



Land at Rose Avenue, Gravesend, Kent DA12 2LN

Archaeology and Heritage Desk-based Assessment

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Summary

This desk-based archaeological and heritage assessment of land at Rose Avenue, Gravesend, Kent DA12 2LN (TQ 66420 73336; Fig1), was commissioned of Canterbury Archaeological Trust in May 2025 in view of proposed development of the site.

The report includes a rapid appraisal focused on the Historic Environment Record, map regression, satellite and aerial photography, LiDAR imagery, a site visit and existing site records analyses, with provisional historical contextualisation.

There is a chance that extant archaeological features, artefacts or ecofacts may be disturbed or destroyed by groundworks within the proposed development area.

The proposed development area is situated amid areas thought to have medium Palaeolithic potential, and although the site itself is mapped by the British Geological Survey as lying on chalk bedrock with no superficial deposits recorded, it is nonetheless in close proximity to, and east of a recorded deposit of a gravel member (Taplow gravel = Mucking gravel), which has a high potential for palaeogeological and palaeolithic remains. The gravels are marked as cut through by a palaeochannel, with alluvium reported, as well as Head (which could perhaps include some solifluction material); this is also of potential upper Palaeolithic/Mesolithic significance. As the British Geological Survey mapping is not fine grained, and based on relatively few data, there is a possibility that gravels in particular, or other significant deposits, may lie in closer proximity to, or even within, the proposed development area.

Evidence further suggests a reasonable likelihood of Holocene prehistoric archaeology surviving within the site, with Neolithic, Bronze Age and Iron Age activity, including settlement, recorded within 500m, in an area that would have been a resource-rich river valley in these periods. Likewise, the proximity of the possible nearby Anglo-Saxon burials suggests a potential for Anglo-Saxon archaeology to be found intact, especially if these burials formed part of a larger cemetery.

Evidence suggests less likelihood of medieval or post-medieval archaeology surviving in the site, with map regression suggesting the site was open, undeveloped land from at least the mid to late eighteenth century onwards until the present residences were built in the early 1900s.

The 1930s houses and their arrangement and setting within the site and wider area has some modern historical, archaeological and aesthetic interest.

Previous impacts to the site might be associated with groundworks from the construction of the twentieth-century buildings and any associated services, but this is unlikely to have completely removed earlier archaeological remains.

Further mitigation of the potential effects of development groundworks is likely to be a condition on planning consent in relation to the potential for archaeological and geoarchaeological remains, and demolition of the 1930s buildings is unlikely to be considered less than substantial harm without some form of mitigation.

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1. INTRODUCTION

1.1 This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at Rose Avenue, Gravesend, Kent DA12 2LN (National Grid Ref TQ 66420 73336; Fig1); it was commissioned of Canterbury Archaeological Trust in May 2025 in view of proposed development of the site.

2. SCOPE OF STUDY AND CAVEATS

2.1 It is understood that the scope of this initial appraisal is of necessity limited by the context of its production. The research undertaken, verbally agreed with the client and in accordance with the National Planning Policy Framework (NPPF 2024), has treated only with readily available circumstantial evidence in order to provide an initial assessment of the potential extent, nature and significance of any archaeological evidence within and near the proposed development area (PDA).

2.2 The report includes analysis and interpretation of the Historic Environment Record (HER), National Heritage List for England (NHLE on-line), map regression, aerial and satellite photographs, LiDAR imagery, and any existing site records analyses, with some provisional historical contextualisation where this might qualify archaeological data in a meaningful way through understanding the site's general history. It also includes the results of an initial site walkover survey. It has been beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources at this stage. Only readily available maps showing significant topographical developments are reproduced.

2.3 Both designated and non-designated heritage assets are considered in the report, for the purpose of providing additional context for consideration of the significance of potential archaeological heritage assets. This report is not expected to produce any detailed heritage statements pertaining to any extant and known heritage assets or their setting, or, for example, to provide any detailed historic landscape analysis or other research requiring specialist input, such as geoarchaeological, or Palaeolithic study.

2.4 The level of detail and scope of this assessment and report are sufficient for the findings of a rapid appraisal, pointing to the need for further study if likely/recommended. Any request made of the client for further desk-based work should clearly demonstrate the benefits of such an approach, as opposed to actual fieldwork, for example, which would provide direct evidence, rather than more, and probably equivocal, circumstantial evidence.

2.5 An interim impact assessment is offered with this report. This is clearly based on the circumstantial evidence gathered from desk-based assessment. This interim impact assessment is offered chiefly as guidance to the client in terms of any potential for follow-on work.

3. POLICY AND RESEARCH FRAMEWORKS

3.1 This report has been prepared in accordance with national and local policies regarding heritage assets and with reference to research frameworks.

National policy

3.2 The NPPF sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. Paragraph 202 (NPPF 2024, 59) states that heritage assets are:

an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.3 By definition, the historic environment includes all surviving physical remains of past human activity. Heritage assets include extant structures and features, sites, places, and landscapes. Furthermore, the historic landscape encompasses visible, buried, or submerged remains, which includes the buried archaeological resource.

3.4 When determining planning applications, the following paragraphs from the NPPF (2024) are pertinent.

207. 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.

208. 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.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. 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.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention *in situ* and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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.

213. 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.

214. 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.

215. 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.

216. 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.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. 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.

220. 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 214 or less than substantial harm under paragraph 215, 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.

221. 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.

3.5 A footnote to paragraph 213b reads: "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".

Local policies

3.6 Applying the same general principles on a more local scale, the Gravesham Borough Council (GBC) Local Plan Core Strategy identifies a wide range of heritage assets within Gravesham Listed Buildings, Conservation Areas, Scheduled Monuments, Historic landscapes, known archaeological sites and areas of archaeological significance and a 'significant number of un-listed buildings and features of local historic and/or architectural value.' The GBC identifies heritage as a 'valuable but fragile asset' and the local plan requires 'any proposals for development to demonstrate a thorough understanding of the heritage significance of any affected assets, their context and setting.' Of relevance are the following recommendations (GBC 2014, 149-151).

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.

Research frameworks

3.7 The national and local policies outlined above should be considered in light of the non-statutory heritage frameworks that inform them. While the regional South East Research Framework for the historic environment is still in preparation, initial outputs are available

(SERF on-line) and have been considered in preparing this report, in order to take current research agendas into account.

4. SITE DESCRIPTION AND DESIGNATIONS

Location

4.1 The PDA is situated off Rose Avenue in the Denton/Chalk area of Gravesend in north-west Kent. It consists of an irregular area of residential housing, comprising five pairs of semi-detached houses with rear gardens, set around a hardstanding forecourt, with small areas of vegetation. It is bounded to the north-east by Riverside Children's Centre set in grounds, to the south-east by properties off Ingoldsby Road, to the south-west by Rose Avenue and to the north-west by the rear of properties off Dickens Road (Fig 1).

Geology and Topography

4.2 The area lies at a height of 9–11mm above Ordnance Datum, rising to the east.

4.3 Bedrock geology within the PDA is shown as Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation, with no overlying superficial deposits recorded (BGS on-line; Fig 2). A deposit of Taplow gravel is recorded just to the west of the PDA, cut through by a palaeochannel containing alluvia. Taplow gravel (sand and gravel) is the equivalent to Bridgland's (1994) Mucking gravel in the Lower Thames area. This gravel member is of particular archaeological importance, being a key component of the Middle Palaeolithic sites dated approximately to the 'Aveley interglacial' (Marine Isotope Stage 7; *see* Morigi *et al* 2011, 100–101), c 200,000 BP, and the context for critical chronological sequences in Lower Thames Palaeolithic sites in Kent.

4.4 As the geology recorded in the British Geological Survey is an estimate only based on relatively few data, it is possible that the gravels and paleochannel to the west, or another such unrecorded channel, for example, may extend within the PDA.

Designations

4.5 The PDA does not affect or impact upon any World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Battlefields, Listed Buildings or Registered Parks and Gardens. Historic Landscape Characterisation is recorded as post-1810 settlement (Fig 3).

4.6 There are two listed buildings, and one former listed building, recorded in the vicinity of the PDA (Fig 4):

- The Grade II listed St Mary's Roman Catholic Church (NHLE 1089037; HER TQ67 SE1100) Denton, located 325m north-west of the PDA. It is described in the listing description as follows: *'This was the original Parish Church of Denton before the present Parish Church was built in the fourteenth century. It is twelfth to thirteenth century. It fell into ruins at the Reformation and was restored in 1901. It was*

opened as a Roman Catholic Church in 1940. Built of flints with a tiled roof. Little mediaeval work visible outside.'

- The Grade II listed The Old Forge (NHLE 1341520; HER TQ67 SE1076) on Lower Higham Road, Chalk, located 350m south-east of the PDA. It is described in the listing description as '*Eighteenth century or earlier. A timber-framed building refronted. Two storeys weatherboarded. Pantiled roof. Two altered windows on the 1st floor with shutters. Sliding sashes to ground floor windows. Forge extension of one storey weatherboarded with pantiled roof. A plaque set up by the Dickens Fellowship records that this is the original of Joe Gargery's Forge in "Great Expectations".*'
- The former site of a listed building, West Court (NHLE (DL) - 1398813; HER TQ67 SE241) on Lower Higham Road, Chalk, located 275m east of the PDA. It is described in the listing as '*An early nineteenth-century L-shaped farmhouse. Two storeys red brick. Tiled roof with modillion eaves cornice. Seven sashes with glazing bars intact. Three large bays on ground floor. Doorcase with pilasters, projecting cornice, rectangular fanlight and original half-glazed door.*'. It replaced an earlier medieval manor house and was demolished in 1991 after being empty since 1984.

4.7 The small number of listed buildings near the PDA illustrate the relative lack of settlement in the immediate area in the medieval and post-medieval period, with buildings limited to a church, forge and farmhouse, associated with minor settlements south-east and north-west of the PDA.

5. SITE NARRATIVE

Baseline method and caveats

5.1 An HER search (Figs 3–13) was ordered from Kent County Council, as well as a list of reports of archaeological investigations not yet included in the HER. The HER and reports search covers a radius of 500m around NGR TQ 66420 73336. These records have been assessed in terms of their particular relevance to the PDA and only significant evidence is cited in this report.

5.2 General historical context for archaeological findings is provided where applicable/significant in terms of results, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken.

5.3 No pertinent geophysical surveys were available. Only photographs, images or results showing significant features or demonstrating topographical developments are reproduced, the findings incorporated with map regression, documentary evidence and archaeological sections of the report as appropriate, and fully referenced.

5.4 All results of analyses are presented below in synthesis and in order of chronology.

Prehistoric (c 500,000 BP – AD 43)

5.5 The location of the PDA near Taplow (Mucking) gravel deposits, cut through by a palaeochannel with associated alluvia, and Head deposits (perhaps including some solifluction material) is significant (see above). The PDA is situated amid areas thought to have medium Palaeolithic potential (Fig 5). The Gravesend area has produced a number of Palaeolithic finds, such as twelve Palaeolithic handaxes and two pieces of debitage (HER TQ67 SW436) recorded as found 1.5km west-north-west of the PDA, though the exact findspots are not known and this is a centralised general location. The important Palaeolithic site at Barnfield Pit, Swanscombe lies 6km west of the PDA (Wenban-Smith *et al* 2010, 76).

5.6 Pieces of worked flint and fragments of burnt unworked flint, animal bones, waterlogged plant remains, and carbonised plant remains, charcoal and Neolithic/Bronze Age pottery sherds (HER TQ67 SE286) have been found during excavations at Lion Business Park 420m north-north-east of the PDA.

5.7 Four broadly circular cropmarks (HER TQ67 SE277) were identified during a walk through survey in 2001, 445m north-east of the PDA. These features are possibly related to a putative Bronze Age enclosure, identified from aerial photographs, c 100m to their west.

5.8 A pit (HER TQ67 SE238) containing fragments of late Iron Age pottery, animal bone (showing signs of butchery), and daub has been excavated 395m east of the PDA. It may indicate a settlement of some type nearby. A series of ditches (HER TQ67 SE239) close by (*see below*) suggest continued use into the Roman period.

Romano-British (c AD 43–450)

5.9 A series of ditches (HER TQ67 SE239) found 400m east of the PDA has been interpreted as part of an originally first-century field system, although one ditch produced late second to third century pottery.

Anglo-Saxon (c AD 450–1066)

5.10 The site of two possible Anglo-Saxon burials (HER TQ67 SE17) is recorded at Brown Road, 210m south-south-east of the PDA. Here, in 1937 "(T)wo or three skeletons" were discovered during the laying of drains for a housing estate.

Medieval (c AD 1066–1540)

5.11 The settlement nearest to the PDA recorded in the Domesday survey of 1086 is Milton. Milton lay in the *hundred* of Tollingtrough with a recorded population of 26 households, one mill, and a church (Domesday on-line, sv Milton). Gravesend is also recorded in Domesday book in the *hundred* of Tollingtrough with a recorded population of 12 households (Domesday on-line, sv Gravesend).

5.12 The site of a medieval manor house (HER TQ67 SE242) has been uncovered 235m east of the PDA; this consisted of a double cellared structure of chalk walls with a flint wall along the western and northern sides. It had then been altered in the sixteenth or seventeenth century and demolished after 1730. A new manor house, West Court, was built on the site in 1739 (now demolished, see Listed Buildings above).

Post-medieval (c AD 1540–1900)

5.13 The closest parish to the PDA during this period, Milton, was described by Hasted as follows (1800, 335–346):

'Eastward from Gravesend lies Milton, on the southern shore of the river Thames. It is called in Domesday, and other antient records, Meletune and Melestun, and takes its name from its middle distance between the parishes of Gravesend and Chalk... the parish of Milton is but small, being not more than three quarters of a mile, from east to west, and a mile and half north to south. The high London road leads along the southern part of it, close to which stand the Court-lodge and Paddock-farm. It contains about eleven hundred acres of land, of which fifty are marsh. There is much fertile land in it of a loamy soil, which changes more and more southerly to an entire sand; the surface of it is a continued series of hill and dale. The eastern part of the town of Gravesend is within this parish'

5.14 The parish of Gravesend is described by Hasted as follows (*Ibid*, 319–335):

'The parish of Gravesend lies on the north side of the London road, which runs along the southern side of it at the distance of about one mile from the town, which is situated twenty-two miles from London and eight from Rochester, the soil towards the west is chalk, and towards the south-east much inclined to gravel; in which part of this parish, at a small distance from the London road southward is Mount Pleasant, the property and residence of Mr. Joynes, of Gravesend. Round the town, in great part owing to the manure from it, there are some rich and fertile ground'

5.15 The Andrews, Dury and Herbert map of 1769 (Fig 14) shows the location of the PDA as open agricultural land to the north-east of a small road set between the minor settlements of 'Mylton' and 'Chalk Street', south-east of Gravesend. The land in which the PDA lies is bounded to the north by Gravesend Marshes, and in the vicinity the map records 'Lower Denton in Ruins.'

5.16 Unfortunately, no Ordnance Survey (OS) drawing exists for this area. Mudge's 1801 map (Fig 15) shows the PDA as set on a slight rise in the landscape south of the marshland, and shows the Lower Denton referred to on the Andrews, Dury and Herbert map as set north-east of the PDA on the edge of the marshes.

5.17 The tithe map of 1846 (Fig 16) and associated schedule (Apportionments on-line) record the ownership and uses of the PDA. The PDA lies centrally within a field numbered Plot 30, 'Marsh Field', arable land owned by the Dean and Chapter of Rochester and occupied by John and Thomas Elliot.

5.18 The First Edition OS map of 1869 (Fig 17) shows the location of the PDA as to the north-east of the Milton to Chalk road, within a large regular-sided field, bordered to the north-west by Denton Court Farm, shown as a farmhouse and collection of farm buildings, and a pond, plus the ruinous church of St Mary on its western side, alongside the road; to the east of the PDA is West Court Farm, and to the south-east is Malthouse Farm on the west side of Chalk.

5.19 The Second Edition OS map of 1899 (Fig 18) records little change, save for vegetation growth in the (park?)land south-west of the road, and a westward expansion of buildings at malthouse Farm to the south-east.

5.20 The HER records a number of features from this period in the vicinity of the PDA:

- A malt house (HER TQ67 SE231), a rectangular building with two similar extensions on the southern side, on Lower Higham Road, Chalk, 220m south-east of the PDA
- The site of a manor house (HER TQ67 SE223) of the manor of Denton, 290m north-west of the PDA, which existed on this site until 1895
- The site of Bailiff's Cottage (HER TQ67 SE1286) at West Court, Church Lane, Chalk, 300m east-south-east of the PDA. The structure was constructed at some time from 1840 to 1875, and was probably built for a chief estate worker on the West Court Estate.

5.21 A boundary stone (HER TQ67 SE1265) dating to c 1860 is positioned on the A226 verge between Denton and Chalk by the garage and roundabout, 180m south of the PDA. The boundary stone's original purpose was to mark the ancient parish boundary between the Denton and Chalk parishes.

5.22 There are several farms recorded on the HER:

- West Court (HER MKE84361), a regular multiyard farmstead, 280m east-north-east of the PDA
- Malthouse Farm (site of) (HER TQ67 SE218; MKE84360), a group of buildings marked on the First Edition OS map of 1865, 335m south-east of the PDA. This was a regular multiyard farmstead whose name suggests a maltings was included
- Denton Farm (HER MKE84323), a regular U-plan courtyard farmstead, 410m north-west of the PDA.

Modern (c AD 1900–2000)

5.23 The 1909 Third Edition OS map (Fig 19) records no changes in the immediate surroundings of the PDA.

5.24 A George V pillar box (HER TQ67 SE317) is recorded on Rochester Road, 75m west-south-west of the PDA; and a George VI pillar box (HER TQ67 SE319) on Old Road East / Valley Drive, 420m south-west of the PDA.

5.25 By the time the Fourth Edition was published in 1938 (Fig 20) the landscape had been transformed due to the residential expansion of Gravesend, with the PDA now occupied by the five pairs of semi-detached houses that are still present today, to the north of an open area with paths, and surrounded on all sides by avenues of houses, save to the north-west, which was a level grassed playing field/garden area.

5.26 The houses that form this estate are typical examples of their time in terms of design and materials, and form a neighbourhood that contributes to the historic environment (see Figs 28–29). It is noted that the buildings within the PDA form a slightly different set, unlike the terraces that surround them in adjacent streets, and there is some hierarchy of historical note built into the design; the houses are near the entrance to the estate and also set back from the road around an open space (originally grassed, see Figs 21–22), a trapezoidal area also quite redolent of Art Deco aesthetics and/or post-war modernism.

5.27 A “Mission Hall” (HER TQ67 SE1) on Dickens Road, 40m north of the PDA appears on the Fourth Edition OS map and is part of the same development.

5.28 A number of wartime features are recorded on the HER, including the following:

- Northcourt School Second World War Emergency Feeding Centre (HER TQ67 SE1229), on Dickens Road, Denton, 25m north of the PDA
- Maltings Second World War searchlight position (HER TQ67 SE1156) on Lower Higham Road, Chalk, 145m east-south-east of the PDA
- A group of possible Second World War allotments (HER TQ67 SE1279) visible on aerial photographs taken in 1946, centred 190m west-south-west of the PDA
- Malthouse Second World War sandbagged position (HER TQ67 SE1220), on Lower Higham Road, Chalk, 230m south-east of the PDA
- Lower Higham Road Second World War Police Telephone Box (HER TQ67 SE1153), located 285m south-south-east of the PDA
- The Cottage Second World War road-block buoys (HER TQ67 SE1254), on West Court Lane, 285m east-south-east of the PDA
- Brown Road Second World War air raid wardens post (HER TQ67 SE1146), Gravesend, located 290m south of the PDA
- Brown Road Second World War National Fire Service Action Station (HER TQ67 SE1165), Gravesend, located 295m south of the PDA

- Two groups of Second World War allotments (HER TQ67 SE1282) visible on aerial photographs taken in 1946, and centred c 320m north-west of the PDA
- White Hart Inn Second World War Battle Headquarters (HER TQ67 SE1182), Rochester Road, Chalk, located 445m south-east of the PDA
- Rochester Road Second World War air raid wardens post (HER TQ67 SE1232), Gravesend, located 450m north-west of the PDA
- Denton Heavy anti-aircraft battery (HER TQ67 SE1209), on Mark Lane, Denton, centred 535m north of the PDA.

5.29 A 1940s aerial photograph (Fig 21) shows no change within the PDA, but documents the building of a school (later the Riverside Centre) within the grassed area to the north an addition to the municipal development of the area, which appears on post-war maps.

5.30 A 1960s aerial photograph (Fig 22) shows no major structural changes but does record growth in vegetation in the rear gardens of the houses within the PDA.

5.31 By 1990 (Fig 23) the path through the centre of the lawned area to the front of the houses within the PDA had been removed, leaving a unified area of lawn, while to the north-east of the PDA several new ancillary buildings to the school (Riverside Centre) had been built.

5.32 A 2003 satellite image (Fig 24) shows little change from the previous aerial photographs, but by 2007 (Fig 25) the lawned forecourt area had been replaced by hardstanding with three small vegetation beds, and two circular features, while the south-western edge had been altered to allow some off-street parking. Subsequent images up to and including the present 2024 image (Fig 26) show no changes within the PDA.

LiDAR analysis and Walkover

5.33 LiDAR imagery (KLP on-line; Fig 27) shows no unexpected or anomalous features; the entirety of the PDA appears to be mostly uniformly level through development. A walkover of the site undertaken on 21 May 2025 confirmed this analysis, showing the site as occupied by residences, with a forecourt area of hardstanding, save for small circular modern features for vegetation and play areas (Figs 28 and 29), and no evidence of unexpected excavations or impacts to the built surface or to the rear gardens of the properties, where visible.

6. INTERIM IMPACT ASSESSMENT

6.1 There is a chance that extant archaeological features, artefacts or ecofacts may be disturbed or destroyed by groundworks within the proposed development area.

6.2 The PDA is situated amid areas thought to have medium Palaeolithic potential, and although the PDA is mapped by the BGS as lying on chalk bedrock with no superficial deposits recorded, it is nonetheless in close proximity to, and east of a recorded deposit of a gravel member (Taplow gravel = Mucking gravel) which has a high potential for palaeogeological and palaeolithic remains. The gravels are marked as cut through by a palaeochannel, with alluvium reported as well as Head deposits (perhaps including some solifluction material); this is also of potential upper Palaeolithic or Mesolithic significance. As the BGS mapping is not fine grained, and based on relatively few data, there is a possibility the gravels in particular, or other significant deposits, may lie in closer proximity to, or even within, the PDA.

6.3 Evidence suggests a likelihood of other prehistoric archaeology surviving within the PDA, with Neolithic, Bronze Age and Iron Age activity, including settlement, recorded within 500m of the PDA, in an area that would have been a resource-rich river valley in these periods.

6.4 Evidence is insufficient to judge the potential for Romano-British archaeology surviving within the PDA, however, the proximity of the possible nearby Anglo-Saxon burials suggests a potential for Anglo-Saxon archaeology to be found intact within the PDA, especially if these formed part of a larger cemetery.

6.5 Evidence suggests a low likelihood of medieval or post-medieval archaeology surviving in the PDA, with map regression suggesting the PDA was open, undeveloped land from at least the mid to late eighteenth century onwards until the present residences were built in the early 1900s.

6.6 The 1930s houses and their arrangement and setting within the PDA and wider have some modern historical, archaeological and aesthetic interest.

6.7 Previous impacts to the PDA might be associated with groundworks from the construction of the twentieth-century buildings and any associated services, but this is unlikely to have completely removed earlier archaeological remains.

6.8 Further mitigation of the potential effects of development groundworks is likely to be a condition on planning consent in relation to the potential for archaeological and geoarchaeological remains, and demolition of the 1930s buildings is unlikely to be considered less than substantial harm without some form of mitigation.

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FIGURES



Figure 1. Location of the PDA

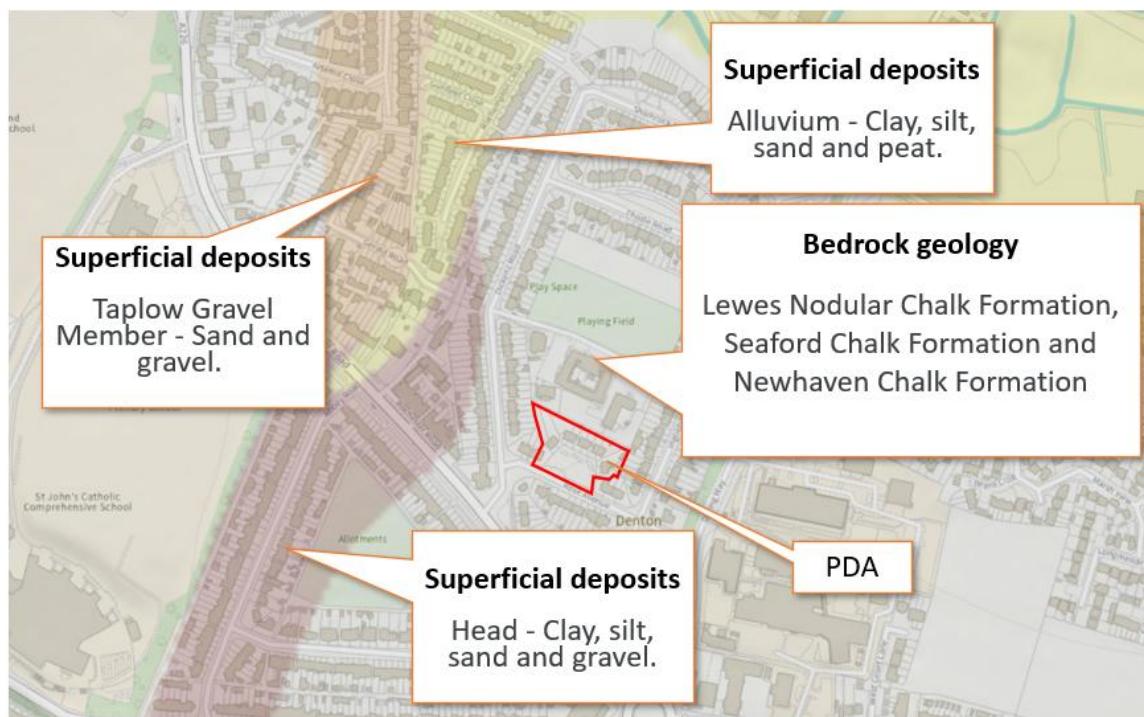


Figure 2. Geology of the environs around the PDA (BGS-online)



Figure 3. HER search of 500m radius of the PDA (centred) showing results for Historic Landscape Character

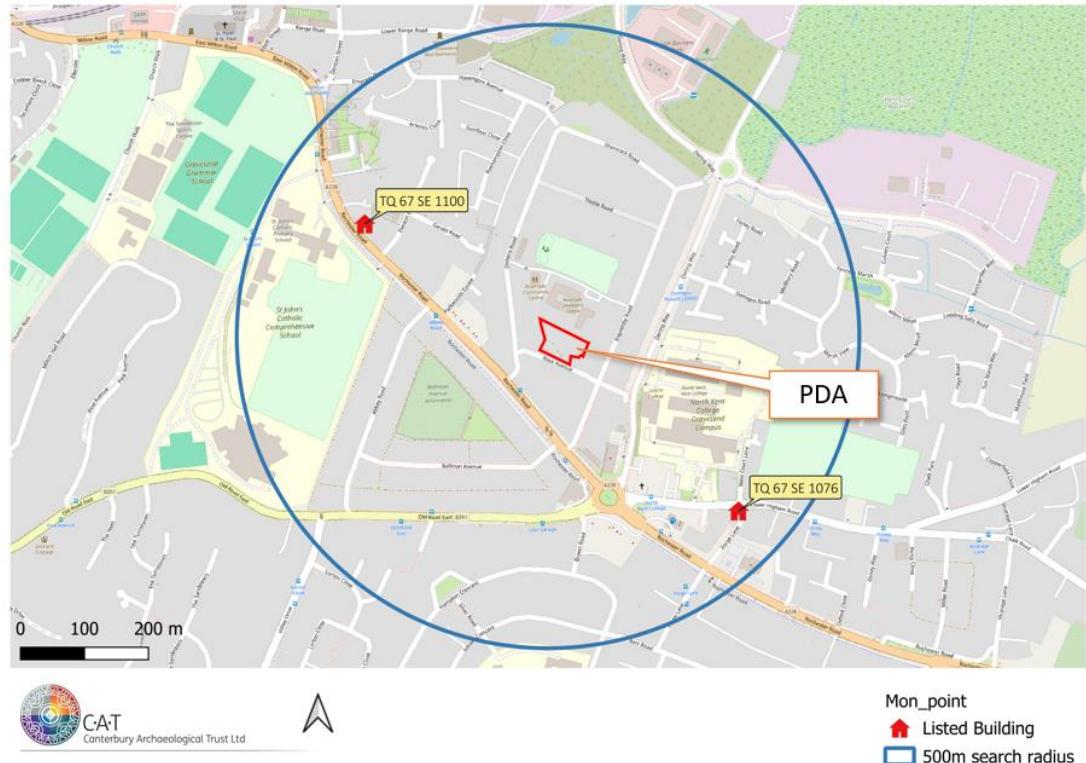


Figure 4. HER search of 500m radius of the PDA (centred) showing results for Listed Building records

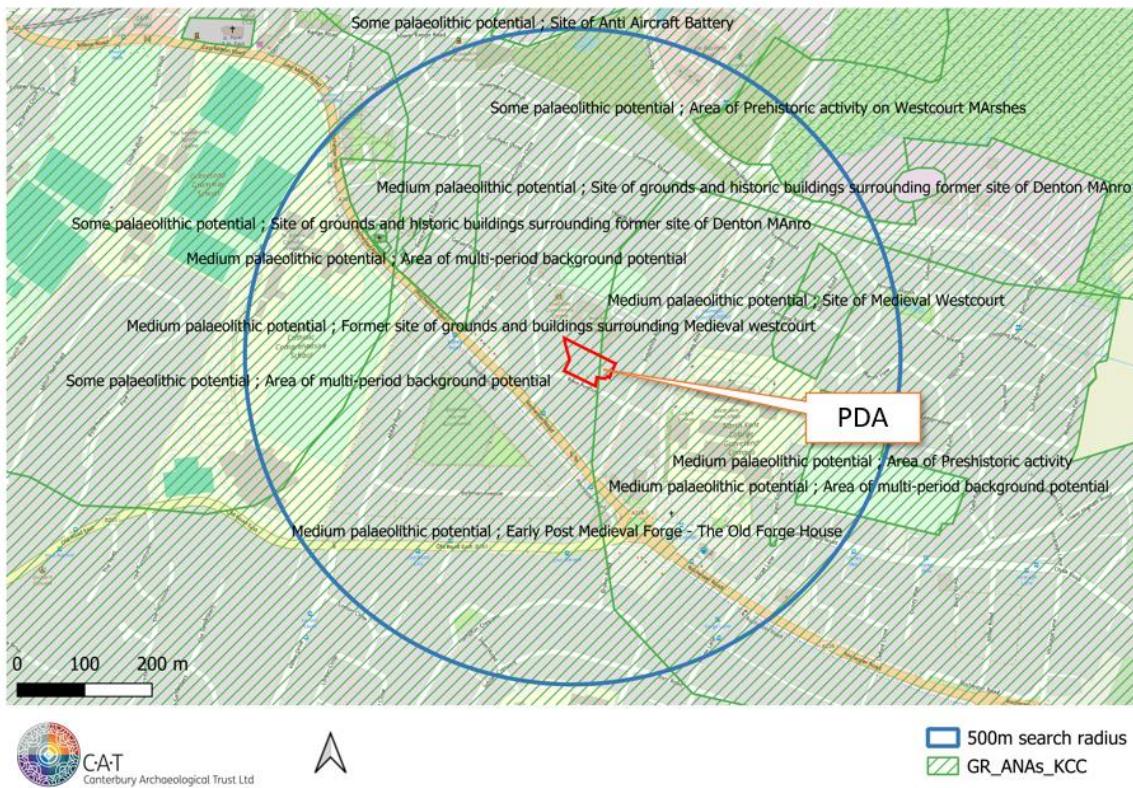


Figure 5. HER search of 500m radius of the PDA (centred) showing results for Archaeological Notification Areas

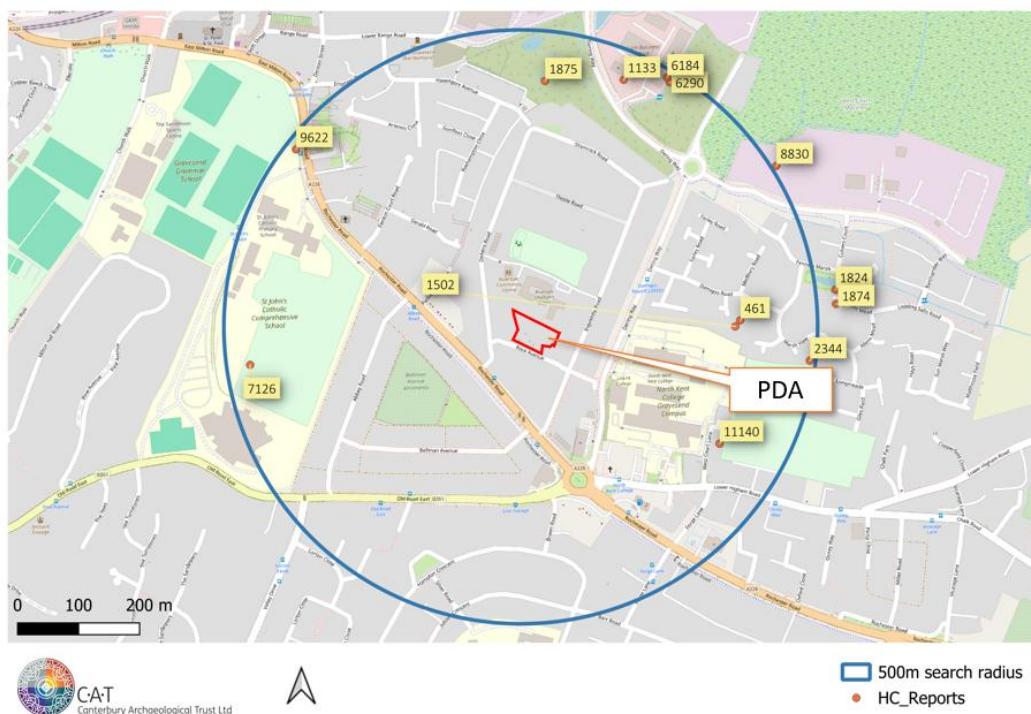


Figure 6. HER search of 500m radius of the PDA (centred) showing results for archaeological report records

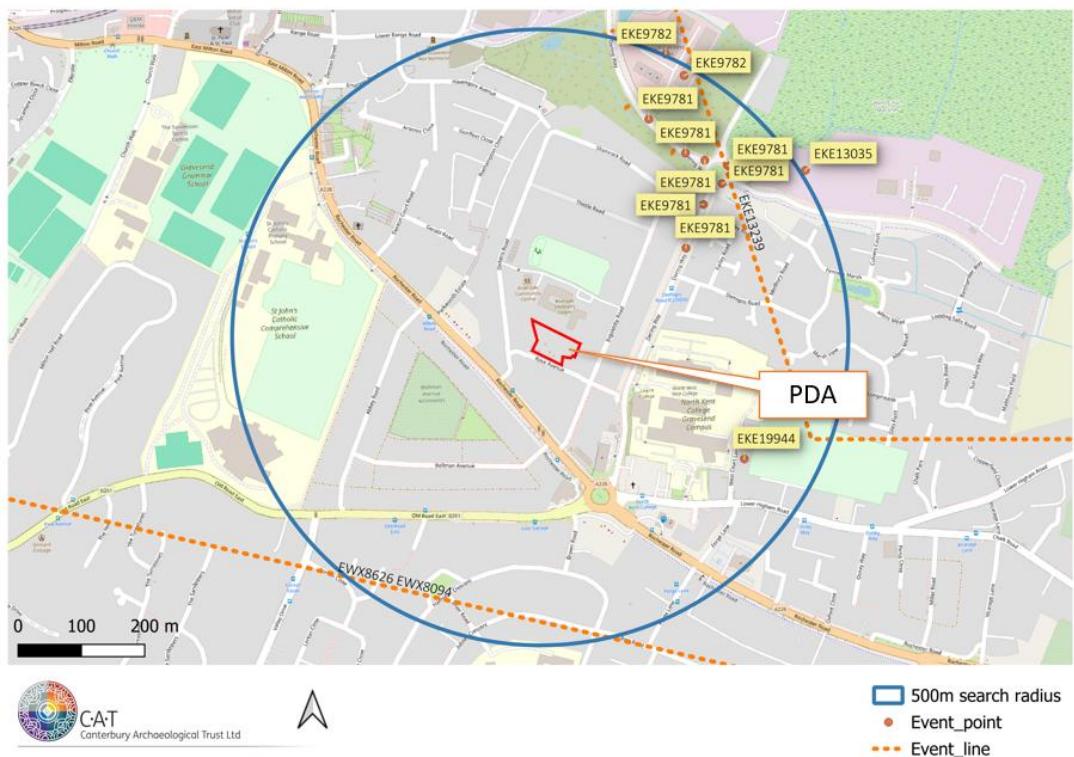


Figure 7. HER search of 500m radius of the PDA (centred) showing results for event (point and line) records



Figure 8. HER search of 500m radius of the PDA (centred) showing results for event (polygon) records

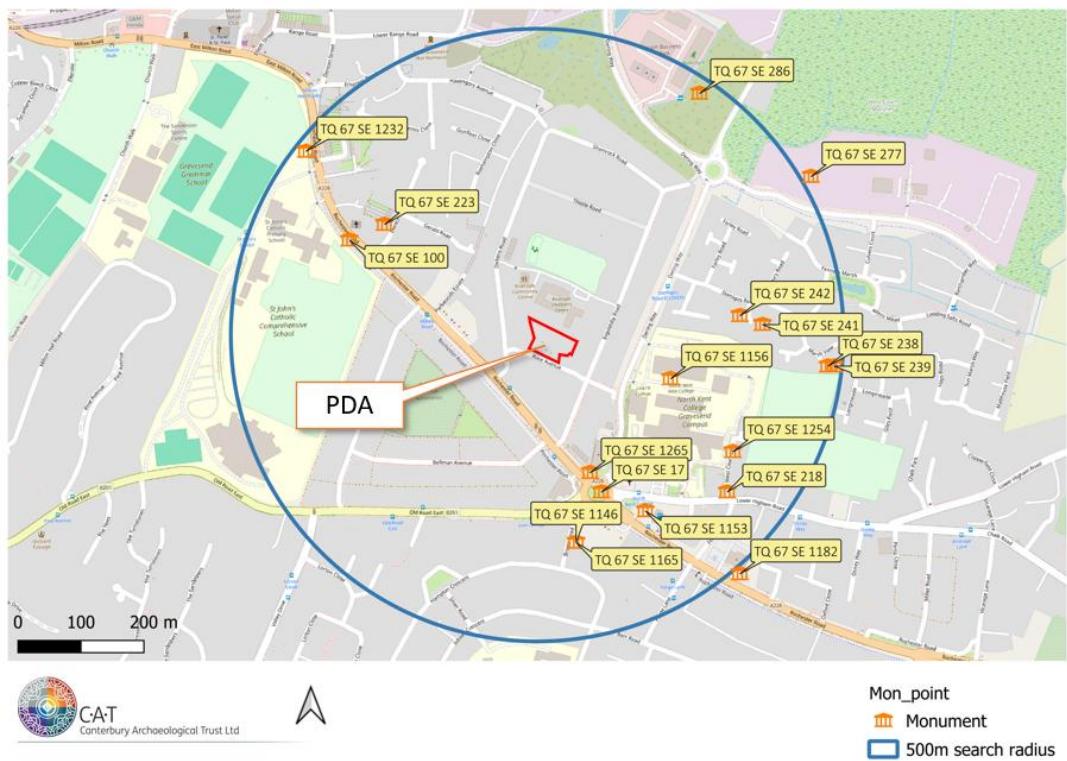


Figure 9. HER search of 500m radius of the PDA (centred) showing results for monument (point) records

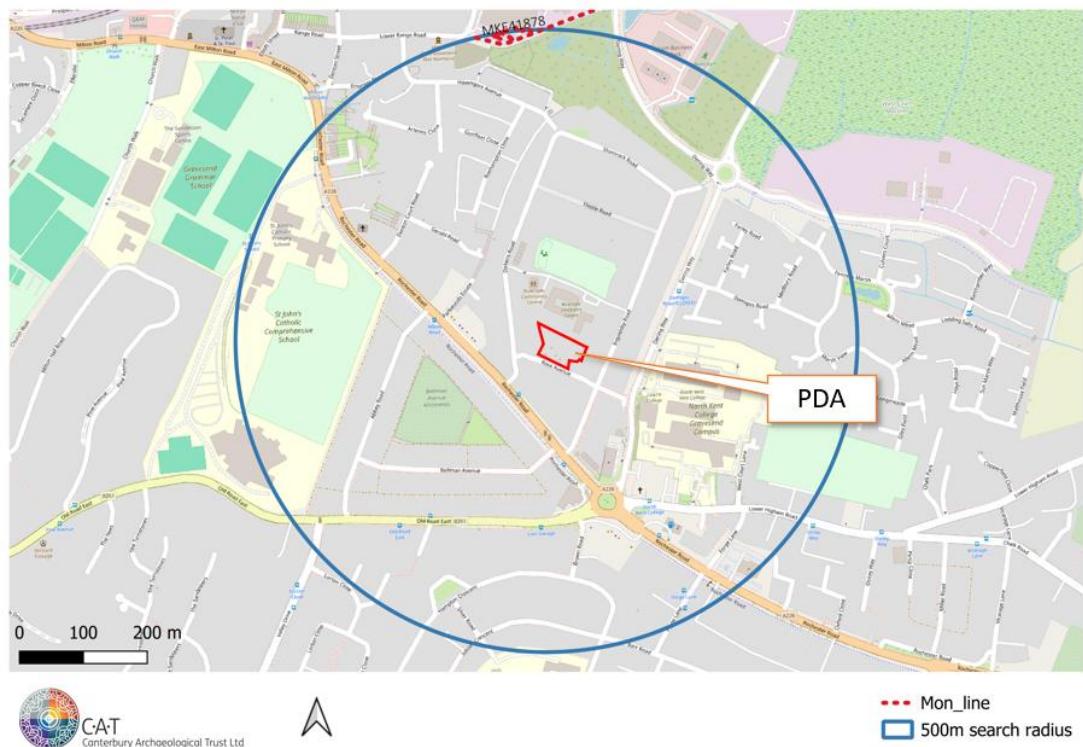


Figure 10. HER search of 500m radius of the PDA (centred) showing results for monument (line) records

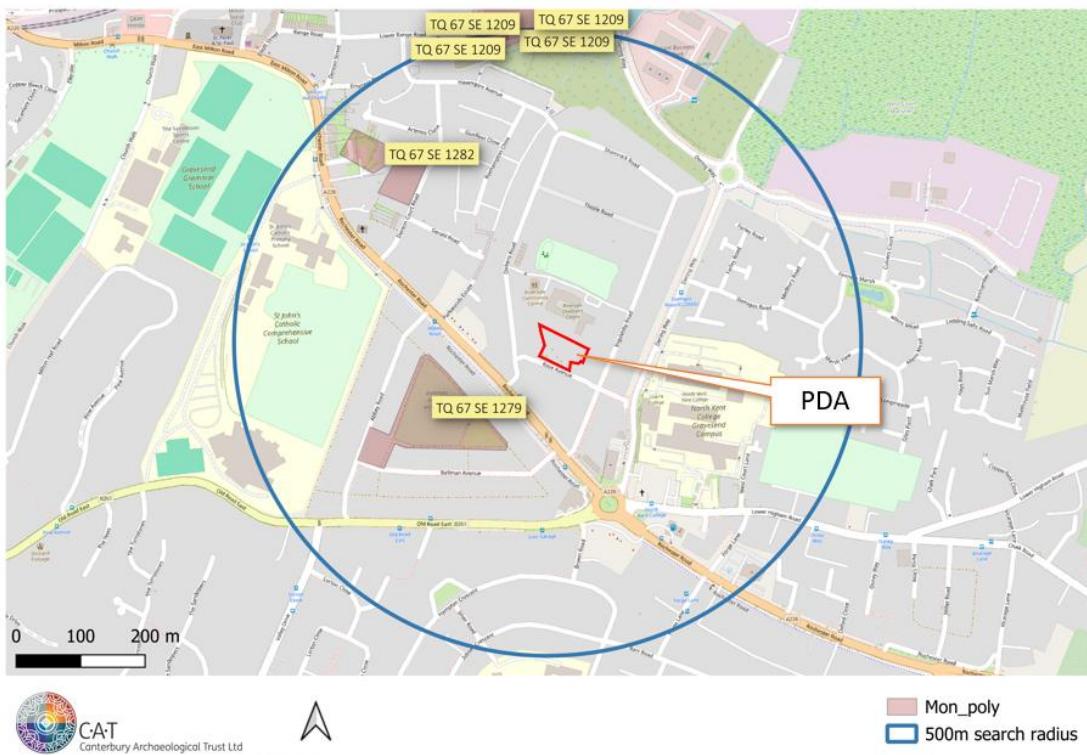


Figure 11. HER search of 500m radius of the PDA (centred) showing results for monument (polygon) records

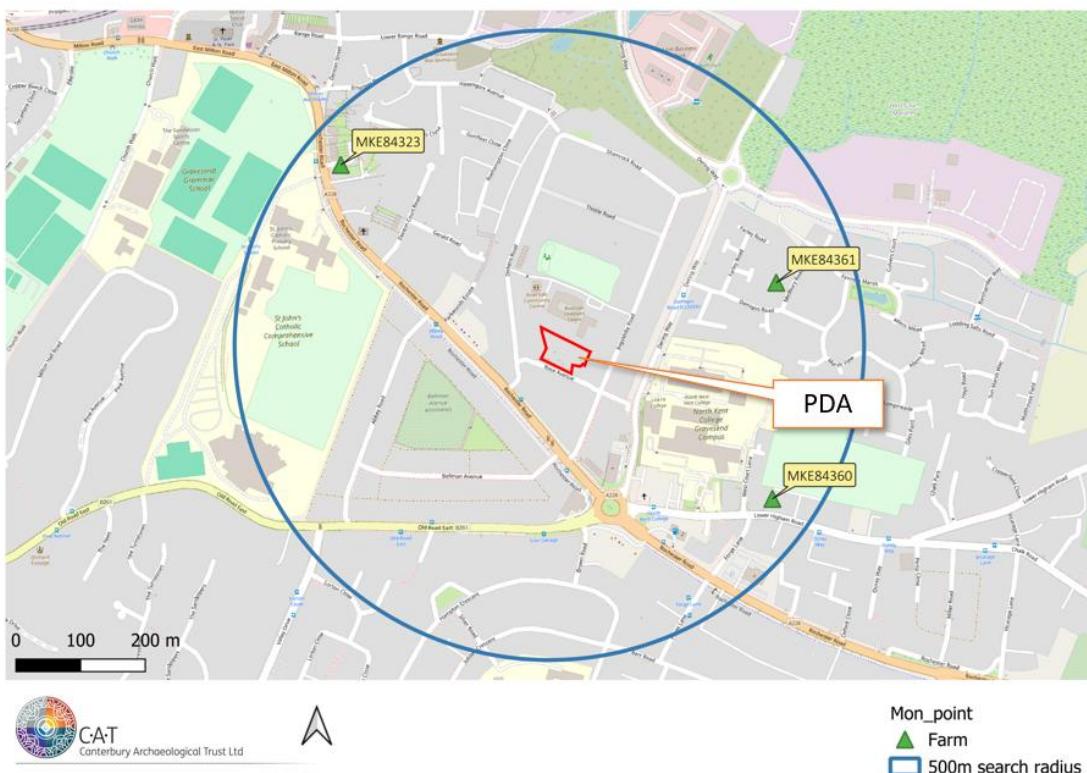


Figure 12. HER search of 500m radius of the PDA (centred) showing results for monument (point) farm records

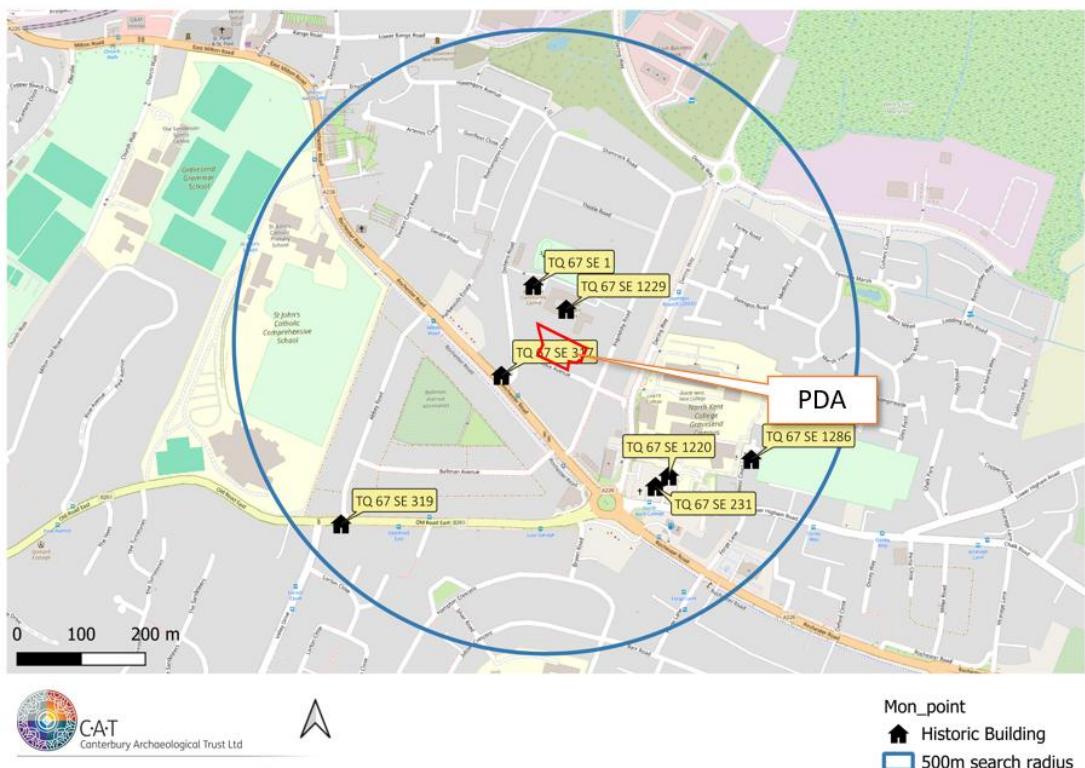


Figure 13. HER search of 500m radius of the PDA (centred) showing results for monument (point) building records

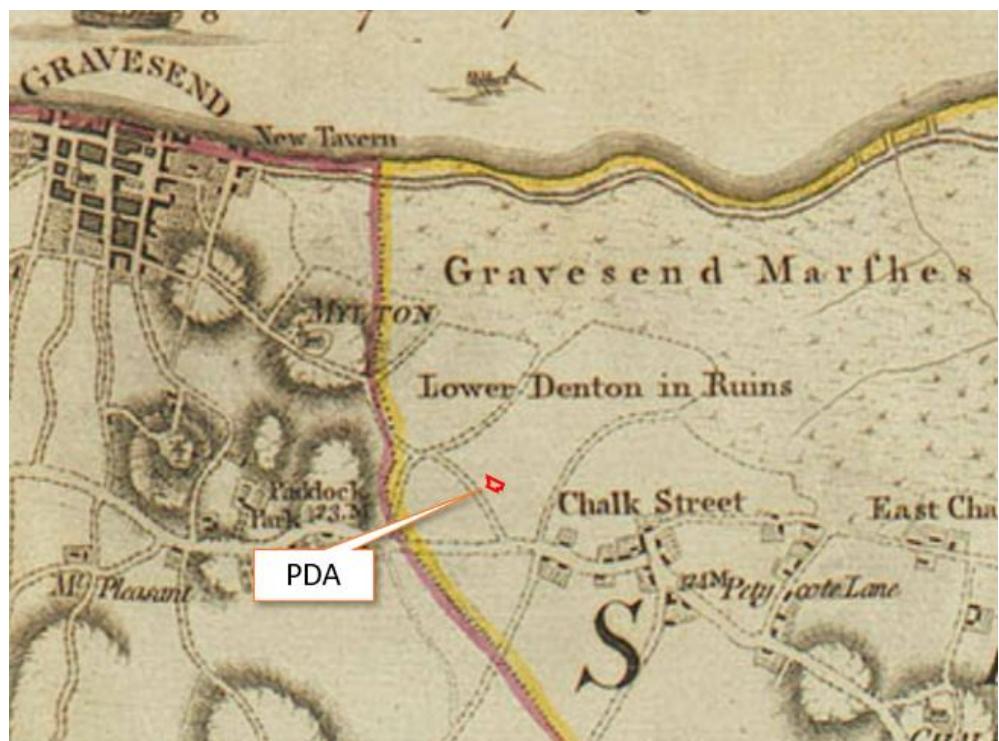


Figure 14. Extract from the 1769 Andrews, Dury and Herbert map, showing the location of the PDA

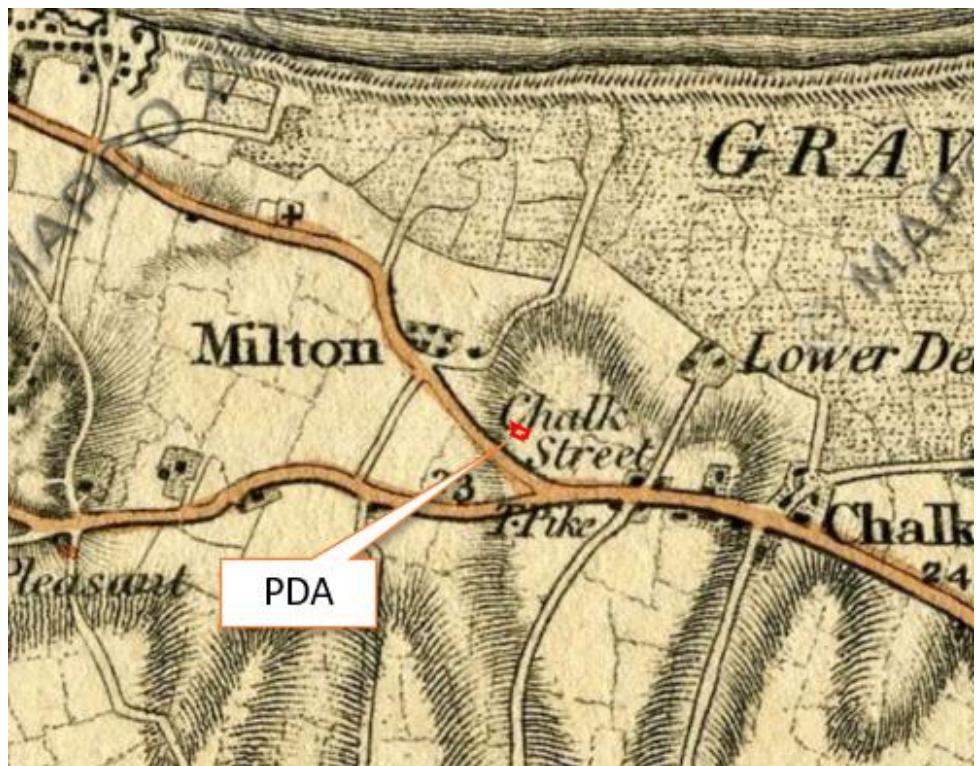


Figure 15. Extract from the 1801 Mudge map, showing the location of the PDA

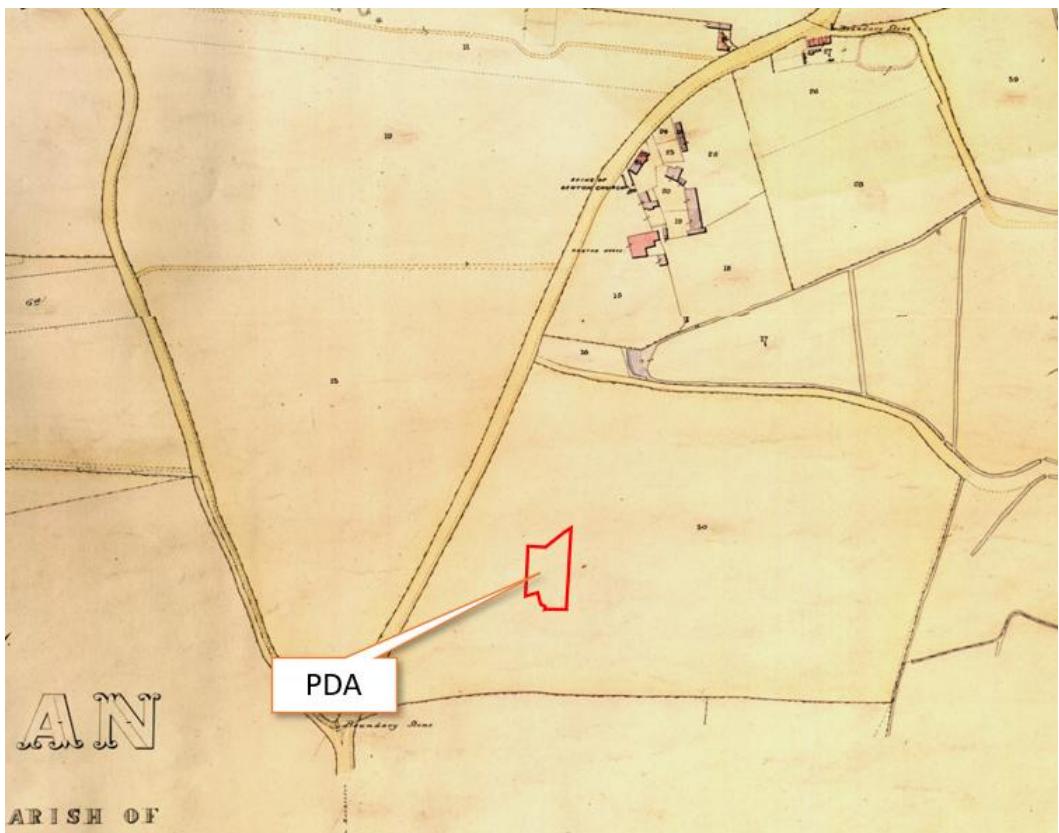


Figure 16. Extract from the 1840–1 tithe map, showing the location of the PDA



Figure 17. Extract from the First Edition OS map Kent Sheet X, surveyed 1863 to 1865, published 1869, showing the location of the PDA

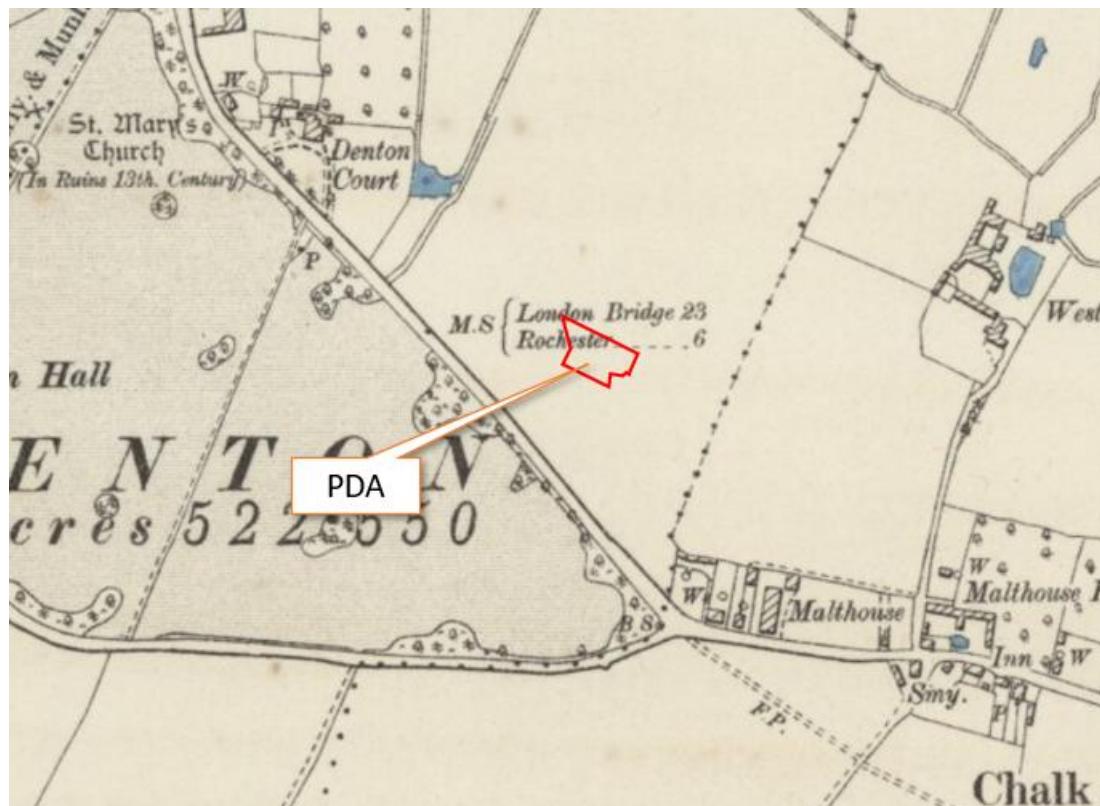


Figure 18. Extract from the Second Edition OS map Essex Sheet LXXXIX.NW, revised 1895, published 1899, showing the location of the PDA

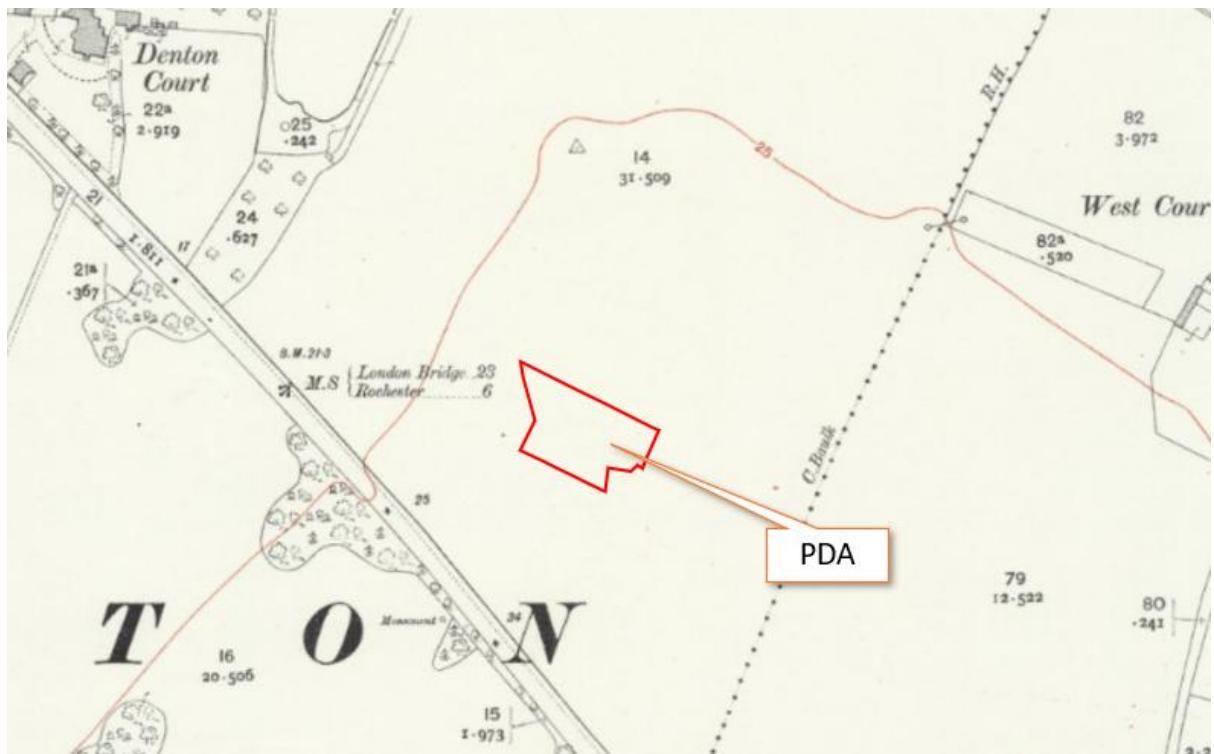


Figure 19. Extract from the Third Edition 25 inch OS map Kent X.7, revised 1907, published 1909, showing the location of the PDA

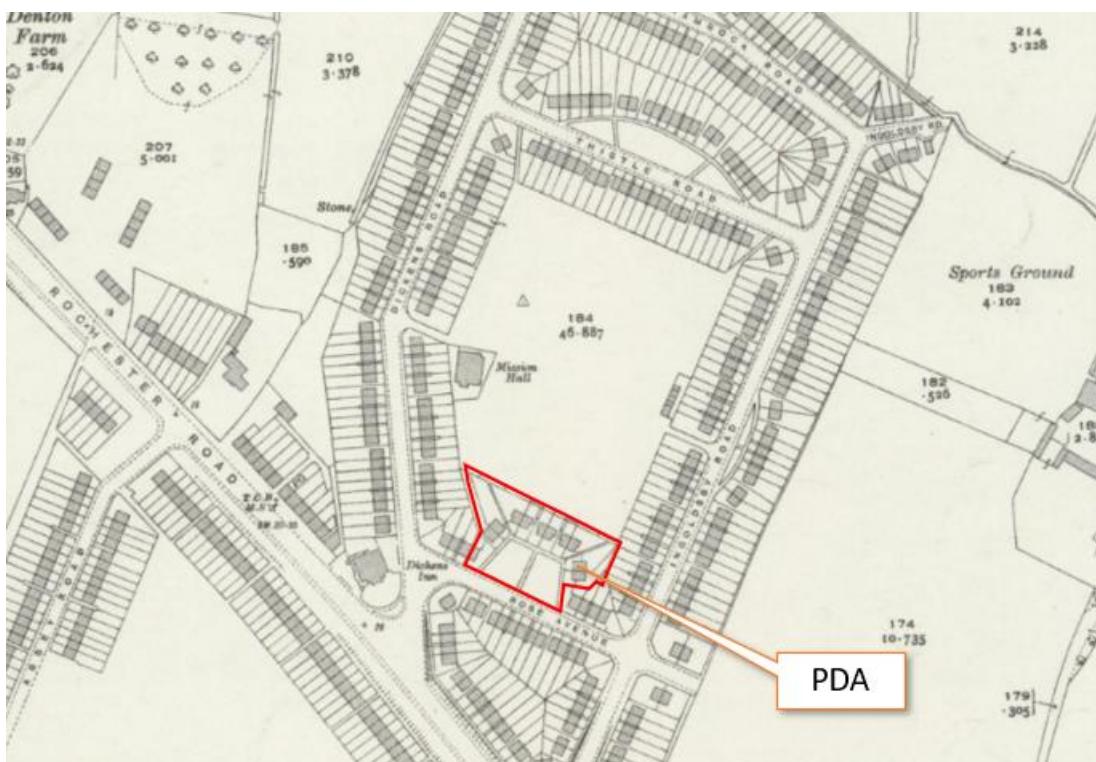


Figure 20. Extract from the Revised Edition 25 inch OS map Kent X.7, revised 1936 to 1937, published 1938, showing the location of the PDA

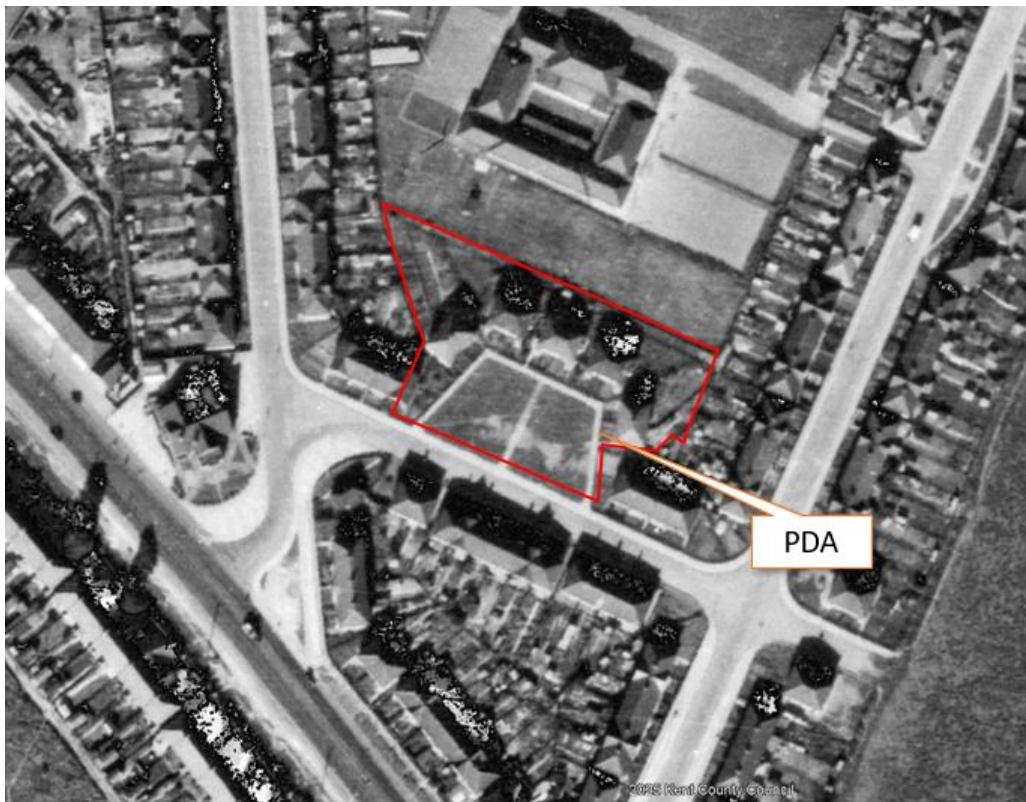


Figure 21. Aerial photograph from the 1940s, showing the location of the PDA (source: Google Earth)

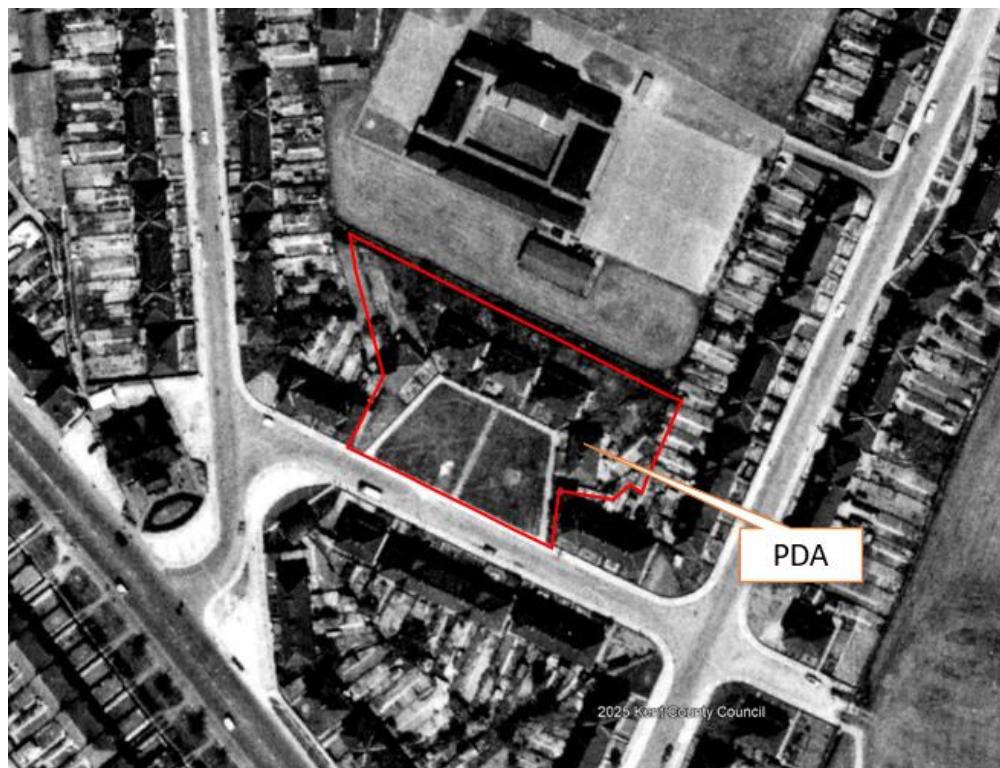


Figure 22. Aerial photograph from the 1960s, showing the location of the PDA (source: Google Earth)



Figure 23. Aerial photograph from 1990, showing the location of the PDA (source: Google Earth)



Figure 24. Satellite image from 2003, showing the location of the PDA (source: Google Earth)



Figure 25. Satellite image from 2007, showing the location of the PDA (source: Google Earth)



Figure 26. Satellite image from 2024, showing the location of the PDA (source: Google Earth)

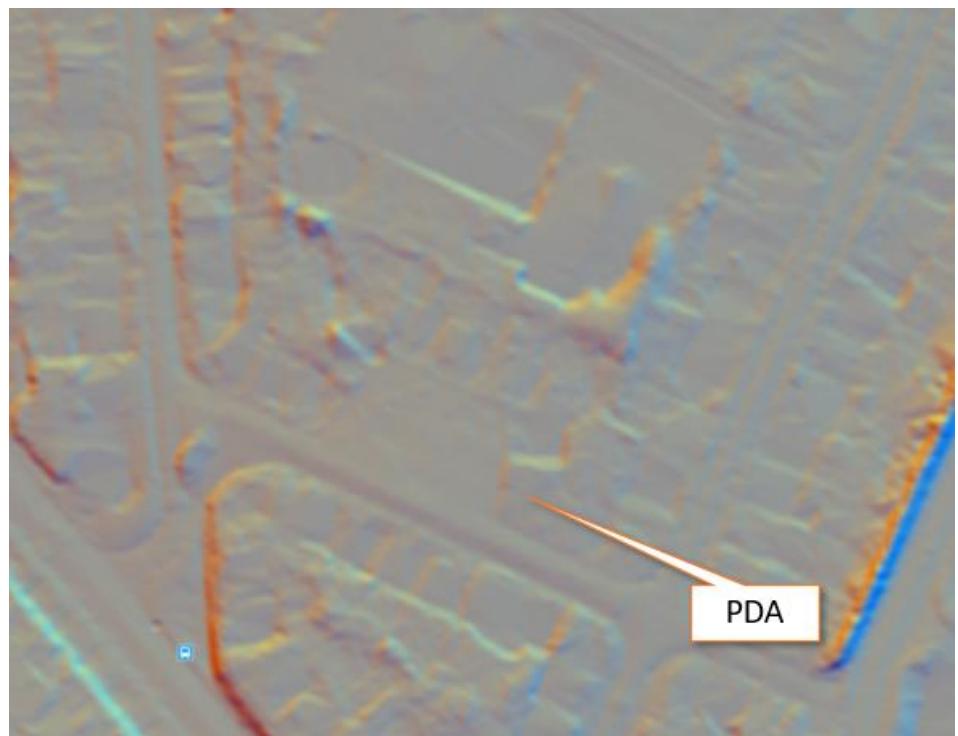


Figure 27. LiDAR image of the PDA (KLP on-line)



Figure 28. Site from the south-west looking north-west



Figure 29. Site from the south-west looking north-east