

Archaeological Watching Brief of land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH

Final REPORT V1.0

NGR Site Centre: **605530E 146892N**

Planning Application Number: **APP/E2205/W20/3259450**
and Listed Building Consent **17/00568/AS**



Report for: *Telereal Property Developments 1 Limited*

Date: 16/11/2023

Accession number: <pending>

Site code: **WCW-WB-23**

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Abstract

Swale & Thames Survey Company (SWAT Archaeology) was commissioned by Telereal Property Developments 1 Limited to undertake an archaeological watching brief on four areas of land at the former Wye College Buildings, Wye in Kent. The Archaeological watching brief consisted of 10 site visits, which recorded a relatively common stratigraphic sequence comprising truncated modern made ground overlying natural geology.

The archaeological watching brief has recorded the presence of Late post medieval/modern ditch and it's re-cut and numerous modern services and structures.

**Archaeological watching brief of land at the former Wye College Buildings,
High Street, Wye, Ashford, Kent TN25 4AH
Evaluation Report**

NGR Site Centre: 605530E 146892N

1 INTRODUCTION

- 1.1.1 SWAT archaeology was commissioned by the client to carry out an archaeological watching brief on land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH.
- 1.1.2 This phase of archaeological works has confirmed the absence of archaeological remains on this proposed development area.
- 1.1.3 Watching brief recorded late post medieval/modern ditch and it's re-cut and numerous modern services and structures. The ditch was previously exposed and recorded during archaeological evaluation in 2022.

1.2 Project background

- 1.2.1 This report presents the results of archaeological watching brief on land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH (Figures). The land has planning permission from the Appeal Decision APP/E2205/W20/3259450 and Listed Building Consent 17/00568/AS for the conversion of former College buildings to provide 38 dwellings with internal and external alterations to include new openings, new partitions, closure of existing openings, removal of doors and partitions, new staircases and opening up of intermediate floor and demolition of existing extensions.
- 1.2.2 Prior to commencement of archaeological watching brief a Specification WSI was prepared by SWAT. This phase of works is clarifying the presence/absence of archaeological remains on the Proposed Development Area. (PDA)

1.3 Planning background

- 1.3.1 On the basis of the present archaeological information KCCHC recommended to Ashford Borough Council that the proposed development should be subject to a programme of archaeological works in order to clarify the archaeological elements within the site.

1.3.2 A planning application was granted by Ashford Borough Council on the 24th June 2019 (Appeal Decision APP/E2205/W20/3259450 and Listed Building Consent 17/00568/AS) for the for the conversion of former College buildings to provide 38 dwellings with internal and external alterations to include new openings, new partitions, closure of existing openings, removal of doors and partitions, new staircases and opening up of intermediate floor, demolition of existing extensions. A Condition of archaeological works was attached to the Planning Decision Notice APP/E2205/W20/3259450 and it was:

(11) No development shall take place, other than internal works/strip out and demolition to slab level, until the applicant, or their agents or successors in title, has secured the implementation of archaeological field evaluation works in accordance with a specification and written timetable which has previously been submitted to and approved in writing by the local planning authority and following on from the evaluation has secured the implementation of any safeguarding measures, identified in the evaluation as necessary, to ensure preservation in situ of important archaeological remains and/or further archaeological investigation in accordance with a timetable which has previously been submitted to and approved in writing by the local planning authority.

Reason: *To ensure that features of archaeological interest are properly examined and recorded.*

1.3.3 On the basis of the present archaeological information. KCCHC advising Ashford Borough Council recommended that the proposed development should be subject to a programme of archaeological works in order to clarify the archaeological elements within the site.

1.3.4 The methodology of the archaeological watching brief phase of investigation is identified within approved SWAT specification which is based on KCC site specific specifications.

2 SITE DESCRIPTION, TOPOGRAPHY AND GEOLOGY

2.1.1 The application site is located Kent in the village of Wye. The village is located on the south east side of the valley of the river Stour, to the south of the Kent downs and about five km to the north east from Ashford.

2.1.2 The PDA (NGR: 605530E 146892N) is located within north eastern quarter of the village, and on the corner of the High Street and Olantigh Road (Figures 1 & 2). Church and graveyard with open fields to the north east meet the northwest boundary and a residential

housing estate envelopes the north eastern boundary. Whole PDA area was previously developed in circa 1940 and 1970. The PDA sits at an average height of 47m AOD.

- 2.1.3 The Geological Survey of Great Britain (1:50,000) shows that the site is set on bedrock geology of west Melby Marly Chalk Formation- Chalk. Superficial Deposits are not recorded. The NGR to centre of site is NGR 605530 146892 and the OD height is about 47m in the centre of the site. Head - Clay, Silt, Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by subaerial slopes (U).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 Introduction

- 3.1.1 Archaeological and historical background contains records from Kent County Council Historic Environmental Record (KCCHER) and results of map regression.

3.2 KCCHER records

- 3.2.1 The Proposed Development Area (PDA) is located close to a number of archaeological sites which are identified on the KCCHER database. In addition the KCCHER lists the location of a probable fake barrow to the south of the PDA (TR 04 NE 29). A large number of historic College buildings to the south of the PDA are listed and include The Wheel House (TR 04 NE 139), Wye College Cloister Quadrangle (TR 04 NE 139), Wye College Entrance and Hall Quadrangle (TR 04 NE 105).
- 3.2.2 To the south of PDA within Wye village there is a vast number of listed buildings.
- 3.2.3 The fake barrow (TR 04 NE 29) location according to KCCHER was targeted by evaluation trench 3 that was negative.

3.3 Map regression

- 3.3.1 Results of map regression provide two possibilities of origin of the ditch. Less likely scenario is that the ditch was excavated between 1931 and backfilled before 1940 where its route was overlaid by the new building visible on aerial photograph (figures). Larger building appear first and for that purpose the fairly new drain ditch set alongside the footpath was backfilled together with electric cable laid alongside, set for the purpose of the building. New drain ditch in the same alignment was excavated slightly off to the south but it appears to be backfilled soon after.

- 3.3.2 Second scenario is that the ditch was excavated sometime during nineteenth century and it was placed on the north side of footpath visible on figure 9d. In 1906 new buildings appear on map (figures) around the location of the ditch. The house visible on 1897 map was replaced with terrace houses which resulted in house expansion to the south hence providing the reason to backfill existing ditch and dig the new one slightly off to the south that would bypass the new terrace house. In this case the ditch is a part of potential enclosure around big field with Allotment gardens.
- 3.3.3 Present day OS map overlaid with projected ditch discovered during the evaluation shows that ditch would run alongside line limiting the burial ground and on its north side.
- 3.3.4 Burial ground was expanded to the north and current boundary shown on map as a line indicates a hedge and an active drain ditch. Very likely the previous burial ground boundary was also a ditch that would be well aligned with discovered linear.

4 AIMS AND OBJECTIVES

4.1 General Aims

- 4.1.1 The objectives of the archaeological watching brief are to contribute to heritage knowledge of the area through the recording of any archaeological remains exposed as a result of excavations in connection with the two ditches identified in the archaeological evaluation and any other archaeological remains. Particular attention will be made to the character, height below ground level, condition, date and significance of the deposits.

5 PROPOSED GROUNDWORKS

- 5.1.1 The extent and schedule of the groundworks was discussed with the developer prior to the commencement of archaeological monitoring to correlate intrusive groundworks with archaeologist's attendance to ensure that they target relevant tasks as per development programme (Figures).

6 RECORDING

- 6.1.1 A complete drawn record of the revealed features comprising both plans and sections, drawn to appropriate scales (1:20 for plans, 1:10 for sections) was undertaken. The plans and sections were annotated with coordinates and aOD heights. Additionally large sections that would not fit on single A3 page were drawn digitally in 1:10.

- 6.1.2 Photographs were taken as appropriate providing a record of excavated features and deposits, along with images of the overall trench to illustrate their location and context. The record also includes images of the Site overall. The photographic record comprises digital photography. A photographic register of all photographs taken is contained within the project archive.
- 6.1.3 A site plan to indicate the location of the boundaries of the proposed development site and the position of evaluation trenches drawn at a scale of 1:100 is shown on Figures 2 and 3. Plans to indicate the locations of archaeological features are drawn to a scale of 1:50. Detailed plans were drawn at a scale of 1:20 and sections at a scale of 1:10. All detailed plans and sections are related to the site plans.
- 6.1.4 All plans and sections were drawn on polyester based drawing film, and each plan and/or section was clearly labelled. A GPS site grid was established where necessary across the areas subjected to evaluation. All field surveying were preceded by a site visit to clarify the site specific surveying methodology, determine lines of sight and locate appropriate survey points. All recording points were accurately surveyed with a GPS/GNSS RTK survey kit in 1cm/1ppm accuracy and located to the National Grid.

7 RESULTS

7.1 Introduction

- 7.1.1 Archaeological watching brief on land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH has recorded the absence of any earlier archaeological features, deposits or artefacts.
- 7.1.2 An early Modern ditch was exposed with a recut along its course in large trench excavated to accommodate drainage crates.

7.2 Watching brief diary

- 7.2.1 06/13/2023 Drainage excavations; 06/19/2023 Drainage excavations; 06/22/2023 Footings excavation; 06/28/2023 crates excavation; 07/10 Footings excavation; 07/14/2023 Drainage excavations; 07/19 Footings excavations; 07/21 Area reduction and sewage excavation; 07/31 footings excavation; 08/03 footings excavation.

7.3 Exposed geology and stratigraphy

- 7.3.1 Stratigraphic sequence exposed across the site comprised made ground (context xx01) and/or topsoil (context xx01) and subsoil (context xx02) overlying natural geology (xx03).

7.4 Archaeological Narrative

7.4.1 A ditch [04] was found in NW-SE alignment. Feature had moderately sloping sides sharply breaking into flat but narrow base. It was filled by context (05) comprising firmly compacted dark brown clay-silt with infrequent modern inclusions eg. CBM, tarmac, concrete fragments.

7.4.2 No earlier archaeological cuts or deposits were revealed during the course of archaeological watching brief.

7.4.3 Multiple modern cuts reaching the depth of 1.3m were noted during the archaeological monitoring.

8 FINDS

8.1 Introduction and summary

8.1.1 All building material encountered during the evaluation was from late XIX and XX century and comprised roof tiles, bricks, concrete (slabs, blocks, reinforced concrete), glass, brown ceramic pipes, metal pipes, electric cables. Finds recovered from the ditch and its re cut were taken for further analyses and dated to 19/20th century.

9 ENVIRONMENTAL ASSESSMENT

9.1 Introduction

9.1.1 No soil samples for off-site processing were acquired during the course of archaeological monitoring.

10 DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

10.1 Introduction

10.1.1 Archaeological watching brief on land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH has successively fulfilled aims and objectives of the specification and exposed Early Modern drain ditch. No earlier archaeological features, deposits or artefacts have been exposed. Watching brief revealed a common stratigraphic sequence comprising truncated made ground sealing natural geology and numerous modern features.

10.1.2 The site was vastly developed throughout the XX century which resulted in severely truncated ground. Prior to development the site was stripped of topsoil and levelled. Most of building material encountered during the monitoring was from XX century.

10.1.3 The results of this work has shown that development proposals won't be having any impact on buried archaeological remains therefore no further work is recommended to take place on this site.

11 ARCHIVE

11.1 Introduction

11.1.1 The Site archive, which will include; paper records, photographic records, graphics and digital data, will be prepared following nationally recommended guidelines (SMA 1995; ClfA 2009; Brown 2011; ADS 2013).

11.1.2 All archive elements will be marked with the site/accession code, and a full index will be prepared. The physical archive comprises 1 file/document case of paper records & A4 graphics. The Site Archive will be retained at SWAT Archaeology offices until such time it can be transferred to a designated Kent Museum.

12 ACKNOWLEDGEMENTS

12.1.1 SWAT Archaeology would like to thank *Telereal Property Developments 1 Limited* for commissioning the project. Thanks are also extended to Wendy Rogers, Senior Archaeological Officer from Kent County Council for her advice and assistance. Peter Cichy managed the archaeological fieldwork and wrote final report. Site survey, illustrations were produced by Bartek Cichy. On behalf of the client project was directed by Dr Paul Wilkinson, PhD, MCIFA.

12.1.2 On completion of the project, the archaeological contractor is to arrange for the transfer, subject to the landowners consent, of the documentary, photographic and material archive to SWAT Archaeology, and to ensure that the appropriate level of resources for cataloguing, boxing and long term storage are provided for a set fee until such times that designated museum in Kent can accept the archive.

12.1.3 The archaeological contractor is to allow the site records to be inspected and examined at any reasonable time, during or after the evaluation, by the developer, and the Kent County Council Archaeological Officer.

12.1.4 Copies of all reports compiled as a result of the excavation and post-excavation archaeological works will be submitted to the developer as CD containing a .pdfA version. In addition a CD containing a .pdfA version of the report and a selection of site photos in jpeg format to be sent to the KCC Archaeological Officer and once approved sent to the KCC HER for inclusion in HER Records.

13 REFERENCES

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English Heritage, 2006, *Management of Research Projects in the Historic Environment (MoRPHE)*.

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Specification for an Archaeological Evaluation of land at the corner of the High Street and Olantigh Road, Wye in Kent (SWAT 2021)

SPECIFICATION FOR AN ARCHAEOLOGICAL WATCHING BRIEF OF LAND AT THE FORMER WYE COLLEGE BUILDINGS, HIGH STREET, WYE, ASHFORD, KENT TN25 4AH

Core Personnel Structure

| Project Management - Fieldwork | Role |
|--|--------------------------|
| Dr Paul Wilkinson, MCIfA, FSA | Director |
| Peter Cichy | Project Manager |
| Bartek Cichy | Project Officer |
| Django Rayner | Surveyor |
| Finds | Specialist |
| Flint | Paul Hart |
| Early Prehistoric Pottery | Paul Hart |
| Later prehistoric and Roman pottery | Dr Malcolm Lyne |
| Saxon, Medieval and Post Medieval pottery | Paul Hart |
| Metal finds, glass and oyster | Ges Moody |
| Conservation support and x-ray photography | Dana Goodburn-Brown, MSc |
| | |
| Samples and human remains | Specialist |
| Environmental soil processing | QUEST |
| Faunal, floral micro and macro remains | Dr Mike Allen |
| Animal Remains (Bones) | Carol White |
| Palaeomagnetism | Peter Cichy |
| Human Remains | Dr Chris Dieter |
| Micro-excavation (cremation burials) | Dana Goodburn-Brown |
| | |
| Post-Excavation and publication | Role |
| Peter Cichy | Author |
| Bartek Cichy | Illustrations |

Site Name: Archaeological Watching Brief on land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH.

SWAT Site Code: WCW-WB-23

Site Address: As above

Summary: *Swale & Thames Survey Company (SWAT Archaeology) was commissioned by Telereal Property Developments 1 Limited to undertake an archaeological watching brief on four areas of land at the former Wye College Buildings, Wye in Kent. The Archaeological watching brief consisted of 10 site visits, which recorded a relatively common stratigraphic sequence comprising truncated modern made ground overlying natural geology.*

The archaeological watching brief has recorded the presence of Late post medieval/modern ditch and it's re-cut and numerous modern services and structures.

No further work is recommended

District/Unitary: Ashford Borough Council

Period(s): XIX/XX c.

NGR (centre of site to eight figures) NGR 605530E 146892N

Type of Archaeological work: Archaeological Watching Brief

Date of recording: June - August 2023

Unit undertaking recording: Swale and Thames Survey Company (SWAT Archaeology)

Geology: Bedrock Geology of west Melby Marly Chalk Formation- Chalk. Superficial deposit is Head - Clay, Silt, Sand and Gravel.

Title and author of accompanying report: SWAT Archaeology (P Cichy 2023) Archaeological Evaluation of land at the former Wye College Buildings, High Street, Wye, Ashford, Kent TN25 4AH.

Location of archive/finds: SWAT Archaeology, Graveney Rd, Faversham, Kent. ME13 8UP

Contact at Unit: Paul Wilkinson

Plates



Plate 1: Looking south west at the site from north east corner



Plate 2: Foundations excavated in the eastern part of the site.



Plate 3: Foundations excavated in north-western extent of the site. Looking northwest with two- and one-metre scales



Plate 4: Foundations excavated in north-western extent of the site. Looking north with two-metre scale.



Plate 5: Foundations excavated in central part of the site. Looking southeast with two-metre scale.



Plate 6: Foundations excavated at northern corner of the site. Looking northeast with two-metre scale.



Plate 7: Foundation trench alongside north-western boundary. Looking southwest with two metre scale.



Plate 8: A small drainage dugout in southern part of the site. One metre scale.



Plate 9: Drainage inside college yard, southern area. Each scale segment equals 0.2m.



Plate 10: Drainage inside college yard, southern area. Two metres scale bar.



Plate 11: Crates and reduced ground excavation in the central extent of the site. Looking west with two-metres scale.



Plate 12: LPM to Modern drainage ditch [04] exposed during crates excavation.

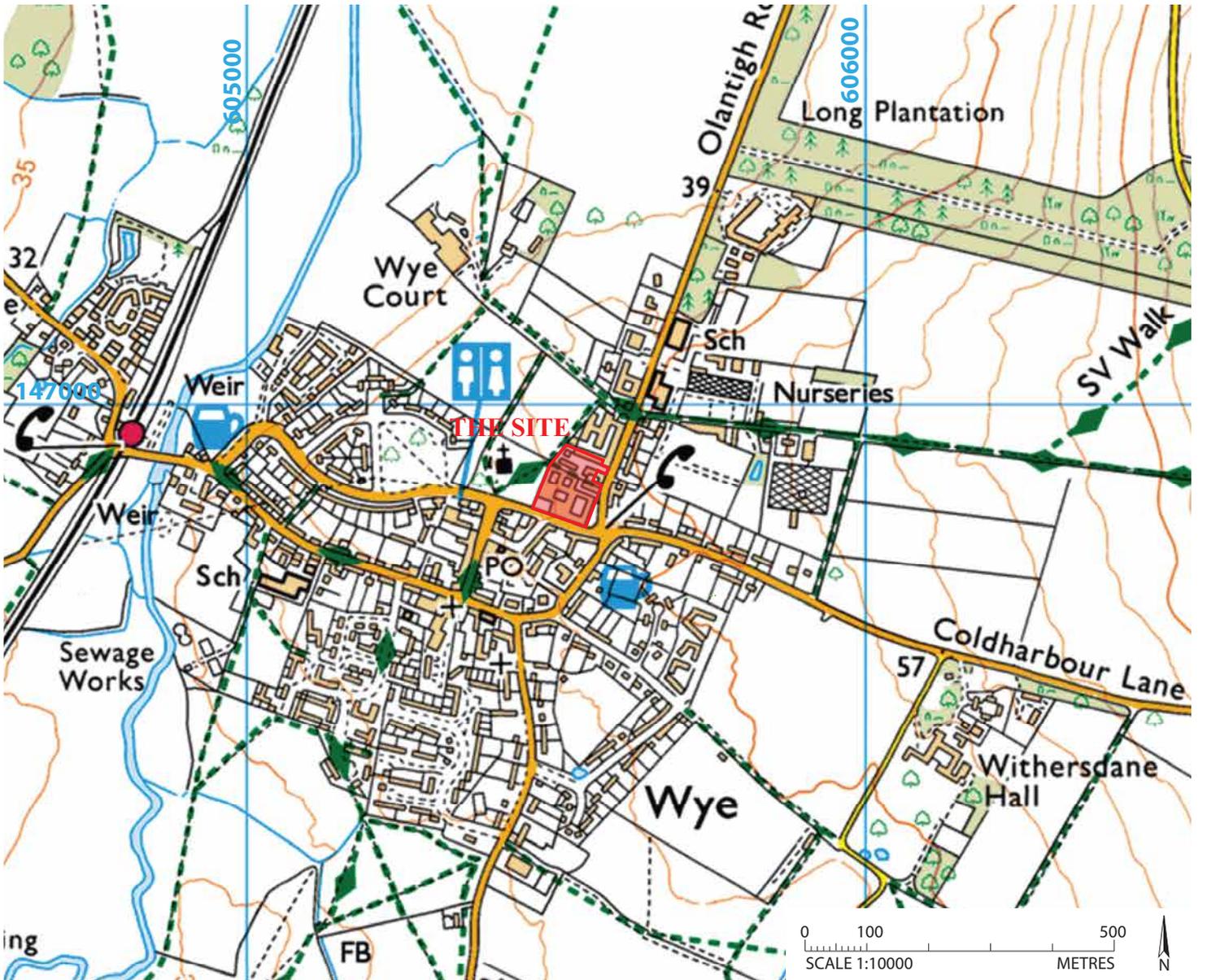


Figure 1: Site location map, scale 1:10000.



Figure 2: Location of Watching Brief on trenches (red) in relation to proposed development

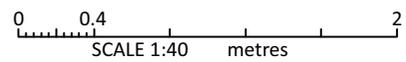
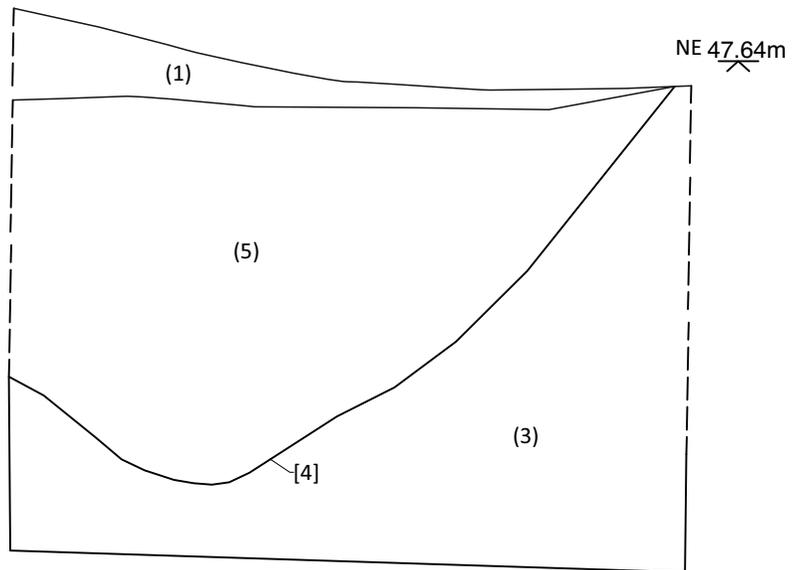


Figure: Sections of ditch exposed during archaeological watching brief.

Wye College, Wye - Map regression



Figure 9a: Map 1769 (W. Herbert, A. Dury). Arrow indicates the location of discovered ditch. Map shows buildings within PDA area. Collegiate suppose to be shown between the church and buildings (below the arrow).

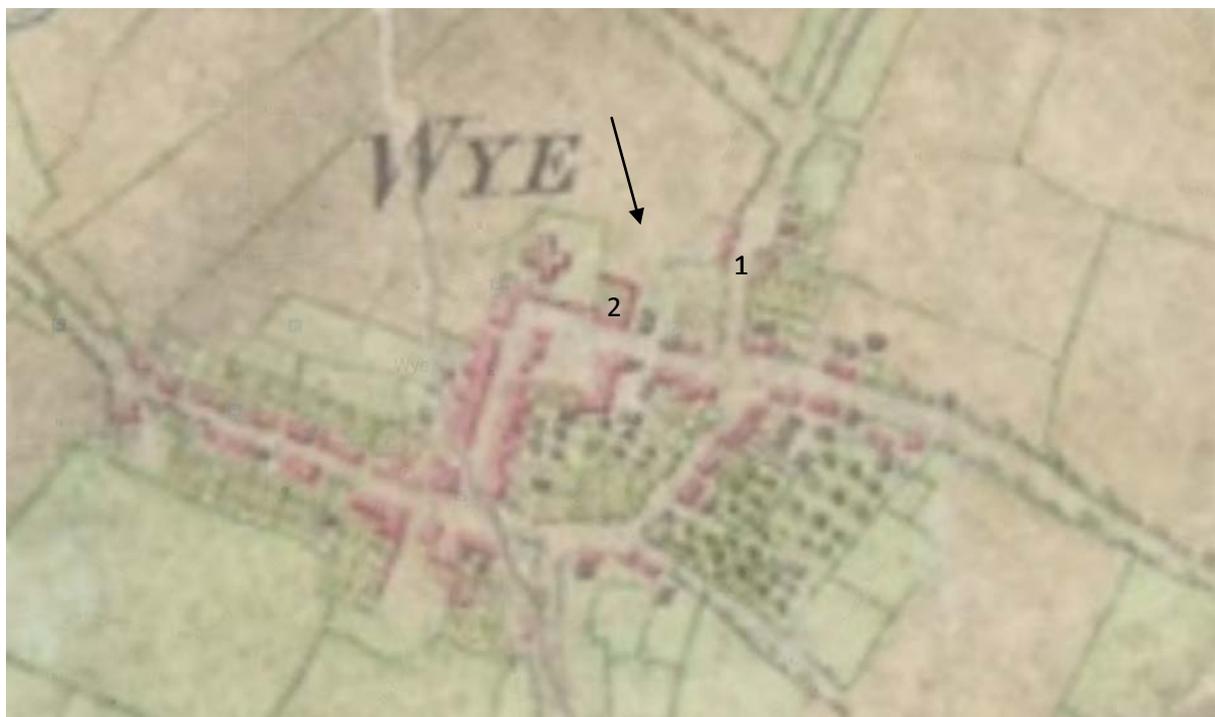


Figure 9b: Map from 1789. Arrow indicates the location of discovered ditch and map clearly shows empty field. To the left of number 1 there is a house and potential ditch directed towards the collegiate (2) but the alignment doesn't match with ditch discovered during evaluation.



Figure 9c: OS map (six inch) from 1872. Arrow indicates location and alignment of discovered ditch. The new field boundary matches the alignment of discovered ditch but is slightly out of place to the south.

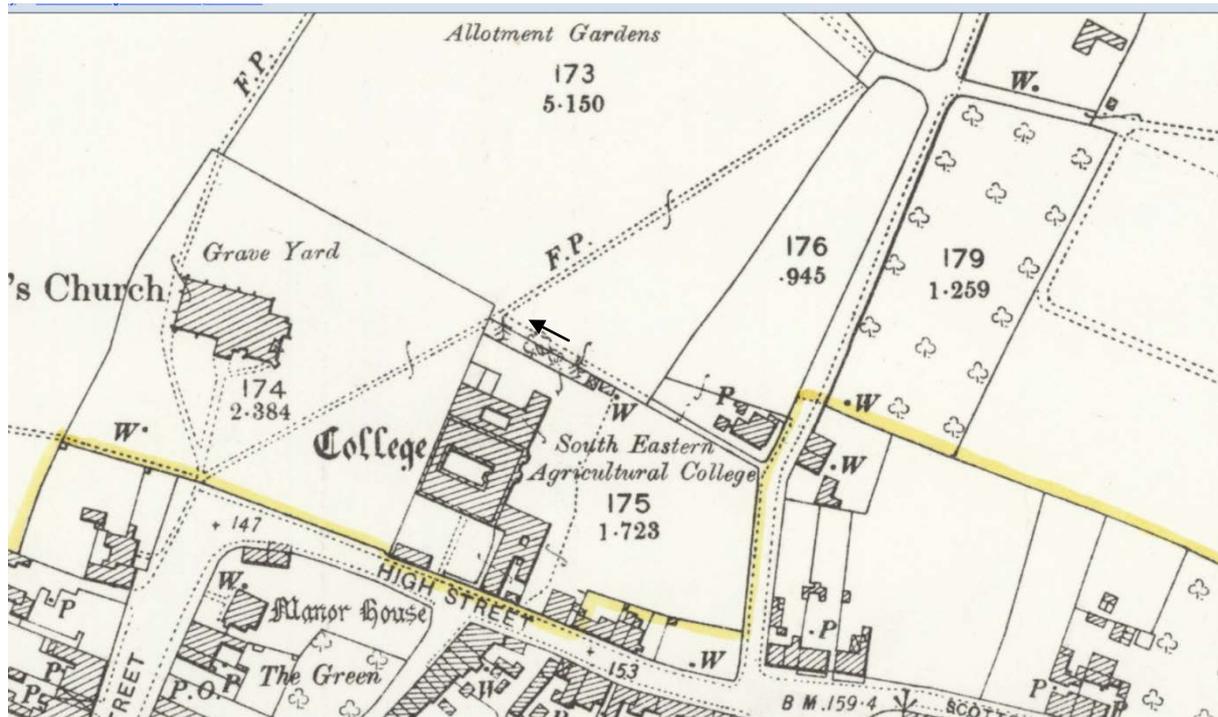


Figure 9d: OS map from 1896. Arrow indicates location and alignment of discovered ditch. Potentially there could be a ditch on the north side of the footpath.



Figure 9e: OS map from 1906. New buildings appear alongside the footpath and house was replaced with row of terrace houses potentially providing the reason to alter the course of the ditch.



Figure 9f: OS map from 1931. Nothing changed regarding the ditch



Figure 9g: 1940 aerial photograph (Google). New building appears to the north of footpath. The new building is on the course of first ditch but is bypassed by the recut ditch placed slightly off to the south