



Archaeological Desk-Based Assessment in
advance of the Proposed Development at
The Judd School, Brook Street,
Tonbridge, Kent

April 2018

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National Grid Reference TQ 558339 45683



Report for Bond Bryan Architects Ltd

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Summary

SWAT Archaeology has been commissioned by Bond Bryan Architects Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at The Judd School, Brook Street, Tonbridge, Kent.

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

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

*The Judd School is a site that has been occupied by the school since 1896, having previously been arable fields. It is situated in a Conservation Area, approximately 1km south of the Tonbridge Castle. Until the rapid urbanisation of Tonbridge south of the River Medway in Victorian times, the area was rural and parts of it prone to flooding. As a result, there are not many finds or features in the area, and those that are tend to relate to the Post Medieval and Modern period. Consequently, this assessment has established that there is **low** archaeological interest in the site for all periods.*

Given that the proposals include (a) demolition of a 1960s kitchen (b) extension southwards and westwards to the existing RS block (c) extension of the parking at the rear of 10 Brook Street eastwards into the current garden (d) hardstanding tennis courts to the eastern half of the northern playing field. Given that (a), (c) and (d) will have minimal impact with existing surfaces to be tarmacked. Only (b) will be intrusive due to the need for foundation trenches.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that watching brief is appropriate.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Bond Bryan Architects (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at The Judd School, Brook Street, Tonbridge, Kent centred on National Grid Reference (NGR) TQ 558339 45683 (Fig 1).
- 1.1.2 This document will be used in support of planning applications associated with proposed development.

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 41m, with the northern playing fields slightly lower at 39m. The south east corner of the school is the highest point at 41m OD, as the land falls away to the east and north down to 30m OD at the lowest point in the far western end of the playing fields. The PDA is located on the north side of Brook Street, within the school grounds, approximately 1km south west from Tonbridge castle. Tonbridge is 4 miles north from Tunbridge Wells and 13 miles from Maidstone (Fig 1). On the southern side of Brook Street is West Kent College and to the west is The Hayesbrook School. To the north and east are residential houses.
- 1.2.2 The Judd school comprises of a number of buildings centered in the south and eastern area of the site, all of various ages, dating from circa 1890s to 2017. The cluster of school buildings is mainly surrounded by hardstanding with playing fields to the north and west of which consists of grass, tarmacked tennis courts and Astroturf.
- 1.2.3 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of the Wadhurst Clay Formation. Wadhurst Clay Formation is described as dark grey mudstones and silty mudstones, weathering to greenish-grey and yellowish-brown clays with subordinate beds of pale grey siltstone, fine-grained sandstone, shelly limestone, clay ironstone and rare pebble beds. There is no superficial geology recorded.

- 1.2.4 No geotechnical information is available at this time, which would offer confirmation of the existing soil sequence and provide a basis from which archaeological horizons could be suggested.

1.3 The Proposed Development

- 1.3.1 The proposed development comprises of a number of separate developments. The developments are as follows: (a) A disused kitchen following the construction of a new canteen in 2017 elsewhere on the site. The current building is from the 1960s and is to be mostly demolished with the area tarmacked. A small part of the north west corner will be retained as a staff room; (b) The RS block is to be extended at the southern end out in line with the Music Centre entrance and the new extension made slightly wider than the current building width; (c) 10 Brook Street (aka Lawton's House), the car parking area at the rear is to be extended eastwards into the garden area and tarmacked. Immediately behind 10 Brook Street is a shed, contemporary with the house, which will remain in place; (d) The eastern half of the playing fields to the north behind the Atwell building is to be turned into tennis courts. The western boundary of the new tennis courts will be in line between the Cohen and Atwell building on a north-south axis to Marbledon Road, and alongside the western boundary, a path will be constructed to provide another entrance into the school. The tennis court area is to be tarmacked but will not be lit (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 2012): 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 12: 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 12 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 126 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. In developing this strategy, local planning authorities should take into account;

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

2.3.5 Paragraph 128 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 129 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 of 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 12, 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:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **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.

- 2.3.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness;
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 Paragraph 132 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. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage

assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.14 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.15 Conversely, paragraph 133 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.

2.3.16 Paragraph 136 states that LPAs should not permit 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 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

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

2.4 Planning Policy Guidance

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

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

- 2.4.1 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.
- 2.4.2 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.

2.4.3 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.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 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). ^[SEP]Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 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

- 2.5.3 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

- 2.5.4 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.

Treasures Act 1996

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.

- 2.5.5 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).

2.6 Regional Policies

2.6.1 The Tonbridge and Malling Core Strategy was adopted by the Council on 25th September 2007. It sets out the Council's vision, aims and objectives which will determine the future pattern of development in the Borough over the period up until 2021. The Core Strategy policies supersede some of those previously in the Tonbridge and Malling Local Plan (adopted December 1998). The following policies are relevant archaeology:

- CP1/3 - The need for development will be balanced against the need to protect and enhance the natural and built environment. In selecting locations for development and determining planning applications the quality of the natural and historic environment, the countryside, residential amenity and land, air and water quality will be preserved and, wherever possible, enhanced.
- CP24/1 - All development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings. This applies whether it is a natural or historic resource.
- CP25/2 - Where development that causes material harm to a natural or historic resource is exceptionally justified, appropriate mitigation measures will be required to minimise or counteract any adverse impacts. Where the implementation of appropriate mitigation is still likely to result in a residual adverse impact then compensatory measures will be required. Acceptable mitigation measures could be enhancement of the character of a Conservation Area or restoration of a Listed Building or it's setting.

2.6.2 In addition, Tonbridge and Malling Borough Council has under the Local Development Framework, the Managing Development and the Environment Development Plan Document (adopted in April 2010). It applies existing and emerging national and regional policies at the local level. This plan has the following policies appropriate to archaeology:

- **SQ1- 1.** *Proposals for development will be required to reflect the local distinctiveness, condition and sensitivity to change of the local character areas as defined in the Character Area Appraisals.*

-All new development should protect, conserve and, where possible, enhance:

(a) the character and local distinctiveness of the area including its historical and architectural interest and the prevailing level of tranquillity; (b) the distinctive setting of, and relationship between, the pattern of settlement, roads and the landscape, urban form and important views; and (c) the biodiversity value of the area, including patterns of vegetation, property boundaries and water bodies.

- **SQ2** - *Buildings included within the Local List of Buildings of Architectural or Historic Interest adopted by the Council will be retained wherever possible and protected from development that would harm their setting or local historic or architectural interest.*
- **SQ3** - *Development will not be permitted where it would harm the overall character, integrity or setting of the Historic Parks and Gardens identified on the Proposals Map and listed in Annex SQ3, or which might prejudice their future restoration.*

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Bond Bryan Architects Ltd, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 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 CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:
- *an assessment of the potential for heritage assets to survive within the area of study*

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

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 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) 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, 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.

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. 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 Features in and around the wider area of the PDA are sparse and mainly relate to the Post Medieval and Modern period. The earliest feature in the immediate locality is a Palaeolithic, with no other prehistoric activity noted expect for a possible ancient trackway on the route of the current main road to Tunbridge Wells. The table in Figure 17 details all the finds, features and buildings within the full 500m 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).
- 5.2.3 There are two nationally listed buildings within the assessment area, along with five modern unlisted assets (Table 2). These designated assets are not impacted by the proposals at the PDA and do not share any intervisibility with it.

Table 1 Designated Heritage Assets

TQ 54 NE 204	Post Medieval	Brook Street Farm House and adjoining cottage. Grade II listed. L-shaped timber-framed house with some timbering visible in the ground floor of the south wing but mostly rebuilt in red brick on the ground floor and tile hung above. Tiled roof with half-hipped gable to the south wing. Casement windows except one which is a sash window with glazing bars intact. Veranda on ground floor with sloping tiled roof. 2 storeys and attic. 3 windows. 2 gabled dormers and attic window in gable. At the west end of the house is a cottage attached at right angles to it, end-wise to the road. Circa 1830. 2 storeys. 3 windows. Red brick. Eaves cornice. Hipped slate roof. Casement windows, those on ground floor with segmental heads and containing 2 pointed lights.
TQ 54 NE 305	Post Medieval	Old School House. Former school later offices. A datestone on the south-west gable records that it was built in 1871. Converted into offices in early C21. It was built by John Deacon and his brother in memory of their parents, as a National School specifically for girls. The architect is not recorded. It is built in a Tudor style.
TQ 54 NE 320	Modern	George V pillar box, Quarry Hill Road / Waterloo Road. Dates from 1911-1922
TQ 54 NE 326	Modern	George VI pillar box, Quarry Scott Road / Shakespeare Road. Dates from 1938-1950
TQ 54 NE 11	Undated	Milestone in plaster in the shops of Quarry Hill Parade. Say 'Tonbridge 1'.
TQ 54 NE 364	Post Medieval	St Stephen's Church. Consecrated in 1852. Still in use.
TQ 54 NE 366	Modern	Tonbridge Evangelical Free Church, Douglas Road. Erected in 1912. Still in use.

5.3 Previous Archaeological Works

- 5.3.1 The KCCHER contains no entries relating to previous archaeological investigations

Landscape Characterisation

- 5.3.2 The site is in an area characterised by KCC Historic Landscape Characterisation as 'Post 1810 Settlement' with the PDA and its immediate surroundings. To the far north at the edge of the assessment area are the 'station and sidings complexes'. The far west of the assessment area being 'Medium regular with straight boundaries (parliamentary type enclosure)' in the area around Brook Farm. (Fig. 18).

Conservation Area

- 5.3.3 Conservation areas are those combinations of buildings, spaces and landscapes that together create areas of strong and unique character that the local council consider worth protecting. The Local council has carried out an appraisal of the conservation area for Quarry Hill, which was originally designated in 1991 with boundary changes adopted in November 2009. The Judd School itself and along the Quarry Hill Road and Quarry Hill Rise to the east of the school is all designated a Conservation Area. The school itself is in sub area C. The appraisal report refers to 'Landscape is one of the key characteristics of Brook Street and the treed school grounds and playing fields create a green wedge and form a strong part of this character and complement the treed and grassed verge to the south'. The tarmacking of the half of the northern playing field for tennis courts will reduce the amount of the 'green wedge' created by the school (Fig. 19).

Cropmarks

- 5.3.4 There are no cropmarks within the assessment area.

0-100m Radius

- 5.3.5 There are no KHER entries for this area.

100-200m Radius

- 5.3.6 There are no KHER entries for this area.

200-300m Radius

- 5.3.7 There are 2 KHER entries for this area. One being the George V pillar box on Quarry Hill Road with the junction of Waterloo Road circa 250m east, north east of the PDA (TQ 54 NE 320). The second being the Cross in Hand, trackway, thought to be prehistoric traversing south out of Tonbridge along Quarry Hill Road and Quarry Rise (TQ 55 SE 100). This runs in a north/south direction across the assessment area, at a distance of circa 230m east at its closest being at the junction with Brook Street.

300-400m Radius

- 5.3.8 Finds and features in this area include a Palaeolithic hand axe found at No. 1 Woodside in the late 1950s, circa 400m east of the PDA (TQ 54 NE 35). A hospital existed at Quarry Hill House on Quarry Hill Road, which was used as a voluntary Aid Detachment Hospital from 1914 to 1919. Circa 360m south of the PDA (TQ 54 NE 351). The house was demolished sometime in the 1990s. St Stephen's Church, circa 350m north east opened in 1852 and still in use (TQ 54 NE 364). The Tonbridge Evangelical Free Church is on Douglas Road, circa 310m north, north east of the PDA (TQ 54 NE 366). Erected in 1912 and it is still in use. The listed building of Brook Street Farmhouse and adjoining cottage is circa 370m west of the PDA (TQ 54 NE 204). The farmhouse is Grade II listed (1120932). It is an L-shaped timber-framed house with some timbering visible in the ground floor of the south wing but mostly rebuilt in red brick on the ground floor and tile hung above. It has a tiled roof with half-hipped gable to the south wing. The cottage is circa 1830. Built of red brick with two storeys and three windows with a hipped slate roof. An associate KHER record is that of the Brook Street Farmstead, circa 400m west of the PDA (MKE 89018). A loose courtyard origin farmstead with buildings to four sides of the yard including a L-plan element. The farmhouse survives and is detached with gable end on to yard. There has been significant loss of original form (more than 50%). There is a George VI pillar box on the corner of Scott Road and Shakespeare Road dating from 1938 to 1950 (TQ 54 NE 326).

400-500m Radius

- 5.3.9 The railway lines are between 430m and 450m to the north of the PDA. The London to Dover Railway opened in 1844 (TQ 84 SW 1) and the Tonbridge Main

line opened in 1862 to reduce the distance between London and Dover by 12.5 miles (TQ 46 SE 6). A milestone saying Tonbridge 1 is set into the shops at Quarry Hill Parade (TQ 54 NE 11). The Old School House (TQ 54 NE 305) situated on St Stephen's Road circa 490m north east of the PDA is Grade II listed (132688). The date stone records that it was built in 1871 and was originally a girl's school in a Tudor style. It has since been converted into offices.

5.4 Archaeological and Historical Narrative

- 5.4.1 The name Tonbridge indicated it was a bridge beside a farmstead. In old English it was tūn bry cg and in 1086, named Tonebridge, before becoming Tunbrigg in 1206 and Tunbridge by 1610. Circa 1890, the Local Board had decided that Tonbridge should be spelled with an 'o', not a 'u', thereby helping to distinguish Tonbridge from Tunbridge Wells
- 5.4.2 Excavations in the 1960s established the presence of an Iron Age hill fort at Castle Hill on the outskirts of Tonbridge to the south east. Mesolithic and Bronze Age implements were also found there although it is uncertain whether the site was permanently occupied. However, a trackway runs north-south through Tonbridge which dominated the natural North-West to South-East route that the A21 follows today and exercised indirect control over the river crossing at Tonbridge, which has always been a vital and strategic point on a much used north-south route across the Weald.
- 5.4.3 There is no known Roman occupation in the area, but isolated finds have been noted in the town. There is also little evidence that Tonbridge was a major Saxon centre. The Domesday Survey of 1086 records that the "lowry of Tonbridge with its fortress" had been awarded to Richard de Fitzgilbert (the lowry was an appropriated area whose revenues were devoted to the upkeep of the castle and garrison) and it is probable that the origins of Tonbridge lie in the years just before or after the Norman Conquest.
- 5.4.4 The earliest Norman (and probably wooden) castle was burnt down in 1088 by William II. It was replaced over the next few years. In 1215, King John attacked and seized Tonbridge Castle, which he retained until his death the next year. The de Clare family, who held Tonbridge at this point, had been key figures relating

to the Magna Carta. Between 1230-60, the stone castle is built including the gatehouse which still survives today.

- 5.4.5 The de Clare family also constructed a bank and ditch around the town, which is situated to the north of the Medway and known as the 'Fosse'. This encompassed the town on all sides, except where the river or its tributaries form a boundary. was an earth bank or rampart, up to 10 metres wide and up to 4.5 metres high. Outside this there was a ditch about 6 metres wide and 2.5 metres deep, parts of which may have been filled directly from the river, while others collected rainwater or were dry. The total length was about 800 metres. Parts of the Fosse can still be traced today.
- 5.4.6 Although the town's medieval prosperity was founded on its strategic location and role in the cloth trade, it now also seems apparent that iron-working was carried out on an industrial scale in the heart of the town in the 12th century, if not earlier. In 1262 Gilbert de Clare, lord of Tonbridge, supported Simon de Monfort in an unsuccessful rebellion against Henry III. In 1264, the king set fire to the town and took control of the castle. It is likely that most buildings in Tonbridge, save the castle, church and priory, were wooden and much of the town is likely to have been destroyed. The local iron industry probably declined rapidly at this time.
- 5.4.7 In 1124 a priory was established in the area of Tonbridge railway station by Richard Fitz Gilbert de Clare, and the main parish church of St Peter and St Paul is also thought to have been founded in the 12th century. The priory was destroyed by fire in 1337 and then rebuilt. The priory was disestablished in 1523 ahead of the dissolution. The building stood in 1735 but was apparently a ruin by 1780. The remains of the priory were finally demolished in 1842 when the South Eastern Railway built the railway through Tonbridge, the original Tonbridge station standing on its site.
- 5.4.8 By 1326, through a sister of the last Earl, the castle came to the Stafford family. In 1520, Edward Stafford, Duke of Buckingham, friend and companion of Henry VIII found guilty of treason and executed and the castle passes to Henry VIII, who also builds a narrow 5 arched sandstone bridge over the Medway. After the Civil War, the castle was partly demolished and much of its masonry

systematically sold off. Stone from the towers, walls and keep sold by Hooker to build bridges and locks during the canalisation of the Medway.

- 5.4.9 In 1553, Sir Andrew Judd founded the Free Grammar School with the school granted its Royal Charter by Edward VI. It is located to the north of the castle, which later becomes Tonbridge School. Judd had close links with the Worshipful Company of Skinners, one of the oldest London livery companies as he was six times Master of the Skinners' Company, as well as Mayor of Calais and of London. The Skinners' Company, took over the management of the charity and governorship of the school on Sir Andrew's death. They added to the Judd foundation a Workhouse in 1720 and three more schools, including the Judd School in Tonbridge (1888) and Skinners' School in Tunbridge Wells (1887).
- 5.4.10 During the Civil War the town was garrisoned by the Parliamentary side; Royalist sympathisers made several attempts in 1643 to take the town but were repulsed. The historic core of the town still contains a large number of working buildings dating from the 15th century.
- 5.4.11 In the Georgian period, the river Medway ran through five channels and south of the river, the road ran over a series of hump-backed bridges across land that frequently flooded. The road split with the eastern spur running past the priory buildings over Primrose Hill to the south coast. The western spur split with one route running westwards along the sandstone bluff at Barden and the other along Waterloo Road and steeply up Quarry Hill to the village of Bidborough. Waterloo Road was a turnpike road, but in time a new more direct turnpike road was constructed along the route of Quarry Hill Road. The old and new turnpike roads merged at the junction of Quarry Hill Road with Brook Street
- 5.4.12 In 1750 Tonbridge was a small market town, sited almost entirely north of the river. However, the opening of the Medway to navigation in the early 1740s stimulated the development of Tonbridge during the 18th and 19th centuries and by 1838, the town's population had increased threefold.
- 5.4.13 The arrival of the railway in 1842 linking the town to London via Redhill led to the growth of a 'New Town' south of the tracks with the link to Dover finished in 1844. The south end of the town developed rapidly as a result and the population quickly outgrew the existing parish church, St Peter and St Paul. In

1848, the vicar, Sir Charles Hardinge, paid £200 to buy the site for St Stephen's and the church opened in 1851.

5.4.14 In 1888, Sir Andrew Judd's Commercial School was established at Stafford House in East Street as a fee-paying day school for boys. It moved to its present site on the north side of Brook Street after eight years, then becoming a grammar school. Soon after the outbreak of the First World War the school was requisitioned by the War Office to house two brigades, from Folkestone and Aldershot. In 1917, the school Cadet Corps was established, which within one month consisted of 120 students. The school changed its name to The Judd School in 1925.

5.4.15 During the Second World War, tank traps and barbed-wire entanglements appear in the High Street. Defensive 'pillboxes' are also constructed along north bank of Medway and some still remain. A Prisoner-of-War Camp is constructed in Somerhill Park (now Weald of Kent School grounds) to hold German and Italian prisoners. At The Judd School, trenches were dug. A bombing raid in 1944, caused a rocket shell to explode in a neighbouring field, destroying more than 200 panes of glass and numerous doors and windows.

5.4.16 Following the second world war, The Judd school has undergone a significant number of expansions and developments at the school site. In 1955, new geography rooms were constructed, followed by a new gymnasium with, a swimming pool constructed in 1964. A neighbouring detached house, 10 Brook Street known as 'Lawton's' is the music department. Further development in 1991 saw the construction of the Cohen Building and in 2005 a music centre, a library in 2002 and a sports hall in 2003. The Atwell building for maths and geography in 2009 and a new canteen plus biology laboratories in 2017 called Ashton's.

5.4.17 The population of Tonbridge has grown more than thirty-fold in two hundred and fifty-years. Twice as many people now live in the town as were here in 1945, an increase fuelled in part by increasing numbers of commuters. Expansion to the town was primarily in the north and south areas.

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 to the south of the River Medway. North of the River Medway the town of Tonbridge can be seen with the castle and the many channels of the river. At this point in time, Tonbridge is referred to on the maps under its old name of Tunbridge. After crossing The Medway travelling south, is the road towards Tunbridge Wells, which passes through Quarry Hill and there are a few properties along the main roadside south. Brook Street is labelled by name is a road travelling westwards towards Upper Haresden and then on to Penshurst. The PDA at this point of time is just open fields (Fig. 3).

Hasted, Lowry Map of Tonbridge c.1790,

- 5.5.2 This map is thought to be based on that of Andrews, Dury and Herbert. Whilst it shows the town of Tonbridge, the map omits the area to the south of The Medway, although the mills and other tributaries of The Medway are shown to the east and west. The town is still referred to as Tunbridge (Fig. 4).

Hasted, 1797, Tonbridge 122

- 5.5.3 The PDA is still fields and its location suggest it is on higher ground before the land falls away to Hersden Green. Properties can be seen lining the main road south of the river but the area is still sparsely populated, probably due to the potential for flooding. The area of the PDA and in the immediate vicinity is still fields. The town is still referred to as Tunbridge (Fig. 5)

Ordnance Survey Surveyors Drawing from 1797

- 5.5.4 This is the earliest map that clearly shows the individual buildings and field boundaries. The PDA and immediate area is still fields. Properties can be seen lining the main road south out of Tonbridge on the western side. The town is still referred to as Tunbridge. A few properties are on the eastern side of the road, but the map suggests this area to the east is prone to flooding. To the west of the PDA, along Brook Street there are a small cluster of properties and again the map suggests this area is also prone to flooding. The area south of the Medway

down to the western end of Brook Street appears to be on higher ground and not prone to flooding (Fig. 6).

Historic OS map 1867 1:2,500

- 5.5.5 The first detailed Ordnance Survey scaled map clearly shows the PDA as part of field 137. Brook Street is tree lined and rural. To the far east of the map can be seen the wider main road south out of Tonbridge. Tonbridge itself is off the map to the north east. The eastern side of the main road has Victorian terraced houses called Waterloo Terrace. To the south of this terrace, more housing in the form of detached and semi-detached villas continue 100m past the junction with Brook Street being the extent of the settlement in that area, which then further south reverts to fields. Joining the main road is 'Old Wells Road', the old turnpike road, which now has many large houses along the western side being Brook House, Waterloo Cottage and Meadowlawn. The rear gardens of Brook House share a boundary line with field 137 in the north eastern corner of the field. On the land in between the main road and Old Wells Road is labelled 'Graveyard' and this is the location of St Stephens's, which we know opened in 1851. A footpath can be seen travelling across fields in a north easterly to south westerly direction from the southern end of Tonbridge town across towards the western end of Brook Street (Fig.7).

Historic OS map 1896-1897 1:2,500

- 5.5.6 There have been significant changes. What was Field 137 has now been re-designated and is field 174 (8.219). This field now had a large building labelled Judd Commercial School on the north side of Brook Street. There are no other buildings in Brook Street and the area to the north and south is still fields crossed by footpaths, with the far northern area now allotments. The main road south is called Quarry Hill Road and development of residential housing has continued southwards along the eastern side of the road all the way to the southern edge of the map and beyond. Old Wells Road has been renamed Waterloo Road and whilst Brook Street House and Waterloo Cottages still exist along that road, Meadowlawn has been demolished and to the north of that area is now a Roman Catholic Chapel. Field 157 (1.069) has been set out adjoining the eastern boundary of the school (Fig.8).

Historic OS map 1908-1909 1:2,500

5.5.7 The field where the Judd Commercial School is located has been landscaped to the south in the entrance area and around the perimeter. A new glass building has been built on the northern side of the building with another 2 buildings located on the eastern boundary of the field. On the southern side of Brook Street opposite the school are allotments. To the west is still fields. To the east and north there has been further residential development. Field 157 that adjoined the eastern boundary of the school has been divided and a property with 2 small buildings at the rear have been built, which is No 10 Brook Street. To the east is the house of No. 8 Brook Street, who's garden is level with that of No. 10 The northern estate is a mixture of semi-detached and terraced housing with a school on the Sussex Road adjoining the north west corner of the Judd Commercial School. All off the western side of Sussex Road is the Downgate Printing Works. To the east on the northern side of Brook street between Quarry Hill Road and Judd Commercial School are a number of new residential properties. Brook House and Waterloo Cottage on Waterloo Road still exist. (Fig.9).

Historic OS map 1936-1937, 1: 2,500

5.5.8 The school is now just called Judd School. The school building has been extended to the west creating a courtyard area. The school boundary has changed on the western side, now enclosing a larger area. The school adjacent to the north western boundary has also had another school building to the western side of Sussex Road and their playing field extends southwards down to Brook Street and borders the western boundary of The Judd School. The playing field in the north western corner has a different shaped boundary line although there is no indication on the map at this point as to why this is. The route of the footpath that used to pass diagonally across this area has altered to follow the new boundary line and connects Brook Street with Sussex Road. South of Brook Street, directly opposite Judd School is still allotments but new residential housing has now occurred on the southern side of Brook Street with the junction of Quarry Hill Road and further housing developments along the western side of Quarry Hill road south of the Brook Street junction called Quarry Rise. The Downgate Printing Works is now called Dowgate Works (Printing). On the

western side of the map, to the south of Brook Street there is leading of the road, a track towards a couple of long buildings in field 777 (0.852). The garden of No. 8 Brook Street has extended northwards and now an inverted 'L' shape and wraps around the northern end of the garden of No. 10 Brook Street and the western boundary of No. 8's garden now borders part of the eastern boundary of the school (Fig.10).

Historic OS map 1959 1:1,250

5.5.9 The Judd School buildings has continued to expand and evolve. The playing fields are now showing the inclusion of two pavilions to the west and north west of the school. The north west corner of the playing fields where the boundary line had altered in the previous map land has been built on and belongs to the Tonbridge County Secondary School for Boys which is primarily on the western side of Sussex Road. The school on the eastern side of Sussex Road is Tonbridge Sussex Road County Primary School. Immediately to the south opposite the school is still allotment gardens. However, to the west of these garden the long buildings have been replaced with a new housing estate. The building at 10 Brook Street has been extended on the western side with the front of the property facing Brook Street appears to be a different as well (Fig.11).

Historic OS map 1960 1:2,500

5.5.10 There does not appear to have been any changes (Fig.12).

Historic OS map 1973 1:1,250

5.5.11 The school buildings have continued to evolve and that there is now a tennis court located to the west of the main buildings. To the east of the school there have been significant changes. The garden of No 8 Brook Street has reduced in size. The garden of Brook House, that is to the north of No. 8 and borders part of the eastern boundary of the school have been replaced by a new housing estate. Whilst Waterloo Cottages still exist, Brook House appears to have been demolished. The school has built a swimming pool adjacent to this housing estate on the eastern boundary replacing a building that had been located there since the school opened. On the southern side of Brook Street where the

allotments used to be are a number of new large building, yet unlabelled. (Fig.13).

Historic OS map 1984-1987 1:1,250

5.5.12 The area on the southern side of Brook Street has now been labelled as West Kent Collage and a number of additional buildings and landscaping has been completed. There does no appear to be any other changes (Fig.14).

Historic OS map 1986-1991 1:1,250

5.5.13 There do not appear to be many changes compared to the previous map other than the Dowgate Printing works have been replaced by residential housing. (Fig.15).

Historic map 1990-1993 1:1,250

5.5.14 There have been further changes to the school buildings at the PDA. The area of the Waterloo Cottages now appears blank. Otherwise there does not appear to be any changes.

5.6 Aerial Photographs

1940

5.6.1 The photo shows the main school buildings on the northern side of Brook Street with the playing field boundary as it currently is. To the north is the housing estate of Sussex Road, Chichester Road and Mabledon Road. With the printing works in the far north west corner. On the eastern side of Sussex Road is the primary school with the secondary boy's school on the western side, with allotments at the southern end of the secondary school playing fields bordering Brook Street. The secondary school already has carved out the north west corner which appears to be used as allotments for the secondary school. Their playing fields also border the western side of the Judd School boundary. The whole southern area of Brook Street is also allotments. Residential housing can be seen along Quarry Hill Road and the eastern end of Brook Street. The garden to Brook House can be seen in the north east corner of the photo (Plate 1).

1960

5.6.2 Aside from changes seen to the main school area there is a new housing estate to the southern side of Brook Street to the west. Immediately south of the school is still allotments. The north west corner parcel of land has now been built on for the secondary school. Tennis courts have been built for The Judd school on the playing fields. No 10 Brook Street still appears to be separate to the school (Plate 2).

1990

5.6.3 There have been significant changes. The main school buildings continue to evolve. The old kitchen block and the RS building to the east of the old Kitchen block have been built. Immediately surrounding No 10 Brook Street is gardens. A swimming pool has been built along the eastern boundary. The gardens of Brook House have been replaced by a housing estate on the north east area. A path can be seen from the main school grounds into that of 10 Brook Street. New buildings have been built on the western side of the Judd School boundary facing Brook Street, in what was the playing fields of the boy's secondary school, which is Hayesbrook School. Immediately south of The Judd School the allotments have been replaced with the buildings of West Kent College. (Plate 3).

2003

5.6.4 At the PDA, the Cohen building on the northern edge of the main group of buildings has been built and the music centre next to the RS building. The site of the original boy's secondary school in the north western boundary of the Judd School has been replaced by residential housing. The Haysbrook School area has expanded with new buildings. The tennis court area of The Judd School has been altered and a new building being the gymnasium has been built (Plate 4).

2005

5.6.5 There does not appear to be any changes. (Plate 5).

2007

5.6.6 There does not appear to be many changes. An AstroTurf pitch has been added in the Judd School playing fields to the north of the tennis courts. (Plate 6).

2009

5.6.7 The Attwell building has been constructed in the north eastern corner of the group of school buildings. The West Kent College is having new buildings in the process of construction. There do not appear to be many other changes (Plate 7).

2013

5.6.8 The swimming pool has been filled in and a car park located in its place. The rear and east of No 10 Brook Street is still gardens with the two original outbuildings still in place at the rear. Construction of the new West Kent College buildings has finished. No other changes are noted (Plate 8).

5.7 Walkover Survey

5.7.1 The walkover survey 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

5.7.2 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 5th April 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-16).

5.7.3 The developments site relating to the old kitchen it still standing, surrounded by tarmac. The RS block extension area is also currently surrounded by tarmac. The parking extension area at the back of 10 Brook street is currently a vegetable

garden with raised beds and grass paths along with a greenhouse. The proposed tennis court area is currently a grass playing field.

5.8 Summary of Potential

Palaeolithic

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has just one record from this period within the 500m assessment area being a hand axe found at No. 1 Woodside Road, circa 400m east of the PDA (TQ 54 NE 35). 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 Kent HER has no record 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**.

Neolithic

5.8.3 4.8The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no record 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**.

Bronze Age

5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no record 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 HER has no record 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 HER has no record 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 Kent HER has no record 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**.

Medieval

- 5.8.8 The Kent HER has no record 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**.

Post Medieval

- 5.8.9 The Kent HER has six records from this period within the assessment area. The Tonbridge mainline railway (TQ 46 SE 6) and the London to Dover line (TQ 84 SW 1) are circa between 430-450m north of the PDA having opened in 1862 and 1844 respectively. There are also two listed buildings. Brook Street Farmhouse and adjoining cottage (TQ 54 NE 204), located 370m west along Brook Street from the PDA. It is Grade II listed built around 1830. Associated with the farmhouse listing record is the Farmstead record for Brook Street Farm (MKE

89018). A loose courtyard origin farmstead with buildings to four sides of the yard including a L-plan element. The farmhouse is detached, gable end on to yard but there. has been significant loss of original form to the farmstead (more than 50%). The second listed building is Old School House in St Stephen's Street, circa 490m north east of the PDA (TQ 54 NE 305). Grade II listed having been a girl's school it is now offices. Originally built in 1871 according to the date stone, it is in a Tudor style and the architect is unknown. St Stephen's Church was consecrated in 1852 and is circa 350m north east of the PDA (TQ 54 NE 364). The map regression only shows the site as fields in the post medieval 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 four records in the Kent HER within the assessment area from this period. The Tonbridge Evangelical Free Church, is circa 310m north, north east in Douglas Road. It was erected in 1912. It was the Mission Church until it changed its name in 1920 to the Independent Church and again in 1954 to its present name. It is still in use. There are two pillar boxes listed, one for George V at the junction of Quarry Hill Road and Waterloo Road (TQ 54 NE 320) and the other, a George VI at the corner of Shakespeare Road and Scott Road (TQ 54 NE 326), both circa 250m east, south east and 400m west, south west from the PDA respectively. A hospital was at Quarry Hill House on the Quarry Hill Road, which was circa 360m south of the PDA, has since been demolished (TQ 54 NE 351). The potential for finding remains dating to this period in the PDA is considered **low**.

Undated Records

5.8.11 There are two undated records within the assessment area. A milestone set in the Quarry Hill Parade of shops circa 450m north west of the PDA (TQ 54 NE 11) saying 'Tonbridge 1'. The second is what is called the cross in hand trackway, which is circa 230m east of the PDA but is essentially it appears the currently road south out of Tonbridge, which is thought to have prehistoric origins (TQ 55 SE 100). Within the majority being cropmarks of some form or another. The nature of the cropmarks suggests they may related to Bronze or Iron Age activity

along with a couple that possible relate to WWII features although it is not possible to be certain.

Overview

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

5.8.13 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**

- Iron Age: **low**

- Roman: **low**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **low**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

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

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.

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

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the site has primarily been used as fields until the modern period when the school and 10 Brook Street was built, which would have had medium impact. The demolition activity at the old kitchen is not expected to have any impact. The RS block extension will require foundation trenches. The 10 Brook Street parking extension area and the new tennis courts on the north playing fields will require tarmac only and is therefore expected to have minimal impact.

6.3 Summary of Impacts

6.3.1 Therefore, the impact overall is considered to be **low**, except for the RS extension, which is considered **medium** due to requiring foundations.

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** archaeological potential for all periods.

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 Kent County Council (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 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 Goddard Planning Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

April 2018

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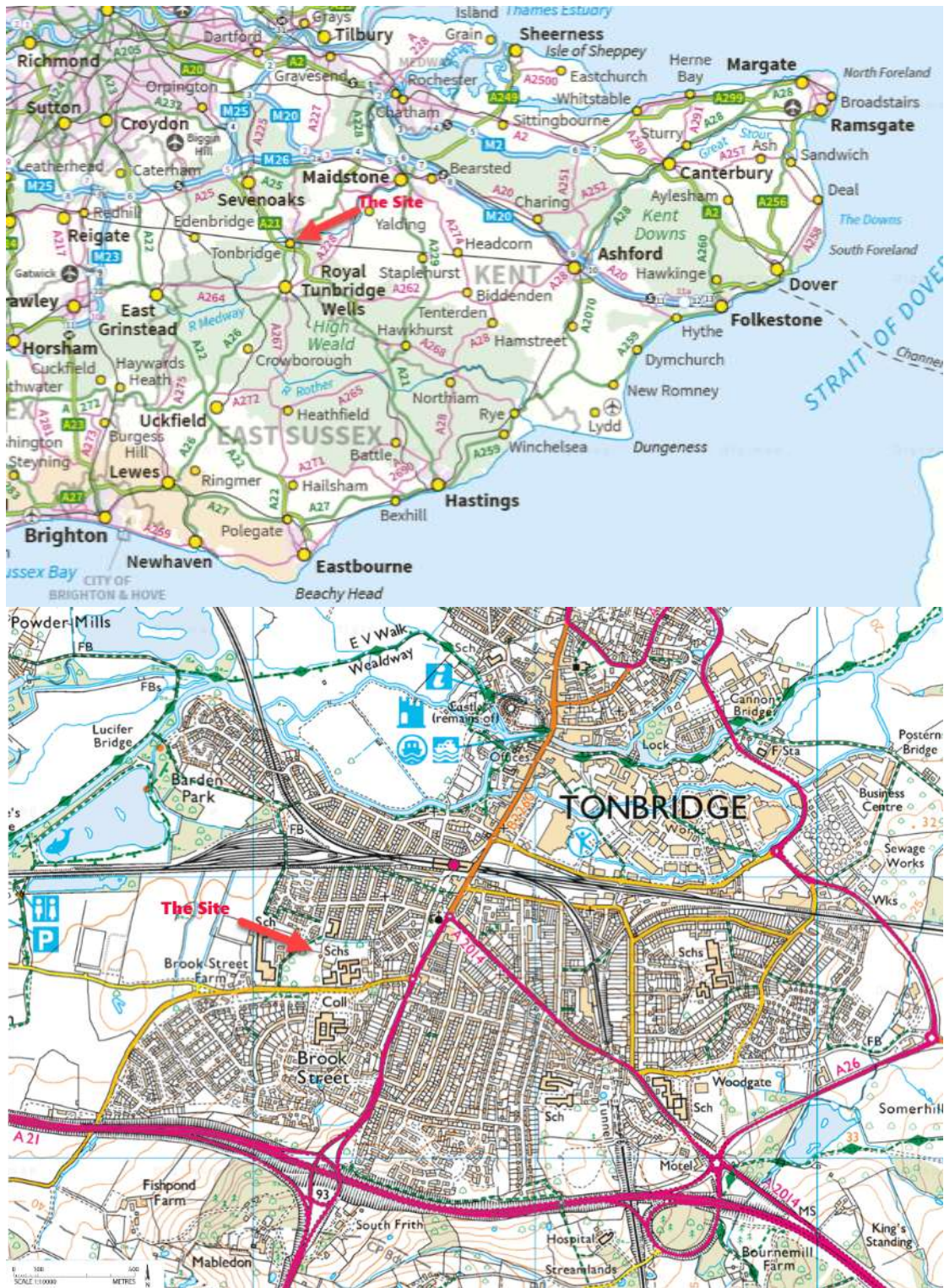


Figure 1: Site location map, scale 1:10000.

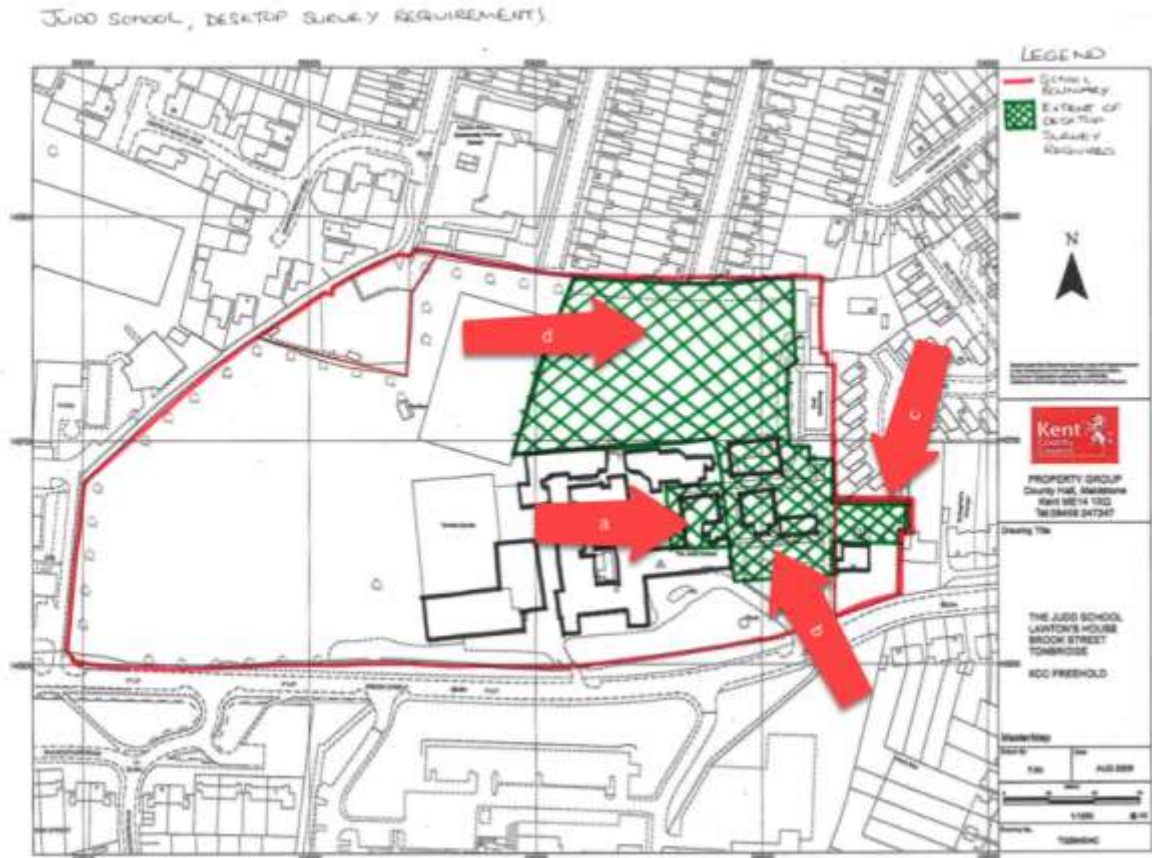


Figure 2: Proposed Development Area, (a) Old Kitchen, (b) RS Block extension, (c) 10 Brook Street parking, (d) tennis courts



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, Lowry Map of Tonbridge c. 1790



Figure 5: Hasted 1797, Tonbridge 122



Figure 6: Ordnance Survey Surveyors Drawing from 1797

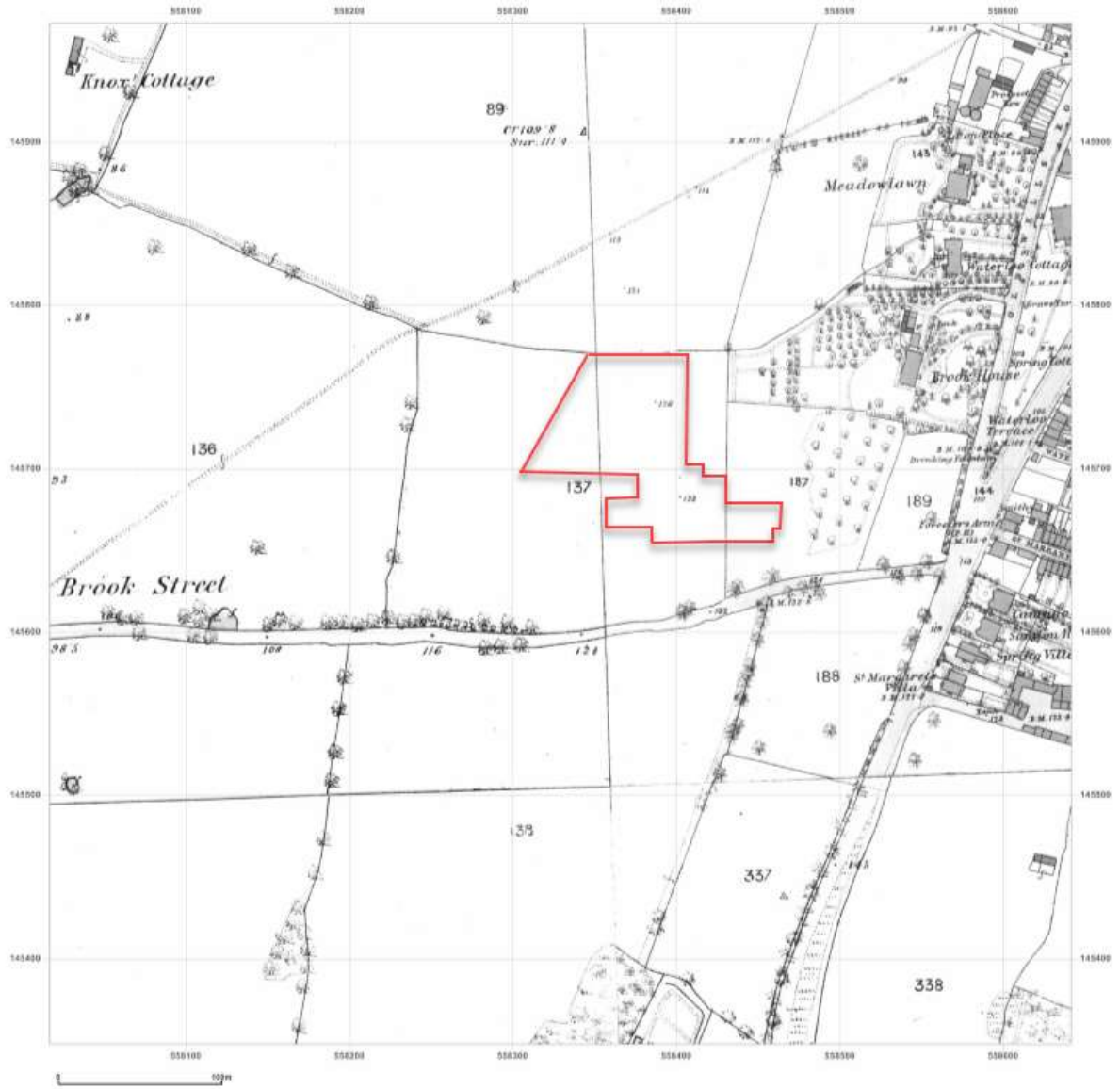


Figure 7: OS Map from 1867 1:2500

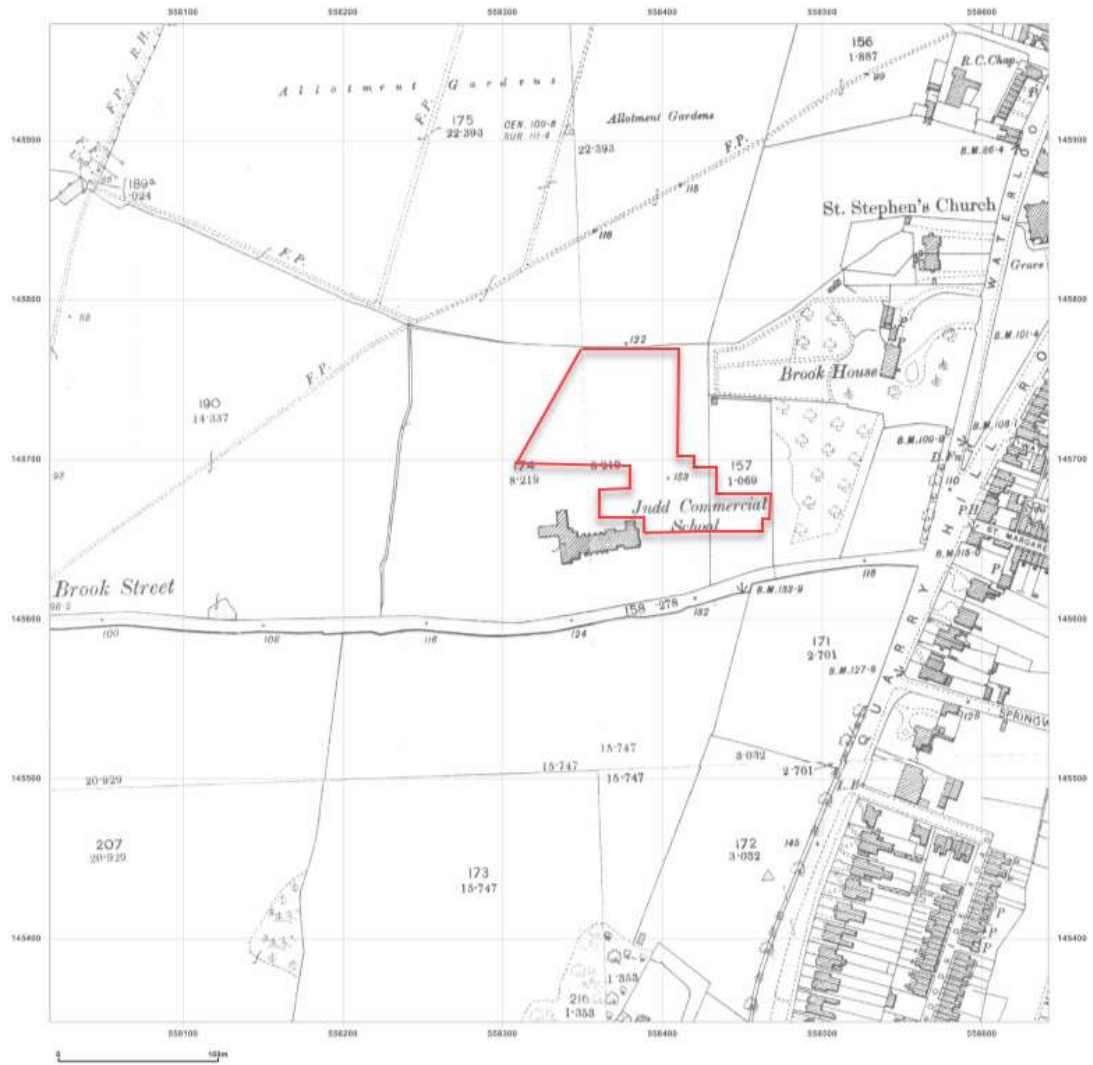


Figure 8: 1896 - 1897 1:2500

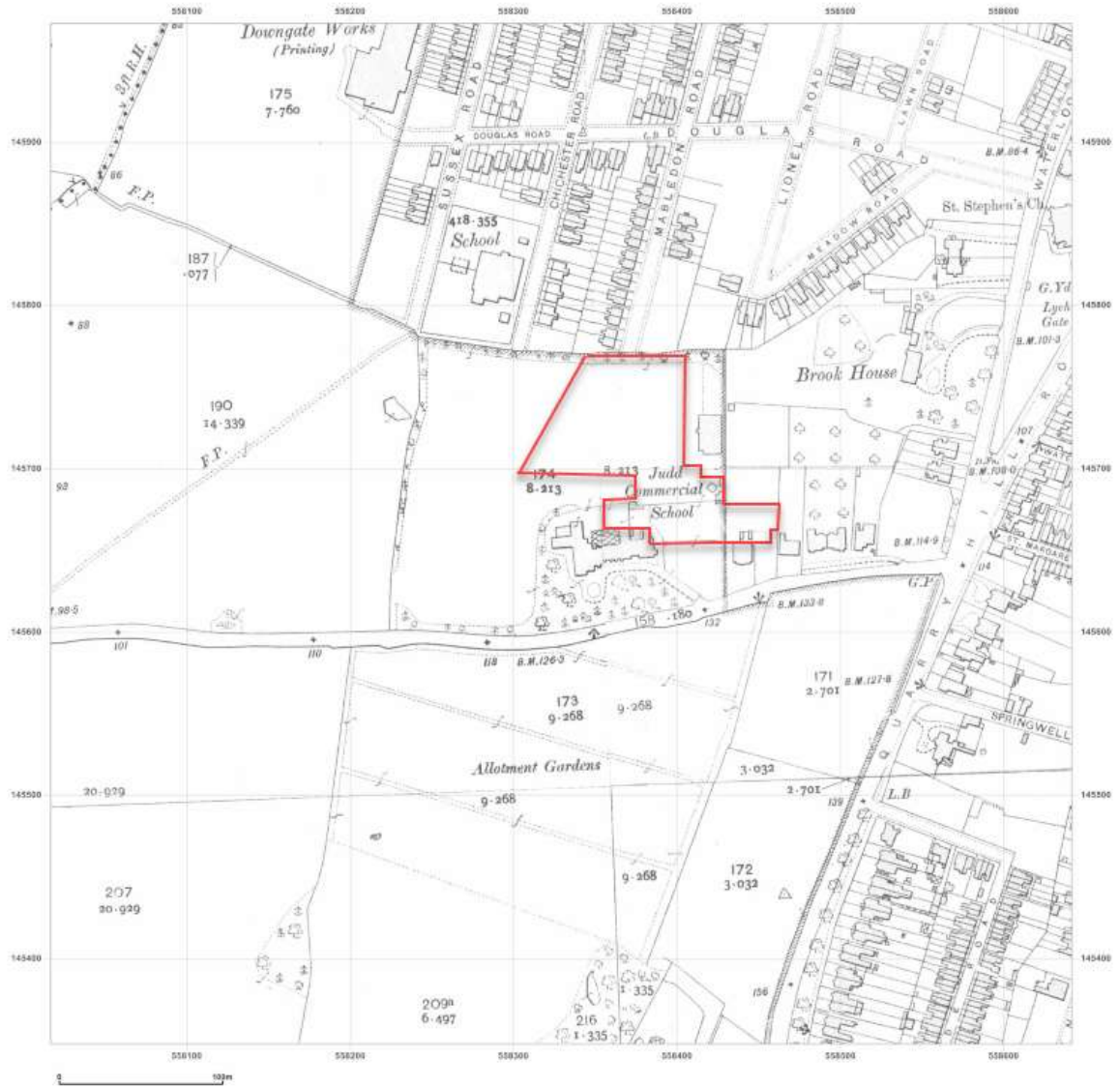


Figure 9 :1908-1909 1:2500

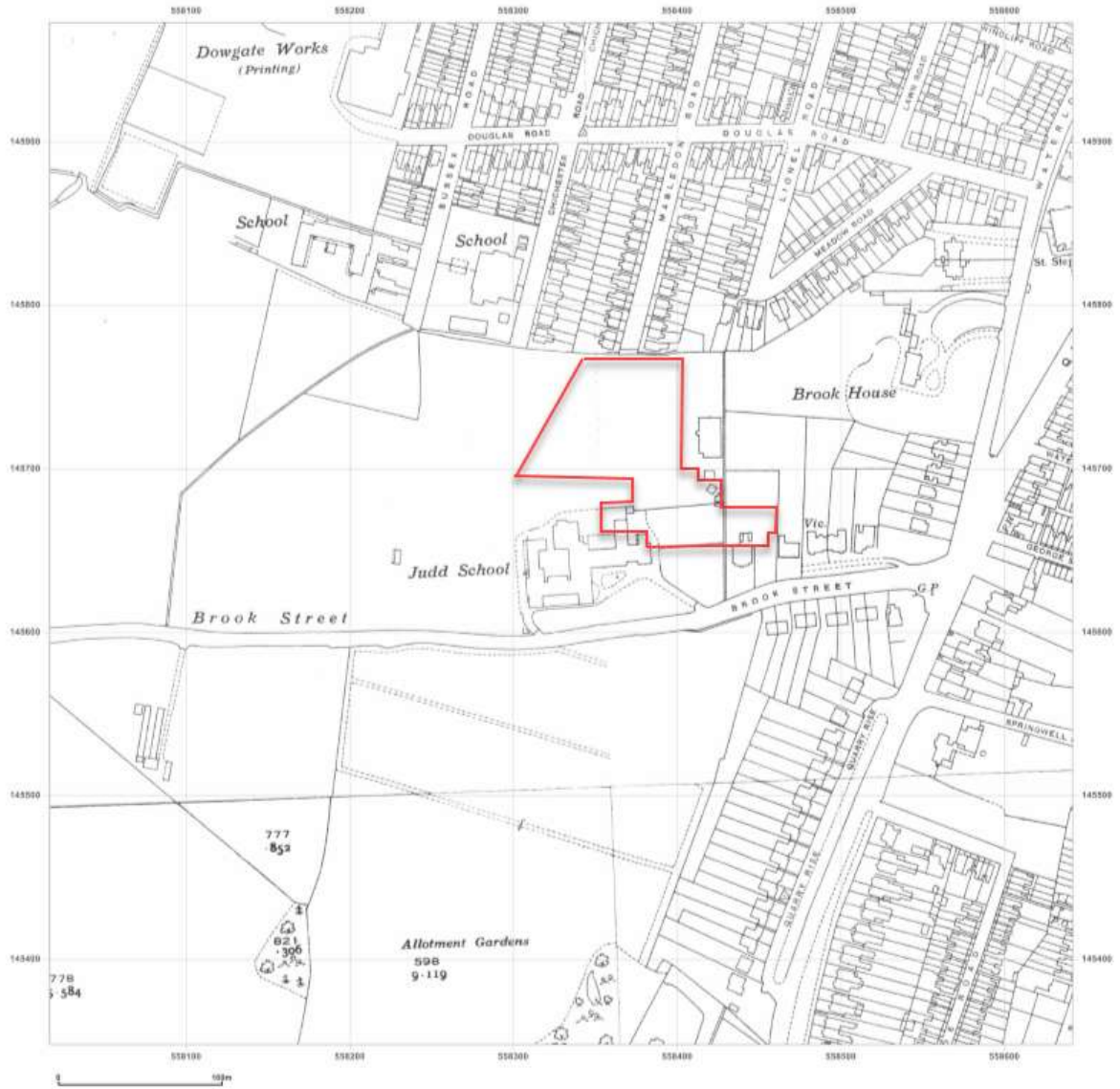


Figure 10: 1936-1937 1:2500



Figure 11: 1959 1:1250



Figure 12: 1960 1:2500



Figure 13: 1973 1:1250



Figure 14: 1984-1987 1:1250



Figure 15 1986-1991 1:1250



Figure 16: 1990-1993 1:1250

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 17-21)

KHER	Type	Location	Period	Description
	HLC			The site is in an area characterised by KCC Historic Landscape Characterisation as Post 1810 Settlement.
TQ 54 NE 35	Findspot	c. 400m E	Palaeolithic	Acheulian hand axe found in rear garden of no 1 Woodside Road Tonbridge in late 1950s by Mrs S Rutter, former occupant. The artefact was subsequently taken to Ferrisacre, Ridgemont, Berks and buried in the concrete garage floor.
TQ 54 NE 204	Listed Building	c. 370m W	Post Medieval	Brook Street Farmhouse and adjoining cottage. Grade II listed (1120932). L-shaped timber-framed house with some timbering visible in the ground floor of the south wing but mostly rebuilt in red brick on the ground floor and tile hung above. Tiled roof with half-hipped gable to the south wing. Casement windows except one which is a sash window with glazing bars intact. Veranda on the ground floor with a sloping tiled roof. 2 storeys and attic. 3 windows. 2 gabled dormers and attic window in gable. At the west end of the house is a cottage attached at right angles to it, end-wise to the road. Circa 1830. 2 storeys. 3 windows. Red brick. Eaves cornice. Hipped slate roof. Casement windows, those on ground floor with segmental heads and containing 2 pointed lights
TQ 55 SE 100	Monument	c. 230m E	Unknown	Cross in hand trackway. Probable prehistoric.
TQ 46 SE 6	Monument	c. 450m N	Post Medieval / Modern	Tonbridge Main Line. The line between St Johns Station on the North Kent Line, and Tonbridge on the London and Dover Trunk Line, was opened in 1862 to reduce the distance between London and Dover by 12.5 miles. This reduced congestion at Redhill but

				helped downgrade the Tonbridge-Redhill section of the original Trunk line from main line to branch line.
TQ 84 SW 1	Monument	c. 430m N	Post Medieval / Modern	London and Dover Railway. The earliest of the London - Dover main lines, built by the South Eastern Company, incorporated in 1836 and completed by 1844. The route ran from Dover to Folkestone and Ashford, and then virtually straight through the Vale of Kent to Redhill via Tonbridge. The approach to London used the South Eastern 's track between Redhill and Stoa's Nest, then the London and Brighton's line to the Jolly Sailor, the London and Croydon's line to Corbett's Lane, and the London and Brighton's line to London Bridge.
TQ 54 NE 305	Listed Building	c. 490m NE	Post Medieval / Modern	Old School House. Grade II listed (132688). Former school, later offices. A datestone on the south-west gable records that it was built in 1871. Converted into offices in early C21. It was built by John Deacon and his brother in memory of their parents, as a National School specifically for girls. The architect is not recorded. It is built in a Tudor style.
TQ 54 NE 320	Building	c. 250m ESE	Modern	George V Pillar Box, Quarry Hill Road / Waterloo Road. Type: 26/1. Dates from 1911 to 1922.
TQ 54 NE 326	Building	c. 400m WSW	Modern	George VI pillar box, Scott Road / Shakespeare Road. Type: 35/1. Dates from 1938 to 1950.
MKE 89018	Farmstead	c. 400m W	Post Medieval	Brook Street Farm. A loose courtyard origin farmstead with buildings to four sides of the yard including a L-plan element. Farmhouse detached gable end on to yard. Significant loss of original form (more than 50%)
TQ 54 NE 11	Building	c. 450 NW	Unknown	Milestone at Quarry Hill Parade, north of the junction with Pembury Road. Situated in the plaster of the shops saying 'Tonbridge 1'.
TQ 54 NE 351	Monument	c. 360m S	Modern	Hospital at Quarry Hill House, Quarry Hill Road. The house was used as a Voluntary Aid Detachment (VAD) Hospital from Oct 1914 until Feb 1919. The House was demolished sometime between 1990-99

				to make way for housing.
TQ 54 NE 364	Building	c. 350m NE	Post Medieval / Modern	St Stephen's Church, Waterloo Road. St Stephen's Church was consecrated in 1852. It is still in use.
TQ54 NE 366	Building	c. 310m NNE	Modern	Tonbridge Evangelical Free Church, Douglas Road. People from the town's Baptist Church founded a new place of worship in the early 20th century. Services were held above a shop until the Douglas Road Mission Church was erected in 1912. It changed its name in 1920 to the Independent Church and again in 1954 to its present name. It is still in use.

Figure 17: KHER Monument Record

Kent County Council - The Judd School - Historic Landscape Character

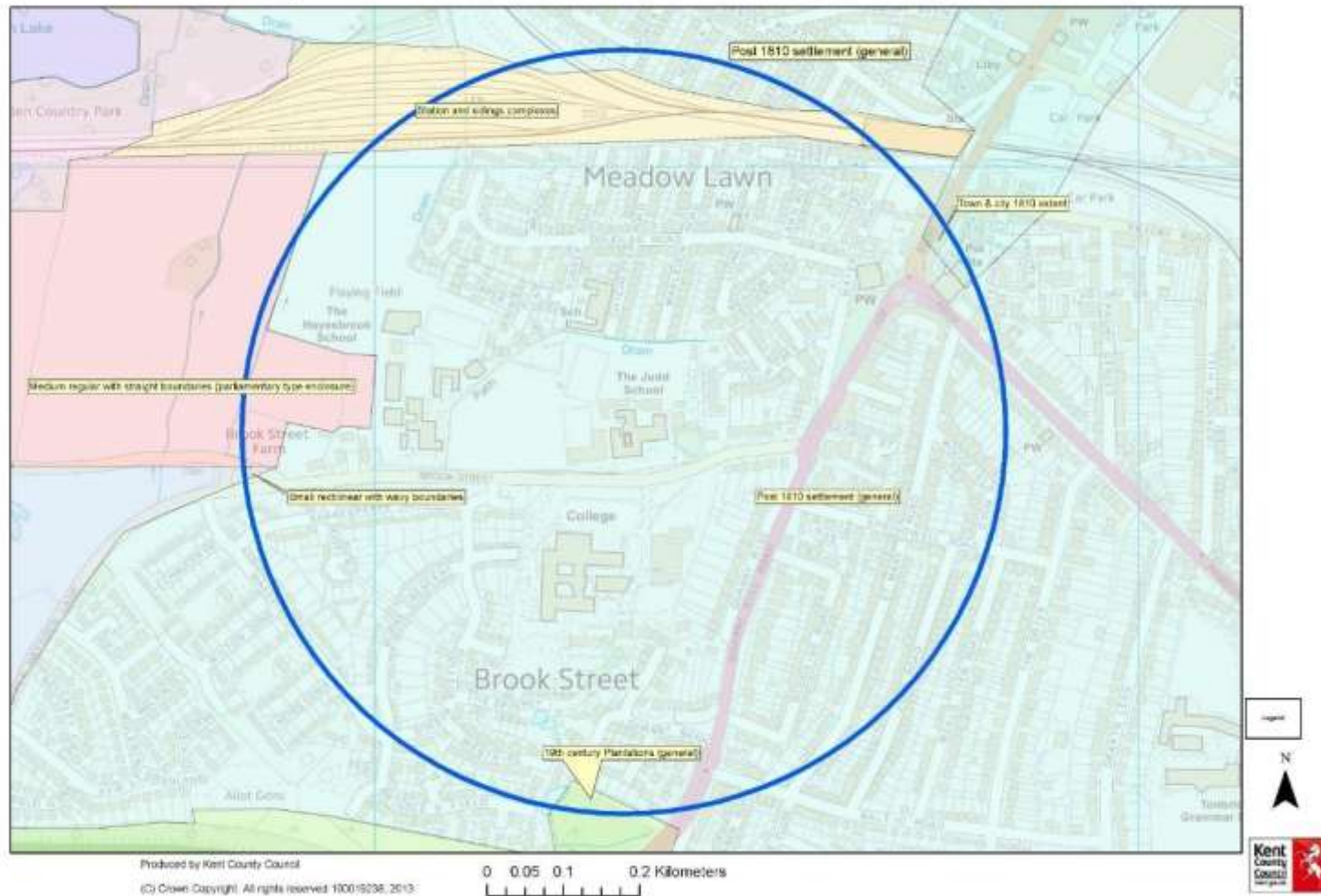


Figure 18: KHER Historic Landscape Character

Kent County Council - The Judd School - Conservation Area

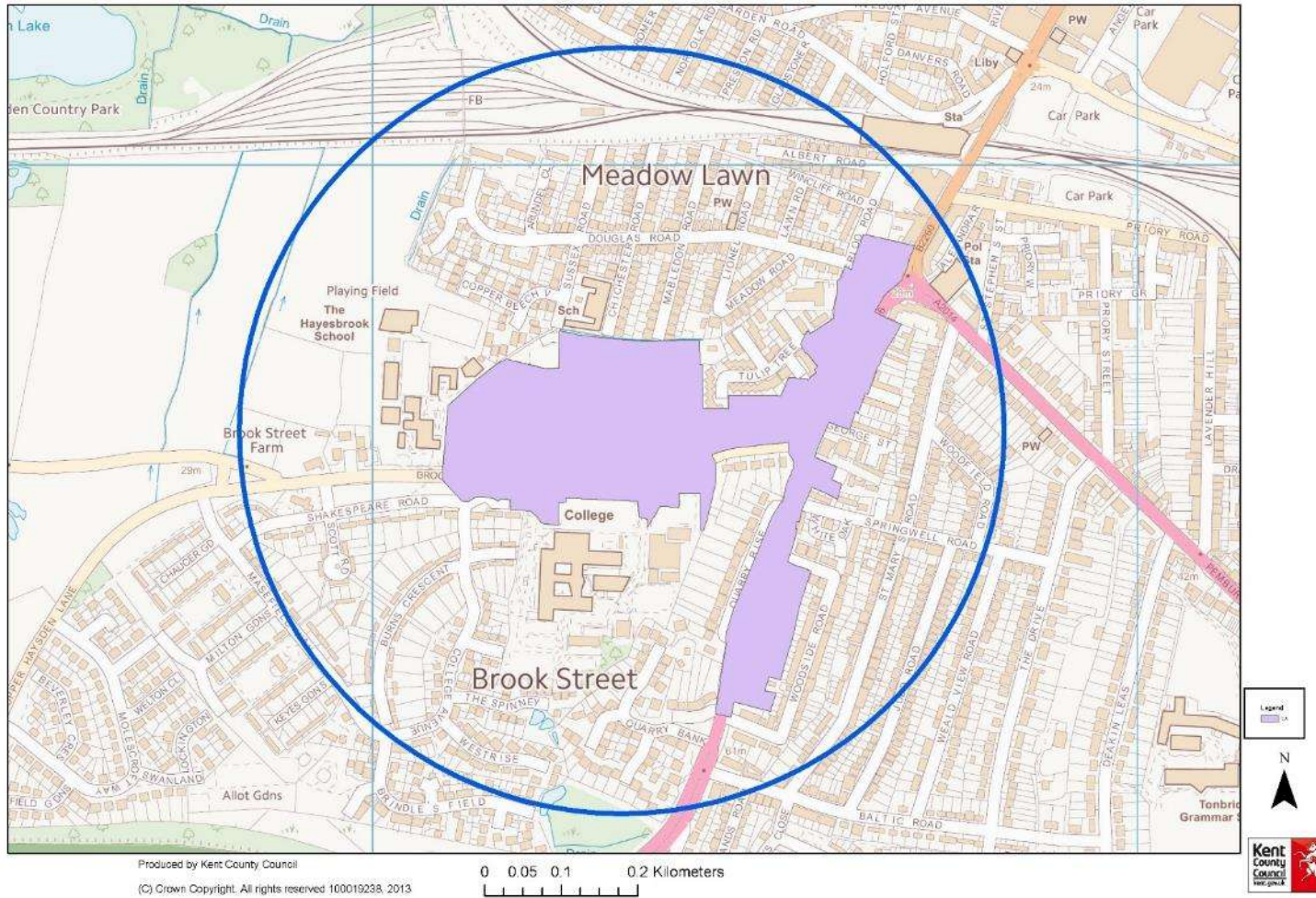


Figure 19: KHER Conservation Area



Plate 1: 1940 (Google Earth)



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2005 (Google Earth)



Plate 6: 2007 (Google Earth)



Plate 7: 2009 (Google Earth)



Plate 8: 2013 (Google Earth)



Plate 9: View of the old Kitchen to be demolished (facing NNW)



Plate 10: View of the Kitchen porch area to be retained (facing East)



Plate 11: View of the RS Block extension area southwards (facing ENE)



Plate 12: View of the RS block on the left and old kitchen on the right (facing SSE)



Plate 13: View of the existing parking area at rear of 10 Brook Street (facing ESE)



Plate 14: View of the current garden at the north east and eastern side of 10 Brook Street (facing SE)



Plate 15: View of the northern playing field area (facing NNE)



Plate 16: View of the northern playing fields (facing SSW)