

Archaeology and Heritage Assessment



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On behalf of

**The President and Trustees of Huggens's
College**

April 2024

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1 Executive Summary

Border Archaeology was commissioned to carry out an Archaeology and Heritage Assessment in connection with the proposed development at Huggens College, College Road, Northfleet, Kent DA11 9DL, namely the demolition of the existing buildings and erection of retirement living apartments (Use Class C3), together with the extension of the existing chapel and the provision of associated communal facilities and external amenity space, lodge keeper's and guest accommodation, back-of-house facilities, parking, bicycle/mobility scooter parking, and associated works including the creation of a secondary, emergency access from College Road, the results of which are summarised below:

1.1 Archaeological Assessment

The overall potential of the site, in archaeological terms, has been assessed as **High**, especially in relation to the post-medieval period. This assessment has been made in reference to the 19th century almshouses, which occupied the site from the mid-19th century until their demolition in the 1960s, and a Second World War water tank located within the site area. It also recognises the potential for the survival of evidence relating to pre-19th century agricultural activity and industrial activity, although it is considered that any such features or deposits are likely to have been disturbed by groundworks associated with the development of Huggens College around 1844 and its subsequent redevelopment in 1968.

An assessment of **Moderate to High** has also been made in relation to the prehistoric period and **Moderate** in relation to the Romano-British and medieval periods. This reflects the location of the site within a Level 3 Archaeological Notification Area (ANA) with 'medium' potential for the survival of Palaeolithic material, as well as for evidence of multi-period background activity. Furthermore, considerable archaeological evidence of settlement activity from these periods has been identified within the wider study area, comprising significant assemblages of prehistoric flint and pottery, a Late Iron Age to Romano-British occupation site and an early medieval settlement and cemetery, in addition to other, less abundant deposits and features identified closer to the site.

Evidence of post-medieval activity would be of **Moderate** significance, potentially contributing to regional research objectives concerning social aspects of urban housing, and having limited potential to contribute to national research objectives regarding the development of Portland Cement and the impact of extractive activity on the landscape.

Summary Conclusion: It is BA's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the overall **High** potential of the site in archaeological terms, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Senior Archaeological Officer for Kent County Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

1.2 Heritage Assessment

The overall impact of the proposed development on nearby heritage assets can be assessed as **Neutral/Slight**. This assessment reflects the **Low** significance of the undesignated 19th century Chaplain's House and wall of Huggens College, cross-referenced against the magnitude of impact, assessed as **Negligible**.

There will be no impact on the historic fabric relating to either asset as the Chaplain's House will not be altered externally and the section of the wall to be removed is of c.1960s or later date. The area of wall identified for temporary removal is also in the approximate location of a previous entryway into Huggens College and consequently the significance of the boundary wall will not be diminished. Further, the setting of the asset, while notably altered from its present form considering the scale of the proposed development on Huggens College, is not inconsistent with the scale of historic development comprising residential terraces of two-storey height with attic and does not represent a loss of historic setting.

Conclusion: The proposed development may be assessed as having a Neutral/Slight impact on the undesignated 19th-20th century Chaplain's House and Walls of Huggens College. The setting of both these structures has already been significantly altered, with the scale of the proposed development being largely consistent with their historic setting and the surviving historic fabric will not be impacted by the proposed works. Additionally, with regards to the wall, the proposed temporary site entrance will affect a stretch of wall which historically had an entryway and the works will therefore not detract from its intrinsic significance as an historic boundary feature.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the low range of this category of impact, reflecting the fact that the historic fabric of the Chaplain's House and Wall will not be altered, with significant alteration of the asset's fabric and setting already having taken place, and the proposed development not being discordant with the scale of the asset's historic setting.

2 Introduction

Border Archaeology (BA) has been instructed by the President and Trustees of Huggens's College to undertake an Archaeology and Heritage Assessment with regard to a proposed development at Huggens College, College Road, Northfleet, Kent DA11 9DL, comprising the demolition of the existing buildings and erection of retirement living apartments (Use Class C3), together with the extension of the existing chapel and the provision of associated communal facilities and external amenity space, lodge keeper's and guest accommodation, back-of-house facilities, parking, bicycle/mobility scooter parking, and associated works including the creation of a secondary, emergency access from College Road.

The report has been revised to take into account updated design drawings and comments made by Casper Johnson, Senior Archaeological Officer, Kent County Council, following submission of a draft report in January 2024.

3 Site Location

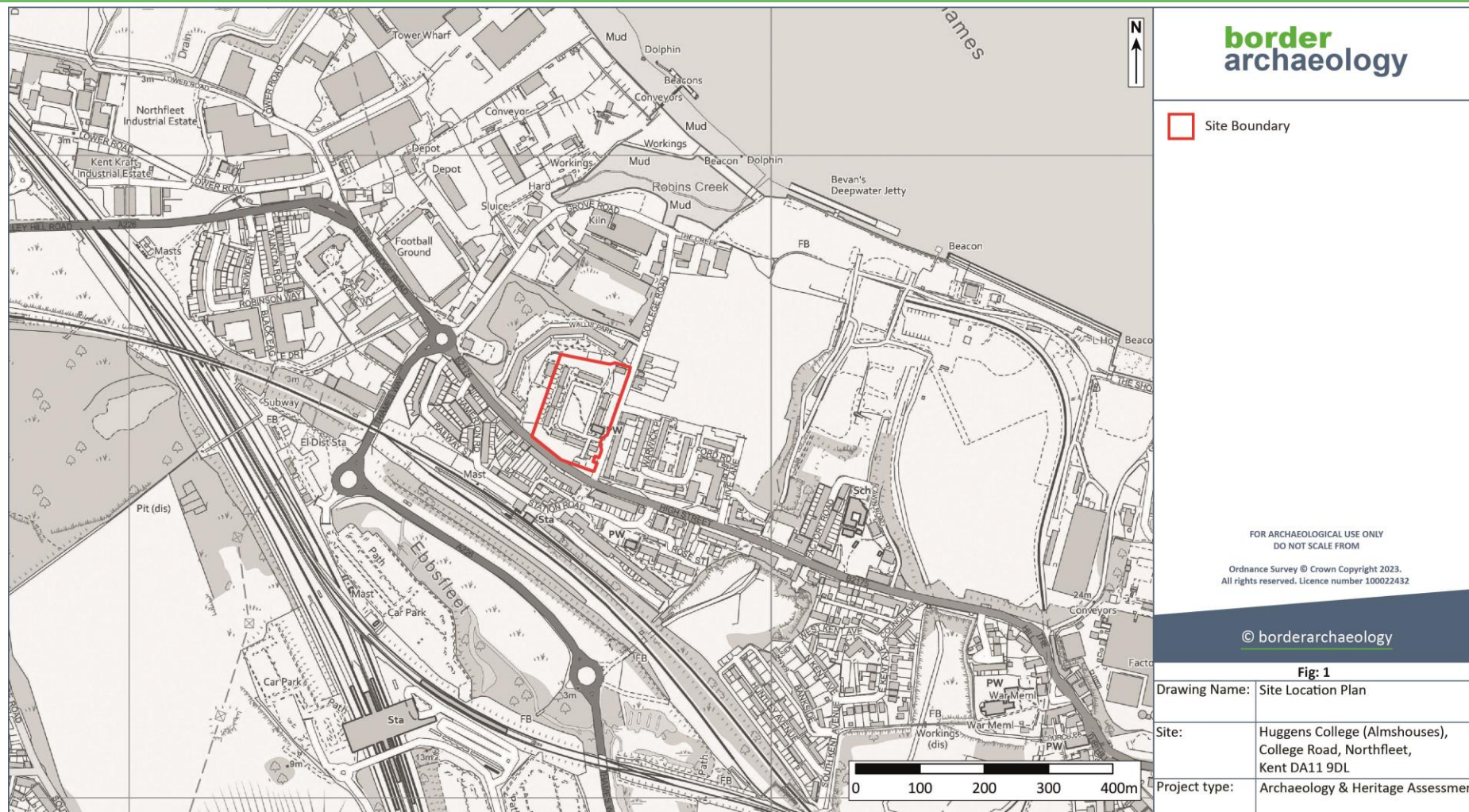
The site is an assisted living residence off the W side of College Road in Northfleet comprising c. 30 bungalows, a chapel, a 19th century Chaplain's House and other amenity buildings arranged around a central green. The site is bounded by a largely 20th century wall (with small areas of 19th century fabric) to the S and E and its immediate setting comprises an area of landscaping and vegetation associated with the Wallis Park residential development to the N and W. Wallis Park comprises apartment blocks rising to five to six storey height, while the buildings across from the site to the S and E are typically two-storey terraces or four-storey apartment blocks.

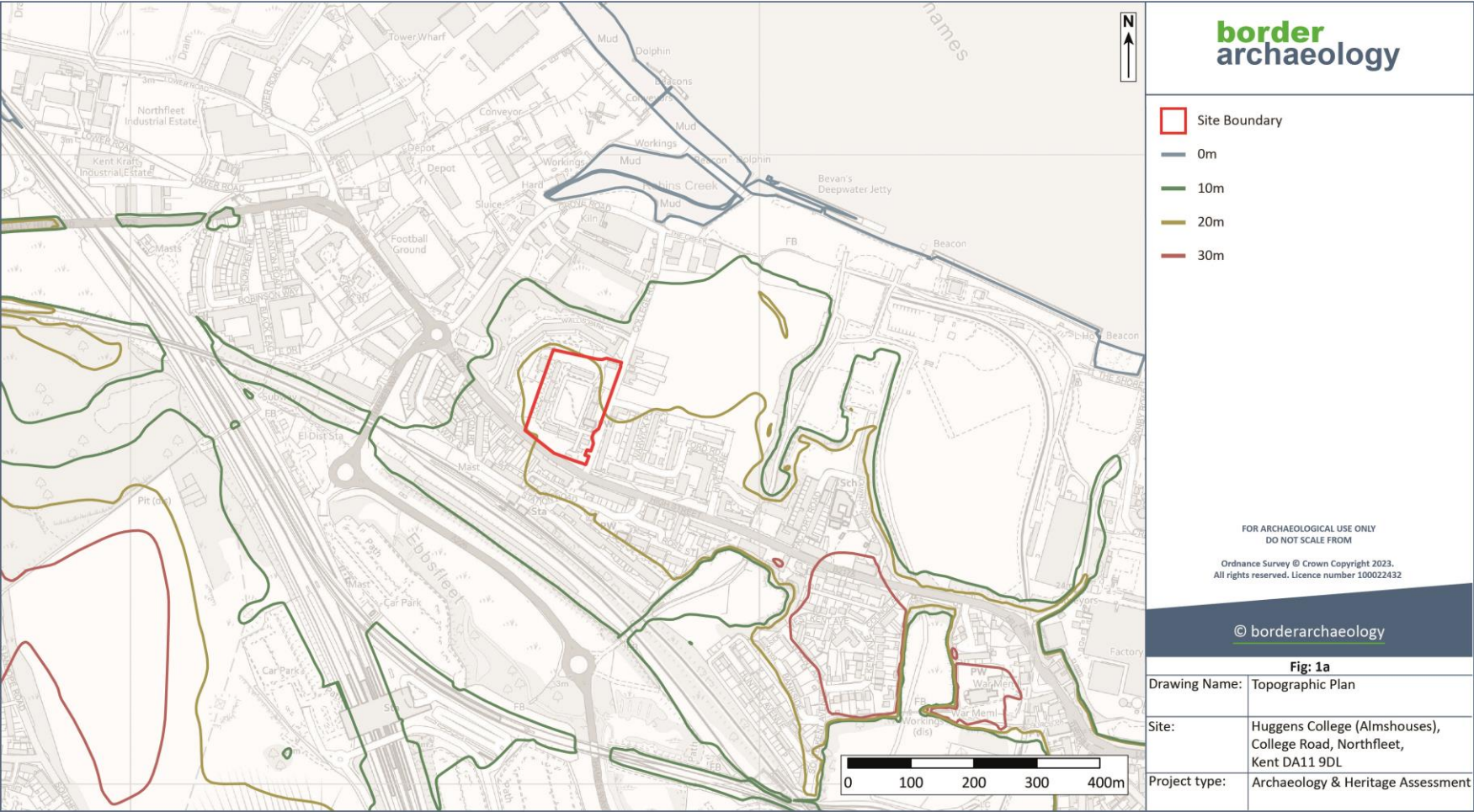
The wider setting to the N, NE and W is one dominated by industrial sites evidently relating in the main to aggregate production/sales and the Ebbsfleet United football stadium; the course of the River Thames runs just to the N of the industrial area. The wider setting to the S includes a band of residential settlement with the Northfleet and Ebbsfleet International railways stations beyond. The site lies less than c.400m S of the Thames, near to Northfleet harbour and Robins Creek and c.120m N of Northfleet railway station.

3.1 Soils & Geology

The British Geological Survey (BGS 2023) positions the site at an elevation of c.22m AOD (*fig. 1a*) and records sedimentary bedrock geology of the Lewes Nodular Chalk Formation, Seaford Chalk Formation, and Newhaven Chalk Formation chalk, formed 93.9-72.1 million years ago, during the Cretaceous period. The overlying geology is identified as sand and gravel of the Boyn Hill Gravel Member, a sedimentary superficial deposit formed 423-126,000 years ago, during the Quaternary period. (BGS 2023).

Two boreholes are recorded in the vicinity of the site, one (BGS ID: 838668/BGS Ref. TQ67SW368) located c.165m SW of the site (NGR TQ 61630 74370) and the other (BGS ID: 838669/BGS Ref. TQ67SW369) c.175m to the S (NGR TQ 61660 74340). The former recorded stiff chalk with flints at c.4.0-6.4m below ground level (bgl) and a firm light brown sandy clay with fragments of flints and chalk at c.0.4-4.0mbgl, with topsoil overlying. The latter borehole encountered chalk-with-flints at c.5.3m-6.9m bgl, above which as a soft, dark brown peat at c.4.6-5.3m bgl followed by soft, dark grey silt at c.3.0-4.6m bgl under a soft, dark brown mottled silt at c.2.3-3.0m bgl with a firm, light brown, sandy clay with fragments of chalk and flints at c.0.3-2.3m bgl beneath the topsoil (BGS 2023).





4 Archaeological Assessment

A search was commissioned from the Kent Historic Environment Record (HER) in order to fully understand the historical and archaeological background of the site. The results of the 1km search radius were considerable and having considered the dataset as a whole, only those entries recorded within a c.500m radius of the site were given detailed consideration (*figs. 2-5; Tables 1-3*). Within the 500m radius, 164 archaeological monuments, 349 events and one designated heritage asset were identified (*figs. 2-5*), with 335 archaeological monuments and 562 events having been identified within the original 1km radius defined for this study.

4.1 Previous Archaeological Investigations

No previous archaeological investigations have been recorded within the site but several programmes of fieldwork have been undertaken nearby on the area of the former Bevan Cement Works, which was operational (although not always under that name) c.1851-1970 to the NE of the site. Additionally, several excavations have been undertaken in the wider area, particularly around Ebbsfleet International Station and the Northfleet Water Treatment Works to the S.

A watching brief undertaken in 2021 about 260m NE of the site recorded the structural remains of a northern and southern kiln complex relating to the Bevan Cement Works. The northern complex comprised a partially extant 'bottle' cement kiln with a vaulted structure, three reinforced concrete bays, four brickwork vaulted channels and further structures/chambers which survived as low walls with concrete floors; a circular concrete structure was also recorded (Marziana 2021). The southern complex comprised six brick 'beehive' kilns connected to a loading chamber opening into a brick arched tunnel, together with a partially demolished kiln (Marziana 2022).

Six palaeolithic flint flakes were found during test pitting in the same area to the NE of the site associated with the Northfleet Cement Works (Wessex Archaeology 2009). Five of the nine completed test pits encountered geology other than made ground over the natural chalk, with sandy gravel, chalky sandy gravel and sandy clay silt encountered at widely variable depths of 2.9-5.2m; the gravel type was noted to be similar to Lynch Hill/Corbets Tey Gravel dating to 300-374,000 years ago (Wessex Archaeology 2009).

This variability in depth was also observed in subsequent investigations carried out in 2008 and 2020, with made ground in the latter being recorded to depths ranging between 0.3-15m, with fluvial sands and gravels encountered at depths of as little as 0.3m and as much as 15m (CgMs Consulting 2008; Wessex Archaeology 2020).

This is thought to reflect, at least in part, the extensive quarrying activity in the area, which is also consistent with the borehole and test pit results which recorded only made ground above natural chalk, although where other geology survived it principally comprised Pleistocene fluvial sands and gravels of palaeolithic potential (CgMs Consulting 2008; Wessex Archaeology, 2020).

Features recorded during an archaeological evaluation undertaken 460m W of the site in 2005 were dated to the 19th and 20th century but possible geoarchaeological evidence of prehistoric activity in the area was also encountered. Natural in the eight trenches lay at 2.13-8.56m AOD and the underlying geology of the trenches generally comprised upper chalk and/or chalk gravel, with the exception of Trench 7. The geology of Trenches 7 and 8 also included truncated head deposits, while that of Trenches 1, 2, 5 and 6 included overlying alluvial deposits (some with fragments of molluscs). Colluvial brickearth was identified in Trenches 5 and 6, which has been interpreted as possible evidence of late prehistoric deforestation of valley slopes resulting in erosion (Lythe 2005).

19th century features were identified in the combined Trenches 1 and 2 and in Trench 6. In Trenches 1 and 2, these comprised seven linear features interpreted as bedding trenches, all with fills of silty sand containing fragments of red brick and concrete, as well as some late 19th century pottery, post-medieval glass and a piece of clay pipe, and a possible posthole. The 19th century features in Trench 6 comprised an ovoid cut, interpreted as a possible posthole, with a silty fill containing fragments of flint pebbles and a late 19th century pottery sherd (Lythe 2005).

20th century made ground was identified in all eight trenches, with Trench 6 having 20th century made ground above and below 20th century features while only Trench 5 lacked any further 20th century features. All of the 20th century features contained a silty sand fill with fragments of concrete and red brick. Trenches 1 and 2 encountered three pits, two of which were circular in plan, Trench 4 revealed an irregular pit and a linear feature, Trench 3 contained two circular pits and an irregular pit, Trench 6 contained an earlier feature namely, an steep sided ovoid cut containing a small fragment of late 19th century pottery; additionally, a circular pit, two probable pits and a service trench were recorded, all dated to the 20th century; in addition to the silty sand fill, the circular pit contained burnt material and the service trench a broken ceramic pipe. Trench 7 contained two irregular pits and Trench 8 an irregular pit and a linear intrusion. These post-medieval features, and their fills, were thought to be associated with industrial use or terraced housing (Lythe 2005).

In the wider area, to the S of the site, numerous excavations have been undertaken in proximity to two scheduled monuments, these being the location a large Palaeolithic assemblage and the location of significant Neolithic pottery finds (the first identification of Ebbsfleet ware) excavated in the 1930s and 1960s. A Roman villa was also identified in the area during excavations undertaken in 1909-11, with further excavations taking place between 1977-84. Most recently, test pits were dug in the area in associated with construction of Ebbsfleet International Station and railway line, with 78 test pits being excavated in 1997 and a further 45 in 2001.

The 1997 excavations on the site of Ebbsfleet Station recorded Pleistocene deposits, peat layers, Palaeolithic, Neolithic and Bronze Age artefactual and organic remains, as well as a Romano-British cut feature, possibly associated with the villa's bathhouse. Three intercutting Romano-British features were recorded with Romano-British tile and pottery fragments and a linear feature with pottery sherds, bone and tile in its fill (Welsh 1997). The 2001 excavations also recorded Pleistocene deposits, peat layers, Palaeolithic, Neolithic and Bronze Age artefactual remains, in addition to which notable Romano-British finds and features, including a cremation, a series of intercutting ditches with a possible beam slot and posthole, a well, a plank revetment and two large pits with domestic fill (possibly reused quarry pits) were identified, as well as the wooden remains of a probable Bronze Age structure and sherds of Saxon pottery (Bates & Wenban-Smith 2001).

4.2 Prehistoric

Significant evidence of prehistoric activity is recorded on the HER, which includes Palaeolithic material such as waste flakes, a hand axe, flint flakes and animal bone, and a blade noted in closest proximity to the site. Some of these deposits were identified in sand and gravel river terrace deposits, which have been recorded at widely varying depths in the area (0.3m-15m) and are likely to have been at least partially disturbed by previous development.

In the wider study area, prehistoric deposits and features are concentrated near Ebbsfleet International Station and Northfleet Water Treatment Works, with this also being in proximity to the scheduled monuments comprising of a Palaeolithic site near Baker's Hole (1003557) and a Neolithic site near Ebbsfleet (1004206). The former is the site of the most substantial Early Middle Palaeolithic assemblage known in Britain, with predominantly large Levallois flakes and cores, as well as hand axes, having been found. These artefacts appear to have been collected in the early 1900s by quarry workers (Scott 2010) and the exact provenance of the finds is therefore uncertain. The Neolithic site near Ebbsfleet was discovered during archaeological excavations in the 1930s and 1960s, which also recovered microliths (Sieveking 1960).

Additionally, the clustering of finds near Ebbsfleet International Station and Northfleet Water Treatment Works also reflects investigations undertaken in the 1990s and early 2000s, during the construction works. Further finds and features of prehistoric date in this area include a number of pits, Bronze Age and undated timbers (some interpreted as part of a revetment or fence), pottery fragments, a Bronze Age arrowhead, animal remains, Neolithic to Bronze Age flints, Bronze Age surfaces and evidence of prehistoric burials and cremations, including a human skull. Similar finds and numerous flints also characterise the wider study area.

Further, the underlying geology of the area is known to include peat and head deposits and consequently archaeological and paleoenvironmental remains are likely to be well-preserved, increasing the potential for the survival of buried deposits which could shed light on early human activity and environmental changes dating back to early prehistory. This is reflected in the fact that the site lies within a Level 3 Archaeological Notification Area (ANA), designated principally in relation to the area's 'medium' palaeolithic potential.

Conclusion: The potential for archaeological remains of a prehistoric date has been assessed **Moderate to High**. This assessment reflects the designation of the area as an ANA with respect to Palaeolithic potential, the presence of significant assemblages of prehistoric artefacts found more widely, the small number of deposits of found closer to the site and the presence of river terrace deposits and peat. The assessment also takes account of the impact of extractive and industrial activity close to the site during the medieval and post-medieval periods and the effects of post-medieval construction and redevelopment of the site, all of which have potentially resulted in the disturbance of any prehistoric archaeology within the site.

Evidence of prehistoric activity on the site would be considered of **High** importance in further determining the extent and character of human activity in the area during the prehistoric period and potentially providing information on changing environmental conditions dating back to early prehistory.

4.3 Romano-British

Evidence of Iron Age and Romano-British activity has been recorded in the study area, which includes finds of Romano-British coinage, pottery, tools and animal bones close to the site, although a number of these finds have washed up from the Thames and provenance is often not certain. Similarly, the precise locations of Iron Age pottery and coins finds recorded in the study area are not known, which is also the case with respect to an Iron Age cremation excavated from a quarry pit associated with the Bevan Cement Works to the NE of the site.

Significantly, the site lies less than c.500m N of a Roman villa and c.1.85km N of Roman Watling Street and a minor roadside settlement and temple site at Springhead (known as *Vagniacae*). Features associated with the main Roman villa site include a raised aisled barn, a bathhouse and a main building with chalk footings and *tesserae* surfaces, as well as a quay, ditches and pits, a limekiln, a malting oven and a trackway.

The principal villa structure has been assigned a late-1st century to early-2nd century construction date but earlier occupation is evidenced by an enclosure ditch, postholes, cisterns, animal remains and a millstone, all dating to around 50AD and identified beneath the level of the main building. Occupation is also shown to the W of the villa site where a rectangular enclosure, an oven, pits and a ditch were recorded, together with an Iron Age to Romano-British gully and a c.1st-2nd century metal road bounded by ditches connecting this westerly site and the main villa complex. Some of these features have been interpreted as the result of industrial activity. Deposits including pottery, tile, animal remains (including a horse skeleton) and a brooch are recorded in association with the villa and the complex to its W, with a possible Romano-British ritual pit noted further to the W.

Conclusion: The potential for archaeological remains of a Romano-British date has been assessed as **Moderate**. This reflects the discovery of a Roman villa site in the wider archaeological landscape and the presence of a minor settlement and major Roman road located outside the study area but nonetheless close enough to warrant consideration. Further, limited evidence of Romano-British and Iron Age activity has been identified closer to the site, although locations tend to be somewhat vague. Evidence of Romano-British activity would be considered of **High** importance in further clarifying the extent and character of Romano-British activity in the area and identifying the extent and type of activity taking place in the Iron Age, given the evidence of significant late prehistoric activity in the surroundings. Evidence relating to the Romano-British transition and to transportation networks (which include river systems) would additionally be of research value.

4.4 Medieval

Significant evidence of medieval occupation is recorded in the study area on the HER and attested in the documentary sources. Archaeological remains include an early medieval settlement identified c.500m S of the site in the vicinity of the Roman villa. Remains of nine sunken features interpreted as buildings have been identified, with postholes, a possible fish-trap, a millpond and a well-preserved 7th-8th century timber tidal watermill also recorded. Additionally, an Anglo-Saxon cemetery (both inhumation and cremation) was excavated SW of St. Botolph's Church in the late 19th century. A millpond has also been identified much closer to the site, near Robins

Creek c.200m to the N and is thought to have served a post-medieval tidal mill, although it assumed the feature related in the first instance to an earlier mill.

Otherwise, only limited evidence of medieval activity is recorded on the HER, although documentary sources confirm the period was one of continuous occupation. The first record of a settlement at Northfleet occurs in 758 when it was in the possession of the Archbishop of Canterbury, who continued to hold it at the time of the Norman conquest, as recorded in the Domesday survey of 1086 which refers to *Norfluet*, a settlement of 36 villagers, seven slaves, ploughlands and woodland and a water mill, fishery and church. The value of the holding increased considerably from ten pounds prior to 1066 to 27 pounds 20 shillings in 1086. By 1201, Northfleet had been granted a fair and from at least 1304, a weekly market (Hasted 1797; Kent County Council; 2004; Letters 2005).

There is limited evidence attesting to the medieval economy of Northfleet but the sources do suggest a role in shipbuilding and involvement in the shipment of goods up and down the Thames is certain during the 13th-16th centuries. Chalk quarrying was also a major industry and it has been noted that a water mill is recorded in the area from the 11th century; a mill situated in closest proximity to the site possibly dates to the 16th century (Hasted 1797; Kent County Council 2004; Gravesham Borough Council 2009).

Conclusion: The potential for encountering evidence of medieval occupation deposits, features and finds has been assessed as **Moderate**. While documentary evidence indicates continuity of settlement, the archaeological evidence is limited. Moreover, settlement was focused to the E, although industrial or agricultural activity potentially took place within the site area. However, it is recognised that industrial and extractive activity and later residential development may at least in part account for the limitations of the archaeological resource. Evidence of medieval activity would be considered of **Moderate to High** importance in advancing national research objectives concerned with extractive activity and its impact and regional objectives relating to the role of agriculture and the extractive industries in shaping the surrounding landscape and local transport networks.

4.5 Post-Medieval

There is significant documentary and cartographic evidence for post-medieval occupation. A 19th century building survives within the site, together with 19th century almshouses and a Second World War water tank. Additionally, substantial evidence of industrial and military activity is recorded on the HER dataset in the immediate vicinity and wider surrounds.

The earlier post-medieval period was characterised by the heavy involvement of Northfleet in quarrying and shipping and a large number of inns and alehouses were established along the river to service trade and industry. By the end of the 18th century, the settlement was becoming chiefly involved in cement manufacture and by the early 19th century, cement works were expanding into areas previously occupied by these drinking establishments (Kent County Council 2004).

The 1799 Ordnance Survey Drawing of Dartford (*fig. 11*) suggests the site was unoccupied at this time as it is shown as undeveloped land spanning several plots at the centre of a street pattern comprising College Road, Grove Road

and Stonebridge Road (which are not yet named as such on this map). Several built structures are indicated in close proximity to the site, one on the E side of Grove Road (possibly the later named Plough Inn) and two to the W of Grove Road (near Robin's Creek and possibly representing a mill or factory buildings). The latter building was probably associated with the production of 'Roman Cement' patented in 1796 by a James Parker who established Parker & Wyatt Cement works. Some larger buildings are also shown to the E of the site, in an area known as 'The Hive' (the seat of the Chiffinch family from the early 18th century) but the majority the site is surrounded by undeveloped land, with the Thames and Robin's Creek lying to its N.

The 1839 Tithe Map of the Parish of Northfleet (*fig. 12*) depicts a building within the area of the site, which can probably be identified with the extant Chaplain's House, then in use as a farmhouse. The area of the site largely occupies Plot 43, which is undeveloped apart from the building and which is described as unfinished dwellings. As this map predates Huggens commissioning of the almshouses by several years, the landowner at this time is recorded as Henry Walter Wyat whose tenant is named as Charles Briant; it is unclear whether this description refers to the farmhouse or other unfinished structures. The surrounding plots are similarly sparsely developed. Plot 45 to the immediate W is shown as undeveloped land in the ownership and occupation of these same individuals. Plots 46 and 47 slightly further to the W contain the Plough Inn and some cottages, Plot 42 to the N being undeveloped and Plot 41 to the NW containing only three small buildings (one presumably being the unfinished Grove House, the plot being described as unfinished house). Several of these plots, including Plot 41, are also named 'The Island', which perhaps suggests this area was historically above the level of the floodplain. This pattern of sparsely developed or undeveloped plots extends into the wider surrounds, with the exception of two notably denser developed areas to the NE of the site and along High Street, and a factory complex to the NW of the site, around Robins Creek.

In 1844, John Huggens, a corn merchant and brick dealer, founded Huggens's College on the site, with almshouses (designed by a Mr. W. Chadwick), a church, other associated facilities and the college's imposing gate at the head of Stonebridge Road; the college fully opened in 1847. Huggens founded the college to provide for those in reduced circumstances, offering both accommodation and a pension for residents (*Illustrated London News* 1844).

By around 1846, the cement works previously noted to the NW of the site (Parker & Wyatt Cement Works) had expanded into an area to the N of the site. William Aspdin had taken over the cement works, his father having patented 'Portland Cement' in 1824. William Aspdin reformulated the original material in the early 1840s to improve the strength and setting time. It was also around 1846 that the scheduled Aspdin's Kiln, a downdraught kiln, was constructed in the cement works, along with several other kilns (to a total of nine) which are no longer extant.

The 1865 25-inch Ordnance Survey Map (not reproduced but see *fig. 13*) illustrates 'Huggens's College (Almshouses)' as a C-shaped complex of almshouses with a central church, two detached lodges (the northern lodge apparently identifiable with the building previously seen) and a third detached building. The lodges are sited at the N and S extent of a path curving around the C-shaped complex, with the lodges and their associated path being accessible by two entry points off College Road (at this date known as Onetree Lane), with the path also continuing W, past the area of the site to the Plough Inn, to another access point at the junction of Stonebridge Road and Grove Road. Grove House to the N of the site is specifically named and a chalk pit depicted. Indications

of ongoing and previous extractive activity, represented by clay and chalk pits, are abundant in the wider area, as are signs of associated industry, such as kilns, cement works and cement mills. Most notably, there is the line of kilns shown in association with the cement works to the N of the site, which include the scheduled Aspdin's Kiln, although at this point, the works were no longer owned by Aspdin. Additionally, Northfleet Station and the associated North Kent Line are shown to the S of the site, past a row of terraced houses. The 1872 6-inch Ordnance Survey Map (*fig. 14*) shows little to no change.

The 1897 2nd edition Ordnance Survey Map (*fig. 15*) indicates another terraced block had been added to 'Huggens's College (Almshouses)', central to the C-shaped complex, and the third detached building has been demolished. Onetree Lane is renamed College Road with a residential terrace on the E side of this road, at its southern extent), with an old gravel pit being indicated just to the N of this. The cement works to the N of the site are identified as the Portland Cement Works and the kilns are no longer illustrated, although they are still present. A tramway serving the London Portland Cement Works to the E of the site is shown running along High Street but is not shown to continue along Stonebridge Road. The wider area is characterised by increased settlement density with new terraces erected probably to accommodate employees of the many cement-works and other industrial sites (including brickworks and gasworks) in the area (Historic England 2005).

The 1909 3rd edition Ordnance Survey Map (*fig. 16*) indicates no change affecting the site and only minor changes elsewhere including the addition of a small number of built structures to the E of the site, across College Road, where an old gravel pit was previously indicated, and a continuation of the tramway along Stonebridge Road.

The 1933 4th edition Ordnance Survey Map (*fig. 17*) again indicates slight changes affecting the area of the site, these including the addition of a small building between the C-shaped complex and the central terrace block. Beyond, the most notable change is an apparent slight scaling down of the cement works to the N of the site, in addition to which, a tennis ground and a football ground are now indicated to the NE and NW of the site, respectively.

An aerial photograph of 1939 shows the site and the cement works to its N. As previous cartographic sources indicate, the site is occupied by terraced housing in a C-shaped complex, with another, identical row on the E side and a small building positioned centrally between the two. Notably, the row of kilns shown within the cement works to the N of the site on the 1865 map are visible in this photo, their layout evidently largely unaltered (EPW060577).

The 1944 25-inch Ordnance Survey Map (*fig. 18*) records further minor changes affecting the wider setting. The cement works site to the N had been further reduced in scale with a football ground now occupying the S half of the works and a drill hall shown in the grounds of Grove House. A Second World War emergency water tank (apparently installed for fire fighting purposes) known to have been on the site from approximately 1940 to 1946 is not shown on the map, presumably as it would have been classed as a military installation, and its exact location is therefore uncertain as no material traces of the structure have been found. It is unclear whether this may have been associated with the supposed location of an air raid shelter within the site. Many other Second World War sites and structures are recorded in the study area on the HER. Grove House served as a military HQ and a substantial number of air raid shelters are known, as is an ARP warden's post, a balloon barrage, a probable

defended building and a 'British Restaurant' serving those displaced by bombing, in addition to which the area was designated as a defended locality, although the nature of the defences is not fully known.

The 1954 25-inch Ordnance Survey Map (*fig. 19*), 1962 1:10,000 Ordnance Survey Map (*fig. 20*) and 1966 1:10,000 Ordnance Survey Map (*fig. 15*) show little to no change.

Soon after, in 1968, the 19th century almshouses and the other historic buildings in the Huggens College grounds, with the exception of the Chaplain's House (previously a lodge and before that a farmhouse), were demolished due to running costs. Following this, the western extent of the grounds was sold for the Wallis Park development, the remainder of the site undergoing redevelopment to create the present arrangement of 30 bungalows, a chapel and other facilities. The spire from the original church is said to now be on the new chapel. The layout of the almshouses site following redevelopment is shown on the 1972 1:10,000 Ordnance Survey Map (*fig. 22*).

Conclusion: The potential for encountering evidence of post-medieval occupation deposits, features and finds has been assessed as **High**. This assessment reflects the occupation of the site by buildings associated with Huggens College which was founded in 1844, and it is possible that buried footings of the 19th century almshouses which were demolished in the 1960s may be encountered within the site. Furthermore, it is noted that a subterranean water tank of WWII date is recorded within the boundaries of the site according to the Kent HER. The site is located close to areas of intensive 19th-20th century industrial activity, including quarrying and cement production, and the potential is recognised for activity of this type (and associated materials) to be encountered within the site. Evidence of pre-1844 agricultural activity may also survive based on the presence of a farmhouse (which survives as a Chaplain's House).

Evidence of post-medieval activity would be considered of **Moderate** importance in terms of further understanding the social aspects of urban housing and churches and public buildings as means of display and control, with limited potential to contribute to national research objectives regarding the development of the Portland cement industry and the bottle kiln design, as well as the impact of quarrying and mining on other activity in the landscape.

4.6 Archaeological Assessment - Conclusions

Prehistoric: The potential for archaeological remains of a prehistoric date has been assessed as **Moderate to High**. Significant assemblages of prehistoric artefacts have been identified in the wider study area, with some isolated deposits having been recorded closer to the site. Moreover, river terrace deposits and peat commonly occur in this area. While the construction of Huggens College in the 19th century and its subsequent 20th century redevelopment are likely to have disturbed any archaeological deposits underlying the site, there is no cartographic indication that the site has been subject to the same intensity of industrial and extractive activity as the surrounding area. As such, there is good potential for prehistoric archaeology to survive, as is acknowledged by the designation of the area as a Level 3 Archaeological Notification Area (ANA), designated principally in relation to 'medium' Palaeolithic potential.

Romano-British: The potential for archaeological remains of a Romano-British date has been assessed as **Moderate**. A Roman villa and related structures and deposits are recorded within the study area and a minor settlement and major Roman road are known in the wider area, although only three Roman coins have been

recorded close to the site. As such, it is considered that there is some potential for archaeological deposits and/or features of Romano-British date to be present within the site area.

Medieval: The potential for encountering evidence of medieval occupation deposits, features and finds has been assessed as **Moderate**. Archaeological evidence of early medieval activity is recorded in the wider study area and documentary sources indicate the Northfleet area was occupied throughout the period with an increasing reliance on industrial and extractive activity, as well as river-borne trade, during the later medieval period. There is also a millpond recorded on the HER which is thought to have originally served a 16th century tidal mill at Robin's Creek. Situated close to the Thames on the outskirts of the urban centre, the site may also yield evidence of medieval agricultural or industrial activity.

Post-Medieval: The potential to encounter archaeological remains of post-medieval date has been assessed as **High**. Cartographic sources indicate the site was likely in agricultural use in the 18th century, with what is thought to have been a farmhouse (extant as a Chaplain's House) extant by the early 19th century. Huggens College was founded on the site in 1844 and there is recorded evidence of a Second World War emergency water tank (no longer extant) the precise location of which is as yet unknown; many other Second World War features (principally air raid shelters) are recorded in the wider study area.

The original almshouses belonging to Huggens College were demolished in the 1960s and the extent to which any structural remains survive is unknown. As such, there is potential for archaeological deposits and features relating to the 19th century buildings and potentially earlier agricultural activity to survive within the site area. The proximity of the site to industrial sites relating to the production and development of Portland Cement and associated kiln structures is also notable offering some potential for related deposits to occur within the site.

- *Potential Impacts*

While many of the proposed new apartment blocks are located partially within the footprint of the existing (to be demolished) bungalows, some will be constructed on previously undeveloped land at the centre of the site and their comparatively greater height will require correspondingly deeper foundations. As such, this aspect of the works has the potential to disturb archaeological remains, with the construction of new associated facilities and the extension of the chapel also having this potential.

In relation to the archaeological potential of the site, it is also notable that, while the construction of the original almshouses and the 1960s bungalows which now occupy the site likely disturbed some archaeology, there is no record of the site having been subject to the intensity of extractive activity experienced in the surrounding area suggesting enhanced potential for features and deposits predating the post-medieval period to survive, although this potential may be reduced should any of the original almshouses have had cellars.

Overall Conclusion: The overall potential of the site in archaeological terms has been assessed as **High**, this assessment has been made specifically in regard to the post-medieval period. The site is known to have been occupied by almshouses from the mid-19th century, these having been demolished in the 1960's, and it appears to have been in agricultural use prior to this. Further, it resides in close proximity to industrial sites of significance, with there being some limited potential for deposits relating to this activity exist within the site.

The potential for deposits and features of prehistoric date has been assessed as **Moderate to High**, in recognition of the significant prehistoric assemblages recorded in the wider landscape and the scattering of deposits identified closer to the site. The potential for deposits and features of Romano-British and medieval date has been assessed as **Moderate**, with reference to the notable archaeological and documentary evidence for occupation recorded in the study area, including a Roman villa and an Anglo-Saxon cemetery, albeit predominantly located some distance from the site. The site's archaeological potential is also acknowledged via its inclusion in a Level 3 ANA, this designation most specifically relating to the potential for Palaeolithic remains.

Recommendations: It is BA's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. However, given the overall High potential of the site in archaeological terms, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Senior Archaeological Officer for Kent County Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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#	MonUID	NAME	PERIOD
1	MKE114244	Early Prehistoric Site, Ebbsfleet Valley Sports Ground - Pit 20682	Prehistoric
2	MKE114245	Early Prehistoric Site, Ebbsfleet Valley Sports Ground - Pit 20685	Prehistoric
3	MKE114246	Early Prehistoric Site, Ebbsfleet Valley Sports Ground - Pit 20695	Prehistoric
4	MKE114247	Early Prehistoric Site, Ebbsfleet Valley Sports Ground - Pit 20726	Prehistoric
5	MWX20739	Flint Findspot	Prehistoric
6	MKE90698	Worked & Burnt Flints	Prehistoric
7	MKE90699	Worked & Burnt Flints	Prehistoric
8	MKE99889	Large Palaeolithic Blade from Botany Bay Pit	Palaeolithic
9	MKE99895	Rich Vertebrate & Other Palaeoenvironmental Remains	Palaeolithic
10	MKE99899	Several Palaeolithic Handaxes (& Other Flint Artefacts)	Palaeolithic
11	MKE20251	Palaeolithic Levallois Core & Flakes	Palaeolithic
12	MKE20276	Bovine Tibia from Last Glacial Gravels	Palaeolithic
13	MKE1686	Palaeolithic Handaxe, Flakes & Animal Bones	Palaeolithic
14	MKE90491	Palaeolithic Waste Flakes, Northfleet Cement Works	Palaeolithic
15	MKE99970	Worked Flints	Mesolithic
16	MKE99971	Worked Flints	Mesolithic
17	MKE20249	Neolithic Finds	Neolithic
18	MWX20737	Neolithic Pottery Findspot	Neolithic
19	MKE20257	Neo./Early BA Artefacts	Neo./BA
20	MKE114248	BA Cremation, Ebbsfleet Valley Sports Ground	Bronze Age
21	MKE116204	Late BA Timber Fence or Revetment Structure	Bronze Age
22	MKE116215	Middle Bronze Age Flint Scatter	Bronze Age
23	MKE20252	BA Finds, Ebbsfleet Valley	Bronze Age
24	MKE20255	Possible BA Surface, Ebbsfleet Valley	Bronze Age
25	MKE20256	Possible BA Fence, Fish Trap or Trackway	Bronze Age
26	MKE20278	BA Ring Ditches, Cremations & Linear Features	Bronze Age
27	MKE20285	Early BA Site, Ebbsfleet Valley Sports Ground	Bronze Age
28	MKE20296	Group of BA Pits , Springhead	Bronze Age
29	MWX20730	Bronze Age Sherd	Bronze Age
30	MKE1719	Early Bronze Age Arrowhead	Bronze Age
31	MKE111905	IA Gully, W of Northfleet RB Villa	Iron Age
32	MKE111907	IA Pits W of Northfleet RB Villa	Iron Age
33	MKE99459	Late IA to Early/Middle RB Activity W of Northfleet RB Villa	IA/RB
34	MKE20277	Possible Prehistoric/RB Pits	IA/RB
35	MKE20279	Linear Prehistoric Features	IA/RB
36	MKE99441	Northfleet RB Villa W Range Aisled Barn	RB - Med.
37	MWX19228	RB Pottery in Possible Denehole	Romano-British
38	MKE99433	Northfleet RB Villa Bath-house Site	Romano-British
39	MKE99454	Earliest RB Building at Northfleet RB Villa Site	Romano-British
40	MKE99456	E Range at Northfleet RB Villa	Romano-British
41	MKE99922	Early RB Metalled Road W of Northfleet RB Villa	Romano-British
42	MKE99460	Early/Middle RB Activity West of Northfleet RB Villa	Romano-British
43	MKE111674	Flint Wall & Remains of Furnace & Flue, Ebbsfleet RB Villa Bath-house	Romano-British
44	MKE111679	Caldarium of Ebbsfleet RB Villa Bath-house	Romano-British
45	MKE111681	Tepidarium of Ebbsfleet RB Villa Bath-house	Romano-British
46	MKE111682	Frigidarium of Ebbsfleet RB Villa Bath-house	Romano-British
47	MKE111869	Bath of Ebbsfleet RB Villa Bath-house	Romano-British

#	MonUID	NAME	PERIOD
48	MKE111870	Gullies to N of Ebbsfleet RB Villa Bath-house	Romano-British
49	MKE111871	Room 10509 in the Ebbsfleet RB Villa Bath-house	Romano-British
50	MKE111873	Room 10508 & Flue in the Ebbsfleet RB Villa Bath-House	Romano-British
51	MKE111874	Room 10624 in the Ebbsfleet RB Villa Bath-house	Romano-British
52	MKE111875	Room 10697 in the Ebbsfleet RB Villa Bath-house	Romano-British
53	MKE111876	Room 10563 in the Ebbsfleet RB Villa Bath-house	Romano-British
54	MKE111878	External Walls, Northfleet RB Villa W Range Aisled Barn	Romano-British
55	MKE111900	Post Holes, Northfleet RB Villa W Range Aisled Barn	Romano-British
56	MKE111901	Post Holes, E Range at Northfleet RB Villa	Romano-British
57	MKE111909	Early RB Pits W of Northfleet RB Villa	Romano-British
58	MKE111911	Well W of Northfleet RB Villa	Romano-British
59	MKE111931	Wood-line Pit W of Northfleet RB Villa	Romano-British
60	MKE111932	Post-hole W of Northfleet RB Villa	Romano-British
61	MKE112015	Pits, Early RB Occupation Site, Ebbsfleet Valley	Romano-British
62	MKE112016	Cisterns, Early RB Occupation Site, Ebbsfleet Valley	Romano-British
63	MKE112017	Ditch, Early RB Occupation Site, Ebbsfleet Valley	Romano-British
64	MKE114249	Rectangular Enclosure, W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
65	MKE114250	L-shaped Ditch, W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
66	MKE114251	Oven, W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
67	MKE114252	Small Rectangular Enclosure, W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
68	MKE114253	Large Pit, W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
69	MKE116103	S Range to Northfleet RB Villa Complex	Romano-British
70	MKE116135	RB Quay Associated with Northfleet Villa	Romano-British
71	MKE116143	Malting Oven, Northfleet RB Villa	Romano-British
72	MKE20280	Early RB Occupation Site	Romano-British
73	MKE20286	W RB Complex, Ebbsfleet Valley Sports Ground	Romano-British
74	MKE1664	Northfleet RB Villa Site	Romano-British
75	MKE99938	Early AS Sunken-feature Buildings, Northfleet Villa Site	Medieval
76	MKE99932	Early Med. Sunken-feature Building	Medieval
77	MKE99969	Early Med. Tidal Watermill Pond Spillway	Medieval
78	MKE111956	Early AS Sunken-feature Buildings, Northfleet Villa Site	Medieval
79	MKE111957	Early AS Sunken-feature Buildings, Northfleet Villa Site	Medieval
80	MKE111959	Early AS Sunken-feature Buildings, Northfleet Villa Site	Medieval
81	MKE111960	Early AS Sunken-feature Buildings, Northfleet Villa Site	Medieval
82	MKE111984	Undercroft, Early Med. Tidal Watermill, Ebbsfleet Valle	Medieval
83	MKE112008	Dam & Pentrough, Early Med. Tidal Watermill, Ebbsfleet Valley	Medieval
84	MKE112009	Debris Screen & Y Shaped Pile, Early Med. Tidal Watermill, Ebbsfleet Valley	Medieval
85	MKE112010	Mill Pond, Early Med. Tidal Watermill, Ebbsfleet Valley	Medieval
86	MKE20281	Early Med. Tidal Watermill	Medieval
87	MKE20282	Early Med. Settlement	Medieval
88	MKE20287	Early Med. Building, Ebbsfleet Valley Sports Ground	Medieval
89	MKE100006	Mill Pond & Culvert Connected to Robins Creek	Med./PM
90	MKE100007	Buildings to E of Mill Pond (N & S)	Med./PM
91	MKE100008	Wall & Gate Piers along Grove Road	Med./PM
92	MKE44036	North Kent Railway	Post-med.
93	MWX18618	Windmill near Northfleet	Post-med.
94	MKE111305	Mill near Stonebridge	Post-med.
95	MKE115221	Site of Chalk Quarry, Brick Works & Cement Works	Post-med.

#	MonUID	NAME	PERIOD
96	MWX18876	Orm House Dock	Post-med.
97	MWX18877	Wharf on Hope Terrace	Post-med.
98	MWX19063	Former site of Jetty	Post-med.
99	MWX19064	Wharf & 2 Jetties	Post-med.
100	MKE27719	The Factory Club	Post-med.
101	MKE41716	Northfleet Cement Factory, WWII Defended Locality	Post-med.
102	MKE41715	Grove Road, WWII Defended Locality	Post-med.
103	MKE110620	Chapel for Huggens's College	Post-med.
104	MKE41702	Stonebridge Road WWII Balloon Barrage Site	Post-med.
105	MKE41756	Wood Street WWII Public Air Raid Shelter	Post-med.
106	MKE41755	Huggens College WWII Public Air Raid Shelter	Post-med.
107	MKE41754	Stonebridge Road WWII Public Air Raid Shelter	Post-med.
108	MKE41728	Grove House WII Battle Headquarters	Post-med.
109	MKE41734	Wardona Cinema WWII Air Raid Shelter	Post-med.
110	MKE41686	1905 Volunteer Training Battery at N End of Factory Road	Post-med.
111	MKE41652	Station Road WWII Air Raid Wardens Post	Post-med.
112	MKE41929	Second World War High Street tunnel air raid shelter, Northfleet, Kent	Post-med.
113	MKE41662	Lawn Road School WWII Air Raid Siren,	Post-med.
114	MKE41872	Rose Street WWII Public Air Raid Shelter Tunnel	Post-med.
115	MKE41838	Northfleet High Street WWII British Restaurant	Post-med.
116	MKE41905	Huggens College WWII Emergency Water Tank	Post-med.
117	MKE97918	Service Tunnel, Lawn Road Playing Field	Post-med.
118	MKE97920	Washmill Building Remains, Former Northfleet Cement Works	Post-med.
119	MKE100009	Wharf Walls, Grove Road	Post-med.
120	MKE100010	Slipway, Grove Road	Post-med.
121	MKE114381	Site of Huggens's College, College Road	Post-med.
122	MKE115192	Former Site of Lawn Road Quarry/Cement Factory	Post-med.
123	MKE115545	Chalk Pits on Galley Hill	Post-med.
124	MKE115772	Narrow Gauge Industrial Railway, Bevan's Pit	Post-med.
125	MKE15183	WWII Air Raid Shelter, College Road	Post-med.
126	MKE116138	Site of Portland Cement Works, Grove Road	Post-med.
127	MKE15185	WWII Air Raid Shelter under Factory, Taunton Road	Post-med.
128	MKE15363	Civil Defence Control Centre, Council Avenue	Post-med.
129	MKE8390	Northfleet Station	Post-med.
130	MKE41914	Grove Road Interwar Territorial Army Centre	Post-med.
131	MKE16373	Early C20 Drill Hall	Post-med.
132	MKE17089	Weston & Co Cement Works, Grove Road	Post-med.
133	MKE111773	Church (Methodist), Wood Street	Post-med.
134	MKE20071	Site of Chalk Pit, Grove Road	Post-med.
135	MKE20073	Chalk Quarry, S of High Street	Post-med.
136	MKE20074	Chalk Pit (or Pits), S of The Hill	Post-med.
137	MKE20110	Tramway Tunnel Chalk Quarry, S of High Street	Post-med.
138	MKE20111	Tramway Tunnel Chalk Quarry, S of High Street	Post-med.
139	MKE20112	Subway, S of High Street	Post-med.
140	MKE20284	PM Timber Revetment	Post-med.
141	MWX20886	Pits Features at the Former Korsanas site, Galley Hill Road	Post-med.
142	MKE40221	Northfleet Cement Works	Post-med.
143	MKE90531	Ebbfleet International Station post-Cold War Anti-vehicle Bomb Obstacles	Post-med.

#	MonUID	NAME	PERIOD
144	MKE90532	Ebbfleet International Station post-Cold War Anti-vehicle Bomb Obstacles	Post-med.
145	MKE90540	Road Tunnel WWII Air Raid Shelter, S of Taunton Road	Post-med.
146	MKE14822	Unknown Barge at Robin's Wharf	Post-med.
147	MKE14823	Unknown Barge at Robin's Wharf	Post-med.
148	MKE14824	Unknown Barge at Robin's Creek	Post-med.
149	MWX18874	Grove House Cement Mill Wharf	Post-med.
150	MWX18875	Orm House Dock	Post-med.
151	MKE90679	Tunnel at Northfleet Cement Works No. 3, Later Used as WWII Air Raid Shelter	Post-med.
152	MKE90681	Northfleet Cement Works Tunnel used as WWII Air Raid Shelter	Post-med.
153	MKE90683	Northfleet Cement Works Tunnel used as WWII Air Raid Shelter	Post-med.
154	MKE90684	Northfleet Cement Works Tunnel used as WWII Air Raid Shelter	Post-med.
155	MKE91030	Gravesend, Rosherville& Northfleet Tramways	Post-med.
156	MKE115415	Probable WII Defended Build	Post-med.
157	MKE1703	Aspdin's Kiln	Post-med.
158	MKE111933	Ditches W of Northfleet RB Villa	Undated
159	MKE111934	Pits W of Northfleet RB Villa	Undated
160	MKE1663	Possible Denehole	Undated
161	MWX20727	Animal Bone Findspot	Undated
162	MWX20732	Worked Stake	Undated
163	MWX20733	Possible Spilt Timber	Undated
164	MWX20734	Undated Ditch	Undated

Table 1: Gazetteer of Archaeological Monuments within a 500m radius of the site, based on consultation of the Kent Historic Environment Record.

#	EvUID	NAME	DATE
E1	EKE18822	Excavation: Northfleet	1984
E2	EWX6570	Excavation: Northfleet	1984
E3	EKE10672	DBA: CTRL	1994
E4	EKE11613	Borehole Survey: CTRL	1994
E5	EKE18332	Boreholing: CTRL	1994
E6	EKE18333	Boreholing: CTRL	1994
E7	EKE18340	Boreholing: CTRL	1994
E8	EKE18349	Boreholing: CTRL	1994
E9	EKE10993	Geotechnical Report: South Thames-Side Development Route Stage 4	1995
E10	EKE17263	Geotechnical Report: South Thames-Side Development Route Stage 4 - ST3	1995
E11	EKE17264	Geotechnical Report: South Thames-Side Development Route Stage 4 - ST4	1995
E12	EKE17265	Geotechnical Report: South Thames-Side Development Route Stage 4 - ST5	1995
E13	EKE17266	Geotechnical Report: South Thames-Side Development Route Stage 4 - ST6	1995
E14	EKE17268	Geotechnical Report: South Thames-Side Development Route Stage 4 - ST9	1995
E15	EKE17696	STDR4 Geotechnical Test Pits - TPL1	1996
E16	EKE17697	STDR4 Geotechnical Test Pits - TPL2	1996
E17	EKE4850	STDR4 Geotechnical Test Pits	1996
E18	EKE16203	Eval.: Northfleet Rise Area	1997
E19	EKE17672	WB: Northfleet Rise Area - Borehole 1	1997
E20	EKE17673	WB: Northfleet Rise Area - Borehole 2	1997
E21	EKE17674	WB: Northfleet Rise Area - Borehole 3	1997
E22	EKE17675	WB: Northfleet Rise Area - Borehole 4	1997

#	EvUID	NAME	DATE
E23	EKE17676	WB: Northfleet Rise Area - Borehole 5	1997
E24	EKE17677	WB: Northfleet Rise Area - Borehole 6	1997
E25	EKE17678	WB: Northfleet Rise Area - Borehole 7	1997
E26	EKE17679	WB: Northfleet Rise Area - Borehole 8	1997
E27	EKE17680	WB: Northfleet Rise Area - Borehole 9	1997
E28	EKE17681	WB: Northfleet Rise Area - Borehole 10	1997
E29	EKE17682	WB: Northfleet Rise Area - Borehole 11	1997
E30	EKE17683	WB: Northfleet Rise Area -Test pit 1	1997
E31	EKE17684	WB: Northfleet Rise Area -Test pit 2	1997
E32	EKE17685	WB: Northfleet Rise Area -Test pit 3	1997
E33	EKE18983	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1004TT	1997
E34	EKE18984	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1005TT	1997
E35	EKE18985	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1006TT	1997
E36	EKE18986	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1007TT	1997
E37	EKE18987	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1008TT	1997
E38	EKE18988	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1009TT	1997
E39	EKE18989	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1010TT	1997
E40	EKE18990	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1011TT	1997
E41	EKE18991	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1012TT	1997
E42	EKE18992	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1013TT	1997
E43	EKE18993	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1014TT	1997
E44	EKE18994	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1015TT	1997
E45	EKE18995	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1016TT	1997
E46	EKE18996	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1017TT	1997
E47	EKE18997	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1018TT	1997
E48	EKE19010	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1234TT	1997
E49	EKE19011	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1235TT	1997
E50	EKE19012	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1236TT	1997
E51	EKE19013	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1237TT	1997
E52	EKE19014	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1238TT	1997
E53	EKE19015	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1239TT	1997
E54	EKE19016	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1240TT	1997
E55	EKE19017	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1241TT	1997
E56	EKE19018	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1242TT	1997
E57	EKE19019	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1243TT	1997
E58	EKE19020	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1245TT	1997
E59	EKE19021	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1246TT	1997
E60	EKE19022	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1247TT	1997
E61	EKE19023	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1248TT	1997
E62	EKE19024	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1251TT	1997
E63	EKE19025	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1252TT	1997
E64	EKE19026	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1276TT	1997
E65	EKE19027	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1277TT	1997
E66	EKE19028	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1278TT	1997
E67	EKE19029	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 1280TT	1997
E68	EKE19050	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 2005TP	1997
E69	EKE19051	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 2006TP	1997
E70	EKE19052	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 2018TP	1997

#	EvUID	NAME	DATE
E71	EKE19057	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - 2064TP	1997
E72	EKE19058	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0016 SA	1997
E73	EKE19059	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0017 SA	1997
E74	EKE19060	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0018 SA	1997
E75	EKE19061	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0019 SA	1997
E76	EKE19062	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0020 SA	1997
E77	EKE19063	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0021 SA	1997
E78	EKE19064	Eval.: Channel Tunnel Rail Link Site ARC EFT 97 - BH 0021 SA	1997
E79	EKE8531	Eval.: Channel Tunnel Rail Link Site ARC EFT 97	1997
E80	EKE16150	Eval.: Baker's Hole	1998
E81	EKE17886	Eval.: Baker's Hole , Site A - Test Pit 3421	1998
E82	EKE17888	Eval.: Baker's Hole , Site A - Test Pit 3422	1998
E83	EKE17889	Eval.: Baker's Hole , Site A - Test Pit 3423	1998
E84	EKE17890	Eval.: Baker's Hole , Site A - Test Pit 3424	1998
E85	EKE14724	Geoarchaeological Evaluation: CTRL	1999
E86	EKE17700	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Auger 1	1999
E87	EKE17701	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Auger 2	1999
E88	EKE17702	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Auger 4	1999
E89	EKE17703	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Borehole 5	1999
E90	EKE17704	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Borehole 6	1999
E91	EKE17705	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Test pit 1	1999
E92	EKE17706	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Test pit 2	1999
E93	EKE17707	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Test pit 3	1999
E94	EKE17708	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Test pit 4	1999
E95	EKE17709	South Thames-side Development Route Stage 4: Railway Bridge Evaluation - Test pit 5	1999
E96	EKE5365	South Thames-side Development Route Stage 4: Railway Bridge Evaluation	1999
E97	EKE18223	WB: Proposed Pylon, NGC Tower ZR4, Ebbsfleet Valley	2000
E98	EKE19160	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH2	2000
E99	EKE19161	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH3	2000
E100	EKE19162	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH4	2000
E101	EKE19164	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH6	2000
E102	EKE19165	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH7	2000
E103	EKE19166	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH8	2000
E104	EKE19167	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH9	2000
E105	EKE19168	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH10	2000
E106	EKE19169	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH11	2000
E107	EKE19170	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH12	2000
E108	EKE19171	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH13	2000
E109	EKE19172	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH14	2000
E110	EKE19173	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH15	2000
E111	EKE19174	Eval.: South Thames-Side Development Route 4 (STDR 4) - BH16	2000
E112	EKE19179	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 1	2000
E113	EKE19180	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 2	2000
E114	EKE19181	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 3	2000
E115	EKE19182	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 4	2000
E116	EKE19183	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 5	2000
E117	EKE19184	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 6	2000
E118	EKE19185	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 7	2000

#	EvUID	NAME	DATE
E119	EKE19186	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 8	2000
E120	EKE19187	Eval.: South Thames-Side Development Route 4 (STDR 4) - Tr 9	2000
E121	EKE8565	Excavation: Site of Proposed Pylon, NGC Tower ZR4, Ebbsfleet Valley	2000
E122	EKE8566	WB: Site of Proposed Pylon, NGC Tower ZR4, Ebbsfleet Valley	2000
E123	EWX9107	Eval.: South Thames-Side Development Route 4 (STDR 4), Ebbsfleet Valley, Northfleet, Kent	2000
E124	EKE18679	Eval.: Ebbsfleet Sports Ground -3782TT	2001
E125	EKE18680	Eval.: Ebbsfleet Sports Ground -3783TT	2001
E126	EKE18681	Eval.: Ebbsfleet Sports Ground -3784TT	2001
E127	EKE18682	Eval.: Ebbsfleet Sports Ground -3785TT	2001
E128	EKE18683	Eval.: Ebbsfleet Sports Ground -3787TT	2001
E129	EKE18684	Eval.: Ebbsfleet Sports Ground -3789TT	2001
E130	EKE18685	Eval.: Ebbsfleet Sports Ground -3790TT	2001
E131	EKE18686	Eval.: Ebbsfleet Sports Ground -3791TT	2001
E132	EKE18687	Eval.: Ebbsfleet Sports Ground -3801TT	2001
E133	EKE18688	Eval.: Ebbsfleet Sports Ground -3804TT	2001
E134	EKE18694	Eval.: Ebbsfleet Sports Ground -3798TT	2001
E135	EKE18695	Eval.: Ebbsfleet Sports Ground -3806TT	2001
E136	EKE18696	Eval.: Ebbsfleet Sports Ground -3807TT	2001
E137	EKE18699	Eval.: Ebbsfleet Sports Ground -3793TT	2001
E138	EKE18700	Eval.: Ebbsfleet Sports Ground -3794TT	2001
E139	EKE18701	Eval.: Ebbsfleet Sports Ground -3795TT	2001
E140	EKE18702	Eval.: Ebbsfleet Sports Ground -3796TT	2001
E141	EKE18703	Eval.: Ebbsfleet Sports Ground -3797TT	2001
E142	EKE18704	Eval.: Ebbsfleet Sports Ground -3799TT	2001
E143	EKE18705	Eval.: Ebbsfleet Sports Ground -3809TT	2001
E144	EKE18706	Eval.: Ebbsfleet Sports Ground -3811TT	2001
E145	EKE18707	Eval.: Ebbsfleet Sports Ground -3800TT	2001
E146	EKE18708	Eval.: Ebbsfleet Sports Ground -3810TT	2001
E147	EKE18709	Eval.: Ebbsfleet Sports Ground -3812TT	2001
E148	EKE18710	Eval.: Ebbsfleet Sports Ground -3813TT	2001
E149	EKE18711	Eval.: Ebbsfleet Sports Ground -3814TT	2001
E150	EKE18712	Eval.: Ebbsfleet Sports Ground -3815TT	2001
E151	EKE18713	Eval.: Ebbsfleet Sports Ground -3837TT	2001
E152	EKE18714	Eval.: Ebbsfleet Sports Ground -3817TT	2001
E153	EKE18715	Eval.: Ebbsfleet Sports Ground -3816TT	2001
E154	EKE18716	Eval.: Ebbsfleet Sports Ground -3828TT	2001
E155	EKE18717	Eval.: Ebbsfleet Sports Ground -3818TT	2001
E156	EKE18718	Eval.: Ebbsfleet Sports Ground -3819TT	2001
E157	EKE18719	Eval.: Ebbsfleet Sports Ground -3831TT	2001
E158	EKE18720	Eval.: Ebbsfleet Sports Ground -3832TT	2001
E159	EKE18721	Eval.: Ebbsfleet Sports Ground -3820TT	2001
E160	EKE18722	Eval.: Ebbsfleet Sports Ground -3830TT	2001
E161	EKE18723	Eval.: Ebbsfleet Sports Ground -3834TT	2001
E162	EKE18724	Eval.: Ebbsfleet Sports Ground -3833TT	2001
E163	EKE18725	Eval.: Ebbsfleet Sports Ground -3835TT	2001
E164	EKE18726	Eval.: Ebbsfleet Sports Ground y -3836TT	2001
E165	EKE21656	South Thameside Development Route 4 Cofferdam Area 1	2001
E166	EKE21657	South Thameside Development Route 4 Cofferdam Area 2	2001

#	EvUID	NAME	DATE
E167	EKE21658	South Thameside Development Route 4 Cofferdam Area 3	2001
E168	EKE8538	Eval.: Ebbsfleet Sports Ground, Ebbsfleet Valley	2001
E169	EKE16358	Detailed Mitigation: CTRL	2001-2003
E170	EKE19082	Mitigation: Channel Tunnel Rail Link works 2001-2003: ArcEBB01 - Northfleet Roman Villa	2001-2003
E171	EKE19083	Mitigation: Channel Tunnel Rail Link works 2001-2003: ArcEBB01 - Ebbsfleet Sportsground	2001-2003
E172	EKE8258	Aggregates Levy Survey: Industrial Sites	2003
E173	EKE8561	Recording, Sampling and Cleaning of the Early Medieval Ebbsfleet Mill & RB Timbers	2003
E174	EWX9151	DBA: The Ebbsfleet Industrial Estate, Galley Hill Road	2003
E175	EKE18157	Eval.: Former Korsnas Site, Galley Hill Road	2005
E176	EWX9150	Eval.: Former Korsnas Site, Galley Hill Road	2005
E177	EKE10378	DBA: Pipeline Route, Northfleet Growth Scheme	2007
E178	EKE12938	WB: Sewerage Pipeline Route for the Northfleet Growth Scheme	2007
E179	EKE17280	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH1	2007
E180	EKE17281	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH2	2007
E181	EKE17282	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH3	2007
E182	EKE17283	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH4	2007
E183	EKE17284	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP28	2007
E184	EKE17285	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP29	2007
E185	EKE17286	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP30	2007
E186	EKE17287	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP31	2007
E187	EKE17288	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP32	2007
E188	EKE17289	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP33	2007
E189	EKE17290	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP34	2007
E190	EKE17291	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP35	2007
E191	EKE17292	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP36	2007
E192	EKE17293	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP37	2007
E193	EKE17294	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP38	2007
E194	EKE17298	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH112	2007
E195	EKE17299	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH113	2007
E196	EKE17303	WB: Sewerage Pipeline route for the Northfleet Growth Scheme TP109	2007
E197	EKE17304	WB: Sewerage Pipeline route for the Northfleet Growth Scheme TP110	2007
E198	EKE17305	WB: Sewerage Pipeline route for the Northfleet Growth Scheme TP111	2007
E199	EKE17307	WB: Sewerage Pipeline route for the Northfleet Growth Scheme TP113	2007
E200	EKE17308	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH109	2007
E201	EKE17309	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH110	2007
E202	EKE17310	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH111	2007
E203	EKE17311	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH108	2007
E204	EKE17312	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP04	2007
E205	EKE17313	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP05	2007
E206	EKE17315	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH5	2007
E207	EKE17324	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP25	2007
E208	EKE17325	WB: Sewerage Pipeline route for the Northfleet Growth Scheme PP27	2007
E209	EKE17326	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH106	2007
E210	EKE17327	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH106A	2007
E211	EKE17328	WB: Sewerage Pipeline route for the Northfleet Growth Scheme BH107	2007
E212	EKE17329	WB: Sewerage Pipeline route for the Northfleet Growth Scheme ABH6	2007
E213	EKE12914	Eval.: Land at Northfleet Cement Works	2008
E214	EKE13348	DBA: Northfleet Cement Works	2008

#	EvUID	NAME	DATE
E215	EKE14056	WB: Southern Water Pipeline	2008
E216	EKE14685	Proposed Archaeological Mitigation Strategy: Northfleet Rise	2008
E217	EKE14686	Proposed Archaeological Mitigation Strategy: Station Quarter North	2008
E218	EKE17098	Eval. Land at Northfleet Cement Works - Test Pit 1	2008
E219	EKE17099	Eval. Land at Northfleet Cement Works - Test Pit 2	2008
E220	EKE17100	Eval. Land at Northfleet Cement Works - Test Pit 3	2008
E221	EKE17101	Eval. Land at Northfleet Cement Works - Test Pit 4	2008
E222	EKE17102	Eval. Land at Northfleet Cement Works - Test Pit 5	2008
E223	EKE17103	Eval. Land at Northfleet Cement Works - Test Pit 6	2008
E224	EKE17104	Eval. Land at Northfleet Cement Works - Test Pit 7	2008
E225	EKE17105	Eval. Land at Northfleet Cement Works - Test Pit 8	2008
E226	EKE17106	Eval. Land at Northfleet Cement Works - Test Pit 9	2008
E227	EKE17107	Eval. Land at Northfleet Cement Works - Test Pit 10	2008
E228	EKE18472	WB: Southern Water Pipeline - OB52	2008
E229	EKE18473	WB: Southern Water Pipeline - OB53	2008
E230	EKE18474	WB: Southern Water Pipeline - OB54	2008
E231	EKE18475	WB: Southern Water Pipeline - OB55	2008
E232	EKE18476	WB: Southern Water Pipeline - OB56	2008
E233	EKE18477	WB: Southern Water Pipeline - OB57	2008
E234	EKE18478	WB: Southern Water Pipeline - OB58	2008
E235	EKE18479	WB: Southern Water Pipeline - OB59	2008
E236	EKE18480	WB: Southern Water Pipeline - OB60	2008
E237	EKE18481	WB: Southern Water Pipeline - OB61	2008
E238	EKE18482	WB: Southern Water Pipeline - OB62	2008
E239	EKE18483	WB: Southern Water Pipeline - OB63	2008
E240	EKE18484	WB: Southern Water Pipeline - OB64	2008
E241	EKE18485	WB: Southern Water Pipeline - OB65	2008
E242	EKE18486	WB: Southern Water Pipeline - OB66	2008
E243	EKE18487	WB: Southern Water Pipeline - OB67	2008
E244	EKE18488	WB: Southern Water Pipeline - OB68	2008
E245	EKE18489	WB: Southern Water Pipeline - OB69	2008
E246	EKE18490	WB: Southern Water Pipeline - OB70	2008
E247	EKE18491	WB: Southern Water Pipeline - OB71	2008
E248	EKE18492	WB: Southern Water Pipeline - OB72	2008
E249	EKE18493	WB: Southern Water Pipeline - OB73	2008
E250	EKE18494	WB: Southern Water Pipeline - OB74	2008
E251	EKE18495	WB: Southern Water Pipeline - OB75	2008
E252	EKE18496	WB: Southern Water Pipeline - OB76	2008
E253	EKE18497	WB: Southern Water Pipeline - OB77	2008
E254	EKE18498	WB: Southern Water Pipeline - OB78	2008
E255	EKE18499	WB: Southern Water Pipeline - OB79	2008
E256	EKE18500	WB: Southern Water Pipeline - OB80	2008
E257	EKE18501	WB: Southern Water Pipeline - OB81	2008
E258	EKE18502	WB: Southern Water Pipeline - OB82	2008
E259	EKE18503	WB: Southern Water Pipeline - OB83	2008
E260	EKE18825	Geotechnical & WB: Northfleet Cement Works	2008
E261	EKE18846	Geotechnical & WB: Northfleet Cement Works - MWS01	2008
E262	EKE18848	Geotechnical & WB: Northfleet Cement Works - MWS02	2008

#	EvUID	NAME	DATE
E263	EKE18849	Geotechnical & WB: Northfleet Cement Works - MWS03	2008
E264	EKE18850	Geotechnical & WB: Northfleet Cement Works - MWS04	2008
E265	EKE18851	Geotechnical & WB: Northfleet Cement Works - MWS05	2008
E266	EKE18852	Geotechnical & WB: Northfleet Cement Works - MWS07	2008
E267	EKE18853	Geotechnical & WB: Northfleet Cement Works - MWS09	2008
E268	EKE18854	Geotechnical & WB: Northfleet Cement Works - MWS10	2008
E269	EKE18855	Geotechnical & WB: Northfleet Cement Works - MWS11	2008
E270	EKE18856	Geotechnical & WB: Northfleet Cement Works - MWS13	2008
E271	EKE18857	Geotechnical & WB: Northfleet Cement Works - MWS19	2008
E272	EKE18858	Geotechnical & WB: Northfleet Cement Works - MTP201	2008
E273	EKE18859	Geotechnical & WB: Northfleet Cement Works - MTP202	2008
E274	EKE18861	Geotechnical & WB: Northfleet Cement Works - MTP204	2008
E275	EKE18862	Geotechnical & WB: Northfleet Cement Works - MTP205	2008
E276	EKE18863	Geotechnical & WB: Northfleet Cement Works - MTP206	2008
E277	EKE18864	Geotechnical & WB: Northfleet Cement Works - MTP207	2008
E278	EKE18865	Geotechnical & WB: Northfleet Cement Works - MTP208	2008
E279	EKE18866	Geotechnical & WB: Northfleet Cement Works - MTP209	2008
E280	EKE18867	Geotechnical & WB: Northfleet Cement Works - MTP210	2008
E281	EKE18868	Geotechnical & WB: Northfleet Cement Works - MTP211	2008
E282	EKE18869	Geotechnical & WB: Northfleet Cement Works - MBH201	2008
E283	EKE18869	Geotechnical & WB: Northfleet Cement Works - MBH201	2008
E284	EKE18870	Geotechnical & WB: Northfleet Cement Works - MBH202	2008
E285	EKE18871	Geotechnical & WB: Northfleet Cement Works - MBH203	2008
E286	EKE18872	Geotechnical & WB: Northfleet Cement Works - MBH204	2008
E287	EKE18873	Geotechnical & WB: Northfleet Cement Works - MTP01	2008
E288	EKE18874	Geotechnical & WB: Northfleet Cement Works - MTP02	2008
E289	EKE18875	Geotechnical & WB: Northfleet Cement Works - MTP03	2008
E290	EKE18876	Geotechnical & WB: Northfleet Cement Works - MTP04	2008
E291	EKE18878	Geotechnical & WB: Northfleet Cement Works - MTP08	2008
E292	EKE18879	Geotechnical & WB: Northfleet Cement Works - MTP09	2008
E293	EKE18880	Geotechnical & WB: Northfleet Cement Works - MTP10	2008
E294	EKE18881	Geotechnical & WB: Northfleet Cement Works - MTP12	2008
E295	EKE18882	Geotechnical & WB: Northfleet Cement Works - MTP13	2008
E296	EKE18883	Geotechnical & WB: Northfleet Cement Works - MTP14	2008
E297	EKE18885	Geotechnical & WB: Northfleet Cement Works - MTP16	2008
E298	EKE18886	Geotechnical & WB: Northfleet Cement Works - MBH1	2008
E299	EKE18887	Geotechnical & WB: Northfleet Cement Works - MBH2	2008
E300	EKE20173	DBA: Northfleet Cement Works, Northfleet Embankment	2008
E301	EKE18672	Excavation: Northfleet Roman Villa	2009-2011
E302	EKE3932	Excavation: Northfleet Roman villa 2009-11	2009-2011
E303	EKE14307	HBR: The Lafarge Cement Works	2010
E304	EKE13339	HBR: Lawn Road Spine, Northfleet Cement Works	2011
E305	EKE16151	Excavation: Baker's Hole	2011
E306	EKE18047	Excavation.: Baker's Hole , Site A - Tr 3776	2011
E307	EKE18048	Excavation.: Baker's Hole , Site A - Tr 3777	2011
E308	EKE16140	Walkover: Baker's Hole	2012
E309	EKE19473	Walkover Survey - Baker's Hole - Area A	2012
E310	EKE14940	Heritage Statement: Lawn Road Playing Field	2013

#	EvUID	NAME	DATE
E311	EKE14941	HB: Washmill Building Remains, Former Northfleet Cement Works	2014
E312	EKE14967	DBA: Northfleet Harbour Restoration Scheme	2015
E313	EKE18907	DBA: People Mover Bridge/Tunnel & Tram/Cycle Route Options	2017
E314	EKE19680	DBA: London Resort, Springhead	2017
E315	EKE20174	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West	2020
E316	EKE20175	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 201	2020
E317	EKE20176	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 202	2020
E318	EKE20177	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 203	2020
E319	EKE20178	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 204	2020
E320	EKE20179	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 205	2020
E321	EKE20180	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 206	2020
E322	EKE20181	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 207	2020
E323	EKE20182	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 208	2020
E324	EKE20183	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 209	2020
E325	EKE20184	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 210	2020
E326	EKE20185	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 211	2020
E327	EKE20186	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 212	2020
E328	EKE20187	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 213	2020
E329	EKE20188	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MTP 214	2020
E330	EKE20189	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH1	2020
E331	EKE20190	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH10	2020
E332	EKE20191	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH11	2020
E333	EKE20192	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH12	2020
E334	EKE20193	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH13	2020
E335	EKE20195	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH14	2020
E336	EKE20196	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH16	2020
E337	EKE20197	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH17	2020

#	EvUID	NAME	DATE
E338	EKE20198	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH18	2020
E339	EKE20199	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH2	2020
E340	EKE20200	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH20	2020
E341	EKE20201	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH21	2020
E342	EKE20202	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH23	2020
E343	EKE20203	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH24	2020
E344	EKE20204	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH3	2020
E345	EKE20205	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH4	2020
E346	EKE20206	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH5	2020
E347	EKE20207	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH6	2020
E348	EKE20208	Palaeolithic Archaeological Monitoring of GI Works, Land at Northfleet Embankment West MBH8	2020
E349	EKE9413	Impact assessment of the Former Korsnas site, Galley Hill Road	N/R

Table 2: Gazetteer of Archaeological Events within a 500m radius of the site, based on consultation of the Kent Historic Environment Record.

#	LBS	Name	GRADE
B1	1081091	The Factory Club	II

Table 3: Gazetteer of Designated Heritage Assets within a 500m radius of the site, based on consultation of the Kent Historic Environment Record.

5 Heritage Assessment - Methodology

This Heritage Assessment identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

5.1 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of designated and non-designated built heritage assets and the preparation of Heritage Assessments. Listed Buildings are referred to as 'designated heritage assets' at national planning policy level and under the current National Planning Policy Framework (NPPF) published in September 2023, the following policies are of specific relevance to the assessment of these assets.

Chapter 16 para. 194 states that: *'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'.*

Chapter 16 para. 195-196 state that: *'(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.*

(196) 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.'

With regard to non-designated heritage assets, the following sections in the NPPF are of relevance. Chapter 16 para. 203 states that *'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'.*

Chapter 16 para. 204 states that *'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'.*

BA is also fully cognisant of local planning policies regarding the assessment and conservation of heritage assets (including locally listed buildings) as detailed in the *Gravesham Local Plan Core Strategy* (Gravesham Borough Council, 2014), most pertinently policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment. An extract of the latter policy is provided below:

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.

BA is also cognisant of the *Gravesham Local Plan First Review Saved and Deleted Policies Version* (Gravesham Borough Council, 2014a), most notably policy TC7 (Other Archaeological Sites), an extract of which is provided below:

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.

5.2 Criteria

This Heritage Assessment is informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017a).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Somerset Historic Environment Record and the National Heritage List for England.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (HE 2017b) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often

used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding townscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

Table 4: Overall Significance of impact on heritage assets					
<i>Magnitude of impact.</i>	<i>Importance of heritage asset.</i>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

5.3 Consultation of Records Relating to Designated Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings that may be affected by the proposed development, information was collected on designated and undesignated built heritage assets within a 500m radius around the area of the proposed development.

The research carried out for the Heritage Assessment consisted of the following elements:

- Consultation of the Kent Historic Environment Record (HER). The HER includes information on archaeological and built heritage assets, previous archaeological investigations, and historic building surveys. A total of one listed building was identified within the 500m study area defined for the purposes of this study (*Table 3; fig. 5*).

- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and Listed Buildings along with identified Heritage at Risk;
- Documentary records, historic maps and photographs of the study area were consulted using records held by the National Archives, the British Library and the Kent archives.
- Photographs of the site were taken to assess the potential impact of the proposed development on designated and undesignated heritage assets in the vicinity and their respective settings.

One heritage asset was identified as having potential to be affected by the proposals, namely:

1/ The Chaplain's House and Boundary Wall of Huggens College (Undesignated).

Given its proximity to the site, the potential impact on the Scheduled Ancient Monument of Aspdin's Kiln was also considered, but it was determined at an early stage that Wallis Park and the industrial buildings around the scheduled kiln preclude any intervisibility.

6 Heritage Assessment

6.1 Site Assessment

A site visit was undertaken to assess the potential impacts on archaeological and built heritage assets on 9th January 2024 by Catherine Sinnott (BA, MA, PhD, ACIfA), the results of which are as follows:

The site is presently occupied by bungalows, a chapel, and other facilities constructed in 1968, during the site's redevelopment, as well as an early-19th century building presently in use as the Chaplain's House. It is bordered by a mid-19th century wall (parts of which have been altered and rebuilt) to the S and E, and by fencing (some metal and some wooden) to the N and W. Central to the site is a grassy green with a curving path and some trees, and grassy strips and gardens, with some vegetation, also run around the site inside its wall and fences. (*Plates 1-9*).

The central green of the site is uneven, being bumpy (*Plates 1-5*), and the site's other undeveloped areas are sloping (*Plates 6-8*), but there is no evidence for archaeology. Despite this, it still is considered that there may be evidence of the WWII water tank (and/or potentially an air raid shelter) which is noted to have resided on the site in the area of the central green, and that the foundations of a workshop associated with a demolished lodge house near the site's SE corner may survive. Further to this, it is possible the cobbled path which, prior to the site's redevelopment, ran along the S extent of the site to the Plough Inn, is buried beneath the grassy area and hardstanding which reside there at present.

The level of the site everywhere but around the Chaplain's House appears to have been built up over time, with the walls being only around 1m tall internally (*Plates 6-9*), where they are 2m tall externally. This is especially pronounced at the S end of the site (*Plates 6-7*), and is also evidenced by the path to the Chaplain's House sloping down (*Plate 9*), the level around this building potentially being the original level of the site.

6.2 Assessment of Designated Heritage Assets

The following section will describe the specific heritage assets which may be affected by the proposed development and their settings and assess their significance, followed by an assessment of the magnitude of impact resulting from the proposed development on the heritage assets and their respective settings.

6.2.1 The Chaplain's House and Boundary Wall of Huggens College (Undesignated)

- *Identification of Heritage Asset and its Associated Setting*

The Chaplain's House ostensibly first appears on the 1839 tithe map, possibly dating back to c.1814. The building is understood to have been a farmhouse at the time of its construction, a lodge house following the founding of Huggens College in 1844 and a Chaplain's House subsequently. Its plan appears little altered since the 19th century, with the exception of an apparent modern extension, while the fenestration seems consistent with photographs of the 1960s. By contrast, the boundary wall of Huggens College, originally constructed around 1844-7, appears to have been much altered, with many sections having been replaced prior to and following 20th century redevelopment, leaving little historic fabric and few historic features.

The Chaplain's House

The Chaplain's House is a Tudor Revival or 'Mock Tudor' house, mostly of two storeys with a cellar and attic under a double gable slate roof with cross gable. The elevations are faced in white stucco partly within a frame of thin timbers resembling the load-bearing timber-framed construction of earlier vernacular styles.

The western side of the building has a single-storey extension, which is partially beneath a pitched roof and partially under a flat roof. Photographs of the 1960s indicate the flat roof area was previously a larger, fully pitched roof extension, which has now been reduced and partly replaced.

The N-facing elevation is part jettied with a deep first floor overhang beneath the cross gable forming an open under storey at the W end of the elevation.

This end of the elevation has three casement windows on the ground floor and two on the first floor, with a W-facing lancet window beneath the overhang (*Plate 10*). Centred within the elevation is a gabled porch with ornate carved barge boards with finials, within which there is a four-centred arched door beneath a hood mould with decorative label stops (one largely destroyed) (*Plate 11*). Above the porch, at first floor level, are two windows with diamond lattice. The left side of the elevation has a set of windows at each floor beneath label moulds, both with diamond lattice glazing (*Plate 12*). The pitched roof extension has a window and two doors (*Plate 13*).

The W-facing elevation is partly occupied by the pitch roof extension, with one small first-floor window (left-side) and a boarded up lancet attic window (right side) being entirely visible above the extension, while a boarded up first-floor window beneath a label mould (right side) is partly concealed beneath the extension. The ground floor has single window. (*Plates 13-14*).

The fenestration of the S-facing elevation mainly comprises windows with diamond lattice glazing under label moulds, with the exceptions being the window in the pitch roof extension and a dormer window (which have neither labels moulds nor diamond lattice), and a diamond glazed oriel window (which lacks a label mould). Two doors are also located on this elevation, in the flat roof area of the extension. (*Plate 15*). The fenestration of the E-facing elevation comprises two diamond lattice glazed windows beneath label moulds on the first floor and a diamond glazed oriel window to the ground floor (*Plates 16-17*).

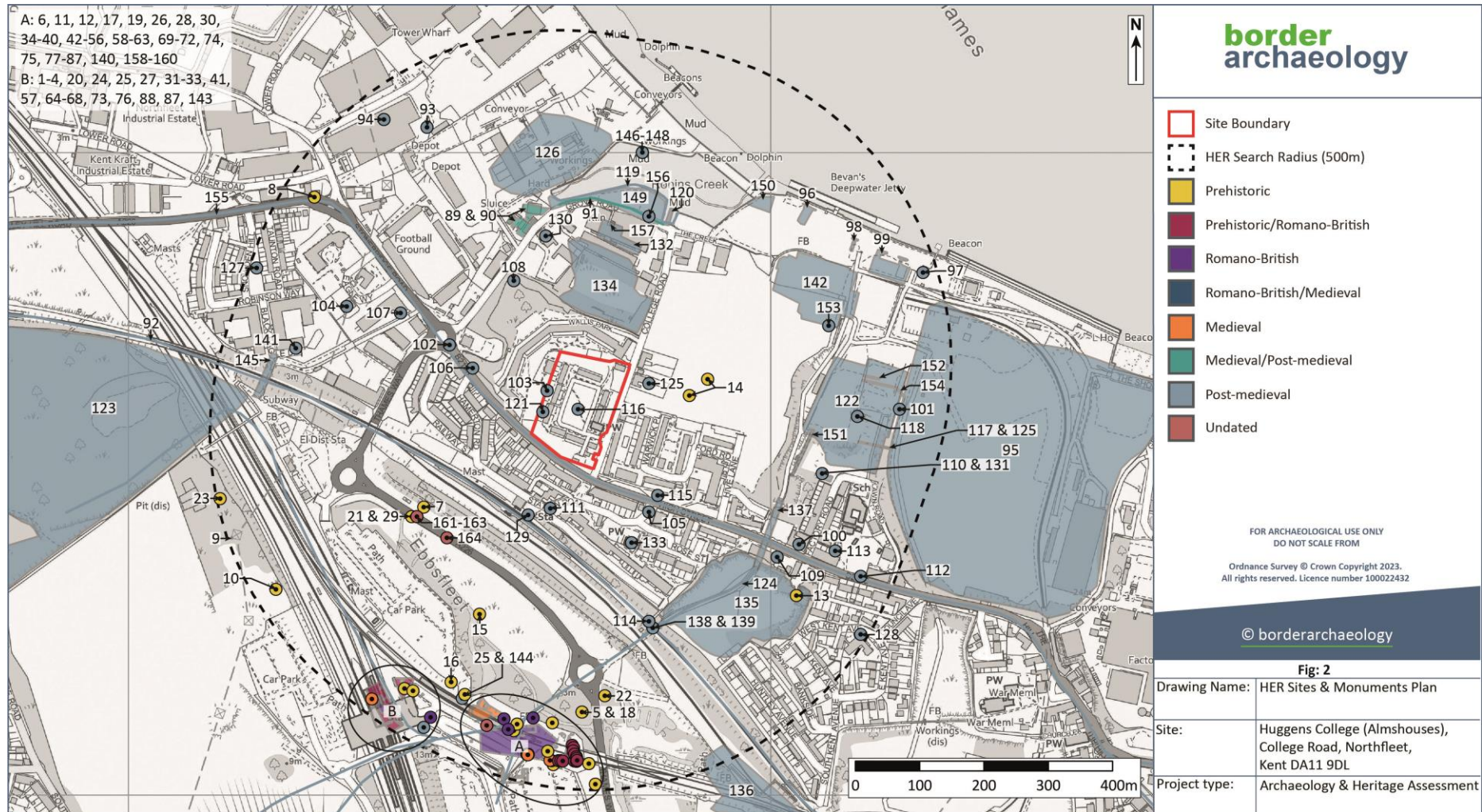
The Boundary Wall

The boundary wall of Huggens College is constructed mainly of brown wire-cut brick laid in Flemish bond, with more recent yellow brick visible around the site entrance (*Plates 18-19*). The entire length of the wall is set beneath a drip sill and a rowlock course. The stretches of wall which seem likely to be contemporary with the original date of the College are the corner at the S end of College Road and the N end of the wall along College Road, both of which step out slightly towards the base of the wall (*Plates 20-21*). This is the only notable feature other than construction breaks at the SE corner of the wall (*Plate 20*); however, the N end of the wall has three piers with stone coping, two of which flank a doorway with a gauged brickwork header (the door within is not historic) (*Plates 21-22*). This area of the wall also has some apparent repointing and overgrowth at its head and two rectangular areas filled with aggregate high on the wall, these possibly being related to a structure having been attached to the wall.

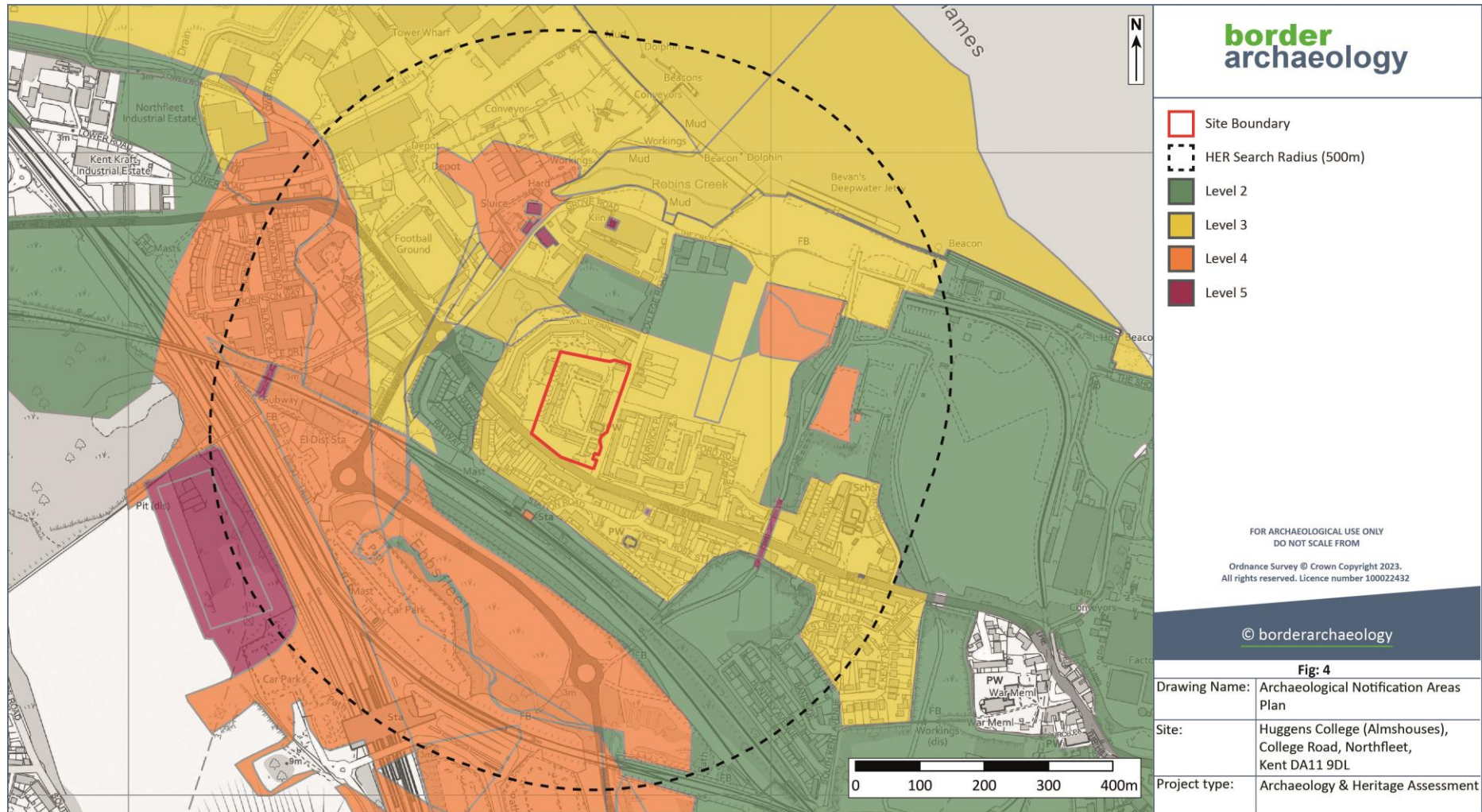
- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

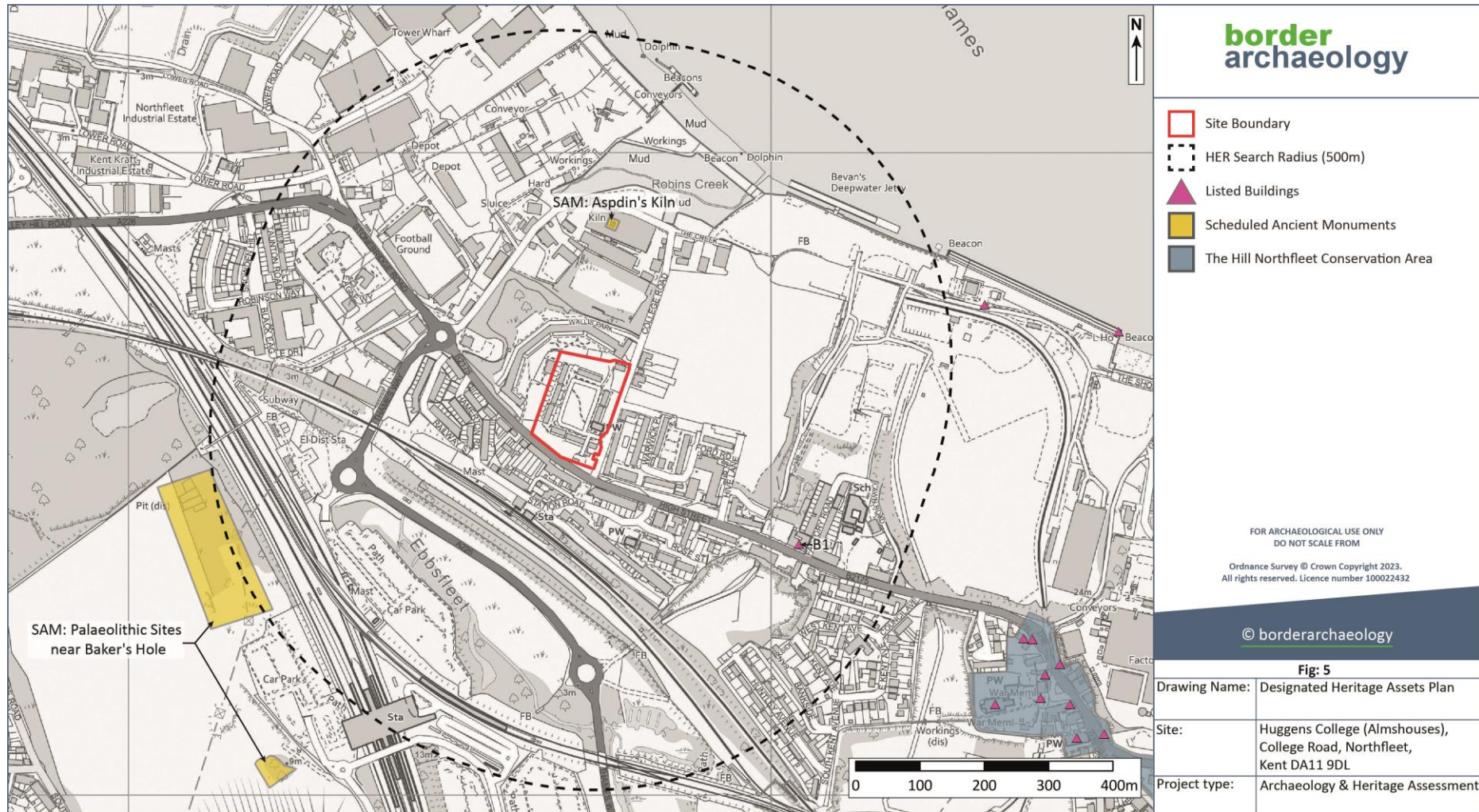
The Chaplain's House and Boundary Wall of Huggens College is a heritage asset of **Low** significance, on account of its intrinsic value as the only extant structures of Huggens College which pre-dates the site's redevelopment in 1968, but with regard to said structures undesignated status and their apparent later alteration, in addition to which their setting has been almost entirely altered by 20th century development.

The Chaplain's House retains notable architectural merit, having been subject to limited modern alteration, in addition to which the impact of its changes in use (from farmhouse to lodge house to chaplain's house) are of interest. The portions of the wall which have not been replaced or significantly altered also retain some features of interest, principally piers and a doorway, which contribute to retaining a sense of Huggens College's historic character.









7 Description of Proposals & Magnitude of Impact

7.1 Summary Description of Proposals

The current proposed works (*figs. 6-10*) comprise the redevelopment and refurbishment of the entirety of Huggens College, with all of the existing modern bungalows being demolished with the exception of the chapel and Chaplain's House. The chapel will be refurbished and extended as part of the works, while the Chaplain's House will also be refurbished. A more detailed summary of the proposed works, which will be undertaken in four to five phases, is provided below, it should be noted that the proposal plans are currently in draft form and may be subject to amendment.

The proposed works comprise the following:

- The demolition of the 30 existing bungalows on the site (phasing plan option four comprises the demolition of 37 existing bungalows);
 - The construction of 100 new homes in two-to-three-storey apartment blocks, with there being six interconnected (or five partially interconnected) buildings subdivided into nine blocks (phasing plan option four comprises the construction of 116 new homes);
 - The stylistic design and floor layout of the new homes is understood to not yet be finalised, however present elevation drawings and potential floor plans suggest they will be constructed of red brick, indicate the upper floors will be balconied (this balcony overhanging the ground floor where they face out to the garden), and the buildings will have tall and wide windows for the majority (some windows being smaller or thin and tall due to their location or privacy requirements);
 - Installation of new access for construction traffic and public access (alternating depending on the phase) via the E boundary wall, N of the existing entrance, which will be closed once all phases are complete;
 - Installation of a temporary new path for access to the site from the Chaplain's House (access cut off completely in some phases, except for from College Road);
 - Refurbishment of the Chaplain's House, improving heating and insulation, etc.;
 - Refurbishment and extension of the chapel;
 - Construction of new community rooms and guest accommodation;
 - Demolition of the existing laundry and lodge house (with a temporary laundry being installed in some phasing options).
-

7.2 Assessment of Magnitude of Impact

7.2.1 The Chaplain's House and Walls of Huggens College (Undesignated)

The proposed development will have a **Negligible** impact upon the undesignated heritage asset of The Chaplain's House and Walls of Huggens College and its wider setting. The works to the Chaplain's House are understood to be entirely internal and the exterior and architectural significance thereof will remain intact.

The works to the wall, although involving removal and reconstruction of one section, relate to that part of the wall of probable 1960s date or later and therefore will not result in a loss of historic fabric. Further to this, the proposed temporary entrance is located roughly in the area of the second entrance to the site as depicted on 19th and 20th century mapping and therefore is not considered to detract from its significance as a boundary wall (*Plate 23, figs. 19-25*).

The impact on the setting of this asset by the redevelopment of Huggens College, including taller buildings which differ in design terms from the existing built environment and a slight increase in building density, represents a significant change. However, as the historic setting comprised terraced almshouses of two-storeys with attic, it is considered that the proposed two-to-three storey height is not wholly inconsistent in terms of scale, ostensibly resembling more closely than the existing bungalows the historic character of the area. Additionally, it is consistent with the wider setting of the asset, which has been shaped by 20th century development, and does not represent a loss of historic setting.

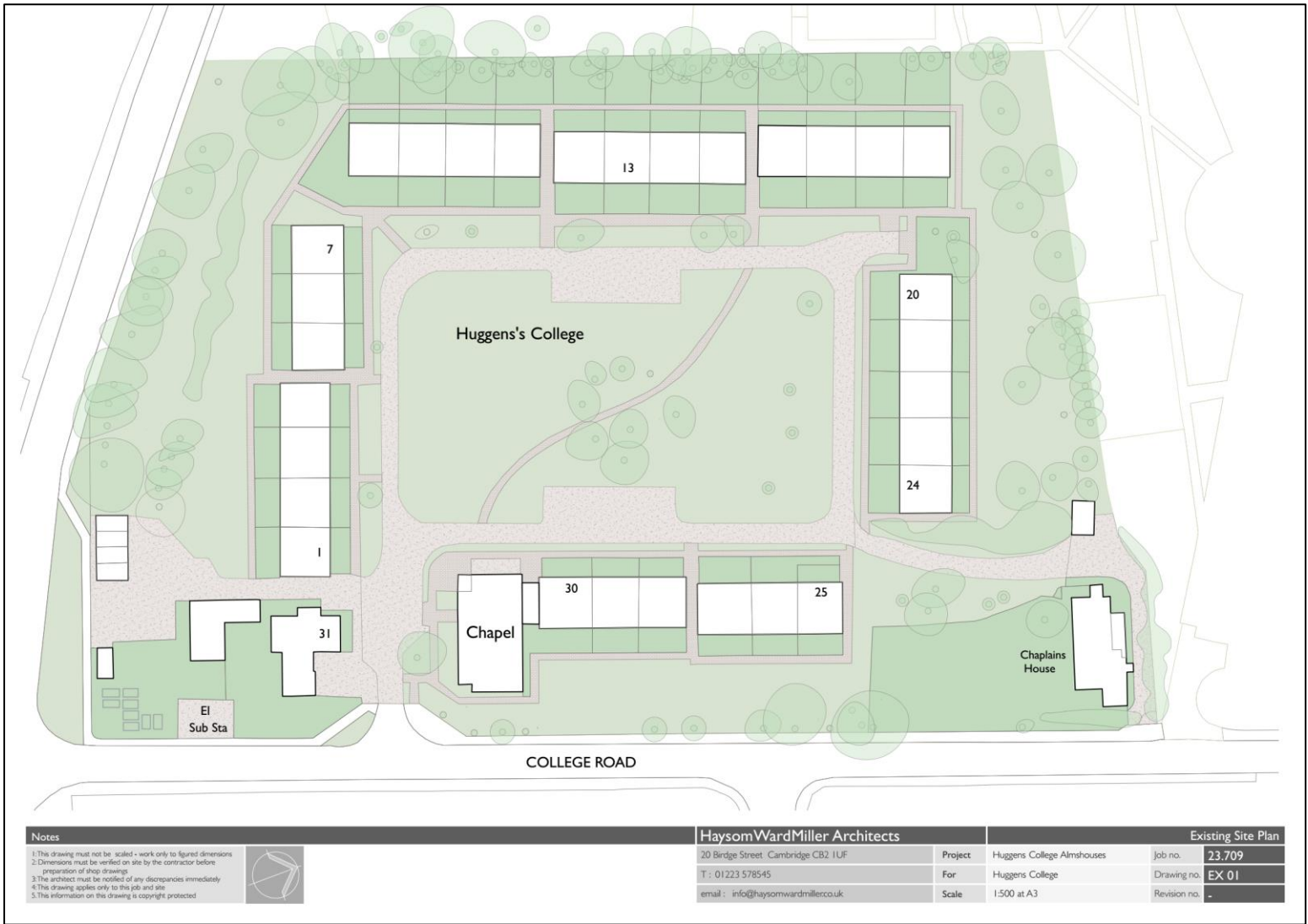
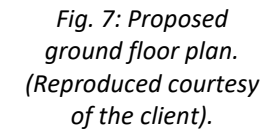


Fig. 6: Existing site plan.
(Reproduced courtesy of the client).



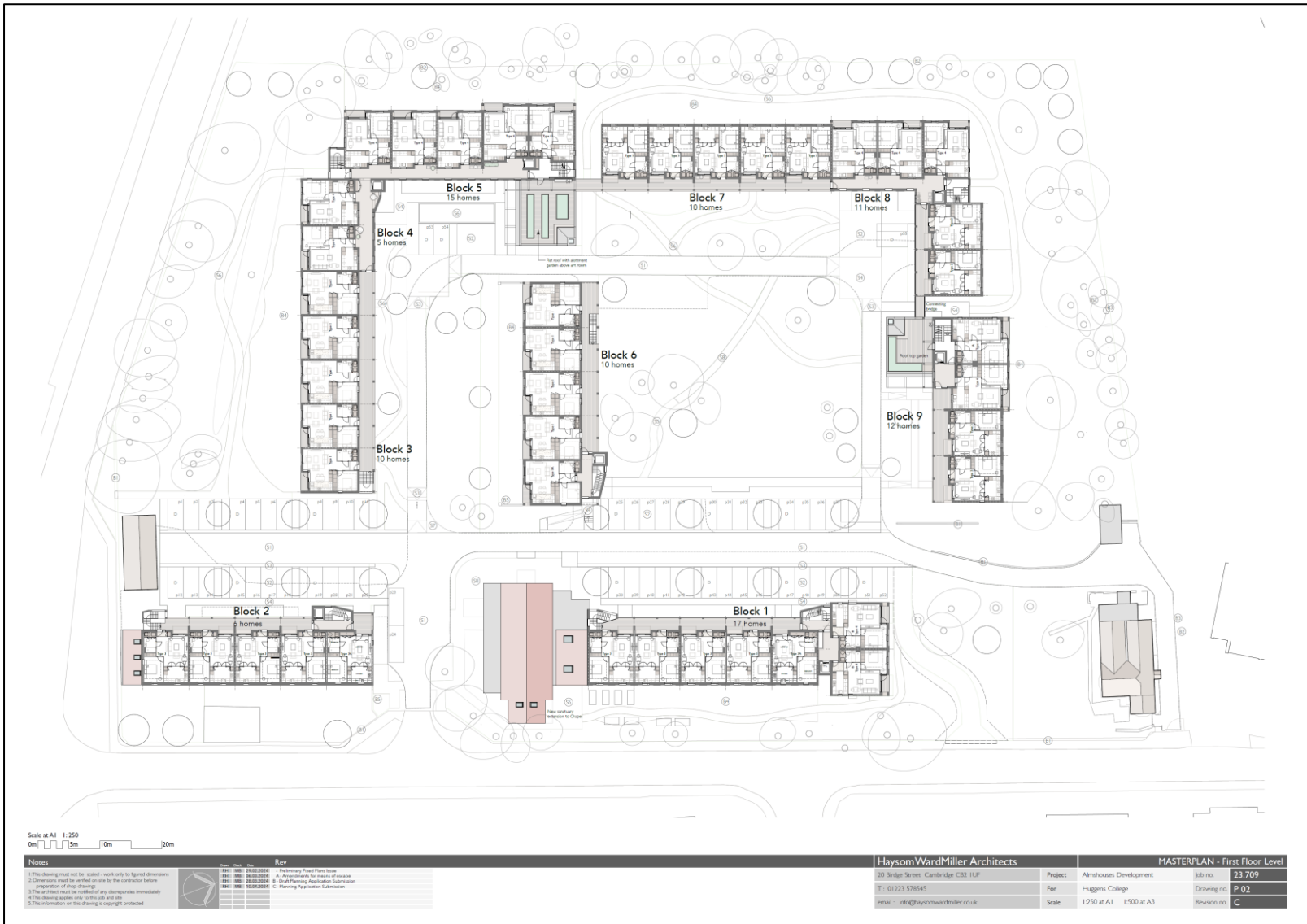


Fig. 8: Proposed first floor plan.
(Reproduced courtesy of the client).

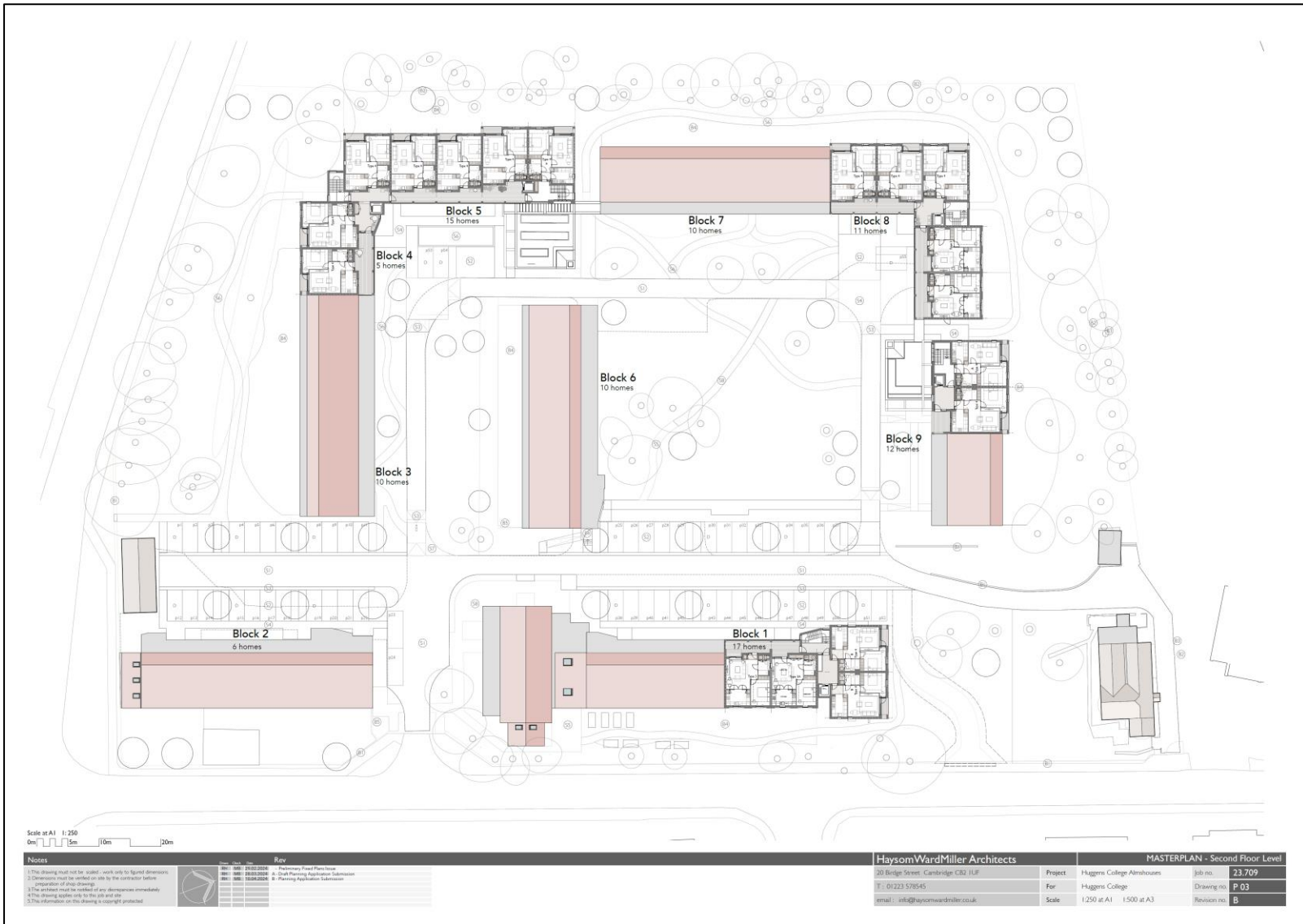


Fig. 9: Proposed second floor plan.
(Reproduced courtesy of the client).

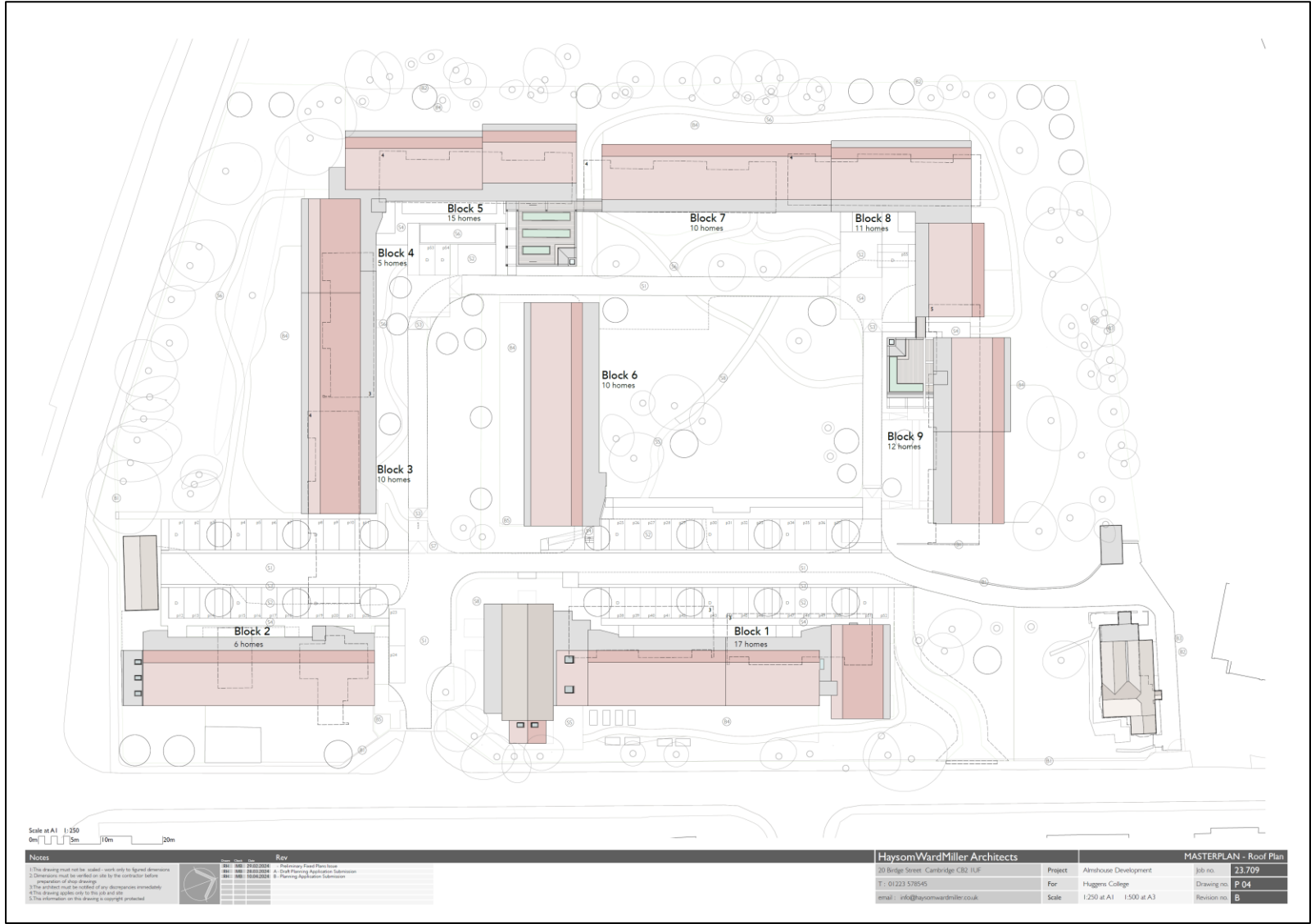


Fig. 10: Proposed roof plan.
(Reproduced courtesy of the client).

8 Heritage Assessment – Overall Conclusions

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

The overall impact on the undesignated heritage asset of the Chaplain's House and Walls of Huggens College has been assessed as **Neutral/Slight**. This reflects the **Low** significance of the c.19th century building and the much-altered 19th-20th century boundary wall, cross-referenced against the magnitude of impact, assessed as **Negligible**. The exterior of the Chaplain's House will not be altered by the proposed works and as such its historic fabric and character will not be altered. The stretch of wall for removal during the works is located where there was previously an entrance into Huggens College and which is a c.1960s rebuild. Further, while the setting of this asset will be notably altered due to the scale of the development (the bungalows being replaced by two-to-three storey apartment blocks), the scale of the proposed development is not inconsistent with the historic setting, the original almshouses having been terraces of two-storey height with attic height, and does not represent a loss of historic setting.

Overall Conclusion: The proposed development may be assessed as having a **Neutral/Slight** impact on the undesignated 19th century building and 19th-20th century wall of The Chaplain's House and Walls of Huggens College. The setting of both these structures has already been significantly altered, with the scale of the proposed development being largely consistent with their historic setting, despite being a departure from their present setting, and the surviving historic fabric will not be impacted by the proposed works. Additionally, in the case of the wall, the proposed temporary site entrance will affect a stretch of wall which historically had an entryway and the works will therefore not detract from its significance as a boundary wall.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the lower range of this category of impact, reflecting the fact that the house and wall's historic fabric will not be altered, with significant alteration of the asset's fabric and setting already having taken place, and the proposed development not being discordant with the scale of the asset's historic setting.

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Wessex Archaeology, 2009, *Archaeological (Palaeolithic Test Pit) Evaluation Report: Land At Northfleet Cement Works*.

Wessex Archaeology, 2020, *Palaeolithic Archaeology Report following SI monitoring on Land at Northfleet Embankment West Draft*.

11 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1799: Ordnance Survey Drawing of Dartford, Kent.

1839: Tithe map of the Parish of Northfleet.

1865: Ordnance Survey 1st Edition 25-inch Map (not reproduced).

1869: Ordnance Survey 1st Edition 6-inch Map.

1872: Ordnance Survey 1st revised Edition 6-inch Map.

1897: Ordnance Survey 2nd Edition 6-inch Map.

1909: Ordnance Survey 3rd Edition 25-inch Map - 1909

1933: Ordnance Survey 4th Edition 25-inch Map - 1933

1944: Ordnance Survey Revision of 1938-39 25-inch Map.

1954: Ordnance Survey 1:2500 Map.

1962: Ordnance Survey 1:10,000 Map.

1966: Ordnance Survey 1:10,000 Map.

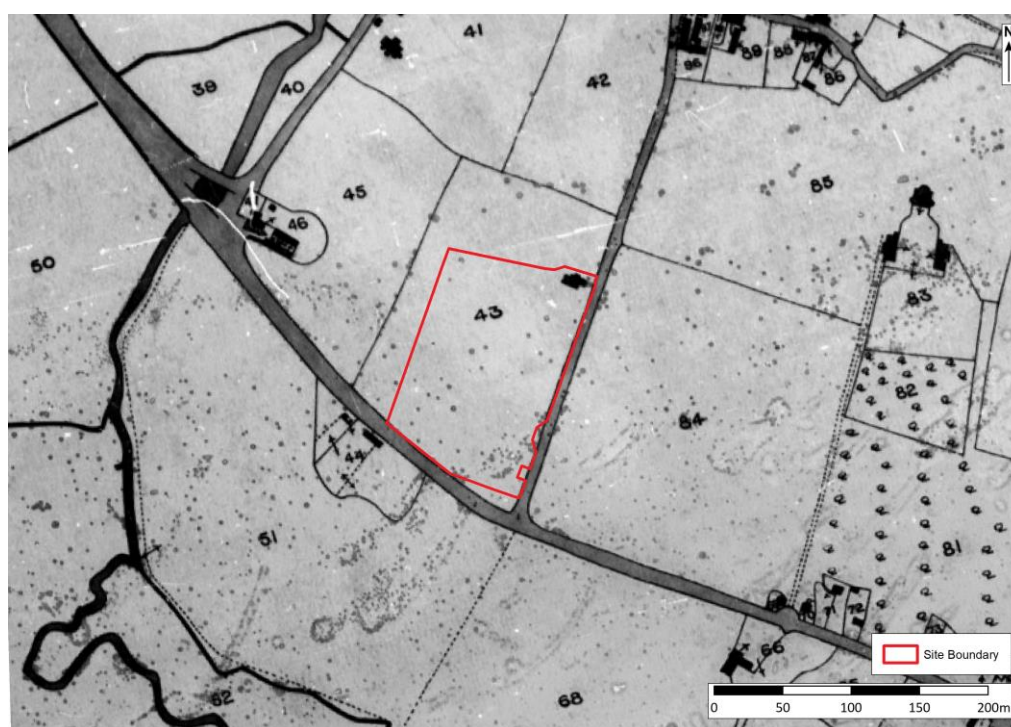
1977: Ordnance Survey 1:10,000 Map.

(Aerial photographs of the study area dating back to 1927 were consulted using online sources.)

13 Appendix 1: Historic Maps



*Fig. 11: Extract from the 1799 Ordnance Survey Drawing of Dartford, Kent.
(Reproduced by courtesy of the British Library)*



*Fig. 12: Extract from the 1839 Tithe Map of the Parish of Northfleet.
(Reproduced by courtesy of the National Archives)*

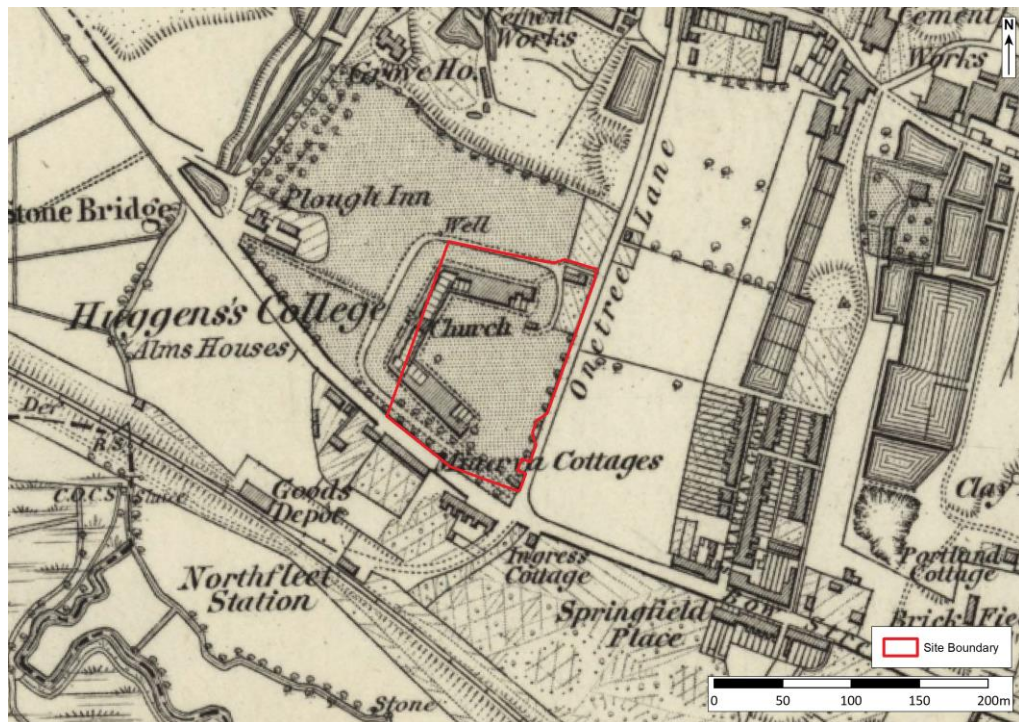


Fig. 13: Extract from the OS 1st edition 6-inch map of 1869.
(Reproduced by courtesy of the National Archives)

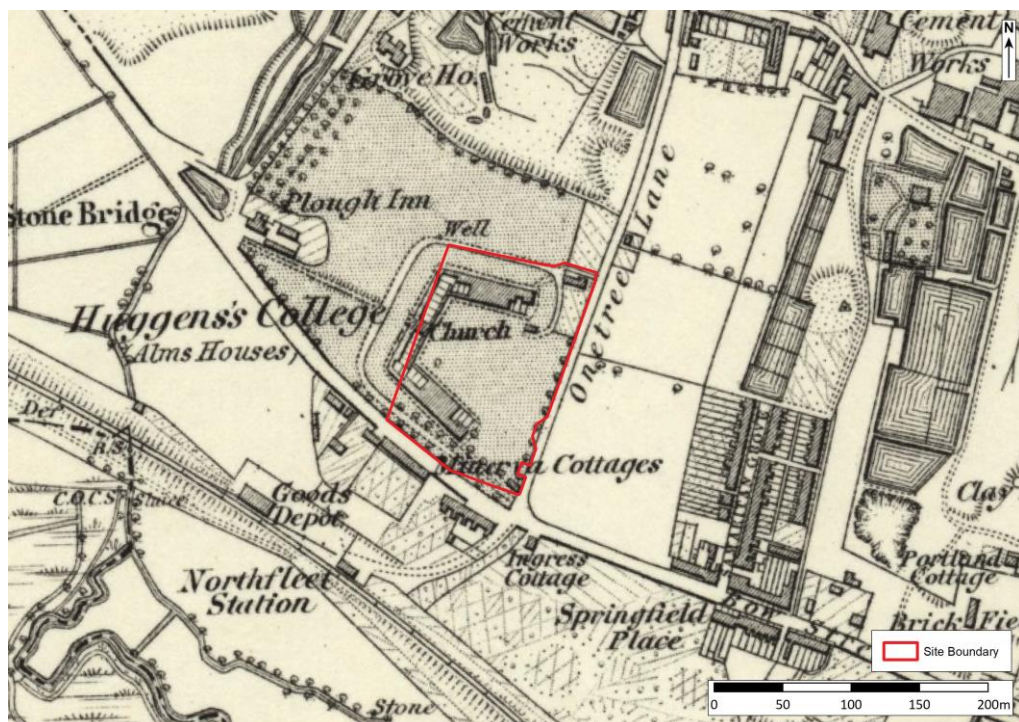


Fig. 14: Extract from the OS 1st revised edition 6-inch map of 1872.
(Reproduced courtesy of the National Archives)

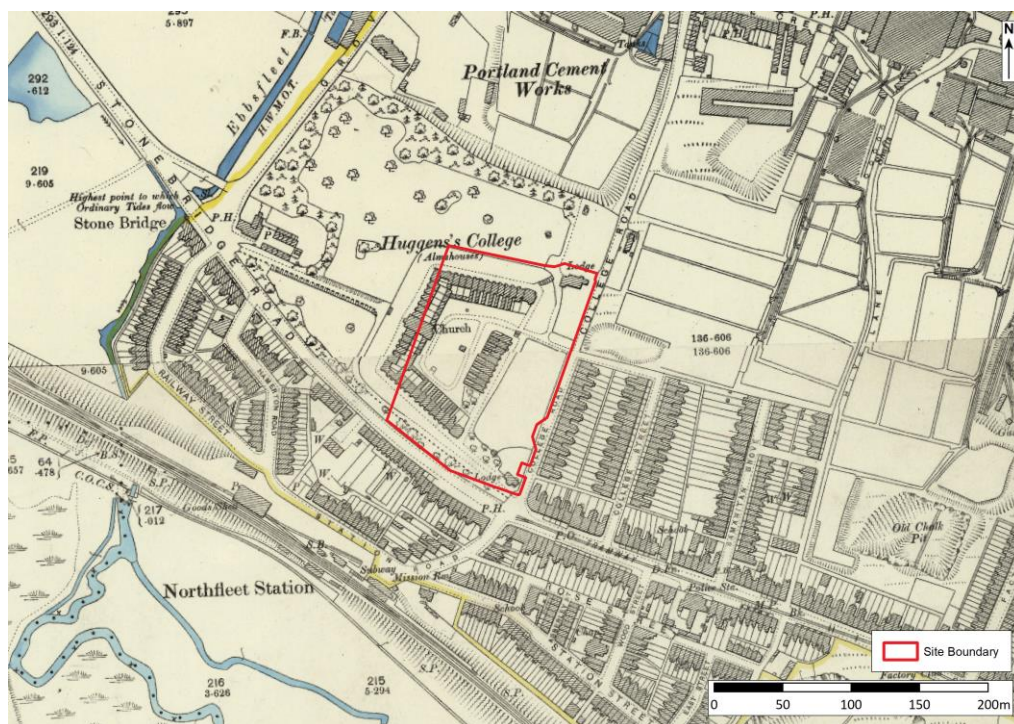


Fig. 15: Extract from the OS 2nd edition 6-inch map of 1897.
(Reproduced courtesy of the National Archives)

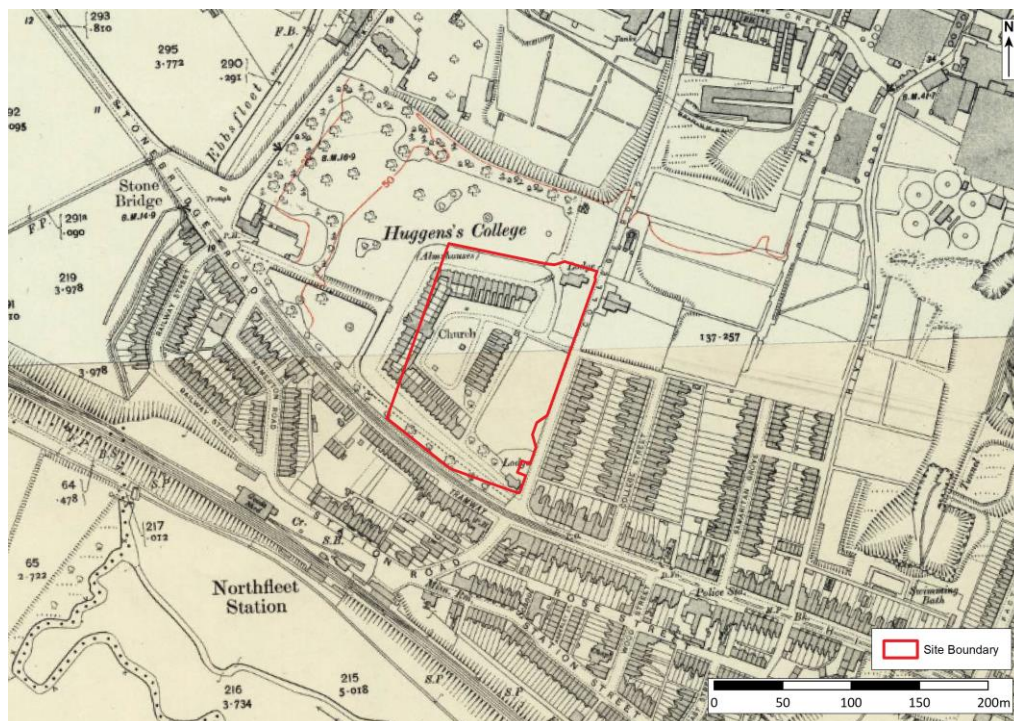


Fig. 16: Extract from the OS 3rd edition 25-inch map (1909).
(Reproduced courtesy of the National Archives)

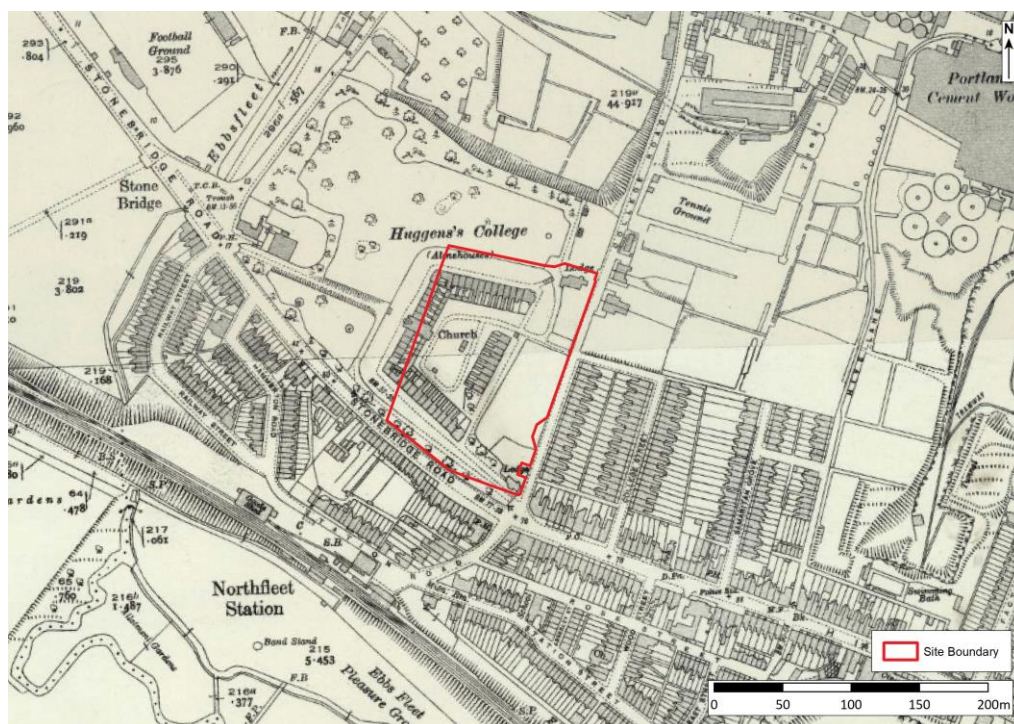


Fig. 17: Extract from the OS 4th edition 25-inch map (1933).
(Reproduced courtesy of the National Archives)

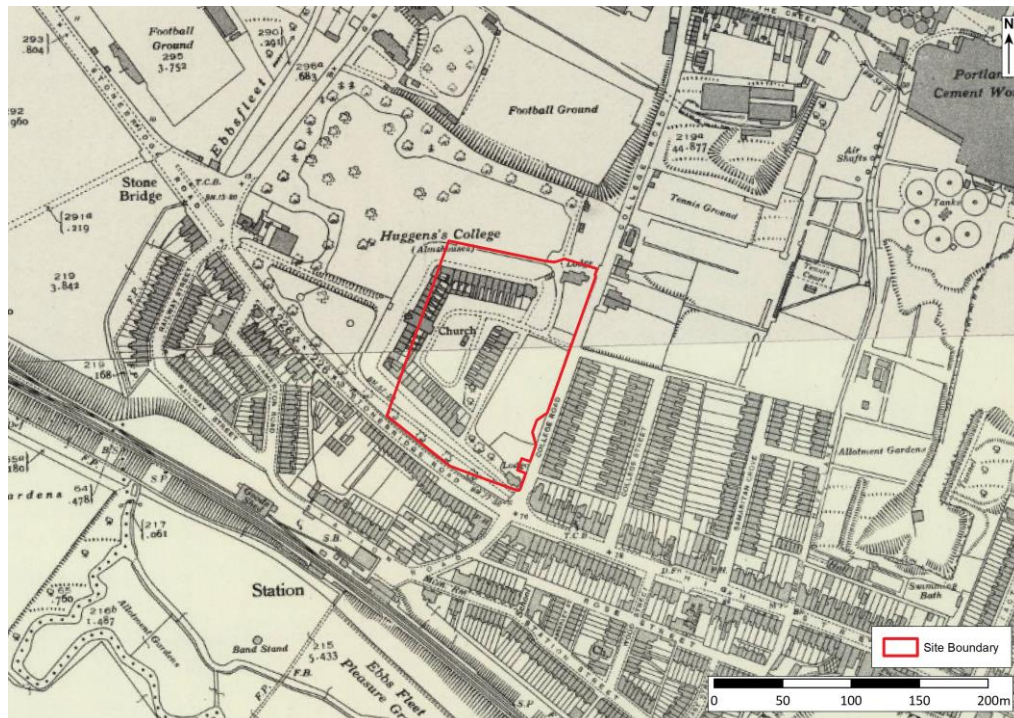


Fig. 18: Extract from the OS Revision of 1938-9 25-inch map (1944).
(Reproduced courtesy of the National Archives)

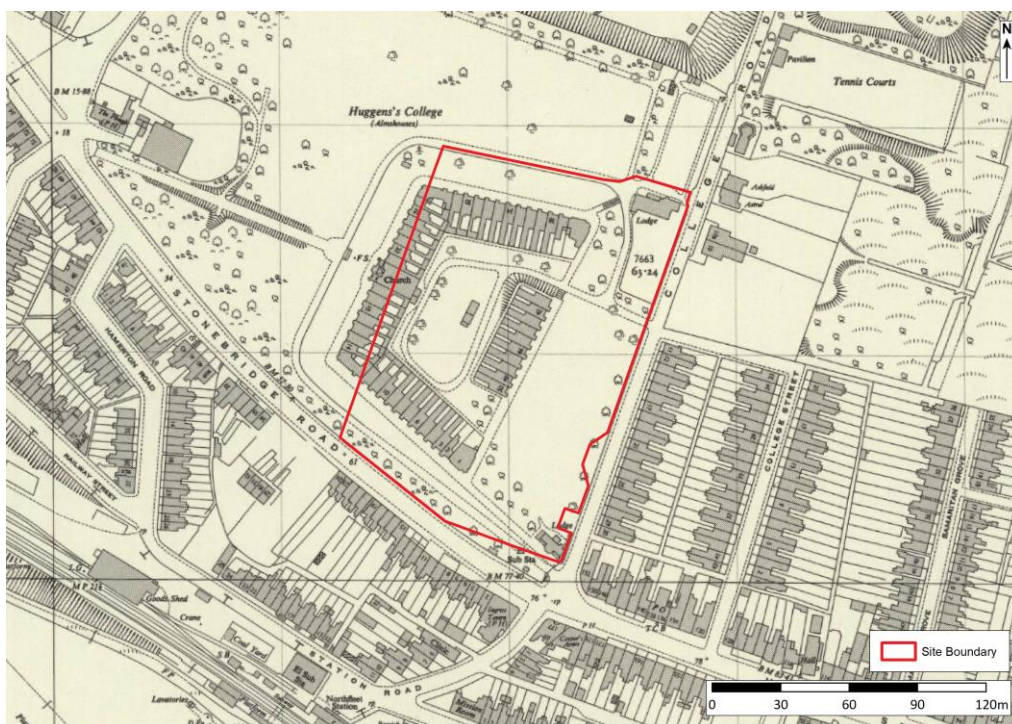


Fig. 19: Extract from the OS 1:2500 map of 1954.
(Reproduced courtesy of the National Archives)



Fig. 20: Extract from the OS 1:10,000 map of 1962.
(Reproduced courtesy of the National Archives)



Fig. 21: Extract from the OS 1:10,000 map of 1966.
(Reproduced courtesy of the National Archives)

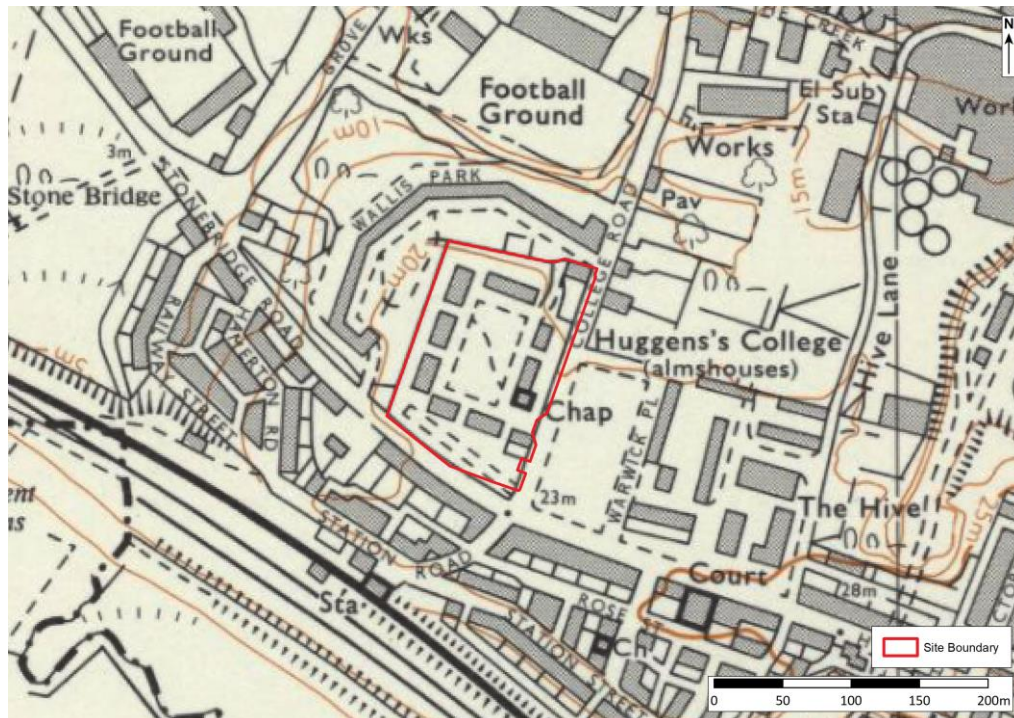


Fig. 22: Extract from the OS 1:10,000 map of 1972.
(Reproduced courtesy of the National Archives)

14 Appendix 2: Photographic Record



Plate 1: View looking SE across the central green.



Plate 2: View looking SW across the central green.



Plate 3: A view looking S across the central green.



Plate 4: View looking WSW across the central green.



Plate 5: View looking E across the central green.



Plate 6: View looking SE, towards the SE corner of the boundary wall.



Plate 7: View looking W parallel to Stonebridge Road, showing the level of the ground in relation to the wall.



Plate 8: View looking SE parallel to College Road, showing the level of the ground in relation to the wall



Plate 9: View looking N, down the path to the Chaplain's House.



Plate 10: View looking ESE across the N-facing elevation of the Chaplain's House.



*Plate 11: View looking SE towards the N-facing elevation of the Chaplain's House.
Plate 12: View looking WSW across N-facing elevation of the Chaplain's House.*



Plate 13: View looking ESE towards the W-facing elevation of the Chaplain's House.



Plate 14: View looking E towards the W-facing elevation of the Chaplain's House.



Plate 15: View looking N towards the S-facing elevation of the Chaplain's House.



Plate 16: View looking NW towards the S-facing and E-facing elevations of the Chaplain's House.



Plate 17: View looking SW towards the N-facing and E-facing elevations of the Chaplain's House



Plate 18: View looking WSW towards the c.1968 entrance to Huggens College.



Plate 19: View looking W towards the c.1968 entrance to Huggens College, the differing colour of the brick is apparent.



Plate 20: View looking W, towards the SE corner of the boundary wall.



Plate 21: View looking W, towards the N end of the boundary wall along College Road.



Plate 22: View looking E, towards the N end of the boundary wall along College Road.



Plate 23: View looking W towards the boundary wall in the approximated area of the proposed temporary entrance.



Plate 24: View looking N towards the boundary wall along Stonebridge Road.



Plate 25: View looking N towards the boundary wall along Stonebridge Road.

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