



Heritage Conservation

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Ask for: Casper Johnson
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2022 1179 – Land At, St Columbas Close, Gravesend, Kent

Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.

Thank you for consulting us on the above application.

The site has general background archaeological potential, but as this area was developed before modern planning-led archaeology, we have no clear understanding of the precise potential of this site. The development of the site will have had some impact on any below-ground archaeological remains, reducing potential significance, and therefore I consider it would be appropriate to secure a programme of archaeological work by use of a planning condition on any forthcoming consent. I recommend the following condition to allow for the field evaluation of the site, ideally before demolition of the buildings:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

I would be happy to discuss any of the above further and provide the applicant with a brief for the fieldwork (which I recommend includes a basic report on the buildings at the site for future research) on request.

Yours sincerely

Casper Johnson MCIfA FRSA FSA
Senior Archaeological Officer
Heritage Conservation Team
Environment, Planning & Enforcement

Gravesham Borough Council