

Proposed Development of
Land at Ascot Road,
Gravesend, Kent DA12 5AW
(NGR 564927, 172417)

Archaeological Heritage Asset Assessment



February 2021

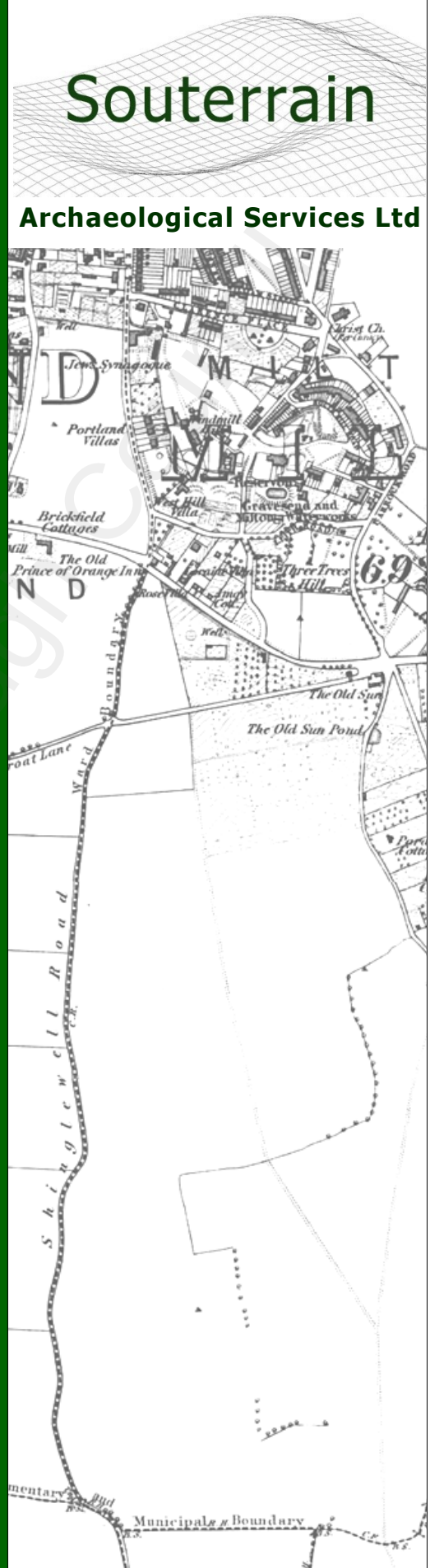
Souterrain Archaeological Services Ltd

for

Holden + Lee

on behalf of

Avery Healthcare



**PROPOSED DEVELOPMENT OF LAND
AT ASCOT ROAD, GRAVESEND, KENT
(NGR 564927, 172417)**

ARCHAEOLOGICAL HERITAGE ASSET ASSESSMENT

Souterrain Project: SOU21-723

February 2021

Produced for:

Holden + Lee

On behalf of:

Avery Healthcare

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Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

A desk-based study determines as far as is reasonably possible from publically available archaeological knowledge (finds of artefacts, discoveries of sites) the nature, extent and significance of the historic environment within a defined area. It is not possible for a desk-based study to predict the presence or absence of buried archaeological deposits at a site.

Report:

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Summary

The Assessment concerns the redevelopment of a plot of land within a suburban neighbourhood of Gravesend, in the Borough of Gravesham, Kent. The plot contains a public house, built in 1932.

The Assessment considers the significance of potential buried heritage assets that might be affected by the proposed development:

Essentially, the Assessment is impartial, analytical and interpretative, and follows a staged approach - from observation and research to analysis of significance. For the purposes of the Assessment a 1 km radius Study Area has been defined, with data primarily sourced from the Kent County Council Historic Environment Record, archaeological investigation reports, and historic mapping.

Buried heritage assets

There are no known archaeological discoveries at the PDA. Indeed, there have been few archaeological discoveries within the Study Area.

The major part of the Study Area is built-over with houses and amenity areas. The suburban landscape largely took shape in the 1920s and early 1930s on former agricultural land, which includes the PDA. A substantial tract of the Study Area had already been developed as a golf course in the first decade of the 20th century. Further 'infilling' and encroachment of open areas took place in the second half of 20th century. All of this development is understood to have taken place without consideration for archaeological inspection or recording.

The dearth of known archaeological sites within the Study Area is thus considered to be a reflection of the absence of archaeological investigation rather than a genuine absence of archaeology. For example, in the mid-20th century a Roman cemetery was found by chance in a back garden, in proximity to the PDA, illustrating that buried archaeology may survive beyond the footprint of a building.

The paucity of known archaeology in the Study Area is contrasted with the immediate surrounding area to the south and southeast where a series of extensive archaeological investigations have taken place in recent years. Here, there is an emerging picture of human activity from the Neolithic period onwards, with an emphasis on an organised, settled and cultivated landscape from the Late Bronze Age through to the Romano-British and early medieval period. In 2018, evidence of the Early Iron Age landscape extended into the Study Area.

The Assessment thus extrapolates evidence from these investigations, considers the archaeological potential of the Study Area and the PDA, and the topography as a key factor in of choice of ancient site location.

The PDA is considered to have low to medium potential for buried archaeological remains of prehistoric to Romano-British date in those parts of the site that have not been impacted by the construction of the public house, and later intrusions. The potential for archaeology of the medieval, post-medieval and modern periods is considered to be low or negligible.

There are no Designated Heritage Assets affected by the proposed development. Although the assessment identified a number of Grade II listed buildings, all are at too great a distance for their significance, historic context or setting to be affected by the proposal.

1. SCOPE OF THE ASSESSMENT

This Archaeological Desk-based Assessment (the 'Assessment') has been commissioned by **Holden and Lee** (Construction Consultants), on behalf of **Avery Healthcare** (the Planning Applicant). It has been prepared for a planning proposal to Gravesham Borough Council (the Local Planning Authority) for the redevelopment of an urban site at Ascot Road, Gravesend, DA12 5AW.

The Proposed Development Area (hereafter PDA) (Fig.1) is currently occupied by a former public house with restaurant. The proposal is to demolish the building and replace it with a Care Home.

The Assessment considers the affects of the proposed development scheme on:

1. Potential sub-surface non-designated heritage assets (deposits and features of archaeological interest) within the PDA based on archaeological knowledge derived from a 1km radius Study Area.
2. Designated built heritage assets (listed buildings and structures) in the environs of the PDA.
3. Non-designated built heritage assets (non-listed buildings and structures) in the environs of the PDA.

The Assessment has been prepared in accordance with Section 16 of the revised National Planning Policy Framework (NPPF) (MHCLG, 2019), 'Conserving and enhancing the historic environment'. The NPPF recognises that heritage assets are an irreplaceable resource and should be considered in the planning process, whether designated or not, and should be conserved in a manner appropriate to their significance (para.184).

Paragraph 189 of the NPPF is pertinent: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The purpose of the document is to allow Gravesham Borough Council (the Local Planning Authority) to assess the particular significance of any heritage asset that may be affected by a proposal (including the affects of a proposal on the setting of a heritage asset), permitting the formulation of an informed decision in the determination of the planning application.

2. RELEVANT POLICIES

The following policies are applicable with regard to the Heritage Assessment:

- *Planning (Listed Buildings and Conservation Areas) Act (1990)*

- *National Planning Policy Framework (2019) Section 16- Conserving and Enhancing the Historic Environment*
- *Gravesend Borough Council Local Plan Core Strategy, Policy CS20: Heritage and the Historic Environment*

2.1 Local Plan Core Strategy

Gravesend Borough Council Local Plan Core Strategy (adopted Sept. 2014) is the foremost document in the Local Plan for Gravesend and is consistent with national planning policy. Policy CS20 concerns heritage assets in the context of proposed development:

Policy CS20: Heritage and the Historic Environment

5.16.10 The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present.

5.16.11 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include:

- *Gravesend Town Centre, its development as a heritage riverside town, and its setting;*
- *The Borough's urban and rural conservation areas; and*
- *Surviving built features and archaeology relating to the Borough's maritime, military, industrial and transport history.*

5.16.12 When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

3. DEFINITIONS

The following definitions are observed throughout the Assessment:

3.1 The Setting of a Heritage Asset

The setting of a heritage asset is defined by the Glossary of the National Planning Policy Framework (NPPF 2019) 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".*

3.2 Significance

The significance of a heritage asset is defined by the NPPF (2019) as: *“The value of a heritage asset to this and future generations because of its heritage interest. The 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 Historic Context

The context of a heritage asset has been defined by Historic England (2017) as *“a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset’s setting”*.

4. LOCATION & DESCRIPTION OF THE PROPOSED DEVELOPMENT AREA

4.1 Location

The PDA is lies in the Civil Parish of Gravesend, in the Borough of Gravesham, Kent. It comprises of a plot of approximately 0.4 of a hectare, on the southwest side of the junction of Central Avenue and Ascot Road, centred at NGR 564927, 172417 (Fig. 2). The site is currently occupied by a redundant public house, with its frontage facing north-eastwards towards the junction. The pub is said to have been erected in 1932, when it was named The Central Hotel. The building has been disused since 2017 (Skelton, 2020).

The PDA is surrounded to the west, north and east by residential properties of mixed age. Those that face the PDA along the north side of Ascot Road and the east side of Central Avenue were built at some time between 1932 and 1938, while those to the west along Ascot Road and Aintree Close were built c. late 1970s /early 1980s. To the south, the PDA is bordered by Central Avenue Open Space, a public playing field (c. 0.8 ha) and former sports ground created pre-1932. Beyond the Open Space is Ridgeway Avenue, built in the 1930s. The site is partly bounded to the east and north by intermittent mature trees and hedgerow shrubs, with wood-panelled fencing to the west and steel park-railing fence to the south.

4.2 Topography

Topographically, the PDA is situated on the east side of the Wrotham Road Dry Valley, on a northwest-facing slope¹, c. 10 m above the valley bottom. The site has a gradual downward slope, south to north; from c. 36.7 m (SW) - 37.2 m OD (SE), to c.35.35 m OD at Ascot Road².

4.3 Geology

The underlying solid geology is mapped by the British Geological Survey as Seaford Chalk of the White Chalk Subgroup” (BGS 2021a) The formation is defined as *‘Chalk with flints. With discrete marl seams, nodular chalk, sponge-rich and flint seams throughout. Typology of flints and incidence of marl seams is important for correlation... ..The lower boundary is conformable on the Grey Chalk Subgroup...’*. The closest available borehole data is c. 460 to the north east at NGR 565300,172700. This revealed soft clay-with-flints

¹ <https://en-gb.topographic-map.com/maps/fvsq/Gravesend/>

² Based on: Topographical survey, CLB Surveys Ltd Drw. No. MA20-4274-1 CLB Surveys Ltd March 2020

at 0.9 m to 8 m below ground level (c. 30 m OD), above soft weather chalk at 8 m to 10.5 m below ground level³.

5. THE PROPOSED DEVELOPMENT

The proposed development is to comprise a Care Home with parking places, access and hard and soft landscaping. The design principles are to be provided in the Design and Access Statement which accompanies the planning application. The design layout used for the purposes of the Assessment is 'Proposed Site Plan' by *TDC Arch Design* (Job No. A202043, Drawing No. AL(9)901, December 2020).

6. DATA SOURCES

Information for the Assessment was collated from the following sources:

- Kent County Council's Historic Environment Record
- National Heritage List for England (NHLE)
- Current planning proposal drawings
- South East Research Framework, Resource Assessment and Research Agendas
- Remote search and review of available historic cartographic sources held at Kent Archives and Local History
- Reconnaissance of the PDA, and its immediate environs (the Study Area)
- Archaeological investigation reports
- Secondary sources
- Online resources

7. AIMS & OBJECTIVES

The aim of the Assessment is to:

- identify the types of heritage assets in the Study Area and their significance;
- consider the significance of any potential sub-surface heritage assets (archaeological remains) at the PDA, as far as is reasonably possible from available records;
- consider potential impacts of the proposed development upon both Designated Heritage Assets and HER-listed Non-designated Heritage Assets and their settings.

This in turn should assist one or more of the following:

- effective design to annul or minimise potential impacts on Designated Heritage Assets and HER-listed Non-designated Heritage Assets and their settings.
- the formulation of a mitigation strategy to ensure adequate preservation, recording or management of heritage assets;
- design and implementation of a strategy for further assessment of affected heritage assets, where the character and value is not sufficiently defined;

³ www.bgs.ac.uk BGS British Geological Survey ID: 725692 : BGS Reference: TQ67SE148, British National Grid (27700) : 565300,172700 [accessed 20.02.21]

- decision making for preservation or enhancement of the historic setting of above-ground heritage assets.

8. APPROACH & METHODOLOGY

8.1 Standard and guidance

The overall approach to the assessment observes both the *Standard and Guidance for Archaeological Desk-based Assessment* of the Chartered Institute for Archaeologists (CIfA, 2014) and recent Historic England advice in *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Oct. 2019).

For the assessment of the potential effects of the proposed development on the setting of a heritage asset, the Appraisal observes Historic England guidance *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3*, (2nd edn. 2017), referred to as *GPA3*.

8.2 Background Data

A Study Area of 1 km radius of the PDA has been defined for the purposes of the Assessment. The primary source of archaeological data for the Study Area is the Kent Historic Environment Record (HER); from a remote search carried out on 20th January 2021.

8.3 Site and Study Area walkover

A walkover of the PDA and its environs was made on the 26th January 2021 by an archaeological heritage specialist. Prior to the site visit, HER data was examined, together with readily available historic cartographic sources, aerial photographs⁴ and archaeological reports. A reconnaissance was also made of the environs of the Study Area by means of publicly-accessible routes. Observations were made with regard to:

- archaeological and historical interest of the PDA in terms of potential subsurface deposits and/or features;
- ground conditions at the PDA and how they may have affected the survival of any archaeological remains;
- the topographical distribution and setting of known archaeological sites;
- the assessment of potential impacts upon both Designated Heritage Assets and HER-listed Non-designated Heritage Assets and their settings.

8.4 Appraisal of Knowledge, Potential and Significance

A broad appraisal and discussion of the archaeological and historic knowledge of the Study Area is presented at Section 11. A historic map regression analysis of the PDA is integrated to this Section, to gain an understanding of landscape change during the post-medieval to modern periods.

All Designated and Non-designated Heritage Assets, and archaeological 'events', identified within the Study Area are plotted on distribution maps (Figs. 10 to 12), and tabulated, with a unique identification number to ease cross-referencing.

The significance of potential buried heritage assets at the PDA is summarised at Section 12.

The results of the visual inspection of the PDA and its setting are given at Section 13.

⁴ Google Earth, historical imagery: 1940, 1960; 1990; 2003; 2007; 2009; 2011-2020 [accessed 26.01.2021]

A list of probable construction impacts is given at Section 14.

8.5 Assessment of Potential Impacts Effects on Heritage Assets & Their Settings

The methodology applied at Section 15 observes a staged approach which is reflected in Historic England's GPA3. Heritage assets that are likely to be affected by the development proposed are identified and ranked according to their importance.

The perceived *magnitude of impact* on each heritage asset caused by the proposed development is considered by means of a Significance of Effects Matrix. The matrix is an adaptation of that which is generally used for the cultural heritage aspects of Environmental Impact Assessment (Highways Agency, 2007; ICOMOS, 2011)

The resultant level of impact is then correlated with the NPPF's terms defining levels of harm to a heritage asset.

Potential impacts of the proposed development on heritage assets are summed up in Section 16.

9. DESIGNATED HERITAGE ASSETS

9.1 The Proposed Development Area

The PDA itself does not contain any nationally designated (i.e. protected) heritage assets, such as Scheduled Monuments, Listed Buildings, or Registered Parks and Gardens.

9.2 The Study Area

There are 15 designated heritage assets within the Study Area, all of which are Listed Buildings or structures (Fig. 10 & Table 1, 1 to 15).

Table 1. Designated Heritage Assets within the Study Area

No. on Fig. 10	HER NO.	NAME / BRIEF DESCRIPTION	NGR
1	TQ 67 SW 1137	17-19 SHRUBBERY ROAD (South East Side, Listed Building (ii) Mid C19 terrace - 1833 AD to 1866 AD	564980, 173330
2	TQ 67 SE 1063	PARROCK HALL, Joy Road (North East Side) Listed Building (ii) Early C18, 1700 AD to 1732 AD	565440, 173110
3	TQ 67 SW 1140	ROSE VILLA, Old Road East (North East Side), Listed Building (ii) Early - mid C19, 1800 AD to 1866 AD	564880, 173071
4	TQ 67 SW 1089	AMOY COTTAGE, Old Road East (North East Side) No 17 Listed Building (ii). Dated 1854. Mid C19	564904, 173055
5	TQ 67 SE 1097	ECHO LODGE Listed Building (ii) Mid C19 - 1833 AD to 1866 AD	565160, 173240
6	TQ 67 SE 1098	PARROCK ROAD (West Side) Listed Building (ii) Mid C19 - 1833 AD to 1866 AD	565160, 173240
7	TQ 67 SE 1101	9-12 SHRUBBERY ROAD Listed Building (ii)	565000, 173360

No. on Fig. 10	HER NO.	NAME / BRIEF DESCRIPTION	NGR
		Mid C19 - 1833 AD to 1866 AD)	
8	TQ 67 SW 1092	NEW HOUSE FARMHOUSE, Listed Building (ii) Early C19 - 1800 AD to 1832 AD)	564140, 172870
9	TQ 67 SW 1153	WINDMILL TERRACE Listed Building (ii) 1833 to 1866	564960, 173330
10	TQ 67 SW 1084	NEW HOUSE 67 SW NORTHFLEET DASHWOOD ROAD Listed Building (ii) Early C19 - 1800 AD to 1832 AD)	564220, 172720
11	TQ 67 SE 1069	GRANARY IN GROUNDS OF THE OLD MANOR TO THE North West of the House, Listed Building (ii) C18 - 1700 AD to 1799 AD)	565240, 173100
12	TQ 67 SE 1090	WOODBINE COTTAGE, Shrubbery Road (South East Side) No 8 Listed Building (ii) Mid C19 - 1833 AD to 1866 AD	565020, 173370
13	TQ 67 SW 1150	CONSTITUTION CRESCENT, South Hill Road (South Side) Nos 1 to 4 Listed Building (ii) 1810 to 1850	564990, 173270
14	TQ 67 SE 1068	OLD MANOR, OLD ROAD EAST (North Side) Listed Building (ii) Early C19 - 1800 AD to 1832 AD	565270, 173090
15	TQ 67 SW 187	Gravesend Civil Defence Sub-Divisional Control Centre. Listed Building (ii) Built 1954	564452, 172889

10. NON-DESIGNATED HERITAGE ASSETS

10.1 The Proposed Development Area

The PDA contains no **known** sub-surface Non-designated Heritage Assets.

10.2 The Study Area

The search of the Kent Historic Environment Record (HER) returned a total of 85 records within the Study Area.

10.3 Archaeological Events

The HER list includes 22 archaeological 'events' that have taken place within the Study Area, which comprise 5 archaeological interventions (e.g. watching briefs, evaluations, excavations) [16-20] and two surveys. For convenience in this assessment, events been separated from archaeological evidence. They are listed at Table 2 and their distribution⁵ is shown on Figure 11. A recent major site investigation not yet included in the HER has been added [21].

⁵ Desk-based studies are excluded from the distribution map

Table 2. Archaeological Events in the Study Area

No. on Fig. 11	HER NO.	NAME / BRIEF DESCRIPTION	RESULTS SUMMARY	NGR
16	EKE14851	Wimbourne House, Taunton Vale, Gravesend, Watching Brief	Inconclusive	565790, 172000
17	EKE9255	Southfields School, Singlewell Rd, Gravesend, Evaluation	4 undated features, 1 worked flint	565089, 171361
18	EKE10533	Kings Farm School, Gravesend, Kent, Watching Brief	Worked flint flakes and undated irregular pits and hollows	565210, 171520
19	EKE9725	Southfields School, Singlewell Road, Gravesend, Additional evaluation	No archaeological evidence	565165, 171465
20	EKE8824	New Day Nursery, Windsor Road, Gravesend. Watching Brief	No archaeological evidence	556501, 117159
21	HER tbc	Land at Coldharbour Road, Evaluation 2016-2018	Early Iron Age pits	564087, 172092
	EWX8094	North Kent Coast Rapid Coastal Zone Assessment. Survey Phase II: Field Assessment	Multiple archaeological periods	597377, 172644
	EWX8626	North Kent Coastal Zone: Phase II, Year Two	Multiple archaeological periods	597370, 172640

10.4 Non-designated Archaeological Evidence

The Non-designated archaeological evidence of the Study Area is summarised in Table 3, and its distribution is shown on Figure 12. It consists of:

- Local buildings or structures of local interest (i.e. non-listed)
- Archaeological sites known from chance discovery
- Objects found of historic interest
- Documented records of the former existence of a building or a site.
- Historic Landscape features.

Table 3. Archaeological Evidence in the Study Area

No. on Fig. 12	HER No.	NAME / BRIEF DESCRIPTION	NGR	Period/date
22	TQ 67 SE 1235	Flint flakings found during clearance of ground for extensions at Kings Farm School	565220, 171480	Prehistoric
23	TQ 67 SW 435	2 Palaeolithic handaxes from Gravesend, Windmill Hill, Milton	564800, 173300	Prehistoric
24	HER tbc	Early Iron Age pits west of Wrotham Rd (Coldharbour Rd), Evaluation 2016-2018	564087, 172092	Prehistoric
25	TQ 67 SE 6	2nd C Roman cremation burials found AD 1930	565100, 172180	Roman

No. on Fig. 12	HER No.	NAME / BRIEF DESCRIPTION	NGR	Period/date
26	TQ 67 SW 32	Roman coin	564610, 172370	Roman
27	TQ 67 SW 9	Beacon site	564700, 173300	Medieval
28	TQ 67 SE 359	An early post medieval denehole, Whitehill Road, Gravesend	565250, 172830	Early Post Medieval
29	TQ 67 SE 360	An early post medieval denehole, Whitehill Road, Gravesend	565210, 172930	Early Post Medieval
30	MKE84320	Kings Farm. Completely demolished	565290, 172420	Post Medieval
31	MKE84321	Old Manor (Parrock Farm)	565230, 173060	Post Medieval
32	MKE88661	New House Farm. Farmhouse only remains	564150, 172780	Post Medieval
33	MKE88662	Farmstead south east of New House Farm. Completely demolished	564350, 172700	Post Medieval
34	MKE88844	Outfarm north west of Kings Farm Completely demolished.	565000, 172800	Post Medieval
35	TQ 67 SW 1476	Windmill Hill Mill, Gravesend (former site)	564870, 173280	Post Medieval
36	TQ 67 SE 305	George V pillar box, PO, Kitchener Avenue / Jellicoe Avenue	565230, 172300	Modern
37	TQ 67 SE 316	George V pillar box, Old Road East / Echco Square	565140, 172950	Modern
38	TQ 67 SW 513	George V pillar box, Old Road West / Wrotham Road	564450, 173160	Modern
39	TQ 67 SW 494	George V pillar box, Fairway / Wrotham Road	564430, 172510	Modern
40	TQ 67 SW 515	George V pillar box, Links Singlewell Road / Ridgeway Avenue	564740, 172170	Modern
41	TQ 67 SE 308	George V pillar box, Parrock Avenue / Parrock Road	565230, 173240	Modern
42	TQ 67 SE 309	George V pillar box, Lamorna Avenue / Hillside Avenue	565610, 172720	Modern
43	TQ 67 SE 310	George V pillar box, Kitchener Avenue / Ash Road	565160, 171940	Modern
44	TQ 67 SW 516	George V pillar box, Smarts Road / Central Road	564950, 172480	Modern
45	TQ 67 SE 353	George VI pillar box, Milton Hall, Old West Road / Pine Avenue	565620, 173070	Modern
46	TQ 67 SE 318	George VI pillar box, Whitehill Lane / Lamorra Avenue	565450, 172380	Modern
47	TQ 67 SW 510	George VI pillar box, PO, Laurence Square, New House Lane	563960, 172450	Modern
48	TQ 67 SE 1025	Christ Church, Old Road East, Milton-next-Gravesend	565320, 173000	Modern
49	TQ 67 SW 108	St Mary's church, Wrotham Road, Gravesend	564420, 172620	Modern
50	TQ 67 SW	St Thomas' Almshouses, Old Road	564480,	Modern

No. on Fig. 12	HER No.	NAME / BRIEF DESCRIPTION	NGR	Period/date
	1559	West, Gravesend, Gravesham	173120	
51	TQ 67 SE 1249	Milton Mount College, Gravesend	565090, 173020	Modern
52	TQ 67 SW 473	Woodlands Park. Corporation recreation ground 1930s	564320, 172850	Modern
53	HER not allocated	Mid Kent Golf Course 1909	564511, 171999	Modern
54	TQ 67 SE 341	16 Parrock Avenue Second World War air raid shelter. Existing structure	565320, 173270	1939-1945
55	TQ 67 SE 281	Cedar Avenue Second World War gas decontamination centre. Existing structure	565210, 171590	1939-1945
56	TQ 67 SE 1221	Pine Avenue Second World War Air Raid Wardens Post. No traces remain	565640, 173100	1939-1945
57	TQ 67 SW 1293	Mid Golf Course Second World War air raid wardens post. No traces remain	564640, 172370	1939-1945
58	TQ 67 SW 1241	Singlewell Road Second World War Police Box. No traces remain	564750, 172090	1939-1945
59	TQ 67 SW 1292	No. 2 Old Road West Second World War air raid wardens post. Destroyed	564790, 173120	1939-1945
60	TQ 67 SW 1264	Old Prince of Orange Second World War air raid wardens post, Windmill Street Possibly within the public house premises - PH still exists	564830, 173110	1939-1945
61	TQ 67 SW 1262	Wrotham Road Second World War air raid wardens and air raid siren post. Possibly exists within later structure	564410, 172590	1939-1945
62	TQ 67 SW 1263	Woodlands Park Second World War public air raid shelter. May survive archaeologically.	564440, 172850	1939-1945
63	TQ 67 SE 1177	Echo Square Second World War Defended Locality. No traces remain	565100, 172900	1939-1945
64	TQ 67 SW 1167	Hammonds Corner Second World War Defended Locality, Singlewell Road. No traces remain	564700, 172800	1939-1945
65	TQ 67 SE 1169	Cornwell Avenue Second World War First Aid Post. Building in modern day use	565440, 172320	1939-1945
66	TQ 67 SW 1163	Woodlands Park Second World War emergency water tank. No traces remain	564450, 172780	1939-1945
67	TQ 67 SW 1218	Cross Lane West Second World War Police telephone box. No traces remain	564490, 172760	1939-1945
68	TQ 67 SE 1154	Cornwell Avenue Second World War Police Telephone Box. No	565440, 172320	1939-1945

No. on Fig. 12	HER No.	NAME / BRIEF DESCRIPTION	NGR	Period/date
		traces remain		
69	TQ 67 SW 1309	Leith Park Road Second World War air raid wardens post. No traces remain	564960, 173160	1939-1945
70	TQ 67 SE 1189	Echo Square Second World War Police Telephone Box No traces remain	565170, 172980	1939-1945
71	TQ 67 SE 1231	Leith Park Road Second World War air raid siren post. No traces remain	565080, 173210	1939-1945
72	TQ 67 SE 1166	Whitehill Road Second World War air raid wardens post. No traces remain	565200, 172910	1939-1945
73	TQ 67 SW 1302	Windmill Street Second World War air raid wardens post. No traces remain	564790, 173190	1939-1945
74	TQ 67 SE 1155	King's Farm Second World War air raid wardens post, Cedar Road. No traces remain	565150, 171750	1939-1945
75	TQ 67 SE 1222	Whitehill Road Cold War air raid siren. No traces remain	565540, 172200	1939-1945
76	TQ 67 SE 1149	St. Mary's School Second World War Reserve Civil Defence Control Centre, off Leith Park Rd. Demolished	565100, 173050	1939-1945
77	TQ 67 SE 1201	Lamorna Avenue Second World War Air Raid Wardens Post. No traces remain	565660, 172520	1939-1945
78	TQ 67 SW 1339	Central Avenue sports pavilion Second World War air raid wardens post. No traces remain.	564950, 172350	1939-1945
79	TQ 67 SW 1342	St. George's School Second World War Rest Centre, Meadow Road. Within an existing school building	564250, 172650	1939-1945
80	TQ 67 SE 1167	Whitehill School Second World War Emergency Feeding Centre, School Road. Within an existing school building	565200, 172450	1939-1945
81	TQ 67 SE 1206	The Barn Second World War Home Guard HQ, Parrock Manor. No traces remain	565270, 173100	1939-1945
82	TQ 67 SW 1285	Old Prince of Orange Second World War air raid wardens post, Old Road East. No traces remain	564820, 173110	1939-1945
83	TQ 67 SW 616	Pavilion Second World War Home Guard Co. HQ, sports ground, Central Avenue. Site overbuilt.	564790, 172420	1939-1945
84	TQ 67 SW 617	8 Ascot Road Second World War Home Guard company HQ. Existing private house	564810, 172450	1939-1945
85	TQ 67 SW 618	28 Singlewell Road Second World War Home Guard Company HQ. Existing private house	564790, 172990	1939-1945
86	TQ 67 SW 12	Denehole (site of); Roman tile;	564800,	Undated

No. on Fig. 12	HER No.	NAME / BRIEF DESCRIPTION	NGR	Period/date
		flint implements	173040	
87	TQ 67 SE 19	Denehole (site of)	565420, 128200	Undated
88	TQ 67 SW 8	Denehole (site of)	564880, 171660	Undated

11. ARCHAEOLOGICAL & HISTORICAL INTEREST OF THE STUDY AREA

11.1 Data Presentation Format

The evidence is presented in chronological order from the prehistoric period to recent times. The bold number in brackets is the unique identifier shown on the distribution map (Fig. 12).

11.2 The Palaeolithic Periods

Palaeolithic ‘sites’ are defined as ‘locations where Palaeolithic evidence has been recovered from natural geological deposits’ (Wenban-Smith et. al. 2019). The South East of England has a rich Palaeolithic resource. The main evidence is lithic and faunal remains in middle to late Pleistocene contexts.

A particularly important part of the region is the Lower Thames in northwest Kent. Palaeolithic remains, while generally rare, are commonly associated with Pleistocene fluvial deposits. The nearest artefact-rich river terrace deposits to the Study Area are the ‘Boyn Hill’ or ‘Orsett Heath’ gravel formation (c. 450,00 – 350,000 BP) between Dartford and Gravesend.

However, other depositional contexts exist. Particularly relevant to the present Study Area are ‘residual surface deposits’, occurring either as colluvial (doline deposits), or as clay-with-flints.

While there is deemed to be a ‘moderate’ presence of residual colluvial deposits in the North Downs dip slope and dry valleys, the occurrence of residual deposits of clay-with-flints from the North Downs to the Lower Thames is considered ‘abundant’. The Pleistocene slope wash deposits which occur across the northern chalk dip slope and fill dry valleys have occasionally produced the least disturbed sites, containing Levallois lithics. In contrast, although Early Palaeolithic artefacts have long been known to exist in solution hollows within the clay-with-flints, finds of such are rare.

The PDA is located on the dip slope of the North Downs where the chalk bedrock is dissected by dry valleys. In this locality the chalk appears to be capped by clay-with-flints; as shown by the nearest available borehole data (*ante*, 4.3).

Within the Study Area, two handaxes of Lower to Middle Palaeolithic date (500000 BC to 125000 BC) were found in fluvial deposits at Windmill Hill [23] at some time prior to 1968. In addition, a ‘small quantity’ of worked flint debitage (of unspecified prehistoric date) was collected from topsoil during an archaeological monitoring of groundwork at Kings Farm School [22] in 2008, and ‘flint implements’ are also reported to have been found an

undated dene hole [86] along with a Roman-period artefact (c. 840m to the NW of the PDA).

11.3 Later Prehistoric Periods

To date there is no HER-recorded evidence of the later prehistoric periods within the Study Area.

The paucity of prehistoric evidence within the Study Area contrasts sharply with the immediate surrounding area to the south and southwest where extensive evidence of the Neolithic to Late Bronze Age landscape has been found as a result of a series of major archaeological excavations in advance of construction and development, namely;

- Commercial development off Coldharbour Road (A227), Gravesend, 1993;
- Channel Tunnel Rail Link 1998 – 2000, Northumberland Bottom, Gravesend;
- Channel Tunnel Rail Link 1998 – 2000, Tollgate, Gravesend;
- A2 widening, 2007, Gravesend;
- Residential development of land, off Coldharbour Road (A227), Gravesend, 2016-2018.

In the light of the results of these investigations, it is pertinent to consider the present Study Area as a continuation of the ancient landscape (particularly, as the more recent area of investigation extends into the present Study Area). By comparison, the Study Area has been unexplored on account of it being largely masked, initially, by medieval to early modern agricultural land-use, and latterly, by 20th century urban expansion (*post*, 11.8). A précis of the results of these investigations is given below, with particular regard to the topographical context of the PDA.

11.4 Neolithic to Bronze Age

Evidence of the late Neolithic to Bronze Age periods outside the Study Area includes a number of isolated funerary features (inhumation and cremation burials) that overlooked the dry valleys of Wrotham Road and Downs Road at Northumberland Bottom. It is noted that the Wrotham Road dry valley runs throughout the present Study Area, southwest to northeast.

11.5 Late Bronze Age to Iron Age

The first proposed evidence for an organised and cultivated landscape in this area of Gravesend was discovered on high ground above the west side of the Wrotham Road dry valley in 1993 (Coldharbour Road, c. 1.230 m SW of the PDA), in the form of a Late Bronze Age drove way and associated settlement. It was considered that the drove-way was used to seasonal channelling of grazing livestock through arable land (Mudd, 1994). However, the first definite evidence for settled and cultivated landscape appears at the end of the Bronze Age, at Tollgate (Bull & Barclay, 2006) and at Coldharbour Road.

In 2018, a site of 13.7 hectares was evaluated by trial trenches on the west side of the Wrotham Road (Wilson, 2018) to the southwest of the PDA; the site extending well into the present Study Area [24]. A large open-area excavation followed in 2019, just beyond the Study Area (Wilson, 2019), revealing two square enclosures and a field boundary constructed in the Late Bronze Age/ Early Iron Age (c. 1150 BC – c. 600 BC), with evidence of livestock rearing. The site was located around 37 m OD on the east-facing slope of the Wrotham Road dry valley. Evaluation trenches within the Study Area revealed the

presence of a few isolated Early Iron Age pits (c. 860 m to the SW of the PDA), sited on the east-facing slope around 33.5 m to 37.8 m OD.

By the later Middle to Late Iron Age, areas of rising ground on either side of the dry valleys were increasingly exploited, as evidenced by enclosures, drove-ways, four-post structures and other features at Northumberland Bottom. In the Tollgate zone, to the west of Church Road, a small settlement established in the Iron Age operated a mixed economy of crop production and livestock rearing. In both zones, Iron Age activity continued well into the early Roman period (1st century AD).

11.6 Romano-British Period

Evidence of activity during the Romano-British period (AD 43- 410) is poorly represented in the HER data of the Study Area.

The chance discovery of four cremation urns and a quantity of pottery vessels in the back garden of 27 Kings Drive, Gravesend, in 1930 (Fig. 12, [25]) suggests that a 1st or 2nd century rural settlement lay somewhere in the vicinity. The site lies c. 250 m SE of the PDA. It is not known how much of the original cemetery is represented by these finds. The cemetery lies on higher ground than the PDA, at c. 44 m OD. It is situated c. 40 m east of Central Avenue, the latter which follows the course of a former footpath / track of unknown antiquity.

The only other recorded finds of the Roman period to date is a 2nd century coin found in an allotment in 1947 [26] (c. 260 m W of the PDA) and tile fragment found in an undated dene hole [86] (c. 840m to the NW of the PDA).

The wider evidence from this locality (field boundaries, enclosures, track-ways and evidence of cereal crop-production) points to an extensive agricultural landscape in the Roman period, when new farmsteads were established. At Northumberland Bottom, two foci of agricultural activity were identified. The earliest, set up in the 1st century AD, was a group of adjoining rectangular enclosures on the high ground to the west of the Wrotham Road dry valley, which continued in use until the 2nd century. The other site, dated to the 3rd / 4th century, lay within a dry valley near the junction of Hazells Road and Downs Road. Features included parts of a field system, a metalled road and a stone-built corn dryer. In the Tollgate zone, the evidence for the Romano-British period faded out by the mid-3rd century (Bull & Barclay, 2006 *op. cit.*).

11.7 Medieval Periods

The PDA lies in the former parish of Milton-Next-Gravesend, and is presumed to have been in the former ancient manor of Parrock. The Old Manor, aka Parrock Farm [31], is located c. 695 m to the NE of the PDA (Fig. 12). The descent of the manor was traced by Hasted in 1797 (Hasted, 1797), yet the extent and layout of land divisions within the manor is uncertain.

The land is likely to have been enclosed from a very early date – indeed the whole county is thought to have been more or less completely enclosed by the 16th century (Yelling 1977, 28; Tate, 1947, 57). Land holdings (*iugum* or *dola*) are thought to have been more or less rectangular areas averaging 60 – 70 acres (though could be much less or greater), with some boundaries possibly in existence since the Roman period. There were

substantial areas of open land in the north of the county, though without common rights over its arable (Yelling, 1977, 29).

Only one site of medieval date is recorded by the HER in the Study Area, that of a c. 14th century beacon (Fig. 12, [27]) on Windmill Hill near the northern periphery of the Study Area. In the wider area, there was a noted paucity of Early Medieval evidence from the Northumberland Bottom excavation zone of the CTRL excavations at Gravesend.

Notably, however, an early medieval settlement (c. 1050 – 1275 AD) has recently been discovered on the west of Wrotham Road (c. 1,100 m SW of the Study Area) (see Wilson, 2019). It comprised an enclosure with at least three sunken-featured buildings (probably dwellings) with well-preserved ovens, all of which was sited within a prehistoric enclosure which was presumably still an extant as an earthwork. The presence of medieval field systems and local route-ways in the Tollgate excavation zone of the CTRL, suggested a renewed intensification in agricultural land-use in the 11th -14th centuries (Bull & Barclay, 2006).

11.8 Post-medieval to Modern Periods

It is considered that during the late medieval and early post-medieval periods, the land to the north of the A2 (i.e. within the present Study Area) was predominantly agricultural fields (Bull & Barclay, 2006, *op. cit.*).

The earliest known available map depicting the location of the PDA is the first series of 1805 (Fig. 3) which depicts only main topographical characteristics; the PDA is located on high ground above north-south dry valleys.

There are no known estate maps for this locality, and no inclosure award. Rather, the land is likely to have undergone enclosure at some juncture in the medieval period (*ante*. 11.7). The first detailed chained-surveyed map is the Tithe Award map of 1841 (Fig. 4). The irregular layout of the fields suggests a piecemeal amalgam of earlier enclosures, the latter probably dating back to the medieval period, if not earlier. The Tithe Award Schedule (KAS, 2021) shows that the PDA lay in a c. 74 acre tract of arable, worked by Thomas Coyer, the tenant farmer of Parrock Farm (the land was owned by Alexander Raphael). There are no field names.

The Study Area was first surveyed in detail by Ordnance Survey in 1862/3. The map (Fig. 5) shows that the site of the PDA is situated on the west side of a footpath which runs northwest/southeast through cultivated land between Shinglewell Road to the west and Sun Lane to the east. The footpath would later become the course of Central Avenue. Ancient irregular field boundaries studded with trees (mature trees were usually depicted) are extant to the south and east of the PDA. Other than this, the area of the PDA and surrounding fields are featureless. There are no discernible changes on the 1897 25" map (Fig. 6). The track-way is marked as a footpath. By 1909 there had been some changes to the structural layout of the Kings Farm [30] to the east, though no discernible changes to the landscape around the PDA were recorded by the surveyors.

Kings Farm was demolished at some juncture in second decade of the 20th century and urban expansion (residential areas) took place in the 1920s. The map of 1932 (Fig. 8) shows the existing road network established and adopted around the PDA. The houses along Ascot Road and Central Avenue were not yet built. A sports field was, however, already in existence – carved out of former agricultural land on the southeast side of the

junction of Ascot Road and Central Avenue, flanked by detached properties and gardens on its east side.

The Mid Kent Golf Club constructed an extensive golf course on the south east side of Singleton Road in 1909⁶ [53] (presumably after the Ordnance Survey of that year as it is not shown on the map), and the location of the club pavilion is shown in 1932, adjoining the northwest corner of the sports ground. Within six years (Fig. 9) the sports ground boasted several tennis courts, a grandstand and two pavilions, yet a large portion of its north-eastern corner had already, in 1932, been sacrificed for the construction of the Central Hotel, later known as The Ascot Arms. The plan of the building and the layout of its grounds appear to have experienced little change to the present day.

The aforementioned golf course of the Mid Kent Golf Club occupies a considerable tract (33 hectares) within the present Study Area (Fig. 12, [53], c. 230 m W and SW of the PDA). There is no recorded archaeology from this area.

The HER records 17 heritage assets of the Modern period within the Study Area (Fig. 12), excluding those associated with the Defence of Britain, the latter which are listed separately (*post*, 11.9). All are non-designated heritage assets. The majority consist of pillar boxes that date from the reigns of George V and George VI [36-47]. In addition, there is a 1937 recreational ground [52] and 3 modern buildings of local historic interest. The buildings comprise 2 places of worship built in the 1930s: Christ Church [48], Old Road East, Milton-next-Gravesend and St Mary's church [49], Wrotham Road, Gravesend and; St Thomas' Almshouses [50], Old Road West, Gravesend, built in the late 19th century. Another site of the period is that of Milton Mount College [51], Gravesend, used as a Hospital in WWI, but no longer exists.

11.9 Defence of Britain (1939-1945)

There are HER 32 records within the Study Area pertaining to the Defence of Britain in the Second World War (Table 3 [54 – 85], Fig. 12). These comprise: 11 Air Raid Wardens Posts; 2 Air Raid Shelters; 2 Civil Defence buildings (police box and first aid post); 10 Civil Defence Sites (e.g. an Air Raid Siren Post, telephone boxes, an Emergency Feeding Centre, a Rest Centre, a Gas Decontamination Centre, and an Emergency Water Tank); 2 fortifications/defended localities (e.g. tank obstacles) and; 4 Military HQ Buildings (buildings used by the Home Guard). The majority of sites (22) were small installations, of which no traces remain today. The others consisted of buildings adapted for use during the war, such as schools, public houses and private houses, of which 8 still exist.

The nearest existing monuments of this category to the PDA is the site of an Air Raid Wardens Post [78] in the sports field c. 30 m to the south, of which no trace remains; a tennis pavilion on the south side of Ascot Road used as a Home Guard Company HQ [83], since demolished and built over; and another Home Guard company HQ in a private house on the north side of Ascot Road [84].

⁶ Potted History of Mid Kent Golf Club <http://www.mkgc.co.uk/page.aspx?pid=8343>

11.10 Sites of Unknown Date

Within the Study Area there are 3 so-called 'deneholes' [86-88], a phenomena particularly attributed to the South East. The term is commonly assigned to a subterranean chamber (or chambers) cut into chalk bedrock, which is entered via a deep vertical shaft. There is still a fair amount of speculation as to their origin and function. Whilst some deneholes appear to have been dug in the prehistoric or Roman period, the common interpretation is that they are medieval chalk extraction pits⁷ (the chalk used to improve the fertility of arable land), with variants occurring in the post-medieval period.

12. SUMMARY OF ARCHAEOLOGICAL POTENTIAL & SIGNIFICANCE

The significance of any archaeology buried at the PDA is determined by how it may augment our understanding of the past and, in this respect what it may contribute to current regional and national research agenda.

The *South East Research Framework (SERF)* is the relevant regional research agenda for the Borough of Gravesham. It provides an overview of current understanding of the region's historic environment and a set of key research questions to guide future work.

12.1 Early Prehistoric: - Palaeolithic Periods

There are no recorded heritage assets of prehistoric date at the PDA. Throughout the Study Area, finds have been scarce.

In terms of Palaeolithic 'site' presence, it is presently acknowledged by the *SERF* that the importance of a specific locality can only rarely be determined with confidence in advance of fieldwork. The ability to perform Predictive Modelling ahead of development and fieldwork is recognized as a key research priority. But this will require a much improved understanding of the distribution and prevalence of Pleistocene deposits. It is emphasised that the actual boundaries of geological deposits and outcrops are only broadly known, and thus only broadly defined on maps. Of fundamental importance to research priorities are 'incremental minor snippets of data', with equal weight given to sites that lack actual artefactual evidence, but other vital information they may contain (e.g. palaeo-environment, palaeo-climate, chrono-stratigraphy)

It is, however, noted that the PDA may contain Pleistocene Residual Surface Deposits (i.e. clay-with-flints or colluvial deposits) of potential research interest.

In consideration of the present evidence, and the rarity of artefactual evidence, the potential for the Palaeolithic Periods to be at the PDA is **low**.

Significance. Concerning clay-with-flints deposits, current *SERF* research priorities include: the identification of in-filled dolines containing Lower to Middle Palaeolithic material; the assignment of artefacts to a particular stage of the Palaeolithic and; determination of the levels of Lower to Middle Palaeolithic activity. Priorities with regard to colluvial deposits include the identification of colluvial/solifluction that any contain minimally-disturbed concentrations of Palaeolithic artefacts (Wenban-Smith, 2019).

⁷ E.g. <https://www.bgs.ac.uk/geology-projects/sinkholes-research/deneholes/>

Should the PDA contain archaeology of the Palaeolithic periods, it is likely to be of **low to medium** significance, but dependent on the precise nature of the finds.

12.2 Later Prehistoric Periods

There are no recorded heritage assets of prehistoric date from the PDA. Throughout the Study Area, finds have been negligible.

To the immediate south and southeast of the Study Area, there is an emerging picture of a widespread, settled and cultivated Late Bronze to Iron Age landscape. The period is marked by permanent settlements in organised landscape divisions, yet how consistent this was is uncertain (Champion, 2011/2019). A continuation of the evidence has recently been found within the present Study Area. The similarity of topographical occurrence of in this locality is noted on the lower slopes of the dry valleys.

In consideration of the present evidence, the potential for heritage assets dating from the Bronze Age or Iron Age at the PDA is **low to moderate**.

Significance. Since the late 20th century developer-funded investigations has revealed wider evidence, yet across the region there still exists much variability and unevenness in the knowledge base (Champion, 2011/2019). A primary long-term research objective is the development of a reliable predictive model for the distribution of human settlement activity in later prehistory. This requires a better understanding of the variability of settlement evidence at different periods.

In this context, should the PDA contain archaeology of the Bronze Age or Iron Age periods, it is likely to be of **low to medium** significance, but dependent on the precise nature of the finds.

12.3 Romano-British periods

There are no recorded heritage assets of the Roman period at the PDA, although a cremation cemetery (or a part of) was discovered c. 250 m to the southeast. Apart from this there has been only two chance finds of artefacts of the Roman period within the entire Study Area. In contrast, there is an emerging picture of an extensive Romano-British enclosed rural landscape to the immediate south of the Study Area, where landscape character, elevation and topography are comparable to that of the PDA.

In consideration of the present evidence, the potential for heritage assets of the Romano-British period to be at the PDA is **low to moderate**.

Significance. The *SERF* acknowledges that the various lacunae in our knowledge of the Romano-British period in the region include key issues. With respect to rural settlement, 'all instances of rural settlement sites are valuable resources that require mapping, phasing, dating and comparison' in order to determine patterns of continuity and change. Research topics include the distribution of the rural population, demographics in general and variations in burial practices (Allen *et al.*, 2019)

In this context, should the PDA contain archaeology of the Romano-British period, it is likely to be of **low to medium** significance, but dependent on the precise nature of the finds.

12.4 Medieval Period

There are no recorded heritage assets of the medieval period at the PDA. Equally there is no recorded evidence for buried archaeological remains dated to the medieval period in the Study Area.

Given the likelihood of early enclosure and the longevity of land boundaries, extrapolation from post-medieval cartographic evidence would suggest that the PDA lies within former medieval farmland, adjacent to a historic, possibly ancient, trackway (now the course of Central Avenue).

In this context and in consideration of the present evidence, the potential for heritage assets of the medieval period to be at the PDA would be **low**.

Significance. Concerning the medieval landscape, the *SERF* advocates more research into: rural settlement and landscape features such as field systems, to enable comparative studies across the region; understanding the chronology, development and maintenance of track-ways and routes (e.g. commercial, pastoral, cultural, territorial, social); the plotting of artefacts which might enable a better understanding of usage of landscape features (Weekes, 2019).

In this context, should the PDA contain archaeology of the medieval period, it is likely to be of **low** significance, but dependent on the precise nature of the finds.

12.5 Post-medieval and Modern Period

Throughout the Post-medieval period, and the early decades of the 20th century, the PDA was located on arable land.

None of the Modern buildings of local historic interest (or former sites of) that are currently recorded in the Kent HER have any bearing on the archaeological potential of the site. Neither is the setting or historical context of any of these buildings or sites affected by the proposed development.

In this locality, sites and monuments of the Defence of Britain (WWII) period are well-researched and documented. None of the heritage assets of this category identified within the Study Area has any bearing on the archaeological potential of the PDA. Neither is the setting of any known site affected by the proposed development.

Significance. Concerning the post-medieval to early modern landscape, the *SERF* recognizes the need for the creation of a comprehensive history of the region's agriculture, supplemented wherever possible by archaeological fieldwork and research (Barber *et al.*, 2019).

With regard to the Defence of Britain, *SERF* priorities embrace the location, identification and recording of all categories of Civil Defence features, in order to build upon existing knowledge and establish the wider pattern of the militarised landscape (see Smith, 2019).

In the above contexts there is a **low** potential for significant buried heritage assets of the Post-medieval to Modern periods at the PDA.

13. THE SITE AND ITS SETTING: PHOTOGRAPHS & OBSERVATIONS

A walkover-site inspection of the Proposed Development Area and its immediate environs was undertaken on the 26th January 2021. At the time of the visits deciduous trees were without leaf and there was good visibility.

Observations were made with respect to:

1. Potential visual impacts which the proposed development might have upon the setting of any heritage assets, whether Designated or Non-designated;
2. Historic landscape features at the PDA;
3. Current ground conditions and the potential for the survival buried archaeological remains.

Figures 13 and 14 show the Direction of Photographic Viewpoints (**1 to 27**) at Section 20.

References to individual Viewpoints in the report text are shown in **bold and in rounded brackets**.

Table 4. Views of Proposed development site and its setting

Photo no.	Direction
1	View of the proposed development site, facing SW from Central Avenue
2	View of the proposed development site, facing S from Ascot Road
3	View of the proposed development site, facing W from Central Avenue
4	View of the proposed development site, facing W from Central Avenue
5	View of the proposed development site, facing SE from Ascot Road: Aintree Close to R
6	View of the proposed development site, facing E from Aintree Close
7	View of the proposed development site, facing NE from Aintree Close
8	View of the proposed development site, facing S from Central Avenue
9	Road frontage and environs (proposed development area to L), facing NNE along Central Avenue
10	View of the proposed development site, facing NW from Central Avenue
11	View of the proposed development site, facing NW from the entrance to Central Avenue Open Space
12	View towards the proposed development site, from the SE end of Central Avenue Open Space
13	View towards the proposed development site, from the NW corner of Central Avenue Open Space
14	Proposed development area. Rear of the existing building and garden, facing NW

15	Proposed development area. Rear garden of former public house. Facing NW towards Ascot Road
16	Proposed development area. Rear garden of former public house. Facing NE towards junction of Ascot Road & Central Avenue
17	Proposed development area. Rear garden of former public house. Facing SE towards Central Avenue
18	Proposed development area. Rear garden of former public house. Facing SW towards Aintree Close
19	Proposed development area. Former rear car-parking area. Facing NW towards Ascot Road
20	Proposed development area. Former parking areas and access to rear car park. Facing E towards Central Avenue
21	Proposed development area. Existing frontage parking area. Facing NW, Ascot Road to R
22	Cellar. Facing SW
23	Cellar. Facing SE
24	Cellar. Facing S
25	Cellar. Facing N
26	Basement/ boiler room. Facing E
27	Basement/ boiler room. Facing W

13.1 Observations: the PDA

There are no historic landscape features discernible at the PDA.

Disturbed ground

It was noted that the footprint of the proposed new building is to occupy c. 1,215 sq. m., of which c. 515.85 sq. m. is already occupied by the existing building (Fig. 2). A further c. 122.79 sq. m of the new footprint is currently a car-parking area at the front of the existing building **(20-21)**.

The foundations of the existing building appear to be substantial. There are two deep basement areas in the northeast part of the building, one a cellar, the other, a boiler house. Their locations are only very roughly noted on Figure 14. Photographs **(22)** to **(27)** give an idea of their depth and extent; they were roughly estimated to occupy c. 104 sq. m (stair-wells not included in this calculation). It is not known whether the southwest wing of the building has a basement.

The area of the building footprint is thus suspected to have witnessed severe disturbance, while the ground in the car-parking area is also likely to have been truncated/modified.

The current access to the rear car park is asphalted **(20)**, whilst the car park appears to have an inferior asphalt surface or else hard-standing **(19)**. These areas are to be replaced by a newly designed access and car park, and, as such, will probably experience a marginal amount of ground disturbance.

Undisturbed ground

The former rear garden of the public house (on its western and southern sides) seems unlikely to have witnessed much modification since its creation in 1932. Photographs **14** to **18** show the present character of ground in this part of the PDA (Fig. 14). The low mound demarcating its southern and western boundary is much the same as it appears on the Ordnance Survey map of 1938 (Fig. 9).

The new building footprint is to take in two areas of the garden, one to the west (261.71 sq. m.), the other to the south (c. 402.91 sq. m), a total of c. 664.62 sq. m. In addition, ground modification will also be required for areas of block paving skirting the new building, and a patio/terrace to the rear.

13.2 Observations: Environs of the PDA

There are no historic sites of buildings visible from the PDA. The general suburban character and setting of the PDA is shown on photographs **(1, 3-5, 8 & 9)**.

Views of the PDA, clockwise from southeast to southwest are fairly restricted due to tree cover **(7, 10-13)**, even considering that deciduous trees were without leaf at the time of the walkover.

There are no historic landscape features discernible in the immediate environs of the PDA. The Open Space to the south is devoid of any earthworks that might denote former land-use such as historic cultivation **(12, 13)**.

14. CONSTRUCTION ASPECTS OF THE PROPOSED DEVELOPMENT

At the time of report preparation, a construction statement and Design and Access Statement was not yet available. However, information, has been based on the proposed plan for the development (*ante*, Section 5) and communication with the Planning Consultant. Ground reduction is undoubtedly to take place for the following construction elements:

- temporary construction compound and access works
- access road; utilities/ services and drainage
- building foundations (trenching)
- car parking
- hard and soft landscaping.

15. ASSESSMENT OF POTENTIAL EFFECTS ON HERITAGE ASSETS & THEIR SETTINGS

15.1 The Process of Assessment

In order to assess the significance of heritage assets and their settings, and the potential impact caused by the development proposal, this section of the report utilises the format employed by the Design Manual for Roads and Bridges (DMRB) (Highways Agency, 2007). The terminology has been modified here to afford closer correlation with that used in the NPPF.

The Assessment further observes Historic England guidance *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (2nd ed. 2017), referred to as GPA3. In essence, GPA3 is the provision of general advice and guidance which has been formulated against the background of the NPPF, for the management of change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

GPA 3 proposes a staged programme of assessment, as follows:

- Stage 1 Identifying which heritage assets and their settings are affected by the proposals.
- Stage 2 Assessing the degree to which the settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Stage 3 Assessing the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- Stage 4 Exploring ways to maximise enhancement and avoid or minimise harm.
- Stage 5 Making and monitoring the decision and outcomes.

The methodology adopted for the purposes of this Assessment observes Stages 1 to 4. The fifth stage, which consists of 'making and monitoring the decision and outcomes', is to be the task of the Local Planning Authority's Archaeologist.

The heritage assets in the Study Area have been initially ranked according to their perceived 'importance' or 'value' (Table 5). The potential magnitude of impact of the development proposal on the significance of each heritage asset is then considered (Table 6). Paragraphs 193 and 194 of the NPPF (2019) are relevant:

"193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

"194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;..."

A *Significance of Effects Matrix* is then employed, weighing the Importance of a Heritage Asset with the perceived Magnitude of Impact caused to it by the proposed development. This is a measure of the degree to which the proposed development could diminish or augment the significance of the heritage asset or its setting.

15.2 Assessment of Effects of the Development Proposals

The following criteria are used to define the 'value' or importance of individual heritage assets:

Table 5. Ranked Importance of Heritage Assets within the Study Area

Importance	Designation of Assets	Definition of Importance
<i>Exceptional</i>	World Heritage Sites	Sites of international significance and interest
<i>High</i>	Scheduled monuments; Grade I or II* Listed buildings; Grade I or II* Registered parks/gardens; Battlefields; Conservation Areas; Undesignated structures and archaeological remains of potentially equivalent value	Sites or structures of national importance e.g. Grade I buildings are of 'exceptional interest' (only 2.5% of all listed buildings), while Grade II* buildings are 'particularly important buildings of more than special interest' (5.8% of all listed buildings)
<i>Medium</i>	Listed buildings (Grade II); Registered parks and gardens (Grade II); Conservation areas; Local authority designated sites e.g. locally listed buildings; Undesignated structures and archaeological sites of demonstrable regional importance	Places or buildings of regional importance or high local importance e.g. Grade II buildings are of 'special interest'; 91.7% of all listed buildings are in this class.
<i>Low</i>	Undesignated	Places or buildings of local importance. e.g. assets of limited local significance; assets of poor preservation; assets with low potential to add to local and regional research criteria
<i>Negligible</i>	Undesignated	Places or buildings of no demonstrable archaeological/historical/ cultural importance Buildings of no architectural merit

The following criteria are used to define the magnitude of development impact on a heritage asset:

Table 6. Defining magnitude of development impact

Magnitude of Impact	Definition
Substantial harm	Total loss or permanent change of major features of an asset or substantial change to its setting, resulting in major reduction in the significance of the asset; any such change normally being irreversible

Moderate harm	Partial loss or permanent alteration to key elements of the asset, or change in its setting leading to the partial loss or reduction in the significance of the asset.
Slight harm	Permanent change to some key or minor elements of the asset, or changes to the setting of the asset, leading to a slight loss or reduction asset's overall significance
No Harm	No appreciable change. The significance of the heritage asset and its setting is preserved

The following *Significance of Effects Matrix* is used to determine the perceived level of harm caused by the proposed development to each heritage asset and its setting.

Importance of the Heritage Asset	High	Insignificant	Significant	Highly Significant	Exceptionally Significant
	Medium	Insignificant	Moderately Significant	Significant	Highly Significant
	Low	Insignificant	Slightly Significant	Moderately Significant	Significant
	Negligible	Insignificant	Insignificant	Insignificant	Slightly Significant
		No Change (No harm)	Low (Slight Harm)	Medium (Moderate Harm)	High (Substantial Harm)
Magnitude of Impact on a Heritage Asset or its Setting					

15.3 Effects on Designated Heritage Assets within the PDA

There are to be no direct physical impacts on Designated Heritage Assets within the PDA.

15.4 Effects on Designated Heritage Assets within the Study Area

The Designated Heritage Assets identified within the Study Area (Table 1) comprise 15 Listed Buildings. The **medium** importance of each heritage asset is derived from its statutory Grade II listing as a building of high local architectural importance.

All of the Listed Buildings (Table 1; Fig. 10) lie to the north and northwest of the PDA, at a distance of 620 m to 850 m. Each heritage asset is separated from the PDA by dense urban terrain with no inter-visibility between an asset and the PDA. None of the Listed Buildings share a historical context with the PDA. The proposed development will therefore have no effect on a Listed Building and there will be *no change* to its setting or historical context. The perceived level of harm caused by the proposed development to a Listed Building and its setting is therefore considered *insignificant*.

15.5 Effects on Non-designated Built Heritage Assets within the Study Area

The Ascot Arms, a former improved suburban pub of the interwar-years is perceived as a Non-designated Heritage Asset. As a building of minor local interest it has **negligible** to **low** importance.

Given that the proposed development will result in the permanent loss of the building, the effect on the building is perceived as **slightly significant** to **significant**.

15.6 Effects of Non-designated Buried Assets (Archaeological Remains) within the PDA

Based on the results of 'known' archaeological heritage assets identified within the Study Area, any Non-designated Heritage Assets of Palaeolithic to Medieval date which may survive underground at the PDA are likely to be of local to regional significance. They will therefore be of **low** to **medium** importance. The level of importance will of course depend on the precise nature of the heritage asset.

Any heritage assets which survive buried at the PDA will be directly impacted by the development proposals. This may result in either the partial or the total loss of an asset, the effect of harm to the asset perceived as **moderately significant** to **significant**.

16. CONCLUSIONS

16.1 Designated Heritage Assets

There are no Designated Heritage Assets affected by the proposed development.

16.2 HER-listed Non-designated Heritage Assets

There are no HER-listed Non-designated Heritage Assets affected by the proposed development.

16.3 Potential Non-designated Heritage Assets (Buried Archaeology) at the PDA

There are no known archaeological discoveries from the PDA. Indeed there is a notable paucity of archaeological discoveries within the entire 1 km radius Study Area. But this is not all that surprising when one considers that the greater part of the Study Area underwent suburban expansion, without known archaeological inspection, in the 20th century, particularly in the 1920s and 30s. In addition, a substantial portion of the Study Area is occupied by a golf course, built in 1909.

There have been very few archaeological interventions within the Study Area since the advent of archaeological consideration in the planning process in 1990. Most artefacts and/or sites reported in the Study Area have been the result of chance discovery. The most significant discovery was a Roman cemetery (or part of) in the back garden of a house in 1938, about 250 m from the PDA.

As such, the dearth of known archaeological sites is likely to be a reflection of the absence of archaeological investigation rather than a genuine absence of archaeology. This contrasts with extensive discoveries of prehistoric to early medieval sites just to the south

of the Study Area as a result of a series of investigations ahead of developments – infrastructure, commercial and residential. The most recent investigation, in 2018, located a significant Early Iron Age archaeological landscape which extends into the present Study Area.

A large proportion of the PDA has clearly suffered disturbance or truncation from the construction of the public house, its hard-landscaping and car-parking areas. However, it is thought likely that the rear garden areas may not witnessed much in the way of ground modification.

In view of these ground conditions, and in consideration of the present evidence, there is potential for archaeological remains at the PDA

The PDA is thought to have low potential for archaeology of the Palaeolithic periods.

The PDA is thought to have reasonable archaeological potential for burial archaeological deposits of the Bronze Age, Iron Age and the Romano-British period.

Any evidence for medieval and post-medieval activity at the PDA is thought likely to be related to agricultural use and, as such would probably be of limited significance.

The present evidence suggests archaeological remains are likely to be of local or regional importance. If so, they are unlikely to be an overriding constraint to development, and thus could be mitigated by an appropriately worded planning condition.

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- 1909** Ordnance Survey 25", map Kent sheet X.11
- 1932** Ordnance Survey 25" map sheet, Kent X.11
- 1938** Ordnance Survey 25" map sheet, Kent X.11

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Proposed Development Drawings

CLB Surveys Ltd Drw. No. MA20-4274-1 CLB Surveys Ltd March 2020

19. FIGURES



Figure 1. Location of Site and Study Area (1 km radius)

(based on Ordnance Survey mapping 2021, © Crown Copyright. All rights reserved. Licence number AL 100015565)



Figure 2: The Proposed Development Area: existing (purple) and proposed layout (blue)

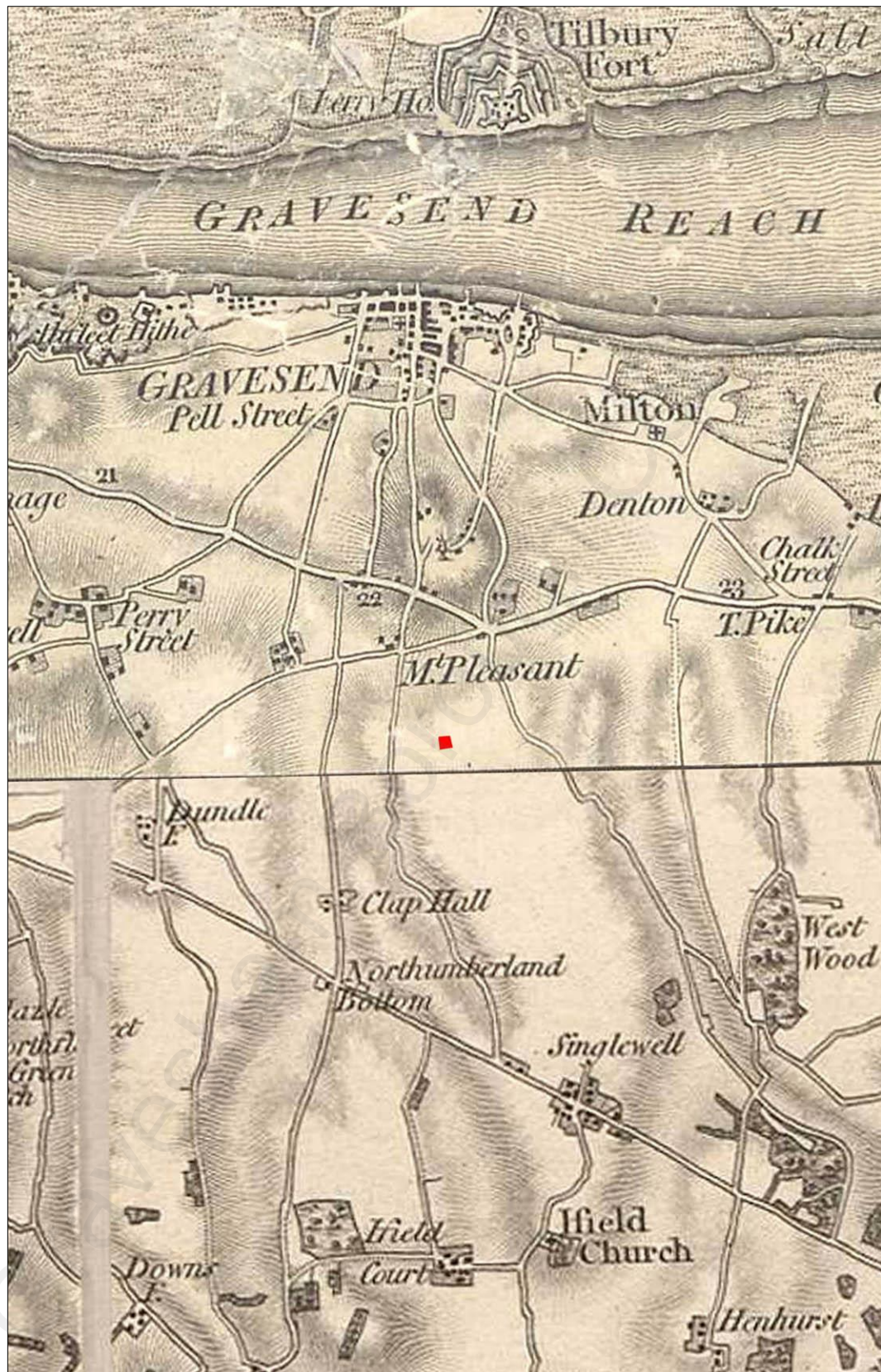


Figure 3. Extract of first series Ordnance Survey map of 1805 (PDA in light red)

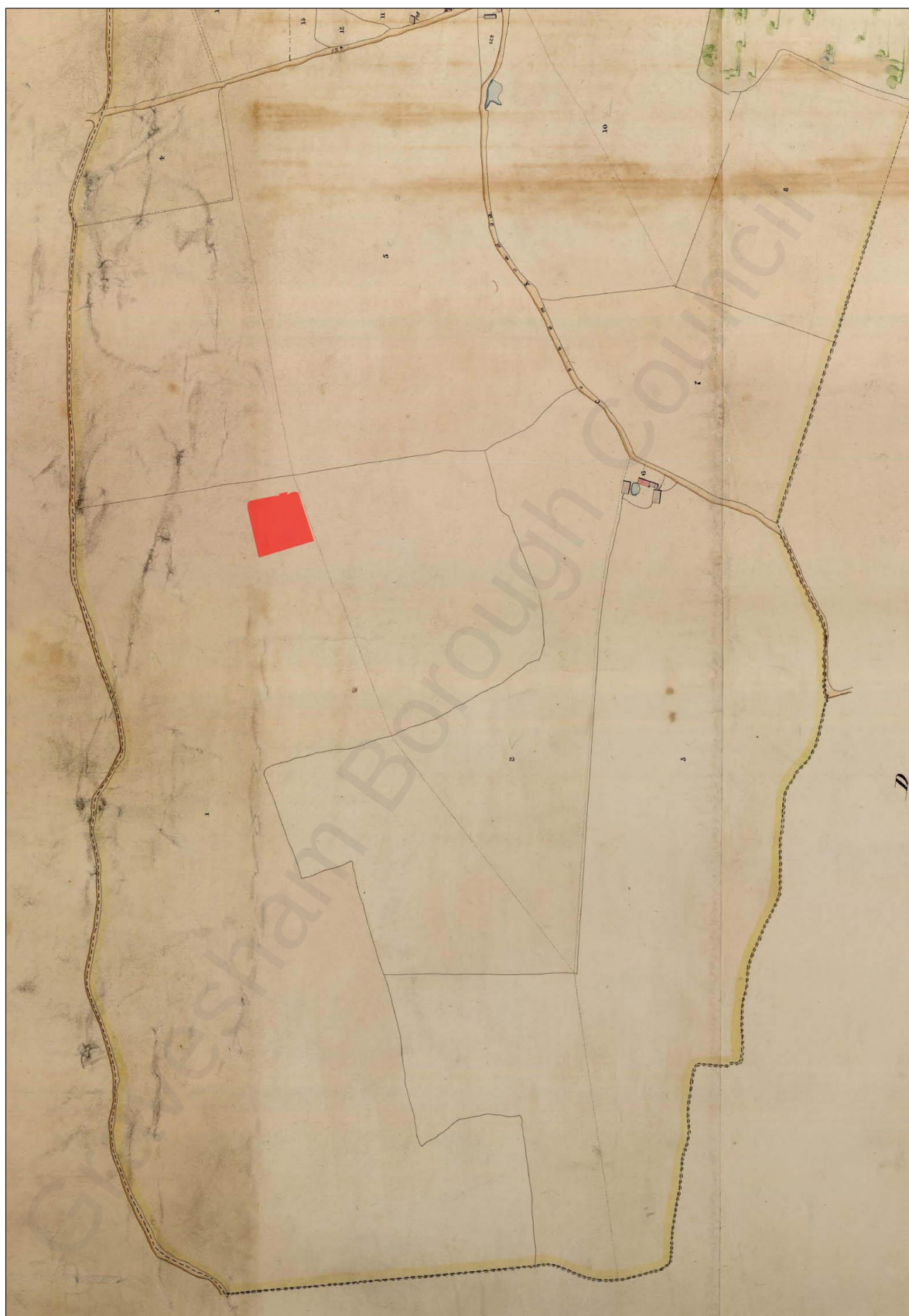


Figure 4. Extract of the 1841 Tithe Map (PDA in red)

(Kent Archives & Records Service)

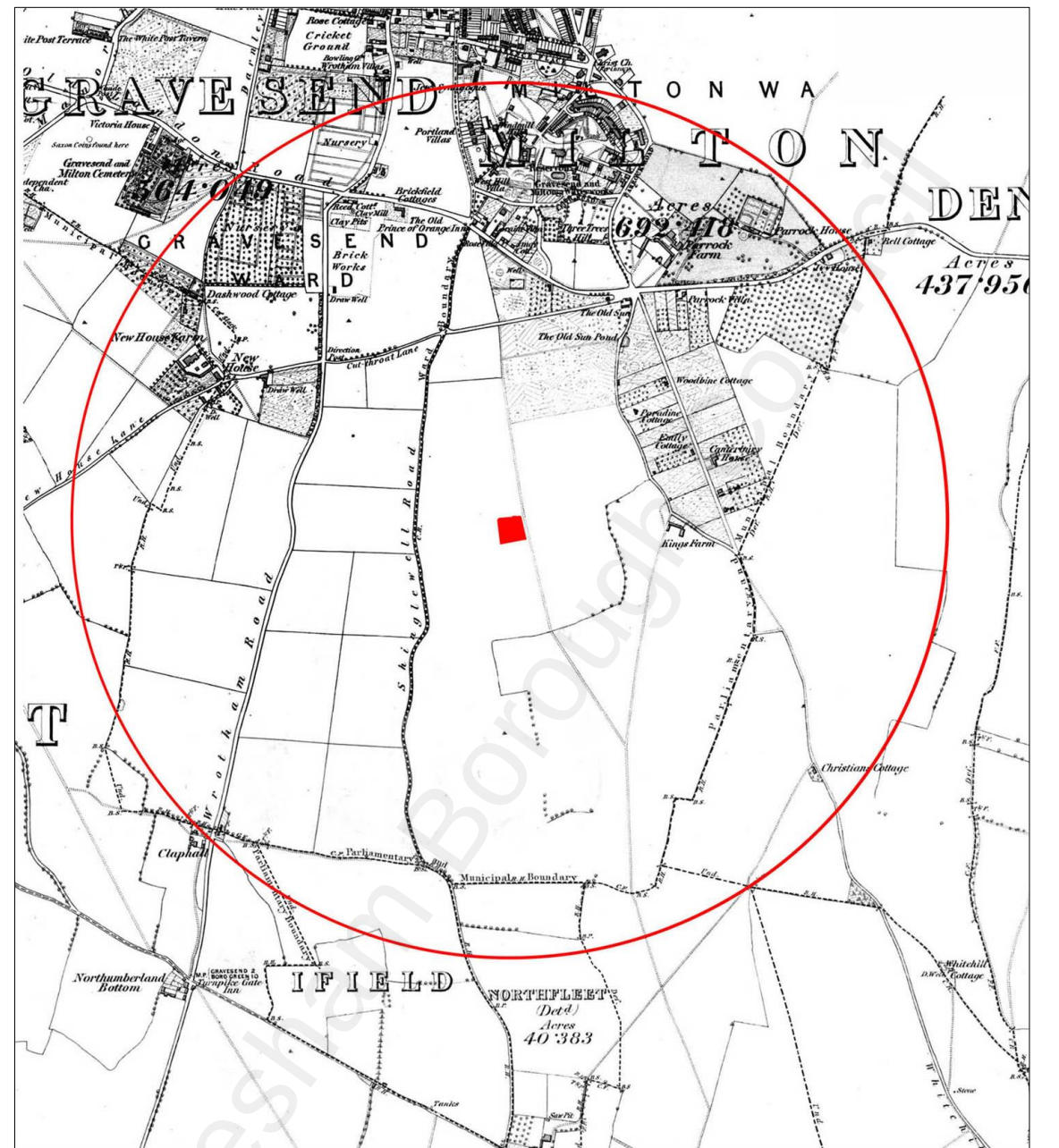


Figure 5. Extract of OS 25", 1st edition map of 1867 (surveyed 1862/3) (PDA in red)

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Figure 6. Extract of OS 25", 1st edition map of 1897, Kent sheet X.11 (PDA in light red)



Figure 7. Extract of OS 25", 1st edition map of 1909, Kent sheet X.11 (PDA in light red)

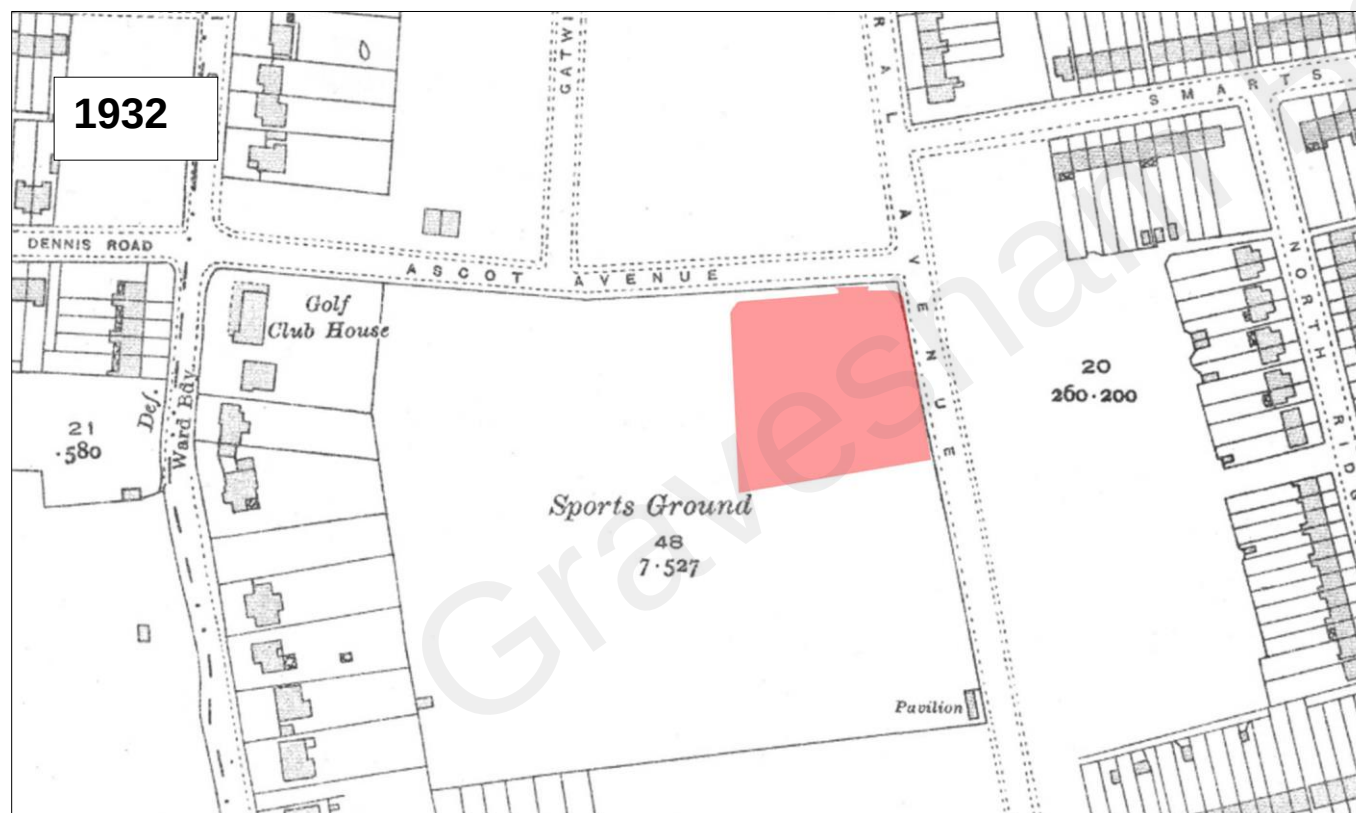


Figure 8. Extract of OS 25" map of 1932, Kent sheet X.11 (PDA in light red)

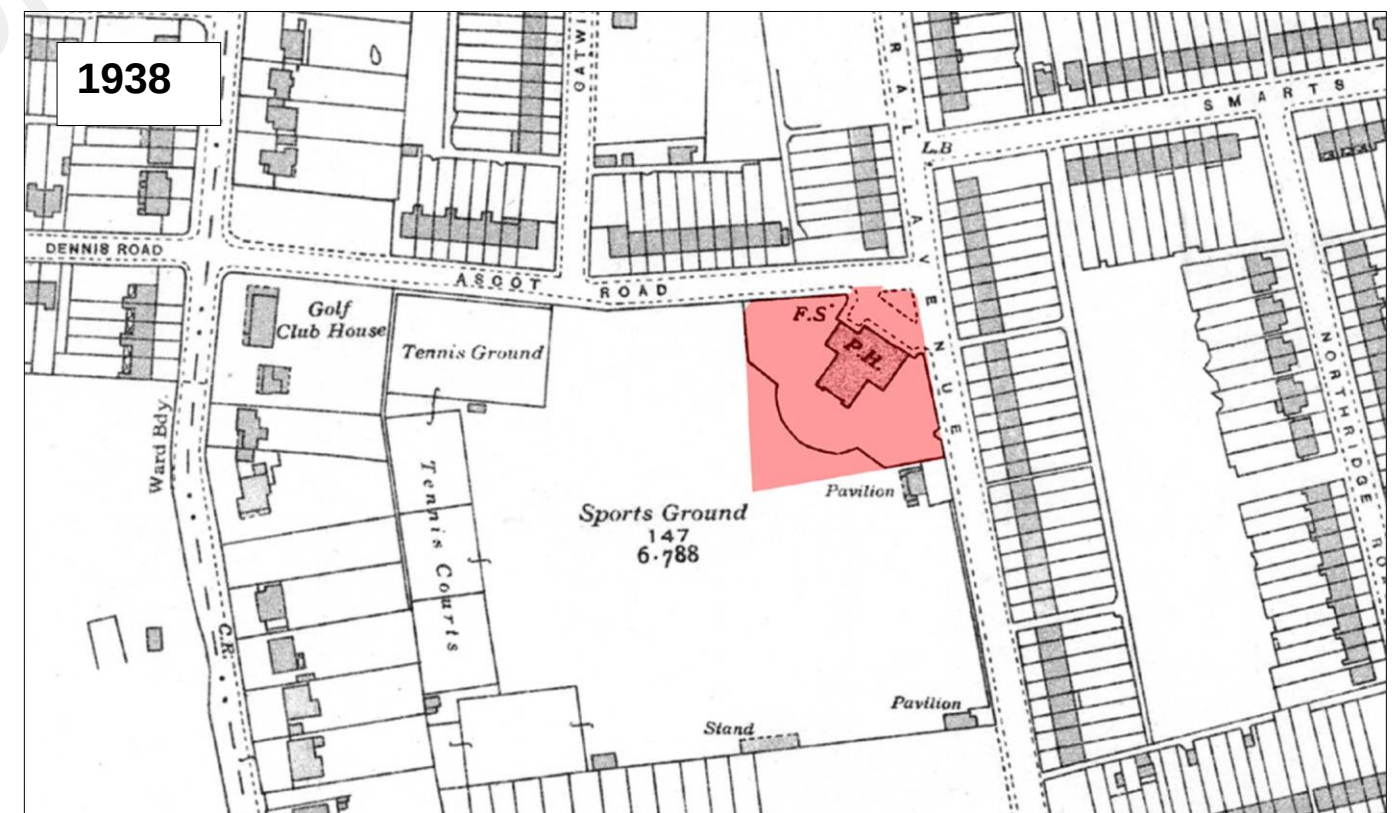


Figure 9. Extract of OS 25" map of 1938, Kent sheet X.11 (PDA in light red)

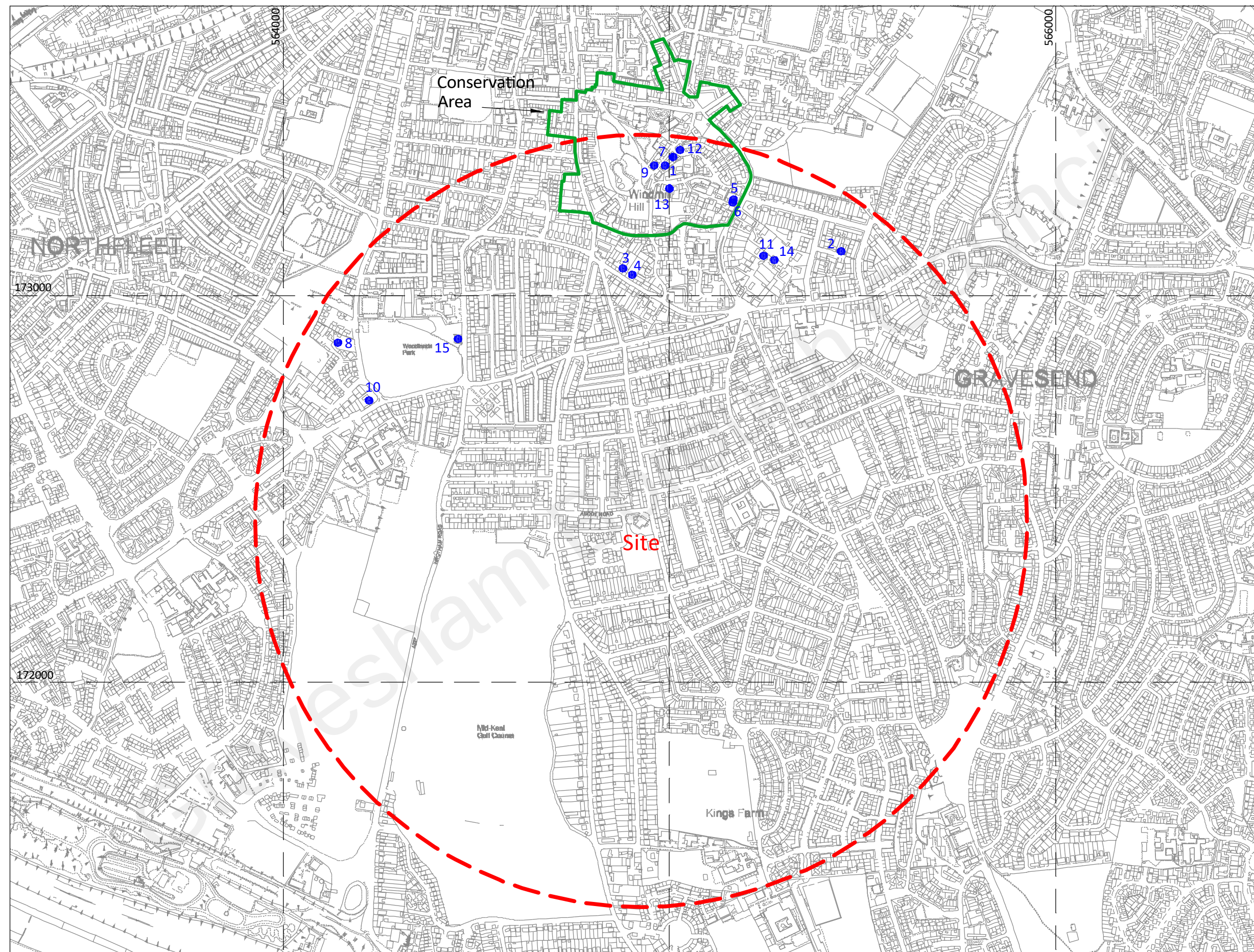


Figure 10: Designated sites and buildings in the 1km Study Area



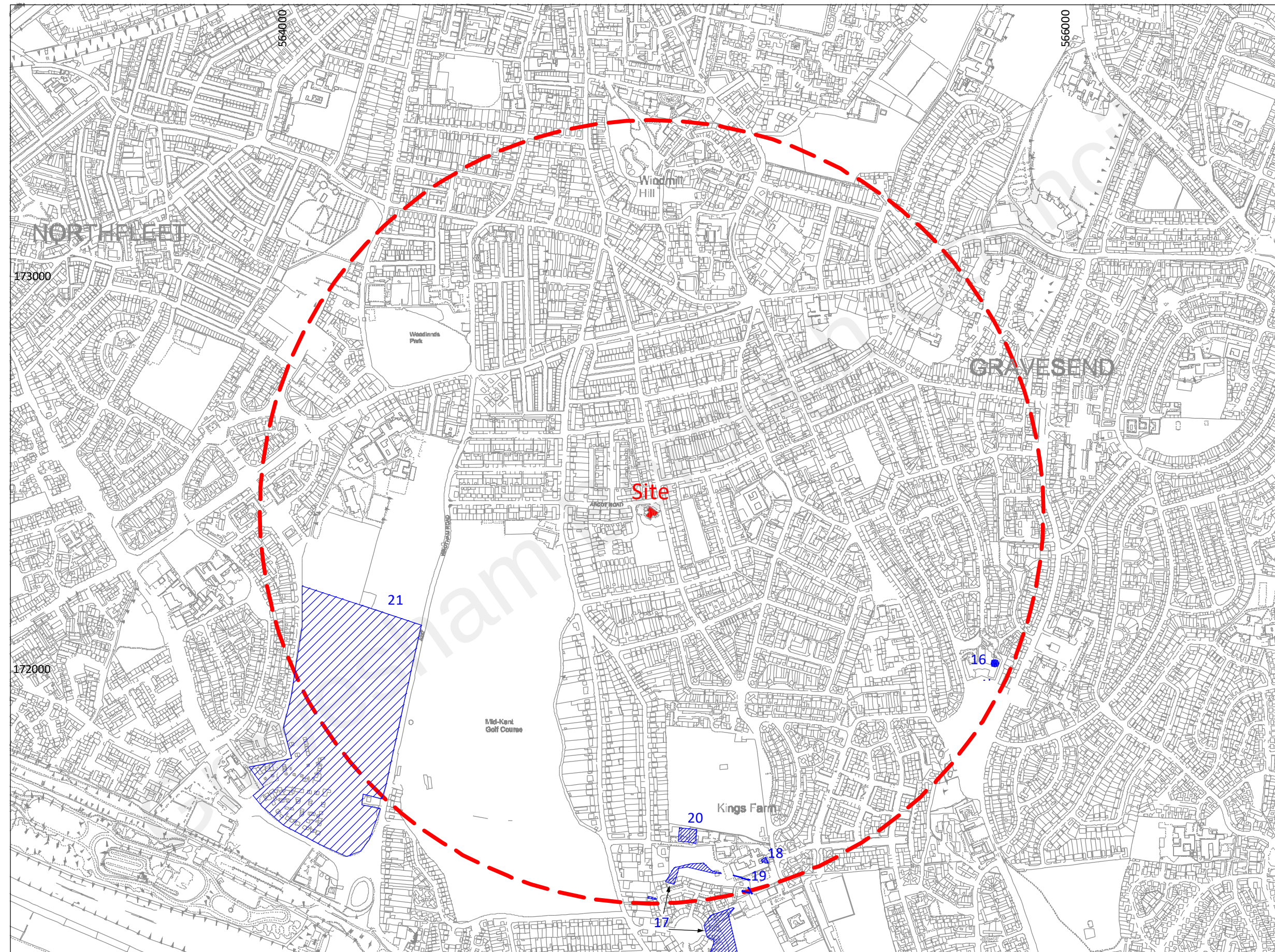


Figure 11: Archaeological events in the 1 km Study Area