



WESTGATE Dartford

County of Kent

Historic environment assessment

March 2020



**Westgate, Dartford
Kent
DA1**

Historic environment assessment

NGR 554075 174189

Sign-off history

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Appended: *TP Bennett, Site Plan – Ground Floor and 3D Axio views, dwg. A10945-D-0-100, Rev P1, 13-03-2020; TP Bennett, Building 3 – Residential – Section – Neighbouring Building, dwg. A10945-D-0-335, Rev P1, 13-03-2020; TP Bennett, Building 01 – Car Park – Section, dwg. A10945-D-1-300, Rev P1, 13-03-2020; TP Bennett, Building 02 – Residential – Sections, dwg. A10945-D-2-300, Rev P1, 13-03-2020; TP Bennett, Building 03 – Residential – Sections, dwg. A10945-D-3-300, Rev P1, 13-03-2020; TP Bennett, Building 04 – Cinema – Sections, dwg. A10945-D-4-300, Rev P1, 13-03-2020; TP Bennett, Building 05 – Hotel – Sections, dwg. A10945-D-5-300, Rev P1, 13-03-2020; TP Bennett, Building 06 – Life Hub – Sections, dwg. A10945-D-6-300, Rev P1, 13-03-2020*

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Muse Developments Ltd, Dartford Borough Council and Homes England have commissioned MOLA to carry out a historic environment assessment in advance of proposed development of land at the former Co-op, 20–54 Hythe Street and 19–33 Spital Street, and Westgate Car Park, Kent Road, in the County of Kent. The scheme, known as Westgate, Dartford, is the comprehensive mixed use redevelopment comprising flexible commercial (A1, A2, A3, A4, D1, D2 and B1), cinema (D2), hotel (C1), residential (C3) and health / wellbeing (D1) with associated parking, infrastructure, public realm and landscaping. This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

- **Post-medieval remains.** The site has a high potential for the remains of 19th century terraced houses in addition to 19th–20th century industrial buildings. These would include foundations, footings and cellar floors, of low significance.
- **Roman remains.** The site is adjacent to the course of a Roman road, and an excavation immediately adjacent to the southern extent of the site has recorded evidence of Roman road construction, occupation and possibly roadside burial. Any such remains in the site would be of low to possibly high significance depending on their nature, condition and extent.
- **Palaeoenvironmental remains.** The site is located on river alluvium derived from the historic course of the River Darent. Alluvial deposits may contain diatoms that could be analysed for evidence of environmental change in the surrounding area. Such remains would be of low significance.
- **Possible medieval remains.** The archaeological evidence suggests that in the post-Roman (early medieval) period, the area of the site may have been abandoned or used for agriculture, and occasional finds such as pottery are possible in any accumulated soils which survive. Remains of the later medieval period are poorly represented in previous investigations in the vicinity, but later maps indicate the town expanded towards the site, and remains associated with peripheral use of the area of the site may be present. Medieval remains would be of medium or low significance depending on their nature, condition and extent.

The potential for prehistoric remains within the site is considered to be low.

Archaeological potential for the Roman period is generally higher toward the southern extent of the site and the boundary with Spital Street, with post-medieval remains likely throughout the site.

Ground disturbance associated with development of the site would remove any archaeological remains within the area and depth of impact, reducing their significance to low or negligible.

The most appropriate investigation and mitigation strategy is likely to entail archaeological evaluation trenches/pits. These would aim to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. A preliminary investigation could also include the archaeological monitoring of any geotechnical pits dug for engineering purposes.

The results of the evaluation would enable an informed and appropriate mitigation strategy to be drawn up for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance. This would ensure that heritage assets are not removed without record. Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation approved by the local planning authority's archaeological advisor.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Muse Developments Ltd, Dartford Borough Council and Homes England have commissioned MOLA to carry out a historic environment assessment in advance of proposed development of land at the former Co-op, 20–54 Hythe Street and 19–33 Spital Street, and Westgate Car Park, Kent Road, in the County of Kent. The scheme, known as Westgate, Dartford, is the comprehensive mixed use redevelopment comprising flexible commercial (A1, A2, A3, A4, D1, D2 and B1), cinema (D2), hotel (C1), residential (C3) and health / wellbeing (D1) with associated parking, infrastructure, public realm and landscaping.
- 1.1.2 The site area is c 1.32ha, centred on National Grid Reference (NGR) 554075 174189 (Fig 1).
- 1.1.3 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as ‘the site’) and may be required in relation to the planning process in order that Dartford Borough Council, the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.4 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017) and Historic England (EH 2008, HE 2015). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England’s National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site. The Former Co-op Building on Spital Street is a locally listed building.
- 1.2.2 The site is located within the Dartford Town Centre Conservation Area (Character area 2-Spital Street) as defined by the LPA. This area was one of the earliest suburbs that gradually became part of the Town Centre.
- 1.2.3 The site is not located within an archaeological priority zone as defined by the LPA.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 200m-radius study area around it, as held by the primary repository of such information within Kent, the Kent Historic Environment Record (KHER). The KHER is managed by Kent County Council (KCC) and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known projected Roman roads; georeferenced published historic maps; and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Kent History and Library centre – historic maps and published histories;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - TPS Project management – architectural drawings (TP Bennett, 2020), existing site survey (BWB, 2018), drainage strategy (Curtins, 2020);
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 2nd of July 2018 in order to determine the topography of the site, the nature of the existing buildings on the site and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the immediate vicinity of the site are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England’s *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as

possible significance.

- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is located in Dartford and is bounded by Spital Street to the south, The Cloisters to the south-west, Kent Road to the west, Orchard Street to the north, Hythe Street to the north-east, and 1–7 Copperfields to the south-east (Fig 1). The site falls within the historic parish of Dartford, and is under the administration of Dartford Borough Council.
- 3.1.2 The site is located 350m west of the River Darent and 3.5km south of the River Thames.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground levels across the study area slope downwards from the south-west towards the River Darent, i.e. from 12.2m above Ordnance Datum (OD), 270m to the south-west, to 4.3m OD 270m to the north-east. The ground level 80m to the north-east of the site, at the junction of Hythe Street and Orchard Street, is 4.4m OD, and 6.9m OD at the junction of Spital Street and Kent Road, 160m south-west of the site.
- 3.2.3 A topographic survey of the site (BWB 2018) indicated that ground levels within the site are generally consistent with the surrounding streets. The highest level recorded was 6.2m OD in the south-west corner of the site, which drops to 4.8m OD in the north-east corner of the site. In the western plot of land (presently a car park), ground level is generally level at c 5.4m OD.
- 3.2.4 However, it should be noted that the eastern half of the site is currently an open area, which until 2014 was developed, therefore the levels within that part may be artificial and the result of the demolition rubble used as levelling material.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 According to British Geological Survey (BGS) digital data the geology of the area comprises alluvium within the floodplain of Dartford Creek/River Darent, which overlies Upper Chalk of soft white chalk. The Taplow Gravel Formation is shown immediately west of the site (Fig 3). The alluvial sequence within the channel is complex and may include phases with organic preservation and prehistoric landscape remains, including environmental evidence. The river channels changed, migrated and silted up over time as mean sea and river levels changed after the end of the last glaciation, roughly 10,000 years ago. It may be anticipated that there were periods when river level fell (regressions), leading to silting and the formation of shallow-water organic sediments including peat, possibly subsequently inundated by later rising flood (transgression) phases depositing deeper water clays.
- 3.3.3 No geotechnical work has been undertaken within the site. Investigations within the study area and a limited number of BGS historic borehole records from the vicinity of the site that were available at the time of the writing of this report, can provide an indication of the underlying geology.
- 3.3.4 During investigations at 37–41 Spital Street (**HEA 3**), just west of the south-west corner of the site, the top of the natural deposits ranged from 3.7m to 3.8m OD, i.e. 2.2–2.3m below ground level (mbgl) from east to west respectively. The investigations noted a layer of possible alluvium over gravels. Based on this, natural deposits in the site would be anticipated at c 2.5–4.0m OD (c 2.3mbgl).
- 3.3.5 During investigations at 28 Spital Street, 20m south-west of the south edge of the site (**HEA 4**), two trenches were excavated, neither of which reached the natural horizon; trench 1 down to 4.5m OD (1.9mbgl) and trench 2 down to 4.2m OD (2.2mbgl).

- 3.3.6 At St James Place, 53–55 Spital Street (**HEA 9**), 115m south-west of the site, gravel was recorded untruncated between 4.0m and 4.2m OD (c 2.3mbgl) and alluvium between 4.4m and 4.5m OD (1.9–2.0mbgl).
- 3.3.7 BGS borehole TQ57SW13/A, located 30m west of the site's south boundary, shows river gravel at 1.5mbgl while borehole TQ57SW298, 70m south of the site's south boundary, records made ground up to 2.0mbgl with gravel recorded immediately below.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No archaeological investigations have been carried out within the site but there have been 23 within the study area. The archaeological work comprises eight watching briefs, nine evaluations and six excavations within the study area. Roman remains and residual and chance finds have been identified within the study area (**HEA 3–5, 12, 20, 23, 27–30**), confirming relatively extensive Roman activity. No Saxon remains have been recorded although a large number of later medieval finds and remains have been recorded within the study area (**HEA 13, 15, 12, 20, 29**). Although the majority of the investigations are in the west of the study area, given the number of investigations, the area is archaeologically well understood.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.
- 4.2.2 The lower Thames Valley has yielded extensive evidence for Lower Palaeolithic activity, with many flint collections from the Thames and other rivers having been recorded (Lawson and Killingray 2004, 7). Flint deposits have been found in abundance in the Dartford to Northfleet area (KCC 2003, 12). Fragments of an early human skull and hand axes, which are among the earliest remains found in Europe, were recovered from the Boyn Hill gravels at Swanscombe, c 5km to the east of the site. While such finds could be possible in the gravels to the east and west of the site, there are no known finds dated to this period within the study area.
- 4.2.3 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. The distribution of Mesolithic activity in Kent suggests that the natural resources of its river valleys were favoured by hunter-gatherers (Lawson and Killingray 2004, 9). However, there are no known finds dated to this period within the study area.
- 4.2.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, with forest clearance for the cultivation of crops and the construction of communal monuments. No such monuments are known in the Dartford area, although axes and pottery have been found further to the south, on the banks of the River Darent (Lawson and Killingray 2004, 11). There are no known finds dated to this period within the study area.
- 4.2.5 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. In Kent, settlements appear to be concentrated along the coast and river valleys (Lawson and Killingray 2004, 13 and 15). There was a rapid expansion in settlement within the Thames valley during the period, as Kent became a centre of cross-channel trade. There are no known finds dated to this period within the study area itself however investigations carried at St. Edmund's Church 1.5km north-east of the site

(KHER ref EKE10059) revealed evidence of a late Bronze Age/early Iron Age settlement.

- 4.2.6 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. Expanding population necessitated the intensification of agricultural practices and the use of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership. There are relatively few hillforts in Kent with most dating to the late Iron Age. These tend to be located in the western parts of the county (Lawson and Killingray 2004, 16). The KHER includes a location at the south-west edge of the study area where discoveries are noted of Iron Age gold, silver and copper alloy coins as well as Iron Age pottery (**HEA 23**).
- 4.2.7 Throughout the prehistoric period the site was located some distance from known settlements and may have been too wet for occupation. The marshland would have been exploited for its natural resources of fish and game for food as well as reeds for basketry and thatching.

Roman period (AD 43–410)

- 4.2.8 The town of Dartford is believed to have originated as a small Romano-British settlement or town, and the site is situated immediately to the north of Watling Street, the main road between Roman London (*Londinium*) and Dover and the Continent (Margary 1975, 51–55; 1c). The settlement grew up beside the River Darent at the point where the river was forded by Watling Street, 410m south-east of the site. The site was therefore beside a key trade and transport route between the inland Darent Valley and *Londinium*. During this period it is possible that the Darent allowed shallow draft boats up as far the settlement.
- 4.2.9 The projected line of Watling Street is shown on Fig 2 (**HEA 22**). Investigations at 37–41 Spital Street (**HEA 3**), just west of the south-west corner of the site, recorded a stretch of a possible road surface below the present line of Spital Street. It was only one layer of metalling and suggested a temporary surface and may have been a precursor to the more substantial construction of Watling Street, slightly further south.
- 4.2.10 Although the area excavated was small, the investigation recorded four further phases of Roman activity, primarily evidenced by the establishment of a cobbled yard surface. A range of Roman artefacts was recovered including pottery and a copper alloy brooch. Two postholes were recorded, one containing a quantity of slag, and a large pit. A burial of a new-born child was discovered placed within the broken base of an amphora. The yard was later resurfaced with metalling cut by an oval feature of unknown function. The yard surface contained inclusions of shell, flint, chalk, charcoal, pot and bone. After this, part of a fence, L-shaped, represented by postholes, was erected on the site along with a contemporary linear feature containing flint, shell, animal bone, pot, slag and charcoal.
- 4.2.11 At 28 Spital Street, 120m south of the site (**HEA 4**) Roman deposits were recorded, and a small assemblage of ‘residual’ Roman pottery was found in later deposits. Although there had been disturbance by later post-medieval and modern structures, this had not significantly truncated the earlier remains. An adjacent investigation, at 22–26 Spital Street (**HEA 5**), 30m south of the southern boundary of the site, revealed limited evidence of a Roman occupation. During an evaluation at Spring Vale, 190m south of the site, Roman pottery or ceramic building material was recorded (**HEA 12**). Investigations in the High Street, 190m south of the site (**HEA 20**), found Roman pottery, coins and identified Roman building foundations. Excavation, 180m north-west of the site found evidence of a drainage ditch with multi period pottery including Roman Samian wares (**HEA 29**).
- 4.2.12 Chance and residual finds within the study area include a Roman pottery scatter found in an 18th century rubbish pit at Lower Hythe Street, just east of the site (**HEA 30**), and a poppy-head beaker with characteristic applied stud decoration (**HEA 23**). A coin of Nero was found at the east end of Essex Road, 120m west of the site (**HEA 27**) while a Roman flagon of white clay was found on Spital Street, 160m south-east of the site (**HEA 28**).
- 4.2.13 Based on the evidence in the vicinity, it is probable that the site was located on the edge of the Roman settlement which grew up where Watling Street crossed the Darent.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.14 Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic (‘Saxon’) settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity,

endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.

- 4.2.15 The distribution of Anglo-Saxon settlement in Kent at the beginning of this period appears to have been largely concentrated along the lower courses of the main rivers and the coast. By the 6th century AD there was an expansion along the river valleys (Lawson and Killingray 2004, 25). There is evidence of early Saxon activity at Dartford and that it was the centre of an agricultural estate, perhaps directly controlled by the king. It has been suggested that land units in Kent were deliberately located so as to take advantage of the natural resources of topographically mixed regions (*ibid.*, 26), of which Dartford is a notable example.
- 4.2.16 By the middle Saxon period Dartford had developed into a small market town and trading centre (Lawson and Killingray 2004, 28). The name Derentford is derived from the Old English, meaning 'the ford on the River Darent' (Hasted 1797, 286). The settlement was probably centred on the ford in the area of the medieval town, perhaps having moved from an earlier occupation site on the valley (KCC 2003, 21). It is possible that the site was at the edge of such settlement but not within it: investigations at 37–41 Spital Street (**HEA 3**), just west of the south-west corner of the site, recorded this the area was covered with blackish clay loam, a so-called 'dark earth horizon' indicating inactivity in the formerly urban area, which may have been abandoned or used for agriculture.

Later medieval period (AD 1066–1485)

- 4.2.17 Dartford is first mentioned in Domesday Book (1086) as a royal estate, held by King William. Within it resided: '142 villagers with 10 smallholders have 53 ploughs. 3 slaves; a mill; meadow, 22 acres; pasture, 40 acres; from the woodland 8 small and 3 large pig pastures; 2 hythes that is 2 harbours'.
- 4.2.18 Domesday Book also records that the Bishop of Rochester controlled the church, probably a Minster, and that there were three dependent chapels. Holy Trinity Church, located c 390m east of the site, dates from c 1080 and was probably built on the site of the possible Minster mentioned in Domesday. Domesday also provides evidence that Dartford was the site of one of four markets held in Kent in 1086. Throughout the later medieval period Dartford continued to develop as a small market town and ecclesiastical centre, on the pilgrimage route to Canterbury. Its first market charter was granted by Edward I in the late 13th century and formally agreed in 1305.
- 4.2.19 In 1356 Dartford Priory was constructed on the northern outskirts of the town, 320m north-west of the site. It was the only house of the Dominican nuns in England. Parts of the precinct wall survive. The priory was supported by landholdings within Dartford and beyond, with rights and privileges granted by Edward III and his successors. At the Dissolution in 1539 the priory was dissolved and the priory buildings became the property of the Crown. Henry VIII converted the priory into a manor house, now known as the Priory Manor Gatehouse.
- 4.2.20 Remains, associated with the Priory and the Manor, were recorded during investigations at Prospect Place Retail Park, 200m north-west of the site (**HEA 13, 15**). Elsewhere within the study area, medieval pottery or ceramic building material was recorded at Spring Vale and at a Marks and Spencer site, 190m south of the site, (**HEA 12, 20**). Medieval glazed and coarse ware was also identified during a trial excavation, 180m north-west of the site (**HEA 29**) and medieval pottery was found in an 18th century rubbish pit at Lower Hythe Street, just east of the site (**HEA 30**).
- 4.2.21 Throughout the period, the site was located at the edge of the medieval town with the marshland to the north. Dartford Creek and the marshes would have remained important resources for the town's economy.

Post-medieval period (AD 1485–present)

- 4.2.22 The earliest map consulted for this study is Hasted's map of 1797–1801 (Fig 4). Although of very small scale this map indicates no buildings, however the surrounding area has buildings facing the main road (modern day Spital Street) on both sides as well as the road that leads off to the north of the site.

- 4.2.23 Mudge's map of 1801 (Fig 5) shows the site area with fronting Spital Street. Within the site, property/field boundaries divide the land. The Tithe Map of 1836 (Fig 6) is the earliest detailed map and shows a number of structures on the street frontages in the south and east parts of the site. It appears that the site comprises of at least five different properties, at this stage largely undeveloped. The Priory is shown north-west of the site, but the concentration of development is to the south-east and east of the site.
- 4.2.24 The Ordnance Survey 1st edition 25":mile map of 1868 (Fig 7) shows the site occupied in its eastern part by two large structures, part of a brewery (**HEA 1**) and a number of smaller ones. The eastern boundary of the site is formed by the rear yards of the properties facing Hythe Street. In the south part of the site at least five buildings are facing Spital Street and two larger rectangular ones are at the rear of those. The north-west and middle parts of the site are orchards.
- 4.2.25 The Ordnance Survey 2nd edition 25":mile map of 1897 (Fig 8) shows major changes within the site and surrounding area, with new roads laid out to the west and north of the site. Orchard Street, lined on one side with terraced houses, runs through the through the centre of the site and refers to its former use. The site is now almost completely occupied by buildings, except for the western quarter, which although cleared is yet to be developed. The southern part is occupied by nine terraced houses and their back gardens, which extend to the Brewery in the centre of the site. The house on the south-eastern site boundary appears to include a long glass house (indicated by the cross hatching infill). The western three terraced houses appear to share one yard and an extension to the rear of the easternmost of the three may be some form of workshop. To the rear of these are another two buildings, one is noted as a smithy and the other possibly a Roman Catholic Chapel, although the location of the latter is uncertain. There is little change along the eastern boundary. The brewery has expanded to incorporate much of the site centre.
- 4.2.26 In the Ordnance Survey 3rd edition 25":mile map of 1909 (Fig 9) the site appears relatively unchanged except that in the previously open space on the western boundary a row of terraced houses fronting Kent Road has been built. The Roman Catholic Chapel is no longer marked but the smithy still exists. By this time the surrounding area is fully developed. The Ordnance Survey 1:2500 scale map of 1938 (Fig 10) shows most of the site unchanged, except for the south part all previous buildings have been demolished and one large building have been built which most likely forms part of the brewery complex to the north.
- 4.2.27 The Ordnance Survey 1:2500 scale map of 1960–61 (Fig 11) shows continued change within the site. The area of the northernmost part of the brewery and the terraced houses facing Hythe Street has been redeveloped, and Hythe Street widened. The western part of the site remains relatively unchanged although some of the terraced houses fronting Kent Road have been demolished.
- 4.2.28 In the Ordnance Survey 1:1250 scale map of 1977–80 (Fig 12) the site is entirely changed. The western part comprises a multi storey car park while the whole of the eastern part appears to be occupied by one building, 19–33 Spital Street, which would become the Co-operative Department Store. On the Ordnance Survey 1:1250 scale map of 1992–3 (Fig 13) the site appears unchanged. Since then the building in the east of the site (with the exception of the Spital Street and Orchard Street corner frontage) and the multi-storey car park to the west have been demolished.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Current ground level varies across the site from 4.8m OD in the north-east to 6.2m OD in the south-west. Based on the information from archaeological investigations in the vicinity, natural deposits in the site would be anticipated at c 2.5–4.0m OD (c 2.3mbgl).
- 5.2.2 Between the top of the natural and the current ground level there is potentially made ground, which may contain remains of archaeological interest.

Past impacts

- 5.2.3 Archaeological survival is likely to be varied across the site, but potentially highest in the western half of the site where it remained relatively undeveloped until the late 19th century and then only redeveloped in the late 1970s. The impacts are as follows:

Eastern two thirds of the site

- 5.2.4 Given the date of the Co-Operative building it is probable that it had piled foundations. Piles will have removed all archaeological remains within their footprint; basements are also likely to have removed all archaeological remains within their footprint. Outside any areas of basements, pile caps and ground beams will have truncated remains.
- 5.2.5 The later phases of the brewery buildings may also have had piled or other substantial foundations likely to have removed any earlier remains. The earlier parts of the building may also have included substantial supports for machinery or other fittings, although localised. The excavation for any foundations would have removed earlier (prehistoric to medieval) remains but the foundations themselves would now be considered heritage assets in their own right.
- 5.2.6 The foundations of the terraced houses shown on historic mapping from 1868–1938, and any cellars associated with them, would have removed archaeological remains to their maximum depths but these also would now be considered heritage assets in their own right.

Western third of the site

- 5.2.7 The foundations for the multi-storey carpark are likely to include piles. While piles would remove all remains within their footprint to their maximum depth, they would be relatively localised.
- 5.2.8 The foundations of the terraced houses shown on historic mapping from 1897–1961, and any cellars associated with them, would have removed archaeological remains to their maximum depths but these also would now be considered heritage assets in their own right.

Likely depth/thickness of archaeological remains

- 5.2.9 Any remains are likely to be encountered directly beneath existing ground levels and modern made ground, principally in the form of 19th century foundations and footings associated with terraced houses and industrial buildings. The results of nearby excavations indicate remains of earlier periods can be anticipated overlying natural gravels as deep as 3.7–8m OD (0.6–3.1mbgl, closer to 3.1mbgl in the south of the site). This, in turn, indicates a potential

archaeological sequence as thick as 3.1m, likely thicker toward the south and west of the site based on recorded ground levels.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a moderate potential to contain palaeoenvironmental remains.* The site is located over alluvial deposits associated with the historic course of the River Darent. Alluvium horizons have been recorded in nearby archaeological investigation. Minerogenic deposits such as alluvial silts and clays have high potential for diatom preservation. The significance of such remains would be **low** with evidential value for previous environmental conditions and change within the Dartford area.
- 5.3.3 *The site has a low potential to contain prehistoric remains.* The site was in an attractive location for resource exploitation of nearby marshlands in addition to the river. However, prehistoric finds recorded in the study area are largely residual and ephemeral in nature. The site, in addition, is located away from the closest known centre of settlement. Finds of prehistoric date are considered unlikely.
- 5.3.4 *The site has a high localised potential to contain remains of the Roman period.* The site's location immediately north of a known Roman Road indicates strong potential for evidence of construction associated either with the road itself or small-scale roadside settlement on the fringes of the known town centred on the River Darent. Previous investigation immediately west of the southern spur of the site recorded evidence of early Roman activity and later occupation, and a burial of an infant. Isolated Roman finds would be of **low** significance; in situ remains such as surfaces or cut features, or burials would be of **medium** or **high** significance with evidential value for activity on the fringes of Roman Dartford.
- 5.3.5 *The site has a moderate potential to contain remains of the early medieval period.* Nearby investigation has recorded 'dark earth' evidence that the site was abandoned or used for agriculture, and occasional finds such as pottery are possible. These would potentially be of **low** or **medium** significance with evidential value concerning the use of the site in this period.
- 5.3.6 *The site has a moderate potential to contain remains of the later medieval period.* Post-medieval mapping of the 18th–19th centuries places the site on the edge of the expanding town of Dartford. This may indicate later medieval development within the site, though no substantial later medieval structural remains have been recorded within the study area. Remains within the site could help to confirm the extent of the later medieval town and would be of **medium** significance with evidential value to this end. Isolated finds would be of **low** significance.
- 5.3.7 *The site has a high potential to contain post-medieval remains.* Development advanced into the north and west of the site in the late 19th century with the construction of terraced houses and a Brewery. The remains of this construction are likely to survive beneath ground level in the form of deeply cut features such as cellar floors, foundations and footings, of **low** significance, with evidential value.

6 Impact of proposals

6.1 Proposals

- 6.1.1 As part of the development, archaeological remains may be affected by ground disturbance including site clearance, ground reduction and construction of new foundations and service trenches, and landscaping. Six multi-storey buildings are proposed with one fronting Spital Street to incorporate the retained façade of the former Co-op building. No basement levels are proposed (see appended plans). For the purpose of this assessment, piled foundations are assumed. Three attenuation tanks would be excavated in the open landscaped areas between the new buildings (Curtins 2020). A sprinkler tank is expected to be excavated within the footprint of Building 1, the car park, in the north-west of the site.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 Archaeological survival potential on the site is higher toward the southern extent, within the footprint of the former Co-op building. Further north and west, the site has high potential for survival of post-medieval construction from the later 19th century onward.

Preliminary site works

- 6.2.4 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities, is assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5mbgl.
- 6.2.5 This would most likely extend into modern made ground, with little or no archaeological impact. If undated made ground, which potentially contains remains of archaeological interest is affected, the impact would remove any remains to the depth of the work. In all likelihood the undated made ground is of late 19th or early 20th century date and only post-medieval remains, of low heritage significance, would be affected.

Breaking out hardstanding

- 6.2.6 Breaking out of the existing hardstanding slab would potentially have an impact, truncating or removing entirely any archaeological remains directly beneath the slab.

Piled foundations

- 6.2.7 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards, and any adjacent remains truncated. The severity of the impact would therefore depend on the pile size, type and density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

Sprinkler tank excavation

- 6.2.8 The construction of a new sprinkler tank would extend to a depth of 3.5m below the level of level 0.5 of the car park (Building 1) in the north-west of the site (TP Bennett, Building 1 – Car Park – Section, dwg. A10945-D-1-300, Rev P1, 13-03-2020). The floor levels are not shown on

either the floor plan or the sections. This would entirely remove any archaeological remains within the tank footprint to the formation level.

New services and shallow foundations

- 6.2.9 The insertion of new services, pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extend no more than 1.5mbgl and would remove any archaeological remains within the footprint of these works to this depth.

Attenuation tanks

- 6.2.10 The construction of new attenuation tanks would extend to a depth of 1.0–1.5mbgl beyond the depth of the tank as assumed for the purposes of this assessment. This would entirely remove any archaeological remains within the tank footprint to the formation level.

Lift pit

- 6.2.11 The proposed lift pits would extend to a depth of 1.5m below the foundation slab formation level. This would remove any archaeological remains that might have survived the basement excavation within the pit footprint to this depth.

Landscaping

- 6.2.12 Ground intrusion from the proposed tree planting and subsequent root action is assumed for the purposes of this assessment to reach a depth of c 1.0–1.5mbgl. This would entirely remove or severely disturb any archaeological remains at the tree location.

7 Conclusion and recommendations

- 7.1.1 The site contains no designated heritage assets and is not located within a locally designated archaeological priority zone.
- 7.1.2 The southern extent of the site has moderate potential for the survival of palaeoenvironmental and Roman and post-medieval remains whereas the remainder of the site has less potential for early remains.
- 7.1.3 Breaking out of the existing hardstanding would truncate or remove any archaeological remains just below the modern ground surface. Piled foundations would remove any archaeological remains within the footprint of each pile, pile cap and guide trench. The planting of trees would truncate remains locally. The excavation of new service trenches, lift pits and attenuation tanks would truncate or remove any archaeological remains within the footprints to the depth of their formation.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Early medieval remains (moderate potential)	Low or Medium	Piled foundations, breaking out existing hardstanding, tree planting, excavation of service trenches, lift pits and attenuation tanks
Roman remains (high localised potential)	Low to High	
Later medieval remains (moderate potential)	Low or Medium	
Palaeoenvironmental remains (moderate potential)	Low	All archaeological remains removed to the depth of works. Significance of heritage assets reduced to low or negligible
Post-medieval remains (high potential)	Low	

- 7.1.5 Although no remains of high significance have been identified in this assessment which would be affected by the proposals, given the archaeological potential of the site, in particular for Roman and early medieval remains along with the nature and scale of the proposed development, it is probable that the LPA will request further investigation in order to clarify the likely impacts of the development upon archaeological remains.
- 7.1.6 Although the precise details would need to be agreed with the LPA's archaeological advisor, the most appropriate investigation strategy is likely to entail archaeological evaluation trenches/pits. These would aim to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. A preliminary investigation could also include the archaeological monitoring of any geotechnical pits dug for engineering purposes.
- 7.1.7 The results of the evaluation would enable an informed and appropriate mitigation strategy to be drawn up for any significant archaeological assets. This might comprise targeted archaeological excavation in advance of construction, and/or a watching brief during ground works for remains of lesser significance, in order to ensure that heritage assets are not removed without record. Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation approved by the LPA's archaeological advisor.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 200m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The HER data contained within this gazetteer was obtained on 09/05/2018 for the baseline issue of the assessment and is the copyright of KCC 2018. Updated HER data contained within this gazetteer was obtained on 18/03/2020 for the final issue of the assessment and is the copyright of KCC 2020.
- 8.1.3 Historic England statutory designations data © Historic England 2019. Contains Ordnance Survey data © Crown copyright and database right 2020. The Historic England GIS Data contained in this material was obtained in November 2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DDAG – Dartford District Archaeological Group

MoLAS – Museum of London Archaeology Service (now MOLA)

HER – Historic Environment Record

EKE – National Monuments Record

MKE – Sites and Monuments Record

NHL – National Heritage List for England (Historic England)

HEA No.	Description	Site code/ HER/NHL No.
1	<p>Hythe Street, Dartford <i>Steam brewery and Second World War surface public air raid shelters</i> The site first operated as the Oak Brewery, under W. Miskin, before 1870. The Oak brewery was probably acquired by Kidd & Sons sometime before 1882 and changed the name to Steam Brewery in 1890. In 1937 the brewery was acquired by Courage & Co Ltd. The site was demolished in 1939. The shelters were authorised for construction on 9th May 1940. <i>Steam Brewery Second World War respirator repair depot.</i> Established in 1940. No other details known. Demolished post-War.</p>	MKE90622 TQ57SW355 MKE90623 TQ57SW356 MKE16837 MKE17003 TQ57SW201
2	<p>Methodist Church, Dartford, Kent, DA1 <i>Grade II Listed Building</i> Constructed in 1844–45 by W Pocock. It consists of a recessed gabled centre flanked by two crenelated towers with crockets and pointed lancets with hood moulding. It contains a portico with two pointed arches.</p>	1086035 MKE25554
3	<p>37–41 Spital Street, Dartford <i>Evaluation and Excavation by Canterbury Archaeological Trust in 1991</i> Work prior to development. Archaeological evidence from the Roman to post-medieval was found. Evaluation work uncovered a stretch of compacted gravel below the present line of Spital Street perhaps indicating a temporary surface, before Watling Street (TQ 57 SE 120) was firmly established on a slightly different alignment. In the late 1st century the road was abandoned and some form of activity took place on the site. The excavation area was too small to determine what the occupation was, but it is indicated by two postholes, one containing a quantity of slag, and a large pit. On the eastern side of the excavation site a burial of a new-born child was discovered. The burial was deliberate with the remains placed within the broken base of an amphora. A small quantity of pottery was found along with a copper-alloy brooch, mid to late 1st century, with a makers mark and a copper alloy pin. Later the excavation site was covered by a cobbled surface; a yard relating presumably to a building not identified, possibly fronting the later Roman road to the south. The yard was later resurfaced with metalling cut to the west by an oval feature of unknown function. The yard surface contained inclusions of shell, flint, chalk, charcoal, pot and bone. After this part of a fence, L-shaped, represented by postholes, was erected on the site along with a contemporary linear feature containing flint, shell, animal bone, pot, slag and charcoal. This feature was of uncertain function. Following this the area was covered with blackish clay loam, so-called “dark earth horizon” indicating urban inactivity until the post-medieval period</p>	EKE8587 MKE20313 TQ57SW247 MKE20314 TQ57SW248

HEA No.	Description	Site code/ HER/NHL No.
4	<p>28 Spital Street, Dartford, Kent <i>Evaluation by Thames Valley Archaeological Services in 2014</i> Archaeological evaluation in the form of 2 machine excavated trenches 5m x1.60m. Archaeological features then hand cleaned. The evaluation has revealed a complex sequence of post-medieval and medieval deposits. A linear feature is dated to the medieval period and a pit and backfilled well are of post-medieval date. There is a hint of Roman activity in form of deposits in the base of trench 1 and the recovery of a small assemblage of Roman residual pottery found in later deposits within this trench.</p>	SPS14/127 EKE14655 MKE97428 MKE97429
5	<p>22–26 Spital Street, Dartford <i>Evaluation by Canterbury Archaeological Trust in 2008</i> The evaluation was carried out prior to the sites further development. Four trenches were dug, and revealed limited evidence of a Roman occupation.</p>	SPSDEV08 EKE9726 MKE40010
6	<p>37 Orchard Street, Dartford <i>Evaluation and Excavation by DDAGC in 1974</i> With the kind permission of the Chief Technical Officer of Dartford District Council, two trial holes were sunk in the rear garden of No. 37 Orchard Street to a depth of over 1.5m. Several unstratified Roman and Medieval sherds were found, together with much rubbish of relatively modern date, including the concrete base of an Anderson Shelter. No further information about the excavation is available</p>	D7 EKE3849 EI14816 MWX19179 MWX19180 MKE1042
7	<p>Old Court House, Spital Street, Dartford <i>Watching brief by Canterbury Archaeological Trust in 1997</i> Watching brief on trial pits. Nothing of archaeological interest found.</p>	EKE8409 MKE25597
8	<p>49 Spital Street [land to the rear of], Dartford <i>Watching brief by Canterbury Archaeological Trust in 2012</i> Monitoring of foundations for a rear extension. No archaeological finds or features were observed.</p>	49SSDWB12 EKE12438
9	<p>St James Place, 53–55 Spital Street, Dartford <i>Evaluation by Canterbury Archaeological Trust in 2012</i> Evaluation by means of four trenches. Only remains of late Georgian or early Victorian properties were found. These buildings occupied the site from the 1830s through to the second quarter of the 20th century.</p>	SSDEV12 EKE12506 MKE25565
10	<p>St James Place, 53–55 Spital Street, Dartford <i>Watching brief by Cotswold Archaeology in 2014</i> No archaeology was observed, the site having had significant modern ground disturbance.</p>	SPD14 EKE13949 MKE25565
11	<p>The Royal Oak, Spital Street, Dartford <i>Watching brief by Canterbury Archaeological Trust in 1996</i> No further information is available.</p>	EKE8354 EKE8665 MKE25555 TQ57SW1061
12	<p>Spring Vale, Dartford <i>Evaluation and Palaeolithic test pitting by Archaeology South-East in 2007</i> Work was undertaken on the site before a residential settlement was built. Each trench had an additional geoarchaeological trench dug in the centre of it for Palaeolithic investigation. Finds from the site were pottery or ceramic building material, with dates from the Roman to the Medieval periods.</p>	SVD07 EKE9667 MKE39959
13	<p>Prospect Place Retail Park, Dartford <i>Watching Brief and evaluation by Wessex Archaeology in 2002</i> Extensive 19th and 20th century development had removed much of the archaeological evidence for Dartford Priory although there may be pockets of archaeology remaining.</p>	EKE8584 TQ57SW90
14	<p>Sainsbury's at the Priory Centre, (Former Site of Gala Bingo Carpark), Dartford <i>Watching brief by Canterbury Archaeological Trust in 1991</i> Following on from evaluation work by CAT in 1998 and 1999, a watching brief was undertaken on development work for Sainsbury's a further cremation burial and possibly funeral pyre was recorded.</p>	EKE8188 TQ57SW222
15	<p>Prospect Place Retail Park, Dartford <i>Evaluation by Wessex Archaeology in 2001</i> Extensive 20th century deposits were identified across the site including, in one trench, the remains of the priory/manor house.</p>	EKE8190 TQ57SW104 TQ57SW1051 TQ57SW105 TQ57SW90

HEA No.	Description	Site code/ HER/NHL No.
16	39-41 Kent Road/ 30-32 Westgate Road, Dartford <i>Watching Brief by MOLA in 2001</i> No archaeological features discovered	KT-KWR01 EKE8676
17	Westgate Court, Westgate Road, Dartford <i>Evaluation by Wessex Archaeology in 2004</i> Evaluation prior to new development. Nothing of archaeological significance was located.	EKE8803
18	Dartford Tramway <i>Dating 1906 to 1935</i>	MKE91032
19	One Bell Corner, Dartford <i>Excavation by DDAG in 1976</i> Possible site of 18th century clay tobacco pipe workshop. No further information is available.	D24 E114828 EKE3851 MKE1053
20	Marks and Spencer, High Street, Dartford <i>Excavation in 1958</i> Romano-British finds (pottery, coins, building foundations); medieval pottery. No further information is available.	E114831 EKE3854 TQ57SW7
21	Mason's Arms, Spital Street (Rear) <i>Excavation, DDAC, 1989-90</i> Possible site of 18th century clay tobacco pipe workshop. Dartford and District Arch Group excavations at the Mason's Arms prior to redevelopment in 1989-90 located a 19th century drain and rubbish pits containing 18th and 19th century objects. Evidence for a 18th century clay pipe workshop was found in the form of small fragments of a kiln. Fragments of a medieval glazed jug were located at the bottom of a pit. This was dug through a Roman layer of domestic rubbish, containing ceramic objects, brooches and the bones of a human foetus. No details given. Mason's Arms existed as a pub from c 1860, timber framed building of c 1905 replaced by brick structure, the frontage of which is to be retained in an office development.	D52 EI36037 EKE4427 TQ57SW175 MKE16009 TQ57SW194
22	Watling Street <i>Roman Road</i>	MKE4004
23	<i>Findspot</i> Poppy-head beaker with characteristic applied stud decoration. Wall sherds only. Late first or second century. <i>Archaeological remains from Lowfield Street</i> Roman pits and ditches, foundations, occupation rubbish and pottery <i>Portable Antiquities Scheme find</i> Iron Age gold coins Iron Age silver coins Iron Age copper alloy coins Iron Age pottery from Temple Hill	TQ57SW127 MKE1007 TQ57SW138 MKE1017 MKE58660 MKE58793 MKE58800 MKE58801 MKE58803 MKE58804 MKE58808 MKE58809 MKE941
24	<i>Archaeological remains at Spital Street</i> Timber and stone structures, pits, hearths and 13th-18th century pottery	TQ57SW136 MKE1016
25	Dartford <i>Medieval Town</i> Temporary record pending further recording. Town included in English Heritage MPP Provisional list of urban areas July 1992	MKE14513 TQ57SW187
26	The Coach and Horses Public House, Dartford, Kent, DA1 <i>Grade II Listed Building</i> A 15th-16th century timber-framed building of two storeys and attics. The upper part of the street front has been tile hung and the ground floor has been restored in Regency style.	1116040 TQ57SW209 MKE17180 MKE25566
27	<i>Findspot</i> A coin of Nero, presented to Dartford Museum by Mr. L.A. Hinkley of 69 Priory Road, Dartford, on 12.10.61. It was found by him some years previously at the east end of Essex Road, near the Scala Ballroom. It was in the gutter among garden rubbish where it had probably been thrown from one of the nearby front gardens	MKE935 TQ57SW50

HEA No.	Description	Site code/ HER/NHL No.
28	<i>Findspot</i> On display in Dartford Museum is a 1st century A.D. Roman flagon of white clay and in store is a second, the handle broken off, both from the site of J.C. Beadle's Motor Works, Spital Street, Dartford.	MKE943 TQ57SW59
29	<i>Drainage Ditch</i> During a trial excavation to uncover further evidence of the foundations of either Henry VIII's Manor House or the nearby medieval priory, a trench was dug at right angles to the road, between two concrete paths. Unfortunately no foundations were located, although tile and bricks were found, evidence of a drainage ditch (1-5m deep by 2m wide) was also unearthed with pottery ranging from Tudor Green ware to medieval glazed and coarse ware and Roman wares including Samian.	MKE774 TQ57SW413
30	Lower Hythe Street <i>Excavation on area of derelict land at south side of Phoenix public house in 1992.</i> Excavated area 3x6m. Roman and medieval pottery scatters found and an 18th century rubbish pit.	MKE15888 TQ57SW193
31	Spital Street A post-medieval Stonemasons' yard formerly existed next door to the Masons Arms public house.	MKE16615 TQ57SW195
32	Spital Street Wall footing dated, from pottery, to the 16th to early 17th century probably indicating a cellar wall within the rear of buildings fronting Spital Street.	MKE20315 TQ57SW249
33	Former Westgate Road School, Hythe Street <i>Evaluation, DDAG, 1999</i> Evaluation in advance of redevelopment found medieval pottery but no other finds or features.	EKE18913 MKE111495
34	Royal Victoria and Bull Hotel, Dartford <i>Building survey and watching brief, OA, 1996</i> A building investigation and photographic record carried out at the Grade II listed Royal Victoria and Bull Hotel, Dartford during refurbishment work. The building has been subject to continual alteration, with 20th century additions having the most impact on the historic fabric. However, much historic fabric survives and the building is a good example of a courtyard inn which has retained its plan. Much of the original 1703 building survives.	EKE16171 MKE25544
35	Westgate Road council school Second World War air raid shelter, Dartford, Kent	MKE90636
36	<i>Findspot</i> Medieval hearth, post-medieval pit and scatters of Roman and medieval pottery, 14 Hythe Street, Dartford	MKE114255
37	<i>Findspot</i> Roman coin mould dug up in the garden of The London & County Bank in High Street, Dartford, by the Manager, Mr. Dines. Given to British Museum - the first instance known to them of a coin mould found so far south in England.	MKE951
38	<i>Milestone on High Street Dartford</i>	MKE77443
39	<i>Site of St. Anselms Roman Catholic church, Spital Street, Dartford</i>	MKE110842
40	<i>Site of VAD Hospital Wesley Hall, Kent Road, Dartford</i> <i>Site of Wesleyan Boys School Second World War air raid shelter, Kent Road, Dartford, Kent</i>	MKE98124 MKE90649
41	<i>Site of Technical College Second World War air raid shelter, Essex Road, Dartford, Kent</i>	MKE90656
42	<i>Site of St. Anselms School Second World War air raid shelter, off Hythe Street, Dartford, Kent</i>	MKE90634
43	<i>Site of Conservative Hall, subsequently the Gem Cinema, Spital Street, Dartford</i>	MKE97937
44	<i>Site of Beadles</i>	MKE25644
45	<i>Findspot</i> Pottery at Spring Vale, Dartford	MKE39959
46	<i>Site of Dartford Co-op Second World War basement air raid shelters, Spital Street, Dartford, Kent</i>	MKE90644
47	<i>Site of Nos 53 and 55 Spital Street</i>	MKE25565

9 Planning framework

9.1 National Planning Policy Framework

- 9.1.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

Conserving and enhancing the historic environment

- 9.1.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

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

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.2 Local planning policy

9.2.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

9.2.2 The statutory development plan is the basis for decision making on planning applications. A series of documents apply in Dartford, with the Core Strategy (2011) Document at its heart; and now complemented by the Development Policies Local Plan 2017. In support of the Core Strategy, development management policies, often with additional details, are set out in the Development Policies Plan. This was adopted 17th July 2017; no policies from 1995 remain. A new Policies Map of the Borough was adopted at the same time. It denotes local policy designations stemming from the Core Strategy and Development Policies Plan. Archaeology and heritage are part of the Environment section.

DP12: Historic Environment Strategy

1. 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. 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.

3. 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.

4. 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 designated heritage assets will be assessed under Policy DP13. Applications affecting non-designated assets will be assessed against the criteria below.

Non-Designated Heritage Assets

5. The Borough's non-designated heritage 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.

6. 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.

7. 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 a total loss of significance will not normally be permitted.

DP13: Designated Heritage Assets

1. 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. In determining planning applications, the Local Planning Authority will pay close regard 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.
3. 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.
4. Where a proposal will lead to less than substantial harm, this will be weighed against the public benefits of the proposal.

Listed Buildings

5. 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 clauses 3 and 4 above.

Conservation Areas

6. Development proposals affecting a conservation area should pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Proposals that would result in harm or loss of significance will be determined in line with clauses 3 and 4 above.

7. 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.

Scheduled Monuments

8. 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 3 and 4 above.

9.2.3 The Dartford Town Centre Framework SPD was adopted in July 2018. Under the heading of "Principles for perception and quality of place", the SPD states that:

New development proposals should investigate and record the historic environment, including the archaeology.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report.
- 11.1.2 An unexploded ordnance threat assessment prepared for the site (Dynasafe 2018, 12–13, 30) notes a low to medium risk of an unexploded high explosive bomb on site, with the medium risk area being confined to the north-east of the site (former Kidds brewery) and part of the north-west of the site facing onto Kent Road. Any unexploded ordnance is likely to be encountered during piling, drilling operations or bulk excavations for basement levels.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, written schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Not known	-	-
Levelled site survey as existing (ground and buildings)	Y	pdf/CAD	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	-	-
Geotechnical report	not known	-	-
Envirocheck report	not known	-	-
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	NA	



Fig 1 Site location

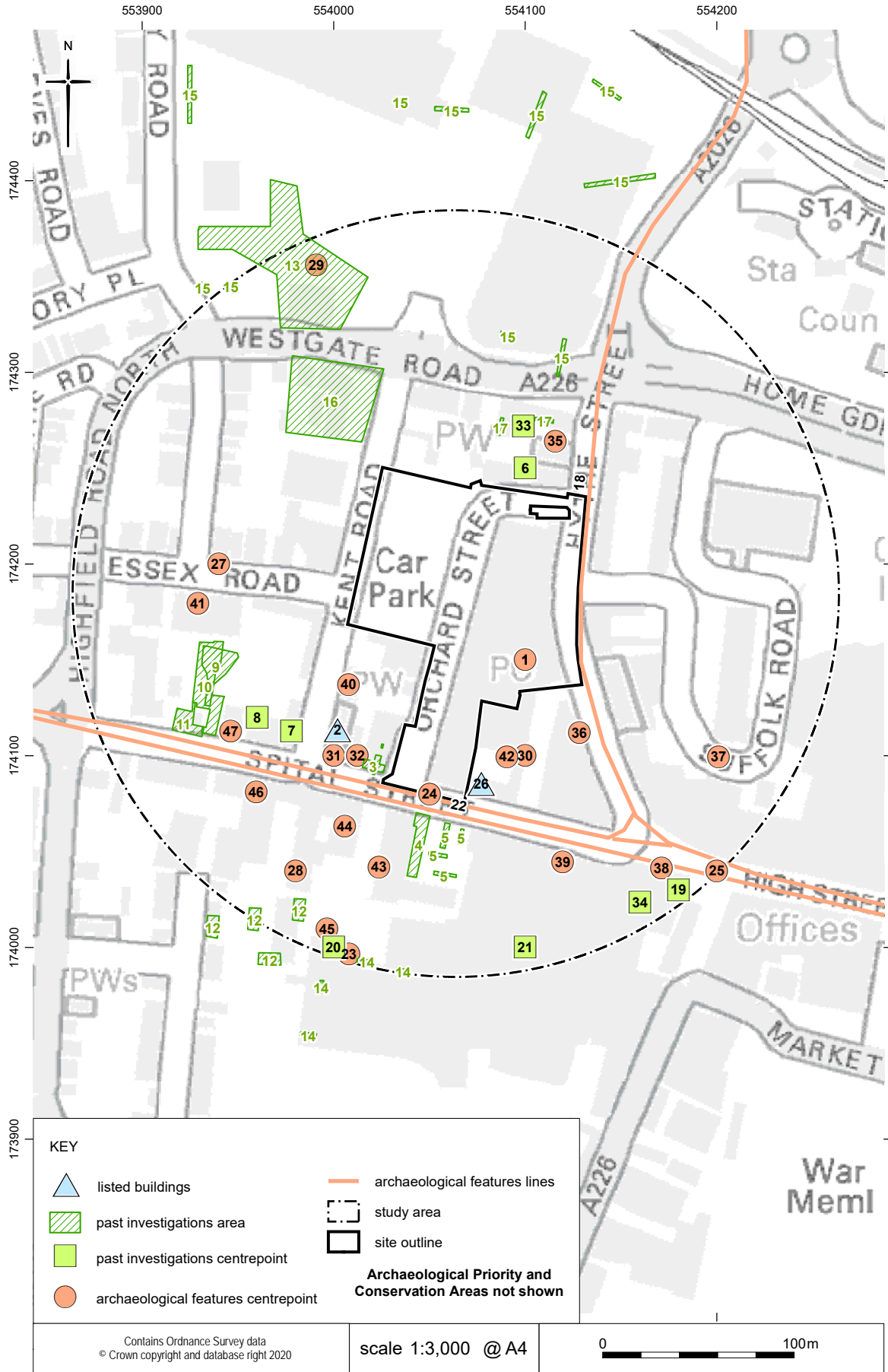


Fig 2 Historic environment features map

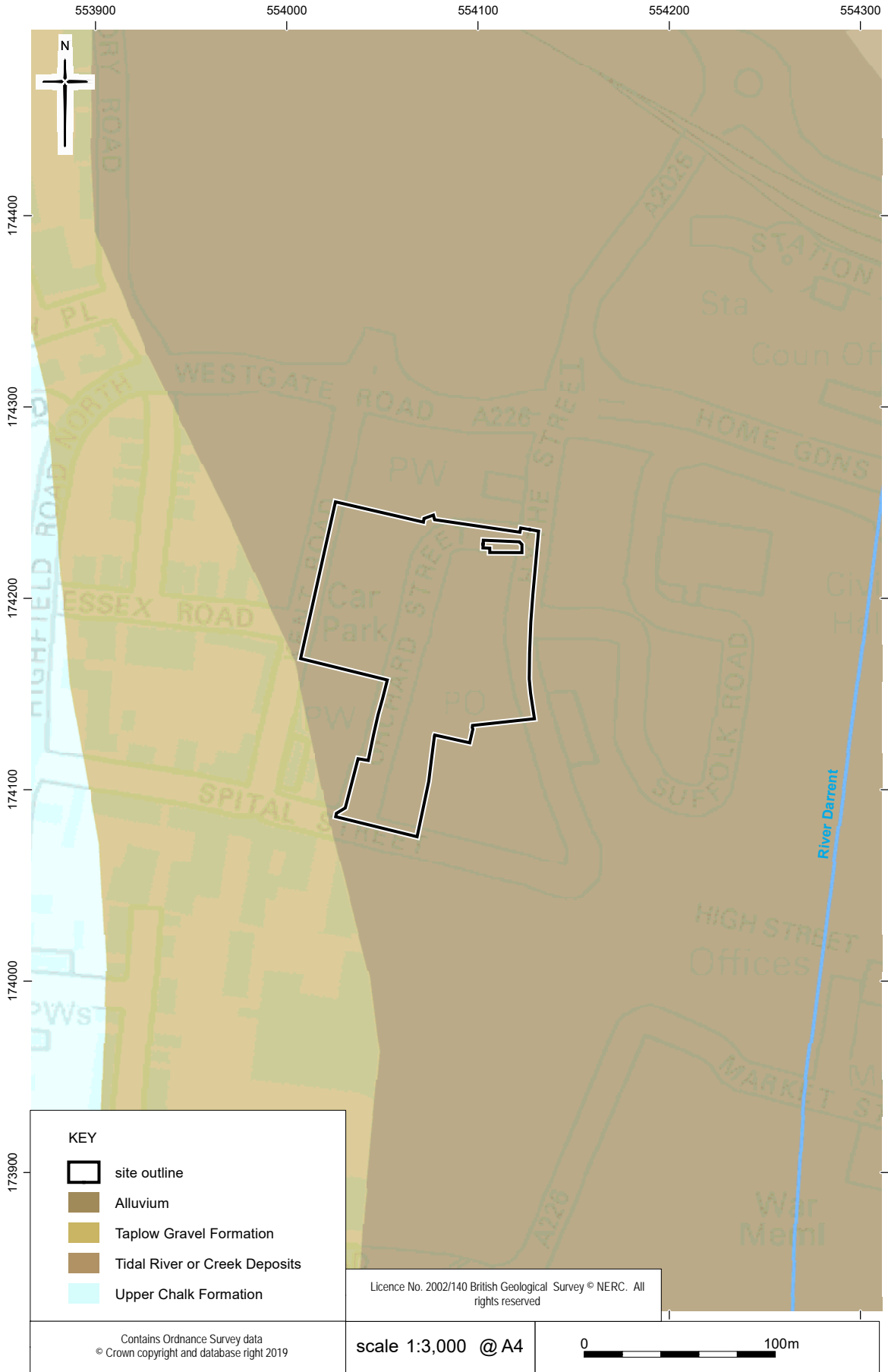


Fig 3 Geology map (MOLA 2020)

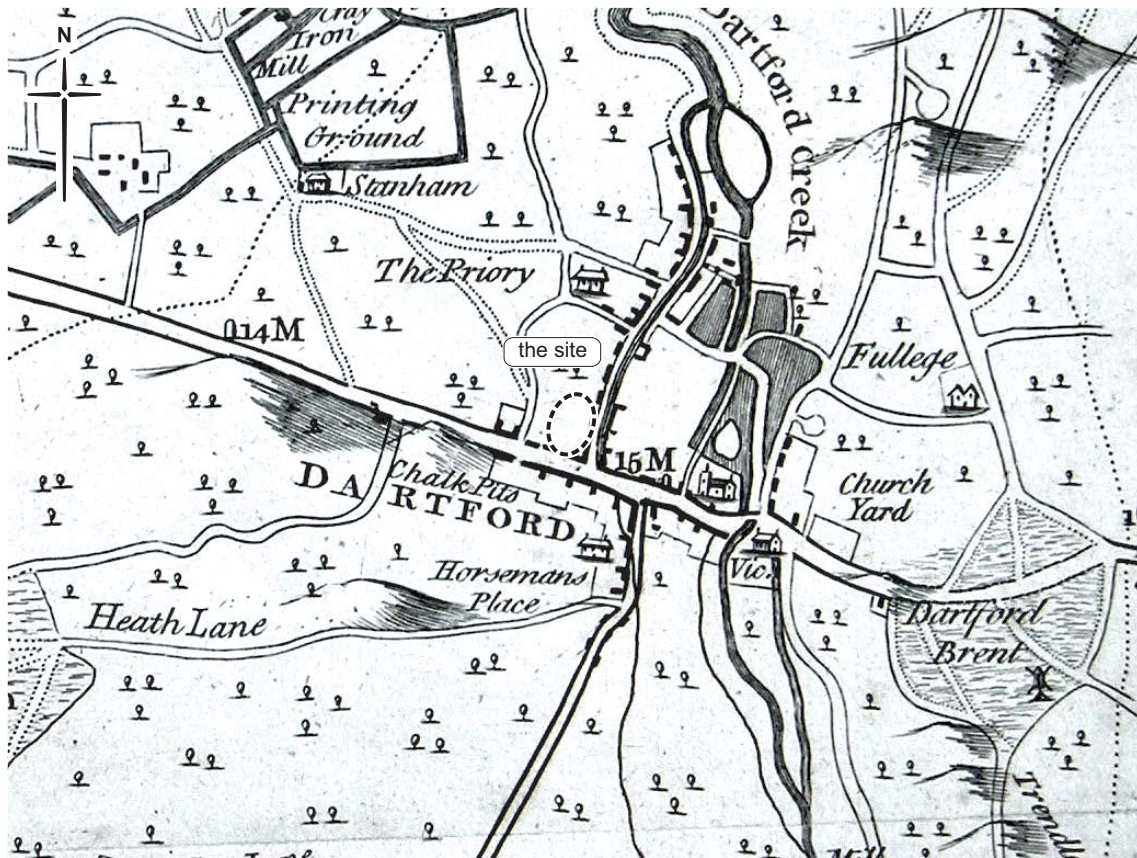


Fig 4 Hasted's map of the Hundred of Dartford and Wilmington (1797–1801)



Fig 5 Mudge's map of the Survey of Kent (1801)

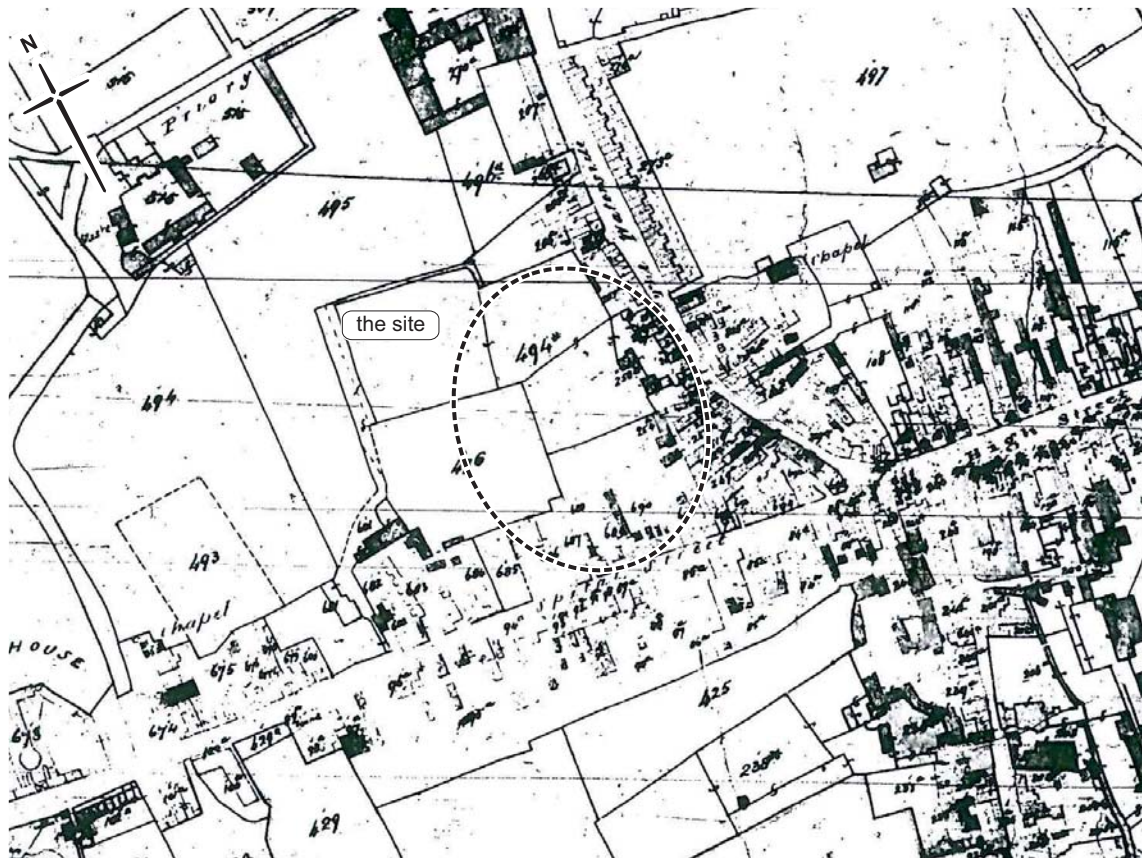


Fig 6 Dartford parish Tithing Map (1836)



Fig 7 Ordnance Survey 1st edition 25":mile map of 1868 (not to scale)



Fig 8 Ordnance Survey 2nd edition 25''-mile map of 1897 (not to scale)



Fig 9 Ordnance Survey 3rd edition 25''-mile map of 1909 (not to scale)



Fig 10 Ordnance Survey 1:2500 scale map of 1938



Fig 11 Ordnance Survey 1:2500 scale map of 1960-61 (not to scale)



Fig 12 Ordnance Survey 1:1250 scale map of 1977-80 (not to scale)



Fig 13 Ordnance Survey 1:1250 scale map of 1992-3 (not to scale)