



Osney Mews off Lower Higham Road Chalk Kent

Archaeological Desk-Based Assessment



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Logix House
Wrotham Road
Meopham
Kent
DA13 0QB

www.wessexarch.co.uk

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Contributions from Andrew Shaw
Graphics by Marie Kelleher

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Summary

Wessex Archaeology was commissioned by Office S&M on behalf of the Client to prepare an Archaeological Desk-Based Assessment of land Osney Mews, Chalk, Gravesend, centred on National Grid Reference 566932, 173006. This study is intended to inform a planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential archaeological resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the archaeological resource will be a material consideration in the determination of the planning application. This assessment has identified a low potential for archaeological remains to exist within the Site. The area generally is likely to have been an attractive place for use in the early periods however the Site lies on the slope between the lower lying former marshland and River Thames to the north and the higher drier ground to the south. The access to the river would have made this a favourable place for settlement but the settlement is likely to have been focussed on the higher drier ground to the north. The valley slopes may have been used for agriculture or grazing during the later prehistoric, Roman or medieval periods and as such evidence for archaeological remains of these periods is expected to be low.

From the early 19th century (and possibly earlier) the Site was part of the garden of the Lord Nelson Public House, which existed until its demolition in the 1950s. 18th or 19th century garden features associated with the Public House which may exist within the Site are unlikely to be of archaeological interest. By the 1970s the majority of the Site was occupied by garages and to counteract the natural slope it is likely that the Site underwent some ground removal or ground build up to create a level surface suitable for parking. No geotechnical information was available at the time of writing to determine the levels of made ground within the Site, however it is likely that the construction of the garages has caused some truncation to underlying deposits.

The southern extension to the Site is known to have been part of the grounds of a school which was located to the east of the Site since at least 1900. A small building associated with the school was constructed within the south eastern corner of the Site and may have contained a pump, according to the historic mapping. The building was demolished by the time that the school site was redeveloped in the 1970s. It is possible that foundations of the small building or perhaps a hard surface associated with the use of the Site as part of the school may be found within the Site, although these are unlikely to be of archaeological significance.

Due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. Any archaeological works requested by the archaeological advisor to Gravesham Borough Council should be proportionate to likelihood and significance of the predicted archaeological resource.

The Historic Landscape Character of the proposed development site is of limited significance and will not be affected by the development proposals.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.



Acknowledgements

This project was commissioned by Office S&M and Wessex Archaeology is grateful to them in this regard. Wessex Archaeology would also like to thank Kent County Council for supplying the Historic Environment Record data.

Gravesham Borough Council



Osney Mews off Lower Higham Road Chalk Kent

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Office S&M on behalf of the Client, to prepare an Archaeological Desk-Based Assessment of land at Osney Mews, off Lower Higham Road, Chalk, Kent (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 566932, 173006.

1.1.2 This study will inform a planning application for a proposed residential development within the Site, to be submitted to Gravesham Borough Council. A previous version of this report was submitted to Gravesham Borough Council as part of planning application 20201379. This assessment includes an update undertaken in November 2021 to include an extension to the Site boundary to the south and provision for an additional two bed property in addition to the three terraced houses already permitted.

1.2 Aims and purpose of the assessment

Introduction

1.2.1 The purpose of this assessment is to comply with the appropriate assessment planning guidance as outlined in paragraph 194 of the NPPF, 2021 and in line with ClfA Standards and Guidance (2020). This assessment will also identify and reference any other relevant and/or appropriate documents such as existing heritage or archaeological site management plans that may be applicable.

Aim

1.2.2 This report will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.

1.2.3 This report will establish the likely impact of the development on the significance of the archaeological resource, or will identify the need for further evaluation to do so, and will enable reasoned proposals and decisions to be made to mitigate, offset or accept without further intervention that impact.

1.3 Scope of document

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the archaeological resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.



- 1.3.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 1.3.3 This report will consider archaeological remains and historic landscape but does not make an assessment of built heritage or the effects to significance caused by change to setting. The significance of the archaeological resource is predominantly derived from its archaeological interest defined in NPPF Annex 2 as:

'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.'

2 LEGISLATIVE AND PLANNING FRAMEWORK

2.1 Legislation

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

- 2.1.2 The main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process are summarised in **Appendix 2**.

2.2 Designated heritage assets

- 2.2.1 A designated heritage assets are defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

- 2.2.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).

- 2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

- 2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

- 2.3.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 24 July 2018, February 2019 and updated in July 2021. It sets out the government's planning policies for England and how these are expected to be applied.
- 2.3.2 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Section 2 'Achieving sustainable development'). The NPPF recognises that heritage assets are an irreplaceable resource and that effective conservation delivers wider social, cultural, economic and environmental benefits.
- 2.3.3 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process (paragraphs 189-208)
- 2.3.4 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The Planning Practice Guidance was updated on 23 July 2019 to reflect the changes to NPPF since the guidance was first published in 2014. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Conserving and enhancing the historic environment' (ID: 18a), which expands upon the corresponding sections of the NPPF.

2.4 Local planning policy

- 2.4.1 The Site is situated within the administrative boundaries of Gravesham Borough Council, which is in the process of updating its Local Plan. Until such time as the new local plan is adopted the Local Plan Core Strategy (2014) remains in force, along with Saved Policies from the Gravesham Local Plan First Review (1994).
- 2.4.2 The Core Strategy sets out the Council's long term spatial vision for the borough and sets targets for the provision of new housing and employment for a period up to 2028, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features.
- 2.4.3 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

2.5 Supplementary planning guidance

- 2.5.1 Gravesham Borough Council has recently prepared a consultation draft of the Gravesham Heritage and Character Background Paper which has been prepared to inform on going work to update the Local Plan (Gravesham Borough Council 2020).

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).



3.2 Study Area

- 3.2.1 Baseline conditions were established through a desk-based review of publicly accessible sources of primary and synthesised information pertaining to the historic environment within a 1km radial Study Area. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential historic environment resource (heritage assets) that could be affected by the proposed development, via the application of informed professional judgement.

3.3 Sources and Relevant Guidance

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- The Kent Historic Environment Record (KHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county (accessed October 2020);
- Relevant national, regional and thematic Research Frameworks (e.g. South East Research Framework);
- National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- Historic manuscripts, surveyed maps, and Ordnance Survey maps; and
- Relevant primary and secondary sources online and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

- 3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

- 3.4.1 The Site was visited on 5th November 2020 and on the 29th October 2021 for the Site extension. Weather conditions were dry however long distance visibility was hampered by foggy conditions on the visit in 2020. A fieldwork record comprising digital photography is held in the project archive.

- 3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

- 3.4.3 A description of the Site is provided in **section 4.1** below.

3.5 Assessment criteria – Significance

- 3.5.1 NPPF defines significance 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.

3.5.3 These values are broadly analogous to the 'interests' defined by NPPF, which are used within this report, as per Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). These are:

- Archaeological Interest: 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.

3.5.4 This assessment was also informed by the advice published by Historic England in the document entitled Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (2015b).

3.6 Assumptions and limitations

3.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.6.2 The records held by the KHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.7 Copyright

3.7.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third

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4 BASELINE RESOURCE

4.1 The Site

4.1.1 The Site comprises an L shape parcel of land, measuring approximately 680 square meters, located to the east of Gravesend within the suburb of Chalk.

4.1.2 The Site is currently occupied by a series of garages, an area of hardstanding and access from Lower Higham Road via a concrete ramp (**Plates 1-6**). The southern extension to the Site is a small strip of scrub land to the south of the garages and to the rear of a property fronting Osney Way (**Plates 9-11**). The southern extension to the Site was grassed on the surface although it was evident that the grass was growing out of a layer of gravel placed on top of a sheet of terram. In the western corner of this area was a small area of concrete hardstanding. The Site is bound to the east by Chalk Parish Hall, to the north and west by a public car park, to the south by an access road to the rear of properties fronting Osney Way and to the north by Lower Higham Road.

4.2 Geology, Topography, Hydrology

4.2.1 The Site sits upon a natural slope, rising to the south. Terracing has counteracted this slope and as such the main area of the Site is flat, for use by vehicles and for parking (**Plates 1-3**). This part of the Site is accessed via a relatively steep ramp from Lower Higham Road (**Plates 5-6**). The ramp is of a similar gradient as the two adjacent roads on either side of the Site (Osney Way and Pirrip Close; **Plates 7 & 8**). It is likely that the ramp represents something similar to the original slope of the Site before the development of the garages and the car park which lies to the south of the Site. The car park lies on a slight slope but the main area of the Site is relatively flat. The southern part of the Site adjacent to Lower Higham Road lies at an elevation of 15m aOD which rises to the south to 17m aOD in the southern part of the Site. A topographic survey of the Site is presented in **Appendix 5**.

4.2.2 The Site is located 1.3km to the south of the River Thames and in general ground levels rise to the south away from the lower lying area around the river. The northern part of the parish is made up of four marshes, West Court, East Court, Filborough and Great Clayne marshes which are crossed by the Thames and Medway Canal and the North Kent Railway Line from Gravesend to Strood.

4.2.3 The underlying bedrock geology across the Site is mapped as Cretaceous chalk of the Lewes Nodular, Seaford and Newhaven Chalk Formations (undifferentiated; 89.8-86.3 mya) overlain by Palaeocene sands, silts and clays of the Thanet Formation (56.0-59.0 mya). No superficial deposits are recorded (**Figure 2**).

4.3 Historic and Archaeological Background

4.3.1 The following section provides a summary of the recorded archaeological resource within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

- 4.3.2 There are no designated archaeological assets within the Site or within the 1km Study Area. All heritage assets identified within the Study Area are listed in **Appendix 3**.

Previous Studies

- 4.3.3 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment.
- 4.3.4 A number of intrusive investigations have been undertaken to the north of the Site including archaeological evaluation at Dalefield Way (EKE15872), archaeological evaluation at Westcourt Marshes (EKE10622), archaeological evaluation (EKE11511) and watching brief (EKE8797) at Damigos Road and archaeological evaluation adjacent to North Kent College playing fields (EKE8607).
- 4.3.5 Further north east an evaluation was undertaken at Lion Business Park (EKE9270), an evaluation and watching brief at the Water Treatment Works (EWX6586; EWX6597) and evaluation of the Denton Relief Road (EWX6628).
- 4.3.6 At the southern end of the Study Area an evaluation was undertaken at Thamesview School (EKE16749) and a watching brief at Cervia Way (EKE8590). A watching brief was undertaken in the eastern part of the Study Area at 7 Manor Close (EKE8432). At the western extent of the Study Area an archaeological watching brief was undertaken at St John's Roman Catholic School (EKE16748).
- 4.3.7 Intrusive archaeological investigations are shown on **Figure 3** and the results of these investigations are described below where relevant to this assessment.

Pleistocene and Holocene geoarchaeological background

- 4.3.8 No Quaternary deposits are mapped by the British Geological Survey (BGS) within the Site. The nearest mapped Quaternary deposits are located 0.3 km east of the Site and consist of Pleistocene Head comprising silts, sands and gravels. The deposits infill a dry valley system incised into the Chalk and Thanet Formation bedrock (**Figure 2**).
- 4.3.9 Deposits mapped as Head have been deposited through different processes and can include aeolian, colluvial, alluvial and soliflucted material. Such sequences may include material deposited during more than one period of the Pleistocene and can include Holocene colluvium. Where fine grained units dominate, such deposits are often collectively referred to as 'Brickearth'. These deposits may contain eroded and redeposited artefacts and seal underlying stratigraphy in the form of buried former Pleistocene land surfaces; these can be associated with minimally disturbed archaeology and palaeoenvironmental remains.
- 4.3.10 The Site is located on chalk spur forming an interfluvium between dry valley systems. The potential for significant Head sequences associated with dry valley systems to be present within the Site is likely to be low.
- 4.3.11 Locations on interfluviums within chalk landscapes can include areas where dissolution of the chalk bedrock has formed solution features. These geological low points can locally preserve Pleistocene and Holocene deposits and Palaeolithic and later archaeology (Cook and Killick 1924, Parfitt and Halliwell 1996, Bailiff et al. 2013).

Palaeolithic (970,000–9500 BC)

- 4.3.12 A Palaeolithic handaxe and possible flake tool was recovered within the Study Area (TQ 67 SE 279; **Figure 4**). These artefacts were recovered from a dry valley located c. 1km west

of the Site. These artefacts are likely be associated with the Head sequence mapped within this dry valley by the British Geological Survey (BGS).

- 4.3.13 Additionally, in the wider area, Palaeolithic artefacts are known from chalk upland areas outside of dry valleys and in areas lacking mapped Pleistocene deposits. These artefacts may originate from localised, unmapped Pleistocene deposits, within solution features. There may be potential for such features to be present within the Site.

Mesolithic (8500–4000 BC) and Neolithic (4000–2400 BC)

- 4.3.14 There are no records dating to the Mesolithic or Neolithic period within the 1km Study Area.

Bronze Age (2400–700 BC)

- 4.3.15 A cropmark interpreted to be of Bronze Age date was identified from Aerial Photographs. The feature was seen as a curvilinear enclosed settlement with an entrance and was identified 960m to the south east of the Site (TQ 67 SE 78; **Figure 4**). This can also be identified from the Hoo Peninsula NMP Survey (**Figure 5**). Other cropmarks also thought to be of Bronze Age date were identified 620m to the north of the Site at Westcourt Marshes (TQ 67 SE 277; **Figure 4**). These were identified as four circular enclosures.

Iron Age (700 BC–AD 43)

- 4.3.16 A rescue excavation undertaken in advance of development discovered a fragment of human skull, a brooch, fragments of a loom weight and an assemblage of Iron Age pottery. Two or three possible hearths were also recorded. This could be evidence of Iron Age burial or settlement activity 400m to the south east of the Site (TQ 67 SE 40; **Figure 4**).
- 4.3.17 A circular enclosure identified from aerial photographs was noted as part of the Hoo Peninsula NMP survey (**Figure 5**). It was identified as a circular possible enclosed settlement with an entrance to the west located 580m to the south east of the Site (TQ 67 SE 74; **Figure 4**).
- 4.3.18 During an evaluation to the north of the Site a late Iron Age pit measuring 3.5m across was discovered containing fragments of Iron Age pottery, daub and animal bone (TQ 67 SE 238). Late Iron Age to Roman evidence was also found as sections of ditch representing a 1st century field system containing late 2nd-3rd century Roman pottery, possibly indicating the agricultural use of the area through the 1st-3rd century (TQ 67 SE 239).
- 4.3.19 Archaeological investigation 750m to the north of the Site encountered a series of later prehistoric finds including pieces of worked flint, fragments of burnt flint, animal bones, waterlogged plant remains, charcoal and Neolithic and Bronze Age pottery sherds (TQ 67 SE 286; **Figure 4**).

Romano-British (AD 43–410)

- 4.3.20 A Roman building was found 690m to the east of the Site, at Chalk. This is thought to have been a bath house as it contained a hypocaust system and was later developed into a series of small rooms. The building may have dated to the late 2nd century but is known to have been destroyed by fire in the late 3rd century. Several pits in a chalk floor surface included the rough graves of three infants. In the 4th century the Site was used as a rubbish dump from a nearby dwelling. An earlier Iron Age ditch was also found at the Site which contained pottery no later than mid-1st century date (TQ 67 SE 15; **Figure 4**). Close by fragments of pottery and a human skull were found during building works at a house known as West Filborough, 780m to the east of the Site (TQ 67 SE 18; Arch Cant 1953; Vol 73).

- 4.3.21 A series of ditches interpreted as part of a 1st century field system along with a ditch containing late 2nd to 3rd century pottery were found, indicating the agricultural use of the area through the 1st-3rd century, located 270m to the north of the Site (TQ 67 SE 239).
- 4.3.22 A dump of 2nd century Roman pottery was found during earthmoving at Denton Marshes between two layers of alluvium (TQ 67 SE 36), located 970m to the north of the Site. Pottery sherds with Roman graffiti inscribed into them are known to have been found at Chalk but could not be located more accurately. The pottery types dated to the 3rd and 4th centuries (TQ 67 SE 42). Also sited to chalk are five miniature pots of Roman date (TQ 67 SE 43) and a Roman poppy head beaker (TQ 67 SE 44; **Figure 4**).
- 4.3.23 Evaluation at Dalefield Way undertaken in 2016 by Wessex Archaeology found a single Romano-British ditch aligned north west south east of a substantial size measuring 2.49m wide and 1.15m deep. Colluvial layers on the site contained residual finds of Bronze Age, Iron Age, Roman and medieval periods, suggestion some activity in the area (Wessex Archaeology 2016; TQ 67 SE 382). A subsequent watching brief at the Site revealed a continuation of this ditch to the east but no additional archaeological features (Wessex Archaeology 2017).
- 4.3.24 During excavations for the Denton Relief Road, archaeological investigations revealed a possible small Roman feature containing Roman finds and residual prehistoric finds (TQ 67 SE 1003; **Figure 4**).

Anglo-Saxon (AD 410–1066) and Medieval (AD 1066–1500)

- 4.3.25 The place name chalk is derived from the Old English word *Cealc* referring to the geological chalk in the area. It was known as *Celca* in 1086, *Chalca* in 1164, and *Chalke* in 1215 (Glover 1976). Chalk is known from the Domesday Book as a fairly large village comprising 24 households within the hundred of Shamwell (Domesday Online).
- 4.3.26 Two findspots of Anglo-Saxon date have been found approximately 50m to the east of the Site, comprising two silver pennies of 8th century date (TQ 67 351 & TQ 67 SE 352; **Figure 4**).
- 4.3.27 During an excavation 400m to the north of the Site, the remains of a medieval building were discovered through archaeological investigation. Remains of a double cellared structure with some chalk and flint wall were interpreted to be the foundations of a medieval manor house. The building was altered in the 16th and 17th centuries and is known to have been demolished before 1739 when it was replaced by West Court (TQ 67 SE 242; **Figure 4**).
- 4.3.28 A Grade II Listed Building known as Readers dates from the 15th or 16th centuries and is a timber framed hall house located 660m to the east of the Site (TQ 67 SE 1114). A Grade II Listed church lies at Denton dated to the 12th century. It is the former parish church of St Mary which was the original parish church of Denton. The church fell into ruins at the Reformation but was restored in 1900-1901. A replacement parish church was built in the 14th century whilst the original was still in ruins. In 1928 the restored original parish church was made over the Roman Catholic community (TQ 67 SE 1100; **Figure 4**).

Post-medieval (AD 1500–1800) and 19th century (AD 1800-1900)

- 4.3.29 The post-medieval period within Chalk is characterised by rural settlement within the area with a number of post-medieval farmsteads recorded (MKE84360, MKE84361, MKE84362, MKE84363).

- 4.3.30 A malthouse is known to have existed from the end of the 19th century as there is known to have been a malt house on Lower Higham Road by 1909 (TQ 67 SE 231). Adjacent to this, the 1st edition Ordnance Survey map from 1865 shows a group of buildings marked Malthouse Farm, adjacent to the supposed site of the Malt House (TQ 67 SE 218).
- 4.3.31 No.1 Chalk Road Gravesend is said to be the place where Charles Dickens and Kate Hogarth spent their honeymoon in 1836 and it is thought that Dickens wrote some early chapters of the Pickwick Papers here. The building dates to the 19th century and is Grade II Listed (TQ 67 SE 1102). Another cottage which claims to be Charles Dickens' honeymoon Cottage is 44 Chalk Road, which is an 18th century farmhouse located 190m to the east of the Site (TQ 67 SE 1082).
- 4.3.32 The Site of Denton Manor House is recorded 925m to the west of the Site. Buildings existed on this site until 1895 (TQ 67 SE 223; **Figure 4**).
- 4.3.33 The Old Forge is a Grade II listed building thought to have been constructed in the 18th century or earlier. The Forge was used as inspiration for Great Expectations by Charles Dickens and the owner of the Smithy at the time is said to have known Dickens well. The Forge is one of only two building with Kentish weatherboarding remaining in Chalk which before 1940 were very common (TQ 67 SE 1076).
- 4.3.34 The Thames and Medway Canal was first put forward in 1778 as a canal to connect Deptford and Woolwich Dockyards with Chatham Dockyard via a shortcut across Hoo Peninsula rather than travelling around it. This was intended to be used in case of enemy attack on the dockyards via the Thames Estuary, but had the dual purpose of also being used for commercial transport to recoup some of the construction costs via a canal toll. Work started on the canal in 1799 and was expected to take 2 years to build. After some delays for financial reasons and a revision to the route the canal finally opened in 1824. The Canal in its original form suffered operating problems and the Higham and Stood tunnel was constructed to rectify delays in passing other barges on the canal. The canal tunnel was the second largest tunnel in the UK (2.2 miles) and was also the largest (TQ 67 SE 20).
- 4.3.35 By 1840 investors decided that it would be more profitable to build a railway. From 1845 the newly built railway between Gravesend and Strood shared the tunnel with the canal, a single track resting partially on the towpath and partially on wooden stakes within the water. In 1846 the canal company sold the tunnel to the South East Railway company which filled the canal and laid a double track railway over it becoming part of the North Kent Line (TQ 57 SE 227). The North Kent Line was constructed between the North East Kent Junction near London Bridge, via Lewisham, Woolwich, Erith and Dartford to Gravesend. The Canal was finally abandoned in 1934.

Modern (AD 1900–present day)

- 4.3.36 During the World Wars the Thames was a key means of entry for both supplies and communication but also for a potential enemy invader to advance to London. As such the banks of the Thames had been used defensively since the medieval period. A large number of WWII defences are recorded on the KHER which were used to impede enemy advances from the riverbank and to obstruct progress along roads, their nodes, railways and other suitable ground. A roadblock is recorded within the Study Area at TQ 67 SE 1254. The river Thames acted as a visual aid for enemy air attack guiding the route to London. As such the area became a focus for air defence systems to protect the capital but also to protect the industrial areas, power stations and other military targets along the riverbank, many of which had grown in importance due to the outbreak of war.

- 4.3.37 Civil defences were strengthened due to the outbreak of war and Gravesend became a 'Blitzmerge' area for rapid civil defence reinforcement in the event of catastrophic air raids. Fire services were expanded (TQ 67 SE 1165), as well as emergency water supplies, First Aid posts in a variety of existing and new buildings, rest and feeding centres (TQ 67 SE 1229) for those displaced by bombing. Three defended localities were known to have existed at (TQ 67 SE 1158, RQ 67 1176 and TQ 67 SE 1229). The aid raid warden network was expanded with posts within existing buildings such as public houses or private residence or purpose built structures (TQ 67 SE 346 & TQ 67 1146). Two Battle headquarters were situated at Chalk (TQ 67 SE 1196) and two police telephone boxes were also installed (TQ 67 SE 1153 and TQ 67 SE 1148).
- 4.3.38 Anti- aircraft gun defence was enlarged and strengthened and the airfield at Gravesend became the fighter satellite of RAF Biggin Hill, which was in action during the Battle of Britain from July-October 1940 and became an independent station in November (TQ 67 SE 221). RAF Gravesend started as a commercial airfield in the 1930s and is known for a number of record-breaking flights. The airfield was greatly expanded under the RAF and had two grassed runways which were sufficiently long to accommodate heavy bombers in an emergency (Gravesend Borough Council 2020).
- 4.3.39 Anti-invasion defences were introduced on a national scale by General Ironside. Most of these defence positions were to be manned by the Home Guard, which had 4 battalions and parts of two others, totalling over 5,000 men in Kent Thameside. Anti-aircraft batteries were also incorporated within anti-invasion defences, with the barrels of their guns depressed they could be used against land targets. The Denton Heavy Anti-aircraft Battery was part of the Thames South group of gun defences which consisted of four standard octagonal concrete emplacements in a trapezium formation (TQ 67 SE 1209). Two searchlight batteries are located at (TQ 67 SE 89 and TQ 67 SE 1156). Anti-aircraft headquarters were located on the south side of Rochester Road at Chalk (TQ 67 SE 1214).
- 4.3.40 The protected military remains of a crash site of a Hawker Hurricane I is also recorded within the Study Area (TQ 67 SE 357), which crashed on 15th October 1940.
- 4.3.41 Other modern records include George V and George VI Pillar Boxes, one of which lies adjacent to the Site (TQ 67 SE 307) and could be identified on the Site visit, and the Mission Hall at Denton (TQ 67 SE 1).

Undated

- 4.3.42 Due to parts of the Study Area remaining undeveloped, aerial photographs have been interrogated to aid the identification of buried archaeological remains. This has resulted in a number of features of unknown date on the KHER, the presence and date of which have not been confirmed by any intrusive investigation. A linear cropmark was identified 550m to the south of the Site forming a rectangular enclosure which was interpreted as an Iron Age site (TQ 67 SE 75), which was also identified as part of the Hoo Peninsula NMP project. A curvilinear asymmetric enclosed settlement was identified from aerial photographs and interpreted to possibly be of Bronze Age date (TQ 67 SE 79). Additional enclosures and pits were identified to the south west of this (TQ 67 SE 94) and identified as part of the Hoo Peninsula NMP project.

4.4 Hoo Peninsula National Mapping Programme (NMP)

- 4.4.1 The Hoo peninsula project interrogated aerial images including those from the National Monuments Record, RAF aerial photos, LiDAR data and Google Earth imagery to compile a database of possible archaeological features. Those recorded within the Study Area are

shown on **Figure 5**. Where these are also given HER records these have been discussed above. The remaining records relate to a wide date range although a large number have remained as undated. The identified features of pre post-medieval date or unknown date are predominantly linear features or enclosures. Later post-medieval field boundaries and evidence of industry such as chalk pits have also been recorded.

- 4.4.2 As mentioned above due to the location of the Hoo peninsula the area was heavily defended during WWII and the survey has mapped features associated with the airfield, including the Heavy Anti-aircraft battery, searchlight batteries, WWII structures and gun emplacements.
- 4.4.3 Due to the modern development of the Site, no cropmarks or earthworks have been identified within the Site or adjacent areas.

4.5 Historic Map Regression

- 4.5.1 The 1769 map of Kent drawn by Andrews Drury and Herbert shows Chalk Street and East Chalk to the south of Gravesend Marshes. *Petycote Lane* can be identified on this map and the main street layout is very similar to that shown on the first edition Ordnance Survey map of the late 1800s. Buildings are shown to line the main road on which the Site is located, however due to the age and the accuracy of the map it is difficult to ascertain the use of the Site at this time.
- 4.5.2 The construction date for the Lord Nelson Public House is currently unclear. A record from 1809 makes reference to the Lord Nelson Public House belonging to the Goldsmith family so it is possible that it had existed in the 18th century. The 1842 tithe map of the parish of Chalk shows the pub adjacent to the Site, with the Site occupying its garden (**Figure 6A**). The entry into the tithe apportionment states that the land was still owned by the Goldsmith's and occupied by Sarah Goldsmith. The landholding comprised the public house, yard buildings and garden. By 1848 Sarah Goldsmith retired and sold the pub to John Newing. The 1st edition Ordnance Survey map clearly shows the public house and yard buildings mentioned in the earlier tithe apportionment lying adjacent to the Site (**Figure 6B**). The majority of the Site continued to be part of the garden associated with the public house until the pub was demolished in the 1950s (**Figure 6C & 6D**). By 1970 the Site had been developed into its current form, occupied by a series of garages to serve the increased number of residents in the area (**Figure 6E**).
- 4.5.3 The Site extension to the south can be seen to be occupied by a rectangular building in the south eastern corner of the Site from at least 1908. Prior to this a map from around 1900 shows a small square building with the label 'P' which may signify a pump. This part of the Site forms the land associated with the school (shown to the east of the Site), so is likely to have been associated with this. The function of this building remains unknown and the larger building shown on the 1908 map has no label. No visible remains of this building could be identified on the Site visit, although the Site surface was covered by a layer of terram, gravel and grass. At present, the surface make up and nature of the surface beneath the terram layer is unknown. The school and small building within the Site continued to exist into the 1950s but are shown to have been demolished by the 1970s when the Chalk Parish Hall was constructed to the east of the Site.

4.6 Historic Landscape Character

- 4.6.1 The Kent Historic Landscape Characterisation records that the Site lies at the edge of the extent of the village of Chalk in 1810 (Type 9.9; Town & City 1810 extent). However, the majority of the Site lies within the later expansion of the town (Type 9.6; Post 1810

settlement). These types are common across Kent and apply to most historic centres with expansion in the 19th century.

5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

5.1 Introduction

- 5.1.1 This section provides an initial assessment of the significance of potential archaeological remains which may lie within the Site that could be subject to physical impacts.

5.2 Assessment of archaeological survival and previous impacts

- 5.2.1 As mentioned above it is likely that the Site has been terraced to counteract the natural slope on which the Site is located. Both the garages within the Site and the car park to the south lie upon relatively flat areas of ground with part of the Site occupied by a steep concrete ramp down to the street level of Lower Higham Road. The two residential streets either side demonstrate roughly the natural slope of the area which would have extended into the Site prior to its development. As such there is likely to have been some degree of ground removal or ground build up to create the terrace that the site is upon. The topographic survey presented in **Appendix 5** shows the area of the Site between the two garages to lie at a height of approximately 17.04m aOD; Osney Way which lies to the east (on a slope) lies at around 16.96m aOD directly to the west, suggesting that the Site may have been raised, although it is equally possible that the construction of Osney Way meant that this area needed to be lowered. The exact level of ground removal required within the Site is unknown but it is possible that this activity had the potential to have damaged or removed underlying archaeological remains within the Site.
- 5.2.2 Prior to development in second half of the 20th century the Site was part of the garden associated with the Lord Nelson Public House and it is unlikely that substantial earthmoving was undertaken during its use as a garden that could have affected buried archaeological remains.
- 5.2.3 The southern extension of the Site to the south is known to have been occupied by a small building from around 1900 which had been demolished by the 1970s. At the time of the Site visit the surface of the southern extension of the Site was covered by a layer of terram, gravel and grass which obscured the make up/nature of the surface of the Site. A small area of the Site in the western corner was concrete hardstanding. As development has been undertaken within this part of the Site, there is likely to have been some ground removal associated with the construction of the building and the use of this part of the Site as part of the school grounds. It is unclear whether this area ever former part of a hard surfaced playground or whether the area around the main school building was grassed.
- 5.2.4 No geotechnical works had been undertaken within the Site at the time of writing.
- ### **5.3 Potential Heritage Assets with Archaeological Interest**
- 5.3.1 The specific potential for significant Palaeolithic archaeology and Pleistocene deposits to be present in the Site is currently unknown. Head deposits within dry valleys in the Study Area are associated with known Palaeolithic archaeology. However, the topographic position of Site suggests that it is unlikely that equivalent, significant Head sequences are present in the Site.
- 5.3.2 It is possible that localised, unmapped Pleistocene deposits infilling solution features may be present in the Site. Should such deposits be present, they may have Palaeolithic



archaeological potential. Geoarchaeological assessment of any available Ground Investigation (GI) data (boreholes, trial pits etc) would allow the potential for such solution features and deposits within the Site to be assessed.

- 5.3.3 The Site lies on the natural slope between the low-lying former marshland to the north and the higher ground to the south. The access to the river would have made this an attractive place for use during the early periods and residual finds recovered from the areas which would have formerly been marshland suggest this. Settlement is more likely to have occurred on the higher ground to the south rather than on the lower lying area which may have been prone to flooding or on the valley sides for practical reasons. Evidence relating to the prehistoric and Roman periods seems to be focussed towards the south east of the Study Area and the presence of a Roman building indicates that this area would have been dry at this time. Other possible prehistoric enclosures have been recorded to the south east of the Site from aerial photographs.
- 5.3.4 Due to the natural slope of the Site and the surrounding area it is most likely that this area would have been used for grazing or agricultural use during the later prehistoric, Roman and medieval periods and as such potential for the recovery of archaeological remains dating to these periods is expected to be low. Should remains of these dates be present within the Site they are likely to be of limited archaeological interest.
- 5.3.5 It is likely that the Site remained undeveloped until the development of the public house which is known to have existed by 1806. The majority of the Site continued to be part of the garden associated with the public house until the development of the Site as garages in the 1960s/70s. Any surviving remains relating to 18th and 19th century garden features associated with the public house are unlikely to be of any archaeological interest. Similarly, foundation remains or surfaces associated with the use of the southern extension of the Site as part of the school grounds, including a small building within the Site are unlikely to be of archaeological significance.

6 IMPACT ASSESSMENT

6.1 Development proposals

- 6.1.1 The permitted development proposals indicate that the Proposed Development will comprise the demolition of 14 existing lock-up garages and the erection of 3no.3 storey houses, comprising 2no.3B4P semi-detached houses, one 3B4P terraced house, with associated parking, gardens, access, refuse and bike storage, and boundary treatments. The new application will include an additional two bed property within the southern extension of the Site in addition to the above.

6.2 Statement of Potential Impact

- 6.2.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:
- Demolition of existing buildings and removal of foundations and hardstanding;
 - Piling and/or excavation of new foundation trenches;
 - Installation of services, drainage and other infrastructure;
 - Establishment of new car parking areas and access points;

- Hard landscaping works (levelling, remodelling); and
- Soft landscaping and environmental enhancement works, including planting.

6.2.2 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

6.2.3 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

6.2.4 It is anticipated that activities such as the excavation for new foundations and services are most likely to affect below ground archaeological remains should such remains exist within the Site. At the time of writing details on the foundation design or depth were unavailable.

Historic Landscape Character

6.2.5 The redevelopment of the Site for residential use is not expected to change the historic landscape character of the Site and as such no effects to the Historic Landscape Character will occur as a result of the development.

7 CONCLUSIONS

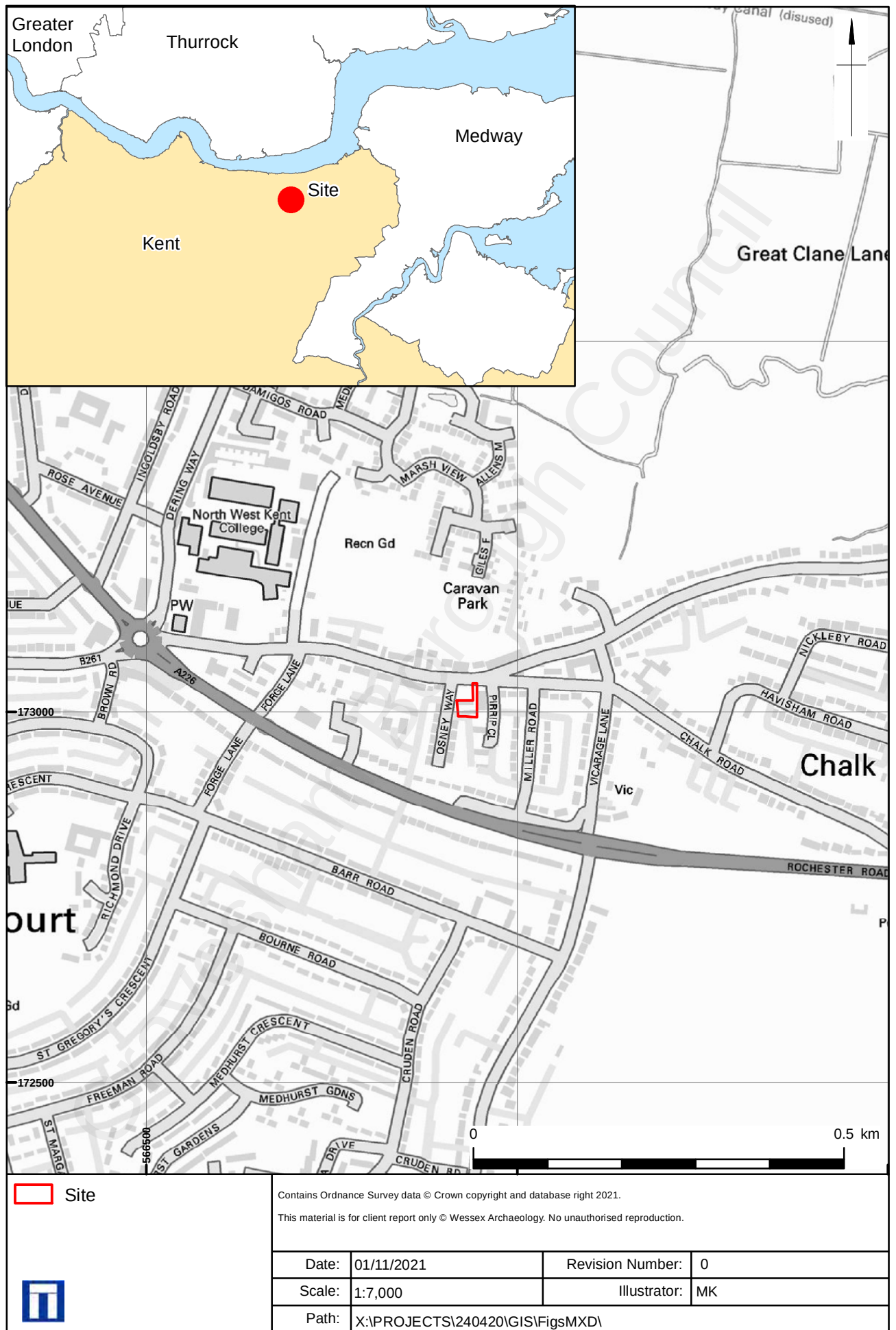
7.1 General

7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding archaeological constraints which are likely to prohibit development.

7.1.2 This assessment has identified a low potential for archaeological remains to exist within the Site. In addition to the low potential for archaeological remains, the Site is also likely to have been terraced to counteract the natural slope and create a flat area that is suitable for vehicles and the construction of the garages, however it is unclear exactly how much ground removal/build up took place to create this surface. Based on the available evidence the significance of archaeological remains recovered from within the Site is likely to be limited.

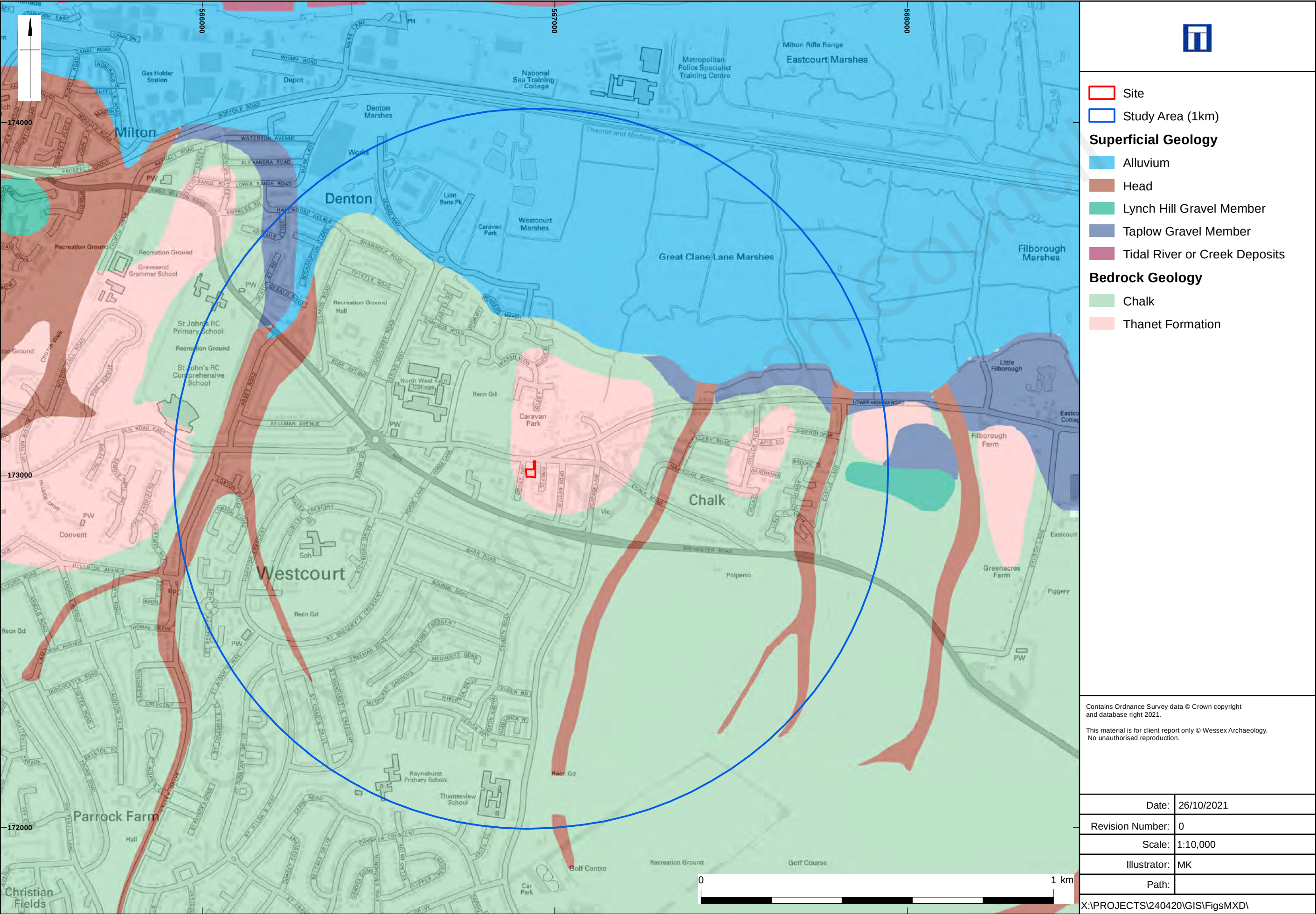
7.1.3 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

7.1.4 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. Any further archaeological works requested by the planning archaeologist for Gravesham Borough Council should be proportionate to the likelihood that archaeological remains will exist within the Site and the expected significance of the predicted archaeological resource. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



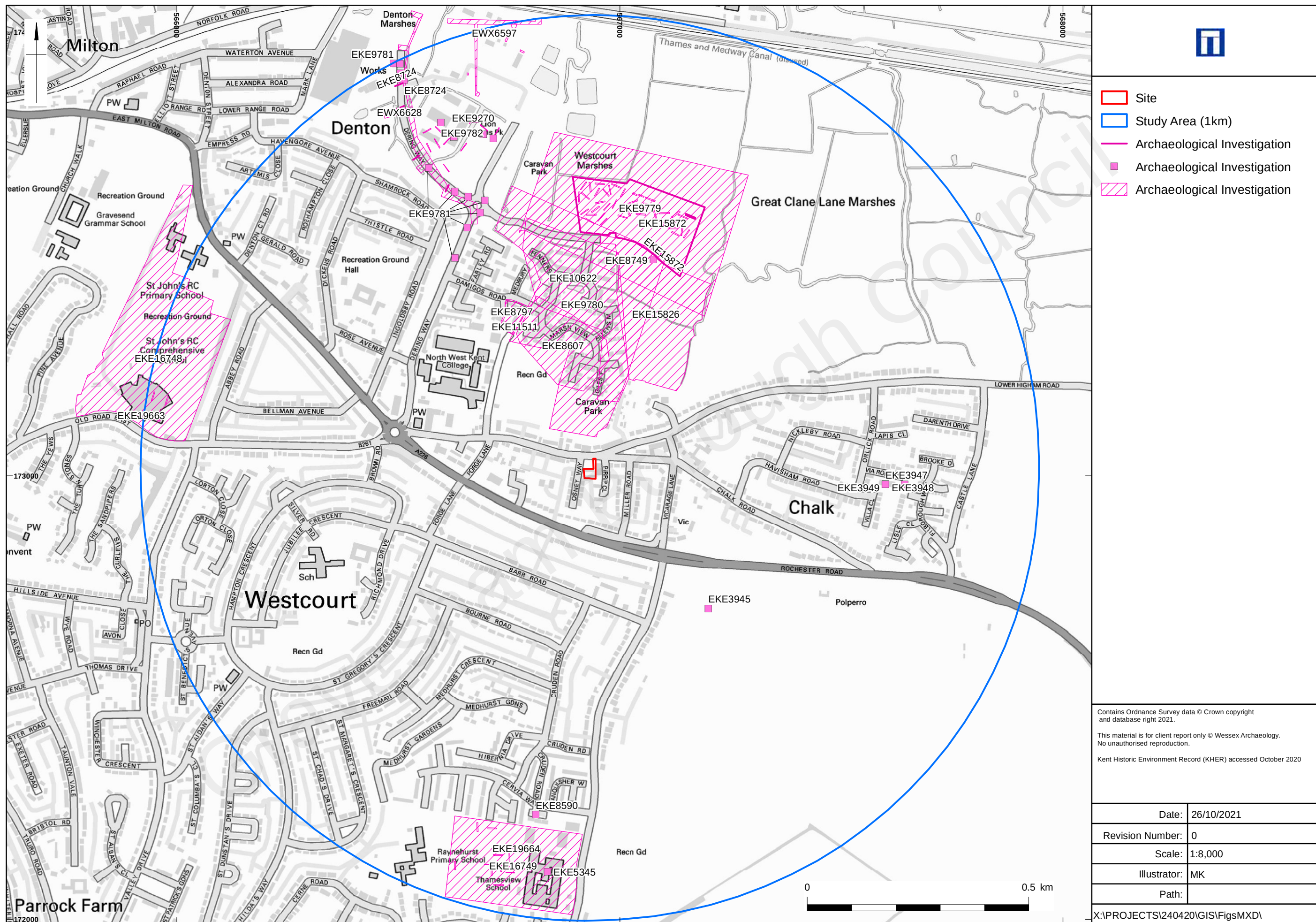
Site Location Plan

Figure 1

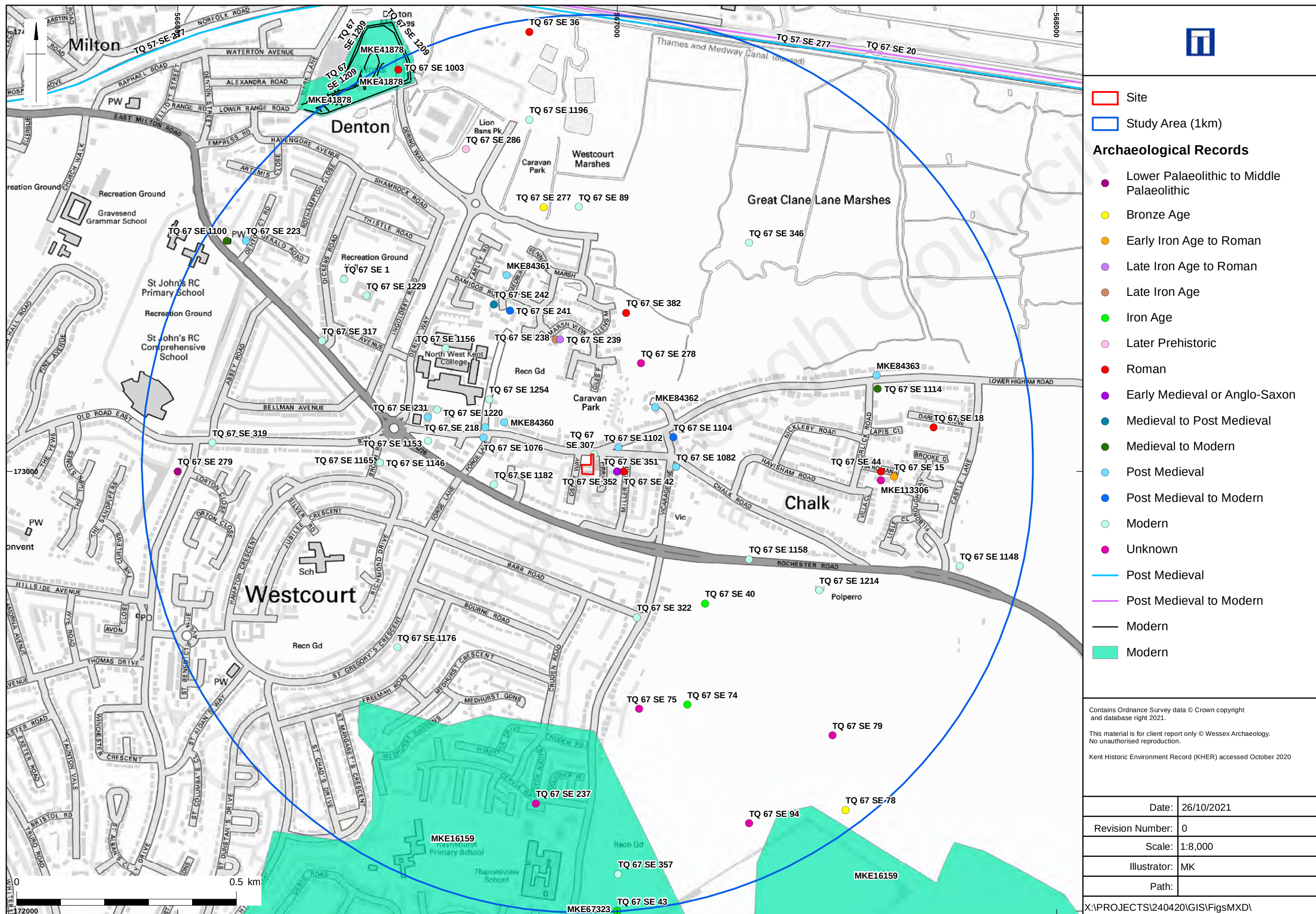


The Site, Study Area and Superficial and Bedrock Geology (British Geological Survey)

Figure 2



The Site and Archaeological Investigations undertaken within the 1km Study Area (based on KHER)

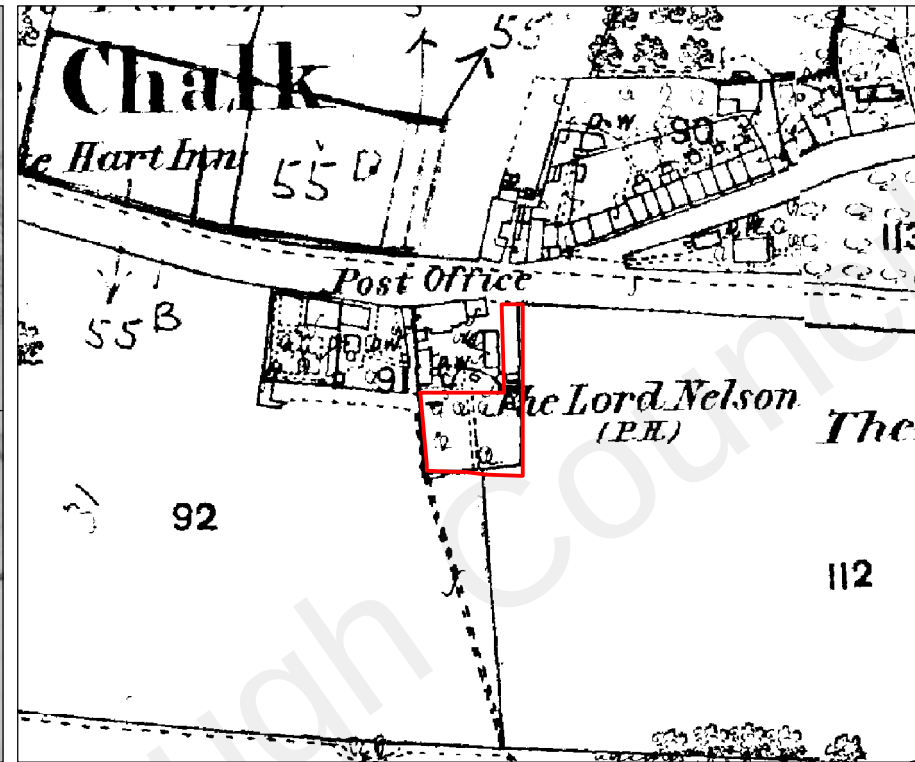


Site, Study Area and Archaeological Records based on KHER

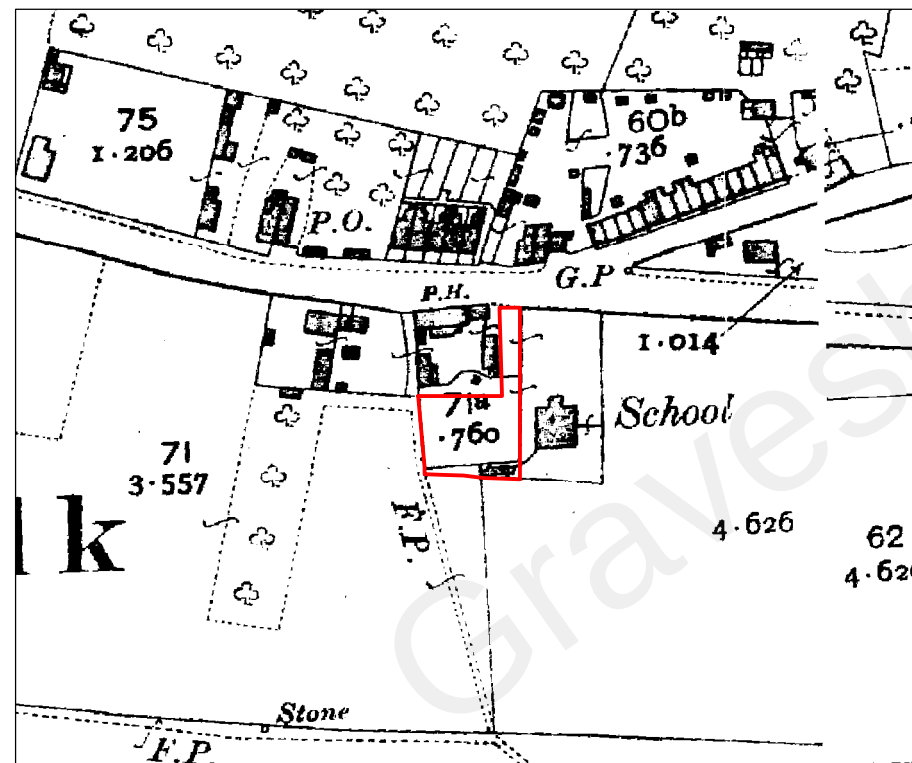
Figure 4



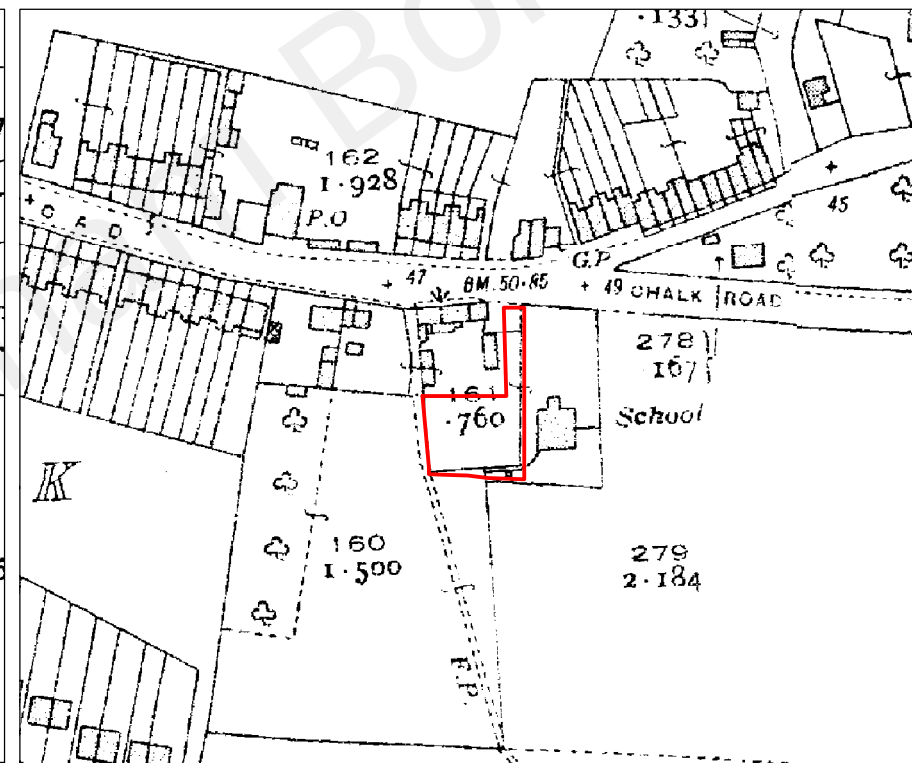
A) 1842 Tithe Map of the Parish of Chalk (scale 1:5,000)



B) 1864-1882 Ordnance Survey Map (scale 1:2,000)



C) 1908-1909 Ordnance Survey Map (scale 1:2,000)



D) 1936-1938 Ordnance Survey Map (scale 1:2,000)



E) 1970 Ordnance Survey Map (1:2,000)



Site



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Plate 1: View looking east within the Site from the western Site boundary



Plate 2: View looking towards the south eastern corner of the Site from the west



Plate 3: View looking west across the Site from the eastern boundary



Plate 4: View looking north from within the Site, showing ramp down to Lower Higham Road



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Plate 5: View looking south into the Site from Lower Higham Road



Plate 6: View showing gradient of ramp within the Site from adjacent car park to the west



Plate 7: View showing gradient of slope at Pirrip Close, looking south, to the east of the Site



Plate 8: View showing gradient of slope at Osney Way looking south, to the west of the Site



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Plate 9: View of the Site extension to the south, looking east



Plate 10: View of the Site extension to the south, looking west



Plate 11: View of the Site extension to the south, looking west



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Wessex Archaeology 2016. *Land South of Dalefield Way, Gravesend, Kent, Archaeological Evaluation Report*. Report Ref 112740.02

Wessex Archaeology 2017. *Land South of Dalefield Way, Gravesend, Kent, Archaeological Watching Brief*. Report Ref 112741.01

Historic Environment Records

Kent Historic Environment Record (KHER)

Cartographic and documentary sources

1769 Andrews, Drury and Herbert, Map of Kent

1842 Parish of Chalk Tithe Map

1864-82 First Edition Ordnance Survey Map (1:2,500)

1908-1909 Edition Ordnance Survey Map (1:2,500)

1936-38 Edition Ordnance Survey Map (1:2,500)

1970 Ordnance Survey Map (1:2,500)

Online resources

<http://www.discovergravesham.co.uk>

<http://archaeologydataservice.ac.uk/>

<http://www.biab.ac.uk/>

<http://opendomesday.org/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://www.british-history.ac.uk/>

<http://oasis.ac.uk/england/>



<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://planningguidance.planningportal.gov.uk/>

Gravesham Borough Council



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens.
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 194	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.
Para. 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 197	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 199	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.
Para. 200	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; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁶³ . ⁶³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment

Para. 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁴ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 206	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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Gravesham Local Plan Core Strategy (adopted September 2014)		
Policy ref.	Title	Scope
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.

Gravesham Local Plan First Review Saved and Deleted Policies (2007)		
Policy ref.	Title	Scope
TC7	Other Archaeological Sites	Throughout the Borough Plan Review area, development on important archaeological sites will not normally be permitted. On archaeological sites where permanent preservation is not warranted, applications will normally be refused unless arrangements have been made by the developer to ensure that time and resources are available to allow satisfactory archaeological investigation and recording of, by an approved archaeological body to take place in advance of or during development. The specification and programme of work for the archaeological investigation, including its relationship to the programme of development are to be submitted to and approved by the Borough Council. In order to determine a planning application the Borough Council may require the developer to provide additional information, in the form of an assessment of the archaeological or historic importance of the site in question and the likely impact of development. In certain cases, such an assessment may involve an evaluation excavation. Planning permission may be refused without adequate assessment of the archaeological implications.



Appendix 3: Gazetteer of Historic Environment Record Data (monuments)

PrefRef	Name	MonType	PeriodRang	Easting	Northing
TQ 67 SE 279	Palaeolithic handaxe and a possible flake-tool from Chalk, Gravesend	FINDSPOT	Lower Palaeolithic to Middle Palaeolithic	566000	173000
TQ 67 SE 78	Circular enclosed settlement - cropmark	ENCLOSED SETTLEMENT	Bronze Age	567520	172230
TQ 67 SE 277	Cropmarks, Westcourt Marshes	ENCLOSURE?	Bronze Age	566833	173601
TQ 67 SE 286	Prehistoric evidence from Lion Business Park Near Gravesend Kent	FINDSPOT	Later Prehistoric	566656	173733
TQ 67 SE 15	Chalk Roman villa	DITCH; PIT; VILLA; BATHS	Early Iron Age to Roman	567630	172988
TQ 67 SE 40	Late Iron Age site, Thong lane	HEARTH; HUMAN REMAINS	Iron Age	567200	172700
TQ 67 SE 74	Circular enclosed settlement with entrance to west	ENCLOSED SETTLEMENT	Iron Age	567160	172470
MKE67323	Iron Age copper alloy coin	FINDSPOT	Iron Age	567000	172000
TQ 67 SE 238	Late Iron Age Pit, Gravesend	PIT	Late Iron Age	566860	173300
TQ 67 SE 239	Late Iron Age - Roman Field Boundaries, Gravesend	DITCH; FIELD SYSTEM	Late Iron Age to Roman	566870	173300
TQ 67 SE 18	Romano-British burial found AD 1959	BURIAL	Roman	567720	173100
TQ 67 SE 36	Roman pottery find	FINDSPOT; SITE	Roman	566800	174000
TQ 67 SE 42	Three Roman graffiti	GRAFFITI	Roman	567000	173000
TQ 67 SE 43	Five miniature pots	FINDSPOT	Roman	567000	172000
TQ 67 SE 44	Roman beaker	FINDSPOT	Roman	567600	173000
TQ 67 SE 382	Romano-British ditch, east of Allen's Mead, Gravesend	DITCH	Roman	567020	173361



TQ 67 SE 1003	Roman/Prehistoric remains and possible Roman feature, Denton	FEATURE	Roman	566502	173914
TQ 67 SE 351	Anglo-Saxon silver penny, Chalk	FINDSPOT	Early Medieval or Anglo-Saxon	567000	173000
TQ 67 SE 352	Anglo-Saxon silver penny, Chalk	FINDSPOT	Early Medieval or Anglo-Saxon	567000	173000
TQ 67 SE 242	Medieval Manor House (Site of) Gravesend	MANOR HOUSE	Medieval to Post Medieval	566720	173380
TQ 67 SE 1114	READERS	SITE; TIMBER FRAMED HOUSE; HALL HOUSE; HOUSE	Medieval to Modern	567593	173188
TQ 67 SE 1100	ST MARY'S ROMAN CATHOLIC CHURCH, DENTON	CHURCH; SITE; PARISH CHURCH; PARISH CHURCH; ROMAN CATHOLIC CHURCH	Medieval to Modern	566112	173525
TQ 67 SE 218	Malthouse farm (site of)	FARM; MALTINGS	Post Medieval	566700	173100
TQ 67 SE 231	Malt house, Chalk	MALTINGS	Post Medieval	566569	173124
TQ 67 SE 1102	No. 1 Chalk Road Gravesend	SITE; HOUSE	Post Medieval	567003	173055
TQ 67 SE 1082	No.44 (1700 to 1799)	SITE; FARMHOUSE	Post Medieval	567134	173010
MKE84360	Malthouse Farm	FARMSTEAD	Post Medieval	566743	173112
MKE84361	West Court	FARMSTEAD	Post Medieval	566749	173446
MKE84362	Great Clane Lane	FARMSTEAD	Post Medieval	567087	173146
MKE84363	Yard north of Readers	FARMSTEAD	Post Medieval	567590	173219
TQ 67 SE 223	Site of Denton Manor House	MANOR HOUSE	Post Medieval	566156	173525
TQ 67 SE 1076	THE OLD FORGE	SITE; TIMBER FRAMED HOUSE; FORGE; PLAQUE	Post Medieval	566696	173077
TQ 67 SE 20	Thames and Medway Canal	CANAL	Post Medieval to Modern	570969	173697
TQ 57 SE 277	NORTH KENT RAILWAY	RAILWAY	Post Medieval	554005	174552
TQ 67 SE 1104	No.54-58 (1700 to 1975)	SITE; FARMHOUSE; HOUSE	Post Medieval to Modern	567128	173078
TQ 67 SE 241	Former site of West Court	MANOR HOUSE; SITE; FARMHOUSE	Post Medieval to Modern	566756	173366



TQ 67 SE 89	Second World War searchlight battery, formerly interpreted as a Bronze Age settlement	SEARCHLIGHT BATTERY	Modern	566913	173602
TQ 67 SE 1156	Maltings Second World War searchlight position, Lower Higham Road, Chalk, Kent	SEARCHLIGHT BATTERY	Modern	566610	173280
TQ 67 SE 1209	Denton Heavy anti-aircraft battery, Mark Lane, Denton, Gravesend, Kent	ANTI AIRCRAFT BATTERY	Modern	566423	173876
				566342	173837
				566410	173842
				566343	173857
				566463	173884
				566459	173930
				566335	173834
				566336	173828
				566464	174018
				566366	173837
				566475	174010
				566317	173827
				566437	173889
				566366	173860
				566362	173839
				566459	173915
				566321	173823
				566428	173875
TQ 67 SE 1214	'Polperro' Second World War, anti-aircraft headquarters, Rochester Road, Chalk	ANTI AIRCRAFT OPERATIONS ROOM	Modern	567460	172730
TQ 67 SE 1158	Chalk Second World War Defended Locality DL20	FORTIFICATION	Modern	567300	172800



TQ 67 SE 1176	Dust Heap Second World War Defended Locality, Gravesend	FORTIFICATION	Modern	566500	172600
TQ 67 SE 1220	Malthouse Second World War sandbagged position, Lower Higham Road, Chalk	FORTIFICATION	Modern	566590	173140
TQ 67 SE 346	Air raid warden post, Gravesend	AIR RAID WARDENS POST	Modern	567300	173520
TQ 67 SE 1146	Brown Road Second World War air raid wardens post, Gravesend	AIR RAID WARDENS POST	Modern	566460	173020
TQ 67 SE 1196	Denton Sewage Works Battle Headquarters, Mark Lane, Gravesend	BATTLE HEADQUARTERS	Modern	566800	173800
TQ 67 SE 1182	White Hart Inn Second World War Battle Headquarters, Rochester Road, Chalk	BATTLE HEADQUARTERS	Modern	566720	172970
TQ 67 SE 1153	Lower Higham Road Second World War Police Telephone Box	CIVIL DEFENCE SITE	Modern	566570	173070
TQ 67 SE 1148	Rochester Road Second World War Police Telephone Box, Chalk, Nr. Gravesend	CIVIL DEFENCE SITE	Modern	567780	172785
TQ 67 SE 1229	Northcourt School Second World War Emergency Feeding Centre, Dickens Road, Denton near Gravesend, Kent	CIVIL DEFENCE SITE	Modern	566430	173400
TQ 67 SE 1165	Brown Road Second World War National Fire Service Action Station, Gravesend, Kent	CIVIL DEFENCE BUILDING	Modern	566460	173020
TQ 67 SE 357	Crash site of Hawker Hurricane I	AIRCRAFT CRASH SITE; HURRICANE	Modern	567002	172084



TQ 67 SE 1254	The Cottage Second World War road block buoys, West Court Lane, Chalk	ROADBLOCK	Modern	566709	173164
TQ 67 SE 221	Gravesend airport (site)	AIRCRAFT FACTORY; AIRFIELD	Modern	566800	171564
TQ 67 SE 317	George V pillar box, Colonial PH, Rochester Road	PILLAR BOX	Modern	566329	173297
TQ 67 SE 307	George V pillar box, XPO, 75A Lower Higham Road, Chalk	PILLAR BOX	Modern	566948	173039
TQ 67 SE 322	George VI pillar box, Barr Road East / Thong Lane	PILLAR BOX	Modern	567045	172668
TQ 67 SE 319	George VI pillar box, Old Road East / Valley Drive	PILLAR BOX	Modern	566079	173065
TQ 67 SE 1	Mission Hall, Dickens Road, Denton, Gravesham	PLACE OF WORSHIP	Modern	566379	173437
TQ 67 SE 75	Linear Feature, Cropmark	LINEAR EARTHWORK	Unknown	567050	172460
MKE113306	hoard	FINDSPOT	Unknown	567600	172980
TQ 67 SE 79	Pits, Cropmark	PIT	Unknown	567490	172400
TQ 67 SE 237	Undated Linear Features, Cervia Way, Gravesend	FEATURE	Unknown	566815	172245
TQ 67 SE 94	Enclosures and cropmarks	ENCLOSURE	Unknown	567300	172200
TQ 67 SE 278	Brick Tank	STRUCTURE	Unknown	567054	173246



Appendix 4: Gazetteer of Historic Environment Record Data (events)

EvUID	RecordType	Name	Easting	Northing
EKE15872	INT	Dalefield Way, Denton, Gravesend, Kent, Archaeological Evaluation	567170	173581
			567151	173492
EKE8724	INT	Watching Brief and Borehole Survey, Denton Relief Road, Gravesend	566541	173717
			566502	173882
			566611	173648
			566505	173830
EKE3945	INT	THONG LANE,EAST GRAVESEND	567200	172700
EKE3947	INT	CHALK	567600	172980
EKE3948	INT	CHALK	567600	172980
EKE3949	INT	CHALK	567600	172980
EKE3951	INT	CHALK	567600	172980
EKE5345	INT	Watching brief at Thamesview School	566837	172107
EKE8432	INT	Watching brief at 7 Manor Close, Chalk, Nr. Gravesend	567643	172980
EKE8590	INT	Watching Brief at Cervia Way, Gravesend	566810	172236
EKE8724	INT	Watching Brief and Borehole Survey, Denton Relief Road, Gravesend	566514	173892
EKE8749	INT	Evaluation at Westcourt Marshes, Gravesend	567076	173487
EKE9781	INT	Ground Investigation for the Denton Relief Road, Gravesend	566489	173929
			566505	173928
			566685	173592
			566505	173907
			566570	173694
			566628	173640
			566658	173629



			566695	173620
			566656	173559
			566628	173490
			566675	173803
			566626	173763
			566715	173760
			566596	173797
EKE9782	INT	Borehole survey at Denton Marshes, Gravesend	566692	173769
EKE10622	INT	Evaluation at Westcourt Marshes, Gravesend	566914	173410
EKE11511	INT	Evaluation at Damigos Road	566758	173360
EKE15826	INT	Archaeological Evaluation Report, Land at Dalefield Way, Gravesend, Kent	567082	173365
			567048	173631
			566978	173645
			567065	173611
			567048	173589
			566971	173607
			567068	173623
			567034	173635
			567029	173617
			567019	173596
			567006	173584
			567005	173602
			567079	173590
			566992	173653
			566955	173658
			566969	173638
EKE15872	INT	Dalefield Way, Denton, Gravesend, Kent, Archaeological Evaluation	566949	173639



			566918	173654
			566923	173631
			566908	173628
			566958	173583
			566936	173588
			566945	173601
			566956	173616
			567007	173638
			566964	173573
			567096	173570
			567120	173558
			566933	173651
			566930	173575
			567101	173592
			567046	173605
			566988	173613
			566921	173595
			567142	173584
			567140	173552
			567151	173545
			567125	173546
			567127	173589
EKE8607	INT	Evaluation of land adjacent to North West Kent College playing fields, Dering Way, Gravesend	566872	173294
EKE8797	INT	Watching brief and recording at Damigos Road, Gravesend	566759	173359
EKE9270	INT	Evaluation at Lion Business Park Near Gravesend	566592	173779



			566566	173778
			566667	173805
			566693	173785
			566609	173693
			566648	173741
			566723	173776
			566569	173740
			566589	173748
			566609	173753
EKE9779	INT	Report on condition of ground sub-surface at Westcourt Marshes, Gravesend, for Fort Knight plc prior to construction	567041	173587
EKE9780	INT	Ground Investigation off Lower Higham Road, Gravesend	566915	173387
EWX6586	INT	Field Evaluation at Gravesend WTW	566703	174000
			566780	173956
			566745	173984
			566761	174014
			566657	173906
			566766	174022
EWX6597	INT	Watching brief during construction, Gravesend WTW	566717	173998
EWX6628	INT	Evaluation of the line of Denton Relief Road, Gravesend	566567	173754
EKE16748	INT	Archaeological Watching Brief for St John's Roman Catholic Comprehensive School, Gravesend, Kent.	565960	173296
EKE16749	INT	Archaeological Watching Brief Report for Thamesview School, Gravesend, Kent.	566760	172121
			565947	173179
			565978	173169
			565920	173136
EKE19663	INT	Archaeological evaluation St John's RC School, 2008	565954	173127

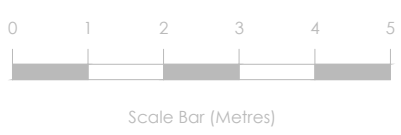
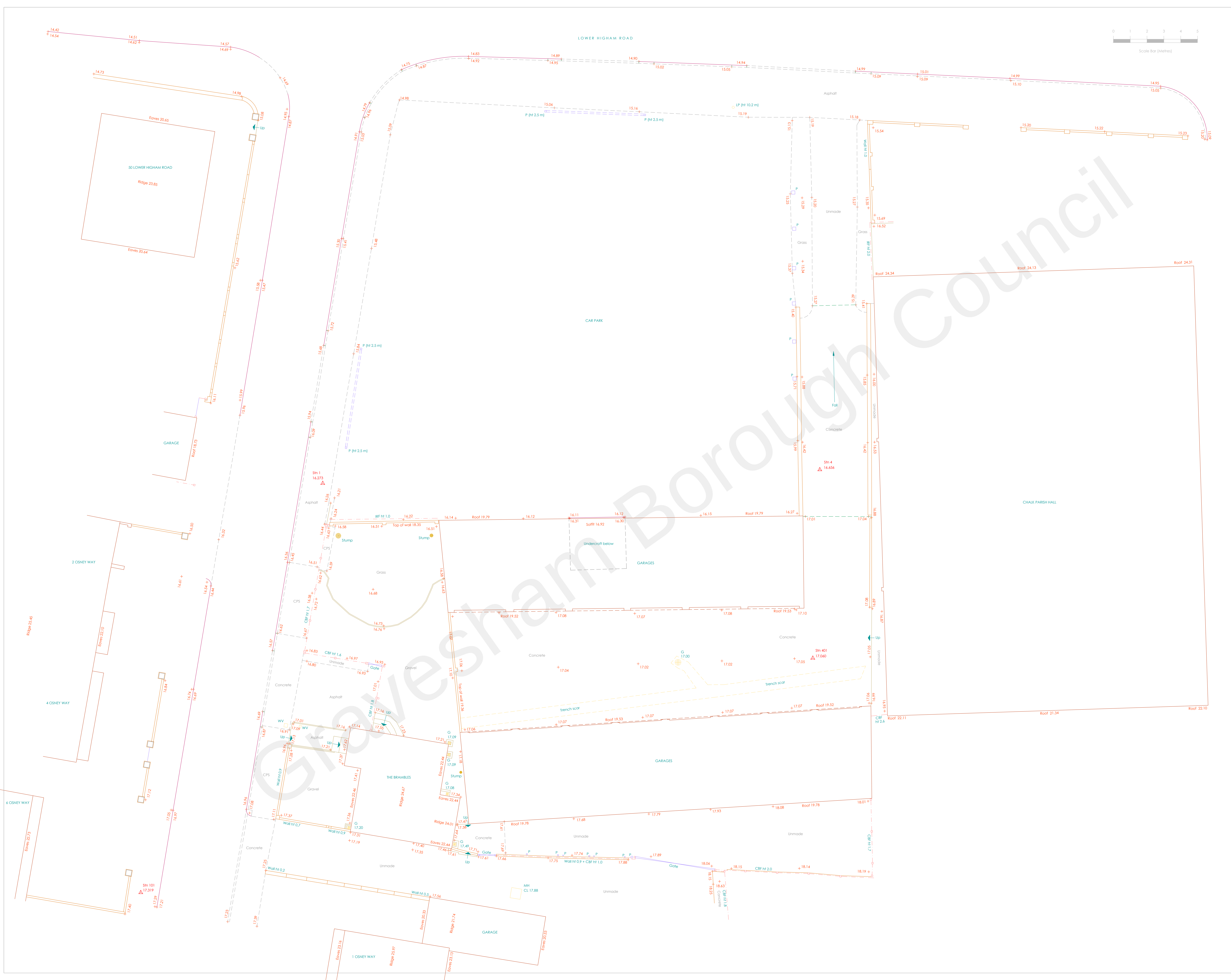


EKE19664	INT	Trial trenching evaluation, Thamesview School, 2008	566679	172208
			566712	172205
			566628	172121
			566704	172124
			566711	172108
			566727	172077
			566753	172105
			566751	172140
			566725	172145
			566732	172117
			566767	172160



Appendix 5: Topographic Survey of the Site (AXIOM GEOMATICS 2020)

Gravesham Borough Council



- KEY:
- CBF CLOSE-BOARDED FENCE
 - CL COVER LEVEL
 - CPS CONCRETE PAVING SLABS
 - G GULLY
 - IRF IRON RAILING FENCE
 - LP LAMP POST
 - MH MANHOLE
 - P POST
 - WV WATER VALVE
 - Survey Control Station
 - Spot Level



HORIZONTAL DATUM:
ALIGNED TO ORDINANCE SURVEY GRID USING RTK GPS OBSERVATIONS

VERTICAL DATUM:
RELATED TO ORDINANCE SURVEY DATUM USING RTK GPS OBSERVATIONS

REVISIONS:

NO.	DATE	REMARKS

PROJECT NAME:
GARAGES AT REAR OF OSNEY WAY GRAVESEND, KENT

CLIENT:
OMO OYOADE

DRAWING TITLE:
TOPOGRAPHICAL SURVEY

SURVEYED BY:	DRAWN BY:
SLL	SLL
DRAWING NUMBER:	REVISION:
5054/1	-
SCALE:	DATE:
1:100@A1	MAR 2020

AXIOM GEOMATICS

Axiom Geomatics Limited
13 Nestor Avenue, London, N21 2HE
T: 020-8245-3519 / 07920-510511
E: info@axiom-geomatics.co.uk
W: www.axiom-geomatics.co.uk

Gravesham Borough Council



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

