



Archaeological Desk-Based Assessment in advance of the Proposed Development at the Sevenoaks Community Centre, Sevenoaks, Kent

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NGR: 553045 156821



Report for Theis and Khan Architects

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SWAT. ARCHAEOLOGY

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Contents

<i>Appendix 1 Archaeological Sites</i>	
<i>List of Plates</i>	iii
<i>List of Figures</i>	iii
1. SUMMARY.....	6
2. INTRODUCTION.....	7
3. GEOLOGY AND TOPOGRAPHY.....	8
3.1 Geology.....	8
3.2 Topography.....	8
3.3 Stratigraphy.....	8
4. PLANNING BACKGROUND	9
4.1 The Proposed Development.....	9
4.2 The Nation Planning Policy Framework.....	9
4.2.1 Conserving and Enhancing the Historic Environment.....	9
4.2.2 Heritage Assets.....	9
4.2.3 Sevenoaks District Local Plan.....	10
4.2.4 Policy HE11.....	11
4.3 Regional Policies.....	11
4.4 Desk Based Assessment.....	11
5. PROJECT CONSTRAINTS.....	12
6. AIMS AND OBJECTIVES.....	12
6.1 Introduction.....	12
6.2 Desktop Study – Institute for Archaeologists (revised 2011).....	12
7. METHODOLOGY.....	13
7.1 Desk-Based Assessment.....	13

7.1.1	Archaeological databases.....	13
7.1.2	Historical documents.....	13
7.1.3	Cartographic and pictorial documents.....	13
7.1.4	Aerial photographs.....	13
7.1.5	Geotechnical information.....	13
7.1.6	Secondary and statutory resources.....	14
8.	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENTS.....	14
8.1	Historic Period Table.....	14
8.2	Specification.....	14
8.3	Introduction.....	15
8.3.1	History of the Site.....	15
8.3.2	Map Regression.....	16
8.3.3	Aerial Photographs.....	16
8.3.4	Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas.....	16
8.3.5	Settings of Listed Buildings.....	17
9.	ARCHAEOLOGICAL POTENTIAL.....	20
9.1	Walkover Survey.....	20
9.2	Events.....	21
9.3	Kent Historic Environment Record.....	21
9.3.1	Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	21
9.3.2	Iron Age.....	22
9.3.3	Roman-British.....	22
9.3.4	Anglo-Saxon.....	23
9.3.5	Medieval.....	23
9.3.6	Post-Medieval.....	23
9.3.7	Modern.....	23
9.3.8	Farmsteads.....	23
9.3.9	Undated Records.....	24
9.4	Summary of Potential.....	24

10. IMPACT ASSESSMENT.....	25
10.1 Introduction.....	25
10.2 Historic Impacts.....	26
10.2.1 Construction Impacts.....	26
10.2.2 Agricultural Impacts.....	26
10.3 Proposed Impacts.....	26
10.3.1 The general development of the site.....	26
10.3.2 Introduction.....	26
10.3.3 Impact Assessment grades.....	27
10.4 Summary of Impacts both Historical and proposed.....	27
11. MITIGATION.....	27
12. OTHER CONSIDERATIONS.....	27
12.1 Archive.....	27
12.2 Reliability/limitations of sources.....	27
12.3 Copyright.....	27
13. REFERENCES & BIBLIOGRAPHY.....	28

List of Plates

- Plate 1. Google Earth view 1940
- Plate 2. Google Earth view 1960
- Plate 3. Google Earth view 1990
- Plate 4. Google Earth view 2003
- Plate 5. Google Earth view 2008
- Plate 6. Google Earth view 2014
- Plate 7. View of Site Entrance
- Plate 8. View of the Community Centre
- Plate 9. View of to the North
- Plate 10. View of Site (looking North-East)

List of Figures

- Fig.1 Site location map 1:20000
- Fig.2 Site Location plan 1:1250
- Fig.3 Historic mapping OS 1:2500 1869-70
- Fig.4 Historic mapping OS 1:2500 1896-97
- Fig.5 Historic mapping OS 1:2000 1909
- Fig.6 Historic mapping OS 1:2500 1936
- Fig.7 Historic mapping OS 1:2000 1959-60
- Fig.8 Historic mapping OS 1:2500 1959-61
- Fig.9 Historic mapping OS 1:2000 1972-75
- Fig.10 Historic mapping OS 1:2500 1980-85
- Fig. 11 Historic mapping OS 1:2000 1984-89
- Fig.12 Historic mapping OS 1:2000 1992
- Fig. 13. KHER Events
- Fig. 14. KHER Monuments
- Fig.15. KHER Historic Landscape Character

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NGR: 553045 156821

1. SUMMARY

1.1 *Swale & Thames Survey Company (SWAT Archaeology) has been commissioned by Theis and Khan Architects Ltd to carry out an archaeological desk-based assessment to supplement a planning application for the proposed development at the Sevenoaks Community Centre, Sevenoaks, Kent.*

1.2 *The proposed development comprises of the build of a new community centre with offices above, a nursery and some residential units.*

1.3 *The proposed development area (PDA) comprises a development site located in the town and parish of Sevenoaks in the west of the County of Kent and the South East of England. The town of Sevenoaks lies west of Maidstone and south east of London at the junction of the A25 and the London Road. The PDA can be found just east of the junction of the A225 and the A25 in an area of urban residential and commercial development. The plot is triangular in shape and forms approximately 2.950 acres (1.194 Ha) and is the site of the Sevenoaks Community Centre and grounds. It is bounded to the north by an industrial building (Builders merchants), to the west by the A225 and to the southeast by the South Eastern railway track. Greatness clay pits are located to the east and Sevenoaks Wildfowl Reserve is to the west (Fig.1-2). The Historic Landscape Character is post 1810 settlement (Fig.15).*

1.4 *This Desk Based Assessment has examined the wide variety of archaeological data held by Kent County Council and other sources (Section 5). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- *Prehistoric: **Low***
- *Iron Age: **Low***
- *Romano-British: **Low***
- *Anglo-Saxon: **Low***
- *Medieval: **Low***
- *Post-medieval: **High***
- *Modern: **High***

*The Desk Based Assessment concludes that the site has a **low** potential for archaeological discoveries.*

2 INTRODUCTION

2.1 The PDA is centered on National Grid Reference: NGR 553045 156821.

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

2.2 Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

2.3 This report is a desk-based appraisal from known cartographic, photographic and Archaeological sources and is a research led statement on the archaeological potential of the proposed development.

2.4 It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

3. GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Folkestone formation Sandstone, a sedimentary bedrock formed approximately 100 to 125 million years ago in the Cretaceous period in a local environment previously dominated by shallow seas. These rocks were formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.

3.1.2 There are no superficial deposits recorded.

3.2 Topography

3.2.1 The PDA sits at an average height of 79m AOD to the south east of London, to the north of Sevenoaks and west of Greatness between Chipstead and Seal. It was historically an area of open land that flanked one of the two main roads (A225) leading from London and Dartford to Sevenoaks and later flanked by the London Chatham and Dover Railway line.

3.3 Archaeology and Stratigraphy

3.3.1 There is only one recorded intrusive event within c.500m of the site. A watching brief was carried out North Sevenoaks Primary Sub-Station, Bradbourne Vale Road, Sevenoaks by Alan Ward in 2008 and the report remains unpublished. The stratigraphy of the site is unconfirmed.

4. PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area is c.3.430 acres and will comprise of a planning application for the build of a new community centre with offices above, a nursery and some residential units.

4.2 The National Planning Policy Framework (March 2012) Policy 12 is the relevant policy for the historic environment:

4.2.1 Conserving and Enhancing the Historic Environment

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.

4.2.2 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 (NPPF 2012).

4.2.3 Sevenoaks District Council Core Strategy adopted February 2011 includes the following policy relevant to archaeology.

5.1 Policy SP 1

5.1.1 A distinguishing feature of the District is the high quality of the natural and built environment. Sevenoaks contains two AONBs and other areas of attractive landscape identified in the Countryside Assessment. The built and historic heritage of Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and sites of archaeological interest, contribute to the special quality and character of many parts of the District. A key responsibility of the plan is to ensure their continued protection, conservation and enhancement. The District's towns and villages also include other areas of high quality environment.

Design of New Development and Conservation

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.

The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.

4.2.4 The Local Development Plan is currently being prepared but will include the following:

Heritage Assets

EN1 – Development Control – General design/amenity principles

EN25 – Ancient Monuments and Site of Archaeological Interest

EN26 – Historic Parks and Gardens

4.3 Regional Policies

4.3.1 The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

4.3.2 This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.

4.3.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset's physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset

is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

4.4 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.

5. PROJECT CONSTRAINTS

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

6. AIMS AND OBJECTIVES

6.1 The Desk-Based Assessment was commissioned by Theis and Khan Architects in order to supplement a planning application for the proposed development at the Sevenoaks Community Centre, Sevenoaks, to establish the potential for archaeological features and deposits.

6.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (2014). 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”. (CiFA 2014)

7. METHODOLOGY

7.1 Desk-Based Assessment

7.1.1 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 (PDA) and the surrounding environs of Sevenoaks. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

7.1.2 Historical Documents

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

7.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-12).

7.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

7.1.5 Geotechnical Information

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

7.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

8.1 Table of Historical Periods

Paleolithic	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

8.2 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 site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 14 in **Table 1**.

8.3 Introduction

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the post-

medieval period. The geographic and topographic location of Sevenoaks is within a landscape that has been the focus of trade, travel and communication since the Palaeolithic.

8.4 History of the Locality

8.4.1 The parish of Sevenoaks is a hill town that stands at a height of some 190m. The parish was named for a small Saxon chapel dating to 800AD located near seven oaks in Knoles Park and known as 'Seouenaca' and was historically part of the Great Manor of Otford, held by the Archbishops of Canterbury. The earliest settlements, a Bronze Age burial ground and an Iron Age hill fort, have been found at Otford, 3 miles to the south.

8.4.2 The town is thought to have begun as a pre-conquest market established at the point where two ancient roads leading from London and Dartford to the Weald converge. The parish church of St Nicholas lies at the top of the High Street and is first mentioned in documentary evidence of *Textus Roffensis* in 1122 although it is thought that there was a church on site prior to this. A Royal Grant for the market was given in 1281.

8.4.3 The area was heavily wooded and known for its durable flint, which was difficult to knap and square, but was used for rough walling by the Romans. Ragstone, found locally was used for more prestigious buildings and sand from the sand stone deposits, chalk, clay and brick earth were also exploited and quarries dotted the landscape.

8.4.4 The river Darent bounds the north of the parish and in medieval times could be navigated by shallow bottomed boats. The area was poor and mostly agrarian and the Darent was a source of waterpower and was the location of a mill (mostly corn) every two miles.

8.4.5 Two hospitals were constructed by religious orders for the care of the elderly and sick, particularly those going on pilgrimage.

8.4.6 The school and almshouses were constructed by William Sevenoke in 1432 as a thank you to the town where he had been bought up as a foundling and risen to the position of merchant, alderman, sheriff and Mayor of London.

8.4.7 One of the roads, which lead from London and Dartford to the Weald, was the first in Kent to become a turnpike in C18th. It joined Sevenoaks, Tonbridge, Pembrey and Tunbridge Wells and later became the A21.

8.4.8 In 1456 Thomas Bouchier Archbishop of Canterbury purchased the Knole Estate and built Knole house. The construction of Knole House in the C15th and the subsequent development of the estate helped to grow the village. Recent archeological excavations at the site have uncovered finds dating to 2000BC.

8.4.9 The PDA is located in the hamlet of Greatness some 2 miles to the northeast. There were millponds here, to both sides of the main road to Maidstone, one dating to the Domesday survey and one to the C16th. The stream was supplied by a local spring that worked what was probably a fulling mill in the C17th, but in 1760 became a silk mill owned by the French Huguenot Peter Nouaille. He built Greatness House and employed over 100 people at the mill until silk crepe production went into decline and ended in 1828.

8.4.10 In the 1860's Thomas Crampton, a railway contractor bought 81 acres of the Greatness estate and created a small industrial area with brick fields, gas works, brewery and working class housing. Sevenoaks Bat and Ball station (c.50m from the PDA), built by the London Chatham and Dover Railway Company, opened in 1862 and was named after the Bat and ball public house, which is no longer standing.

A focused history of the development site is examined in the next section.

8.5 Map Regression 1869 – 1992

8.5.1 Historic maps

In the map of 1769 the PDA is located in open fields east of the river Darent and south of the stream that fed the silk mill owned by Peter Nouaille sited to the west. The turnpike is on the main road, south of the mill on the main road leading to the church of St John's, the Workhouse and Gallows Common.

8.5.2 The Ordnance Survey maps

OS 1869-70 1:2500

The PDA is a plot of enclosed land (20) bounding the west side of the London Chatham & Dover Railway line. A building that has been extended into three sections, is in the north of the plot and a trackway leads west to the road. The gas works is northwest of the site and the village, containing the Bat and Ball Public House (from which the station takes its name), the Railway Tavern, the Smithy, a nursery and a gravel pit is located to the south. Within the village are small sets of terraced houses and just outside the village are several larger dwellings with gardens (Fig. 3).

OS 1896-1897 1:2500

The building within the site have been significantly reduced and the trackway has been extended to meet the station sidings. A small building and walkway have been constructed over the railway. There has been some development in the village that includes the construction of a chapel and a cottage hospital and a small housing estate has crept in from the east (Fig.4).

OS 1909 1:2000

The PDA has been re designated 8 (2.095). A brewery (a series of six buildings) has been built along the north edge of the plot and a row of four terraced houses are on the west side. The tramway has replaced the footpath that leads from the Bat and ball Station to the gas works. A goods shed is in the east corner of the second plot and a weighing Machine is in the south corner. The railway line is now South East & Chatham Railway. Several terraced workers cottages have sprung up near to the gas works and just south east of the station. The village has changed very little but an orchard is found to the east (Fig.5).

OS 1936 1:2500

The plot has been re designated 88 (2.095). An additional building has been constructed close to the terraced houses, possibly a garage. The station building to the east side of the track has been extended. Southern Railway now manages the railway and the village has seen a considerable amount of development. A water works (Sevenoaks Water works co.) has appeared to the north and the gasworks to the northwest has expanded. The cottage hospital has become a large hospital and housing for nurses is within the village. New terraced houses have been built to the north and west of the village. A hall and Mission church are new. A series of buildings have been built in an undulating line along the new A25 (Fig.6).

OS 1959-1960 1:2000

The cottages sited on the plot are named 2,4,6,8 Siding Cottages. The building (garage) has been removed and a smaller building has been erected to the south east. Station House is named at the Station. The brewery on the north boundary is a depository with a builder's yard beyond. Several small buildings have been added to the south of the station. The buildings found in an undulating line have continued to be developed into a housing estate with large gardens and garage blocks. St John's ambulance Brigade (Sevenoaks division) is on the Otford Road just outside the village (Fig.7).

OS 1972 – 1975 1:2000

Sevenoaks hospital has been extended (Fig.8-9).

OS 1984-1989 1:2000

The Siding Cottages have been demolished and the plot has been developed into a community centre and tennis court. The gas works have been redeveloped into a housing estate. The depository has been demolished and rebuilt as a factory and beyond this the builders yard has become Sevenoaks Business Centre (Fig.10-12).

8.6 Aerial photographs

1940

The image is blurred and grainy but the cottages are still in place close to the west boundary and the remainder of the land is divided into small fields (Plate 1).

1960

Trees have developed to the west boundary. There is a small building to the south corner and the ground is being prepared for the construction of the community centre (Plate 2).

1990

The cottages have been demolished, the ground stripped and the community centre and tennis courts have been built. A third building east of the tennis courts is also under construction. A new hedge line is in place to the east boundary that meets the station and the trees have been trimmed back on the west boundary. The new factory has been built to the north boundary. The area to the east of the station has been cleared for construction (Plate 3).

2003 - 2014

A new car park and business centre have been built to the east of the station. The car parking and landscaping have been completed to the leisure centre (Plate 4-6).

8.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

There is one Listed Building and one monument recorded within the confines of the proposed development area (PDA). Three events, one monument, two buildings, one listed building, five farmsteads are recorded within a c.500m vicinity of the PDA; No Listed buildings share intervisibility with the PDA (Plates 13-14).

8.3.34 The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

8.8 Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting*

embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

There are two Grade II listed buildings within the assessment area. Bat and Ball Station (TQ55NW172/MKE30640), comprises of an office, a Station Masters House and a Waiting Room. It was constructed in 1862 by the London, Dover and Chatham Railway Company. It is of brick and slate construction and was a terminus for Sevenoaks until 1868 when a second line was built. South Eastern Railway now manages it. Numbers 128-134 St John’s Hill (TQ55NW279/MKE30958), c.270m southeast of the PDA, are two early C19th cottages constructed between 1800 and 1832 with stucco features and weatherboarding.

9. ARCHAEOLOGICAL POTENTIAL

9.1 Walkover Survey

A walkover survey by the writer of this report was accomplished on Wednesday 11th January 2017. Weather conditions were dry and overcast. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

9.1.1 The PDA consists of a triangular plot that bounds the west side of the railway line, the site of the Sevenoaks Community Centre. The site is more or less level with an OD height of about 79m. Although all of the PDA was walked no archaeological features or artifacts were identified. The site has been developed with substantial buildings and hard surfaced or landscaped (Plates 1-6).

9.2 Recent Archaeological Investigations

9.2.1 There is only one record of an archaeological investigation in the form of a watching brief carried out in 2008 by Alan Ward, c.500m south west of the PDA that proved negative.

9.3 Kent Historic Environment Record

See Appendix 1.

9.3.1 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, particularly along the Medway and Stour Valleys and the Cray Valley, where flint axes have been found. The Kent HER has no records from this period within the assessment area.

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

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records dating to this period within the assessment area.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. Evidence of early

settlement has been found at Otford c.2 miles from the PDA. The Kent HER has no records dating to this period within the assessment area.

The PDA is located adjacent to an ancient road, that lead from London and Dartford to the Weald and finds dating to 2000BC were recovered at the nearby Knole Park. However, there are no records dating to the prehistoric period within the assessment area. The potential for

finding remains therefore, that date prior to the Iron Age within the confines of the proposed development is **low**.

9.3.2 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). An Iron Age Hill Fort is cited at Otford c.2 miles from the village, but the Kent HER has no records of archaeological evidence within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

9.3.3 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 Romans are known to have occupied the area along the river Darent, however, here have been no Kent HER records from this period, therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

9.3.4 Anglo-Saxon

There are no Kent HER records from this period, therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

9.3.5 Medieval

There are no records from this period in the Kent HER, therefore the potential for finding remains dating to the Medieval period is considered as **low**.

9.3.6 Post Medieval

In the Post-Medieval period the village received the first Turnpike in Kent. It was mostly self sufficient from its agrarian industry. Mills were sited along the river Darent and its tributaries or served by millponds. The Greatness Mill (TQ55NW183/MKE30663), c.450m east of the PDA, was a lace manufacturing site and later a flourmill. The silk mill (TQ55NW75), c.500m east of the PDA, was a fuller mill and then a silk mill from c1750. The London, Dartford and Chatham railway (TQ75NE816/MKE44172) and the Bat and Ball Station (TQ55NW172/MKE30640) came to the village in 1862. A cottage hospital was established in 1866 and this was remodelled in 1920-21 to become Sevenoaks Hospital (TQ55NW100/MKE17412). Examples of housing from this period survive at 128-134 St John's Hill (TQ55NW279/MKE30958). Therefore, the potential for finding remains dating to this period is considered as **high**.

9.3.7 Modern

The modern period saw the Bat and Ball Station continue to operate, Sevenoaks hospital continue to develop and the village grow with new commercial areas and small housing estates. The continued occupation of the site through this period suggests that the potential for finding remains dating to this period is considered as **high**.

9.3.8 Farmsteads

There are five post medieval farmsteads recorded in the assessment area.

Outfarm (MKE83731) c.260m south west of the PDA, is a field barn with no associated yard; Outfarm (MKE83732) c.260m south of the PDA, is a field barn group consisting of two detached buildings and a single yard with working buildings on two sides; Outfarm (MKE83733) c.250m south of the PDA, is a field barn group consisting of two detached buildings and a single yard with working buildings on two sides; Outfarm (MKE83734) c.240m south of the PDA, a loose courtyard plan with a building to one side of the yard. All of the farmsteads are located within a village and have had their farmsteads demolished. Greatness House farm (MKE88813) c.500m north east of the PDA, is a dispersed multiyard plan farmstead with detached farmhouse in a central position, located within a park, that has suffered more than 50% loss of form.

9.3.9 Undated Records

There are no undated records within the assessment area.

9.4 Summary of Potential

9.4.1 The PDA lies adjacent to the ancient road that linked London and Dartford with the Weald. The area that was hunted and foraged during the prehistoric period and settled by Bronze Age and Iron Age peoples. Occupation continued in the Darent valley from the Roman period through to the Modern period.

9.4.2 The grant of a market in the medieval period and the development of mills along the river Darent is evidence that the area was growing and prospering.

9.4.3 While the PDA remained undeveloped until the Post medieval period; the development of a turnpike and silk mill may have resulted in use or occupation that was not recorded on the maps.

9.4.4 There have been no archaeological excavations within the vicinity with the exception of one at c.500m distance and this produced a negative result. Close proximity to the ancient road, the C17th fuller mill, the C18th turnpike and C18th silk mill may produce some potential from the post medieval period.

9.4.3 The desk-based assessment has considered the archaeological potential of the site from archaeological investigations in the vicinity but it must be said there is a paucity of archaeological information within the area of the PDA, however, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval and Modern: **High**

10. IMPACT ASSESSMENT

10.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

10.2 Historic Impacts

10.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has largely been the subject of open ground until the post medieval period when it was developed as a small terrace of houses and later the Sevenoaks Community Centre. Therefore, previous impacts to archaeological remains from the construction of the houses are considered to be **high**.

10.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the

ground, plough truncation can have a significant impact on preserved shallow deposits. Map evidence shows that the site was open ground until the Post medieval period, therefore damage to archaeological remains from the agricultural process is therefore, considered to be **low**.

10.3 Summary of impacts both historic and proposed

10.3.1 The plot of the PDA, to the east of the railway track, appears to have been open ground until the post medieval period when development began on the site. There have been several buildings, all to the northwest. In the modern period the entire site was developed into a community centre complex.

10.3.3 Any impacts would largely have been connected to the construction of the community centre complex. These works would have impacted the entire site to a shallow depth and a large part of the site to a greater depth, therefore most of the site would have had suffered low impact and some of the areas medium to high impact. No geotechnical investigation has as yet taken place.

11. 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 may be 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 and the periods that have the highest potential for survival are Post-Medieval and Modern. Due to a lack of archaeological investigation within the area of the site, the depth of natural geology has not been determined.

12. OTHER CONSIDERATIONS

12.1 Archive

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

12.2 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.

12.3 Copyright

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Theis and Khan Architects for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD., MCIfA., FRSA.

13. REFERENCES & BIBLIOGRAPHY

Sevenoaks District Council Core Strategy adopted February 2011

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.



Figure 1: Site location map, scale 1:20000



License number: 100031961

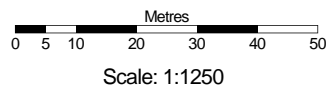


Figure 2: Site location map, scale 1:1250.

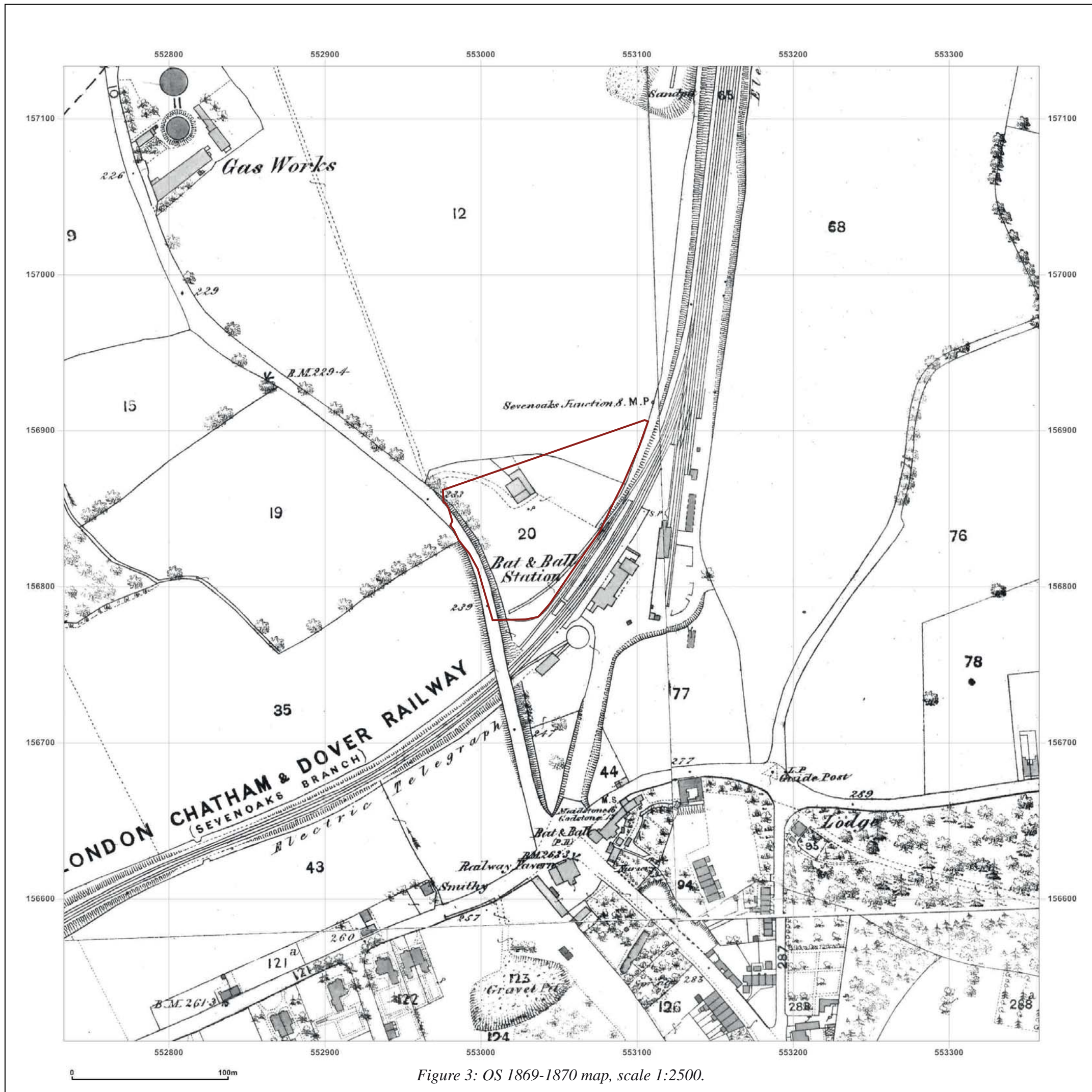


Figure 3: OS 1869-1870 map, scale 1:2500.

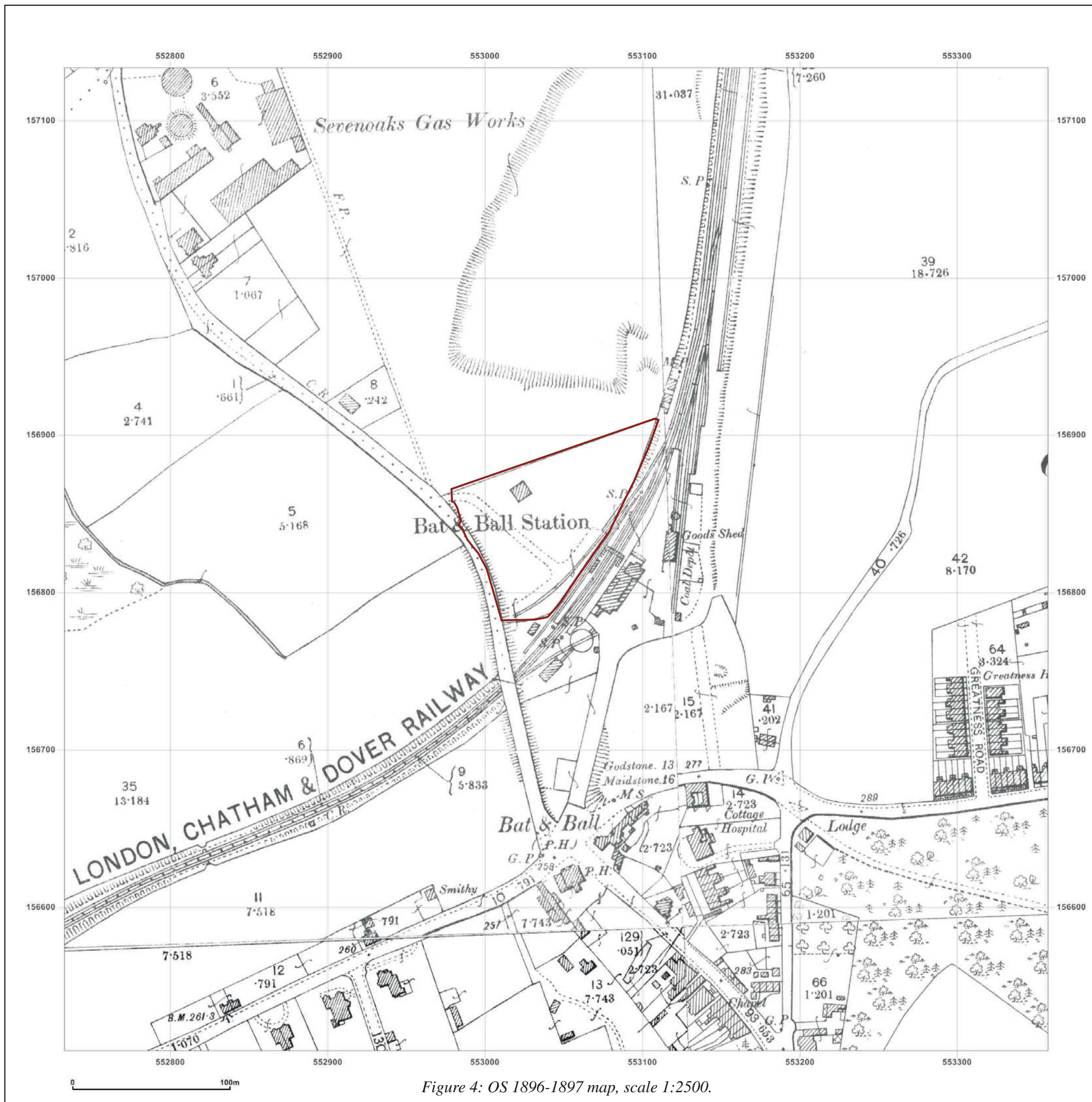


Figure 4: OS 1896-1897 map, scale 1:2500.

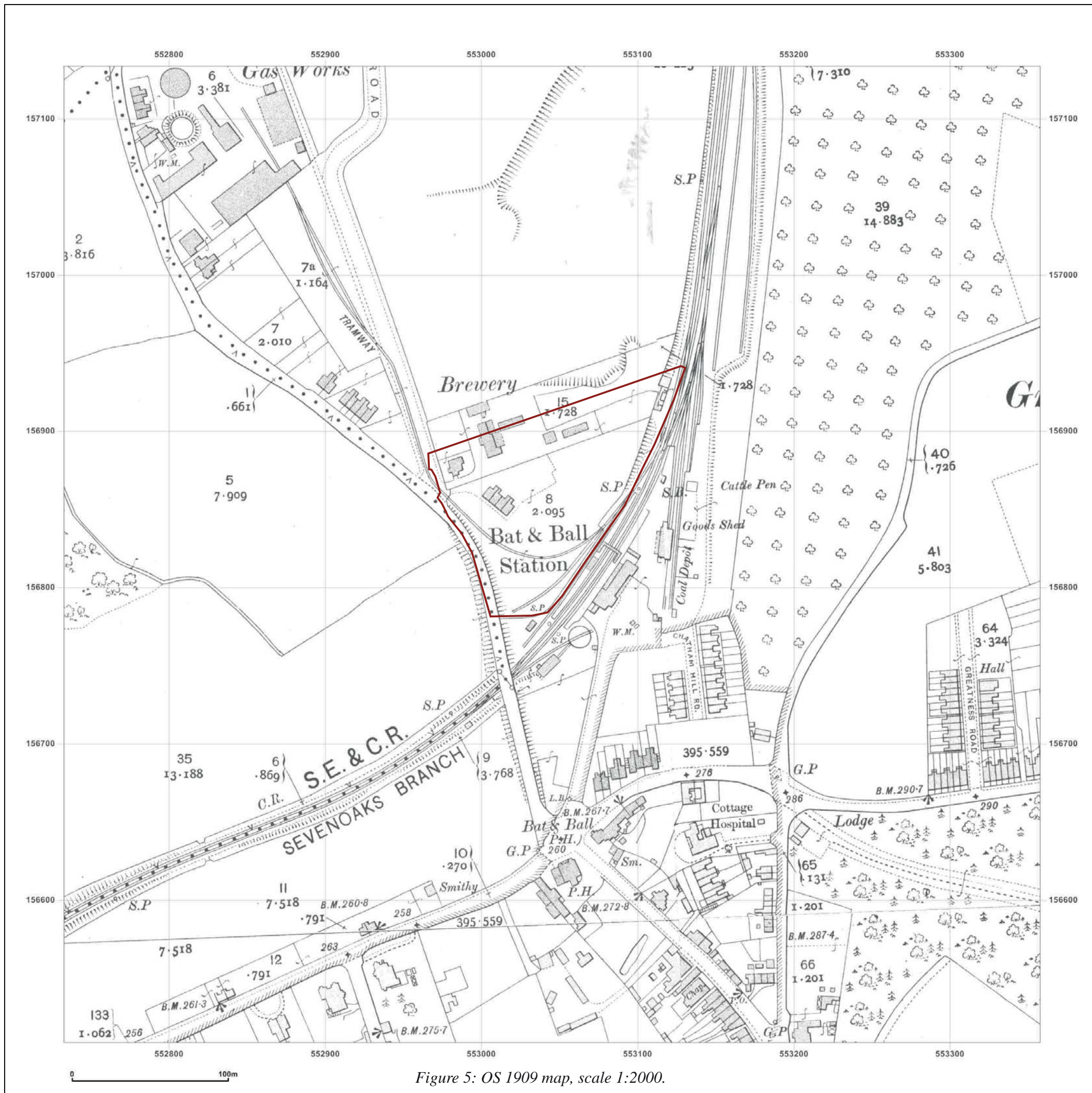


Figure 5: OS 1909 map, scale 1:2000.

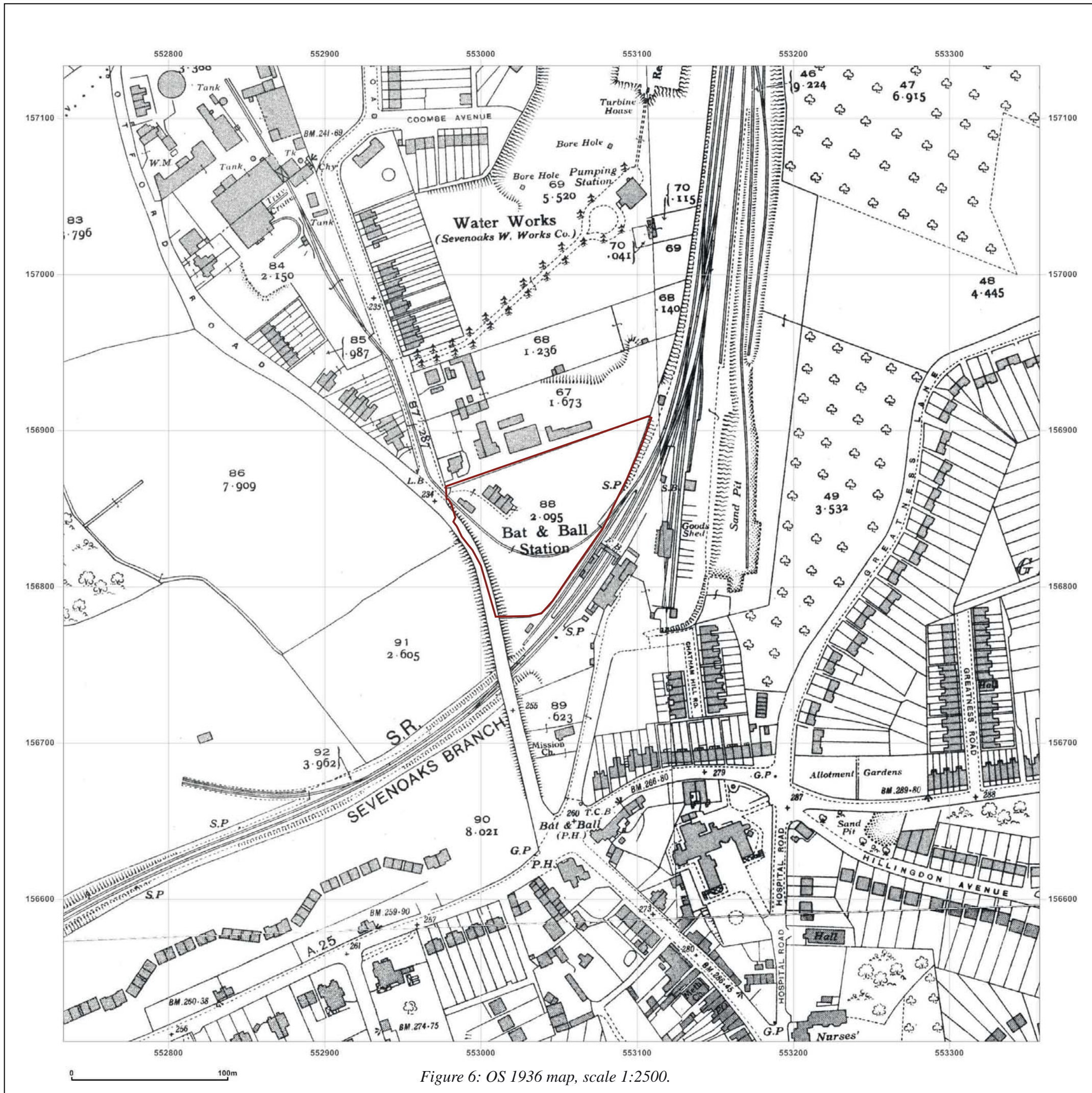


Figure 6: OS 1936 map, scale 1:2500.



Figure 7: OS 1959-1960 map, scale 1:2000.

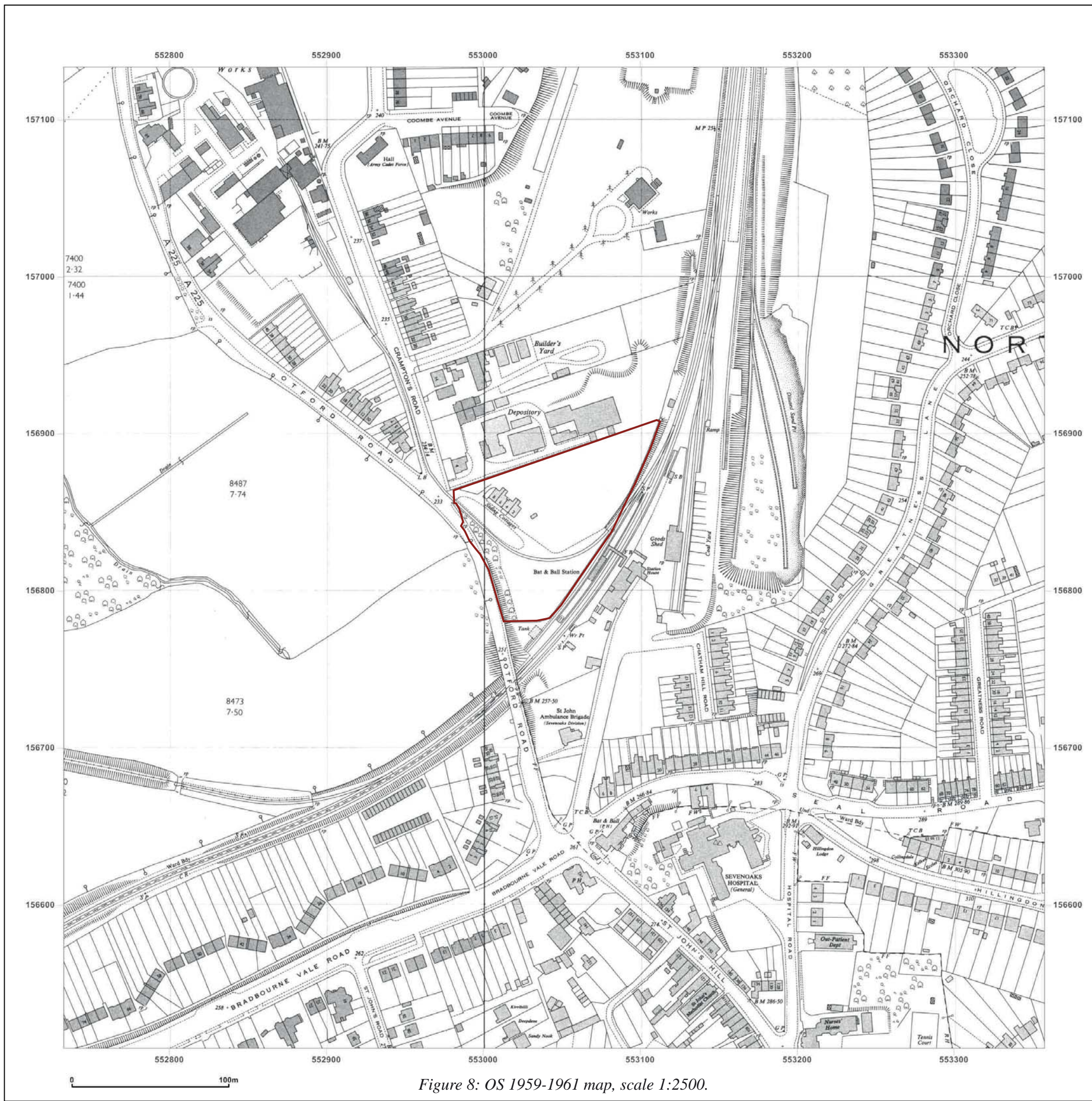


Figure 8: OS 1959-1961 map, scale 1:2500.

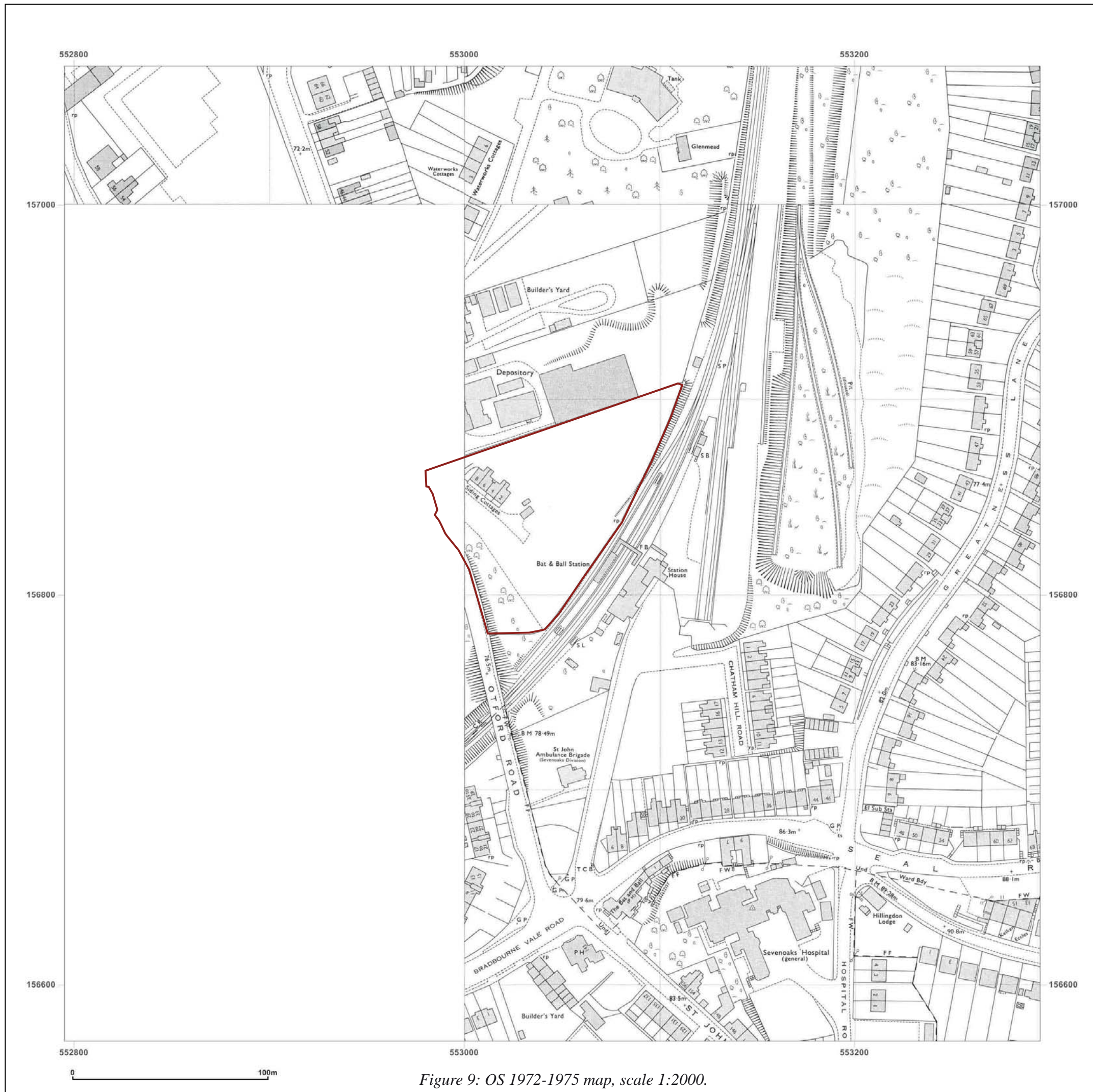


Figure 9: OS 1972-1975 map, scale 1:2000.



Figure 10: OS 1980-1985 map, scale 1:2500.

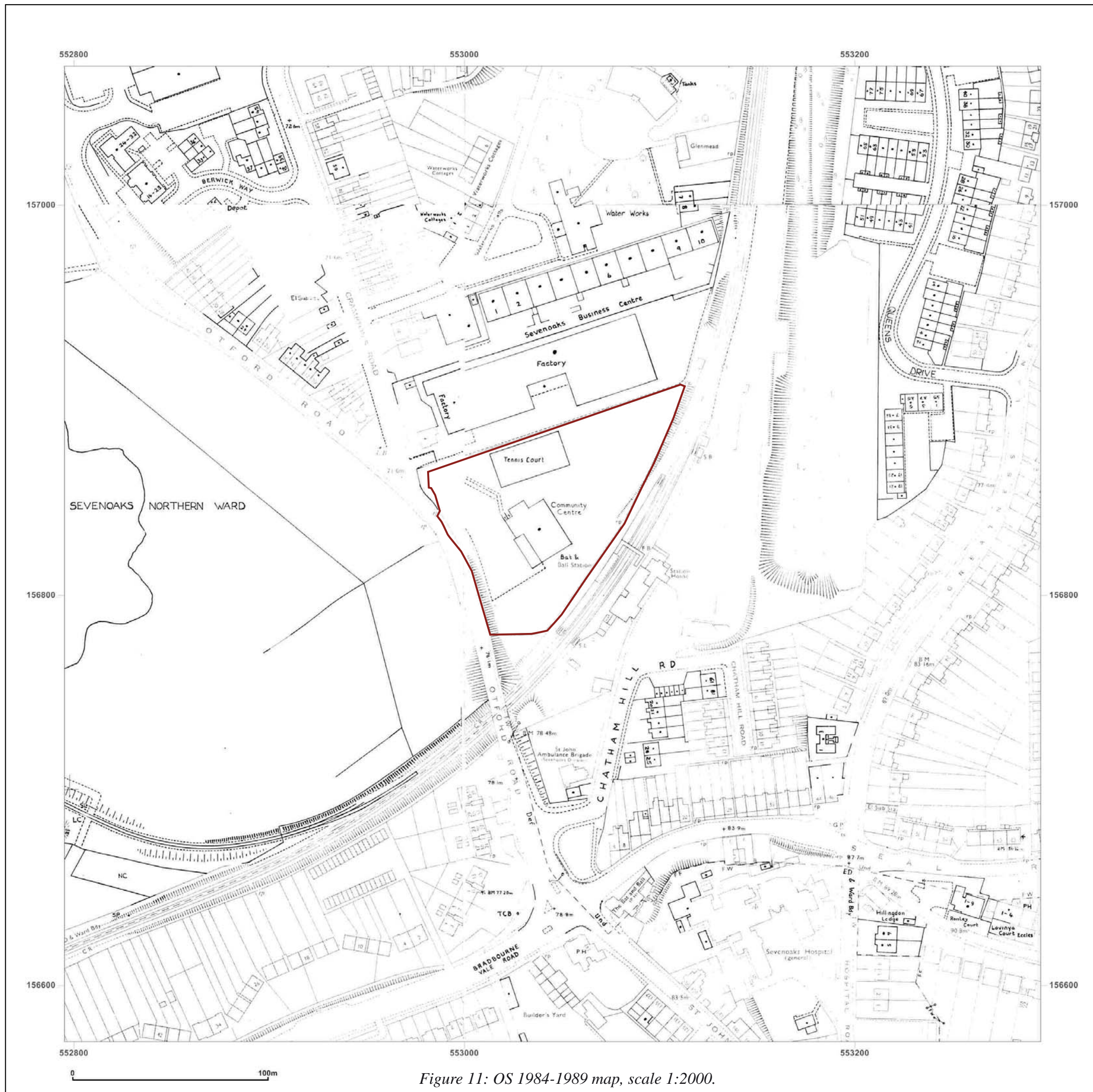


Figure 11: OS 1984-1989 map, scale 1:2000.



Figure 12: OS 1992 map, scale 1:2000.



Figure 13: Historic Environment Records - Events

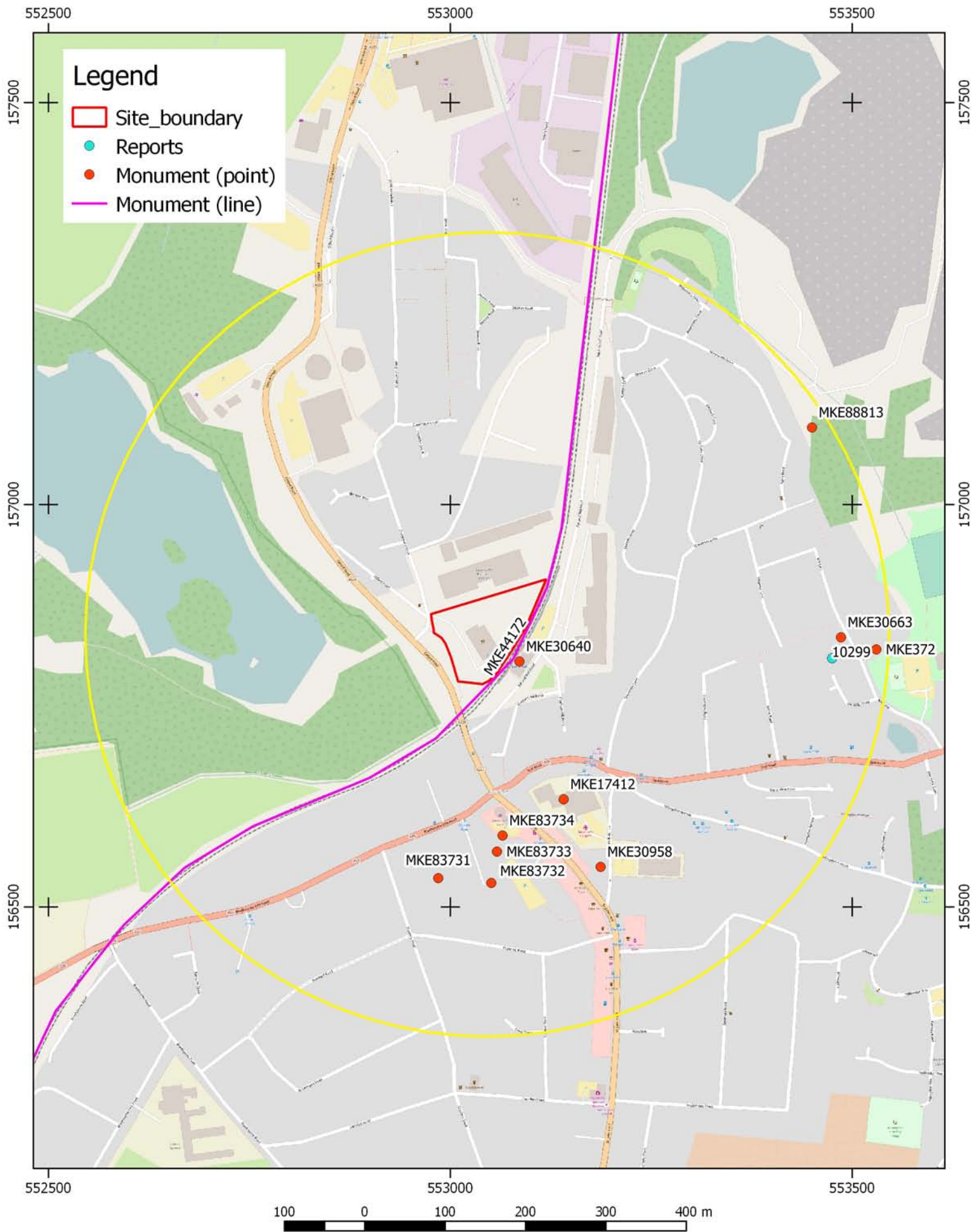


Figure 14: Historic Environment Records - Monuments and Reports

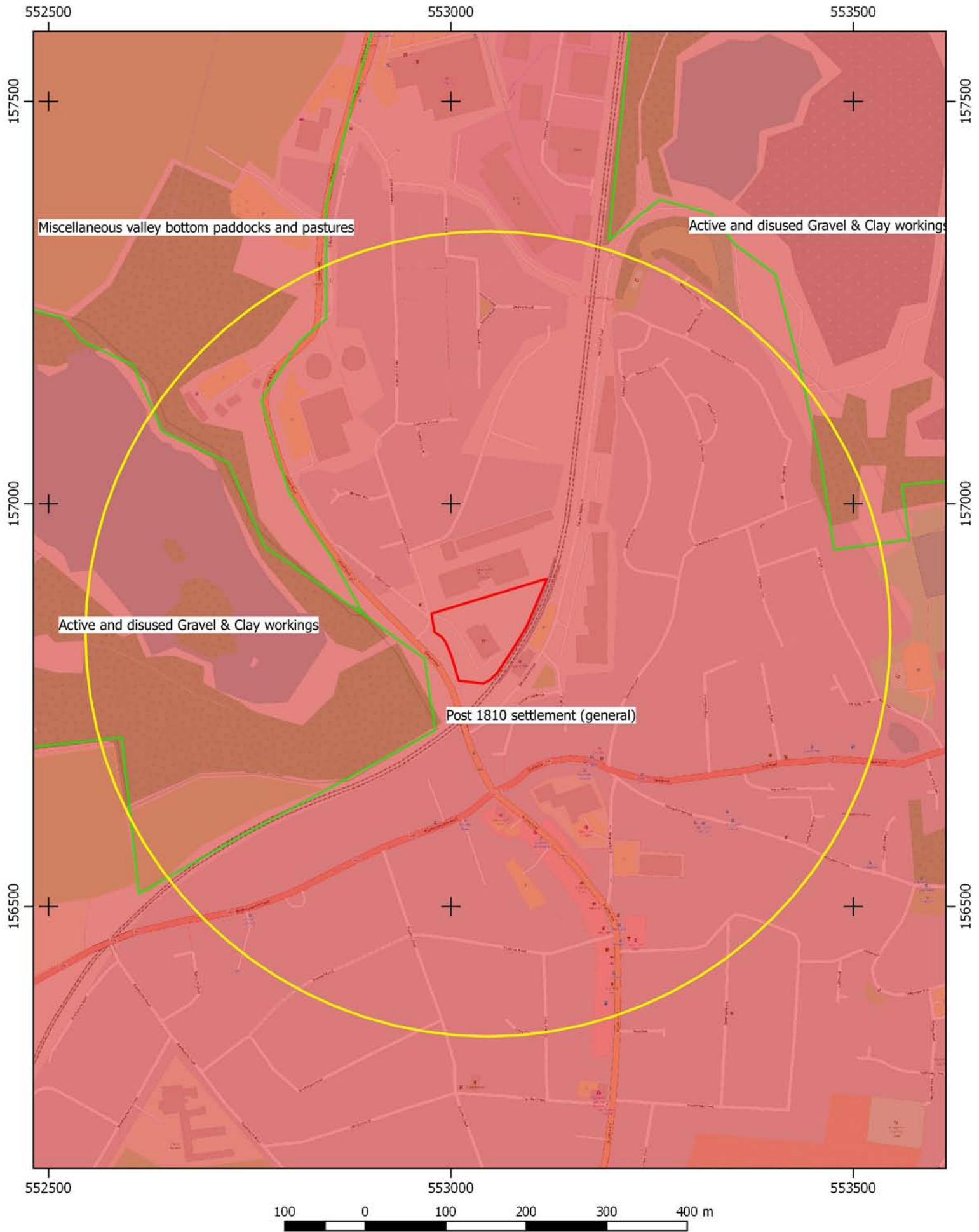


Figure 15: Historic Environment Records - Historic Landscape Character



Plate 1: Google Earth aerial photograph from 1940.



Plate 2: Google Earth aerial photograph from 1960.



Plate 3: Google Earth aerial photograph from 1990.



Plate 4: Google Earth aerial photograph from 2003.



Plate 5: Google Earth aerial photograph from 2008.



Plate 6: Google Earth aerial photograph from 2014.



Plate 7. View from the entrance towards the community centre



Plate 8. View to the north-east towards the community centre



Plate 9. View to the north towards the community centre



Plate 10. View to the north-east from the entrance of the PDA



Plate 11. View to the south-west from the rear of the community centre



Plate 12. View to the south-west from the north side of the PDA

KHER Ref	Type	Location	Period	Description
EKE5068	Event	c.200m SE	N/a	1992 Building Recording – Sevenoaks Hospital. RCHME, Richardson H, Thom Colin.
EKE11224	Event	c.500m SW	N/a	2008 Watching Brief – North Sevenoaks Primary Sub-Station, Bradbourne Vale Road, Sevenoaks – Negative. Alan Ward.
EKE14965	Event	c.450 E	N/a	2007 DBA – Greatness Mill, Sevenoaks. Wessex Archaeology.
TQ55NW75	Monument	c.500 E	Post Medieval	Mill – Site of old silk mill on map c.1750
TQ55NW100 MKE17412	Building	c.240 S	Post Medieval - Modern	Sevenoaks Hospital – founded 1866 as a Cottage Hospital. Still retains the building erected by John M Hooker in 1872. Remodelled in 1920-21 by William Pite. 1933 nurses home opened. Transferred to NHS in 1948.
TQ55NW172 MKE30640	Listed Building	Within PDA	Post Medieval	Bat & Ball Railway Station, Office, Station Masters House, Waiting Room, Site. GII Listed. Constructed 1862. Brick and slate construction. Terminus for Sevenoaks until 1868.
TQ55NW183 MKE30663	Building	c.450 E	Post Medieval	The Old Mill, Mill Lane, Greatness – Formerly Grade II Listed. Construction periods 1700 to 1899. Lace manufacturing site C18th, Flour mill C19th. Construction tile, brick, stone, weatherboard.
TQ55NW279 MKE30958	Listed Building	c.270 SE	Listed Building	128-134 St John’s Hill – GII Listed. Early C19th cottages. Construction 1800 to 1832 from stucco, weatherboard.
TQ75NE816 MKE44172	Monument	Within PDA	Post Medieval – Modern	Sevenoaks, Maidstone and Tunbridge Branch Railway opened between Swanley and Sevenoaks in 1862 extending to Maidstone in 1874.
MKE83731	Farmstead	c.260 SW	Post Medieval	Outfarm south west of Bat and Ball Public House. Field barn with no associated yard located within a village. Farmstead demolished.
MKE83732	Farmstead	c.260 S	Post Medieval	Outfarm in St John’s. An Outfarm or field barn group consisting of two detached buildings. Single yard with working buildings on two sides within a village, farmstead demolished.
MKE83733	Farmstead	c.250 S	Post Medieval	Outfarm in St John’s. An Outfarm or field barn group consisting of two

				detached buildings. Single yard with working buildings on two sides within a village, farmstead demolished.
MKE83734	Farmstead	c.240m S	Post Medieval	Outfarm south of Bat and ball Public House. Loose courtyard plan with a building to one side of the yard, within a village, farmstead demolished.
MKE88813	Farmstead	c.500m NE	Post medieval	Greatness House – a dispersed multiyard plan farmstead, farmhouse detached in central position, located within a park, suffered more than 50% of form.