

Archaeological Desk-Based Assessment In advance of development at Court Lodge, Westwell in Kent

NGR: 599091 147479



Report for
Lee Evans Partnership LLP

SWAT. ARCHAEOLOGY

Swale and Thames Archaeological Survey Company
School Farm Oast, Graveney Road
Faversham, Kent
ME13 8UP
Tel; 01795 532548 or 07885 700 112
www.swatarchaeology.co.uk

Contents

<i>List of Figures</i>	<i>iii</i>
<i>List of Plates</i>	<i>iii</i>
1. SUMMARY.....	4
2. INTRODUCTION.....	10
2.1 Planning Background	10
2.2 The Proposed Development	14
2.3 Projects Constraints	14
2.4 Geology and Topography.....	15
3. AIMS AND OBJECTIVES.....	15
3.1 Introduction	15
3.2 Desktop Study – Institute For Archaeologists (revised 2011)	15
4. METHODOLOGY	16
4.1 Desk-Based Assessment.....	16
4.1.1 Archaeological databases	16
4.1.2 Historical documents	17
4.1.3 Cartographic and pictorial documents	17
4.1.4 Aerial photographs	17
4.1.5 Geotechnical information	17
4.1.6 Secondary and statutory resources	17
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT	17
5.1 Introduction	17
5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas	18
5.3 Palaeolithic, Mesolithic, Neolithic and Bronze Age	18
5.4 Iron Age.....	19
5.5 Romano-British	19
5.6 Anglo-Saxon	20
5.7 Medieval	20
5.8 Post-Medieval	20
5.9 Modern	20
5.10 Undated	20
5.11 Cartographic Sources and Map Regression	20
5.12 Aerial Photographs	20

6. ARCHAEOLOGICAL POTENTIAL	21
6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age	21
6.4 Anglo-Saxon	21
6.5 Medieval	21
6.6 Post-Medieval	21
7. IMPACT ASSESSMENT	21
7.1 Existing Impacts	21
7.2 Proposed Impacts	22
8. MITIGATION	22
9. OTHER CONSIDERATIONS	22
9.1 Archive	22
9.2 Reliability/limitations of sources	22
9.3 Copyright.....	22
10. ACKNOWLEDGEMENTS	23
11. REFERENCES & BIBLIOGRAPHY	23

List of Figures

- | | |
|--------|-----------------------|
| Fig.1 | Andrew's map of 1769 |
| Fig.2 | O.S.S.D. map (1798) |
| Fig.3 | O.S. map (1801) |
| Fig. 4 | O.S. map (1871) |
| Fig. 5 | O.S. map (1907) |
| Fig. 6 | Site layout |
| Fig. 7 | Expected ground works |
| Fig. 8 | O.S. site plan |

List of Plates

- | | |
|---------|-------------------|
| Plate 1 | Google Earth 2013 |
|---------|-------------------|

Archaeological Desk-Based Assessment in advance of development at Court Lodge, Westwell, Kent

NGR: 599091 147479

1 SUMMARY

SWAT Archaeology has been commissioned by Lee Evans Partnership LLP to carry out an archaeological desk-based assessment of land at Court Lodge, Westwell in Kent. The assessment is in support of a planning application.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources. This data is reviewed and it is recommended in this case that an Archaeological Watching Brief will be required.

The proposed development area (PDA) is situated in a wider landscape which is rich in known archaeology. However, in the vicinity of the PDA very little archaeology has been revealed but the area has archaeological potential.

Examination of cartographic sources shows that from the 18th century the proposed development area (PDA) has been static with little change to the landscape.

The proposed development site (Fig. 7) is an extension to a house known as Court Lodge, a Grade II listed building adjacent to the Church of St Mary in the historic core of the village of Westwell in Kent.

1.1 History of the site/Map Regression

A Map Regression Analysis (MRA) will determine, as far as is reasonably possible from existing records, the nature of the cartographic resource within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the *Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, and other relevant By-Laws of the Institute of Field Archaeologists.

Our definition of a MRA is a programme of assessment of the known or potential cartographic resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic mapping in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.

The purpose of MRA is to gain information about the known or potential archaeological or historic resource within a given area or site, (including its presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource) in order to make an assessment of its merit in context, leading to one or more of the following:

- the formulation of a strategy to ensure the recording, preservation or management of the resource.
- the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

Andrews, and Dury & Herbert: 'A Topographical Map of the County of Kent 1769'

Andrews and Dury published their famous atlas some thirty years before the Ordnance Survey, immediately becoming the best large scale maps of the county. It is thought that Edward Hasted based his maps of the Hundreds of Kent on Andrews and Dury's work. The finely engraved hatching at once distinguishes these sheets from other maps of the period and the use of the large scale enables one to see individual houses and, particularly, the ground plans of the country seats, many of which are identified with their owners' names; even the houses of the lesser gentry are included. A circular of 1765 sought subscriptions for this project. Andrews appears to have been the principal engraver and possibly surveyor as well. Dury and Herbert were booksellers in London who backed the project. The map was reprinted in 1775, 1779 and 1794, all the issues are rare and highly prized. The map was issued in this first edition as uncoloured sheets, and coloured in outline.



Figure 1. Andrews, Dury and Herbert map (1769) of Court Lodge and its environs.

The map (Figure 1) shows 'Court Lodge' with a number of buildings in the vicinity. As expected the landscape around Court Lodge is devoted to topographic renderings of fine gardens including 'Pett' (George Sayer Esq), 'East Well' with its formal landscape. 'Westwell Down' the route of the Prehistoric trackway (TQ 55 SE 124) now called the North Downs Way which runs along the top of slope of the North Downs. The mill pond shown on the 1769 map is fed by springs which form part of the spring line of Holmsdale as discussed by Prof. Alan Everitt. Everitt writes: *'South of the Downs a great arc of early [Saxon] estates developed along the spring line of the Holmsdale centered on such places asWestwell, these rarely stretched far over the chalk escarpment to the north. As a rule their outlying pastures stretched over the Chartland to the south'* (Everitt, 1986: 87-88).

Ordnance Survey

Responsibility for the mapping of Britain fell to the Board of Ordnance, from which the Ordnance Survey takes its name. The Board had been established in Tudor times

to manage the supply of stores and armaments for the army and maintain national defences. From its headquarters in the Tower of London, engineers and draftsmen set out to produce the first military maps by a system of triangulation.

The survey of Kent was first to go ahead. It began in 1795 under the direction of the Board's chief draftsman, William Gardner. Critical communication routes such as roads and rivers were to be shown clearly and accurately. Attention was paid to woods that could provide cover for ambush, and elaborate shading was used to depict the contours of terrain that might offer tactical advantage in battle.

Preliminary drawings were made at scales from six inches to the mile, for areas of particular military significance, down to two inches to the mile elsewhere. Back in the Drawing Room at the Tower of London, fair copies of the drawings were prepared at the reduced scale of one inch to the mile. From these, copper plates were engraved for printing.



Figure 2. OS map of 1801

The map of Kent was published in 1801 (Fig. 2) at a scale of 1" to the mile whereas the Ordnance Survey Surveyors drawing were drawn at 6" to the mile. In

consequence a tremendous amount of detail shown on the surveyor's drawings does not make it on to the smaller scale engraved maps.

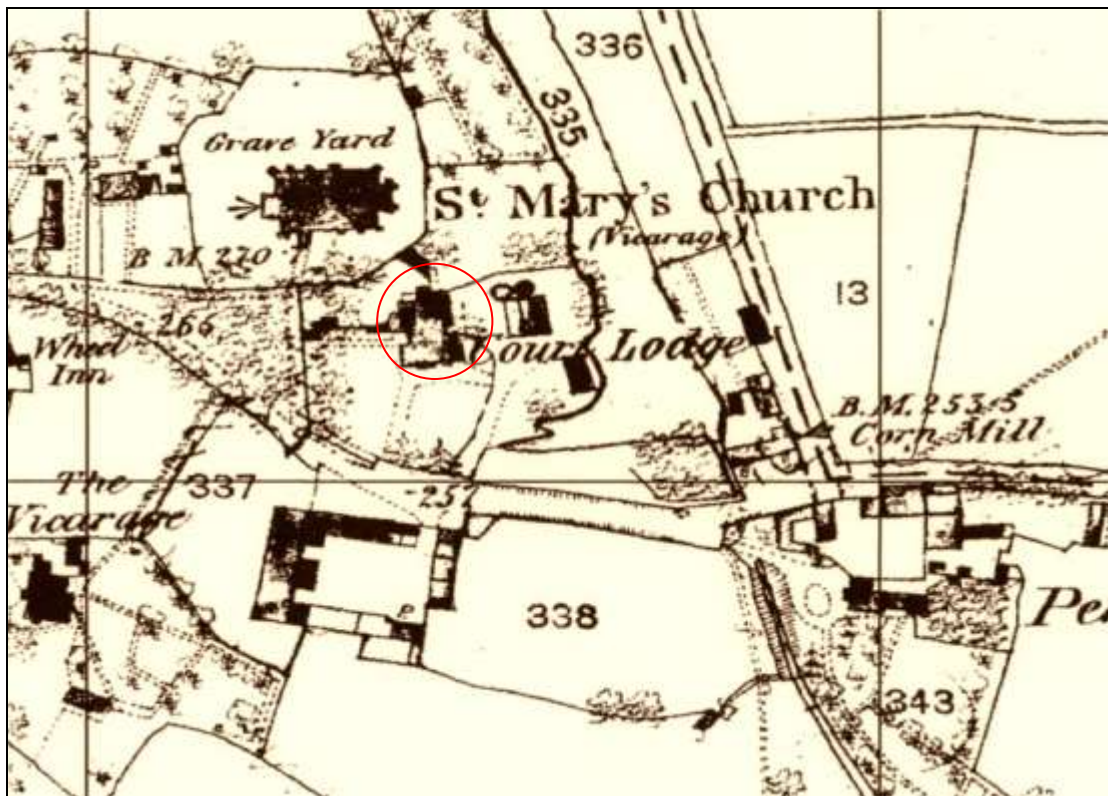


Figure 3. OSSD map of 1798

This Ordnance Survey Surveyors drawing of 1798 (Figure 3) shows in some detail the landscape around Court Lodge. The buildings south of the Church of St Mary (coloured red) are clearly shown and include Court Lodge. To the north the Prehistoric trackway is shown with 'Dunn Street' marked. The topography of Westwell fits in with Prof. Alan Everitt's dissertation where the arable lands are downslope from the North Downs, and the Saxon settlements clustered around the emerging springs as at Westwell.

From the 1840s the Ordnance Survey concentrated on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. Early copies of the 1:2500s were

available hand-coloured. Up to 1879, the 1:2500s were accompanied by Books of Reference or "area books" that gave acreages and land-use information for land-parcel numbers. After 1879, land-use information was dropped from these area books; after the mid-1880s, the books themselves were dropped and acreages were printed instead on the maps. After 1854, the six-inch maps and their revisions were based on the "twenty-five inch" maps and theirs. The six-inch sheets covered an area of six by four miles on the ground; the "twenty-five inch" sheets an area of one by one and a half. One square inch on the "twenty-five inch" maps was roughly equal to an acre on the ground. In later editions the six-inch sheets were published in "quarters" (NW,NE,SW,SE), each covering an area of three by two miles on the ground. The first edition of the two scales was completed by the 1890s. A second edition (or "first revision") was begun in 1891 and completed just before the First World War. From 1907 till the early 1940s, a third edition (or "second revision") was begun but never completed: only areas with significant changes on the ground were revised, many two or three times.



On the 1871-1872 OS map (Figure 4 above) Court Lodge is identified just to the south of the Church of St Mary. To the east a double towered oast house (Court Lodge Oast House) can be identified as can a building adjacent to the spring-fed mill pond

(Court Lodge Boat House). The Corn Mill is named, as are the 'Wheel Inn' and the 'Vicarage'.

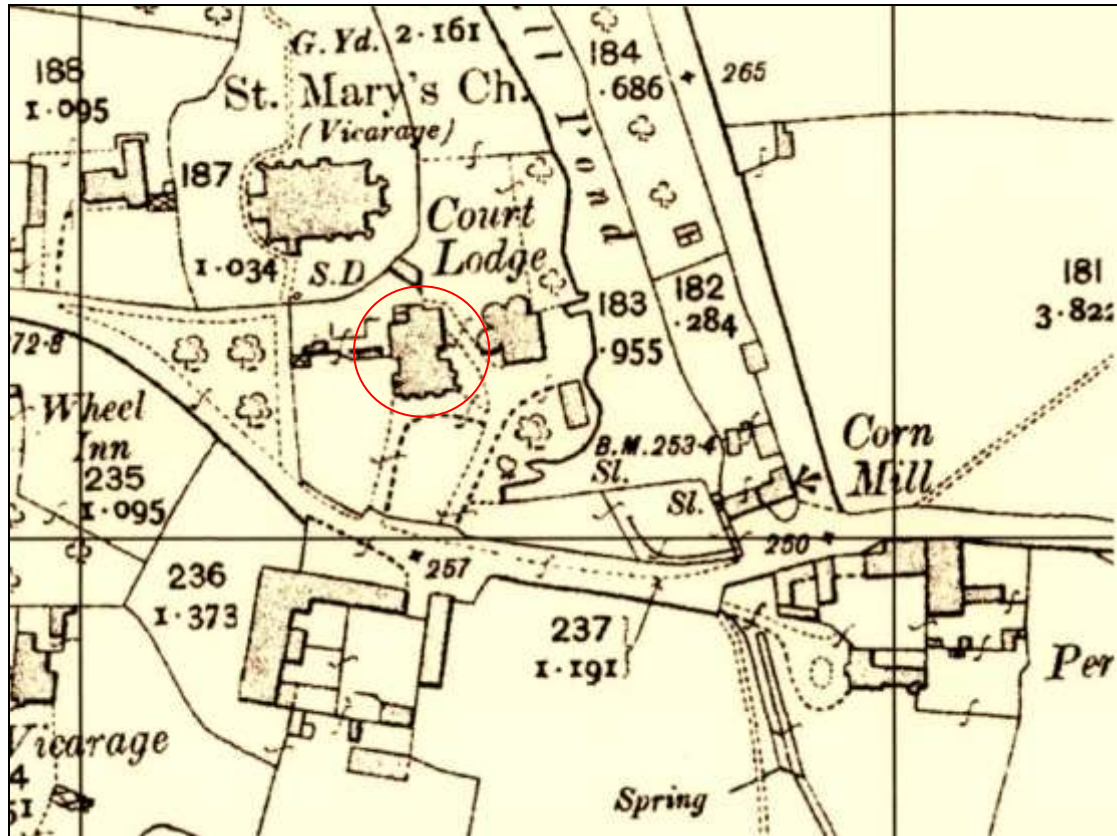


Figure 5. OS map of 1907

On the 1907 OS map there are few changes. The Grave Yard has been extended to the north. Part of the building to the west of the church has been demolished, the path to the church from the Vicarage to the Church is no longer, but on the PDA no change has taken place apart from the oast now having triple towers.

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Guidance (27th March 2012)

The National Planning Policy Guidance sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. In

terms of development proposals affecting known heritage assets, the following principle states that planning should:

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

12.7. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.2. Local Policy Framework

Local planning policy is set out in the Sevenoaks District Council Local Plan, which is gradually being replaced by Local Development Framework Development Plan Documents (DPD). There is one policy (EN24) in the local plan relevant to the historic environment and archaeology. The reader is also referred to national policy.

Guidance to help practitioners implement the NPPF, including the legislative requirements that underpin it, is provided in *Planning for the Historic Environment Practice Guide* (2010).

Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below).

Furthermore the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

Policy 126 states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning Authorities should take into account:

- i) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ii) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- iii) The desirability of new development making a positive contribution to local character and distinctiveness; and

iv) Opportunities to draw on the contribution made by the historic environment to the character of the place.

When determining planning applications, the following policies are especially pertinent:

Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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 the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II *

listed buildings, grade I and II * registered parks and gardens , and World Heritage Sites, should be wholly exceptional.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

More recently English Heritage has issued detailed guidance on the *Setting of Heritage Assets* (2011). This guidance is based on principles and guidance already issued by English Heritage in the *Historic Environment Planning Practice Guide* (2010), and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). It provides a framework for assessing impacts based on the identification of individual asset's cultural significance and the relationship between that and its surroundings followed by assessment of the degree to which change in the surroundings affects significance.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.3 The Proposed Development

The proposed development will comprise of a planning application for an extension to Court Lodge at Westwell in Kent.

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

2.5 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that proposed development site (PDA) underlying geology is Chalk.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Lee Evans Partnership LLP in order to supplement a planning application for the development of land at Court Lodge, Westwell, Kent.

3.2 Desktop Study – Institute For Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

1. an assessment of the potential for heritage assets to survive within the area of study

- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- 4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- 5. strategies to conserve the significance of heritage assets, and their settings*
- 6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- 7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2011)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Westwell.

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 500m radius of the proposed development site (06/08/14). The Portable Antiquities Scheme Database was also used as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 *Historical documents*

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this specific study.

4.1.3 *Cartographic and pictorial documents*

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 1-7).

4.1.4 *Aerial photographs*

The study of the collection of aerial photographs by Google Earth was consulted (Plate 1).

4.1.5 *Geotechnical information*

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410

Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the area around Westwell is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. The geographic and topographic location of Westwell is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape.

Time scales for archaeological periods represented in the report are listed on this page in **Table 1**.

5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas

There are listed buildings, and Conservation Areas in the proposed development area. The PDA is adjacent to the Church of St Mary, a Grade I listed building (TQ 94 NE 194) and dating from AD1200. Just to the west is Court Lodge Oast House, a Grade II listed building (TQ 94 NE 199) whilst the development site itself, Court Lodge, is a Grade II listed building dating from AD1400.

5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east

Kent, especially along the Medway and Stour Valleys. The Palaeolithic presence within the assessment area has not been found.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented within the assessment area by the important prehistoric trackway known as the North Downs Way which runs just to the north of the PDA (TQ 55 SE 124)..

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is not represented in the assessment area.

5.4 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury). The Kent HER has one entry within the assessment area, the find spot of an Iron Age copper alloy coin (MKE 56214).

5.5 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the

flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital. The assessment area has no records from this period.

5.6 Anglo-Saxon

The Anglo-Saxon period is not represented within the proposed development area.

5.7 Medieval

The medieval period is represented within the assessment area by the finding of a medieval silver coin (MKE 56491) and the Church of St Mary (TQ 94 NE 194).

5.8 Post-Medieval

The Post Medieval period within the assessment area is represented by the listed building of Court Lodge (TQ 94 NE 107) and the adjacent church (TQ 94 NE 194).

5.9 Modern

Modern archaeology within the assessment area has been limited to the crash site of a Messerschmitt Bf 109 (TQ 94 NE 246).

5.10 Undated

There is no Kent HER undated records that fall within the assessment area.

5.11 Cartographic Sources and Map Regression

A map regression exercise (Figs. 1-5) carried out on the proposed development area has shown that the site was developed earlier than the mid 18th century, but with little development since.

5.12 Aerial Photographs

The National Monuments Records were consulted during the writing of this report. Google Earth provided vertical images that were viewed dating from 1940 (Plate 1).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is considered **low**.

6.2 Iron Age

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **low**.

6.3 Romano-British

The potential for Romano-British archaeology is considered to be **low**.

6.4 Anglo-Saxon

The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

6.5 Medieval

The potential for finding remains dating to the medieval period is considered as **medium**.

6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of industrial activities in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **medium**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to domestic activity and the potential impact on buried archaeological deposits will have been due to these activities.

The existing impact is considered as **medium**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development (Fig. 7) was for the build of an extension to a residential Grade II listed house. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **high**.

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of low archaeological information.

9 OTHER CONSIDERATIONS

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Kent County Council (Heritage) within 6 months of completion.

9.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

9.3 Copyright

Swale & Thames Survey Company (SWAT Archaeology) and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence

to Lee Evans Partnership LLP (and representatives) for the use of this document in all matters directly relating to the project.

10 ACKNOWLEDGEMENTS

The author would like to thank Lee Evans Partnership LLP for commissioning this report.

Paul Wilkinson PhD., MifA., FRSA.

10th August 2014

11 REFERENCES & BIBLIOGRAPHY

Everitt A. (1986) Continuity and Colonization- the evolution of Kentish Settlement.

IFA (revised 2011) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Statement 2010: Planning for the Historic Environment. TSO (The Stationery Office)

National Planning Policy Practise March 2012.

HER Data (KCC)

Plates



Plate 1. Google Earth dated 2013 eye alt 263m

Figures

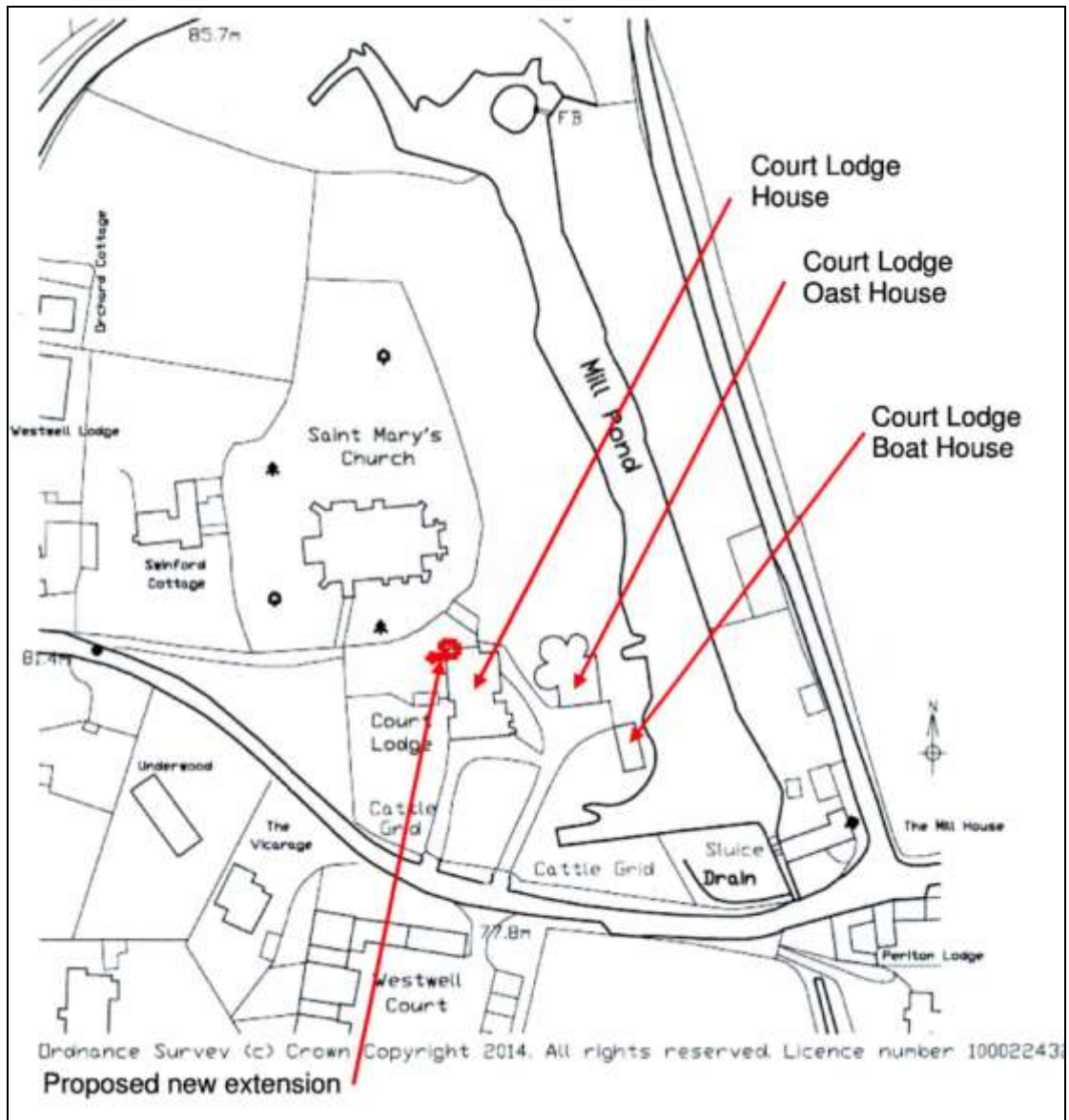
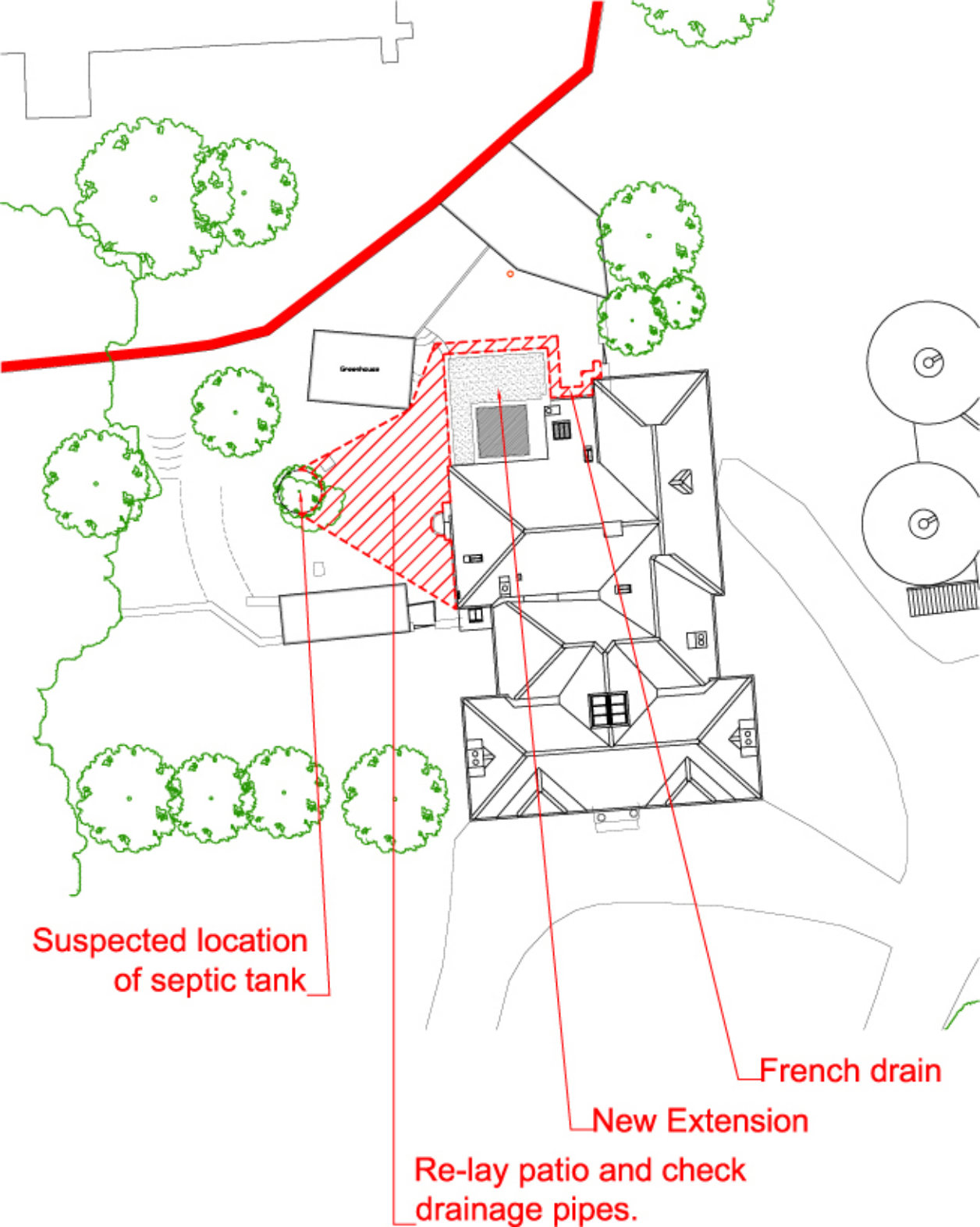


Figure 6. Site layout

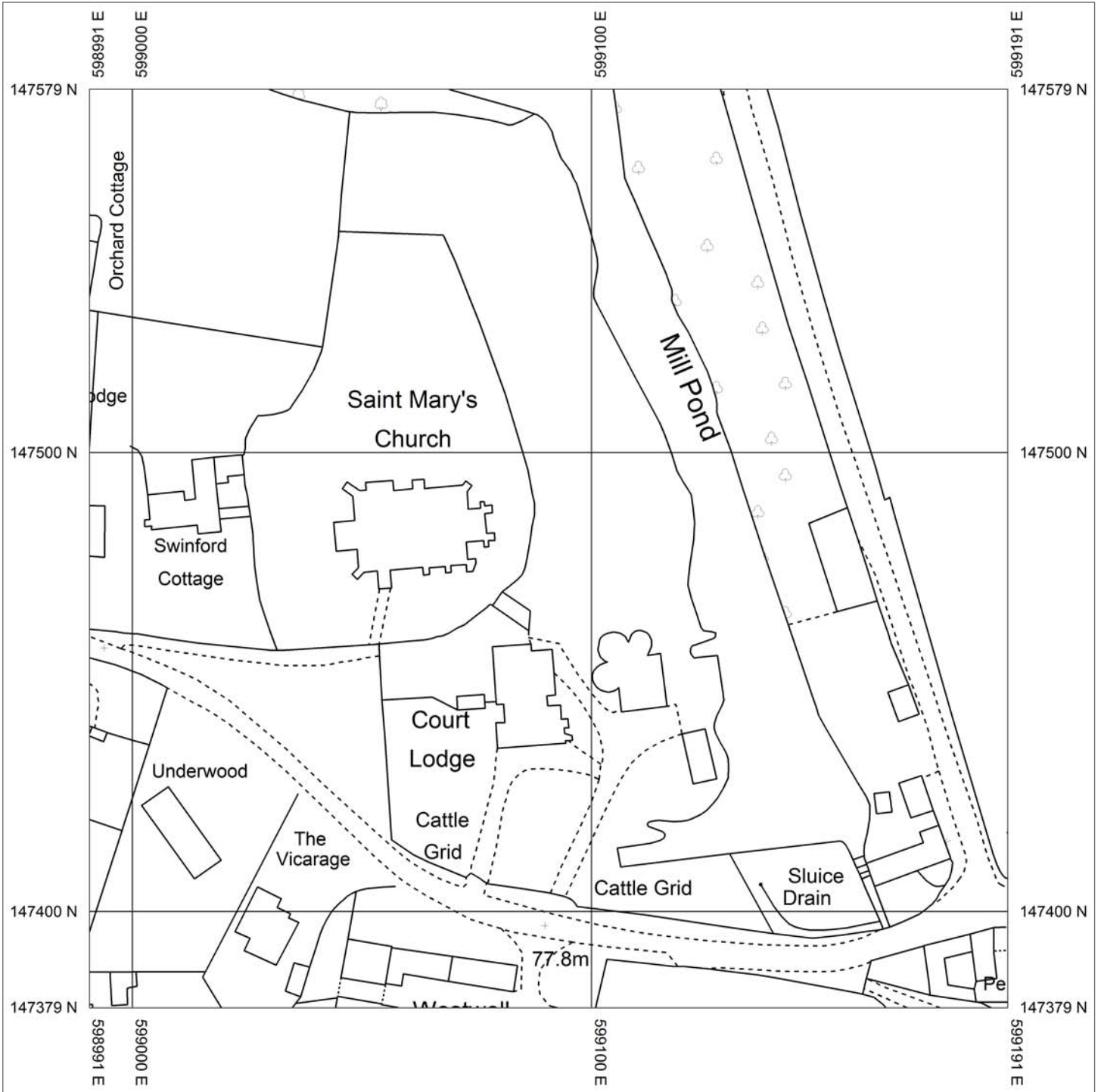


Suspected location
of septic tank

French drain

New Extension

Re-lay patio and check
drainage pipes.



Court Lodge

Produced 8/11/2014 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2014

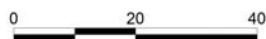
Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Westwell
Ashford
TN25 4JX



Scale 1:1250

Supplied By: National Map Centre Kent

Serial number: 001149586

Plot Centre Coordinates: 599091, 147479

Figure 8
OS Licence 100039