

Archaeological Desk-Based Assessment
in Advance of the Proposed
Development at 33 Monterey Close,
Bexley, DA5 2BX.

August 2018

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National Grid Reference TQ 50314 72547



Report for Dr Elizabeth Scott

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Summary

SWAT Archaeology has been commissioned by Dr Elizabeth Scott to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at 33 Monterey Close, Bexley, DA5 2BX.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low/moderate**
- Medieval: **low/moderate**
- Post-Medieval: **low**
- Modern: **low**

The PDA is located on the outskirts of Bexley at the edge of a residential area in the east adjoining Jayden's Wood in the west. The PDA is currently a residential plot with stables and paddocks and is accessed by a short track from Monterey Close. It is surrounded by other residential housing to the north, east and south and borders Jayden Wood to the west. The boundary consists of fencing and vegetation. As it sits on a slope there are areas of made-ground around the house but also at the area of the dressage school. The PDA sits within an area of High Archaeological Potential. The area is well known for its Medieval deneholes with a number of clusters at nearby Cavey's Springs and Stankey Wood. And one known denehole was located circa 30m south of the PDA. The area only began to be residential housing in the 20th century, being fields before then either side of Tile Kiln Lane. The PDA appears to have been as a nursery or market garden before being used as stables and paddocks. In the assessment area a few artefacts from the Mesolithic period have been found but the main

*feature is to the south in Jayden's Wood is the Early Medieval or Anglo-Saxon dyke of Faesten Dic, which is a Scheduled Ancient Monument. As a result of these features, the possibility of chance finds cannot be discounted relating to the Mesolithic, Anglo-Saxon and Medieval period and therefore the potential for archaeology from these periods is considered **low/moderate** and **low** for all other periods. The made ground at various places across the site means that the ground is likely to have been disturbed and truncated and as a consequence it is considered that historically that there has been a medium/high impact to any potential archaeology. The use of the PDA for residential development will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.*

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Dr Elizabeth Scott (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at 33 Monterey Close, Bexley, London, centred on National Grid Reference (NGR) TQ 50314 72547 (Fig 1).

1.2 The Site

1.2.1 33 Monterey Close is situated in the London Borough of Bexley and is located in suburbs on the outskirts of Bexley called Coldblow. Bexley is a London Borough and the PDA sits just within the border for the London Borough. Circa 500m to the east and circa 500m to the south is the border with Kent. Bexley is in South east London, located 21km from Charing Cross. Historically it was in the county of Kent until the 20th century where Bexley became a municipal borough in 1935 and formed part of Greater London in 1965. Dartford is to the north, Hextable to the south east, Swanley to the south and North Cray to the west. The site currently consists of a bungalow with outbuildings and stables are the rear with associated paddocks (Fig.1).

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA straddles an area of Lambeth Group – Sand, silt and clay to the west and Thanet Formation Sand to the east– Sandstone. The Lambeth Group sands were

deposited between 56-55 million years ago during the Ypresian Age. It is found throughout the London Basin with a thickness between 10-30m. The Lambeth Group usually rests on the Thanet Formation but in the area near Bromley it rests on Chalk which is likely to be the case in the area of the PDA given the number of deneholes in the vicinity. There are no superficial deposits.

Geotechnical Information

- 1.2.3 There is known geotechnical information from the Archaeological Watching Brief in Tile Kiln Lane in 2008. This related to the cutting of trenches for pipework in the area relating to the County of Kent circa 370m to the east, south east of the PDA. The trenches revealed a dark brown sandy topsoil and a lighter brown subsoil overlying patchy natural clay Head Deposits and Thanet Sands to a depth of over 3m (+36.2m OD). No gravels were observed.

1.3 The Proposed Development

- 1.3.1 The proposed development is to demolish the existing bungalow and stables and replace the housing with 6 residential units (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

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

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

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

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

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

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

2.3.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 185 of the NPPF states that:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. The planning authorities 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.'*

2.3.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any

contribution made by their setting. 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.'

2.3.6 Paragraph 190 of the NPPF states that:

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

2.3.7 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

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

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings

evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this 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.

2.3.12 Paragraph 194 notes that 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.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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 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 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.

2.3.14 Conversely, paragraph 196 notes that 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 securing its optimum viable use.

2.3.15 The NPPF comments in paragraph 201, that 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.

2.3.16 Paragraph 198 states that LPAs 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.

2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities 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.

2.3.18 Any LPA based on paragraph 202, 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.

2.3.19 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

2.3.20 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.3.21 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.3.22 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to 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 but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached

to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.4 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.4.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ¹Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.4.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.4.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.4.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.4.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.4.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.5 Regional and Local Policies

London Plan, 2016

- 2.5.1 It is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. There are two sections relevant to archaeology.

Policy 7.8: Heritage Assets and Archaeology

(A) London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

(B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

(C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

(D) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

(E) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF Preparation

(F) Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental

quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

(G) Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Policy 7.9: Heritage-Led Regeneration

(A) Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning Decisions - (B) The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic.

LDF Preparation - (C) Boroughs should support the principles of heritage-led regeneration in LDF policies.

Local Plans- London Borough of Bexley

- 2.5.2 The Local Planning Authorities are obliged by the government to articulate their future planning and policy objectives in a portfolio of strategic planning documents, the Local Development Framework (LDF). Within each LDF, the primary document is the Core Strategy, which sets out long-term visions for the planning authority and how these are to be achieved, in the form of policy guidance. The Core Strategy, in turn, is supported by a suite of supporting documents and evidence based reports, including detailed policies and sites local plans.

- 2.5.3 The Bexley Core Strategy was formally adopted on 22nd February 2012. The relevant policy is found within Chapter 4, 'Managing the built and natural environment.'

Policy CS19: Heritage and Archaeology

- 2.5.4 The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and underpin the revitalization and development of the borough, including promoting the visitor economy. This will be achieved by:

- a) Promoting the borough's heritage assets, such as Danson house, Hall Place and Gardens, Crossness Beam Engine House and Red House;
- b) Reviewing the status of existing and identifying new heritage and archaeological assets;
- c) Conserving and enhancing the significance of heritage assets, their setting, and buildings of architectural or historic interest, conservation areas, registered parks and gardens, and archaeological sites;
- d) Protecting heritage assets from development that is likely to adversely impact on the significance, integrity, character or appearance of an asset or its setting;
- e) Support historic regeneration schemes through partnership working and seeking funding to enhance heritage and archaeological assets in an appropriate and sympathetic manner, and;
- f) Retaining, in situ, archaeological evidence within sites, wherever possible. Where archaeological evidence cannot be retained, the appropriate levels of archaeological investigation and recording should be undertaken prior to the redevelopment of the site.

Current Policies in the Unitary Development Plan (UDP)

- 2.5.5 The Unitary Development Plan (UDP) preceded the Core Strategy. It was adopted on 28 April 2004 but some policies expired in 2007. Following the adoption of the Core Strategy in 2012, some UDP policies were replaced. However, these policies regarding heritage still apply.

Policy ENV22 – Heritage Land

2.5.6 The Council will protect the individual quality and character of and promote access to the areas of heritage land.

- Heritage land comprises primarily open areas of land of particular strategic importance to London, being a combination of areas of nature conservation, high landscape quality and historic importance, often including opportunities for outdoor recreation. The quality and character of these areas are deserving of protection and enhancement, both for local residents and visitors.
- The Thames Estuary marshes provide views of the tidal Thames from the sea walls, relics of low-lying grazing marsh dissected by a network of drainage dykes, and the vast, flat, treeless grassland landscape of the Thames-side marshes.
- Shooters Hill Ridge offers wood-clad high ground at Shooters Hill and Lesnes Abbey, historic parks and gardens at Eltham Palace and remains of a 12th Century Augustinian Abbey at Lesnes. The area is also characterised by large tracts of ancient oak woodland, surviving remnants of the once extensive southeast London heathlands, open grassland and secondary woodland.
- The Cray Valley is characterised by attractive valley landscape along the River Cray where networks of lanes, copses and rolling hills provide a good example of traditional countryside. There are also ornamental grounds at Hall Place and Foots Cray Meadows.

Policy ENV56

2.5.7 In Areas of Archaeological Search and other areas where finds are likely to occur and in certain historic standing buildings where development proposals may affect archaeological remains or historical evidence, the Council will expect applicants to have properly assessed and planned for the archaeological implications. The Council may require a preliminary archaeological site evaluation before proposals are considered.

Policy ENV57

2.5.8 Where sites of archaeological significance or potential are discovered the Council will seek to ensure that:

- the most important archaeological remains and their settings are preserved in situ (if appropriate for public access and display) and that where appropriate they are given statutory protection; and
- sites not requiring preservation in situ shall be made available for an appropriate level of archaeological investigation and excavation by a recognised archaeological organisation before development begins.

Policy ENV58

2.5.9 There will be a presumption against any development, which would adversely affect any scheduled Ancient Monument or other nationally important archaeological sites and monuments and their settings.

Areas of High Archaeology Potential – Area 16: Faesten Dic and Cavey's Springs

2.5.10 The London Borough of Bexley has identified a number of Areas of High Archaeology Potential. The PDA sits within one of these areas (Fig. 14). Area 16 of High Archaeological Potential captures the extreme end of Faesten Dic, a large number of deneholes and a post-medieval tile kiln. Although there have been a number of substantial prehistoric finds from the vicinity of the AHAP, particularly within Joyden's Wood, to the south, very little material has been recovered from within the Cavey's Spring area. This is limited to a small assemblage of Mesolithic flints, consisting of six flakes, and a fragment of a Bronze Age sword or dagger, recovered by metal detecting on Tile Kiln Lane.

2.5.11 In the extreme southeast corner of the AHAP is the end of the substantial earthwork known as Faesten Dic. This Scheduled Ancient Monument runs for c. 1.7km and survives as an impressive series of zig-zagged ditch and banks. The dyke dates to the Anglo-Saxon period, and is thought to have been constructed between the 5th or 6th centuries, when documentary evidence shows there was repeated tribal warfare in the area. It is mentioned in a survey of AD 814. Several other earthworks, which may be of a similar date, can be seen on the Kent boundary.

- 2.5.12 Also, within the AHAP are a number of deneholes, with a cluster around Baldwin's Park and Dartford Road, and also at Cavey's Spring. These are likely to have been created in the late medieval and post-medieval periods, and were used to extract chalk and other minerals mainly for building material. Although deneholes are arguably evidence of industrial activity, they tend to be discrete features and are not associated with settlement or other activity. Being deep mine shafts, most if not all identified deneholes are filled after discovery.
- 2.5.13 The last archaeological feature in the AHAP is a discrete tile kiln, on Tile Kiln Lane, which dates to the 17th – 18th centuries, although the presence of a few medieval pottery fragments may indicate some earlier activity. The kiln was situated in a good place for the manufacture of roof tiles, as there are clay deposits nearby, a ready supply of wood and evidence for a dried-up stream. The kiln was excavated in 1971 in advance of building and road works. Several pits for clay extraction, backfilled with wasters and cast-offs from the kiln's period of use, were also recorded. There is no evidence, however, for any buildings or structures the kiln might have been making roof tiles for, nor of any other associated finds or features.
- 2.5.14 Potential significance and research topics: This AHAP captures archaeological activity from several periods, particularly the prehistoric and Saxon. The significance is best seen across the wider landscape of finds and earthworks that appear to be concentrated to the east, within Kent County Council. Potential research topics include:
1. Further investigation and understanding of the nature of Faesten Dic and any other earthworks or landscape features. Are there any features associated with the Dic?
 2. Further investigation and understanding of the deneholes and their purposes. Are any of an earlier date? Are there secondary archaeological deposits within the deneholes themselves?

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Dr Elizabeth Scott to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

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

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

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the

Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

(2017:4)

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

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

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

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

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) and Greater London (GLHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme

Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council and Greater London HER, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

Secondary and Statutory Resources

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

Walkover Survey

- 4.3.8 The Site is visited for a walkover survey. This is for the purpose of:
- Identifying any historic landscape features not shown on maps.
 - Conducting a rapid survey for archaeological features.
 - Making a note of any surface scatters of archaeological material.
 - Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		c. AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.2 There Kent and Greater London HER records within the 500m assessment are relate to the PDA's position at the edge of the urban area bordering the ancient Joyden's Wood. Many of the records are related to nationally listed features of the Post Medieval period but also deneholes, many of which are found in the area, as well as the ancient ditch in the woods, which is a Scheduled Ancient Monument. The table in Figure 16 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

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

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

There are four designated heritage assets within the assessment area of which one is a Scheduled Ancient Monument, two are nationally listed and relate to coal duty boundary markers and the fourth is a locally listed 19th century building. None of the heritage assets have any visibility with the PDA.

Table 1 Designated Heritage Assets

MLO79238	Post Medieval	Coal duty boundary marker in fence at back of garden of No. 57 Baldwyn’s Park and adjacent bollard. Grade II listed (198719). Erected in 1861 or soon after.
MLO079229	Post Medieval	Coal Duty Boundary Marker (on south side of No. 1). Grade II listed (198668). Erected in 1861 or soon after
MLO26032	Anglo-Saxon	Faesten Dic. (5th to 6th century Dyke). Scheduled Ancient Monument. The dyke is also mentioned in an Anglo-Saxon boundary survey of AD 814.
MLO100724	Post Medieval	No. 107 Tile Kiln Lane. [Oak Cottage]. Locally Listed Building (DLO33332). It is a 19th century Lodge constructed around 1840. It is a single storey timber framed, roughcast building with an octagonal, thatched roof. It was formerly a lodge, probably to Mount Mascal, now a dwelling.

5.3 Previous Archaeological Works

5.3.1 A watching brief was undertaken by Compass Archaeology in relation to a new pipeline trench for Thames Water in 2008. A 500m stretch of Tile Kiln Lane circa 450m from the PDA at its closest point was investigated. The trench reached a depth of circa 3.2m. No significant archaeological finds or features were exposed during the watching brief (*Unpublished document: Compass Archaeology Ltd. 2008. Thames Water Surface Water Sewer Works, Baldwyns Park, Tile Kiln Lane, Bexley DA5: An Archaeological Watching Brief*).

5.3.2 In 1939 the Faesten Dic Dyke was sectioned. It was noticed that at Tile Kiln Lane, 1400ft south of the north end, the dyke curves west to cross the valley. Parts of the dyke were destroyed by later cultivation. The dyke did continue south of the woods as well but the path has been lost. Excavation found a few pottery sherds

of indeterminate date and a Medieval type horseshoe. It is likely that this surviving earthwork does not represent the original monument in its entirety. The excavations also focused on a square mound in the south east corner of the site which had Medieval property and a building likely to have been timber. It was interpreted that this could be the site of the manor of Ocholt. (Hogg, A. H. A. 1941. Earthworks in Joydens Wood, Bexley Kent. Archaeological Cantiana. Vol 54. Pp. 17-23).

5.3.3 In 1971 a tile kiln of 17-18th century in date was found during residential development on the south side of the lane. Deep pits dug for clay contained burnt material and tile wasters in association with the neighbouring kiln. The kiln itself was rectangular being 15 x 10ft entirely constructed of roof tiles. Within the north west side of the kiln up against the buttress a small horseshoe shaped oven of hearth was uncovered, again constructed of broken roof tiles (Dale, L. C. 1974. A Post-Medieval Tile Kiln at Bexley. Archaeological Cantiana. Vol. 89. Pp. 25-32).

5.3.4 In 1950, 16 Baldwyns Park was excavated when the denehole collapsed some 20ft from the rear of the house. It was then excavated ahead of its closure. It was 3ft wide and 45 ft deep. Footholds were cut into the sides. The shaft was through Thanet sand to reach the chalk at the bottom. The bottom shafts were in a trefoil shape. It was abandoned before completion by the original minors due to potential cracks. No finds of datable evidence were found inside (Tester, P. J. & Caiger, J. E. L. 1951. Examination of a Denehole at Baldwyns Park, near Bexley. Archaeological Cantiana. Vol. 64. Pp. 153-156).

Landscape Characterisation

5.3.5 The PDA straddles the area covered by KCCHER and GLHER. To the east in the KCCHER area, the landscape is characterised as 'Post 1810 settlement (general)' and to the south in Joyden's Wood as 'Replanted other pre-1810 woodland' (Fig. 17). A Landscape Character Assessment was not able to be found for the London Borough of Bexley.

Scheduled Ancient Monument (SAM)

5.3.6 The monument, which falls into two areas, includes an Anglo-Saxon frontier work known as Faesten Dic, or 'The Strong Dyke', which runs across a now wooded area

of undulating sandy gravel situated on the south eastern slope of the Cray valley. The PDA is circa 350m north from the SAM of Faesten Dic. (Fig. 15).

- 5.3.7 The dyke, which survives as a roughly north-south aligned, linear earthwork, takes the form of a series of connected, zigzagging ditches and banks with a total length of c.1.67km. The most heavily defended sections lie on the higher ground towards the southern and northern ends of the monument and comprise a large, originally V-shaped ditch up to 8m wide. This has become partially infilled over the years, but remains visible to a depth of up to 2m in places. The ditch is flanked to the east by a low bank up to c.10.5m wide and c.0.5m high, and to the west by a slight counterscarp bank around 3.5m high and c.0.4m wide. Around 720m from its southern end, the dyke dips down into a steep narrow valley, across which the earthworks take the form of a low bank, interpreted as the original site of a fence or hedge, c.1.5m wide and 0.2m high. At a point around 270m from the northern end of the monument, the dyke zigzags sharply to the south east and north east, and the earthworks here survive as a large bank c.2.5m wide and up to 1.5m high, the form of which has been partially modified over the years by subsequent agricultural activity. No ditch is visible in this area. The dyke has also been partially disturbed in places by the construction of later tracks and woodland boundary banks. The earthworks originally continued to the north east beyond the present bounds of Joydens Wood, but this section has been destroyed by modern development and cultivation.
- 5.3.8 Faesten Dic is thought to have been constructed between the fifth and sixth centuries AD during which time the Anglo-Saxon Chronicle records tribal warfare in the Bexley area. The dyke is also mentioned in an Anglo-Saxon boundary survey of AD 814. Partial excavation in 1941 revealed the existence of a narrow, buried layer of gravel immediately to the east of the bank, interpreted as an associated military walkway. The surfaces of all metalled tracks, and the modern fences which cross the monument are excluded from the scheduling, although the ground beneath these features is included.
- 5.3.9 Although it has been partially disturbed by tree roots and subsequent agricultural and forestry activity, the dyke in Joydens Wood survives well as a substantial, visually impressive landscape feature. Partial excavation has confirmed the

survival of archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed.

0-100m Radius

- 5.3.10 There is just one GLHER entry for this area. Circa 100m east of the PDA is a tile kiln excavated in 1971 dated to the 17-18th century (070554).

100-200m Radius

- 5.3.11 There are two GLHER entries for this area. Both relate to 16 Baldwyn's Gardens, which is circa 150m east of the PDA. Some Mesolithic blades/flakes were found on the garden surface (070595). In addition, a denehole was exposed in 1950 as a 45ft deep shaft dated to the Medieval period (070432). The area around Baldwyn's Park and Dartford Road to the north and east of the PDA is known to have circa 46 deneholes.

200-300m Radius

- 5.3.12 There are three GLHER entries for this area. In the area of Coldblow, circa 300m north, north west of the PDA, flint axes and implements have been found relating to the Mesolithic period (070447). Circa 300m to the west in an area known as Cavey's Springs, there are circa 30 deneholes, some averaging 60ft in depth (070431) and circa 12 deneholes are known 300m to the south on the county border (070427).

300-400m Radius

There are three GLHER records for this area. There is the Scheduled Ancient Monument thought to be of Anglo-Saxon origin of the Faesten Dic (MLO26032), circa 350m south of the PDA. Circa 400m east, south east of the nationally listed Grade II coal duty boundary marker in the fence at the back garden of No. 57 Baldwyn's Park (MLO 79238). In the same area is 107 Tile Kiln Lane, which is a locally listed building from the 19th century (MLO100724) and was formally a lodge probably to Mount Mascal. Mount Mascal was built around the end of the 16th century and stood on the hillside overlooking the North Cray Road and it was demolished in 1957. 107 Tile Kiln Lane has architectural interest as one of the few thatched buildings in the area as well as having an octagonal plan.

400-500m Radius

- 5.3.13 There are three KHER records and one GLHER record for this area. Circa 500m north east was the site of Baldwyn's Park where there was an early aircraft hanger and test track (TQ 57 SW 232) used for a couple of years from 1891 before becoming the site of Bexley Hospital. In addition to the Faesten Dic, there is also another trackway identified in Joyden's Wood dated to Medieval times circa 450m south west of the PDA although this one is sunken (TQ 47 SE 5). There is a farmstead circa 500m north east of the PDA which is an outfarm that had a field barn, no accompanying yard that has since been demolished (MKE 83671).

5.4 Archaeological and Historical Narrative

- 5.4.1 Bexley originated in the 5th century with a description of its boundaries in a charter in 814 AD. Originally called '*byxe leah*' in old English referred to a clearing marked by a box tree. Later spellings included Bixle (765 AD), Byxlea in 814AD before settling on Bexley by 1610.
- 5.4.2 Numerous finds of tools and flint flakes dating to the Palaeolithic, Mesolithic, Neolithic periods have been discovered within the area of Bexley. A large quantity of Belgic pottery has been found and a fragment of a Bronze Age axe was recovered in Bexley woods. Iron Age settlement was evidenced by ditches and finds of a quern, an iron knife and a loom weight. Flints and handaxes have been found along the Cray valley.
- 5.4.3 Old Bexley lies at the juncture of two ancient tracks beside a ford on the River Cray. One track ran between Eltham and Dartford and the other followed the river on a north-south axis from Crayford to Orpington. These routes were well established by Medieval times and the ford is located where the current bridge stands. From the 9th to the 16th century the Manor of Bexley was the Archbishop of Canterbury.
- 5.4.4 Joyden's Wood is a forest thought to be at least 2000 years old. Saxon settlers in the area built a boundary ditch and bank that runs for over a kilometre in the forest and is a Scheduled Ancient Monument. At the southern end of Joyden's Wood, Medieval remains were found that are potentially the remains of the Medieval Manor of Ocholt. Ocholt was known to have been in the area and was

owned by Lesnes Abbey. The name is connected to that of the family of William Jordayne of Dartford from 1556.

- 5.4.5 At the time of the Domesday Book, Bexley was owned by the Archbishop of Canterbury, Wilfred in the Hundred of helmestrei. At the time of the survey Bexley had a population of 41 villagers, 15 smallholders and 100 pigs, 3 mills and one church.
- 5.4.6 The parish church of St Mary the Virgin was built in the 13th century on the site of an earlier Saxon church. Like many churches it was heavily restored in the Victorian period. The Manor of Bexley belonged to the Archbishop of Canterbury until 1536 when it passed to the King at the time of the dissolution. It was then purchased by Oxford University.
- 5.4.7 Deneholes south of the Dartford Road, and are Medieval shafts dug for chalk which was used as fertiliser. Cavey's Spring Wood had thirty deneholes, close together, destroyed in 1960s by the Electricity Board who filled them by pumping slurry into them under pressure until they were filled. Over four hundred such borings were made to consolidate the undermined ground. C.E.G.B. heat units now occupy the site. Stankey Wood is the field area behind Baldwin's Park Road and is associated with the manor of Baldwyns. Stankey Wood held a large number of deneholes, some with pillars to increase the amount of chalk that could be taken from them. In 1924 the Baldwin's Shooting Estate was broken up and the open shafts in the wood were plugged before the sale of plots. However, several shafts have since reopened and been surveyed.
- 5.4.8 Hall Place is a Tudor/Jacobean house and was once also the Manor House for the area. Built in 1537 as a country House for the former Mayor of London, Sir John Champneys. Much of the original house survives and subsequent owners added to the place, with extensions in the mid-17th century, and refurbishments in the 19th and 20th centuries.
- 5.4.9 Records as far back as the reign of King John (c 1200) show that some of the lands in the locality, including those of Baldwyns Manor were owned by the Abbots of Lesnes (Erith / Belvedere area). The name Baldwyns appears to originate from one of its early owners - Sir John Baude. A map of Kent dated 1769 (HASTED) shows the Manor House of 'BALDINGS' as the family seat of Richard HULSE Esq. This is

the first record referring to an actual manor house at the site. The Wilmington Tithe map of 1842 shows that the lands were in the possession of Thomas Minet. There is reference in the Dartford Reference Library to an incident that occurred in 1846 when a Mr Richard Salmon took issue with Susan Minet about her closing a pathway across her land that led from Wilmington to Bexley. Mrs Minet's pathway is shown on the 1797 OSD map. He calculated the extra distance to walk was now 257 rods. The original being 158. The path was opened up and is now called Tile Kiln Lane. The Manor House was adapted for hospital use after 1898.

- 5.4.10 The furnace that gave its name to Tile Kiln Lane was owned by Lesnes Abbey in Abbey Wood, prior to the dissolution in 1525. The production of clay roof tiles continued in the area to around 1700.
- 5.4.11 Bexley continued to grow and develop as was popular area for the wealthy with a number of large estates as well as farmland and small hamlets. Bexley's growth rocketed from the 1880s. By the late 19th century, the prefix 'old' was added to distinguish it from Bexley New Town, which is now Bexleyheath. Until the 1930s the area around old Bexley was predominately rural with farming of arable crops and market gardening.
- 5.4.12 Coldblow is an area between Old Bexley to the north west and the settlement of Joyden's Wood via Baldwyn's Park and Tile Kiln Lane. Coldblow as a name appeared on a map in 1905 and was a reference to its exposed position on the western edge of Dartford Heath.
- 5.4.13 Following the arrival of the railway in 1866 of the Dartford Loop Line, allowed produce to be transported quickly to markets. In the early 20th century, commuting to London became a possibility and increased the value of land in the area, with much sold to estate developers.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape. The A2018 Dartford Road can be

identified as is the locations of Baldwin's Park called Baldings in this map. From the Dartford Road travelling south appears to be Tile Kiln Lane of which there appears to be one building on the western side. The large area of Joyden's Wood is shown which is criss-crossed by paths with one building located in the centre. The PDA is located on the northern edge of the wood and to the west it shows the land steeply rising up into the woods (Fig. 3).

Ordnance Surveyors Drawings 1797

5.5.2 This map shows the individual buildings and essentially shows an agricultural landscape of fields. The area of the PDA is fields located on the edge of the wood, which on this map is called Joydens Wood. Tile Kiln Lane and the Dartford Road can be seen as is the location of Baldwins, now correctly spelt. As per the previous map there is still a single building located on the western side of Tile Kiln Lane (Fig. 4).

Tithe Map from 1839

5.5.3 The tithe map shows greater detail and confirms that around the area of Tile Kiln Lane is still fields up to the edge of the wood. Bexley is starting to expand in a south easterly direction along the Dartford Road. The Dartford Road here appears to be the more major road rather than Tile Kiln Lane. It is difficult to locate the PDA precisely but it is thought to be in the area designated field 755. Susan Minet is the owner and the land occupied by John Whiting with the field known as Leaders Field and it is arable (Fig. 5).

Historic OS Map 1897 1:2500

5.5.4 This is the first properly scaled OS map. Tile Kiln Lane is labelled as such and there are no properties showing on the map. There are fields either sides of the lane. The PDA is part of field designated 683 and is bordered on the western side by the wood which causes its irregular boundary. A footpath is marked that runs on a north west/south east axis through and at the edge of the wood. The Administrative boundary line between London and Kent can be seen in the south west corner of the map. The key feature shown on the map are deneholes, of which there are a number dotted across the area. The closest one is circa 30m south of the PDA. The wooded area of Cavey's Springs is to the north west although individual deneholes are not marked (Fig. 6).

Historic OS map 1909 1:2,500

- 5.5.5 No changes are noted other than the wood area at the west of the PDA is now also labelled as Cavey's Springs (Fig. 7).

Historic OS map 1933 1:2,500

- 5.5.6 There have been significant changes. Along both sides of Tile Kiln Lane, residential housing has been built. The PDA is located at the rear of a number of gardens of detached houses and can be accessed from Tile Kin Lane by a track in between two houses. The PDA is designated field no. 31 of 1.585 acres and includes a small building at the western end. The wood still forms the western boundary (Fig. 8).

Historic OS map 1936-1939 1:2,500

- 5.5.7 There are more structures on the PDA, mainly being glasshouses and the map suggests it is also an orchard. Adjacent to the northern boundary there appears to be a house with a small conservatory at the rear. To the south of the PDA a number of other plots located at the rear of properties on the western side of Tile Kiln Lane now have buildings on them, one being labelled a nursery. At the edge of the wood area to the west of the PDA there is now the route of electricity pylons (Fig. 9).

Historic OS map 1960 1: 2,500

- 5.5.8 The configuration of buildings within the PDA has altered. The house in the PDA appears to have been extended at the rear with the conservatory being replaced. The glasshouses have altered and one which is quite large. There are also a number of other outbuildings dotted around the plot. The garden area around the house is shown separate to the rest of the plot. The field to the north of the PDA has been divided and now has two residential properties showing. One located immediately next to the residential property in the PDA and another located to the rear. The PDA house is labelled as no. 155 Tile Kiln Lane, the property next door as 157 and the one at the rear 155a. Tile Kiln Lane. (Fig. 10).

Historic OS map 1961 1:1250

- 5.5.9 There does not appear to be any difference to the map above (Fig. 11).

Historic OS map 1971-1976 1:1250

5.5.10 There have been significant changes. The houses on the western side of Tile Kiln Lane have had their gardens reduced and a new road built called Monterey Close. Of the houses some have remained and others have been reconfigured to allow for the new road. As a result, the entrance to the PDA is no longer via Tile Kiln Lane but is now much shorter and is via Monterey Close alongside a garage area for the new housing. The housing numbers for the PDA and the two houses in the plot to the north appear to remain unchanged in this map as belonging to Tile Kiln Lane. (Fig. 12).

Historic OS map 1992 1:1250

5.5.11 There do not appear to be any changes other than the PDA is now labelled as no. 33 Monterey Close, the Property to the rear to the north as No. 35 and the property immediately north as No. 37 Monterey Close. (Fig. 13).

5.6 Aerial Photographs

1940s

5.6.1 This shows the PDA as part what appears to be a small agricultural/orchard area at the rear of the gardens of houses on the western side of Tile Kiln Lane. Within the plot are greenhouses and a residential house alongside the northern boundary. In the plot to the north there is also another residential property alongside the one in the PDA. Access is via a track in between the houses. To the north and south are fields and to the east Joyden's wood come right up to the western boundary. Tile Kiln Lane at this point is only a small track towards Bexley at this point with the main traffic passing through Dartford Road and Baldwyns Park (Plate 1).

1960s

5.6.2 The trees in the orchard area of the PDA have matured significantly and it is difficult to separate the PDA from Joyden's Wood. To the west in Joyden's Wood trees have been removed making more of a heath type environment rather than the dense wood seen in Plate 1. To the north is still arable fields and to the south

appears pasture. In the plot to the north there is now another residential property at the rear (Plate 2).

1990

5.6.3 To the east the rear gardens of the houses on Tile Kiln Lane has now been built on with the creation of Monterey Close. Access is now via Monterey Close and not Tile Kiln Lane. The garden area around the house is quite wooded. To the south east in the PDA, there appears to be a dressage school for horses and stables located at the rear. To the west the wood of Jayden Woods has grown back up to the western boundary of the PDA. To the north is still fields. (Plate 3).

2003

5.6.4 No changes are noted other than the field to the north has had trees planted around the edge (Plate 4).

2007

5.6.5 No changes are noted (Plate 5).

2012

5.6.6 No changes are noted (Plate 6).

2013

5.6.7 No changes are noted (Plate 7).

2018

5.6.8 No changes are noted to the PDA. The property immediately to the north west has been replaced by a new larger property and the other property at the rear has been extended (Plate 8).

5.7 Walkover Survey

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

was undertaken on the 10th August 2018. No artefacts or archaeological features were identified in the walkover (Plates 9-20).

5.7.2 The PDA is approached from Monterey Close via a concrete drive with the bungalow set on higher made ground facing the road with car parking area in front with a storage shed in poor condition to the left. The PDA slopes upwards from the front to the rear. The western end of the PDA is located on a high point with views across the valley before the land drops again beyond the rear boundary of the PDA into the woods. Once in the woods the land then rises sharply. The driveway carries on up the hill passing the house on the right towards an area at the rear with a number of stables. Behind the bungalow is a garden area before the stable area is reached and there is a retaining wall at the rear of the bungalow with the garden area set some 1m or so higher. On the left of the drive are paddocks an open dressage school area. The area of the school has been levelled and has a retaining wall of circa 1m at one end suggesting this area is also made ground. The rear boundary line of the PDA is rail fencing of which the land beyond the rear of the PDA is currently used for paddocks with a gate connecting the PDA to this rear area. This rear area beyond the PDA becomes much more wooded as it borders Joyden's Wood. Adjacent to the northern boundary is the driveway to No. 35 and 37 Monterey Close. The PDA is screened by vegetation from the properties on the southern, northern and eastern sides with fencing and vegetation.

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent and GL HER has no records from this period within the 500m assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The GLHER has one record from this period within the assessment area being 6 blades and flakes found at 16 Baldwyns Park (070595) some 150m east of the PDA. Circa 300m to the north, north west of the PDA in the Coldblow area, flint axes and other implements have been found. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent and GL HER have no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent and GL HER have no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent and GL HER have no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent and GL HER have no records from this period within the assessment area. Therefore,

the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.8.7 The GL HER has one record from this period within the assessment area. This is the Scheduled Ancient Monument of Faesten Dic (MLO 26032). The Location of the monument runs in a north south axis and appears to be heading broadly towards the PDA until circa 350m south of the PDA where it zig-zags on a south east and north west access away to the east and the path lost under modern housing. There was obviously Anglo-Saxon activity in the area and the chance of finding finds and features from this period cannot be discounted. The potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Medieval

- 5.8.8 The Kent HER has one record from this period within the assessment area and the GL HER three records. There is a sunken trackway circa 450m south west of the PDA in the woods (TQ 47 SE 5). As well as the Mesolithic blades and flakes found at 16 Baldwyns Park, a denehole was also exposed in the 1950 (070432). To the west of the PDA in the area known as Cavey's Springs, there is a concentration of around 30 deneholes (070431) and to the south are another group of 12 deneholes (070427). From map regression we know that to the south the closest known denehole is circa 30m away although there is the chance of other unknown ones in the area. Therefore, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **low/ moderate**.

Post Medieval

- 5.8.9 The Kent HER has two records from this period within the assessment area and the GL HER four. The Kent record relates to the early hanger and test track site at Baldwyn's Park (TQ 57 SW 232), circa 500m north of the PDA, which was removed when the hospital was built. There is also a farmstead record of an outfarm located west of Old Manion Villa, some 500m north east, that has been demolished (MKE 83671). Of the GL records, there is a locally listed cottage at 107 Tile Kiln Lane (MLO 100724), which was constructed around 1840 and is circa

400m, east south east of the PDA. Circa 100m east of the PDA a tile kiln was excavated in 1971 dated to the late 17th century (070554). There are also two records for coal duty boundary markers, one circa 500m north east (MLO 79229) and the other 400m east, south east (MLO 79238). Both are Grade II listed. Map regression confirms that the PDA was fields in this period, therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 There are no records from either Kent HER or GL HER dating to this period. Therefore, the potential for finding remains dating to this period in the PDA is considered **low**.

Overview

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

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low/moderate**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low/moderate**
- Medieval: **low/moderate**
- Post-Medieval: **low**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

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

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

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was agricultural land, with pasture the most common use. Therefore, any impact on surviving archaeological remains would have been **low**.

6.2.2 Prior to the use of the PDA for residential housing it was a field at the edge of the wood. The residential house was built in the 1930s and the land appears to have been used for gardening due to the large greenhouses that were sites on the plot. Sometime between 1960 and 1990, the greenhouses were replaced with paddocks and stable for horses. There is made ground at the rear of house itself with a retaining wall in front of the house and at the rear. There is also another retaining wall on the southern side of the PDA in the area of the dressage school

in order to counteracted the slope of the site. As a consequence, the ground and possible archaeological deposits will have been disturbed and truncated suggesting historically there has been **medium/high** impact. The proposed development will have a **high** impact upon any potential archaeology within the area of the foundations of the proposed residential properties.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **low/moderate** archaeological potential for the prehistoric, Anglo-Saxon and Medieval periods as the possibility of finding remains from these periods cannot be discounted. The archaeological potential is low for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council and Greater London Heritage, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Dr Elizabeth Scott (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

August 2018

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9.2 Websites

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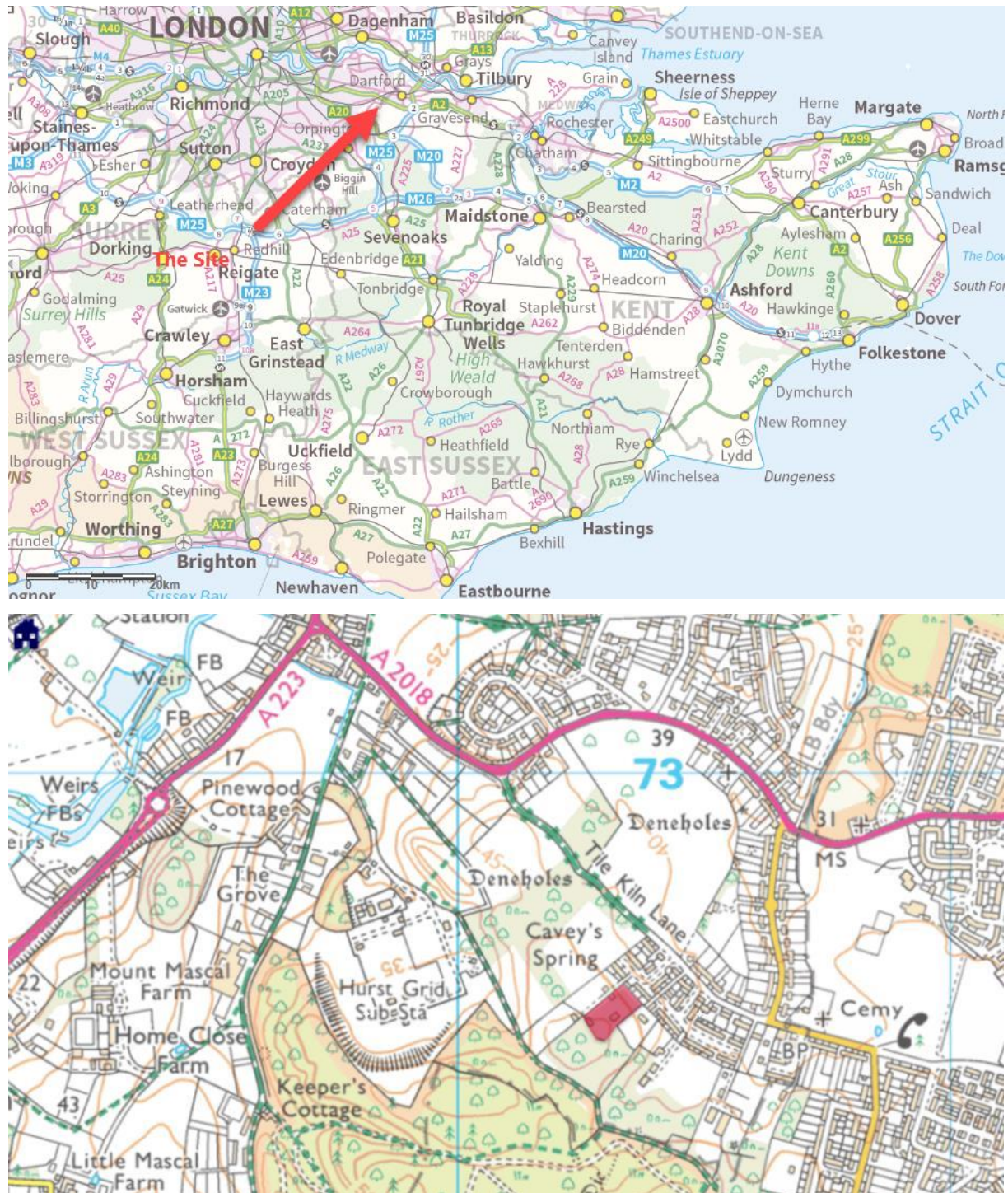


Figure 1: Site location map, scale 1:10000.



Figure 2: Proposed Development Area,

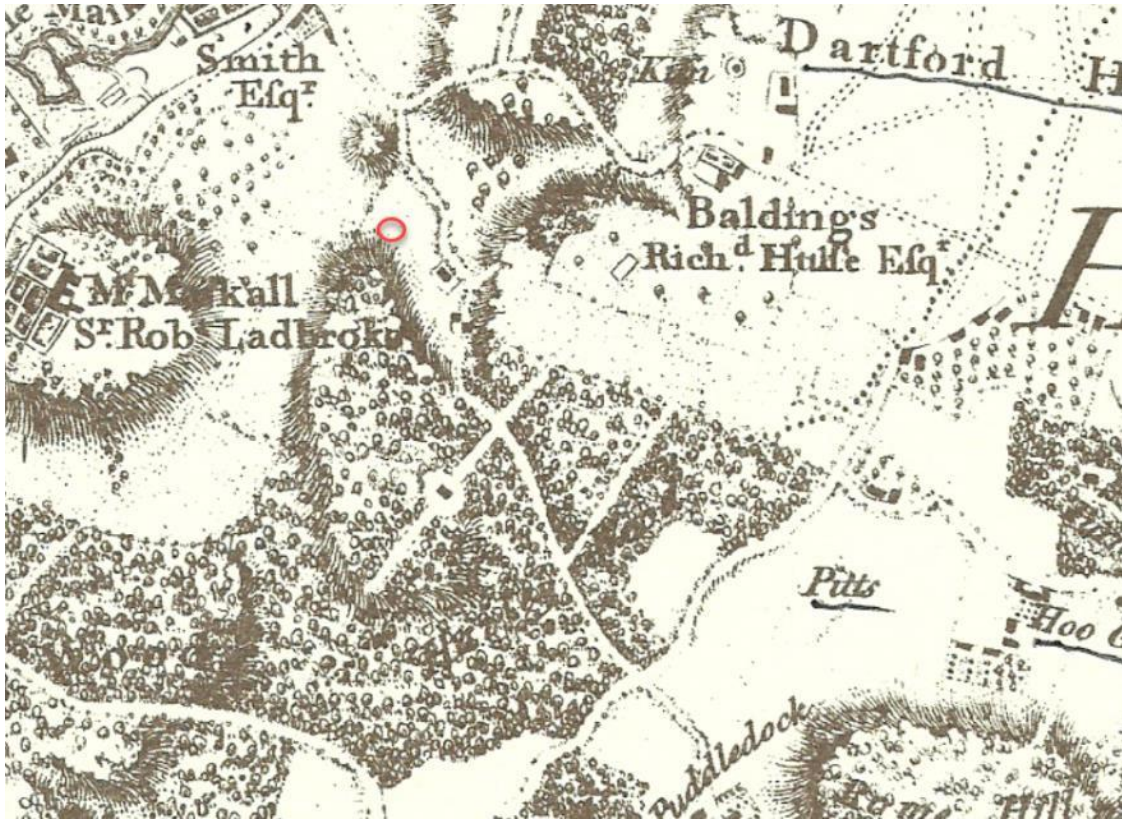


Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Ordnance Surveyors Drawing, 1797



Figure 5: 1839 Tithe Map

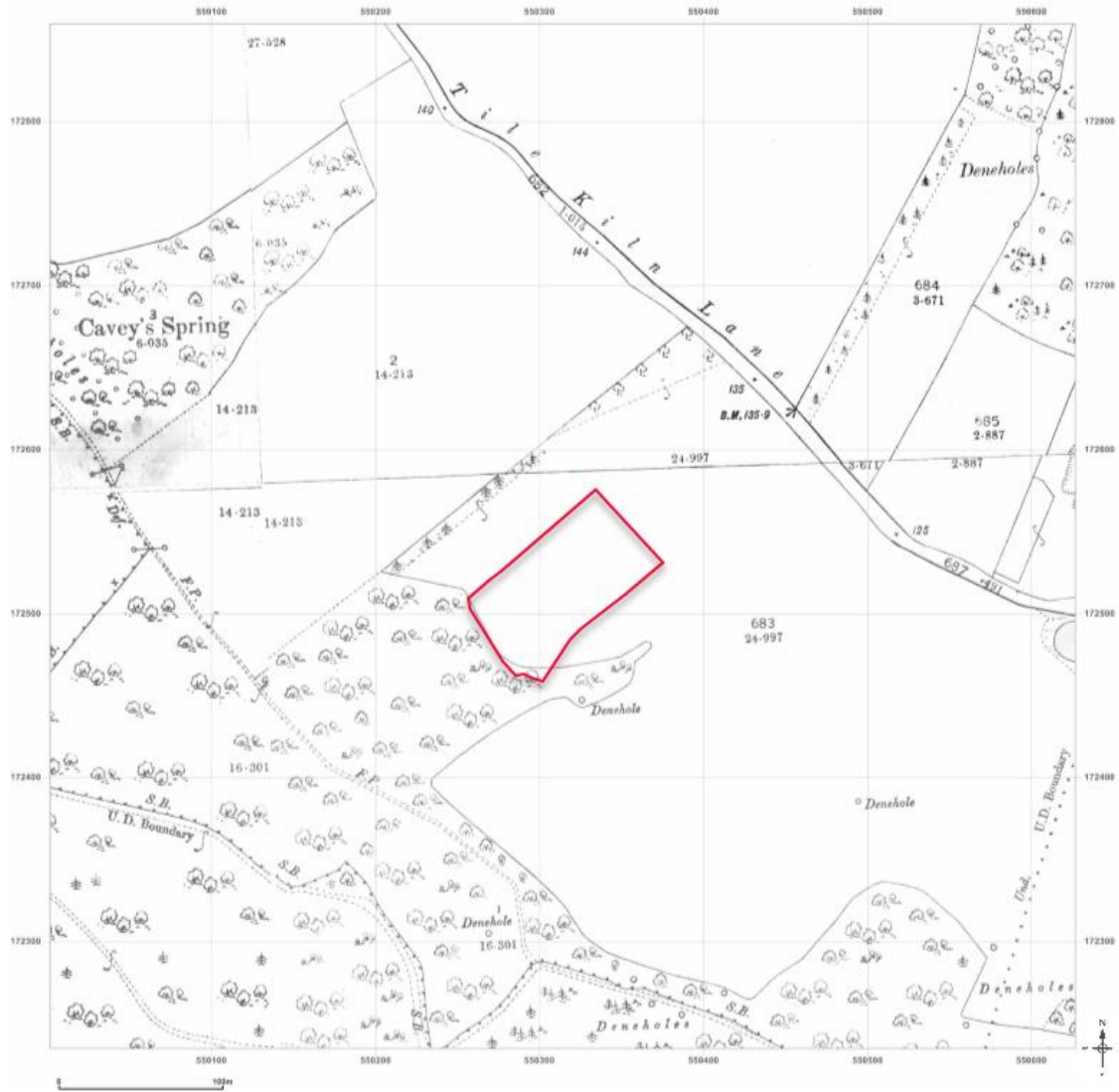


Figure 6: Historic OS Map 1897 1:2500

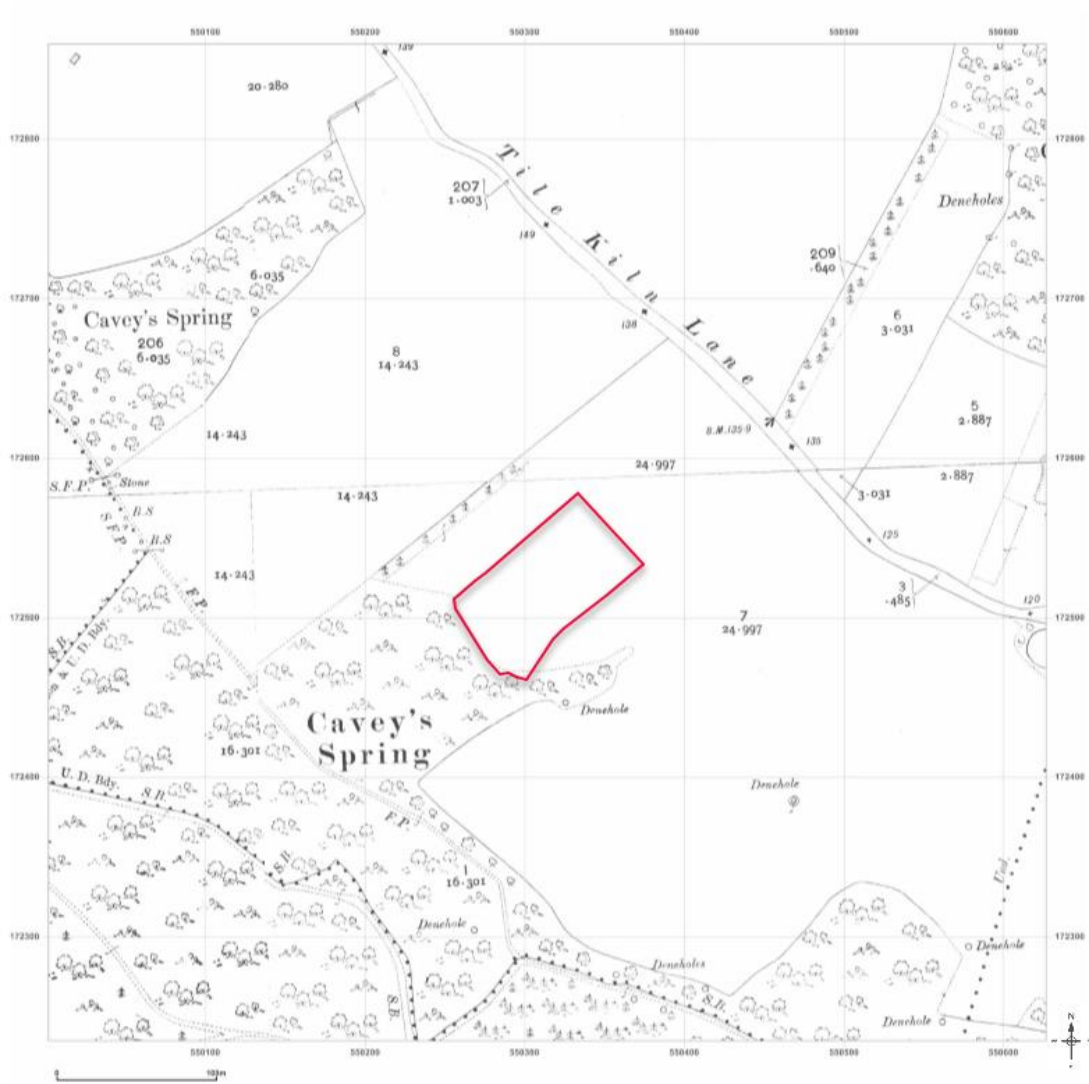


Figure 7: Historic OS Map from 1909 1:2500

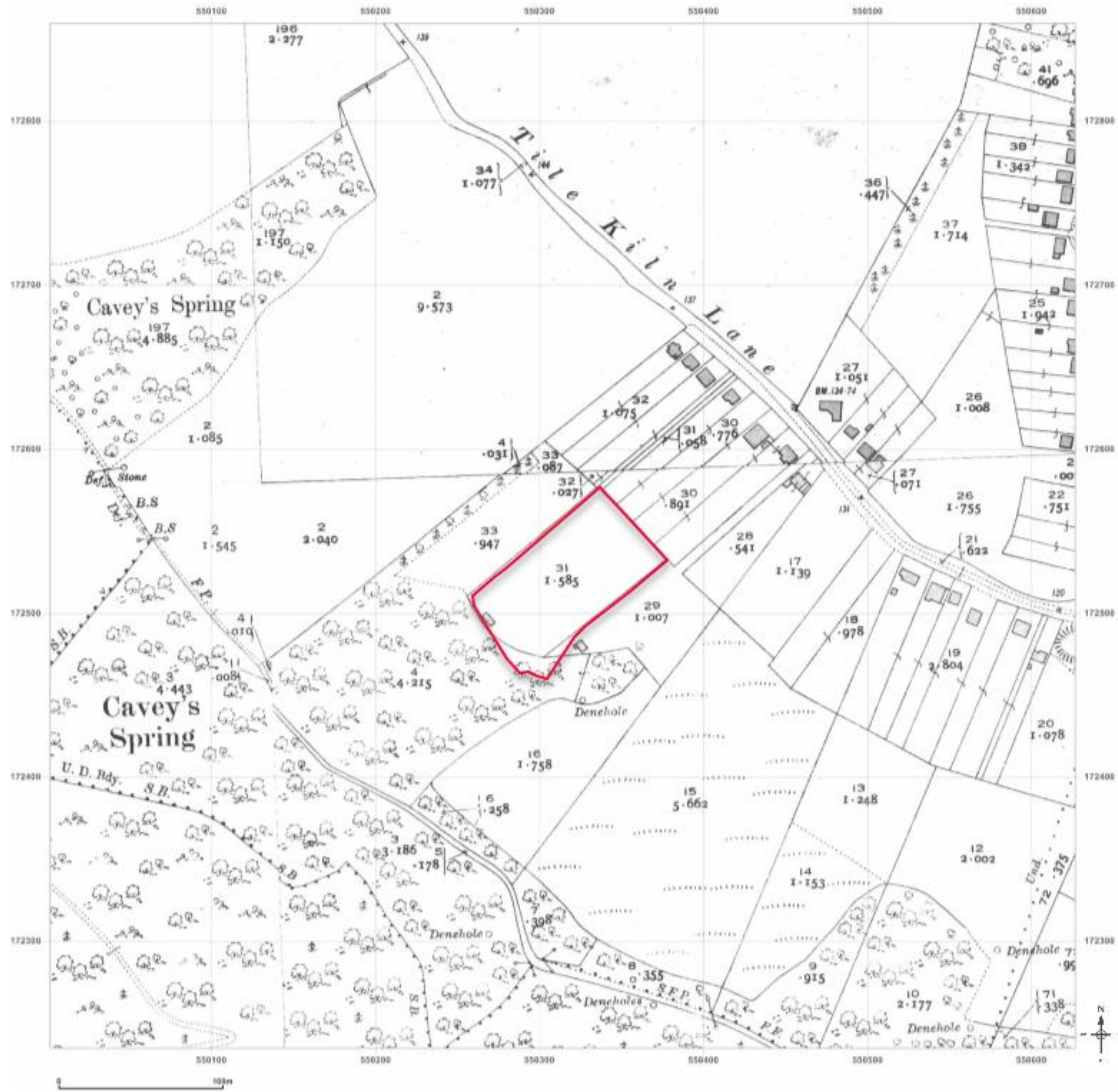


Figure 8: Historic OS Map 1933 1:2500

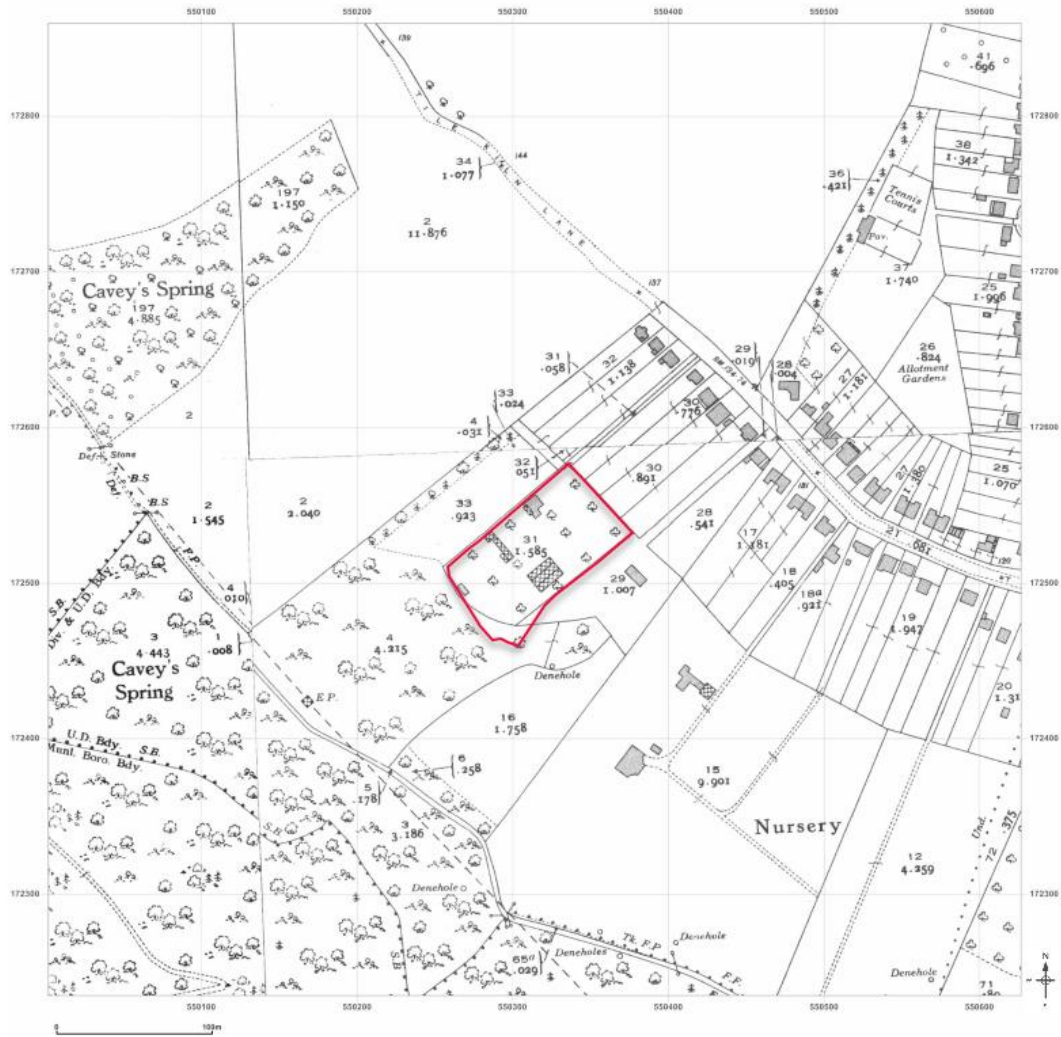


Figure 9: Historic OS Map 1936-1939 1:2500

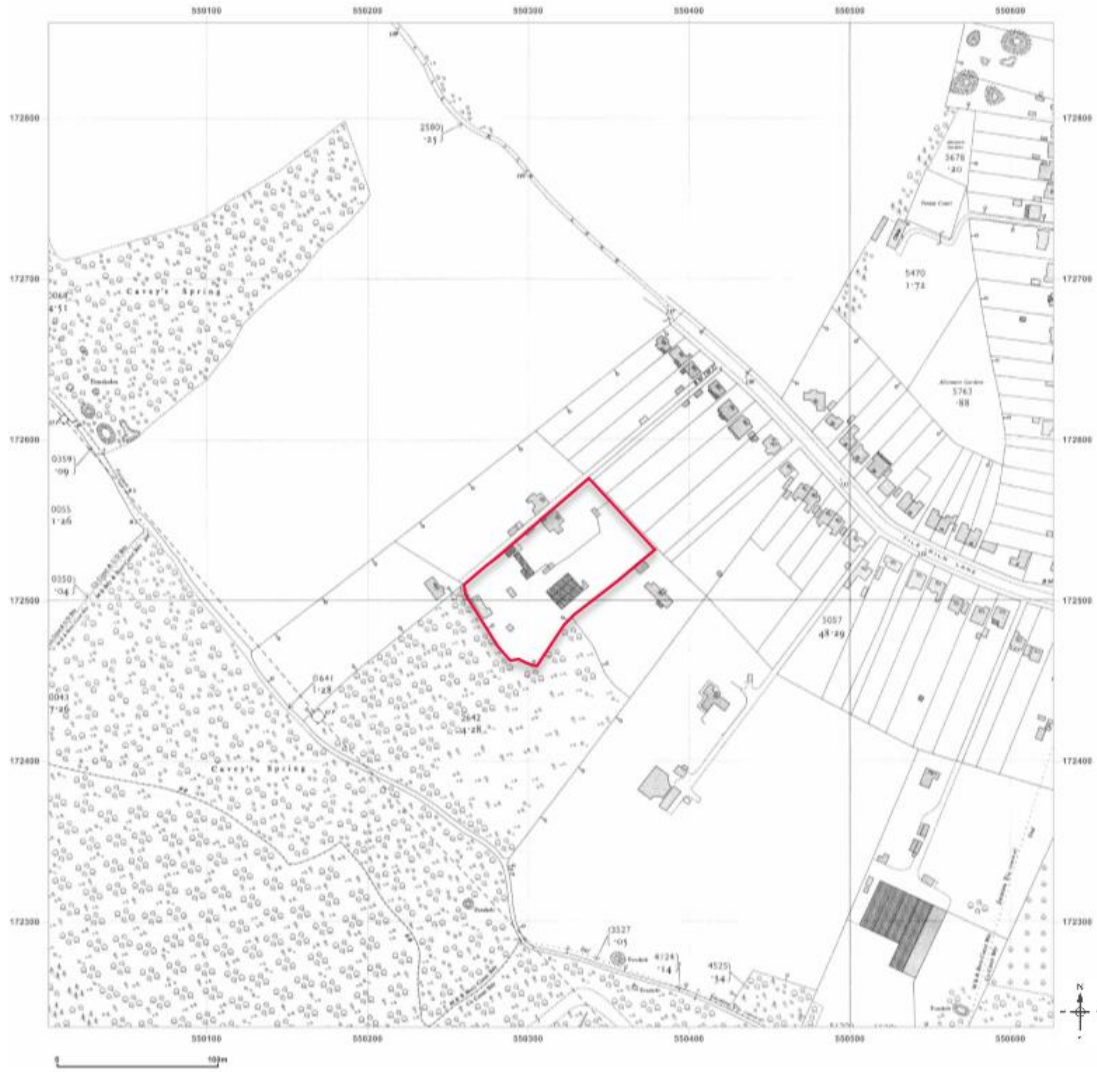


Figure 10: Historic OS Map 1960 1:2500



Figure 11: Historic OS Map 1961 1:1250

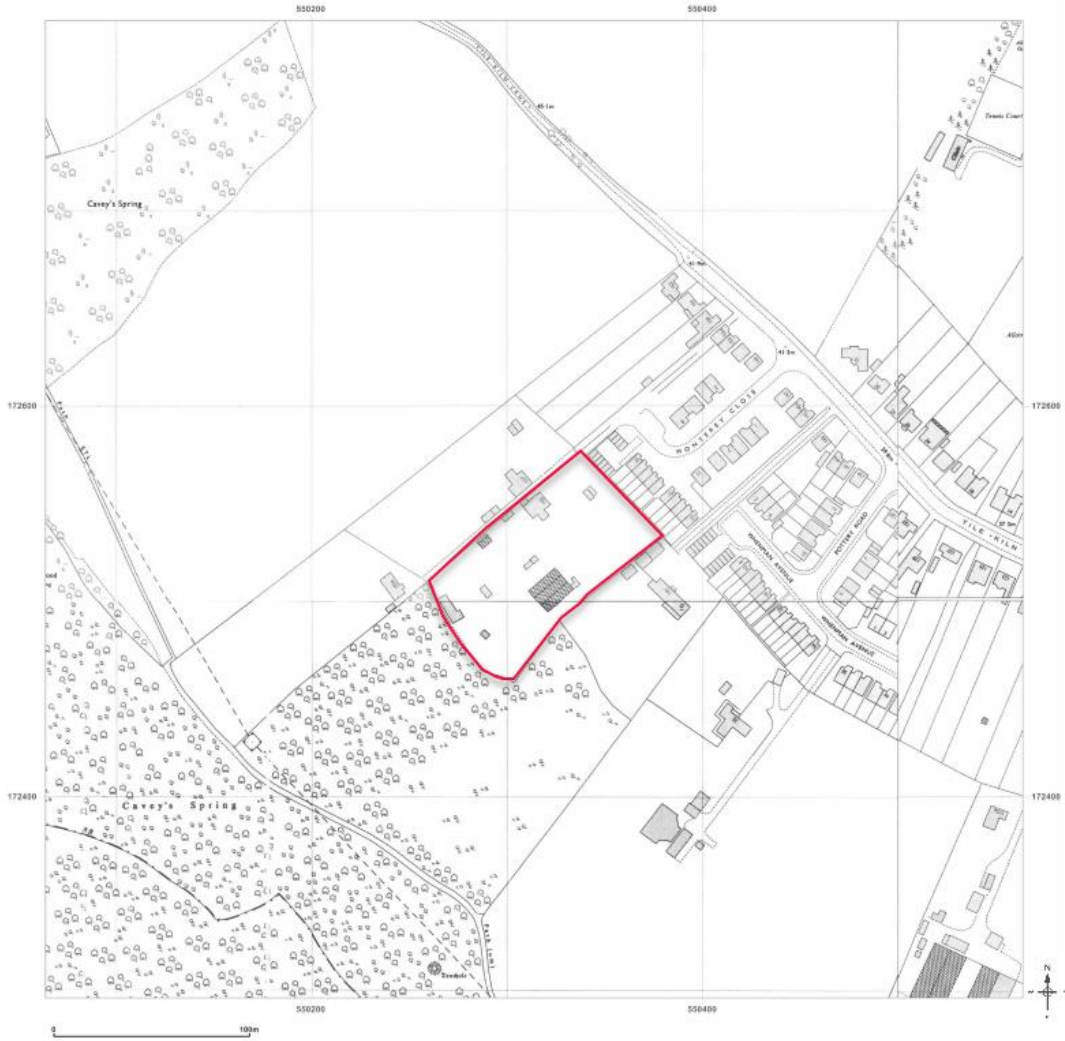


Figure 12: Historic OS Map 1971-1976 1:1250



Figure 13: Historic OS Map 1992 1:1250

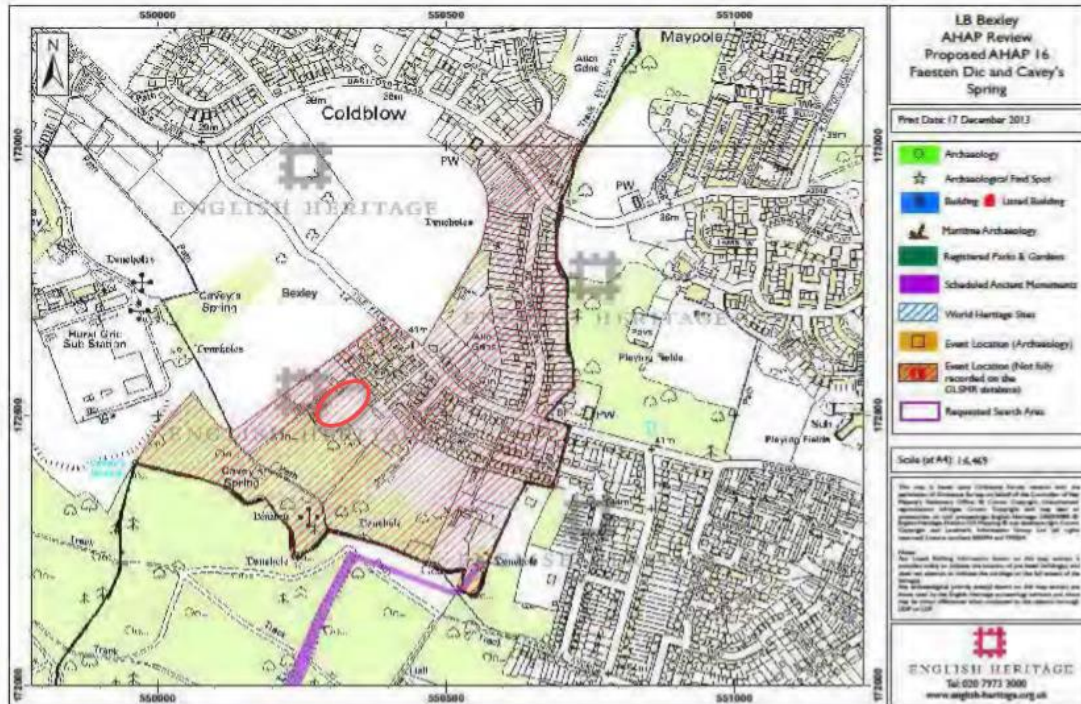


Figure 14: Area 16 of High Archaeological Potential, London Borough Bexley

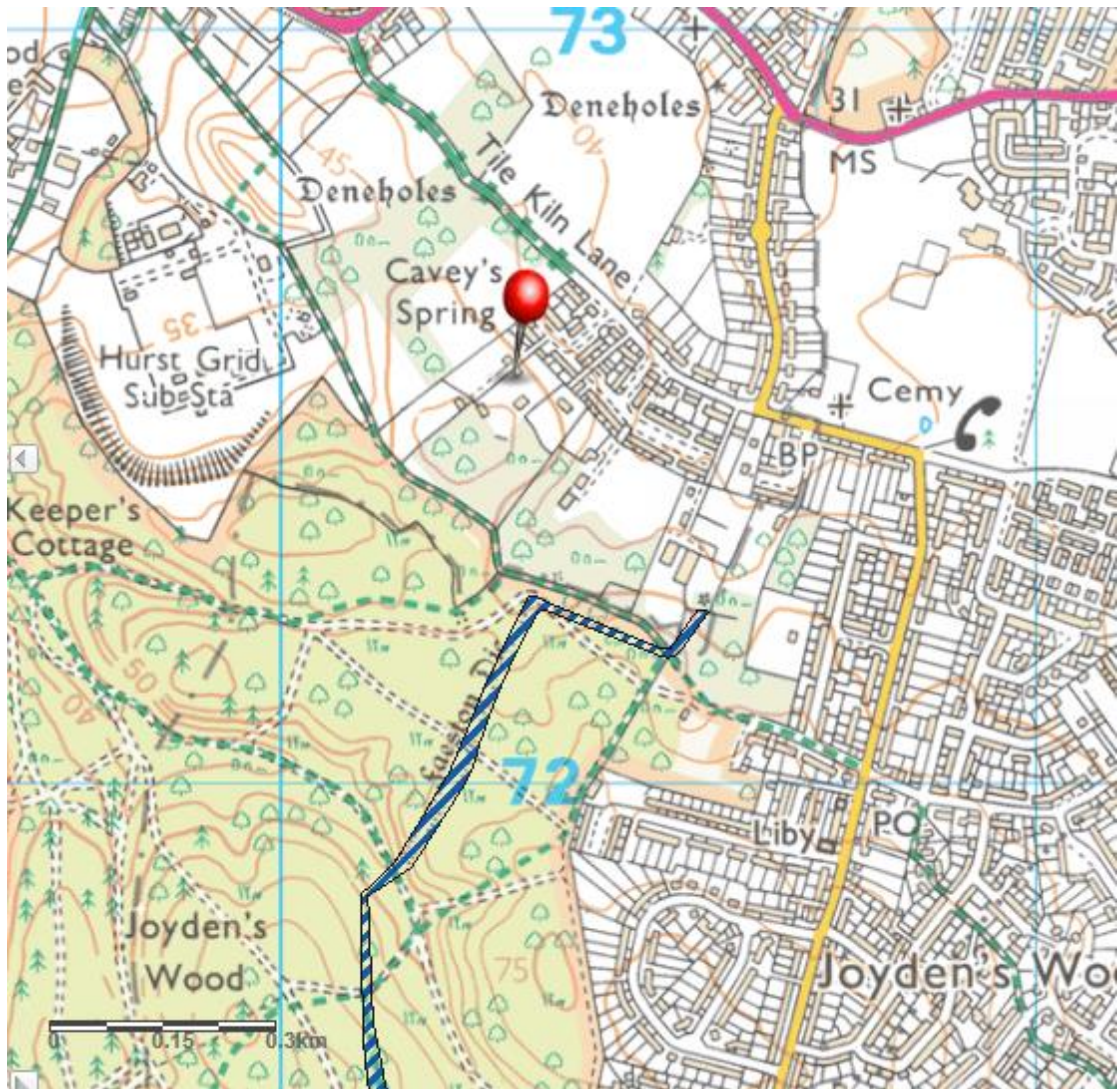


Figure 15: Location of Faesten Dic, Scheduled Ancient Monument

10 APPENDIX 1 – KCC HER & GL HER DATA (SEE FIGURES 16-17)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'small regular with straight boundaries (parliamentary type enclosure'. The fields to the west of the PDA are characterised as orchards. To the east are field predominately bounded by tracks, roads and other rights of way.
TQ 57 SW 232	Monument	c. 500m NE	Post Medieval	Early Aircraft Hanger and Test Track (Site of), Baldwyns Park. In 1891 Hiram Maxim, inventor of the Maxim Gun, moved to Baldwyns Park and gained permission to build a hanger to store and work on his flying machine and lay 1800 ft of track. From a photograph the hanger was rectangular in shape with a pitched roof and two large sliding doors at the front leading to the rail track. It seems that it was constructed of wooden planks. The track and hanger were presumably removed when the site was taken over by London County Council and Bexley Hospital built. The site of the hanger was used to build the hospital's West Villa now also gone.
MKE 83671	Farmstead	c. 500m NE	Post Medieval	Outfarm west of Old Manion Villa. A field barn with no associated yard. Farmstead completely demolished.
TQ 47 SE 5	Monument	c. 450m SW	Medieval	Sunken trackway. A trackway, originally interpreted by Hogg as part of a trackway in 1925. Believed to date back to the medieval period. A desk-based assessment undertaken by Cambridgeshire County Council's Archaeology Field Unit. Believed to post-date the Faesten Dic. It is clearly visible and recognisable and must be considered an important landscape feature.

GLHER				
MLO100724	Locally Listed Building	c. 400m ESE	Post Medieval	No. 107 Tile Kiln Lane. [Oak Cottage]. Locally Listed Building (DLO33332). It is a 19th century Lodge constructed around 1840. It is a single storey timber framed, roughcast building with an octagonal, thatched roof. It was formerly a lodge, probably to Mount Mascal, now a dwelling. Entrance under thatched canopy. And there are small paned casement windows. Central brick stack with brick dripmould and staggered brickwork at top. Modern extension to rear. Reason for addition to the London Borough of Bexley Local List: Though much altered and extended, this is one of the few thatched buildings in the Borough. The octagonal plan is unusual. The building has local architectural and historic interest.
MLO79238	Listed Building	c. 400m ESE		Coal duty boundary marker in fence at back of garden of No. 57 Baldwyn's Park and adjacent bollard. Grade II listed (198719). Erected in 1861 or soon after. Cast by Henry Grissell at the Regents Canal Ironworks, Eagle Wharf Road, Hoxton. Post set up under the London Coal and Wine Duties (continuance) Act 1861. Standard "City Post". Square cast iron post, with chamfered edges, projecting cornice, and frieze bearing the arms of the City of London on one face. The stem bears a plate inscribed "ACT/24&25 VICT/CAP 42." In front of the Coal Post stands a square cast iron bollard; with edges chamfered and ending in stops, roll-moulding, panels with rounded tops and bottoms, gables over; crowned with a ball finial.
070595	Findspot	c. 150m E	Mesolithic	16 Baldwyns Park. 6 blades/flakes. Found on garden surface.
070432	Monument	c. 150m E	Medieval	16 Baldwyns Park (Garden of). Denehole exposed 1950. Vertical shaft 3ft diameter, 45 ft deep, double trefoil chambers. No dateable evidence. A database of subterranean features created by H Pearman, lists 46 dene holes within this area. These are located at

				nos 2, 4, 6, 12, 14, 16, 18, 20, 26 and 1, 15, 17 and 21 Baldwyn Park. Dene holes are also located at nos 11, 13, 17, 19, 21, 23, 29, 16, 18, 20, 22, and 24 Dartford Rd. 9 have been filled, circa 3 collapsed and one open. Excavated 1977 and related to an account from 1570 by William Lambarde who refers to caves in Stankey Wood that were dug for lime.
MLO79229	Listed Building	c. 500m NE	Post Medieval	Coal Duty Boundary Marker (on south side of No. 1). Grade II listed (198668). Erected in 1861 or soon after. Cast by Henry Grissell at the Regents canal Ironworks, Eagle Wharf Road, Hoxton. Post set up under the London Coal and Wine Duties (continuance) Act 1861. Standard "City Post". Square cast iron post, with chamfered edges, projecting cornice, and frieze bearing the arms of the City of London on one face. The stem bears a plate inscribed "ACT/24 & 25 VICT/CAP 42".
070447	Findspot	c. 300m NNW	Mesolithic	Coldblow. Flint axes and implements.
070431	Monument	c. 300m W	Medieval	Cavey's Spring. Known to have a concentration of over 30 deneholes averaging 60ft deep and of a double trefoil pattern. These were filled in an area built over by the Electricity Board.
070427	Monument	c. 300m S	Medieval	Cavey's Spring. Group of about 12 deneholes along county border
MLO26032	Scheduled Ancient Monument	c. 350m S	Anglo-Saxon	Faesten Dic. (5 th to 6 th century Dyke). Scheduled Ancient Monument. The dyke is also mentioned in an Anglo-Saxon boundary survey of AD 814. Partial excavation in 1941 revealed the existence of a narrow, buried layer of gravel immediately to the east of the bank, interpreted as an associated military walkway. The monument, which falls into two areas, includes an Anglo-Saxon frontier work known as Faesten Dic, or 'The Strong Dyke', which runs across a now wooded area of undulating sandy gravel situated on the south eastern slope of the Cray Valley. The dyke, which survives as a roughly north-south aligned, linear earthwork, takes

				the form of a series of connected, zigzagging ditches and banks with a total length of c1.67km.
070554	Monument	c. 100m E	Post Medieval	Tile Kiln La. An L. Dale excavated a tile kiln in 1971. Identified as late 17 th century to 18th century. Measured 15x10ft. Made of flat roofing tiles with other backing of chalk blocks. Up-draught pattern with twin firing tunnels. On right hand side of firing pit was smaller oval shaped kiln. Tiles from the kiln were 10x6.25ins with two square holes for pegging.

Figure 16: KHER & GLHER Monument Record

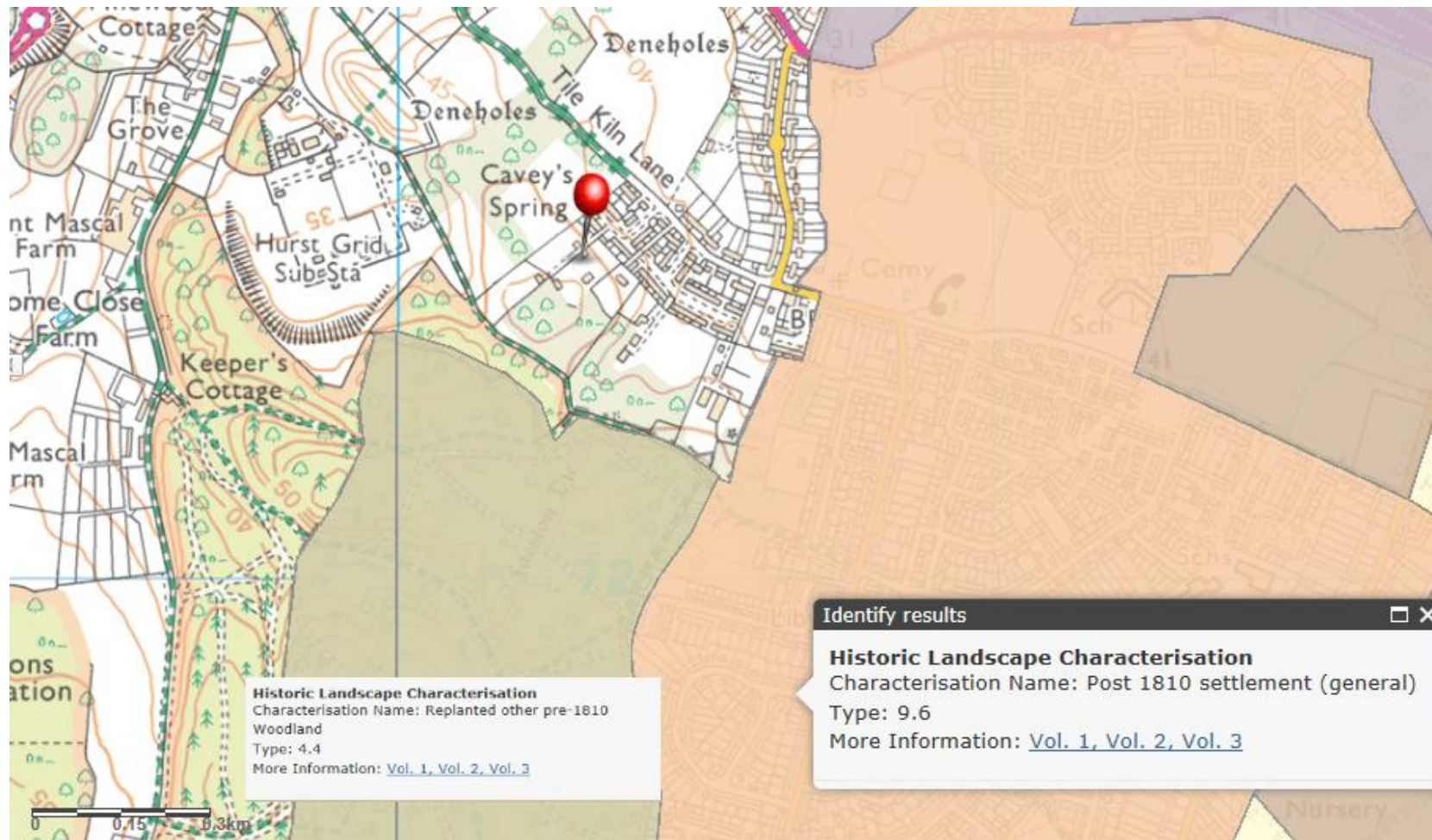


Figure 17: KHER Historic Landscape Character



Plate 1: 1940s. All at an altitude of 575m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2012 (Google Earth)



Plate 7: 2015 (Google Earth)



Plate 8: 2018 (Google Earth)



Plate 9: View along northern boundary of the PDA (facing NNW).



Plate 10: View of the stables at the western end of the PDA (facing NW)



Plate 11: View of No. 35 Monterey Close from the north west corner (facing NW).



Plate 12: View along track towards the stables alongside the house (facing SW).



Plate 13: View of the house and rear garden from the track (facing NW)



Plate14: View of the retaining wall of the dressage school (facing S).



Plate 15: View of the front of the house from the entrance gate (facing SW).



Plate 16: View across the eastern paddock towards the houses in Monterey Close (facing NE).



Plate 17: View of the dressage school and the southern boundary (Facing E).



Plate 18: View of retaining wall at the rear of the house (Facing W).



Plate 19: View down the track towards the eastern boundary from the stables (facing NE)



Plate 20: View of the entrance way from Monterey Close (facing SW)



Plate 20: View of beyond the western boundary of the PDA towards the woods (facing SW)