

Archaeological Desk-Based Assessment  
In advance of Development of land at the  
former United House Headquarters,  
Goldsel Road, Swanley, Kent

NGR: 551650 168350



Report for  
Persimmon Homes (South-East) Ltd  
Date of Report: 12/12/2014

**SWAT. ARCHAEOLOGY**

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## **Archaeological Desk-Based Assessment in Advance of Development on land at the former United House Headquarters, Goldsel Road, Swanley, Kent**

**NGR: 551650 168350**

### **1 SUMMARY**

*Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment of the proposed development of land at Goldsel Road, Swanley in Kent as part of the planning application by ECE Architecture.*

*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 further archaeological assessment will be required in the form of an Archaeological Watching Brief during the initial demolition, ground reduction and construction stages.*

*A Design and Access Statement was prepared by ECE Architecture and this document sets out the architectural proposals for the development of the site in a sustainable manner both environmentally and economically.*

*The proposals for a housing development of this site will provide for an innovative enterprise, which would provide for the immediate delivery of new affordable and market housing within an enhanced local environment.*

*The proposals seek to develop the site in a responsible and sensitive manner to both respects the existing landscape whilst ensuring that the proposed development lessens the sites visual impact.*

*The site is bounded to the north by the railway running into Swanley Station, residential dwellings to the east. Court Crescent and High Firs Primary School to the south and Goldsel Road to the west. The site covers an area of 3.46 hectares.*

## 1.1 History of the site

The name 'Swanley' probably developed from the Saxon word 'Swineley' which means that 'ley' is a clearing in the woods and 'Swine' means pigs. So a Saxon pig farm or a stopping place for pigs on their way to the London markets. Hasted had little to say about the parish:

*THIS PARISH contains about 3100 acres of land, of which 250 are wood. It is pleasantly situated as to the eastern part of it in the vale, through which a branch of the river Darent runs at the eastern boundary of it, near which the turnpike road from Dartford to Farningham, and so on to Sevenoke, leads through it, passing through Hawley and the village of Sutton; near it are most of the gentlemen's seats in it mentioned below, the parsonage, and vicarage. Hence the ground rises westward to the hill, having the church standing at one field's distance from the above road, still higher to Gilton-hill and, Swanley at the western boundary as the parish, at Birchwood corner, adjoining to the high road from Foot's Cray to Farningham. The soil of this parish is in general light, stony, and much inclined to gravel, though there is a good deal of chalk in several different parts of it; and there is some fertile lands in the southern part, adjoining to Horton; the western part, adjoining to the Farningham road, is very poor indeed, and such of it as is not coppice wood is mostly covered with heath and furze, especially about that part called the Warren (Hasted 1797: 112).*

The HER data from Kent County Council highlights two important finds on the periphery of the assessment area (Appendix 2). To the north-west a find spot of a Palaeolithic handaxe (TQ 56 NW 125) dating from 500000 BC to 125000 BC and to the north-east a find spot of 11 Palaeolithic hand axes and one piece of debitage (TQ 56 NW 126) again dating from 500000 BC to 125000 BC.

### Map Regression 1873-1985

From the 1840s the Ordnance Survey started work 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.

The Ordnance Survey map of 1868 (Figure 1) shows open fields in the area of the Proposed Development Area (PDA) with the railway lines of the London, Chatham and Dover Railway curving across the northern edge of the PDA. Of particular interest is an elevated engine turnstile used for turning the engine around to face the opposite direction. An invention it is said by Brunel.

By 1896 (Figure 2) the turnstile is still in use with the addition of a small building possibly to house the turning mechanism. Four semi-detached houses have been built alongside Goldsel Road and an orchard planted to the rear (Field 20). To the north-east a 'Jam Factory' probably owned by Thomas Wood has been built with a free-standing chimney. To the north of the railway line the open fields have now been developed with streets of terraced housing.

The 1909 OS map (Figure 3) shows a school and more residential development along Goldsel Road. The Jam Factory has expanded to the south-east and more orchards have been planted to the east of the factory.

By 1939 (Figure 4) the OS map shows additional orchards to the south and east of the factory. However, the aerial photograph of 1940 shows a transformed scene with allotment gardens filling the area between Goldsel Road and the factory expanded to the east with piles of dumped rubble where once was orchard. The aerial photograph still shows the turntable being used for trains (Plate 1).

The 1967 OS map (Figure 6) shows that the factory has expanded to include a 'Food Depot' which covers most of the PDA. Additional factory buildings are located in the south-west area of the PDA. Goldsel Road has been extended to the south of the school which in 1967 was labelled 'Food Depot'. The railway turntable has been removed and the aerial photograph of 1960 shows the wartime allotments have disappeared and are now pasture (Plate 2).

By 1977 the OS map (Figure 7) shows the area around the PDA transformed. The factory has expanded and a large pond dug to the east of the factories. The school was not re-established after the war and is now labelled 'Winton Court'. To the south of the factories the land has been developed for residential housing as has the land to the south-east. Where there was pasture in 1967 is now an additional

factory. By 1990 the aerial photograph shows the allotments to the east of the factory are now residential housing (Plate 3).

## **2 INTRODUCTION**

### **2.1 Planning Background**

The National Planning Policy Framework (March 2012)

It is worth quoting from this long awaited planning document, in particular Policy 12:

#### **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.

128. 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** *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 by United House and Persimmon Homes will comprise a sustainable residential development of 201 new dwellings, together with an associated large open space, landscaping and ecological enhancements and sustainable drainage (Appendix 2).

### **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) indicates the underlying surface is anticipated to be Thanet Formation-Sand (BGS 1:50,000 digital). The site averages 68-70m.00aOD.

## **3 AIMS AND OBJECTIVES**

### **3.1 Introduction**

The Desk-Based Assessment was commissioned by Persimmon Homes Ltd in order to supplement a planning application for the development of the site of land adjacent to Goldsel Road in Swanley, 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 Swanley.

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 (20/11/14).

The Portable Antiquities Scheme Database (PAS) was also used as an additional source of information.

#### 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 (Figures 1-7).

#### 4.1.4 *Aerial photographs*

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-4).

#### 4.1.5 *Geotechnical information*

In 2014 Leap Environmental Ltd undertook a geotechnical investigation of the site and found the site has been subject to cut and filling operations and to the west of the site made ground to 0.5/1.5m over firm clays/medium sands. To the east of the site the made ground extends to 2/4+m in some places.

#### 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 Swanley is limited but does comprise possible activity dating from one of the earliest human periods in Britain- the Palaeolithic.

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 (500m radius centered on the PDA), followed by a map of archaeological sites, monuments and records within the site's immediate vicinity (Appendix 1). Time scales for archaeological periods represented in the report are listed on the previous page and above in **Table 1**.

## **5.2 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

No scheduled monuments; No Listed Buildings; No Historic Parks & Gardens and Conservation Areas are recorded within the confines of the proposed development area (PDA).

## **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 and is represented in the assessment area by Palaeolithic hand axes found at Swanley Junction (TQ 56 NW 125, and 126. The Southern Rivers Palaeolithic Project. Report No. 2 Wessex Archaeology).

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has one record of archaeological evidence from this period within the assessment area which is various Mesolithic implements found at Heathwood Farm (TQ 56 NW 70).

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is not represented within the assessment area.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level are 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 Kent HER records no activity within the assessment area.

#### **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. The assessment area includes no records from this period.

#### **5.6 Anglo-Saxon**

The Anglo-Saxon period is not represented in the assessment area

#### **5.7 Medieval**

The medieval period is not represented within the assessment area.

#### **5.8 Post-Medieval**

The Post Medieval period within the assessment area is not represented.

#### **5.9 Modern**

Modern development within the assessment area has been limited to domestic housing, and light industry– all being partly responsible for the present landscape.

#### **5.10 Undated**

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

### 5.11 Cartographic Sources and Map Regression

A full map regression exercise carried out on the proposed development area has shown how the site has been progressively developed. Seven detailed maps of the area dating from 1868 up to 1977 show the various phases of development.

## 6 ARCHAEOLOGICAL POTENTIAL

### 6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There are a number of records that reflects prehistoric activity within the search area. The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **medium**.

### 6.2 Iron Age

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

### 6.3 Romano-British

The lack of presence of Romano-British archaeology in the research area suggests that the potential is therefore to be considered as **low**.

### 6.4 Anglo-Saxon

Anglo-Saxon archaeology within the assessment area has not been represented. 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 **low**.

### 6.6 Post-Medieval

The potential for finding remains dating to the post-medieval period is therefore considered as **low**.

## 7 IMPACT ASSESSMENT

### 7.1 Existing Impacts

The search area is for the most part, subject to industrial activity and the potential impact on buried archaeological deposits will have been due to these processes. Therefore, the previous impacts are considered **high**.

## **7.2 Proposed Impacts**

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential units, access roads, landscaping and car parking. 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 **moderate-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 potential.

## **9 OTHER CONSIDERATIONS**

However, it is recommended in this case that further archaeological assessment will be required and that a Watching Brief during development should be carried out. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used further inform further mitigation if necessary.

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 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 Persimmon Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

## **10 ACKNOWLEDGEMENTS**

The author would like to thank Persimmon Homes Ltd for commissioning this report.

Paul Wilkinson PhD., MifA., FRSA.

December 2014

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Data provided by Kent HER

### **Publications viewed:**

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The Southern Rivers Palaeolithic Project. Report No. 2 Wessex Archaeology



## Figures

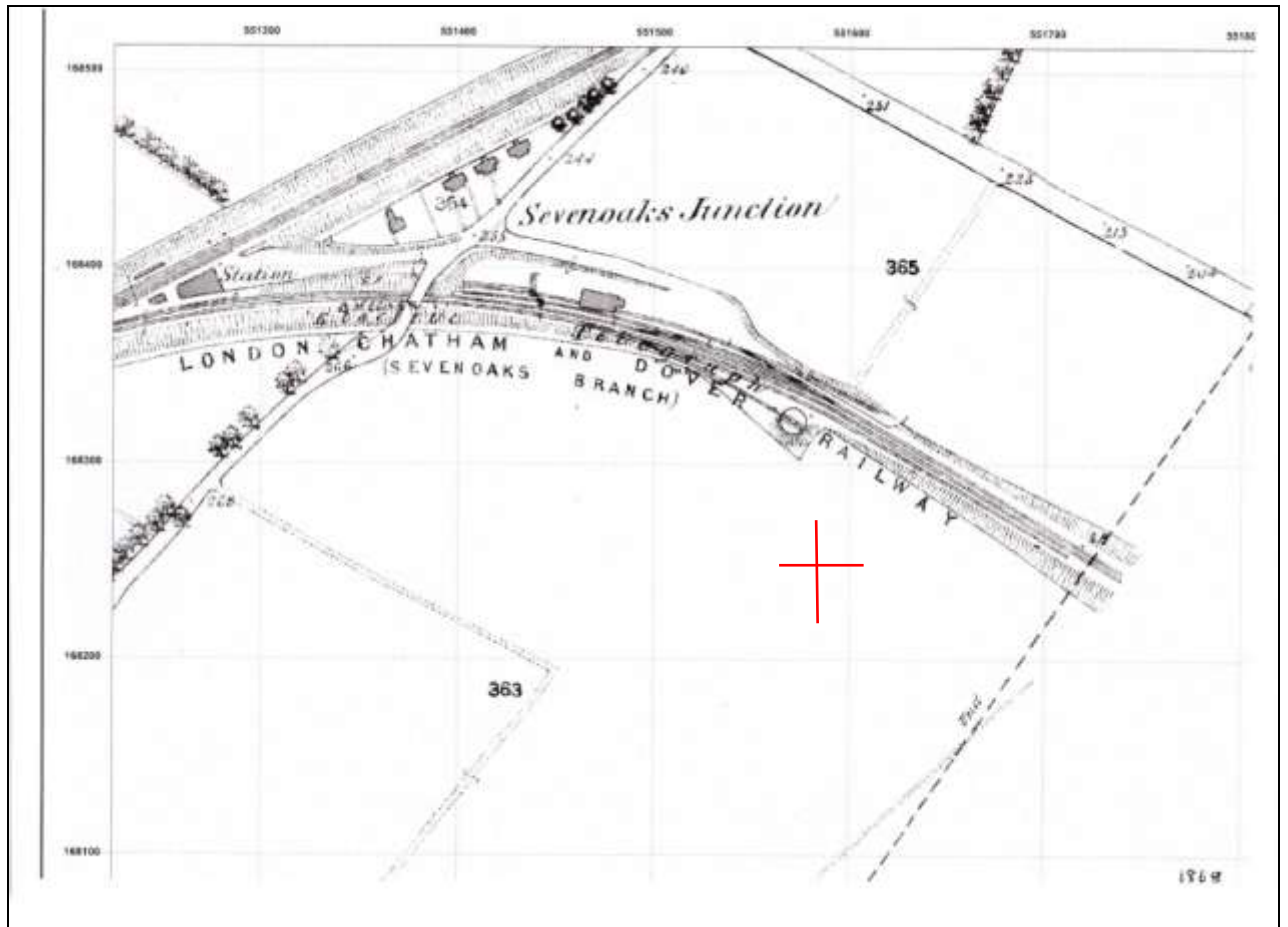


Figure 1. Section of OS map 1:2,500 1868 (red cross centre of site)

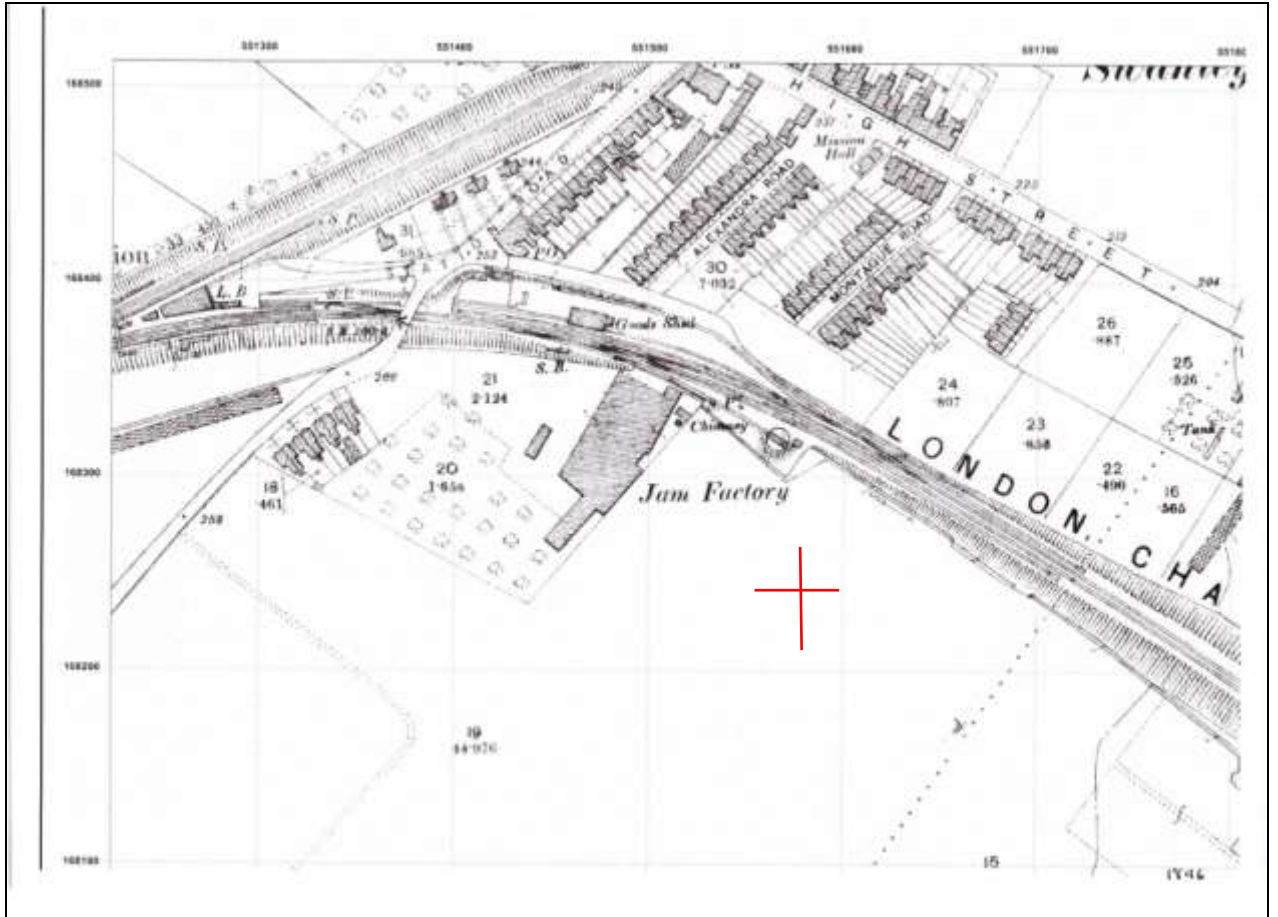


Figure 2. OS 1:2,500 map of 1896 (red cross centre of site)

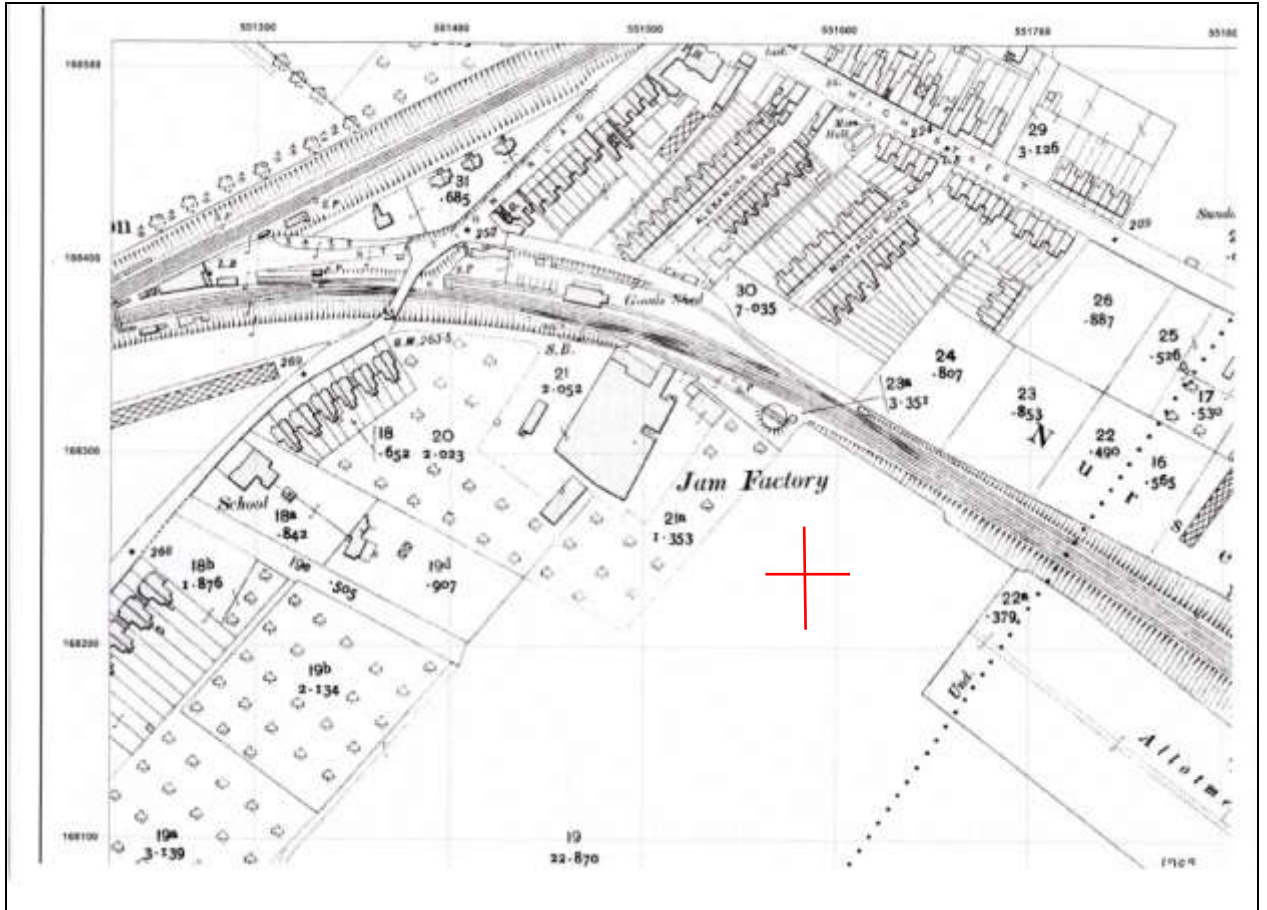


Figure 3. OS 1:2,500 1909 map (red cross centre of site)

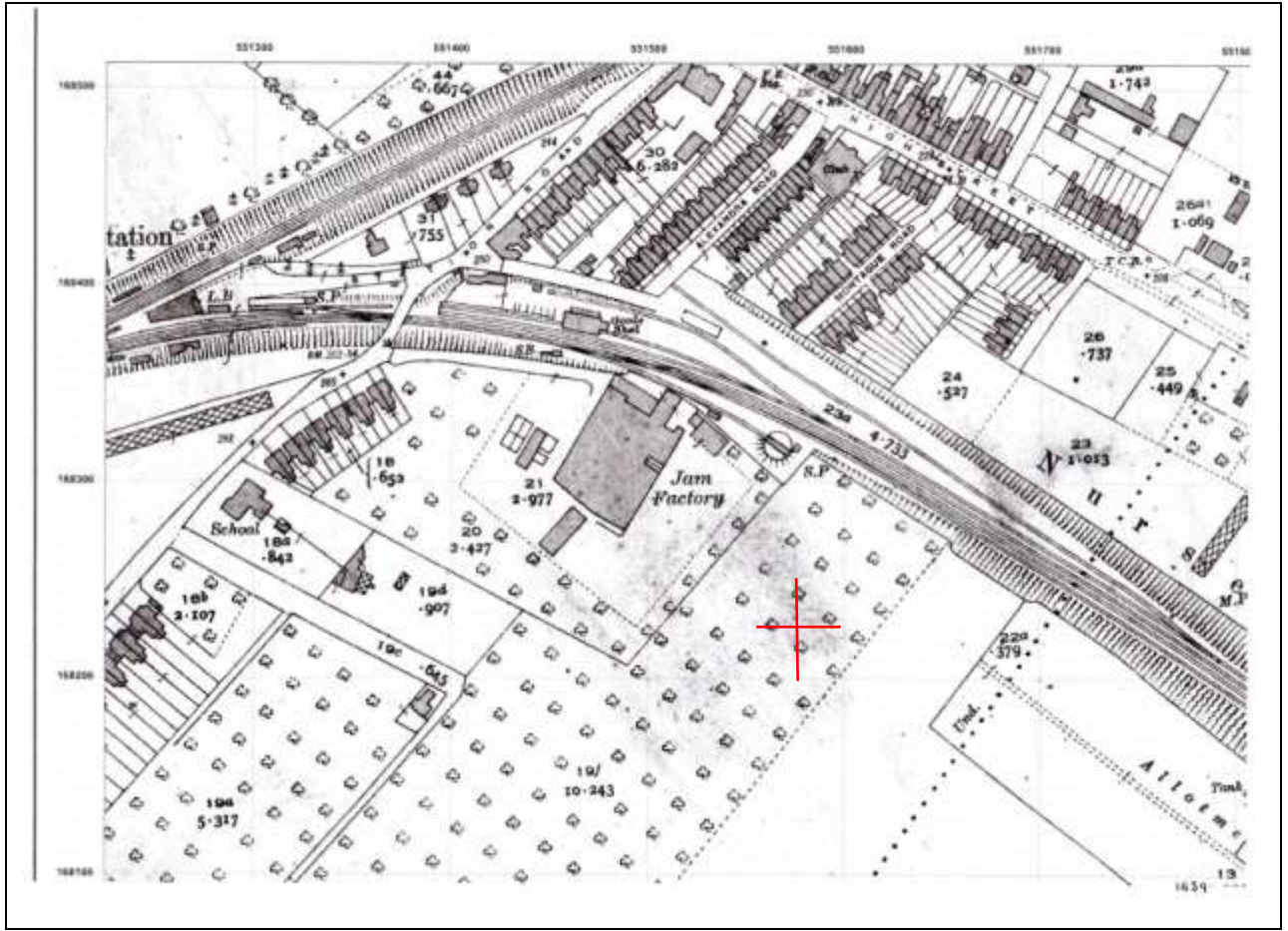


Figure 4. OS 1:2,500 map of 1939 (red cross centre of site)

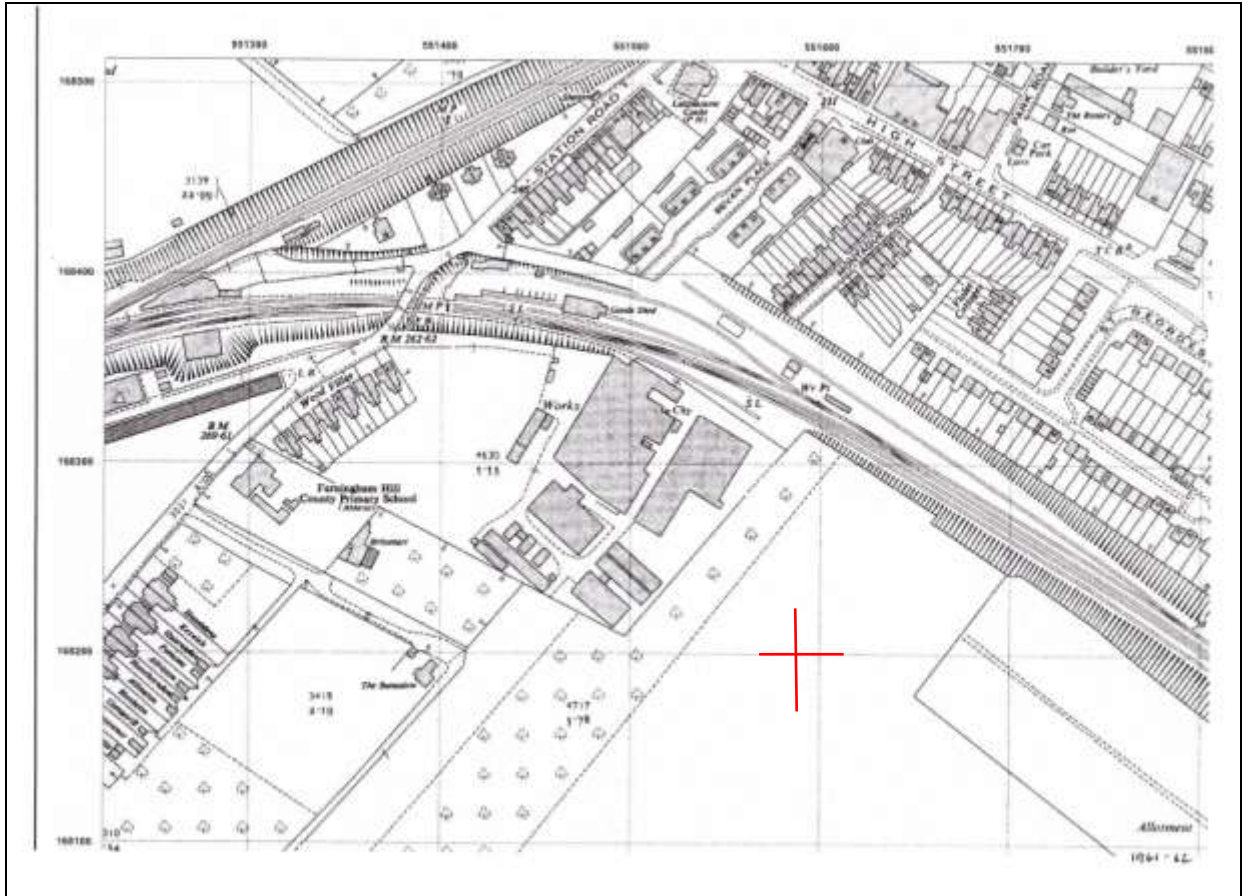


Figure 5. OS 1:2,500 map of 1961 (red cross centre of site)

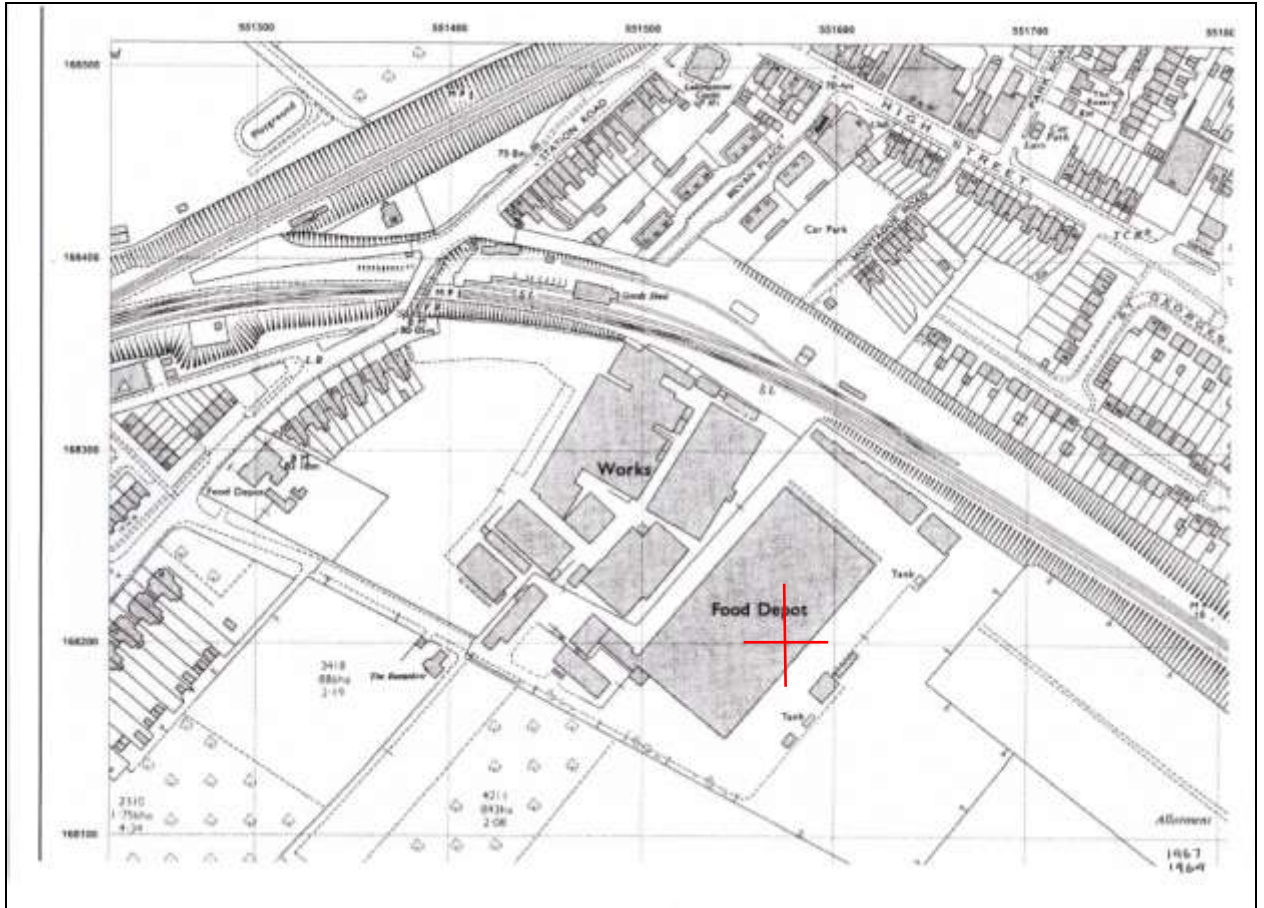


Figure 6. OS 1:2,500 map of 1967 (red cross centre of site)

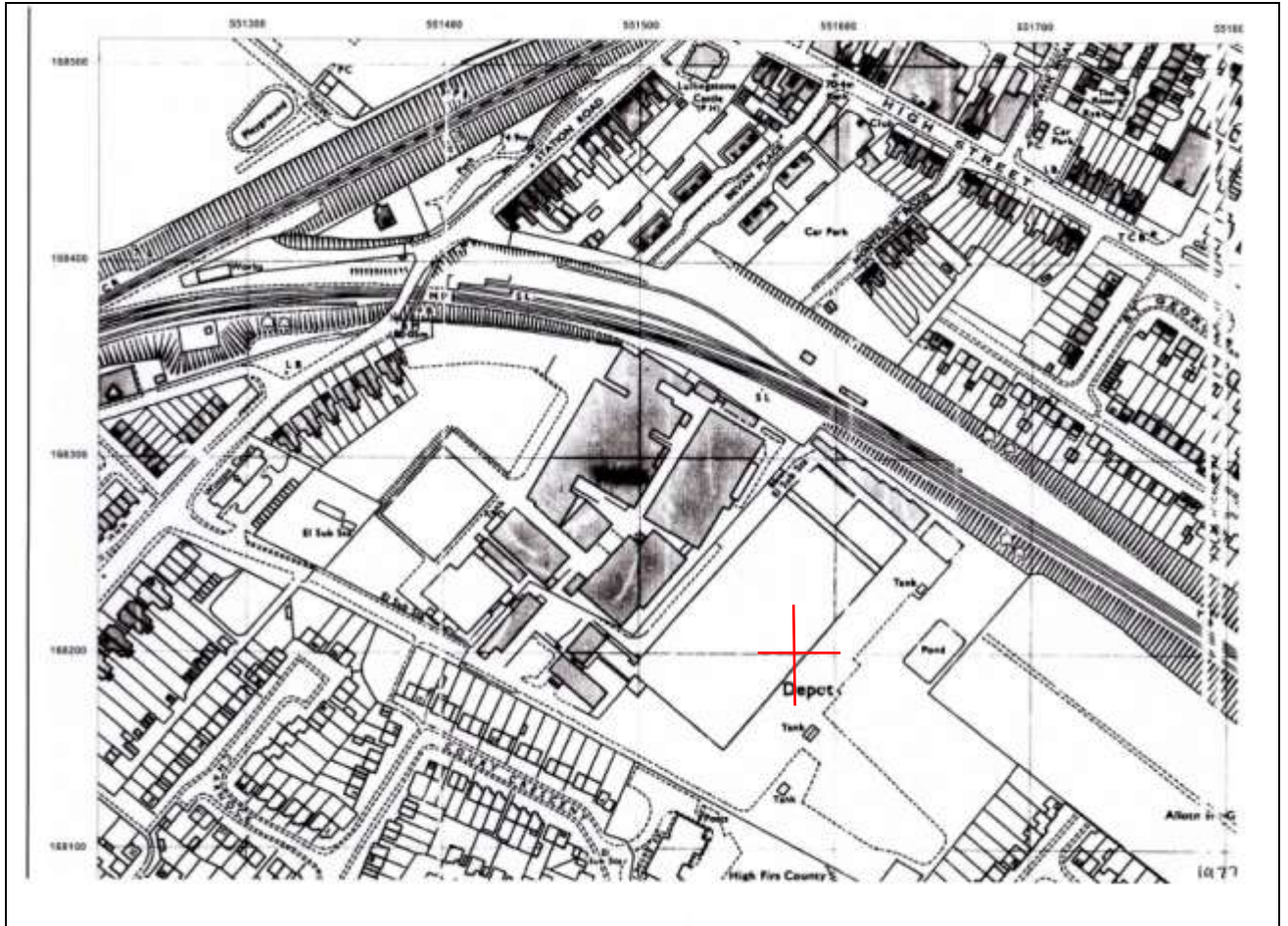


Figure 7. OS 1:2,500 map of 1977 (red cross centre of site)

## Plates



Plate 1. The Google Earth view (1940) of the site (eye alt 482m)





Plate 2. The Google Earth view (1960) of the site (eye alt 482m)



Plate 3. The Google Earth view (1990) of the site (eye alt 482m)



Plate 4. The Google Earth view (2001) of the site (eye alt 482m)



Plate 5. The north-west boundary of the site (looking north-east)



© 2014 Google

Image © 2014 Getmapping plc

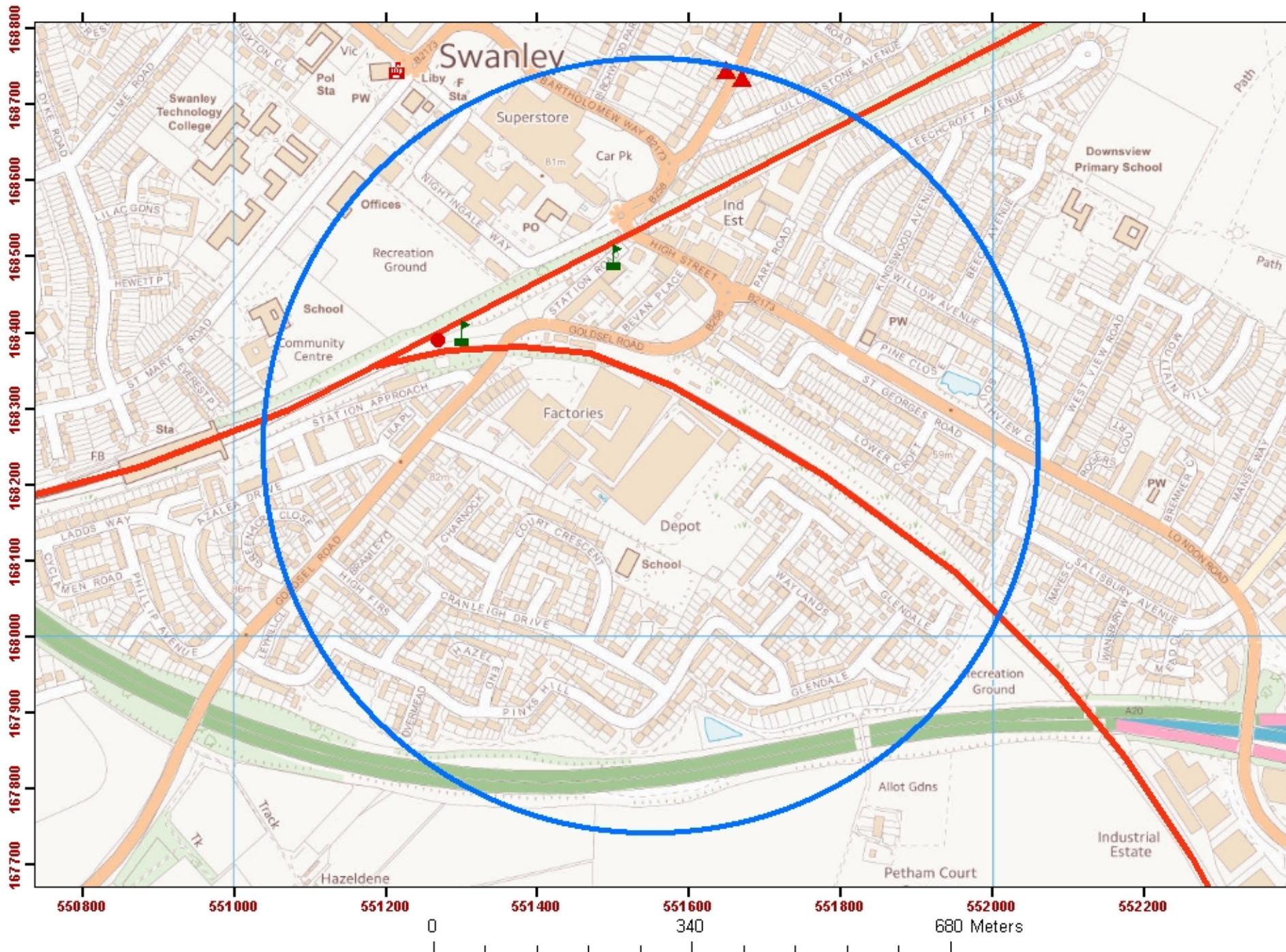
Google earth

1940

51°23'33.86" N 0°10'39.64" E elev 71 m eye alt 569 m

# Swanley United Factory - Monuments

Scale:  
1:6,779



## Legend

- Building
- Crossed Site
- Farmstead
- Fieldspot
- Listed Building
- Landscape
- Maritime
- Monument
- Place
- <All other routes>
- On\_HER**
- Not on HER
- On HER

Appendix 1.

**ACCOMMODATION SCHEDULE**

Dwelling Type:		Total sqft
26no. 1BF	505sqft (min.)	13,130sqft
13no. 1BF	530sqft (min.)	6,890sqft
49no. 2BF	675sqft (min.)	33,075sqft
3no. 2BF	700sqft (min.)	2,100sqft
20no. 2BH	631sqft	12,620sqft
2no. 2B FOG	755sqft	1,510sqft
8no. 3BTH	739sqft	5,912sqft
23no. 3BH	761sqft	17,503sqft
19no. 3BTH	932sqft	17,708sqft
7no. 3BH	999sqft	6,993sqft
7no. 4BH	1222sqft	8,554sqft
24no. 4BTH	1162sqft	27,888sqft

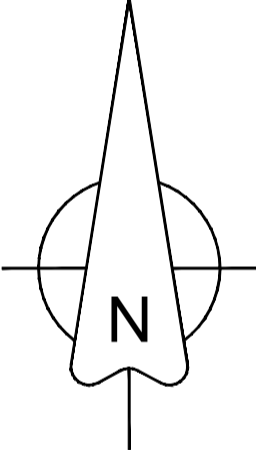
TOTAL DWELLINGS: 201no. **153,883sqft**

**CAR PARKING** Generally;  
 85no. unallocated spaces for 91 flats (0.93 space/flat)  
 1 space per 2-bedroom houses  
 1.5 or 2 spaces per 3-bedroom houses  
 2no. spaces per 4-bedroom house  
 22no. visitor parking throughout

**CYCLE PARKING** 1 space per flat  
 2 spaces per house generally within rear garden sheds

**SITE AREA DENSITY** 3.46ha [approx. to shown red line including all open space]  
 54.9 dwellings per Ha

**Note:** Square footage of dwellings shown as Persimmon stated Internal areas



Rev	Date	Revision Details	Dr	Ch
G	05.01.14	Revised to Clients comments	RP	KE
F	18.12.14	Revised to Clients comments	RP	KE
E	12.12.14	Revised to Clients comments	KE	AK
D	04.12.14	Entrance area revised to flats	KE	AK
C	21.11.14	Car spaces revised	NF	KE
B	12.11.14	Updated following design team meeting	KE	AK
A	20.10.14	Updated following design team meeting	KE	AK

**ECE Architecture**

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 www.ecearchitecture.com

Client's Name  
**Persimmon Homes South East**

Job Title  
**Goldsel Road, Swanley**

Drawing Title  
**Proposed Site Layout  
 200 Dwellings**

Scale  
**1:500 @ A1 / 1:1000 @ A3**

metres 10 20 30 40 50

Drawn	Checked	Date
KE	AK	02.10.14

Job No 6035 Drawing No 01 Rev G

Status  
**PRELIMINARY**