



Archaeological Desk-Based Assessment in
Relation to the Proposed Development at
165-173 Hawley Road, Dartford, Kent.

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Report for A Future Investments (Kent) Ltd

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SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Relation to the Proposed Development at 165-173 Hawley Road, Dartford, Kent.

Summary

SWAT Archaeology has been commissioned by A Future Investments (Kent) Ltd to prepare an Archaeological Desk-Based Assessment in relation to the Proposed Development at Hawley Road, Dartford, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. 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: **high**
- Iron Age: **low/moderate**
- Roman: **moderate/high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The Site is located on the northern side of Hawley Road on the southern edges of Dartford, some 1.5km south from its centre. It lies in the parish of Wilmington. Wilmington is a village whose centre is just over 500m from the PDA to the west. The River Darent passing through the town on a north-south axis. The PDA is situated on the western slopes of the river terrace with the river Darent passing some 360m to the east of the PDA. The river valley of the Darent has attracted humans for millennia. A significant number of Palaeolithic handaxes has been found in the area, much from unstratified ground in antiquity. Recent archaeological excavation confirms the evidence of Palaeolithic river gravels for the area. The attractiveness of the wider area continued into the Neolithic, Bronze Age and Roman periods. A Roman villa site is just to the north west of the PDA and excavation reveal Roman field systems in the area surrounding the villa. Dartford is thought to be one of the earliest Saxon towns in Kent and its importance continues into the Medieval and Post Medieval periods, although the area around

the PDA was on the outskirts of the town and was put to agricultural use in this period. Only in the late 19th century did the area become less rural and the urbanisation of Dartford reach the area of Hawley Road. Within the PDA a pair of semi-detached houses were built and the western most part of the PDA (No. 171 Hawley Road) was used as a furniture workshop with outbuildings around the perimeter, with the eastern most part (173 Hawley Road) entirely residential. In later years, the eastern most plot had a swimming pool in the rear garden. Between 1960s and the late 1970s a mirror image of the detached houses of No. 171-173 were built on the western side of the plot. Eventually an arched entranceway with a first-floor area above joined the two separate semi-detached blocks of houses. The entranceway to the rear car parking area was underneath the archway. The building was converted to office use with a number of extensions to the building, before recently becoming residential flats with a tarmacked car parking area to the rear. The swimming pool was also subsequently filled in to become car parking.

The overall archaeological potential is considered high for the prehistoric, moderate/high for Roman, low/moderate for Iron Age and low for all other periods. The development is for six apartments at the rear north eastern area of the PDA. As this is the same area as the swimming pool use to be, any potential archaeology in the area is likely to have been disturbed, with means that despite the potential for Palaeolithic remains of national significance, there is a low potential for any archaeology to be in-situ. As a result, there is a low archaeological interest in the site. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by A Future Investments (Kent) Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the Assessment in relation to the proposed development area (the PDA) at 165-173 Hawley Road, Dartford, Kent centred on National Grid Reference (NGR) TQ 54442 72551 (Fig 1).

1.2 The Site

1.2.1 The Site is located on the northern side of Hawley Road on the southern edges of Dartford, some 1.5km south from its centre. It lies in the parish of Wilmington.

Wilmington is a village whose centre is just over 500m from the PDA to the west. Dartford is situated on the north Kent coast by the Thames estuary, with the River Darent passing through the town on a north-south axis. The PDA is situated on the western slopes of the river terrace with the river Darent passing some 360m to the east of the PDA. London is 18 miles to the north west. The PDA currently consists of residential flats, that were previously offices facing Hawley Road, with tarmacked car parking to the rear and a brick-built garage in the north western corner. To the east and west are residential houses and to the north an industrial estate. The PDA slopes down gently from west to east falling from 12 aOD to 11 aOD (Fig. 1).

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). There are superficial deposits of Alluvium - Clay, Silt, Sand and Gravel. These deposits are were formed as part of the River Darent floodplain and the river and tributaries would have altered their course over time. These gravels can contain Holocene alluvium. Either side of the Holocene deposit is alluvium from the Wolstonian Stage which can have a thickness of between 5-9m. The PDA lies on the border of the two types of superficial deposits. However, the British Geological survey is of low resolution and not sufficiently detailed as gravels can extend beyond areas mapped by the BGS.

1.2.3 *Geotechnical Information*

1.2.4 Given the Palaeolithic potential of the wider area, in recent years as well as archaeological excavation a number of geotechnical pits have been investigated in the area.

1.2.5 In 1963, a six-metre borehole circa 110m to the SE of the PDA was taken and revealed the top 2 metres as silty clay and gravel, with 1.5m of compact clayey sand, gravel and flints, with 1.7m of compact sand, gravel, flints and traces of chalk underneath before hard chalk bedrock reached at a depth of 5.4m (BGS - TQ57SW295).

1.2.6 Circa 260m north west of the PDA, in 2001 a number of geotechnical pits were excavated ahead of housebuilding at the site to determine the potential for

Palaeolithic activity. The site was identified as having undisturbed Pleistocene sediments between 0.5m and 1.0m below the ground surface in all trial pits. Subsequent monitoring confirmed brickearth overlying a body of gravel that slopes west to east which yielded little by way of artefacts but did provide Palaeo-environmental information. The ground level in this area is similar to that of the PDA (*Unpublished Document: Oxford Archaeological Unit. 2001. Land adjacent to Powdermill Lane and Hawley Road, Dartford, Kent; Wenban-Smith, F. 2001. Powdermill Lane, Dartford: Field Evaluation Report (Palaeolithic). Centre for the Archaeology of Human Origins, University of Southampton; Unpublished Document: Oxford Archaeology. 2002. Land Adjacent to Powdermill Lane and Hawley Road, Dartford, Kent: Post Excavation Assessment*).

- 1.2.7 Circa 400m north east of the PDA, as part of an evaluation geoarchaeological test pitting was undertaken in 2015. These test pits confirmed that the feather edge of river terrace deposits, which follows the approximate edge of the former gravel quarry, survives at the base of land that rises to the north east of the site. The slope was capped by deposits of chalky coombe rock that sealed the edge of the terrace deposits. No Palaeolithic artefacts were recovered. This area is far closer to the river and the site's ground surface varied across the site from 14.6m to 12.6m in the south west corner closest to the PDA. Those pits at the site closest to the PDA confirm gravels at we revealed between 14.3m and 12.30 aOD (*Unpublished document: Wessex Archaeology. 2015. Archaeological Evaluation and Palaeolithic Test Pit Report: Land at Powder Mill Road, Darenth, Kent*).
- 1.2.8 Circa 500m north west of the PDA, geotechnical pits identified a sequence of topsoil, subsoil and alluvial layers. The alluviums were circa 1.6m thick to a depth with the lowest deposit at 9.12m OD or 3.1m below ground level. Overlying this was a colluvial sequence, the lower levels of which contained burnt clay and fire-cracked flint with Roman building material in the upper level of this layer, the upper colluvial sequence contained Post Medieval building material. No Palaeolithic activity was found. The ground level on this site is circa 2-3m higher than that of the PDA. (*Unpublished document: Archaeology South-East. 2008. An Archaeological Evaluation at Oakfield Infant's and Junior's School, Dartford, Kent*).
- 1.2.9 The ground level at the PDA is similar to that of those in Powdermill lane and Hawley Road, suggesting that there is potential for the PDA to contain Palaeolithic

geology as part of the river terrace gravels. The evidence above suggest that the gravel layers lie just below the top soil levels at a reasonable shallow depth.

1.3 The Proposed Development

- 1.3.1 The development is for six residential one bedroom apartments of one storey located to the rear of the present building at 165-173 Hawley Road, Dartford (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.
- 2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government’s core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:

‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

2.2.3 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.

2.2.4 Paragraph 189 of the NPPF states that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.’

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA 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.'

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

2.3 Local Policies

2.3.1 Dartford Borough Council has a Local Plan document called Dartford Development Policies Plan, adopted July 2017. In addition, the council has a Core Strategy, being the over-arching Local Plan document for the Borough, adopted in September 2011, which sets out the fundamental development priorities in Dartford. Both plan documents have a time horizon until 2026. The Development Policies Plan conforms with national planning policy contained in the NPPF and has a number of policies relevant to archaeology and heritage:

- POLICY DP11.2: Sustainable Technology & Construction
- POLICY DP12: Historic Environment Strategy

- POLICY DP13: Designate Heritage Assets

2.3.2 These policies are covered in greater detail below:

POLICY DP11.2: Sustainable Technology and Construction

2.3.3 In determining applications for small and large-scale low/zero carbon technology and installations, the economic and environmental benefits of the proposal will be weighed against the individual and cumulative impact of the development. Development will only be permitted in line with national policy and where the following factors have been satisfactorily taken into consideration:

- a) Character, and visual and residential amenity
- b) Landscape, topography, and heritage
- c) Shadow flicker and glare (if relevant)
- d) Electronic and telecommunication interference/ navigation and aviation issues (if relevant)
- e) Quality of agricultural land taken (where applicable)
- f) Ensuring installations are removed when no longer in use and land is then restored.
- g) Potential effects on Policies Map designations/ protected sites or areas in the Borough including Green Belt, heritage assets, and SSSIs/areas of high biodiversity value, and
- h) Other relevant local environmental and amenity factors accounting for mitigations proposed, for example in relation to biodiversity.

POLICY DP12: Historic Environment Strategy

2.3.4 Development should contribute to the conservation and enjoyment of the Borough's historic environment. The Local Planning Authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.

- 2.3.5 Where heritage may be at risk, landowners will be expected to work proactively with the Local Planning Authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.
- 2.3.6 Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.
- 2.3.7 A heritage statement should accompany all planning applications affecting heritage assets. On archaeological sites, a desk-based assessment will be required as a minimum. Applications affecting non-designated assets will be assessed against the criteria below.
- 2.3.8 The Borough's non-designated assets include:
- a) Archaeological sites, including sites holding an interest as defined in the NPPF;
 - b) Applicable sites within Areas of Special Character, as defined on the Policies Map;
 - c) Sites with significant industrial heritage;
 - d) Land with historic Landscape Character;
 - e) Historic open space, parks and gardens.
- 2.3.9 Development proposals affecting non-designated heritage assets should establish the asset's significance. Development should conserve or enhance those aspects that have been identified as significant and, where possible, should seek to better reveal an asset's significance.
- 2.3.10 In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset

and the scale of any harm or loss of significance. Development resulting in total loss of significance will not normally be permitted.

POLICY DP13: Designated Heritage Assets

- 2.3.11 Designated heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. A heritage statement should establish the significance of the heritage asset in order to enable the assessment the impact of a development proposal. Any harm or loss will require clear and convincing justification.
- 2.3.12 In determining planning applications, the Local Planning Authority will pay close attention to:
- a) The significance of the heritage asset
 - b) The desirability of maintaining and, where possible, enhancing significance; and
 - c) the desirability of ensuring viable uses are found for heritage assets, consistent with their conservation.
- 2.3.13 Where a proposal will lead to substantial harm or total loss of significance, permission will be refused unless it can be clearly demonstrated that the development is necessary for substantial public benefits to be achieved that will outweigh the harm or loss
- 2.3.14 Where a proposal will lead to less than substantial har, this will be weighed against the public benefits of the proposal.
- 2.3.15 Listed Buildings – Development proposals affecting statutorily listed buildings should have special regard to the desirability of preserving the building or its setting. Loss of or harm to a statutorily listed building or its setting will only be permitted in exceptional circumstances in line with 2.3.13 and 2.3.14 above.
- 2.3.16 Conservation Areas – Development proposals affecting a conservation area should pay special attention to the desirability of preserving or enhancing the character or appearance of that are. Proposals that would result in harm or loss of significance will be determined in line with 2.3.13 and 2.3.14 above.

2.3.17 The demolition of any building in a conservation area will only be permitted where it is clear that it will not adversely affect the character and appearance of the area.

2.3.18 Scheduled Monuments – Development proposals affecting scheduled monuments will only be permitted where they clearly conserve the asset or enhance its significance. Proposals resulting in loss or harm will only be permitted on a wholly exceptional basis and in line with clauses 2.3.13 and 2.3.14 above.

Local Planning Guidance

2.3.19 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by A Future Investments (Kent) Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 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 development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*

- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIFA, 2017).

4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 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.

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the

internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

- 4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

- 5.1.1 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 centred on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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	c. 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		

5.1.2 The Kent HER records within the 500m assessment cover all periods from the Palaeolithic to the Modern. A number were discovered in antiquity as well as chance finds found in recent years. The table in Figure 12 details all the KHER data in the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks is 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).

5.2.2 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).

5.2.3 There are three Listed Building records within the assessment area and three building records within the assessment area. All listed buildings are Post Medieval in date and are more than 400m from the PDA, with no intervisibility with the PDA. The three building records between 300m and 500m to the west and north west of the PDA, include two post boxes dating to the George VI period and the use of a Masonic Hall as a Second World War rest centre. Again, there is no intervisibility with the PDA. Therefore, the proposed development will not impact upon the designated assets.

Table 2: Designated Heritage Assets

TQ 57 SW 1037	Post Medieval to Modern	Wilmington House, Grade II listed (1101733). An early C18 house probably built by John Tasker restored and extended in C20. Two storeys and attics brown brick with red brick window dressings, quoins, stringcourse and cornice. Mansarded slate roof.
TQ 57 SW 1028	Post Medieval	No. 17 Church Hill, Wilmington. Grade II listed (1085791). C18. Two storeys and attics cement rendered. Parapet. Tiled roof with 2 hipped dormers. Three sashes with glazing bars including central blank. Cambered head linings. Simple central doorcase with cornice and pilasters.
TQ 57 SW 1047	Post Medieval	Sutton House. Grade II listed (1336459). The south end is a C17 or earlier timber-framed building refaced with stucco. Two storeys 4 windows. Tiled roof with 4 gables. Four casement windows and some canted bays to ground floor. Simple central doorcase, now missing its trellised wooden porch. The C19 additions have been removed.
TQ 57 SW 327	Modern	George VI pillar box, PO, Hawley Road, Orange Tree. Letter Box Study Group Box Type: 35/1. Dates from 1938 to 1950.
TQ 57 SW 418	Modern	George VI pillar box, 14 Chave Road. Letter Box Study Group Box Type: 35/1. Dates from 1938 to 1950.
TQ 57 SW 410	Post Medieval to Modern	"Masonic Hall, Hawley Road, Wilmington, Dartford. Second World War rest centre established at the Masonic Hall at the junction of Hawley Road and Church Hill, Wilmington, Dartford, Kent. Its first mention is in a document of 1943 but it probably originated earlier. It would have been decommissioned by the end of the Second World War.

5.3 Previous Archaeological Works

- 5.3.1 There have been a number of previous archaeological works in the area (Fig. 23). The key intrusive events are summarised in Table 3. Where appropriate further details some of the works are expanded upon.

Table 3: Key Intrusive Events

Event ID	Name	Distance from PDA	Description
EKE12030	Evaluation at the 'Branches Out' site, Trafalgar Road	c. 450m NW	Two evaluation trenches in 2012 identified Neolithic Flint blade and Roman ditches.
EKE8191	Evaluation on land adjacent to Powdermill Lane & Hawley Road, Dartford.	c. 220m NW	Undertaken in 2001 identified a Roman field system as well as Neolithic flakes and blades as well as Paleo-environmental remains.
EKE14920	Archaeological Evaluation: Land at Powder Mill Lane,	c. 400m NE	Undertaken in 2015, 12 evaluation trenches. Flakes of Neolithic/Bronze age date we found as well as a boundary ditch (undated).
EKE15862	Archaeological Evaluation and Watching Briefs on Geotechnical Work, At: 66 Hawley Road.	c. 270m WNW	Identified in 2016 dumping of superficial material from neighbouring quarrying.
EKE9975	Evaluation at Oakfield Infant's and Junior's School, Dartford	c. 500m NW	Fragments of Roman ceramic building material (CBM) and post Medieval CBM. Lower levels of burnt clay and fire cracked flint and bone.
EKE38753	Excavation at the end of Trafalgar Road, Wilmington	c.410m NW	Excavation in 1975 of the Wilmington Roman Villa.
EKE 3880	Excavation of Dartford Gunpowder mills.	c. 400m NE	Undertaken in 1984. Positions of waterwheel, sluices, man-made waterways and millstones identified and found.

5.3.2 The evaluation at Trafalgar Road was located north of the known Roman villa site. In all, five Roman ditches were found and thought to represent either drainage ditches or parts of an enclosure system (*Unpublished document: Canterbury Archaeological Trust. 2012. Archaeological Evaluation at the 'Branches Out' site, Trafalgar Road, Wilmington, Kent*).

Landscape Characterisation

- 5.3.3 The PDA is in the far eastern part of an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general) which also covers all the area to the north of the PDA. Immediately south of the PDA on the southern side of Hawley Road is an area of 'Fields predominately bounded by tracks, roads and other rights of way'. To the east and north east are areas along the River Darent that are 'active and disused gravel and clay workings (Fig. 21).
- 5.3.4 The PDA falls within one of the areas classified as 'Dartford and Gravesend Fringes' which are essentially pockets of land that have become isolated from the wider countryside and usually part of the urban fringe. This would apply to the agricultural land south of Hawley Road. There is very little continuity of time-depth in the landscape and the sense of place is considered weak and the residential development of the area is of mixed age not to forget the large industrial parks that are now to the north and west of the PDA. Generally, the landscape of the area is not considered to be of high value.

Conservation Area

- 5.3.5 There is at the edge of the assessment area to the south west of the PDA, the Conservation Area for Church Hill, Wilmington. A Conservation Area appraisal was written by Dartford Council in 1999. The area covers the core of the village of Wilmington situated around the parish church. The houses are usually unique with little homogeneity. There are early houses of Wilmington House and Coombe Cottage, along with inter-war housing. Due to the urban build up of the area, there is no intervisibility between the PDA and the Conservation Area (Fig. 22).

0-100m Radius

- 5.3.6 There are two KHER entries for this area from the PDA. A Post Medieval farmstead record for a farmstead north east of Wilmington House (MKE 83786), where only the farmhouse remains. There is also a monument record for an anti-aircraft site for the Second World War circa 75m east of the PDA that was located to support the Vickers munitions factory (TQ 57 SW 345).

100-200m Radius

- 5.3.7 There are two KHER entries for this area from the PDA. There was a second defence area supporting the munitions factory in the Second World War circa 160m east, north east of the PDA (TQ 57 SW 349). Nothing more is known about the defence. A broken Medieval copper alloy mount (MKE57940) was discovered and reported under the Portable Antiquities Scheme (PAS). The points plotted for these finds are usually placed within a 1000m square and therefore the precise location is not normally known.

200-300m Radius

- 5.3.8 There are three KHER entries for this area from the PDA. Circa 292m north west of the PDA is a Romano-British field system uncovered prior to a housing development (TQ 57 SW 225). The finds also included ceramic building material thought to relate to the nearby villa. The same evaluation also revealed Neolithic flints in the form of flakes and blades (TR 57 SW 226). Nearby, circa 250m to the west, a large number of Palaeolithic hand axes were discovered from a quarry in 1934 (TQ 57 SW 68).

300-400m Radius

- 5.3.9 There are six KHER records for this area. Three west and two to the north west. To the west were more Palaeolithic finds from another pit (TQ 57 SW 54), of which 10 were hand axes. The same location also found a human skull (MKE99875). As these were located in antiquity, not much is known about the finds. This area also includes a non-designated heritage asset of a George VI pillar box (TQ 57 SW 418). To the north west, a 2001 evaluation discovered Palaeo-environmental remains as well as a Palaeolithic flint (TR 57 SW 227). The final KHER record notes the non-designated building of the Masonic Hall which was used as a rest centre in the Second World War. (TQ 57 SW 410). A PAS find, circa 375m to the south east, found what is thought to be Victorian gold jewellery (MKE 79340).

400-500m Radius

- 5.3.10 There are 24 KHER records for this area of which 3 relate to Post Medieval listed buildings all Grade II listed. Wilmington House on the outer reaches of the assessment area to the west and one of the oldest buildings that make up the centre of the village (TQ 57 SW 1037). To the north west of the PDA, also in the

village of Wilmington is No. 17 Church Hill from the 18th century (TQ 57 SW 1028). To the south east is Sutton House, a 17th century or earlier timber framed building (TQ 57 SW 1047). There is just one non-designated building being another George VI pillarbox circa 500m north west of the PDA (TQ 57 SW 327). Near Sutton House is Holland's farmstead (MKE 83787). This has been altered with significant loss of its original form. There was also another farmstead north east of Wilmington House (MKE 83785) of which only the farmhouse remains (MKE 83785).

5.3.11 There are five monument records. Circa 500m north west of the PDA prehistoric or Roman ditch or gully was found. The site also yielded a domestic heath and Roman CBM (TQ 57 SW 286). This is close to the Wilmington Roman Villa site found in the late 19th century and partly excavated in 1975 (TQ 57 SW 12). The same area also had Roman ditches (TQ 57 SW 331) and is likely to be related to the wider features around the villa site. To the north east of the PDA is the site of Dartford Mills, originally a fulling mill it was later a paper mill and then a gun powder factory with the site closing after the First World War (TQ 57 SW 33). Circa 450m to the north was another Second World War defence including anti-aircraft gun battery and is thought to have formed with the other part of the overall defence for the Vickers Factory (TQ 57 SW 343).

5.3.12 There are 13 findspot records, eight of which were reported under the PAS. In all, nine are clustered closely together to the south east with finds relating to Iron Age, Roman Medieval and Post Medieval periods. Included are Neolithic flints which appear to be chance finds when metal detecting (MKE 57932 & MKE 57933). Non-PAS finds also include flints. Two Palaeolithic handaxes were discovered circa 425m to the north west of the PDA in the area of Church Hill Wilmington (TQ 57 SW 78) and located 450m west and found in antiquity, Palaeolithic handaxes and debitage in the general Wilmington area (TQ 57 SW 278). To the north west, a Neolithic flint was discovered close to the vial site (TQ 57 SW 330)

5.4 Archaeological and Historical Narrative

5.4.1 The name Dartford originates from this place having a ford that crossed the River Darent. Written as *Tarenteford* in 1086 AD, it is shown as *Darenteford* in 1089

before becoming *Dartfoorde* by 1610 AD. The River Darent is recorded as *Diorente* as early as 822 AD and is derived from the name *Derventio*, meaning a river where oaks are plentiful.

- 5.4.2 The Darent flows from springs south of westerham in a northward direction where it joins the Thames estuary north of Dartford. The upper reaches are tidal.
- 5.4.3 Palaeolithic evidence is normally found in River Valleys such as The Stour, The Medway and the River Darent is no exception. Dating to around 400,000 years, finds are normally handaxes and in the general region around the PDA evidence has been located at the west and north west.
- 5.4.4 Neolithic evidence is usually in the form of worked flints and little by way of occupation has been found in the area.
- 5.4.5 Little evidence relating to the Bronze Age has been found other than a hoard near Watling Street and possibly a late Bronze Age/Early Iron Age settlement at Temple Hill, north of Watling Street.
- 5.4.6 Evidence for the Iron Age in Dartford has been found in the area of Watling street as pottery or ditches. Burials sites have been located in the area of Dartford Hospital. At Temple Hill, it is possible that the settlement there continues into this period.
- 5.4.7 Roman. Dartford in Roman times was considered to be a major fording place on Watling Street, the main Roman road from London to Dover and ran through Dartford along East Hill, the High Street and Spital Street, some 1.5km north of the PDA. East Hill has a Roman cemetery that was in use from the early to mid-second century until the fourth century. The site contained 150 graves that followed an east-west alignment. A Roman hill top shrine was located at Temple Hill, along with nearby early inhumations.
- 5.4.8 The River Darent was important in the Roman period as testified by the number of villas along its length. There is one at Dartford between Darent Road and the river. One within the assessment area called the Wilmington Roman Villa that was original discovered in 1886 and excavated in 1975 with evidence continuing beyond the area of excavation. Unlike the other villas in the Darent Valley, it was

interpreted at Wilmington, that the villa was the centre of a farming estate with many buildings identified in relation to farming. Part of the Roman field system around the villa has also been identified. The main villa itself is thought to lie under Hawley Road. North of the Wilmington Villa site in Lowfield Street, remains of a cut water channel was discovered and thought, along with gullies and ditches, suggesting a nearby settlement and may well be related to the Wilmington villa. Further up the valley is Lullingstone, that started as a farming villa and altered into a luxury villa site and further south is Darenth Roman Villa, again part of an agricultural estate.

- 5.4.9 In the Saxon period, east Kent was an area separate to that of West Kent divided by the Medway. The Dartford estate was held in the King's hands until the 10th century and is considered one of the earliest post Roman towns in Kent. The area of Temple Hill in the Saxon period was held by Eadric, the grandson of Athelstan and mentioned in a charter of 995 AD and is likely to have been a market town and was probably a sizable trading and economic centre as well as an ecclesiastical centre. It appears that the importance of the Temple Hill area continued into the Saxon period with an early Anglo-Saxon cemetery that contained 51 burials confirming continued use of the area.
- 5.4.10 Dartford at the time of the Domesday Book is recorded as having 156 households, which is considered very large for the period. Of the households, 142 were villagers, 10 were smallholders, with 3 slaves and one reeve. Reeves were normally mentioned in the Domesday Book in relation to royal business. This suggests that in the Anglo-Saxon period, Dartford was already a well-established Saxon royal estate. There was enough land for 40 plough teams, as well as 22 acres of meadow, 40 acres of pasture with 11 woodland pig pastures, one mill and one church and three chapels. King Edward was the owner.
- 5.4.11 A ferry crossed the River Darent at Dartford from the 13th until the 16th century. A bridge was built in the early 15th century, which survived until the early 18th century. By this time, Dartford is part of the main road towards the continent and also on the pilgrimage route to Canterbury. As such, the town developed into a market town. The town also housed a priory consisting of Dominican nuns along with hospitals. A valuation of the town in 1301 provides documentary evidence of 218 people owning property and it is estimated that the total population in this

period was between 800 to 1,000 people, which suggests that Dartford was larger than the average town. The town would have relied on the area outside to the town to support the population with food with orchards fields and market gardens. Trade would have also been important with the town utilising the Thames with a number of wharves.

5.4.12 The reformation would have impacted the town with the lack of pilgrimages and the dissolution of the priory. However, Henry VIII decided to build a manor house in the town.

5.4.13 The area attracted a number of industrialists. A large number of mills operated along the length of the Darent. These include paper mills, gunpowder mills, iron and brass mills, cotton mill, smelting works and normal corn and flour mills. The closest to the PDA, to the north east is that of the Dartford Powder Mills, which is believed to have been operating since the 1730s, possibly on the site of an earlier papermill. Vickers also opened an ammunition factory in the town. By the later 18th century, the population would have increased to approximately 2500 people.

5.4.14 In the modern period, the town grew significantly, reaching approximately 80,000 people and many new housing estates were built to house the workers. Many historical buildings were lost through bombing and modernisation meaning that there is very little historical core to the town. Industry has since declined, with the loss of many of the mills. The area to the east and north east of the PDA being on the outskirts of the residential parts of Dartford has become the industrial area, with various industrial estates between the PDA and the river.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA to the east of the village of Wilmington and south of Dartford. The course of the River Darent can be seen on a broadly north-south axis to the east of the PDA with a number of mills along its length. The area just south east of the PDA is referred to as Hatley and there is a house and landscaped garden of

Hatley House to the south east. At the PDA it appears that this is land between the road and the River of a purpose unknown. (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated and the locations of roads, villages and houses not dissimilar to the map above. This map suggests that the area east of the of the PDA between the road and the River Darent is pasture (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 The maps from this series shows the individual buildings and field boundaries. The PDA is part of an 'L' shaped field and the land immediately surrounding the PDA is rural. The field appears to have a single building on it. To the west at the junction the road is labelled as a Turnpike. To the north east there are a number of large buildings relating to paper mills and powder mills. To the south east, Hartley has now been renamed Hawley (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe shows the majority of the PDA as part of field 46, which is called Road Meadow and owned by Henry Morris and occupied by Thomas Hodsoll. There is little by way of housing along the road at this point. The industrial complex of the mills is to the north east and now included a large water holding area beside the river (Fig. 6).

Historic OS Map 1872

- 5.5.5 This is the first properly scaled OS map. The PDA is located in the same large field a large field. More buildings are now located along the road. As well as Hawley House, there is also Hollands, a farmstead and Jessamine Place along with a number of what appear to be smaller outbuildings. (Fig. 7).

Historic OS map 1898

- 5.5.6 The field in which the PDA sat has now been divided up into plots along the roadside. Some of these plots now have residential buildings located in them. The PDA covers two plots. The two plots incorporate a pair of semi-detached houses. The western most plot is large in size and includes what looks like a small outbuilding to the rear of the plot. To the north east of the PDA in the south east

corner of the field appears to be a large 'T' shaped building of purpose unknown. However, north east of that building on the northern side of the weir there is an Engine House accessed from the trackway from the direction of what is Powdermill Lane (Fig.8).

Historic OS map 1909

5.5.7 The PDA appears unchanged. There is another smaller outbuilding located on the western boundary of the western plot of the PDA. To the north west and south west along the road terraced houses have been built (Fig.9).

Historic OS map 1933

5.5.8 The PDA now has two long buildings on along the northern boundary and another on the western boundary of the westernmost plot. The field to the west of the PDA is labelled as allotments with an orchard at the eastern end. North of the weir are now factory buildings. This is the Vicker's munitions factory which was in operation at the time of the First World War (Fig.10).

Historic OS map 1946

5.5.9 More housing, this time semi-detached houses have been built on the allotment land to the north west of the PDA, leaving a small orchard area adjoining the western boundary (Fig.11).

5.6 Aerial Photographs

1940s

5.6.1 This shows a house in the south east corner of the PDA with outbuildings on the northern boundary and also along the western boundary of one of the plots in the PDA. Adjoining the western boundary of the PDA is a small orchard area until the housing is reached further to the north west of the PDA. The field to the north of the PDA is pasture and then the weir and the Vicker's factory. Opposite the PDA to the south are houses along Warren Road and a large arable field. To the east of the PDA is more residential housing facing Hawley Road (Plate 1).

1960s

- 5.6.2 The picture is of poor quality but the orchard area has now gone and houses built in its place. The north side of Hawley Road is now a row of continuous housing along the northern side of Hawley Road. It appears that the PDA exists over what was the semi-detached houses of 171-173 Hawley Road with 171 Hawley Road formed as part of a larger size plot with outbuildings at the rear. Planning history at the site confirms that in 1954 it was used for the manufacture of woodwork and furniture. It is not clear from the photograph whether the replica pair on semi-detached houses on the western part of the site have been built yet. North of the PDA there is now a large building in the middle of the field in what becomes a depot (Plate 2).

1990

- 5.6.3 This shows the current building located within the PDA facing Hawley Road, with a car parking area at the rear and is now offices rather than residential. There is a garage in the north west corner. Planning history at the site confirms in 1983 permission was granted for a two-storey extension to offices to provide accommodation on three floors with associated park and a pair of detached garages at 171 Hawley Road. There is a swimming pool in the north east corner of the PDA in the remnants of the eastern most plot of 173 Hawley Road, which still retains its boundary hedge. North of the PDA there are now more industrial buildings surround the earlier large building built (Plate 3).

2003

- 5.6.4 The swimming pool appears to have been replaced by car park and the legacy boundary hedge now removed. 165-173 Hawley Road is now a single size plot. The area to the north and east is becoming more industrialised (Plate 4).

2018

- 5.6.5 There is no change to the PDA. Not clear from the phot but based on planning history, the site is now no longer offices but has been converted to residential use. The industrial area immediately to the north of the PDA does not appear in use. And a number of smaller buildings demolished (Plate 5).

5.7 Walkover Survey

- 5.7.1 The walkover survey is 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 artefacts. The walkover survey was undertaken on the 7th February 2019. No artefacts or archaeological features were identified in the walkover (Plates 8-14).
- 5.7.2 Apart from the main building and garage, the PDA is entirely covered in tarmac for car parking. Wooden fences surround the eastern, western and northern boundaries.

5.8 Summary of Potential

Palaeolithic

- 5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has five records from this period within the assessment area. All were located in the area to the west or north west of the PDA on what would be the western banks of the River terraces of gravel. Many were retrieved in antiquity from pits (TQ 57 SW 54; TQ 57 SW 78; TQ 57 SW 278; TQ 57 SW 68). As well as many artefacts mainly in the form of handaxes, the glacial deposits can also provide Palaeo-environmental information (TQ 57 SW 227). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high** (Fig. 14).

Mesolithic

- 5.8.2 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, nor does it seem there are any in the wider area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has five records from this period within the assessment area. Similar to the Palaeolithic finds area, the Neolithic

can be found to the west and north west of the PDA and include flint implements (TQ 57 SW 226; TQ 57 SW 330)) as well as a skull found in antiquity from the same pit as Palaeolithic handaxes (MKE99875), Although, the skull could also be attributed to as late a period as the Post Medieval. There are also two records relating to PAS finds to the south east of the PDA found on Hollands Farm being a hammer stone (MKE57933) and a waste flake (MKE57932). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate** (Fig. 15).

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has two records from this period within the assessment area being those of the PAS finds above which could also be attributed to the early Bronze Age as well as the Neolithic. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low** (Fig. 15).

Iron Age

- 5.8.5 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 Kent HER has three records from this period within the assessment area. Two are PAS finds found to the south east of the PDA at Hollands Farm, which are copper alloy coins (MKE57991; MKE58810). An evaluation at 3 Hawley Road found some early Iron Age pottery but no evidence of actual occupation (TQ 57 SW 280), although it is not unusual for Iron Age sites to continue into the Roman period and the location is in the area around the Wilmington Roman villa. In Dartford the main concentration of Iron Age is around Temple Hill. Although the possibility of chance finds cannot be discount, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate** (Fig. 16).

Romano-British

- 5.8.6 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 Kent HER has six records from this period within the assessment area. Wilmington Roman villa is to the north west of the PDA (TQ 57 SW 12). Even closer to the PDA, evidence of the Roman field system was identified (TQ 57 SW 225), were more of the field system to the west of the villa outside of the assessment area (TQ 57 SW 174). When the villa was excavated in 1975, it was mentioned that activity continued outside of the confines of the excavation area. Nearby at the site of the Oakfield Junior School, possible prehistoric or Roman features of a pit and gully were found (TQ 57 SW 286) and also in broadly the same area to the north west of the PDA, a number of Roman ditches were found (TQ 57 SW 311). It is not clear how far the Roman activity extends from the area around the villa, so it is possible that Roman evidence could be present at the PDA. The area of Hollands Farm to the south east of the PDA has had Roman finds being a copper alloy unidentified object (MKE57999) and a copper alloy brooch (MKE100559). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate/high** (Fig. 17).

Anglo-Saxon

- 5.8.7 The Kent HER has just one record from this period within the assessment area being that of the PAS find above (MKE57999), which could also be attributed to the Anglo-Saxon period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.8.8 The Kent HER has five records from this period within the assessment area. Four of the records are findspots, with three of the four reported under the PAS. Circa 140m to the south of the PDA, a copper alloy mount was discovered (MKE 57940). To the south east at Hollands Farm a copper alloy sheath for a sword was found (MKE57992) as well as a silver coin (MKE94992). The other find was from an excavation to the north west of the PDA at 3 Hawley Road of Medieval layers (TQ 57 SW 280). To the north east of the PDA on the River Darent was the site of an early fulling mill though to have been set up in the 14th century (TQ 57 SW 33). Post Medieval map regressions suggests that this area south of Dartford and east of Wilmington was rural in this period and was also likely to have been so in the

Medieval period. Therefore, the potential for finding remains that date to this period is considered **low** (Fig. 18).

Post Medieval

5.8.9 The Kent HER has nine records from this period within the assessment area, with three of those as listed buildings, one non-designated building and three as farmsteads. Two of the listed buildings are in Wilmington. The Grade II listed Wilmington House (TQ 57 SW 1037) and north of Wilmington House, No. 17 Church Hill, which is also Grade II listed (TQ 57 SW 1028). The third property which is Grade II listed is that of Sutton House, 17th century or earlier in date, located south east of the PDA on Hawley Road (TQ 57 SW 1047). Near Sutton House is Hollands Farm (MKE83787), which still exists, albeit with significant loss of its original form. There is also farmstead north east of Wilmington House of which only the farmhouse remains (MKE 83786). There is also a yard north east of Wilmington House, far closer to the house than the previous farmstead record, where only the farmhouse remains (MKE 83786). There are two PAS reported finds, Victorian gold jewellery to the south east of the PDA at Hollands Farm (MKE79340) and a silver cuff link (MKE58925). The final record is that of the Masonic Hall on Hawley Road to the north west of the PDA that was used as a Second World War rest centre (TQ 57 SW 410). The map regression confirms the agricultural use of the PDA in this period. The possibility of chance finds from this period cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low** (Fig. 19).

Modern

5.8.10 KHER has five records dating to this period. Three relate to Second World War defences around the site of the Vicker's munitions factory, including anti-aircraft gun battery (TQ 57 SW 418), more anti-aircraft defences just 75m east of the PDA (TQ 57 SW 345) and another defended locality of details unknown 160m east, north east of the PDA (TQ 57 SW 349). No evidence of these sites remain. There are also two building records to the west and north west of the PDA for George VI pillar boxes (TQ 57 SW 327; TQ 57 SW 418). Therefore, the potential for finding remains dating to this period in the PDA is considered **low** (Fig. 20).

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, 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: **high**
- Iron Age: **low/moderate**
- Roman: **moderate/high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 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.

6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA has been agricultural land until the late 19th century. Two thirds of the PDA became part of a furniture manufacturing place with outbuildings around the perimeter whilst the eastern most portion was a residential house and the 1990 aerial photograph (Plate 3) suggests that there was a pool in the rear garden. Any potential archaeology is likely to have been severely disturbed as a result. Therefore, any impact on surviving archaeological remains is likely to have been high.
- 6.2.2 The proposed development for six new residential apartments to the rear of the existing property will require foundations and services. The proposed development will have a **high** impact. However, the location of these are in the place of the previously filled swimming pool.

7 SIGNIFICANCE

7.1 Introduction

- 7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

- 7.2.1 The main period of significance in the area is that of the Palaeolithic, Neolithic and Roman, through to the Post Medieval period, which represents the attractiveness of the Darent river valley area for occupation and industry. The PDA itself appears to have been agricultural land from at least the Medieval period until the late 19th century. Designated assets are from the Post Medieval period and reflect the growth of Wilmington and the wider area around Dartford in that period.

Rarity

- 7.2.2 Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and exploitation of the river valley is a key research topic of national significance attested by the number of geotechnical samples in excavations in recent years in the area to understanding the geology and Palaeolithic potential of the river valley in this area. A large number of handaxes have been found in antiquity as a result of quarrying with very little detail. Hence any opportunity to undertake Palaeolithic research is important.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources from the Post Medieval period onwards.

Group Value

- 7.2.4 The potential for the PDA as part of the Darent valley to have Palaeolithic remains has a high group value with the remains from this period nearby already found representing the use of the river valley. In addition, there is potential to understanding the Roman land use in the wider area around the Wilmington villa.

Survival / Condition

- 7.2.5 The map regression confirms that the PDA has been in agricultural use until the late 19th century when houses were built on the land. However, aerial photographs suggest that at the rear garden of 173 was a swimming pool in the late 20th century and this was located in the area of the new apartments. The swimming pool and subsequently filling in is likely to have seriously truncated the ground in this area and therefore the likelihood of potential archaeology surviving is low.

Fragility / Vulnerability

- 7.2.6 In the area of foundations and service trenches relating to the new apartments will have a high impact on any potential surviving archaeology.

Diversity

- 7.2.7 There is considered to be diversity of the archaeology in this area from the Prehistoric and Roman period. In addition, there is the likelihood for remains from the Post Medieval period. All periods in which the Darent Valley was known to be exploited.

Potential

- 7.2.8 The overall archaeological potential is considered high for the Prehistoric period, with moderate/high for the Roman period and low for all other periods. However, the possibility of chance finds from any period cannot be discounted. Although the overall potential of finding archaeology in-situ is considered low.

Significance

- 7.2.9 Whilst it is appreciated that the PDA is in an area of high national significance for the Palaeolithic period, based on the information gained in this report, it can be concluded that the site is of low archaeological interest given the severe disturbance that is likely to have occurred at the site due to the swimming pool.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the prehistoric and moderate/high for the Roman period and low for all other periods. The overall potential for surviving archaeology is considered **low** due to the high potential for likely disturbance of in-situ archaeology from the previous swimming pool. The impact of the

proposed development will potential have a **high** impact on any potential surviving archaeology.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/Limitations of Sources

- 9.2.1 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

- 9.3.1 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 A Future Investments (Kent) Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

July 2019

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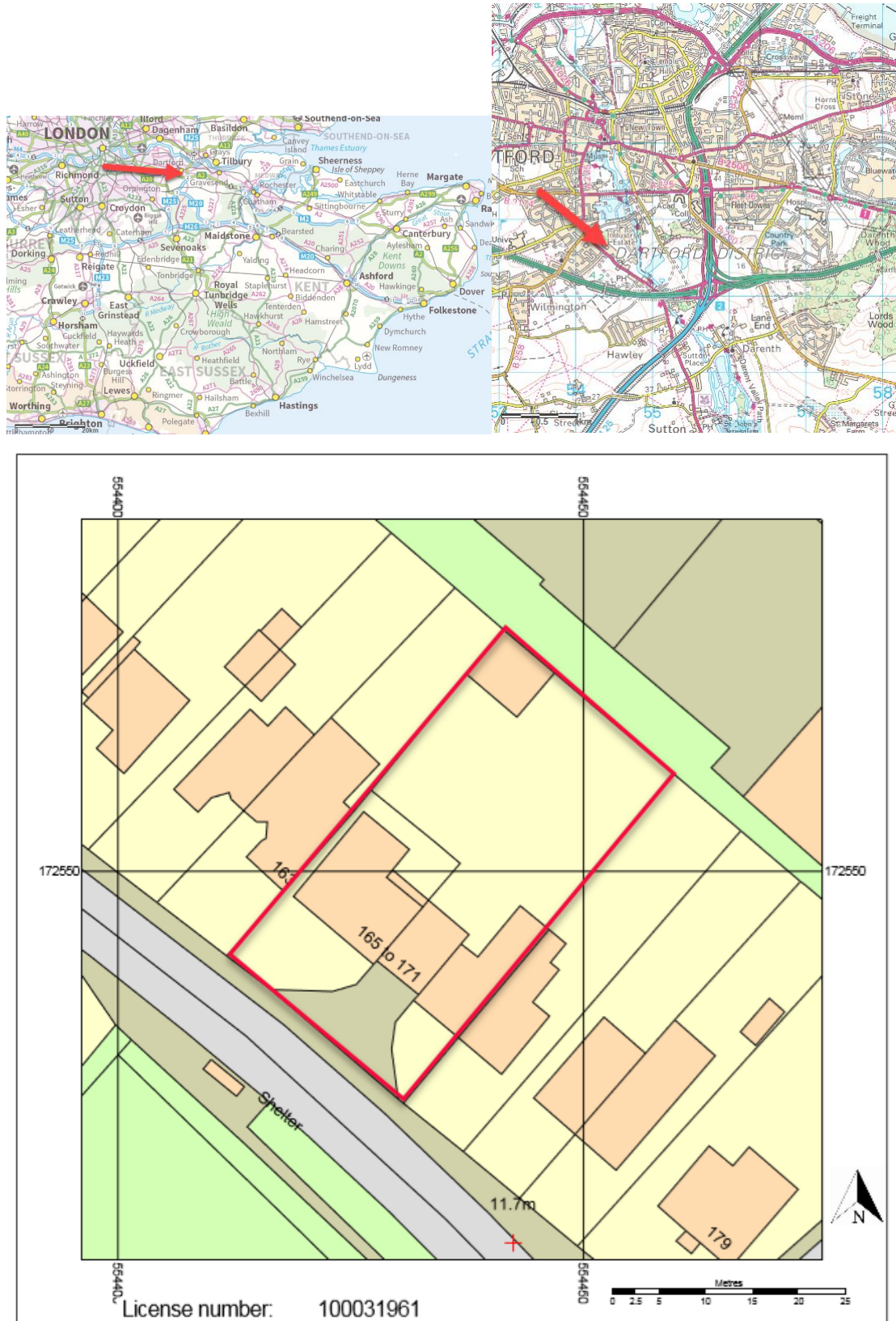


Figure 1: Location Maps, Scale 1:640,000, 1:40,000, 1:500

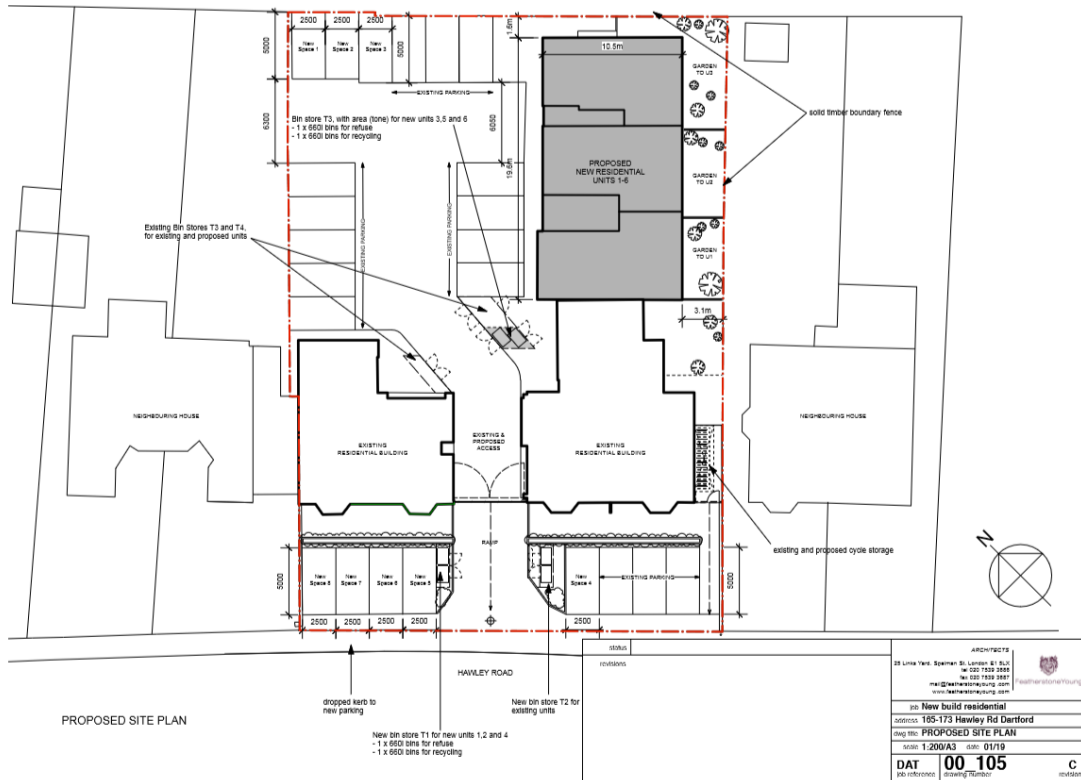


Figure 2: Proposed Development Area

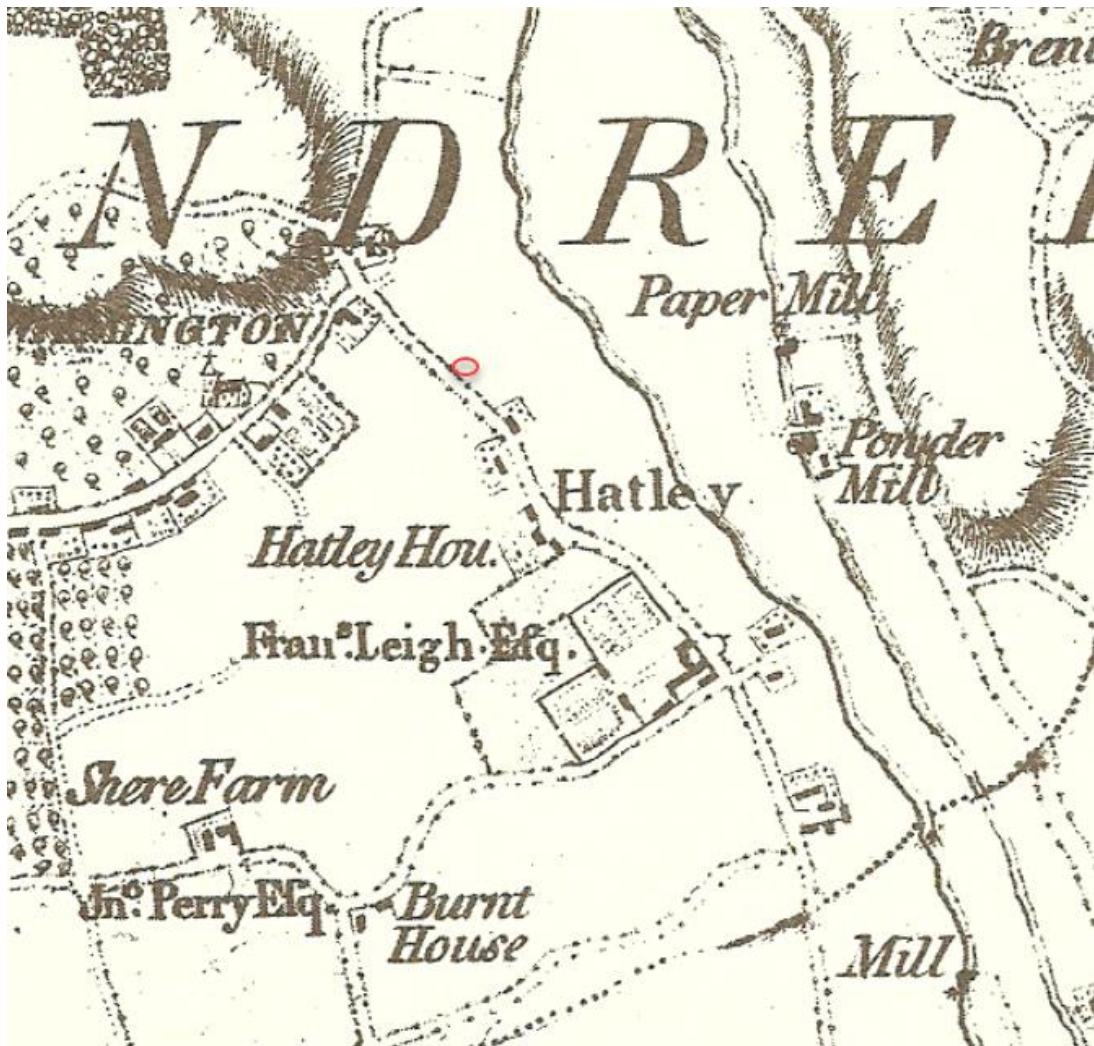


Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797

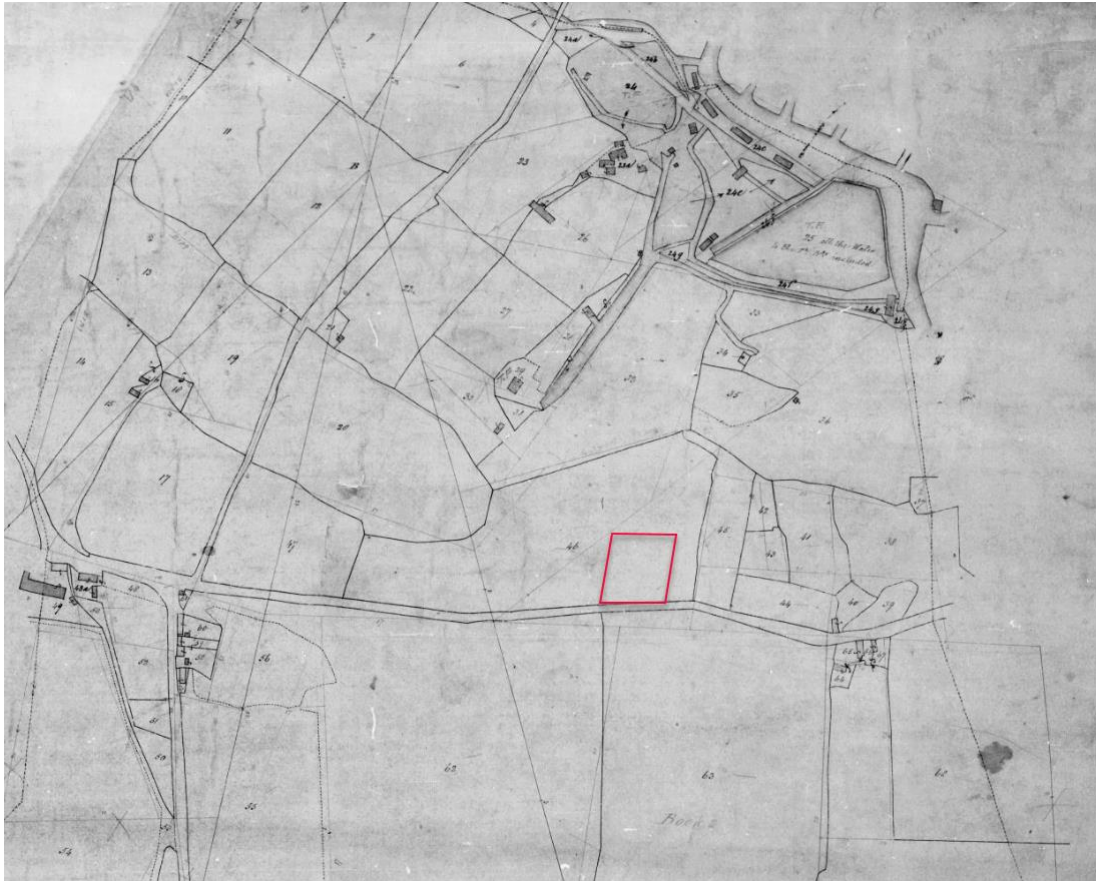


Figure 6: Wilmington Tithe Map 1841

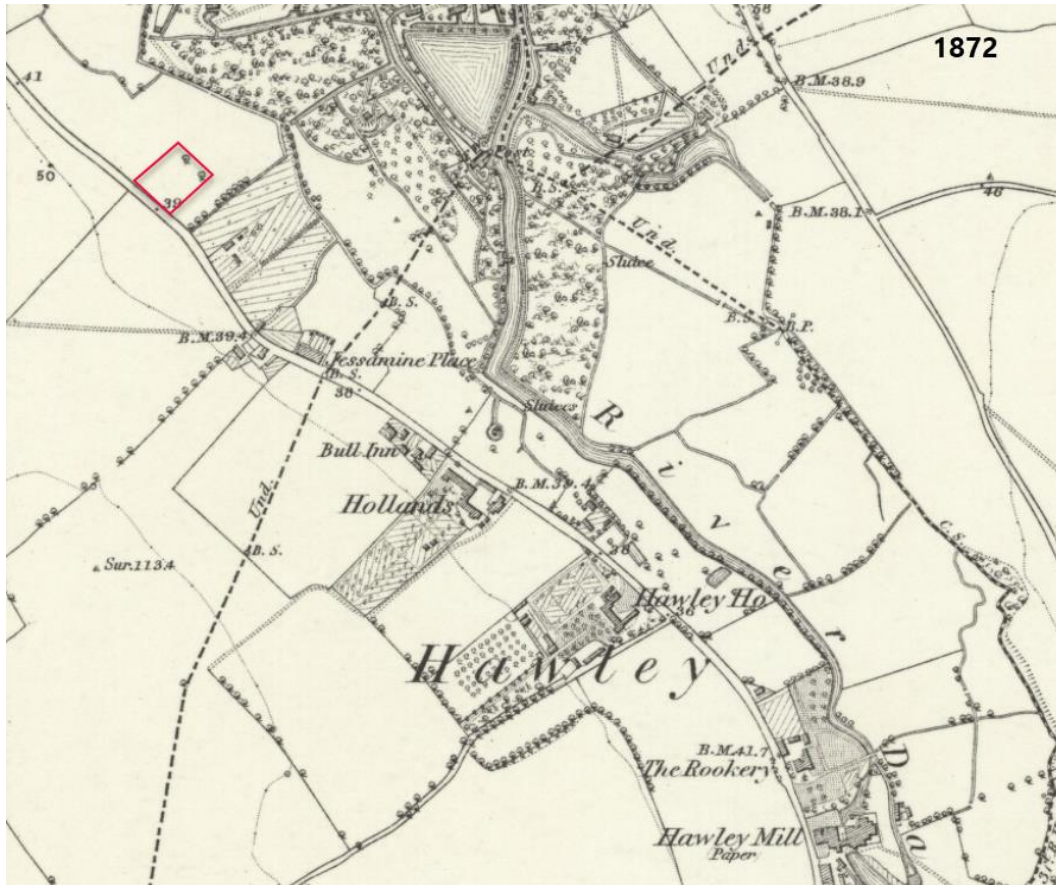


Figure 7: Historic OS Map 1872

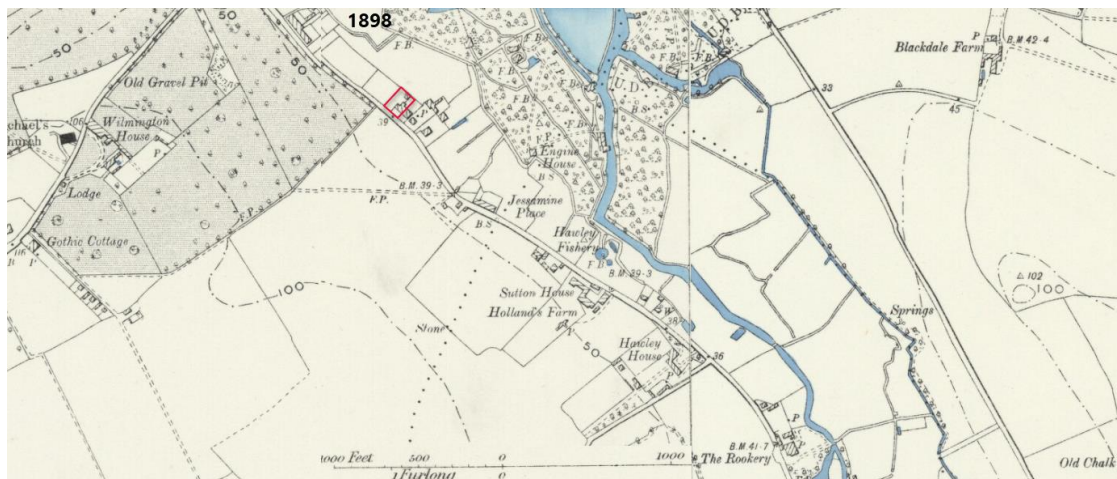


Figure 8: Historic OS Map from 1898

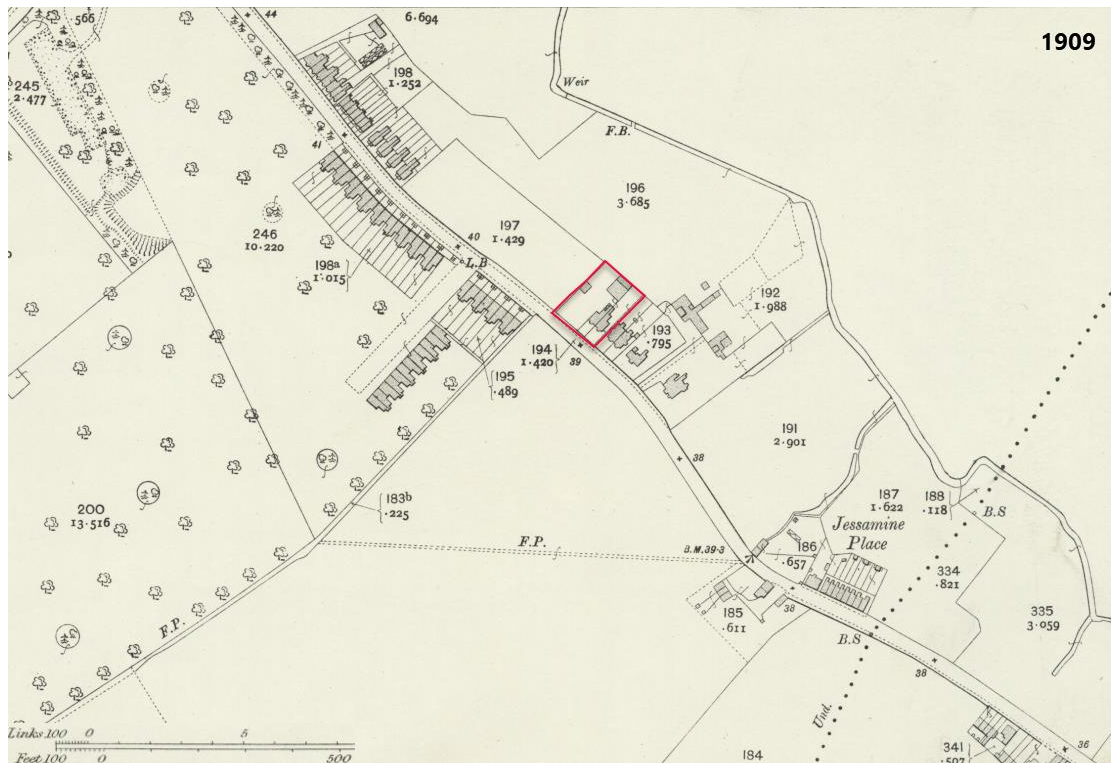


Figure 9: Historic OS Map 1909

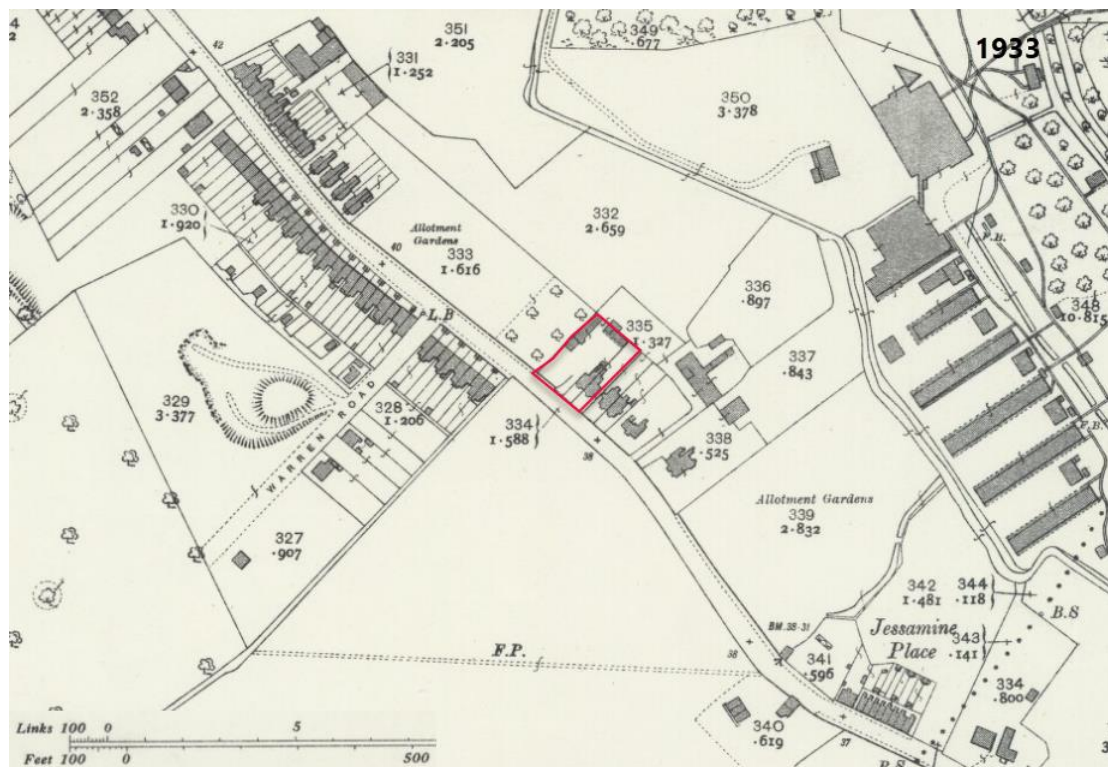


Figure 10: Historic OS Map 1933

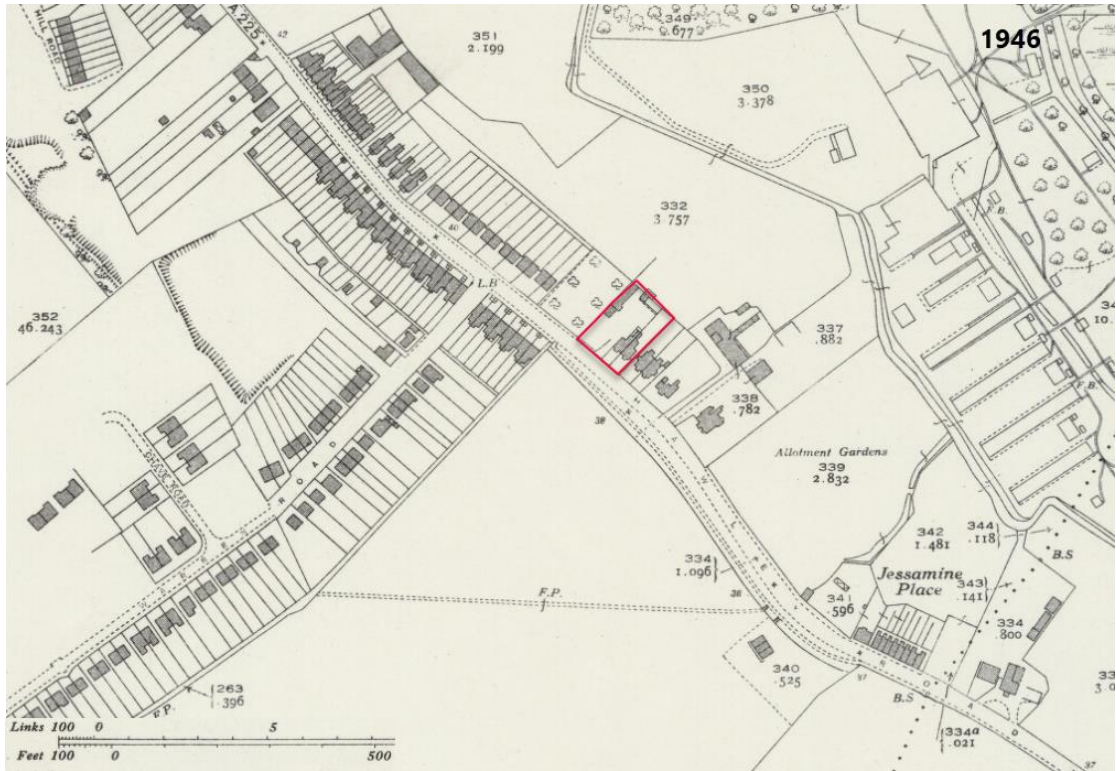


Figure 11: Historic OS Map 1946

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 12-23).

KHER	Type	Location	Period	Description
	HLC			The PDA is characterised by KCC Historic Landscape Characterisation of ' Post 1810 settlement (general)'.
TQ 57 SW 225	Monument	c. 292m NW	Roman	"Romano-British Field System, Powdermill Lane, Dartford. Evaluation prior to housing development uncovered part of a 1st-2nd AD field system. The field system consisted of a number of ditches, gullies and a pit in the area of TQ54247276. It is likely that they date around the 1st - 2nd centuries from pottery evidence recovered, although a couple of iron age pottery sherds were also found. The pottery assemblage consisted of course wares although a single large sherd of Drag 45 Samian ware was noted. A quantity of ceramic building material, tile, etc, was also found. This may relate to the nearby Roman villa, as also may the field system, 150 m to the West.
TQ 57 SW 226	Findspot	c. 292m NW	Neolithic	Neolithic flint Assemblage, Powdermill Lane, Dartford. During evaluation prior to housing development part of a Romano-British field system was found (TQ 57 SW 225). In addition, a mixture of flakes, blades and blade-like flakes were found dating from the Neolithic period. These had been produced using both hard and soft hammer percussions. The state of the objects was good.
TQ 57 SW 227	Monument	c. 324m NW	Middle Palaeolithic	Powdermill Lane, Dartford: Palaeolithic flint flake from Last Glacial deposits with palaeo-environmental remains.

				<p>Molluscs, ostracods and small vertebrates. During an evaluation in February 2001 a number of test pits were dug for Palaeolithic deposits. Deposits were present in all the pits which did not reach the base of the deposits. Pleistocene units are broadly horizontal, and have been truncated by the modern ground surface which slopes down west to east. A single flint flake was found within the fine-grained clay-silt in TP 10. It was the broken distal end of a blade and was unpatinated and in fairly "fresh condition". No further lithic finds in subsequent watching brief but sampling of the clay-silt led to recovery of molluscs, ostracods and small vertebrates.</p>
TQ 57 SW 1037	Listed Building	c. 523m W	Post Medieval to Modern	<p>Wilmington House, Grade II listed (1101733). An early C18 house probably built by John Tasker restored and extended in C20. Two storeys and attics brown brick with red brick window dressings, quoins, stringcourse and cornice. Mansarded slate roof. Brown brick parapet and stone coping. Seven windows and 3 dormers. The end window bays project. Glazing bars. All windows have segmental heads except for the central first floor window, which is flanked by rusticated red pilasters with a red brick pulvinated frieze over it. Central wooden porch flanked by coupled pilasters with pediment over. The modern additions in yellow brick are not of special architectural interest. The interior of the C18 part has a mid C18 staircase with 2 turned blusters to each tread and scrolled tread ends and an Adamesque oval panel in the hall of a reclining lady in antique dress with scrolls and an owl, probably representing Minerva, flanked by swags. Also, some contemporary panelling to the hall.</p>

TQ 57 SW 1028	Listed Building	c. 400m NW	Post Medieval	No. 17 Church Hill, Wilmington. Grade II listed (1085791). C18. Two storeys and attics cement rendered. Parapet. Tiled roof with 2 hipped dormers. Three sashes with glazing bars including central blank. Cambered head linings. Simple central doorcase with cornice and pilasters.
TQ 57 SW 1047	Listed Building	c. 464m SE	Post Medieval	Sutton House. Grade II listed (1336459). The south end is a C17 or earlier timber-framed building refaced with stucco. Two storeys 4 windows. Tiled roof with 4 gables. Four casement windows and some canted bays to ground floor. Simple central doorcase, now missing its trellised wooden porch. The C19 additions have been removed.
TQ 57 SW 280	Findspot	c. 476m NW	Early Iron Age to Post Medieval	Finds at 3 Hawley Road, Wilmington, Dartford, Kent. During an evaluation a number of small finds were discovered. These were varied in date but do not indicate occupation of the site. The close proximity of a Roman house to the south would account for these finds.
TQ 57 SW 286	Monument	c. 500 NW	Prehistoric or Roman	Prehistoric or Roman features at Oakfields Infant's and Junior School, Dartford, Kent. A probable domestic hearth area, and above that, Roman ceramic building material. A possible prehistoric/Roman pit and gully was also recorded.
MKE57932	Findspot	c. 421m SE	Middle Neolithic to Early Bronze Age	PAS find. Neolithic flint lithic implement. Neolithic flint flake. Medium-sized, oval waste flake. Dark flint, bulb of percussion and ripples on the ventral surface. Some damage. A chance find found in 2000.
MKE57933	Findspot	c. 419m SE	Early Neolithic to Early Bronze Age	PAS find. Neolithic flint flake. Worked flint, Neolithic small/medium size possible hammer-stone, black, ovoid

				shape, half covered with small impacts. Chance find found in 2000.
MKE57940	Findspot	c. 140m S	Medieval	PAS find. Medieval copper alloy mount. Broken and damaged copper alloy rectangular plate, once red enamelled and gilded. Lion with tail. Date: from Post 1200 AD (Probably) to Circa 1399 AD (Certain). Found by metal detector in 2000.
MKE57991	Findspot	c. 413m SE	Late Iron Age	PAS find. Copper alloy coin. Date: from Circa 30 BC (Certain) to Circa 20 AD (Certain). Obverse description: horse r. looking back Reverse description: lion l., below 'DVBN' inside rectangle Reverse inscription: DVBN.
MKE57992	Findspot	c. 447m SE	Medieval	PAS find. Medieval copper alloy sheath. sword chape, tubular type, serrated open end, below open end two wide parallel incised lines, criss-cross pattern over serration, otherwise plain, ovular hole in base, possible tinning on surface Date: from Circa 1400 AD (Certain) to Circa 1500 AD (Certain). Found in 1997.
MKE57999	Findspot	c. 433m SE	Roman to Early Medieval or Anglo-Saxon	PAS find. Roman copper alloy unidentified object. Solid copper alloy duck with square base at feet. Some incised feather decoration. Found in 2001 by metal detector.
MKE58810	Findspot	c. 413m SE	Iron Age	PAS find. Iron Age copper alloy coin. Found in 2010 by metal detector.
MKE58925	Findspot	c. 400m SE	Post Medieval	PAS find. Post Medieval silver cuff link. An incomplete, Post Medieval, sheet construction, silver alloy, cuff link with connecting silver-plated wire link. Once circular, fair size cuff link with engraved central fleurets design and looped border, now most of the outer edge broken along this border. Rather worn and battered condition with good silver colour and some grey tarnish but also green verdigris on the back. The silver plating on the link

				has partially corroded away in places and the link broken at one end and the other cuff link is missing. It is likely to date from the 18th Century. Found in 2011 by metal detector.
TQ 57 SW 327	Building	c. 500m NW	Modern	George VI pillar box, PO, Hawley Road, Orange Tree. Letter Box Study Group Box Type: 35/1. Dates from 1938 to 1950.
TQ 57 SW 418	Building	c. 307m W	Modern	George VI pillar box, 14 Chave Road. Letter Box Study Group Box Type: 35/1. Dates from 1938 to 1950.
TQ 57 SW 330	Findspot	c. 470m NW	Neolithic	"Neolithic flint, Trafalgar Road, Wilmington. Neolithic flint has been reported from the villa site and from the land to the north of it.
TQ 57 SW 331	Monument	c. 471m NW	Roman	Roman ditches, Trafalgar Road, Wilmington. Five ditches, probably of Roman date but containing late Roman or possibly early post Roman pottery.
MKE79340	Findspot	c. 375m SE	Post Medieval to Modern	PAS find. Unknown gold jewellery. An incomplete, age uncertain but probably Victorian, gold alloy, sheet construction, broken & damaged possible pendant or brooch. Circular, biconvex, hollow artefact with applied wire and pellets decoration with 19 concentric drop shapes applied around the outer edge. Two twisted wires applied around the outer edge, a fine one close to the front and a coarser one behind. Two small holes on the back that once possibly held a pin for attachment or are simple 'expansion' holes from when the object was made. There is a place at one point around the edge, adjacent to the missing drop shape, which could have been the position of an attachment loop or similar. This artefact is likely to date to the 18th-20th Century. The object is 21.09mm long, 20.50mm wide, 5.8mm thick,

				diameter 21.09mm and weight 2.0g. Reported for Treasure but considered to be too modern.
MKE83785	Farmstead	c. 419 WSW	Post Medieval	Yard to north east of Wilmington House. A loose courtyard plan farmstead with buildings to one side of the yard. Farmhouse detached in central position. Only the farmhouse remains.
MKE83786	Farmstead	c. 68m E	Post Medieval	Farmstead north east of Wilmington House. A regular L-plan farmstead. Farmhouse detached in a central position. Only the farmhouse remains.
MKE83787	Farmstead	c. 495m SE	Post Medieval	"Holland's Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached side on to yard. Altered - significant loss of original form (more than 50%).
TQ 57 SW 12	Monument	c. 443m NW	Roman	Wilmington Roman Villa, first reported in 1886 and investigated in 1975. The building extended beyond the limits of excavation in all directions. The elements exposed appeared to consist of a courtyard with what were interpreted as cow byres. A hypocaust was found on the western edge of site. Pottery and coins were of 3rd and 4th century date. Anglo-Saxon pottery suggests occupation of the site after the Roman period
TQ 57 SW 343	Monument	c. 450m N	Modern	Brooklands Second World War light anti-aircraft gun battery, Dartford, Kent. Second World War light anti-aircraft battery (VD6) at Brooklands, Dartford, Kent. It consisted of 4 Lewis guns. It was part of a grouping of batteries for the defence of Brooklands Vickers factory. It is first mentioned in a record of 1942. Its date of removal is unknown.
TQ 57 SW 345	Monument	c. 75m E	Modern	Brooklands Vickers factory (VP) Second World War anti-aircraft site, nr. Dartford, Kent. Second World War anti-

				aircraft defence for the Brooklands Vickers factory Vulnerable Point, nr. Dartford. In September 1939 it had 16 Lewis guns and in October 1940 the addition of 1 40mm Bofors and 8 Hispano-Suiza. These were perhaps mounted close to the factory itself, preceding perhaps the outlying batteries in PUID 10309-10314. No other information is known.
TQ 57 SW 349	Monument	c. 160m ENE	Modern	Vickers Second World War Defended Locality DL105, Brooklands, Dartford, Kent. Second World War Defended Locality DL105, centred on the Vickers engineering works, Brooklands, Dartford, Kent. It was probably designated in 1940 and would have been decommissioned by early, 1944. The nature of the defences is unknown. Nothing of them is known to survive.
TQ 57 SW 410	Building	c. 386m NW	Post Medieval to Modern	Masonic Hall, Hawley Road, Wilmington, Dartford. Second World War rest centre established at the Masonic Hall at the junction of Hawley Road and Church Hill, Wilmington, Dartford, Kent. Its first mention is in a document of 1943 but it probably originated earlier. It would have been decommissioned by the end of the Second World War.
TQ 57 SW 33	Monument	c. 495m NE	Medieval to Post Medieval	Dartford Mills. Fulling Mill (C14), Paper mill (c.1580), later (1732) a gun powder factory. The site closed down after the First World War
TQ 57 SW 54	Monument	c. 351m W	Lower Palaeolithic to Middle Palaeolithic	"Palaeolithic Handaxe finds from Darenth gravels near Dartford including 10 from ""Skull Pit".
MKE94992	Findspot	c. 419m SE	Medieval	PAS find. Medieval Silver coin. A complete, Medieval, struck or hammered, silver alloy (possibly debased)

				penny. Long-cross coinage. Obverse: Cannot be seen. Inscription: []. Reverse: Long-cross with three pellets in each quarter. Inscription: Illegible. The coin is difficult to identify due to it being rolled up probably around a cord that has now decayed away to form jewellery or simply a convenient way to carry coinage without a purse. The coin is in worn condition with a grey/green tarnished surface. The coin is slightly irregular and has a damaged surface due to distortion when being rolled up or this is possibly plough damage. This coin is likely to date to 1279-1509AD.
TQ 57 SW 68	Monument	c. 249m W	Lower Palaeolithic to Middle Palaeolithic	Palaeolithic handaxes, flakes and mammoth remains from Smith's Pit, Warren Road, found in 1934. At least 33 Palaeolithic handaxes and some flakes were found in Smith's Pit, Warren Road in 1934. Original gravel sediments very likely present under track behind c. no.'s 6–16 Warren Road, and under Warren Road and houses along it, plus possible at N end of Mitchell Close, backing against S end of Brotherwood's Pit. Found in 2010 by metal detector.
TQ 57 SW 78	Findspot	c. 426m NW	Lower Palaeolithic to Middle Palaeolithic	Two Palaeolithic handaxes from foot of Church Hill, Wilmington. No further information.
MKE99875	Findspot	c. 351m W	Early Neolithic to Post Medieval	Human skull from gravel pit near Dartford, post Palaeolithic. Found in 1902-07 by WM Newton apparently donated by Newton to the Royal College of Surgeons and showing no primitive features.
TQ 57 SW 278	Findspot	c. 450m W	Lower Palaeolithic to Middle Palaeolithic	Palaeolithic handaxes and debitage from the general Wilmington area, Dartford. At least 40 handaxes, a few pieces of debitage, and one possible Levallois flake are

				known from unspecific locations in the general Wilmington area, Dartford. The material was recorded by Roe (1), and then included in the SRPP (2). The main collections are held in the Museum of London and at Maidstone Museum.
MKE100559	Findspot	c. 414m SE	Roman	Roman copper alloy brooch. Head and upper bow only, of an early Roman, cast, copper alloy, Langton Down, Class A brooch. The upper bow has the typical flat, reeded decoration, curved inwards slightly with a sharpish bend at the top together with a cylindrical spring cover which is worn through or broken at the upper part. The pin is missing but there are two sections of the bilateral spring one either side with the chord intact. The head has a pair of lateral and vertical grooves forming a plain rectangular area and a curved transverse rib at the junction of the head and spring cover. Broken fragment, worn with a dark green patina but also over three quarters has a matt green and brown corroded surface. This is likely to date between 50-80AD.

Figure 12: Gazetteer of KHER Records

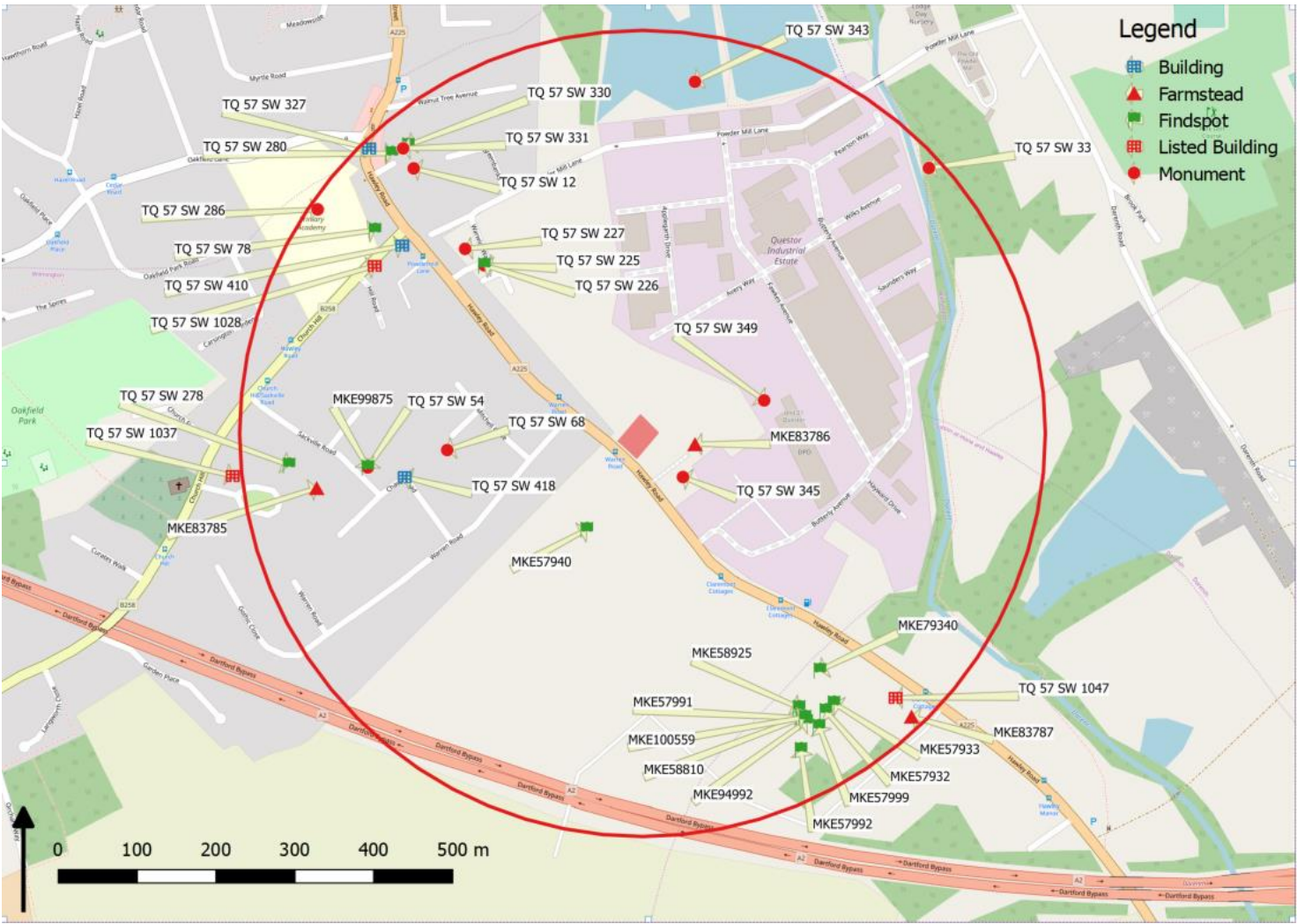


Figure 13: KHER Records – All



Figure 14: KHER Monument Record – Palaeolithic

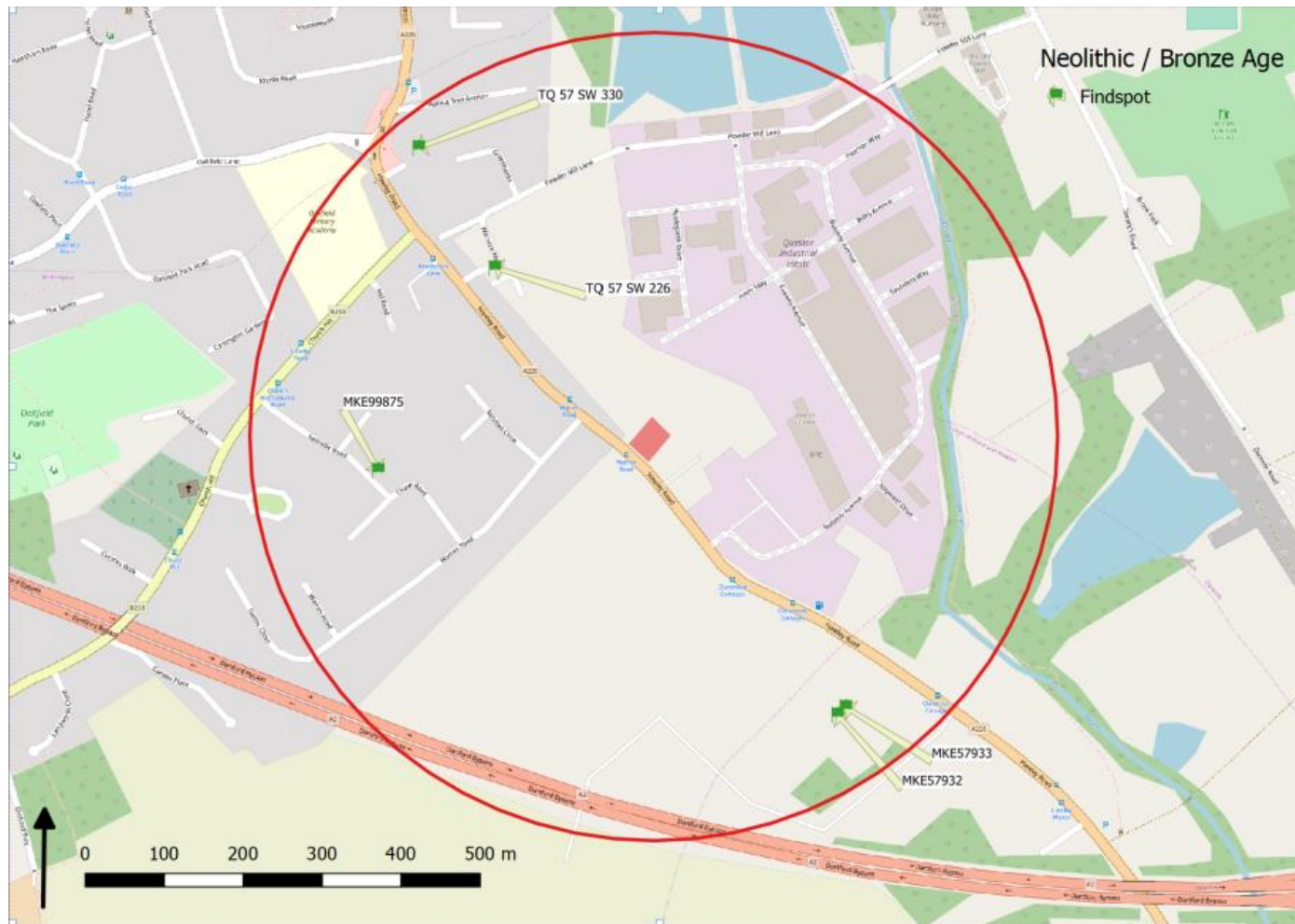


Figure 15: KHER Monument Record – Neolithic/Bronze Age



Figure 16: KHER Monument Record – Iron Age

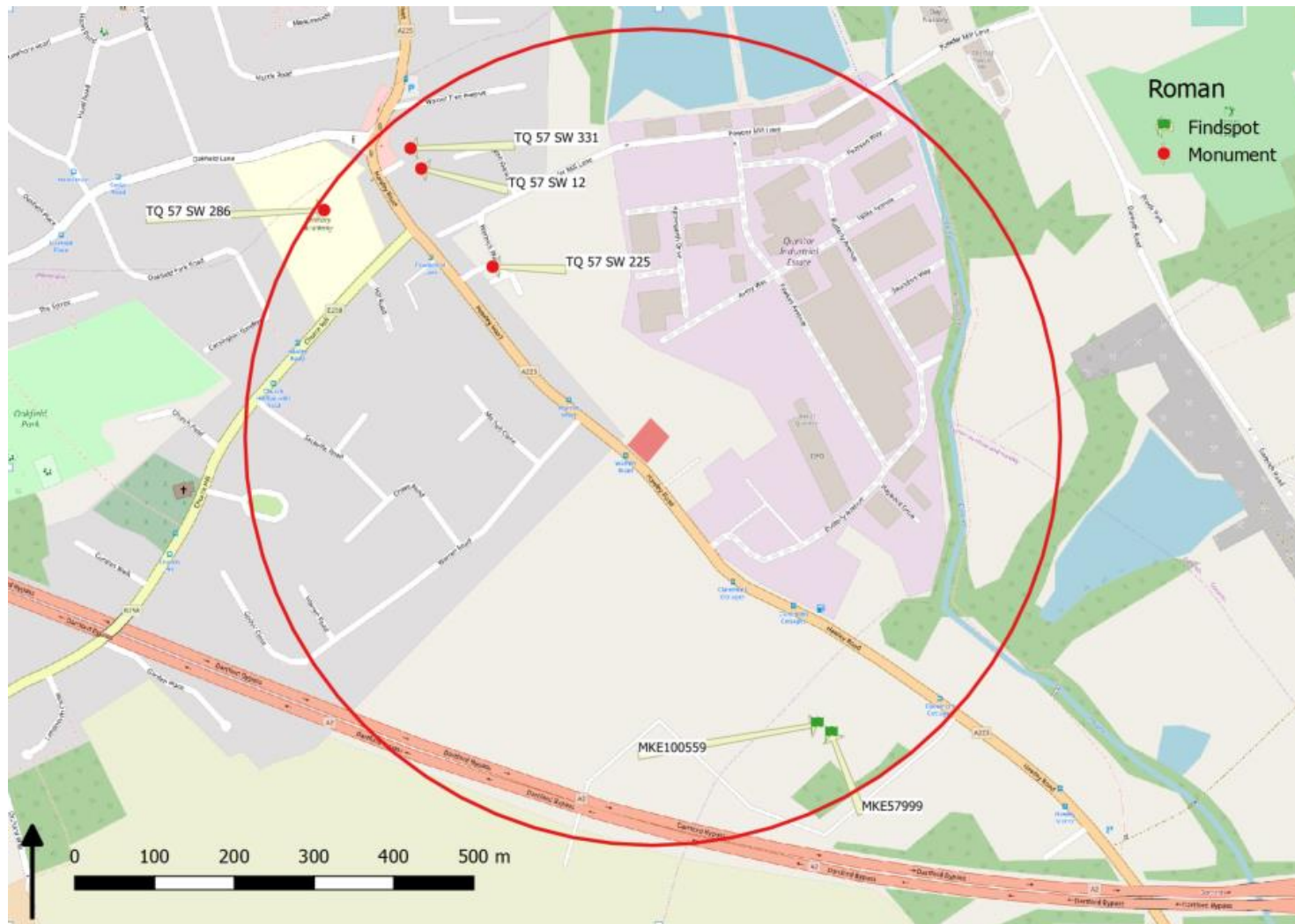


Figure 17: KHER Monument Record – Roman

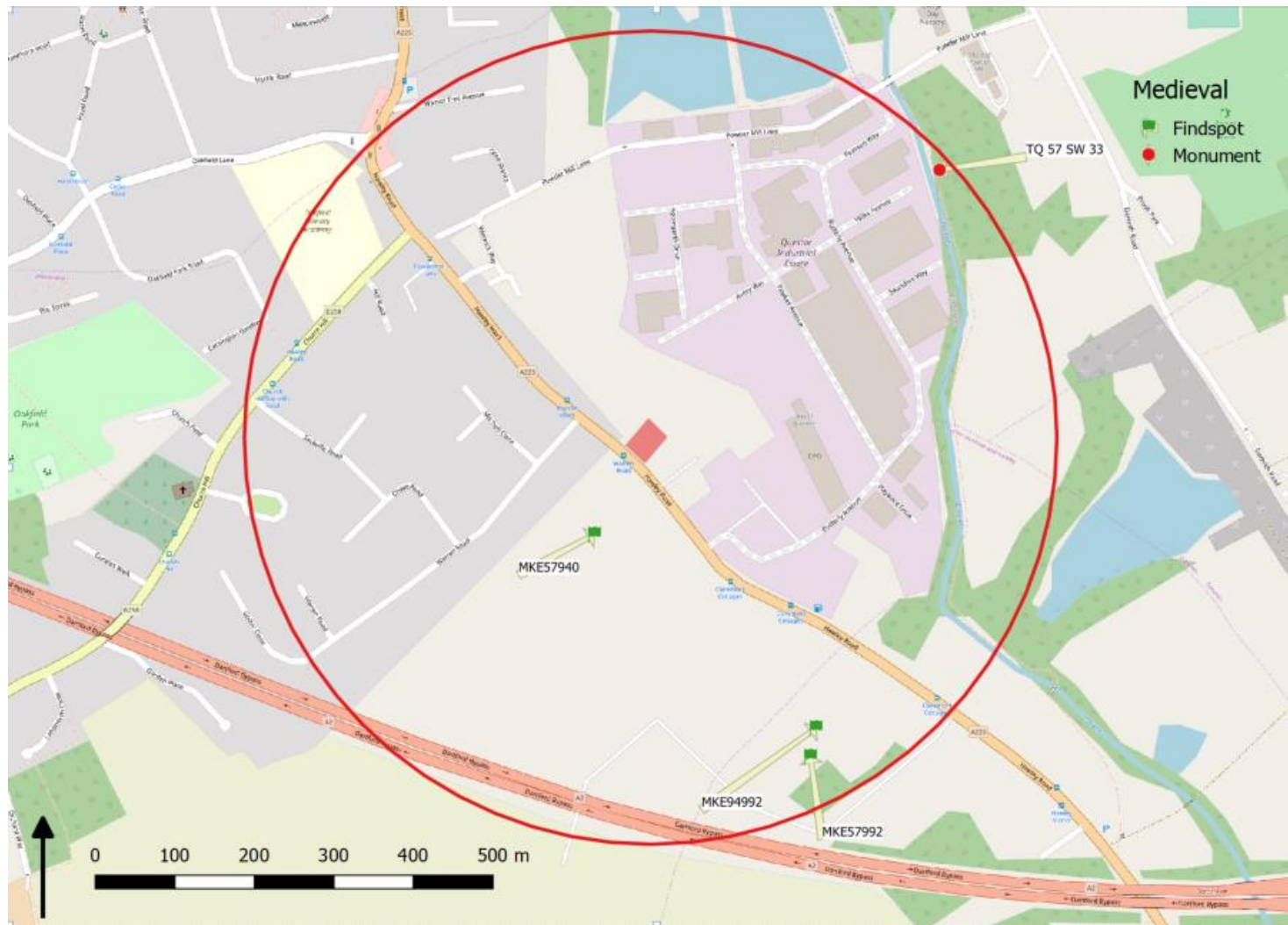


Figure 18: KHER Monument Record – Medieval

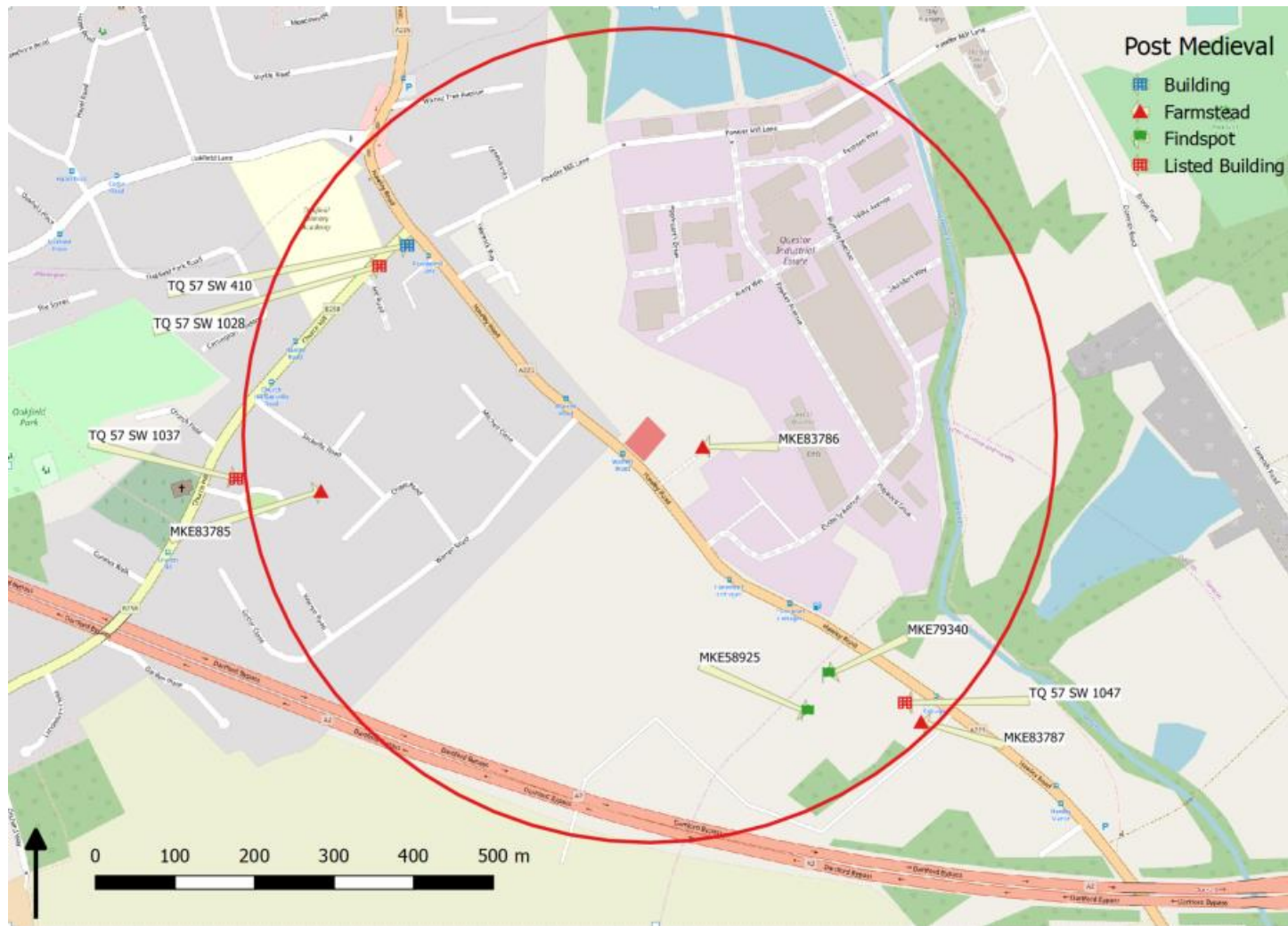


Figure 19: KHER Monument Record – Post Medieval

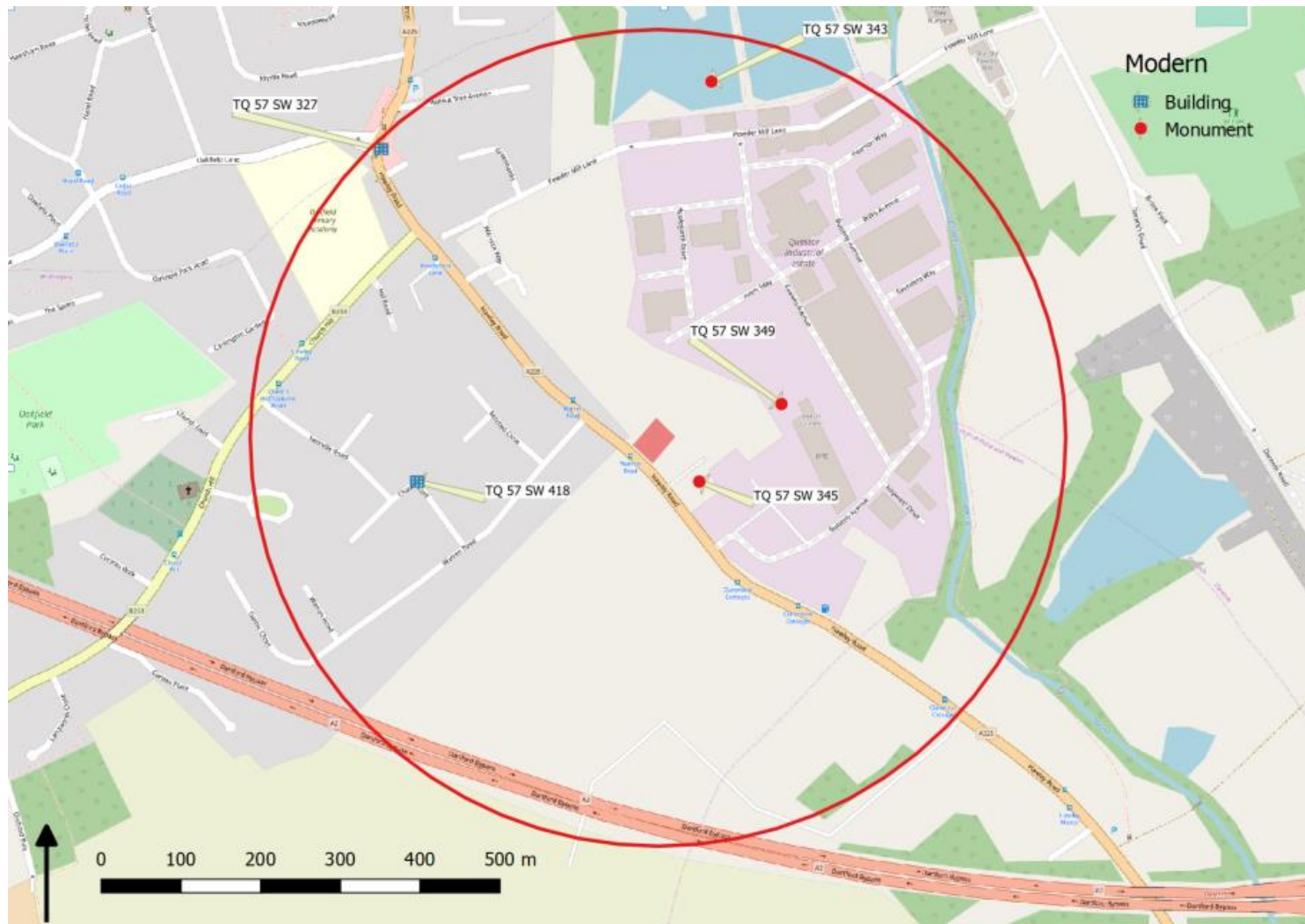


Figure 20: KHER Monument Record – Modern

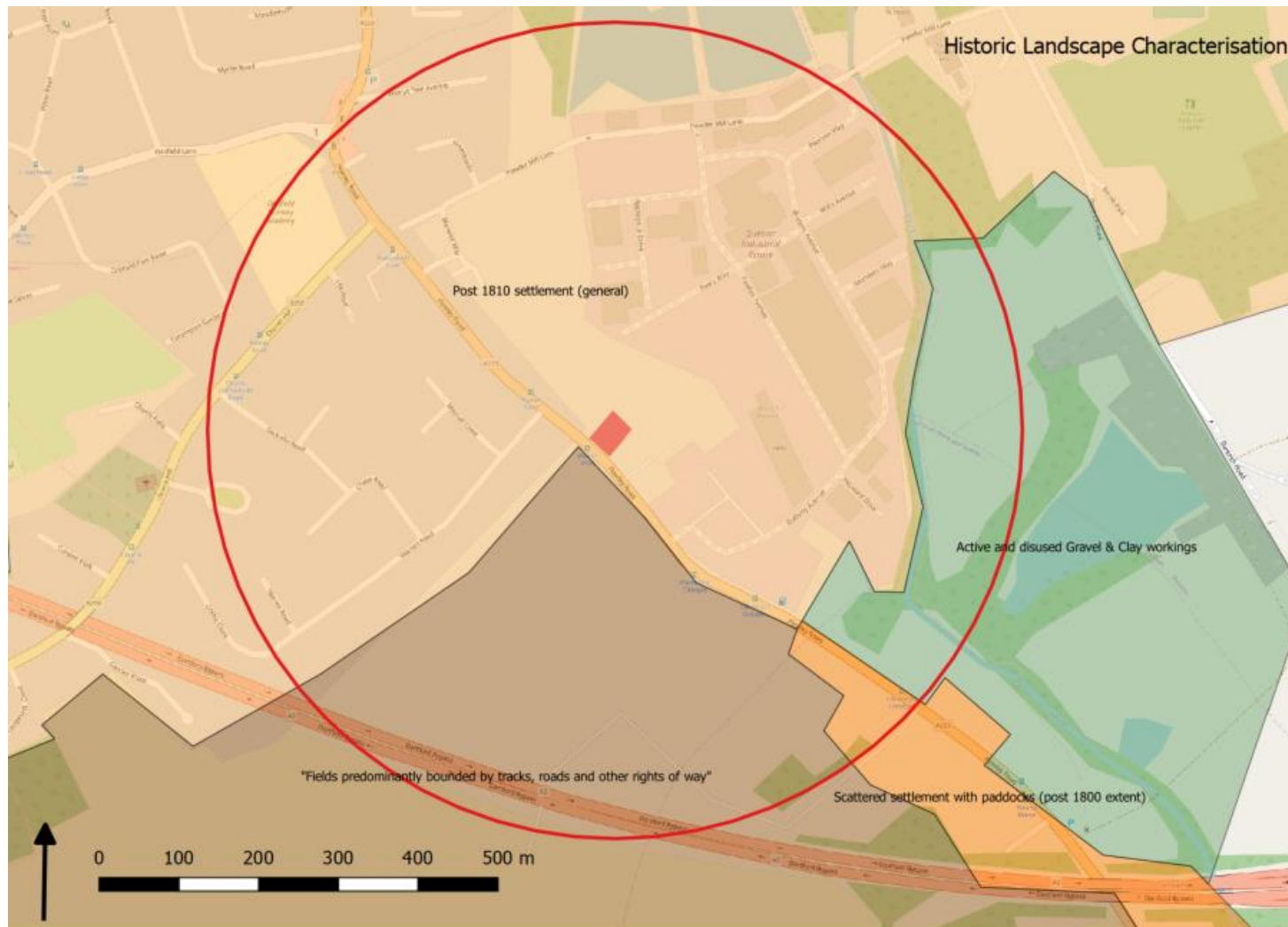


Figure 21: KHER Historic Landscape Character



Figure 22: KHER Conservation Area

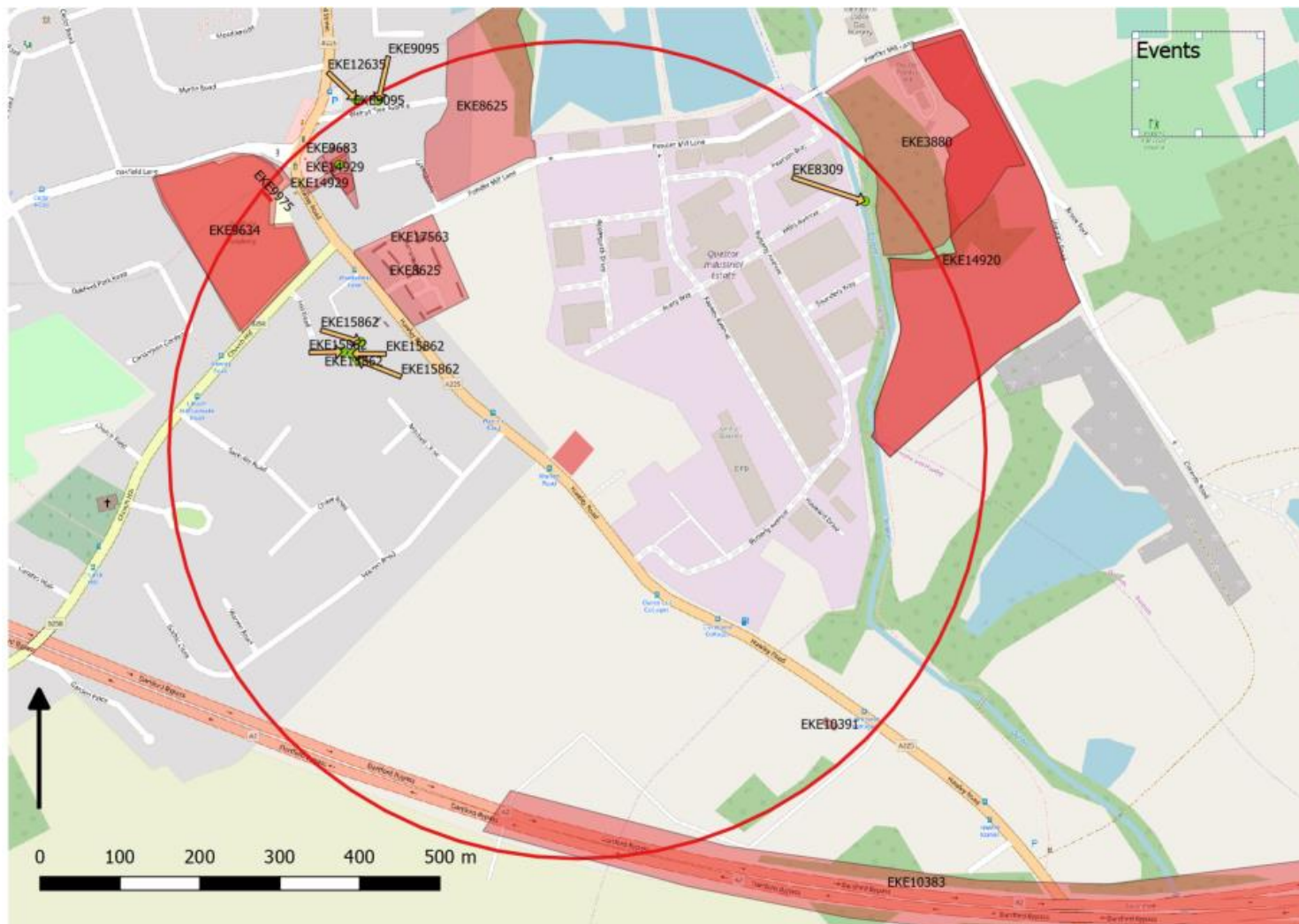


Figure 23: KHER Events



Plate 1: 1940s. All at an altitude of 740m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2018 (Google Earth)



Plate 6: View across the PDA at the location of the proposed apartments (facing SW).



Plate 7: View across PDA at the location of the proposed apartments (facing NE)



Plate 8: View across the PDA from northern boundary (facing SW)



Plate 9: View across the PDA towards the garage (facing N)



Plate 10: View the front of the PDA from Hawley Road (facing NE)