

Historic Landscape Recording of Land on land at Oakwood Park (Mid Kent College, Maidstone, Kent



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Summary

SWAT Archaeology has been commissioned by QS Consult Ltd to carry out a programme of phased archaeological investigations of which historic landscape recording at land at Oakwood Park, Maidstone in Kent is Phase 1 (Figure 14).

The Site is located in the campus of Mid Kent College, some 1.85km west-south-west of Maidstone town centre, on the northwest side of the Medway Valley. The area of the sites (Fig. 14) has an approximate average Ordnance Datum of 64.5m OD. The development area lies west and east of modern buildings comprising parts of the Mid Kent College building complex, north of an access road and south of Oakwood House, which is a large Late Victorian Mansion (built in 1869) now used as a hotel and leisure centre.

The proposed site of a new car park (Area 1) is situated on land partly occupied by an existing building and partly covered by relatively recently dumped earth and rubble with a thickness of up to 2.5m above the surrounding ground surface. The site of the proposed sports hall (Area 2) is at present a large lawn lying south of Oakwood House, on land that was clearly an artificial terraced, probably as the result of large-scale, nineteenth-century landscaping.

The Site is of some significance due to its age, possible interesting features and historic development. It was therefore required by KCC Heritage that a Level 1 survey for a Historic Landscape Assessment be undertaken. This would serve to mitigate the negative effects of the redevelopment/demolition of any surviving buildings or structures by 'preservation by record' and inform KCC Heritage of the sites potential for surviving landscape archaeology.

Acknowledgements

This project was commissioned by QS Consult Ltd and SWAT Archaeology is grateful to Stuart Davidson in this regard. SWAT Archaeology would also like to thank Wendy Rogers (Senior Archaeological Officer, Kent County Council), and

the staffs of the Kent History and Library Centre and National Monuments Record Centre for their assistance.

On site survey, photography and documentary research was carried out by Paul Wilkinson MCIfA., PhD., FRSA. The illustrations were produced by Jonny Madden of 'Digitise This'.

1 INTRODUCTION

1.1 Project background

1.1.1 SWAT Archaeology was commissioned by QS Consult Ltd to carry out a programme of historic landscape recording at the former landscaped garden attached to Oakwood House and centred on National Grid Reference NGR 574330 155330 (hereafter 'the Site').

1.1.2 The Site (Fig.14) is currently occupied by the Mid Kent College and the southern and eastern parts of the parkland have been incorporated into the Mid Kent College campus. It is also occupied by school buildings, several of which date from the 1960s, when the site formed part of the Maidstone Technical School for Boys.

The buildings of Simon Stock School, Maidstone Art College and Maidstone Technical College (the latter two now forming parts of Mid-Kent College) have all impacted on the historical and visual setting generally.

In addition, between 1909 and the present day, a series of alterations and additions to the mansion itself have doubled its original size and a large car park has now been built to the front of the mansion.

Planning consent for the proposals was granted by Maidstone Borough Council (Application Reference 15/507903/FULL), with Condition 6 of the Permission stating that:

6) Prior to commencement of development, the applicant, or their agents or successors in title, has secured the implementation of [a] historic landscape survey and assessment in accordance with a specification and written timetable which has been submitted to and approved by the local Planning

Authority; and following on from the historic landscape assessment, any safeguarding measures to ensure preservation in situ of important historic landscape remains and/or further historic landscape recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

The development permission will expire three years from the date of permission (9th February 2016) in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The development is to be carried out in accordance with previously submitted and approved plans as follows: MHS096a/13-100; MHS096a/13/200; MHS0096a/13-300; PLO2; PLO3, PLO4, PLO5, PLO6, PLO7, PLO8, PLO9, PLO10; PLO11 Phase 3 Tree Survey Plan MCT/TS-P/984-01A; MKC/PH3/TPP/984-02 and MKC/PH3/TPP. These plans are designed to ensure the quality of the development is maintained and to prevent harm to Oakwood House in accordance with the National Planning Policy Framework (Department of Communities and Local Government 2012)

1.1.4 It was therefore required by KCC Heritage that an Level 1 (non-analytical) record be made of the site in accordance with the guidelines set out in the document *'Understanding the Archaeology of Landscapes: a guide to good recording practise* (English Heritage 2007).

The survey will consist of a Level 1 historical landscape survey, undertaken to identify and record any surviving archaeological and/or landscape features that are identifiable through surface inspection. The results of the survey will be presented in a report conforming to English Heritage standards and will also inform the approach to the proposed evaluation of the site through trial trenching required by Condition 7 of the Planning Decision:

'Prior to the commencement of development the applicant, or their successors in title, will secure and implement: archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority, and further archaeological investigation, recording and reporting, determining by the results of the

evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority. Reason: To ensure that features of archaeological interest are properly examined and recorded.'

2 THE SITE

2.1 Site location, Geology and Description

The PDA is located in the south-east of England, in the north of Kent and the borough, district, and town of Maidstone, a non-civil parished area. It is found in the west of the town, within the campus of Mid Kent College, forming a rectangular parcel of agricultural land of some 1.28 hectares (NGR: TQ 74256 55301,) with access gained from Oakwood Road, to the south. The plot, bounded to the south, east and west by educational buildings, gives way to high-density housing and the A26 (Tonbridge Road) beyond. To the North is Oakwood House, a late Victorian mansion dating to 1869 that is presently a hotel and leisure centre and further afield the St Francis Catholic Primary School and St Simon Stock Catholic School. The north-east and north-west open on to fields that form part of the Oakwood Park Complex.

The bedrock geology of the area of development consists of the sandstone and limestone deposits of the Hythe Formation, these consisting in part of the ragstone that is extensively quarried in the Maidstone area. These deposits area are overlain in the approximate area of the development by River Terrace Deposits in the form of sand, silt clay and gravel ('Maidstone', Sheet 288 in the *Geological Survey of England and Wales*, 1976).

2.2 The Development Area

The areas of the proposed developments are located in the campus of Mid Kent College, some 1.85km west-south-west of Maidstone town centre, on the northwest side of the Medway Valley. The area of the sites (Fig. 14) has an approximate average Ordnance Datum of 64.5m OD. The development area lies west and east of modern buildings comprising parts of the Mid Kent College building complex, north of an access road and south of Oakwood House, which is a large Late Victorian Mansion (built in 1869) now used as a hotel and leisure centre.

The proposed site of a new car park (Area 1) is situated on land partly occupied by an existing building and partly covered by relatively recently dumped earth and rubble with a thickness of up to 2.5m above the surrounding ground surface. The site of the proposed sports hall (Area 2) is at present a large lawn lying south of Oakwood House, on land that was clearly an artificial terraced, probably as the result of large-scale, nineteenth-century landscaping.

3 METHODS

3.1 Introduction

3.1.1 The aim of the programme of historic landscape recording was to make a permanent record of any park landscape activity on the Site prior to any redevelopment and demolition works. This would serve to mitigate the negative effects of the redevelopment/demolition of any park features structures by 'preservation by record'. This is Phase 1 of the archaeological investigation programme.

3.1.2 This recording programme was achieved through a combination of photographic, written record and documentary research. Particular attention was paid to any evidence for park landscape in front of Oakwood House.

3.1.3 The recording programme included detailed description and analysis, high-quality digital and film photographic record (Figure 9).

3.2 Documentary Research

3.2.1 A search of relevant primary and secondary sources was carried out in the following repositories/locations:

- Kent History and Library Centre, Maidstone
- Kent Historic Environment Record (HER Appendix 3)

3.2.2 In addition to the above-mentioned repositories, a search for information was also carried out via SWAT Archaeology's own library and via the internet.

3.3 Site visits

3.3.1 The Site was visited on 29th April 2016 by Dr Paul Wilkinson, a senior archaeologist from SWAT Archaeology.

3.3.2 The Site has been recorded to *Level 1*, as described in the document *Understanding the Archaeology of Landscapes: a guide to good recording practise* (English Heritage 2007). In addition the recording was carried out in accordance with the Manual of Specification for the Site issued by SWAT Archaeology (SWAT 2016) and guidance given by the Institute for Archaeologists' Standard and Guidance for the archaeological investigation and recording of standing buildings and structures (IfA 1996, revised 2001 and 2008).

3.3.3 During the site visits, some 31 colour digital photographs were taken using an digital SLR camera equipped with Zeiss optics.

3.3.4 Due to varying lighting conditions encountered during the site visit (due to time of day), some of the views were digitally photographed a number of times, with varying timed exposure ratings (bracketed shots). A metric photographic scale has been included in all detailed shots.

3.3.5 All photographic views were recorded on photographic registers which give the direction of the view and a brief description of the subject.

3.3.6 A selection of the digital photographic record has been used to illustrate this report (Plates 1-16). Topographic plans showing the location of photographic locations used to illustrate the report are included in Figure 24.

4 HISTORICAL BACKGROUND

4.1 Site OS Development: 1867 – 1994

4.2 Map Regression 1769-1994

Visits to the Kent History and Library, Maidstone were productive in viewing early maps including the Tithe maps and aerial photographs from the 1940's. All results of interpretation of this data are presented in order of chronology. A map regression exercise on historic OS maps was carried out on the Proposed

Development Area (PDA) and has shown that the site up to 1897 was open fields and orchards.

4.3 Maps consulted for this earlier period include, the Andrews and Dury map of 1769 and the OS Surveyors Drawings (1799). The scale on all these maps is such that the fine detail required for a Historic Landscape Survey is not there. However, both sets of these large scale maps were the first to use triangulation which enabled actual field boundaries to be drawn. The Ordnance Survey surveyors claimed to illustrate 'every inclosure, however small.....every road, public and private....the rivers, with their bends, fords and bridges'.

4.4 From the 1840s the Ordnance Survey started work on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. Early copies of the 1:2500s were available hand-coloured. Up to 1879, the 1:2500s were accompanied by Books of Reference or "area books" that gave acreages and land-use information for land-parcel numbers. After 1879, land-use information was dropped from these area books; after the mid-1880s, the books themselves were dropped and acreages were printed instead on the maps. After 1854, the six-inch maps and their revisions were based on the "twenty-five inch" maps and theirs.

4.5 The six-inch sheets covered an area of six by four miles on the ground; the "twenty-five inch" sheets an area of one by one and a half. One square inch on the "twenty-five inch" maps was roughly equal to an acre on the ground. In later editions the six-inch sheets were published in "quarters" (NW,NE,SW,SE), each covering an area of three by two miles on the ground. The first edition of the two scales was completed by the 1890s. A second edition (or "first revision") was begun in 1891 and completed just before the First World War. From 1907 till the early 1940s, a third edition (or "second revision") was begun but never completed: only areas with significant changes on the ground were revised, many two or three times.

4.6 In the Andrews and Dury, William Herbert Map of 1769 (54cm x 71cm) the PDA is situated between Barming and Maidstone, located among lands owned by 'The Armitage' to the north and 'Mrs Higgins Barming Corn' to the south, possibly within the forest area that stretches to Malling. Barming is a village between Watringbury and Maidstone and is made up of smallholdings owned by John Hale Esq., Thomas Harris Esq., and Mr John Whittaker.

4.7 The Ordnance Survey Surveyors Drawings of 1799 (OSD 129) at a scale of 6" to the mile annotates 'The Bower' and is just south of the forested area that later gave name to 'Oakwood House'. The PDA is shown as hedged fields.

4.8 In the OS Map of 1867 the PDA is located in Bower Hill within an area of open fields of orchard and arable or pasture. For the most part the plot is located in field 107 (arable or pasture), however, the western boundary crosses into field 106 (orchard) and the eastern boundary crosses into fields 108 (arable or pasture), and 109 (orchard). A track way crosses at the far north corner leading from the road to forest. Several buildings are situated sporadically within the fields, probably connected to the farm although none are within the PDA. The north flank of the Tonbridge Road has been developed with smallholdings and low-density housing to the west and a row of semi-detached cottages to the east. A turnpike is located on the north side of the road, between the areas of development (BM171.6) (Fig.3).

4.9 In the OS Map of 1897 the PDA has become the southern parkland and gardens for the new mansion Oakwood House, accessed via a new driveway from the Tonbridge Road. Oak Wood is to the northwest and Oakwood Park is to the northeast. The western orchards remain in situ and several glasshouses have been constructed in the fields. The turnpike has been replaced by a Lodge for Oakwood house. The Tonbridge Road has developed further to the east and on the south side a new road; the Admiral Gordon public house and more semi-detached houses have been built around allotment gardens and the 'Old Quarry'. Oakwood Road has undergone development of semi-detached houses to the south flank and a new larger property known as The Poplars has been constructed to the east (Fig.4).

4.10 In the OS Map of 1908, 'tanks' have replaced the ornamental pond and a sundial has been installed within the PDA. A second house, situated adjacent to a western field track that accesses Oakwood has been named 'Lodge'. The south side of the Tonbridge road has been further developed with semi-detached houses (Fig.5).

4.11 In the OS Map of 1932 Oakwood Park has become a Golf Course. Both driveways from the Tonbridge Road have been reduced and closed so that they now only access the parkland and the entrance to Oakwood arrives from the east. Development has continued to the infill land on the north flank of the Tonbridge Road and Tennis courts and Clare Recreation Ground have been built to the east (Fig.6).

In the OS Map of 1936 there has been little change (Fig.7).

In the OS Map of 1956 an electrical substation has been installed at Oakwood and a tank is located adjacent to the glasshouses. The field has been divided into rectangular sections with pathways between. The driveway from the east of the Tonbridge Road has been extended into a track that crosses the parkland and joins the eastern entrance (Fig.8-9).

4.12 In the OS Map of 1965-69 a large rectangular building with eastern recess has been constructed within the PDA. A second rectangular building with external staircase has replaced the rectangular glasshouse lands to the western boundary and Maidstone Technical High School for Boys has been constructed with tennis courts, swimming pool and playing field to the south boundary (Fig.10).

4.13 In the OS Maps of 1969-73 the large rectangular building within the PDA has had small extensions added presumably to create entrances and exits and a perimeter walkway and paths leading to and from the new Maidstone College of Art to the east and the Medway and Maidstone College of Technology to the west. Beyond Oakwood House, St Simon Stock Roman

Catholic Secondary School has been built, to the west the glasshouses have become Agricultural and Horticultural Units and the area west of Pine Lodge has been developed into semi-detached housing and a garage (Figs.11-12).

4.14 In the OS Map of 1973 the tennis courts have been relocated to the western playing field to allow for the construction of a new building east of the Maidstone Technical High School for Boys (Fig.13).

4.15 In the OS Map of 1977-82 the West Borough Sports Centre, The Astor of Hever School with tennis courts and netball courts have been completed and a new development of tennis and netball courts has sprung up north of Oakwood house (Fig.14).

4.16 In the OS Maps of 1991-94 several areas of the PDA have been landscaped, as have areas around the educational buildings. The Maidstone Technical High School for Boys has become Oakwood Park Grammar School, the Maidstone College of Art has become the Kent Institute of Art and Design and the Midway and Maidstone College of Technology has been largely extended to become the Mid Kent College of Higher Education. Oakwood House has had a large extension to its north elevation (Figures 15-16).

Discussion

The Map Regression Exercise indicates that the garden attached to Oakwood House on the south side –and the area of the PDA- had been completely destroyed by 1970.

The OS Surveyors Drawings kept at the British Library show that the PDA in 1799 was an area of arable hedged fields. By 1867 orchards had encroached on the west and east boundaries.

By 1897 Oakwood House had been built with an elaborate semi-formal ‘English’ style garden with a path leading down from the terraces around the house past a garden sculpture feature to a gazebo platform on the east side with splendid views across the River Medway to the North Downs beyond. The

sinuous paths continued to the west to a 'wild life' pond and continuing wandering through copses of deciduous and evergreen shrubs, bushes and trees. The grass would likely have been seeded as wildlife meadows with formal borders around the trees (Figure 2).

By 1956 the garden had been transformed by two large lakes or gullies cut into the soil with one of the paths now crossing the feature by means of a footbridge and leading on to steps leading down into the feature and the other feature also has steps leading down (Figure 6).

By 1965 a large rectangular building had been constructed over a large part of the garden (Figure 8) and by 1970 the deep gullies or lakes had been backfilled (Figure 9).

4.18 Aerial Photographs

The study of the collection of aerial photographs held by Kent Libraries and Google Earth was undertaken. In 1940 the PDA forms part of the gardens of Oakwood House. The house is located on the north boundary, where a raised embankment slopes down to meet an area that is laid to lawn and interspersed with trees. An ornamental or kitchen garden is located on the west boundary. The house is surrounded by a golf course to the north and parkland to the south. The perimeter meets high-density residential development with the exception of open fields to the northwest corner and a small area of woodland in the northeast corner (Figure 15). By 1990 a new rectangular building that forms part of the new educational complex has been built within the PDA (Figure 17). Most of the southern parkland has been developed into schools and colleges with associated games courts and a swimming pool and new housing has been extended off of the southern boundary. The north remains open parkland with the exception of the construction of a school. By 2015 the educational buildings have continued to expand and encroach on what is left of the parkland that once formed the gardens of Oakwood house (Figure 19).

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day

Table 1 Classification of Archaeological Periods

5.1 Introduction

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. The geographic and topographic location of Maidstone is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site’s immediate vicinity. Time scales for archaeological periods represented in the report are listed on this page in **Table 1**.

5.2 History of the site

'Maidstone' derives from the Roman word 'Maduicœ' which translates to the Saxon word 'Med-wœge' meaning '*meadow*' and '*water*' probably referring to the settlement at the River Medway. Saxon charters record the name as de 'maeides stana' and 'maegdan stane' meaning '*stone of the maidens*' or '*stone of the people*' possibly referring to the prehistoric megaliths that survive within the local area. There is evidence of occupation at Maidstone from the earliest periods of human history and Maidstone museum houses numerous prehistoric finds.

The Roman road to nearby Rochester, sited 1 mile (1.6km) from the PDA, passed through the town of modern day Maidstone, transporting goods from the coastal ports and the local sandstone, known as Kentish Rag stone, to other parts of the country. Evidence of Bronze Age, Iron Age and Roman settlement and activity has been found to the west of the PDA (EKE9771, EKE9790, TQ75NW173, TQ75NW203, TQ75NW16). (EKE9790, TQ75NW203). Belgic Black ware pottery, forms part of this evidence (TQ75NW16) and represents the first mass produced fine ware to be made in Northern Europe. Its presence is evidence of cross-channel trade and changes in eating and drinking habits from the use of vessels and technology that were not previously known in Britain.

Maidstone was the meeting place of the hundred (parish) and by the time of the Domesday Book in 1086 it was a village of over 250 inhabitants. The manor was under the ownership of the Archbishop of Canterbury and known for its five watermills that made it the principal grain market in the county. In 1170 the murder of Thomas Becket the Archbishop of Canterbury, caused the church to venerate him as a saint and so Canterbury became one of the most important sites for pilgrims. The pilgrims passed through Maidstone in large numbers and so in 1260 Archbishop Boniface established a hospital for the care of wayfarers, particularly those on pilgrimage, and a chapel, which later became St Peters Church.

By the 13th century, Maidstone had developed from a village into a town and in 1267, a charter granted the town the right to hold weekly markets and an annual fair. The River Medway, 0.5m (0.8km) south of the PDA, had long been

used as a transport route and continued to convey locally grown fruit and vegetables to the markets of London and to bring hides for the local tanners on the return journey.

During the Medieval period the town continued to expand and in 1348 the Archbishop's Palace, 1.8m (2.8km) east of the PDA, situated on the bank of the River Medway, was built on the site of a resting house used by the Archbishops when travelling from London to Canterbury.

In the same year the Black Death arrived and decimated the population by one third. The loss of population caused starvation and hardship among the remaining residents and the announcement of a poll tax increased the discontent. Penenden Heath, one mile to the northeast, was a shire moot, assembly area and place of execution and the site of a famous trial between Odo Bishop of Bayeaux, the Archbishop of Canterbury and the half-brother of William the Conqueror. In 1381 it became renowned for being the assembly point for the 'Peasants Revolt' led by Wat Tyler.

Despite sporadic returns of disease the town began to recover and in 1395 the Norman parish church of St Mary was demolished and the new church of All Saints erected and the 'College of Secular Canons' founded by Archbishop Courtenay. The Archbishops resided there until the reformation and the carved sedilia and twenty-eight oak seats used by the collegiate priests are still in the church.

The town was also the home of the *Guild of Corpus Christi* a religious guild whose principal object was the to provide for and promote the decorous observance of the Feast of Corpus Christi. Members of the guild employed a chaplain who said prayers for their souls when they died and looked after its members in old age and in times of sickness. The Guild was dissolved but the assembly hall still survives.

In 1549 Maidstone was incorporated and the town was authorised to build a grammar school 2m (3.2km) east of the PDA, which was endowed with the Guild's estates. The town rebelled against the crown in 1551, in support of their kinsman Thomas Wyatt the poet, who was charged for committing adultery with Anne Boleyn and as a consequence the charter of incorporation was revoked. Five years later a new charter was established and Maidstone

was created a borough.

In 1567, the Walloons, a French speaking Belgic people, settled here and introduced the manufacture of linen and woolen goods. Despite outbreaks of plague the woolen industry thrived and the population continued to grow. At the end of the 17th century the wool trade went into decline it was succeeded by papermaking.

During the English Civil War, Maidstone was firmly on the side of the Parliamentarians until parliament outlawed traditional ceremonies. On 1 June 1648, during the "Second English Civil War" the Battle of Maidstone took place between some 2,000 Royalist forces governed by Sir James Pearse, and General Fairfax and his army of dragoons. At first the Royalists managed to repulse the enemy but by midnight the remaining Royalists had been driven into the churchyard, and finally surrendered. 300 Royalists died in the battle, and 1,300 were captured and between 30 and 80 of Fairfax's men were killed.

In advance of the possible invasion of Napoleon, a local militia of Kent Volunteers was trained to defend the county. In response, two army barracks, which later became the home of the West Kent Regiment, were built and in 1799, King George III and Prime Minister William Pitt visited Mote Park to inspect 3,000 assembled troops.

In the 19th Century the channels of the River Medway were deepened to allow for more efficient transportation of goods and the town underwent considerable improvements with the installation of sewers, drainage, electricity and trams.

Between 1829 and 1833 a 37-acre site was purchased on Barming Heath and the Kent County Lunatic Asylum, later known as the Oakwood Hospital, was erected. The asylum was constructed in an accepted prison-like style intended for keeping the inmates safe rather than well. Dr. F. Pritchard Davies, Chief Medical Superintendent worked to remedy this, decorating the interior and landscaping the gardens, arranging for fresh flowers and paintings to adorn the tables and walls, aviaries full of birds and books and pianos for the use of the patients. A chapel of worship was close to the infirmary and London companies performed on the stage once a month. Workshops and a small farm were available to those accustomed to work. The asylum was intended to take

in patients from the entire county of Kent, which then reached as far as Greenwich. Overcrowding was a problem and new sections were added in 1836, 1837, 1842, 1845 and 1847 to cope with the demand. In 1948 the hospital was transferred from County Council care to the South East Metropolitan Hospital Board and over 2000 patients were recorded. Changes in the perception of the mentally ill and reorganization within the NHS finally 2000 caused the hospital to be vacated.

The Wigan family originated from East Malling and had prospered in Banking and Hop trading. Of their fifteen children William Lewis became vicar of East Malling and Lewis Davis became a partner in The Kentish bank, in Bank Street, Maidstone and in 1868 built Oakwood House.

Oakwood House was a substantial mansion set in parkland with ornamental gardens and a long driveway that entered via a 'Lodge house' on Tonbridge Road and arrived at the east elevation. The PDA formed the southern ornamental gardens that were accessed from an elevated position down a set of steps to a promenade with pond and sundial and onwards through paths that weaved among the trees leading to glasshouses and a small kitchen garden to the west.

The property passed to his son, John Alfred Graham in 1900 who was appointed Justice of the peace in 1905. Shortly after this he extended the house. These works may have included the installation of tanks to the south (within the PDA) and west gardens, however according to an inventory of the property taken in 1948 the property had very few modernisations and retained its original features and character. The house had 17 bedrooms, servant's quarters and stabling, from which the four family carriages were donated to the Carriage Museum located at the Archbishops Stables in Maidstone.

In 1913 Maidstone Golf Club were granted rights to use the parkland as a golf course. The property was purchased by Kent County Council in 1948 and used as part of the educational complex that was in the process of being constructed. It is now a hotel.

Detling, just to the North of the town, was a Naval Air station during the First World War, and served the Royal Air Force during the Second World War. Maidstone suffered bomb damage from Luftwaffe bombers, V-1 flying bombs

and V-2 rockets and on 13 June 1944, the first night of the flying bomb attacks on London, eight shells hit Maidstone. The WWII anti-tank ditches (TQ75NW59) and temporary mortuary (TQ75NW378) to the east of the PDA are testament to the preparations for war.

5.3 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 25 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **low** archaeological potential.

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

No events, monument, buildings or events are recorded within the confines of the proposed development area (PDA). One historic park, eleven events, four monuments, three buildings, two find spots, five farmsteads and one listed building are within a 500m vicinity of the PDA. No Listed buildings share intervisibility with the PDA.

Of the eleven events carried out within the assessment area, from 2001 to 2013, eight produced negative results (EKE1337, EKE10906, EKE12405, EKE12305, EKE10907, EKE10653, EKE5611, EKE5782). The remaining three events showed evidence of activity in the area dating from the Bronze Age to the post medieval period. Postholes, ditches and pottery from the Late Bronze Age, Early Iron Age and Roman period and animal bone were discovered c.450m southwest (TQ75NW203/EKE9790). A small Bronze Age pit, undated struck flints and 17th to 18th century glazed red earthenware pottery were revealed c.400m west of the PDA (TQ75NW173, EKE9771). A watching brief carried out c.450m south west of the PDA, uncovered Victorian pottery (EKE9811).

In 1904, excavations for the tramway car shed in the cherry orchard on Tonbridge Road, c.450m west, discovered a bronze age cup and in 1920 late Celtic pottery, a patera of Belgic black ware and a bowl were uncovered (TQ75NW16). Victorian pottery was found in overburden at Westborough Primary School (TQ75NW206).

There are five farmsteads listed on the Kent HER, however three have since been demolished (MKE88594, MKE88595, MKE84667). The Poplars is located c.200m east of the PDA, it is of a regular courtyard L-plan with detached house and other detached elements, in an isolated position and has partial alterations (MKE88593). 310 Tonbridge Road, c.240m south, is a dispersed multiyard farmstead, in a village location, however only the 18th century, Grade II Listed farmhouse remains (MKE84668/TQ75NW217).

There are three buildings listed on the Kent HER, the closest located c.320m southeast, is a post medieval to modern milestone on Tonbridge Road (A26) (TQ75NW380). A George V Pillar Box, dating from 1933 to 1936 (TQ75NW385) and a WWII Temporary Mortuary dating from 1939 to 1945 (TQ75NW378) are c. 500m east.

Maidstone Corporation Tramway was opened in 1904 and closed in 1930 (TQ75SW296), Clare Park is a recreation ground built between 1914 and 1917, (TQ75NW367) and a WWII anti tank ditch (TQ75NW59) are located c.300m southeast.

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment (Figures 20-23).

6. ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. Palaeolithic presence within the assessment area has not been found.

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

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented by one record within the assessment area. No Neolithic archaeological features have been found within the vicinity of the PDA.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. This period is represented by three records within the assessment area; Late Bronze Age pottery discovered in a ditch feature c.450m southwest of the PDA (TQ75NW203), the discovery of a small Bronze Age pit with flints, c.400m west (TQ75NW173) and a Late Bronze Age cup found c.450m to the west (TQ75NW16). The potential for finding remains that date prior to this period within the confines of the proposed development is therefore considered **moderate**.

6.2 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or *civitas* of the Cantiaci, the tribe occupying the area that is now Kent, was Canterbury). The Kent HER has three records dating to the Iron Age

period, within the assessment area; Iron Age pottery was found in 1920, c. 450m west of the PDA (TQ75NW16). A possible early Iron Age kiln, and a late Iron Age ditch or enclosure containing Iron age pottery was discovered, c. 450m southwest (TQ75NW173) and an early Iron Age ditch with pottery was uncovered, c.400m west (TQ75NW203). Therefore the potential for finding remains that date to this period within the confines of the development site is also considered **moderate**.

6.3 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital.

There are two records relating to this period within the assessment area. A Romano-British linear gully with pottery, cereal grain and fragments of animal bone (TQ75NW173) and Roman pottery (TQ75NW203) found, c.450m south west of the PDA. The PDA is sited close to the Roman road and the Medway river and it appears that there was continued settlement until this period just west of the PDA, therefore, the potential for finding archaeological features or deposits from this period is considered **moderate**.

6.4 Anglo-Saxon

The Anglo-Saxon period is not represented within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

6.5 Medieval

The medieval period has only one record within the assessment area. Medieval roof tile was found, c.450m southwest of the PDA (TQ75NW203). Therefore the potential for finding remains dating to the medieval period is considered as **low**.

6.6 Post Medieval to Modern

The Post Medieval period is well represented within the assessment area. Oakwood house dates to 1868 and saw three generations of the Wigan family before becoming an educational facility and hotel; consequently there have been finds of post-medieval Victorian pottery (TQ75NW206) and building materials (TQ75NW173, TQ75NW203) within c.500m of the PDA. The environment around the PDA was largely agricultural and so there are five post-medieval farmsteads within the assessment area, three of which, are demolished (MKE88594, MKE88595, MKE84667). The Poplars, located c. 200m east has only partial alterations to its original form (MKE88593) and 310 Tonbridge Road, c.400m southwest, has only the Grade II Listed farmhouse surviving (MKE84668, TQ75NW217). A post-medieval milestone is located on Tonbridge Road (A26) (TQ75NW380).

The modern period is represented by four HER records. Clare Park, c.320m southeast of the PDA, is a Historic Park and Garden, and was created as a recreation ground that opened in 1914-1917 with tennis courts and bowling greens (TQ75NW367) and a George V pillar-box dated 1933 to 1936 (TQ75NW385) is found c.500m east. A WWII temporary mortuary (TQ75NW378), c.500m east, that dates from 1939 to 1945 and an anti-tank ditch located c.450m northeast (TQ75NW59) represent the preparations for war. The Maidstone Tramway, which opened in 1904 and closed in 1930, is also recorded (TQ75SW296). The potential for finding remains dating to the post-medieval to modern period is therefore considered as **high**.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

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

12. ARCHIVE

12.1 Preparation and Deposition

12.1.1 The Site archive, to include all project records, will be prepared in accordance with Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990).

On completion of the project SWAT Archaeology will arrange for the archive to be deposited with the appropriate repository (to be advised). Any alternative arrangements will be agreed with the County Archaeologist and the Local Planning Authority.

12.1.2 The historic building record archive will include:

- hard copy of the report
- pdf copy of the report on CD
- full photographic record with photographic registers
- field notes and sketches

12.1.3 Following approval of the report, SWAT Archaeology will provide the Kent Historic Environment Record (HER) with copies of all reports in both hard copy and digital format.

12.1.4 Upon completion of the on-site programme of historic building recording SWAT Archaeology will supply the Kent HER with a completed HER form.

13. Copyright

13.1.1 The full copyright of the written/illustrative archive relating to the Site will be retained by SWAT Archaeology under the Copyright, Designs and Patents Act 1988 with all rights reserved. The designated repository, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-on-profit making, and conforms to the Copyright and Related Rights regulations 2003.

14. REFERENCES

14.3 Cartographic Sources consulted

Fig.1 Historic mapping OS 1:2500 1867

Fig.2 Historic mapping OS 1:2500 1897

Fig.3 Historic mapping OS 1:2500 1908

Fig.4 Historic mapping OS 1:2500 1932

Fig.5 Historic mapping OS 1:2500 1936

Fig.6 Historic mapping OS 1:2000 1956

Fig.7 Historic mapping OS 1:2500 1956

Fig.8 Historic mapping OS 1:2000 1965-69

Fig.9 Historic mapping OS 1:2500 1970

Fig.10 Historic mapping OS 1:2000 1969-73

Fig.11 Historic mapping OS 1:2000 1973

Fig.12 Historic mapping OS 1:2000 1977-82

Fig.13 Historic mapping OS 1:2000 1991-93

Fig.14 Historic mapping OS 1:2000 1993-94

14.2 Secondary sources

English Heritage, 2006: *Understanding Historic Buildings, A guide to good recording practice*, English Heritage

English Heritage, 2007: *Understanding the Archaeology of Landscapes, A guide to good recording practice*, English Heritage

Kent County Council, 2015, *Specification for archaeological investigation of land. Manual of Specifications Part A*

Kent County Council, 2014, *Manual of Specifications Part B*

Plates



Plate 1 Buildings of Mid Kent College (looking south, see Figure 24).



Plate 2 Access road (looking SW)



Plate 3 Block C- to be demolished (looking west)



Plate 4 Looking towards site of proposed Sports Hall (looking NE)



Plate 5 Looking east along access road



Plate 6 Block C (looking west)



Plate 7 Block C on left (looking N)



Plate 8. Looking north at Oakwood House



Plate 9 Looking at Block C at north corner



Plate 10. View from centre of PDA (looking north)



Plate 11 Looking south west from centre of PDA



Plate 12 Looking south from centre of PDA



Plate 13. Looking east from centre of PDA



Plate 14 Looking south from centre of PDA



Plate 15 Looking south-east from centre of PDA



Plate 16 Looking east from north edge of PDA

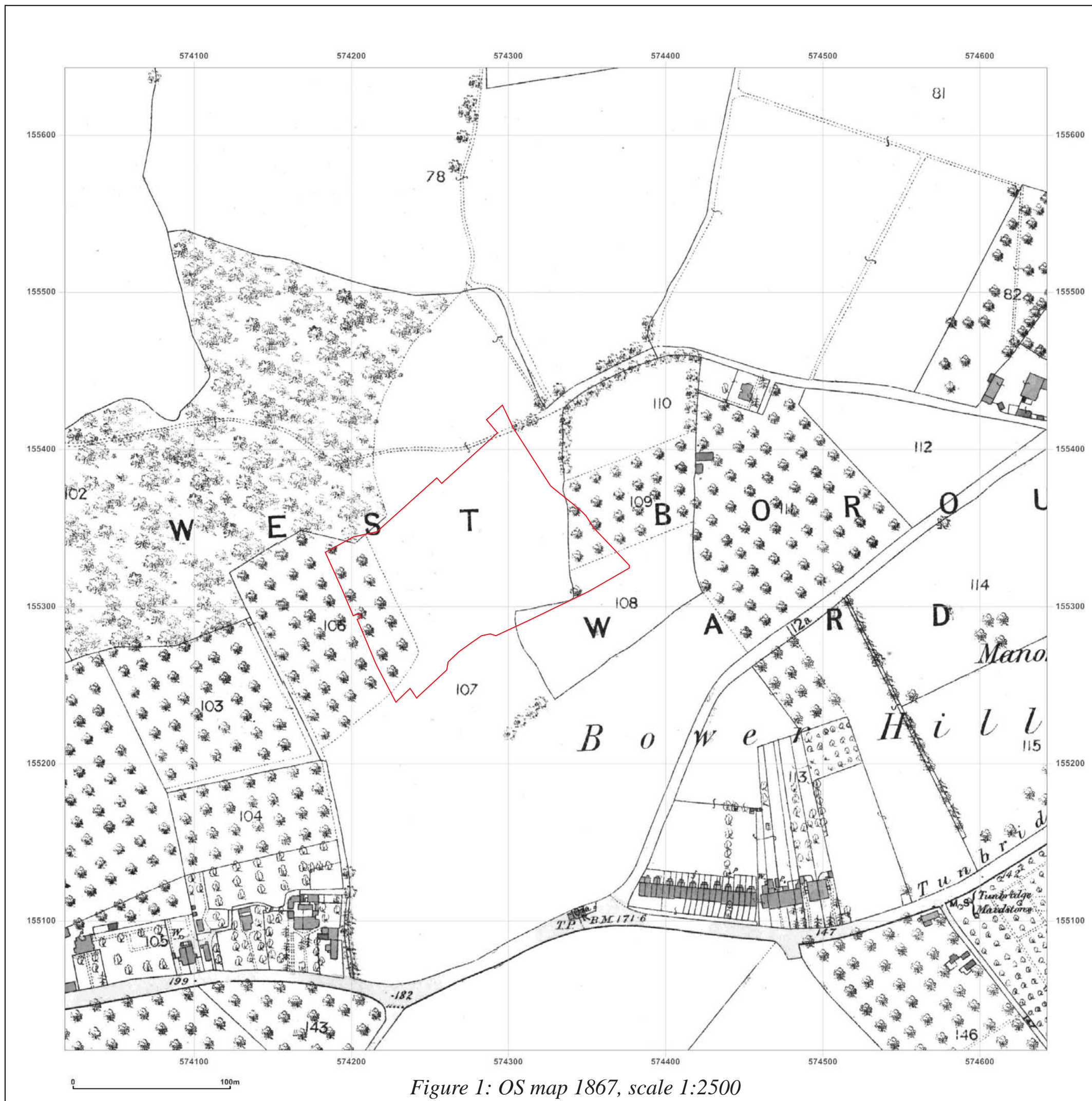


Figure 1: OS map 1867, scale 1:2500

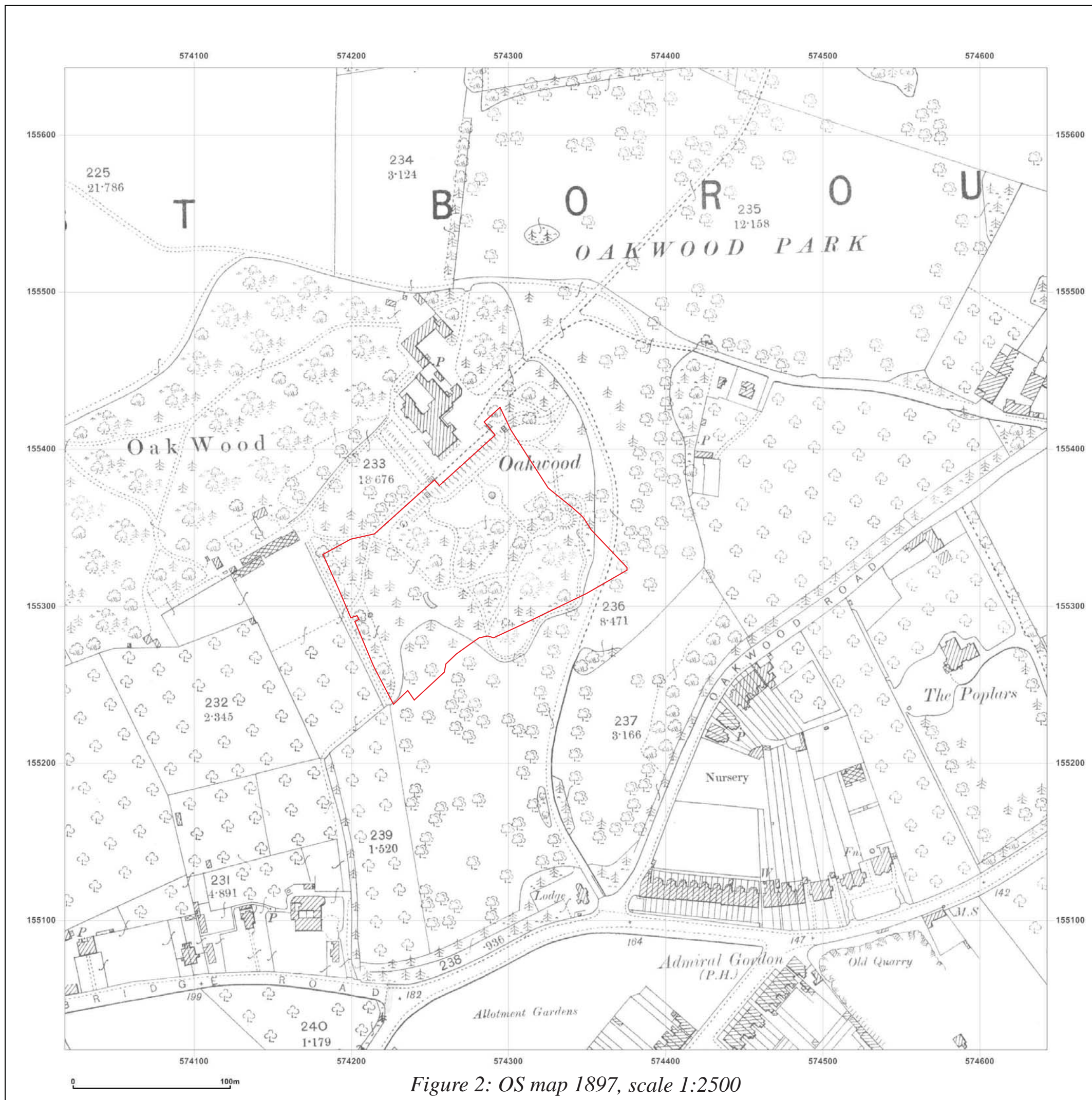


Figure 2: OS map 1897, scale 1:2500

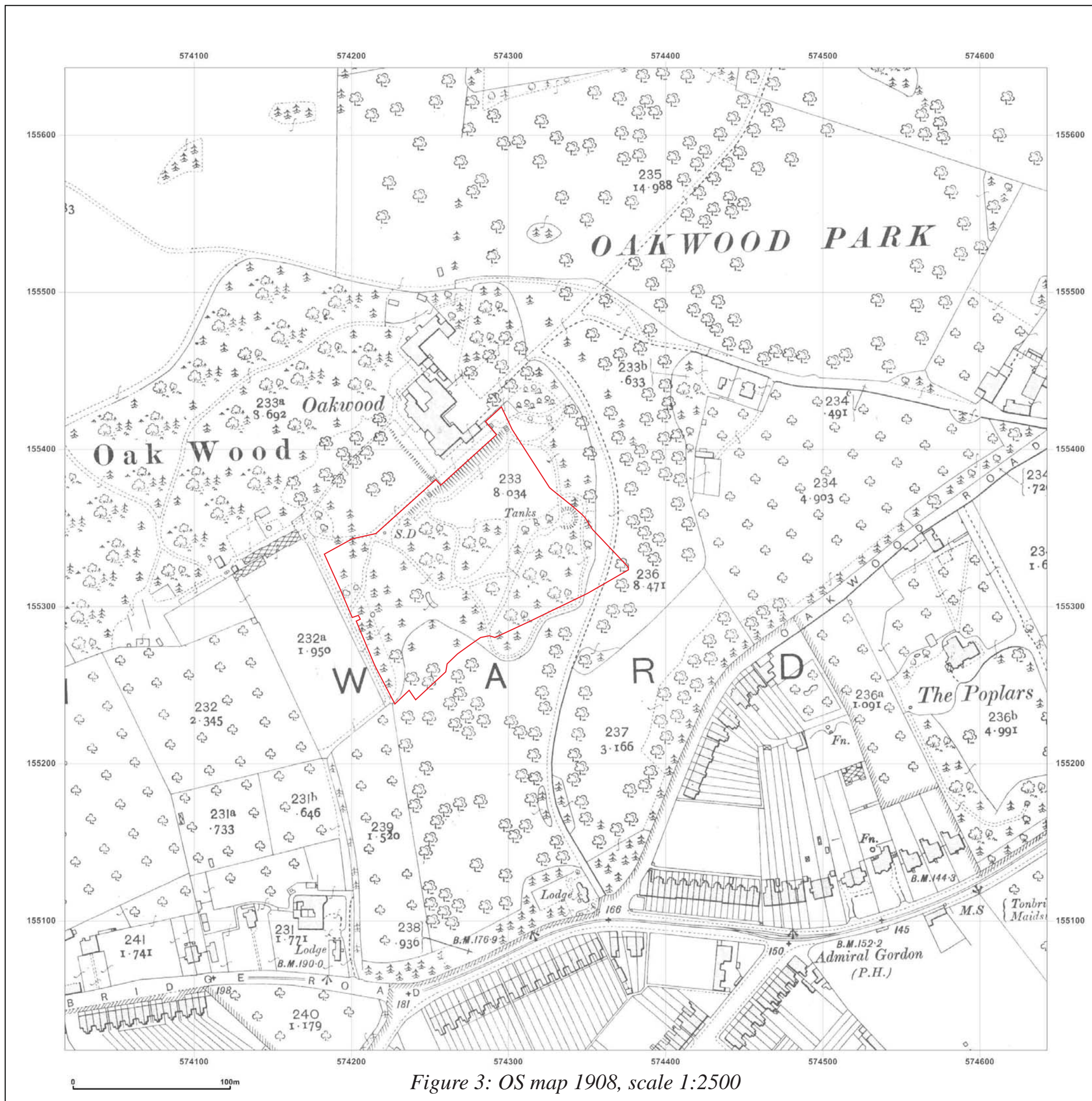


Figure 3: OS map 1908, scale 1:2500

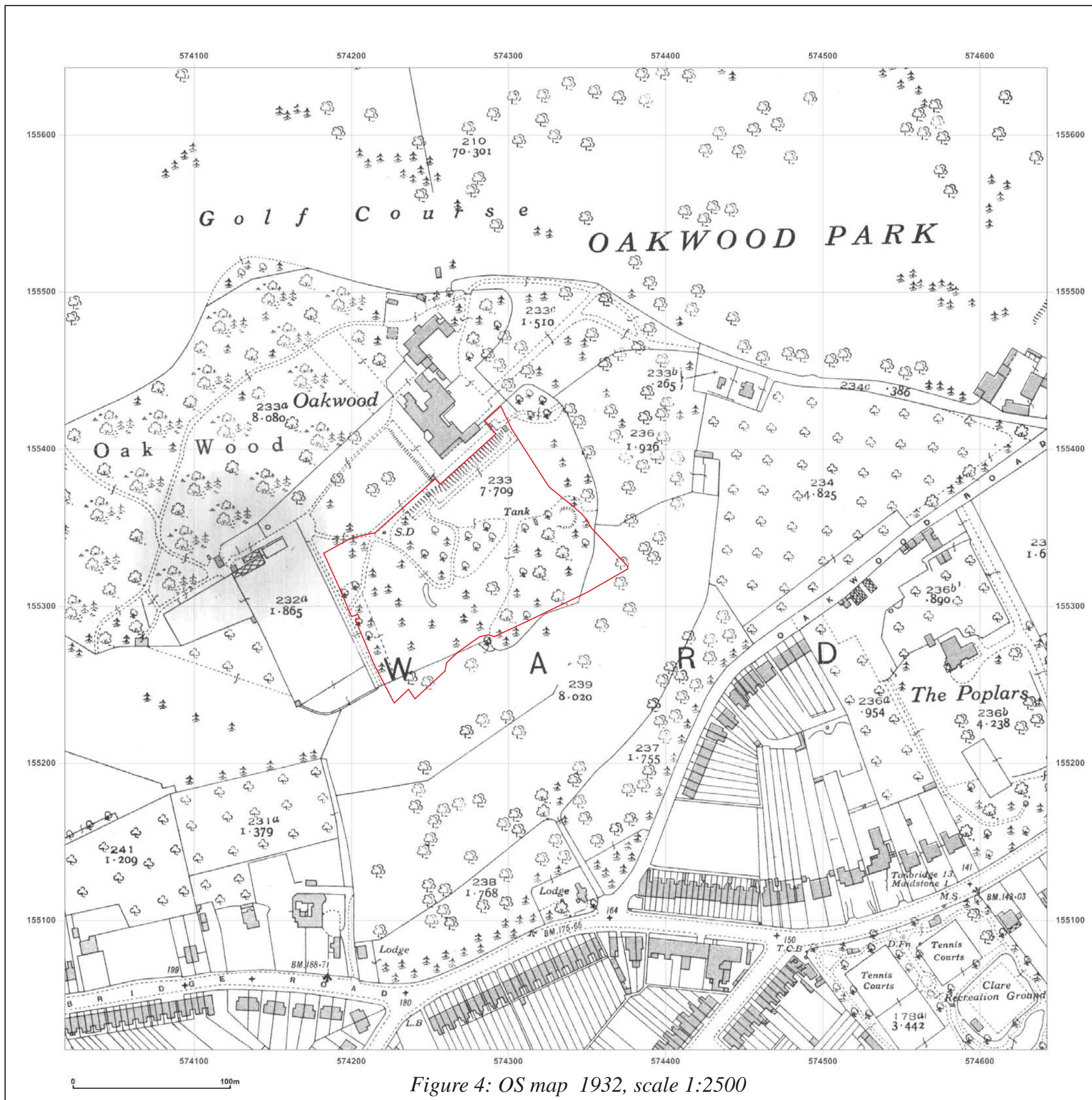


Figure 4: OS map 1932, scale 1:2500



Figure 5: OS map 1936, scale 1:2500



Figure 6: OS map 1956, scale 1:2000

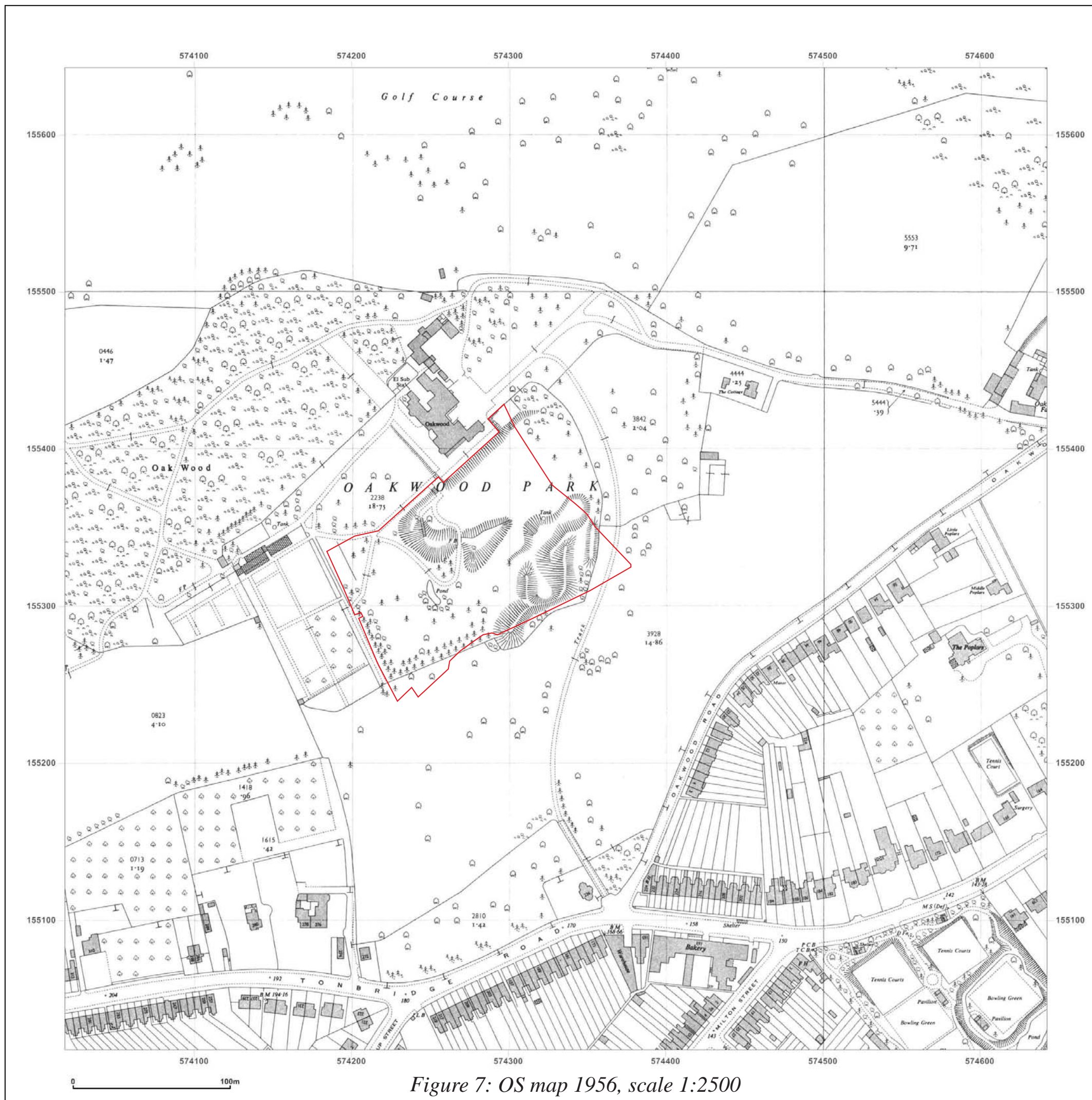


Figure 7: OS map 1956, scale 1:2500



Figure 8: OS map 1965-69, scale 1:2000

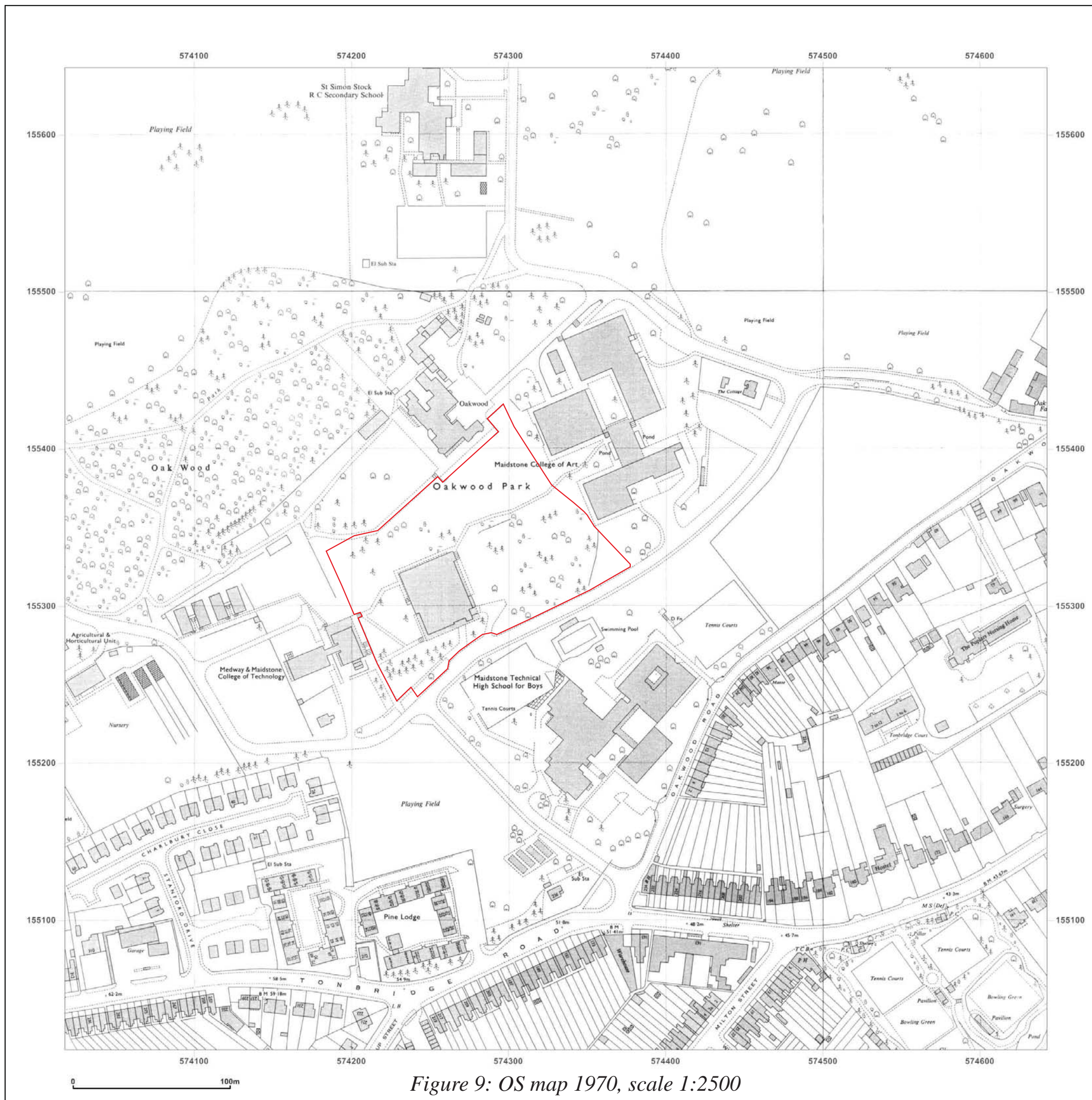


Figure 9: OS map 1970, scale 1:2500

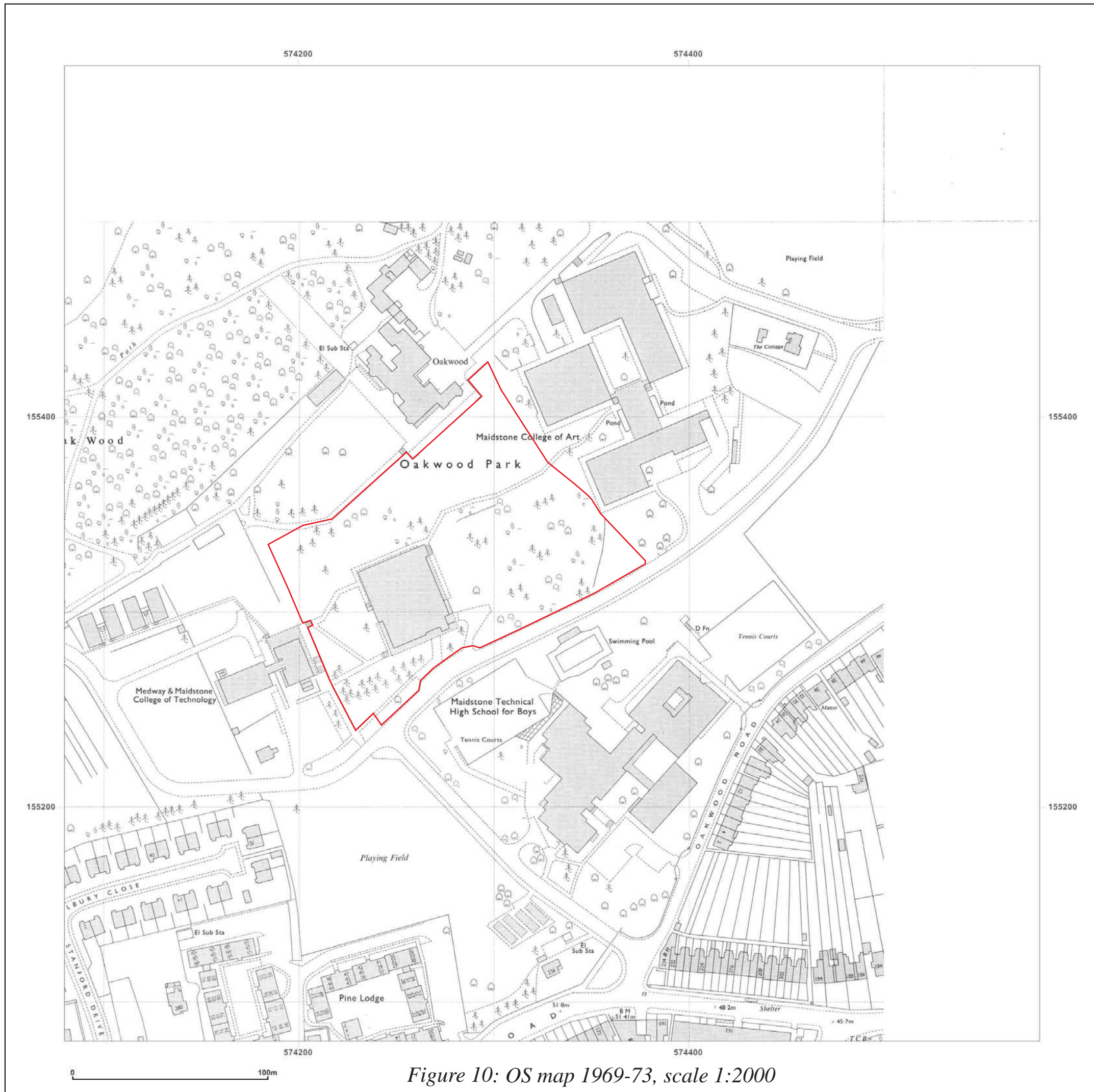


Figure 10: OS map 1969-73, scale 1:2000

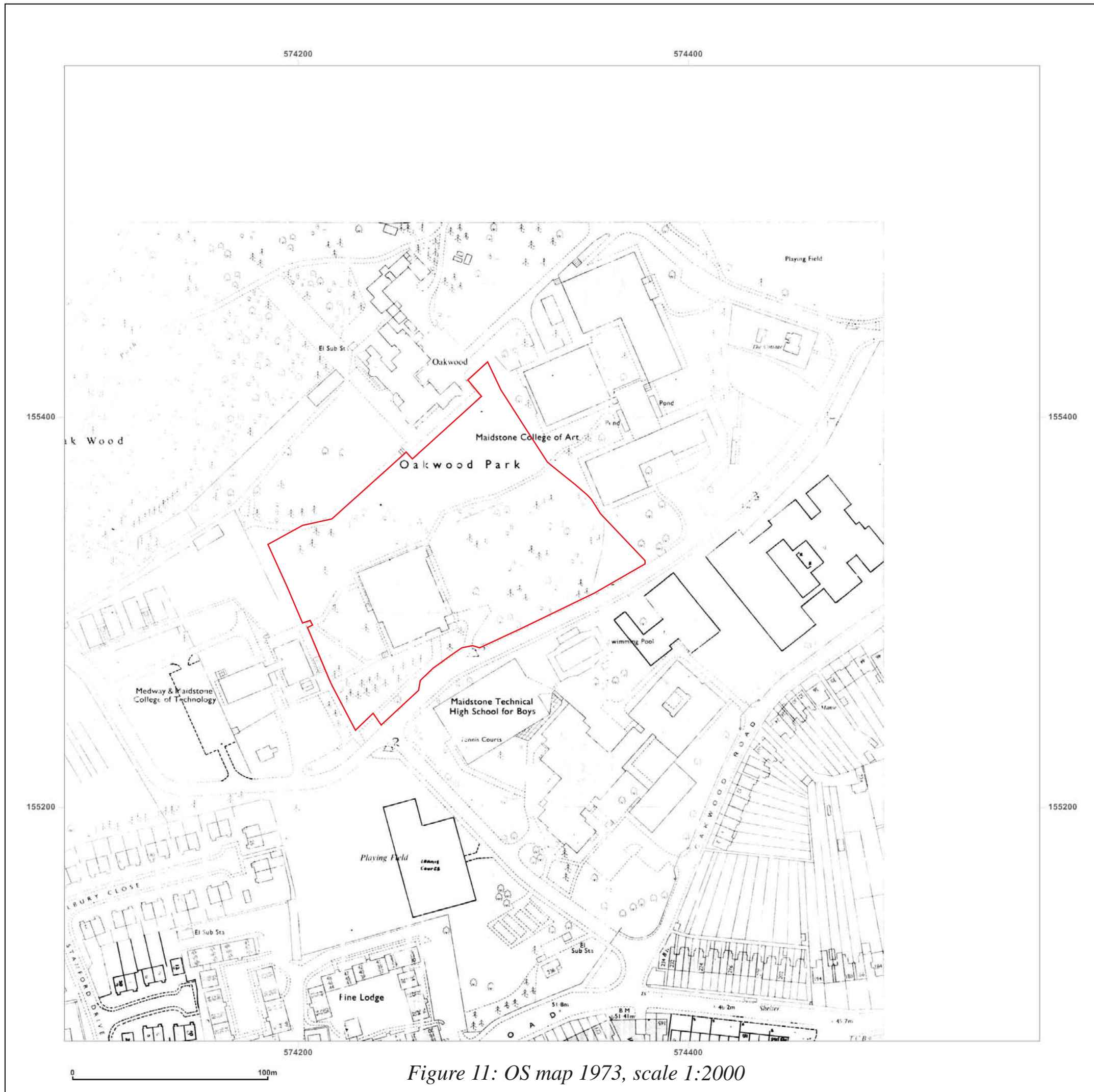


Figure 11: OS map 1973, scale 1:2000

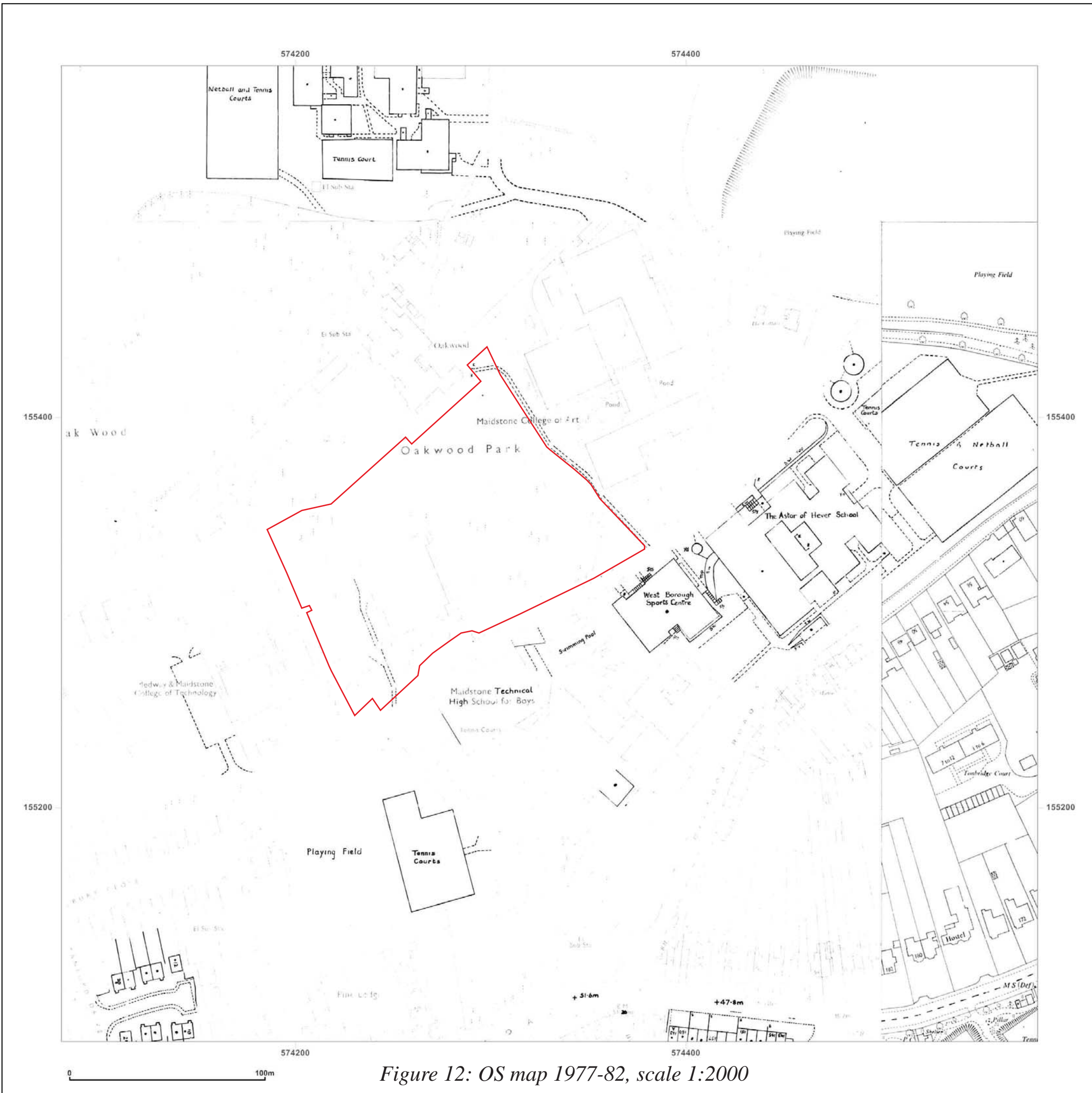


Figure 12: OS map 1977-82, scale 1:2000



Figure 13: OS map 1991-93, scale 1:2000



Figure 14: OS map 1993-94, scale 1:2000



Figure 15: Google Earth aerial photograph from 1940



Figure 16: Google Earth aerial photograph from 1960



12/1990

Oakwood Park Grammar School

2016 Kent County Council

Google earth

Imagery Date: 1/1/1990 51°16'15.86" N 0°29'50.38" E elev 64 m eye alt 1.11 km

Figure 17: Google Earth aerial photograph from 1990



Figure 18: Google Earth aerial photograph from 2003



Figure 19: Google Earth aerial photograph from 2015

Figure 20: Kent Historic Environment Record - Mid Kent College - Monuments

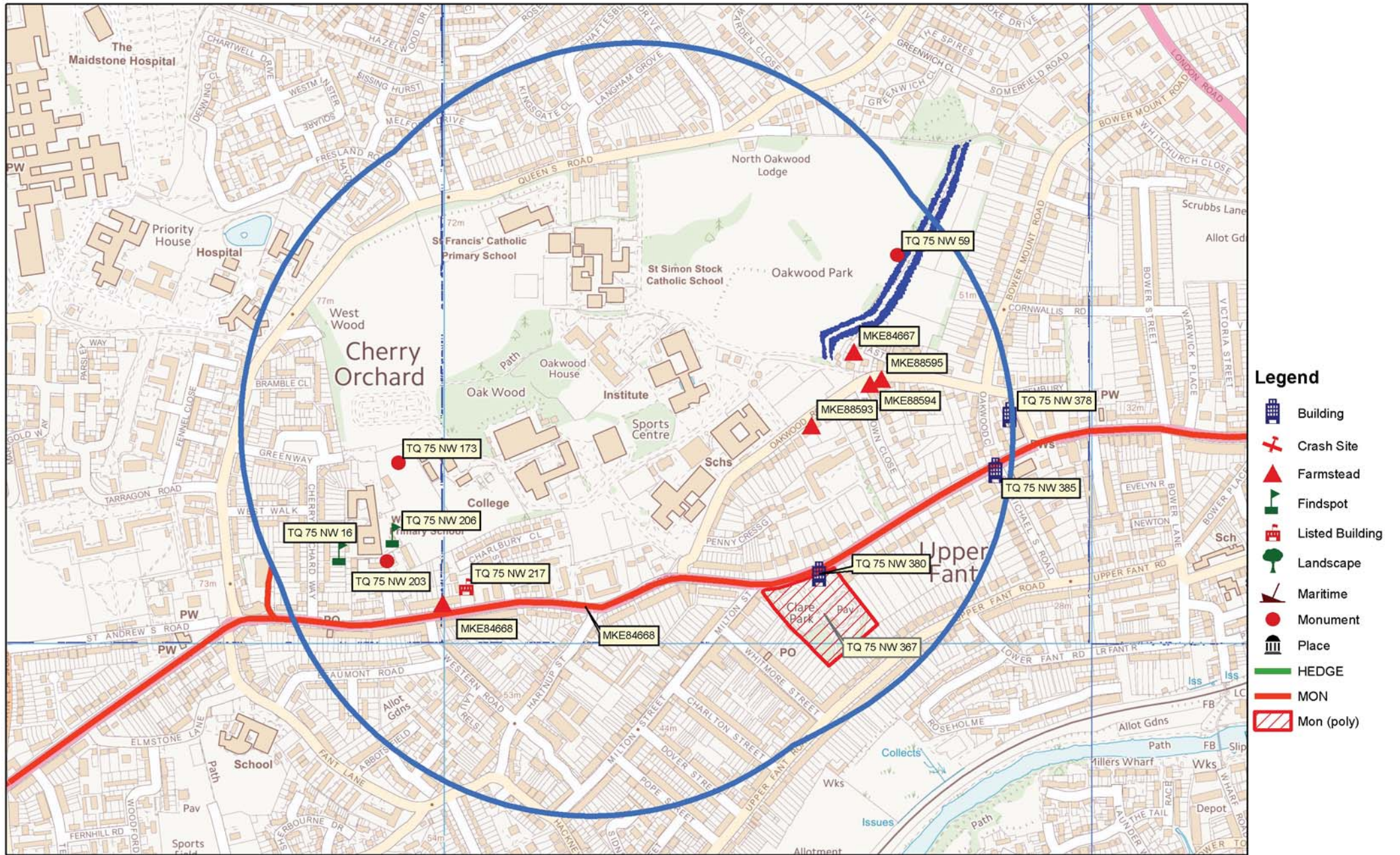
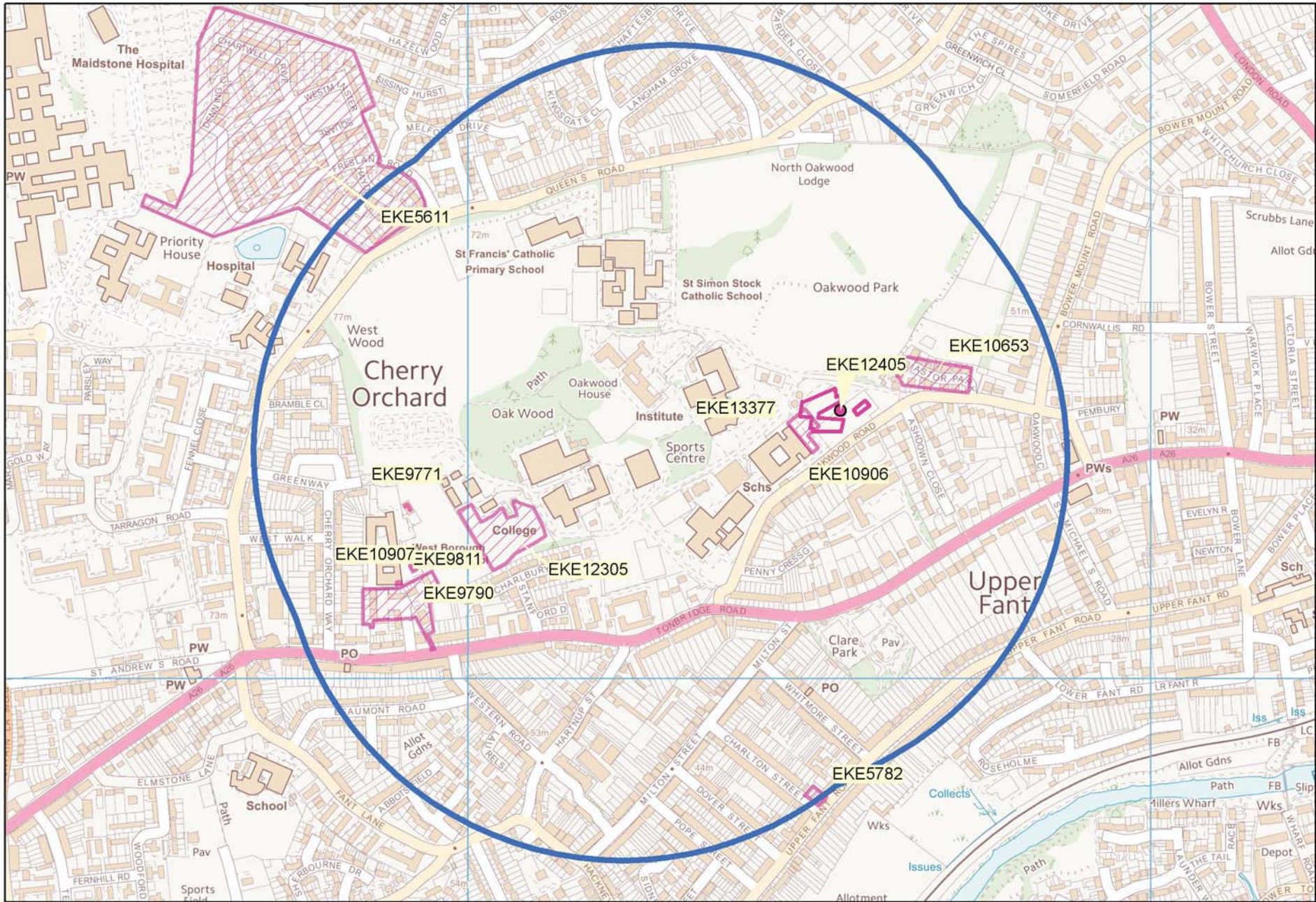


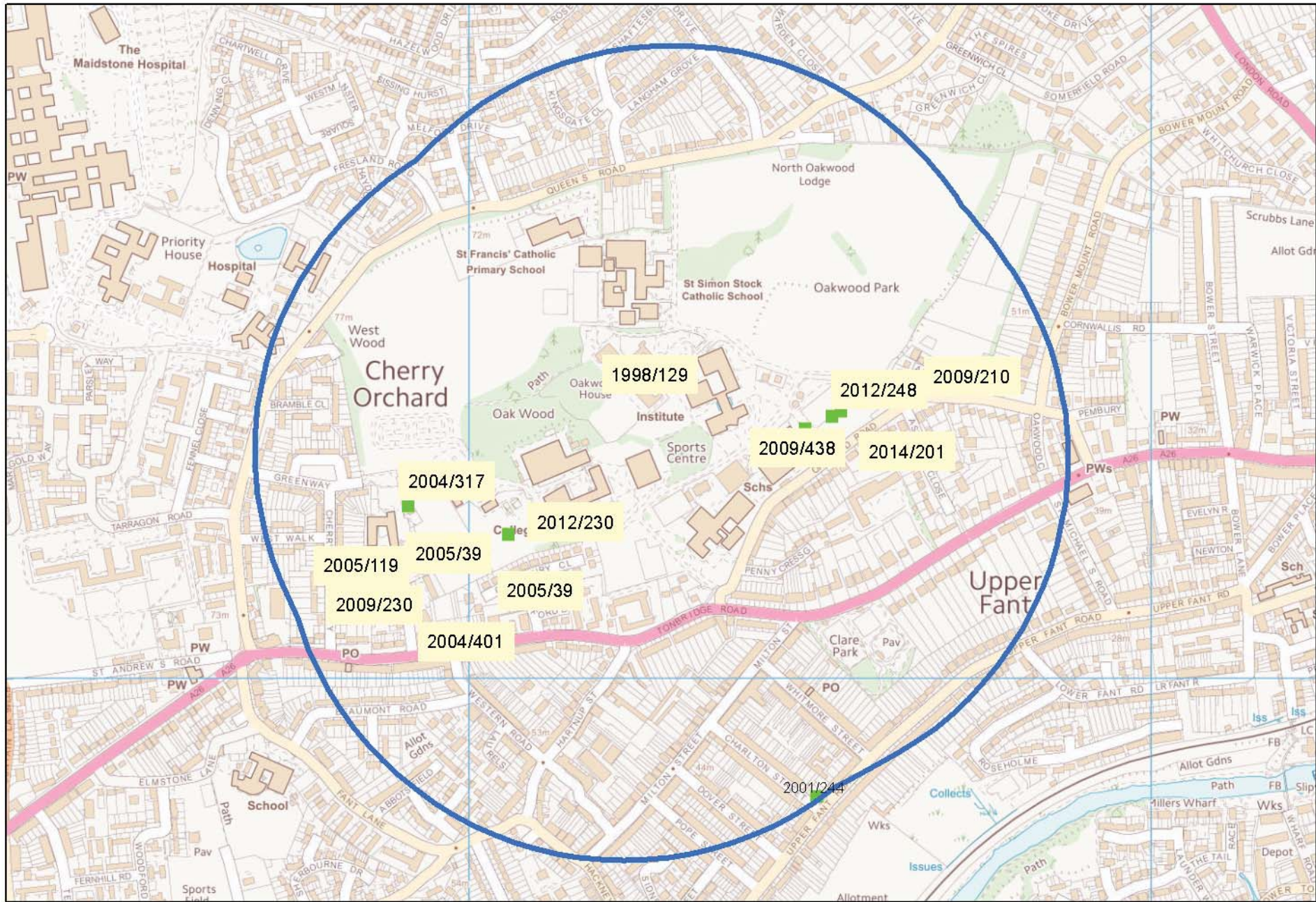
Figure 21: Kent Historic Environment Record - Mid Kent College - Events



Legend



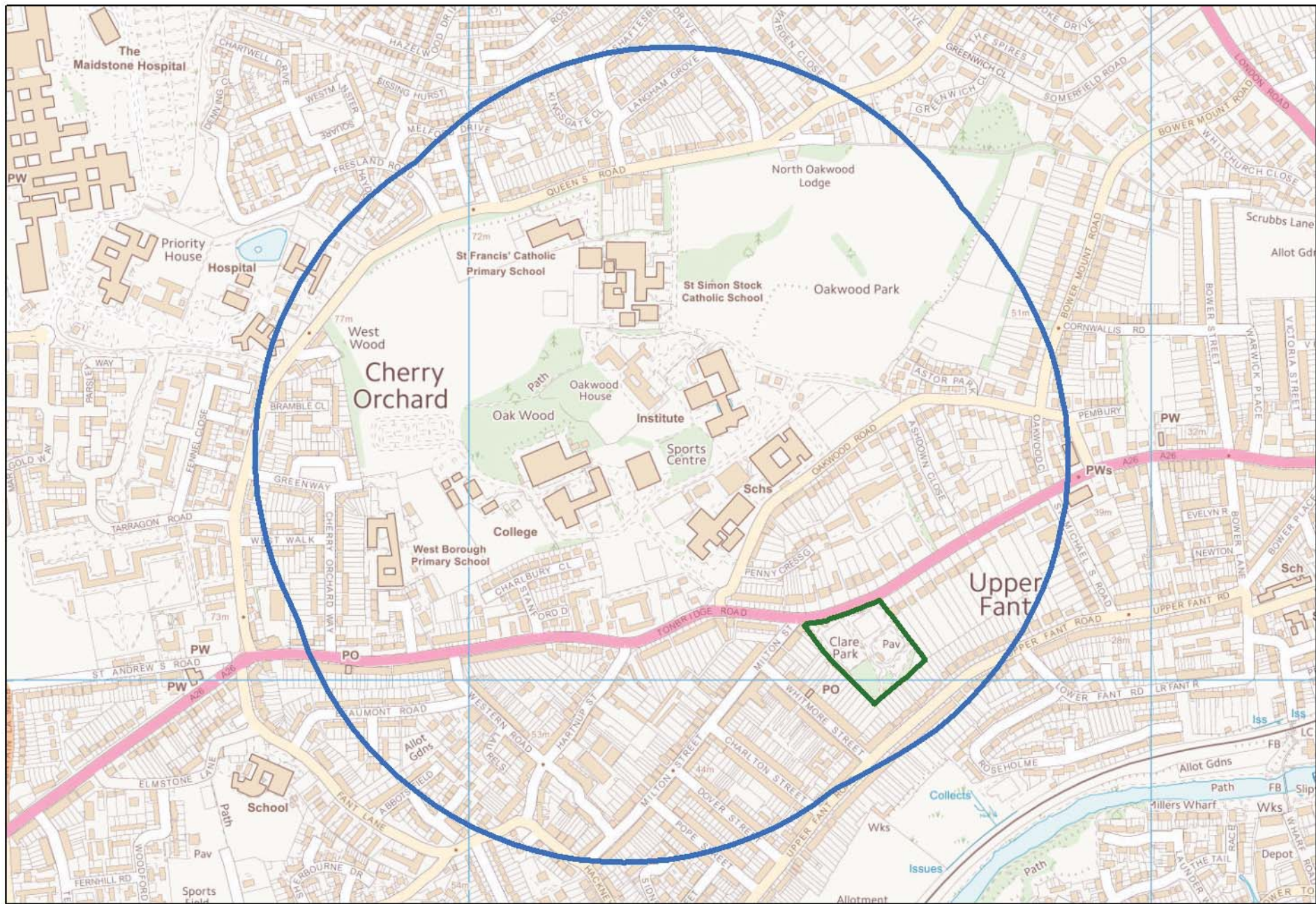
Figure 22: Kent Historic Environment Record - Mid Kent College - Reports



Legend

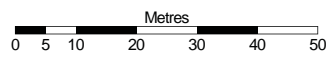
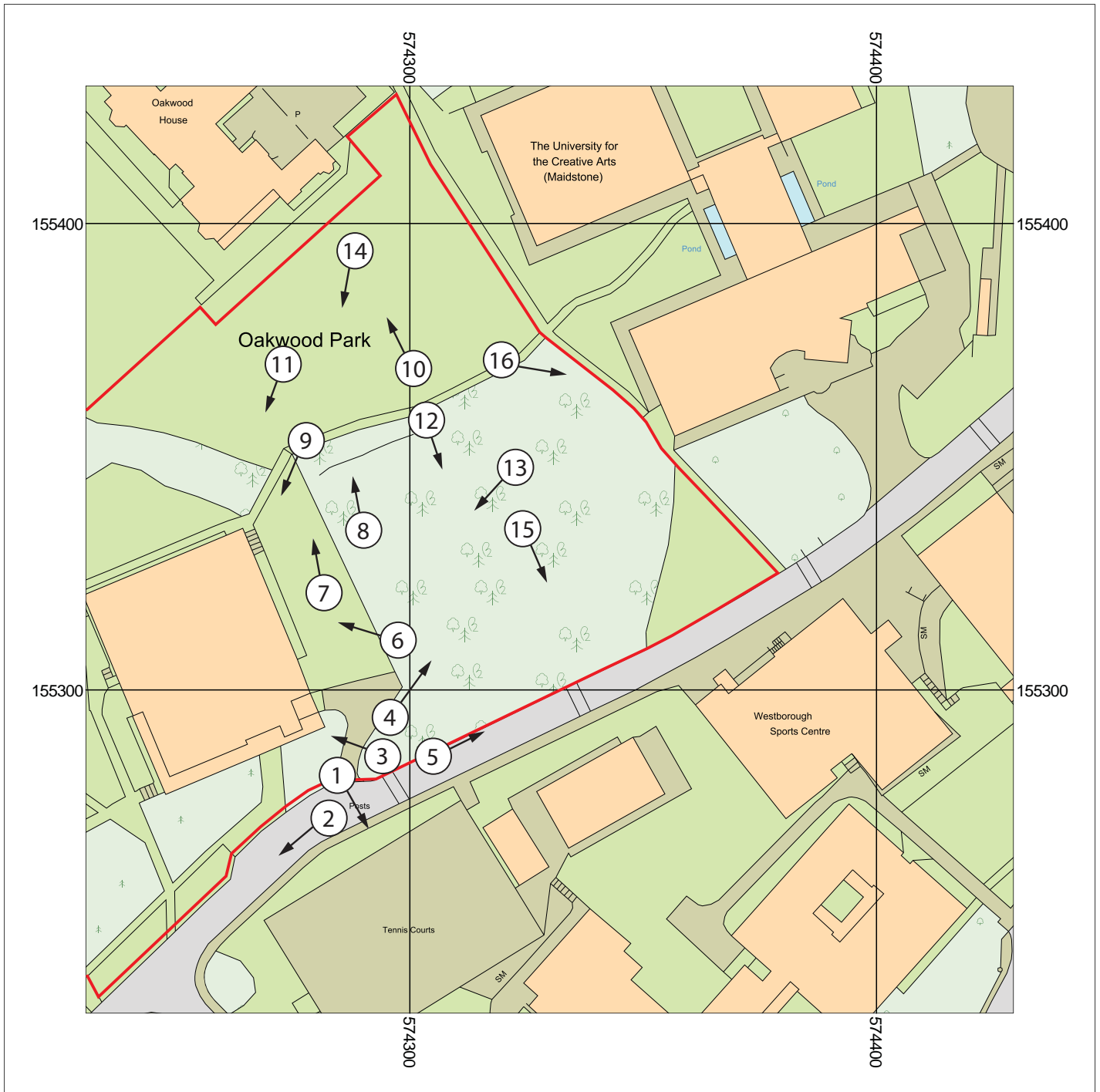


Figure 23: Kent Historic Environment Record - Mid Kent College - Historic Parks and Gardens



Legend





Scale: 1:1250

Mid Kent College

Figure 24: Plate location map, scale 1:1250