverside industrial part of Charlton, old Charlton saw sporadic bomb damage during the London Blitz and its aftermath. St Paul's Church was destroyed by a high explosive bomb on 4th September 1940. Charlton House narrowly escaped destruction by a V-2 rocket in January 1945 which landed between the house and pavilion; the north wing and the garden pavilion were carefully rebuilt. Other properties that suffered damage included serious damage to 2, 2A & 4 The Village which were partly rebuilt and 26-32 The Village, east of The White Swan, which was rebuilt. The White Swan and many other properties in The Village suffered minor damage, although that to the Bugle Horn was more severe. It has to be presumed that the listed boundary wall to Charlton Park also suffered damage as there are extensive areas of rebuilding along the stretch between the park and Torrance Close.



Figure 4 - 1953 OS Map.

- 3.12 The post-war period saw New Charlton comprehensively redeveloped as a series of large housing estates and industrial/retail parks. Around old Charlton redevelopment focused on the Charlton Road area to the west of the village. The Fairlawn/Cherry Gardens estate to the south were built by the Borough from 1947, and the LCC's Thornhill/Springfield Grove estate was laid out on the slopes to the north. Subsequent development has been restricted to infill schemes. In the last 60 years there has been a big turnover of shop leases and some sites in the village have been rebuilt, such as 17-23 The Village, the Co-op and 26-32 flats over. To attract more shoppers to the village and to ease the problems of servicing the shops and pubs, Torrance Close was constructed on land to the east of the Assembly Rooms and the south part of the plots of the properties on the south side of the Village. Torrance Close it is believed was constructed in the 1970s.

Assessment of Heritage Assets

Charlton Village Conservation Area

- 3.13 The Conservation Area was designated in 1968. A detailed analysis of the historical development of the conservation area is contained a 3.2-3.12 and are therefore not repeated here.
- 3.14 The Site is located within Zone 2 of the Conservation Area. This comprises The Village, the two back lanes (Fletching Road and Torrance Close), and the eastern end of Charlton Road. Despite much rebuilding, this area still yields strong intimations of its medieval origins – in the sudden curve at the western end, where St Luke’s stands sentinel amid its cluster of trees, and in the narrowness of the main shopping street with its varied assortment of buildings.
- 3.15 The basic layout of Charlton Village has been determined by the early pattern of land use. The presence of the great house and its grounds ruled out development to the south, constricting the old village within its narrow main street, and forcing later expansion down the escarpment to the north. Within the grounds, evidence of several specialised uses is still apparent, e.g. in the stable yard, the walled gardens and the deer park. The village street once accommodated a mixture of residential and commercial uses, though the latter now predominate at ground level.
- 3.16 The LPA’s Conservation Area Appraisal sets out the special interest of the conservation area as follows:
- The special characteristics of the old village and the surrounding green land.
 - The survival of the old church and the great house with its associated park.
 - The preservation of The Village as an active commercial centre.
 - Traditional treatment of buildings when renovated and traditional shopfronts.

12-18 (even) The Village – Building of Merit

- 3.17 This is a row of four, three-storey houses with shops and carriage entrance at ground floor level. Built in 1879 in a Norman Shaw-influenced Queen Anne Revival style, in red brick with small-paned casement windows, steeply pitched clay tile roofs, tile-hung gables and prominent roof stacks. First floor windows are especially distinctive, with semi-circular glazing bar pattern above the transoms. These form a highly picturesque ensemble in Charlton village street and are inscribed with the initials of Spencer Maryon Wilson, 11th Baronet.
- 3.18 Their rear elevations are plainer, of stock brick with two levels of dormers on the rear steeply pitched tile roofs. The outlook from these rear windows is of the rear yards of 12-20 The Village.

Setting and contribution to significance

- 3.19 The buildings’ position on the road affords views along the road of the building from the west and east. To the rear lies service yards which are accessed from Torrance Close. As part of the centre of Charlton Village, the setting of the building makes a positive contribution towards its significance, in spite of detracting features such as Nos 21-23, a 20th century retail unit.

43-45 (odd) The Village – Building of Merit

- 3.20 Pair of stuccoed early-19th century houses, No. 45 of three storeys with giant pilasters, and triangular pediment over ground floor window; No. 43 smaller and more modest, but retaining its ‘butterfly roof’ and original charming ‘Gothick’ ironwork porch, which sadly is no longer functional since the doorway behind has been converted into a window.

Setting and contribution to significance

- 3.21** The setting of the buildings is formed by the 20th century residential buildings which abut No 45 to the east and the fast food restaurants immediately to the west, which detract from the appreciation of the buildings. On the opposite side of the road, Nos 46-52 comprise three and a half storey town

houses with basements, stuccoed at the first floor with bay windows and stock brick upper storeys. These form the only positive part of the setting of the buildings.

The White Swan, 22 The Village – Building of Merit

- 3.22 The Swan appears to have been constructed in the early 19th century, with records of the landlords going back to 1841. The Swan was rebuilt in 1889 and there is a red sandstone plaque on the east gable wall, unfortunately too worn to read, except possibly the initials of the pub company who owned it.



Figure 6 - 1890 view of The Village with the Swan Inn set back between 20 and the Water Board offices.



Figure 5 - 1915 view of The Village with the Swan Inn set back between 20 and the Water Board offices.

- 3.23 Historic photographs show The White Swan as rebuilt in the late 19th and early 20th centuries. It had an impressive frontage of three and a half storeys (Fig. 7) with taller gabled wings at either end, 4 bays wide. Built of brick with stucco dressings and what looks like a slate roof. The ground floor still has its wide, flat arched centre window with doors either side and canted bays to the ends. On the first floor are 8 paired sashes with glazing bars in the upper sashes only. The building is now cut off above the cornice (Fig. 8). This occurred post-war.



Figure 8 - The White Swan as seen today.



Figure 7 – Mid-20th century image of the Swan Inn front elevation much as built.

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- 3.24 The return, east elevation faces onto a small alley that goes up to a stock brick bottle store in the rear yard. This end wall was meant to be seen: it has the plaque on the wall, a corbelled chimneystack that starts at first floor and an arched entrance under a 9-pane window behind. The rear elevation onto the rear yard, now 'beer garden' is plainer, built of London stock bricks and has been much altered.
- 3.25 The significance of the building is derived from its architectural and historic interest 19th century metropolitan public house, however, the loss of the upper floors has had a detrimental effect on the appreciation of the architectural interest of the building.

Setting and contribution to significance

- 3.26 The setting of the White Swan is formed by its position on the road affording views along the road of the building from the west and east. Views of the building are also obtainable from the passageway on the northern side of the road, from Fletching Road.
- 3.27 To the rear, the former pub garden is now largely overgrown, while the part of the garden adjacent Torrance Close has planning permission for the construction of a single residential dwelling. As part of the centre of Charlton Village, the setting of the building makes a positive contribution towards its significance, in spite of detracting features such as Nos 21-23, a 20th century retail unit.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 It is proposed to convert the White Swan to a ground floor retail unit, with the first floor and two additional floors to be for residential use.



Figure 9 - Proposed front elevation.

- 4.2 The proposed two additional floors have been designed according to the original floors of the building which were removed (see 3.22) post-war and are fully described within the Design and Access Statement.

Assessment of Impact

Charlton Village Conservation Area

- 4.3 The proposals will reinstate the upper floors of the White Swan which were removed post war, and have been designed in accordance with the historic photographs of the lost floors. While the proposals are now for three and a half floors rather than the former three storeys, the upper storey is set back between the gables and will be less appreciable from the road. As such, the proposals would reinstate lost built form and allow the building to be appreciated as a more intact part of the historic village centre. The rear extension would have no impact on the conservation area as it would not be perceptible from the principal thoroughfare.
- 4.4 The materials have been chosen to align with those from the host building and as such will complement the wider character of the village centre. Therefore, the proposed additional storeys are considered to have a minor positive impact on the character and appearance of the conservation area.
- 4.5 The proposed change of use of the building has resulted from its current use no longer being viable, and the risk to the building if left unoccupied. In order to maintain an active frontage and community use, the ground floor is proposed to become a retail unit. The upper floors would form residential units, providing sustainable accommodation within a local centre. As such, the proposed change of use, while resulting in the loss of a public house use, will maintain a community function and will have no impact on the significance of the conservation area.

Furthermore, the Bugle Horn PH at the west end of the centre remains operational, as such a public house will remain within the village centre.

12-18 (even) The Village – Building of Merit

4.6 The proposed extension of the upper floors will reinstate the gable ends to the front elevation resulting in the architectural cohesiveness between Nos 12-18 and the Site being restored. This will strengthen the appreciation of the architectural interest of the buildings, and result in a minor beneficial impact to the significance of the building.

4.7 The proposed change of use would have no impact on the significance of Nos 12-18.

43-45 (odd) The Village – Building of Merit

4.8 Nos 43-45 are further removed from the Site and are of a different architectural style, as such, the reinstatement of the upper floors and the change of use of the building would have no impact on the significance of the building.

The White Swan, 22 The Village – Building of Merit

4.9 The proposals will reinstate the upper floors of the White Swan which were removed post war, and have been designed in accordance with the historic photographs of the lost floors. While the proposals are now for three and a half floors rather than the former three storeys, the upper storey is set back between the gables and will be less appreciable from the road. As such, the proposals would reinstate lost built form and allow the building to be appreciated as a more intact former public house.

4.10 The rear extension would affect the much altered rear elevation only, and would not detract from the architectural significance of the building.

4.11 The materials have been chosen to align with those from the host building and as such will complement the appearance of the building and the wider character of the village centre. Therefore, the proposed additional storeys are considered to have a positive impact on the historic and architectural interest of the building.

4.12 The proposed change of use of the building has resulted from its current use no longer being viable, and the risk to the building if left unoccupied. In order to maintain an active frontage and community use, the ground floor is proposed to become a retail unit. The upper floors would form residential units, providing sustainable accommodation within a local centre. As such, the proposed change of use, while resulting in the loss of a public house, will maintain a community function and will result in its contribution to the significance of the conservation area being retained, resulting in no harm to the asset.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed change of use, extension and refurbishment of The White Swan, 22 The Village, Charlton, London SE7 8UD.
- 5.2 The proposals comprise the conversion of the White Swan to a ground floor retail unit, with the first floor and two additional floors to be for residential use. The proposed additional storeys to The White Swan would have a positive impact on the significance of the building itself, and a minor positive contribution to the significance of the conservation area and the non-designated Nos 12-18, by virtue of reinstating the lost upper floors (albeit with an additional half-storey) to better reveal the architectural cohesiveness of the historic village core.
- 5.3 The proposed change of use would result in the loss of the original use of the building, but does retain a community use in the form of a retail unit, thereby maintaining an active frontage. This would have no impact on the significance of the conservation area, and result in the White Swan's contribution to the significance of the conservation area being retained, resulting in no harm to the asset.
- 5.4 The proposed change of use would have no impact on Nos 12-18 and 43-45, likewise, the proposed extension of the building would have no impact on the significance of Nos 43-45.
- 5.5 This Built Heritage Statement meets the requirements of NPPF paragraph 194 and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.