



Archaeological Desk-Based Assessment in Relation to the Proposed Development at West Hill Primary Academy, Dartford Road, Dartford, Kent.

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Report for Gen² Property Ltd

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SWAT ARCHAEOLOGY

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Summary

SWAT Archaeology has been commissioned by Gen² Property Ltd to prepare an Archaeological Desk-Based Assessment in relation to the Proposed Development at West Hill Primary Academy, Dartford Road, Dartford, 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: **high**
- Iron Age: **low**
- Roman: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

West Hill Primary Academy is situated in the west side of Dartford some 0.8km from the centre. Dartford is situated on the north Kent coast by the Thames estuary, with the River Darent passing through the town on a north-south axis. The school site is located on the northern side of Dartford Road. The river valley of the Darent has attracted humans for millennia. A significant number of Palaeolithic handaxes has been found in the area, much from unstratified ground in antiquity. The BGS geology at the site suggests is on the border of the Boyn Hill Terrace gravels, although recent geoarchaeological excavations with the closest circa 150m east suggests that the PDA lies on these Palaeolithic gravels of which are considered to be of national significance. The Romans settled in Dartford with the main Road from London to Rochester known as Watling Street passed through. Dartford is thought to be one of the earliest Saxon towns in Kent and its importance continues into the Medieval and Post Medieval periods, although the area around the PDA was on the western outskirts of the town and was

put to agricultural use in this period. In the 19th century the town became more industrialised and expanded significantly. Only in the late 19th century did the area become less rural and the urbanisation of Dartford reach this area of the Dartford Road.

A school was built on the PDA in 1889 and extended in the early 20th century. Initially the northern part of the PDA was a separate area from the school but by the 1960s it had been incorporated into the PDA and a 'H' shaped school building built on this area of the PDA. The school was further extended in 2011. The overall archaeological potential is considered high for the prehistoric, moderate for Roman and low for all other periods. The development is for the demolition of the existing 'H' shaped building to be replaced on broadly the same footprint by a new single storey building for the use as classrooms. Any potential archaeology in the area is likely to have been disturbed by the existing building. 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 Gen² Property Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the Assessment in relation to the proposed development area (the PDA) at West Hill Primary Academy, Dartford Road, Dartford, Kent centred on National Grid Reference (NGR) TQ 53190 74330 (Fig 1).

1.2 The Site

- 1.2.1 West Hill Primary Academy is situated in the west side of Dartford some 0.8km from the centre. Dartford is situated on the north Kent coast by the Thames estuary, with the River Darent passing through the town on a north-south axis. The school site is located on the northern side of Dartford Road. The north and west boundaries adjoin the rear gardens of Lawrence Hill Gardens and Stanham Road respectively. The east boundary fronts onto Lawrence Hill Road. The high point of West Hill is to the east peaking at 31m OD. The land as it moves westwards from the high point begins to fall gradually. The PDA is at its highest at 27m OD on the southern boundary, falling to 24m OD in the north east corner of the PDA (Fig. 1).

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the majority of the PDA consists of bedrock comprising of Thanet Formation – Sand. However, the northern area appears to fall into Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). The PDA also lies on the north eastern edge of an area of superficial deposits of Middle Pleistocene Boyn Hill Gravel which lies either side of the alluvium area formed in the centre of Dartford as part of the River Darent floodplain. The river and tributaries would have altered their course over time. These gravels can contain Holocene alluvium. The Boyn Gravel either side of the Holocene deposit is alluvium from the Hoxian/Wolstonian Stage which can have a thickness of between 5-9m and is known to contain Palaeolithic artefacts. The Boyn Gravels at West Hill are at the easternmost end of the spread. The PDA lies close to the border of the two types of bedrock and superficial deposits. However, the British Geological Survey is of low resolution and not sufficiently detailed as gravels can extend beyond areas mapped by the BGS.

Geotechnical Information

- 1.2.3 Given the Palaeolithic potential of the wider area, in recent years as well as archaeological excavation a number of geotechnical pits have been investigated in the area.
- 1.2.4 Circa 175m to the south west of the PDA a borehole at a service station in 2000 revealed White clayey chalk at a depth of 0.35m below the made ground (BGS TQ57SW378).
- 1.2.5 In 1997 a report on the stratigraphy was undertaken at the site of the Holy Trinity School, West Hill, to the south east of the PDA. As this is on a slope and the school terraced into the hillside, the results cannot be directly comparable to that at the PDA which is on more level ground. Head deposits here were above the chalk at varying depths depending on the amount of terracing that had occurred from circa 0.3m to 0.8m.
- 1.2.6 A 2005 geoarchaeological investigation at West Hill House, circa 350m south east of the PDA identified that the gravel deposition at the site corroborated with that of the BGS. At Dartford Heath the gravels are known to have a surface height of circa 40.0m and a base at 27m.OD. The gravels at West Hill were at 29.50 to

26.50m OD and considered to be located on the margins of the outcrop of Boyn Hill gravels. The gravel layer was circa 2.5 below the top of the trench and was 1.5m in depth.

- 1.2.7 A 2009 Watching brief at St Anselm's Church, circa 150m east of the PDA, identified Boyn Hill gravels but suggested that due to the presence of tertiary Bullhead flint pebbles, that site was possibly close to fluvial deposits. At this location with an average OD of 28m, the gravels were shallow at just 2.1m below the ground surface.

1.3 The Proposed Development

- 1.3.1 The development is for the demolition of the existing canteen, kitchen and store area to be replaced by a new single storey building for 5 classrooms, three group rooms and toilets, along with a plant room (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 and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): 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.'

2.2.3 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)'.

2.2.4 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.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA 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.'

2.2.6 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.
- **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.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

2.3 Local Policies

2.3.1 Dartford Borough Council has a Local Plan document called Dartford Development Policies Plan, adopted July 2017. In addition, the council has a Core Strategy, being the over-arching Local Plan document for the Borough, adopted in

September 2011, which sets out the fundamental development priorities in Dartford. Both plan documents have a time horizon until 2026. The Development Policies Plan conforms with national planning policy contained in the NPPF and has a number of policies relevant to archaeology and heritage:

- POLICY DP11.2: Sustainable Technology & Construction
- POLICY DP12: Historic Environment Strategy
- POLICY DP13: Designate Heritage Assets

2.3.2 These policies are covered in greater detail below:

POLICY DP11.2: Sustainable Technology and Construction

2.3.3 In determining applications for small and large-scale low/zero carbon technology and installations, the economic and environmental benefits of the proposal will be weighed against the individual and cumulative impact of the development. Development will only be permitted in line with national policy and where the following factors have been satisfactorily taken into consideration:

- a) Character, and visual and residential amenity
- b) Landscape, topography, and heritage
- c) Shadow flicker and glare (if relevant)
- d) Electronic and telecommunication interference/ navigation and aviation issues (if relevant)
- e) Quality of agricultural land taken (where applicable)
- f) Ensuring installations are removed when no longer in use and land is then restored.
- g) Potential effects on Policies Map designations/ protected sites or areas in the Borough including Green Belt, heritage assets, and SSSIs/areas of high biodiversity value, and
- h) Other relevant local environmental and amenity factors accounting for mitigations proposed, for example in relation to biodiversity.

POLICY DP12: Historic Environment Strategy

- 2.3.4 Development should contribute to the conservation and enjoyment of the Borough's historic environment. The Local Planning Authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.
- 2.3.5 Where heritage may be at risk, landowners will be expected to work proactively with the Local Planning Authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.
- 2.3.6 Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.
- 2.3.7 A heritage statement should accompany all planning applications affecting heritage assets. On archaeological sites, a desk-based assessment will be required as a minimum. Applications affecting non-designated assets will be assessed against the criteria below.
- 2.3.8 The Borough's non-designated assets include:
- a) Archaeological sites, including sites holding an interest as defined in the NPPF;
 - b) Applicable sites within Areas of Special Character, as defined on the Policies Map;
 - c) Sites with significant industrial heritage;
 - d) Land with historic Landscape Character;
 - e) Historic open space, parks and gardens.
- 2.3.9 Development proposals affecting non-designated heritage assets should establish the asset's significance. Development should conserve or enhance those aspects

that have been identified as significant and, where possible, should seek to better reveal an asset's significance.

- 2.3.10 In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset and the scale of any harm or loss of significance. Development resulting in total loss of significance will not normally be permitted.

POLICY DP13: Designated Heritage Assets

- 2.3.11 Designated heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. A heritage statement should establish the significance of the heritage asset in order to enable the assessment the impact of a development proposal. Any harm or loss will require clear and convincing justification.

- 2.3.12 In determining planning applications, the Local Planning Authority will pay close attention to:

- a) The significance of the heritage asset
- b) The desirability of maintaining and, where possible, enhancing significance; and
- c) the desirability of ensuring viable uses are found for heritage assets, consistent with their conservation.

- 2.3.13 Where a proposal will lead to substantial harm or total loss of significance, permission will be refused unless it can be clearly demonstrated that the development is necessary for substantial public benefits to be achieved that will outweigh the harm or loss

- 2.3.14 Where a proposal will lead to less than substantial harm, this will be weighed against the public benefits of the proposal.

- 2.3.15 Listed Buildings – Development proposals affecting statutorily listed buildings should have special regard to the desirability of preserving the building or its

setting. Loss of or harm to a statutorily listed building or its setting will only be permitted in exceptional circumstances in line with 2.3.13 and 2.3.14 above.

2.3.16 Conservation Areas – Development proposals affecting a conservation area should pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Proposals that would result in harm or loss of significance will be determined in line with 2.3.13 and 2.3.14 above.

2.3.17 The demolition of any building in a conservation area will only be permitted where it is clear that it will not adversely affect the character and appearance of the area.

2.3.18 Scheduled Monuments – Development proposals affecting scheduled monuments will only be permitted where they clearly conserve the asset or enhance its significance. Proposals resulting in loss or harm will only be permitted on a wholly exceptional basis and in line with clauses 2.3.13 and 2.3.14 above.

Local Planning Guidance

2.3.19 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Gen² Property 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 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 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.*

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 Sources

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

Archaeological databases

- 4.2.2 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.
- 4.2.3 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.
- 4.2.4 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

- 4.2.5 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

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-4).

Secondary and Statutory Resources

- 4.2.7 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 the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or NMP cropmarks in the search area. 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 The Kent HER records within the 500m assessment cover all periods from the Palaeolithic to the Modern. A large number from the prehistoric period were discovered in antiquity. The table in Figure 12 details all the KHER data in the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks is 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 seven Listed Building records within the assessment area. All listed buildings bar one are Post Medieval in date. The majority are to the east or south east in what would have been the western outskirts of Dartford in the Post Medieval period and include the Dartford Grammar School and the Dartford Workhouse buildings and a former Victorian Police Station. To the west is a milestone and the Gartley Cottage Almshouses. All of which are Grade II listed. Due to the built-up urban nature of the area, there is no intervisibility of the PDA with the designated heritage assets. Therefore, the proposed development will not impact upon the designated assets

Table 2: Designated Heritage Assets

TQ 57 SW 1079	Post Medieval	Grammar School, Dartford Road. Grade II listed (1086055). 1862-6.
TQ 57 SW 1034	Post Medieval to Modern	Former West Hill Police Station. Grade II listed building (1251333). Former Police Station, 1843.
TQ 57 SW 1029	Post Medieval to Modern	Former Dartford Union Workhouse Buildings to Rear and North East of Range Fronting West Hill. Grade II listed (1251334). Built on the corner of Priory Road (formerly Priory Lane) and West Hill in 1729.
TQ 57 SW 1033	Post Medieval to Modern	Range of Former Dartford Union Workhouse Facing on to West Hill. Grade II listed (1251335). Workhouse. Circa 1838 with later alterations.
TQ 57 SW 1081	Modern	Christ Church, Church Road, Dartford. Grade II listed (1336346). 1909 by Caroe.
TQ 57 SW 1080	Post Medieval	Milestone Opposite Nos 179 & 179A Dartford Road, Dartford. Grade II listed (1336347). C18.
TQ 57 SW 1076	Post Medieval	Gartley Cottages. Grade II listed (1336367). Built in 1841. A range of 9 Charity Almshouses.

5.3 Previous Archaeological Works

- 5.3.1 There have been a number of previous archaeological works in the area and the main ones are detailed below.
- 5.3.2 The 1997 excavation at the Holy Trinity School to the south east of the PDA revealed little by of archaeological features with any finds obscured by the possible terracing that had occurred at the site since it was set into the slope. The Medieval cemetery of the leper hospital which had been found to the east of the Holy Trinity School extended into the corner of the site with burials found but with no dating evidence. The cemetery did not effectively extend any further westwards (*Unpublished Document: Stevens, Simon. 1997. An archaeological Evaluation at Holy Trinity School, West Hill, Dartford, Kent. Archaeology South-East*).
- 5.3.3 The 2005 Canterbury Archaeological Trust excavation at West Hill House, circa 350m south east of the PDA confirmed the presence of Prehistoric Boyn Hill

gravels, but did not reveal any archaeological finds or features (*Unpublished Document: Canterbury Archaeological Trust. 2005. An Archaeological and Geological Evaluation on the site of Cliffside Cottages and West Hill House, West Hill, Dartford*).

- 5.3.4 The 2009 watching brief at St Anselm's Church, circa 150m east of the PDA identified Prehistoric gravels but no archaeological finds or features were found (*Unpublished Document: Archaeology South-East. 2009. An archaeological Watching Brief at St Anselm's Church, West Hill Dartford, Kent*).
- 5.3.5 Circa 480m south east of the PDA, at a site excavation by SWAT in 2003, confirmed Boyn Hill gravels and recovered probable Palaeolithic artefacts, although the density found was considered low with most having travelled downslope. No traces of palaeo-landsurfaces were identified (*Unpublished Document: SWAT Archaeology. 2004. The Results of an Archaeological Evaluation of Land at North West College, Miskin Road, Dartford, Kent*).
- 5.3.6 A building recording was undertaken in 1996 of the air raid shelter underneath the car parking area in the south east corner of the PDA. Debris and artefacts remain in the system and the structure was considered to be of good condition and was considered a good example of a group shelter that was used by both the school and the public during the Second World War. It was double square in shape with four different entrances.
- 5.3.7 On the eastern outer reaches of the assessment area, a 2005 excavation by Pre-Construct Archaeology on the West Hill Hospital site was also affected by terracing and later activity at the hospital. However, evidence from the Bronze Age in the form of urns and ditches and Iron Age was found with the remains of two roundhouses as well as part of the Roman inhumation cemetery being on the western edge of the Darenth river of Dartford (*Pre-Construct Archaeology: Kent Papers 1. 2014. Excavations along the Thames Estuary in North Kent*).

Landscape Characterisation

- 5.3.8 The PDA is in the far eastern part of an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)' which also covers all the area to the north of the PDA. Immediately south of the PDA on the southern side of Hawley Road is an area of 'Fields predominately bounded by tracks, roads

and other rights of way'. To the east and north east are areas along the River Darent that are 'active and disused gravel and clay workings (Fig. 19).

- 5.3.9 The PDA falls within one of the areas classified as 'Dartford and Gravesend Fringes' which are essentially pockets of land that have become isolated from the wider countryside and usually part of the urban fringe. This would apply to the agricultural land south of Hawley Road. There is very little continuity of time-depth in the landscape and the sense of place is considered weak and the residential development of the area is of mixed age not to forget the large industrial parks that are now to the north and west of the PDA. Generally, the landscape of the area is not considered to be of high value.

Conservation Area

- 5.3.10 There is at the edge of the assessment area to the east of the PDA, the Conservation Area for Dartford. A Conservation Area appraisal was written by Dartford Council in 2006 and the area covers the historical core of Dartford. The PDA is on the approach towards the western end of the Conservation Area at West Hill, but is some distance away and the built-up urban nature of the area means that there is no intervisibility.
- 5.3.11 The location of the area of the PDA led to intermittent, piecemeal development, buildings and groups of buildings producing different atmospheres. The eastern edge of the assessment area, adjacent to the Conservation Area had early development that was of the type that made the area unattractive and unfashionable with the leper hospital and workhouse as well as chalk pits. Therefore, the wealthier inhabitants of this part of town lived at or towards the bottom of West Hill or some way to the west beyond the western end of the Conservation Area, leapfrogging the institutional areas. This is demonstrated by the nearby location of what was Gartley House (Fig.20).

0-100m Radius

- 5.3.12 There are three KHER entries for this area from the PDA. Within the PDA are the remains of the school's air raid shelter (TQ 57 SW 192). On the southern boundary is the route of the Roman Road from London to Canterbury (TQ 86 SW 132). The road particularly from Shooter's Hill through to Dartford and Swanscombe followed a very straight line for approximately 11 miles. Evidence of the road has

been found in eastern area of Dartford. The road would have needed to cross the River Darent, which would have been wider in Roman times and evidence of a metalled ford have been found. In addition, in the early 20th century, the road had a tramway (TQ 57 SW 421).

100-200m Radius

5.3.13 There are three KHER entries for this area from the PDA. To the west are the grade II listed Almshouses of Gartley Cottages (TQ 57 SW 1076). These were erected in 1841 by a charity created upon the death of Grace Say, a spinster who lived in Gartley House, that was just to the east of the PDA and also gave charity to the nearby workhouse. To the east is a Roman Catholic church that was built in 1975 on the site of an earlier 1885 church (TQ 57 SW 1014). There is a find spot located circa 130m NE of the school, that is for two Palaeolithic handaxes from West Hill Road Schools (TQ 57 SW 121). It is not clear as to the exact location of the find other than they were found prior to 1968. As well as the school at the PDA, to the east is also a Roman Catholic school, so the record is unclear as to the possibility that the finds could have been found at the school of the PDA.

200-300m Radius

5.3.14 There are four KHER entries for this area from the PDA. To the south east is the 1862 Grade II listed Dartford Grammar School (TQ 57 SW 1079) and to the south, the 1909 church (TQ 57 SW 1081). As expected for an urban area close to London, there are locations for World War II supporting infrastructure. There were two emergency water tanks, one to the south, south west and one to the west (TQ 57 SW 385; TQ 57 SW 388).

300-400m Radius

5.3.15 There are 11 KHER entries for this area from the PDA. There are four findspot records. Mesolithic implements were discovered to the south west of the PDA (TQ 57 SW 131) with the items in Dartford and Orpington museums. Little else is known about the finds or locations in detail as they were found in antiquity. To the east, south east, in Tower Road, a Palaeolithic handaxe was found and given to Dartford Museum, again little else is known (TQ 57 SW 118). More Palaeolithic handaxes were found in various places along Shepherds Lane in antiquity in pits in areas known for gravel rich deposits (TQ 57 SW 123). The remaining findspot is

for a Post Medieval silver ring reported under the Portable Antiquities Scheme that was found to the north of the PDA (MKE58064).

- 5.3.16 There are three records relating to the Second World War all to the south east of the PDA. At the grammar school, there was an air raid shelter (TQ 57 SW 386) for use by the school and the public and also an air raid warden's post (TQ 57 SW 387). Another air raid shelter was thought to have been created in 1938 as part of the Munich Crisis and was later strengthened and used in World War II (TQ 57 SW 369). To the north of the PDA in 1849, the North Kent Railway line was opened (TQ 57 SE 277) and later in 1866, the Dartford Loop line opened, which reduced the distance to London by train by 3 miles (TQ 47 SE 6). This effectively created junction in the form of a triangle in the area by Stoneham Farm. The remaining two records relate to George VI pillar boxes (TQ 57 SW 624; TQ 57 SW 308).

400-500m Radius

- 5.3.17 There are 9 KHER records for this area. To the south east were limekiln workings (TQ 57 SW 202) on the southern side of the main road. Originally in the 18th century they would have been outside of the main area of Dartford, gradually being enveloped by later housing. To the north of the lime kilns and east of the PDA, a Palaeolithic handaxe was found in antiquity in the area of King Edward Avenue (TQ 57 SW 117). Nearby two Iron Age urns were discovered in 1932 (TQ 57 SW 85). Also, in antiquity, a Roman silver coin was found prior to 1889 (TQ 57 SW 35) likely dropped by the Roman Road. On the roadside was located the former West Hill Police Station, built in 1843, it is Grade II listed (TQ 57 SW 1034) and later from 1872 was used for the nearby workhouse.
- 5.3.18 To the south of the PDA is an air raid shelter at the County School for Girls (TQ 57 SW 364). To the west was the site of Christ Church, demolished sometime after 1924 (TQ 57 SW 141). A George V pillar box is to the west, north west (TQ 57 SW 316) and a PAS find of a Post Medieval bolt was found to the south west of the PDA (MKE 58101).

500m and Beyond

- 5.3.19 There are 12 KHER records for this radius. Over half relate to the area to the east of the PDA. This was where the Dartford Workhouse was built and opened in 1860 on what was the western edge of town (TQ 57 SW 1099) on the site of a

smaller workhouse. A number of ranges for the workhouse are Grade II listed. One range fronting West Hill originated from 1729 (TQ 57 SW 1029) and another from circa 1838 (TQ 57 SW 1033). Later in 1878, a chapel was built for the workhouse and noted as a building record (TQ 57 SW 236). Following the abolition of the Poor Laws, the workhouse buildings became the King Edward Hospital in 1913 and were administered by the Local Government Board. In the Second World War, a first aid post was established in the hospital (TQ 57 SW 398). To the south of the PDA, at the County School for Girls as WWII reservoir was created to supplement the use of the main in a fire (TQ 57 SW 366). Nearby was a Royal Observer Corp post established in 1937 (TQ 57 SW 342). To the south west of the PDA, a denehole was found in 1920 (TQ 57 SW 8). Also, to the south west, Palaeolithic flints were found sometime prior to 1968 (TQ 557 SW 273). Roman pottery has been found to the north east of the PDA in and around a denehole (TQ 57 SW 19). Little else is known about the find. On the main road to the west, is a milestone (TQ 57 SW 1080). To the north is Stanham Farm (MKE 83779). This is the farm to which the land of the PDA belonged in the Post Medieval period. Only the farmhouse remains.

5.4 Archaeological and Historical Narrative

- 5.4.1 The name Dartford originates from this place having a ford that crossed the River Darent. Written as *Tarenteford* in 1086 AD, it is shown as *Darenteford* in 1089 before becoming *Dartfoorde* by 1610 AD. The River Darent is recorded as *Diorente* as early as 822 AD and is derived from the name *Derventio*, meaning a river where oaks are plentiful.
- 5.4.2 The Darent flows from springs south of westerham in a northward direction where it joins the Thames estuary north of Dartford. The upper reaches are tidal.
- 5.4.3 Palaeolithic evidence is normally found in River Valleys such as The Stour, The Medway and the River Darent is no exception. Dating to around 400,000 years, finds are normally handaxes and in the general region around the PDA evidence has been located at the west and north west.
- 5.4.4 Neolithic evidence is usually in the form of worked flints and little by way of occupation has been found in the area.

- 5.4.5 Little evidence relating to the Bronze Age has been found other than a hoard near Watling Street and possibly a late Bronze Age/Early Iron Age settlement at Temple Hill, north of Watling Street.
- 5.4.6 Evidence for the Iron Age in Dartford has been found in the area of Watling street as pottery or ditches. Burials sites have been located in the area of Dartford Hospital. At Temple Hill, it is possible that the settlement there continues into this period.
- 5.4.7 Dartford in Roman times was considered to be a major fording place on Watling Street, the main Roman road from London to Dover and ran through Dartford along East Hill, the High Street and Spital Street and West Hill. East Hill has a Roman cemetery that was in use from the early to mid-second century until the fourth century. The site contained 150 graves that followed an east-west alignment. A Roman hill top shrine was located at Temple Hill, along with nearby early inhumations.
- 5.4.8 The River Darent was important in the Roman period as testified by the number of villas along its length. There is one at Dartford between Darenth Road and the river. One within the assessment area called the Wilmington Roman Villa that was original discovered in 1886 and excavated in 1975 with evidence continuing beyond the area of excavation. Unlike the other villas in the Darent Valley, it was interpreted at Wilmington, that the villa was the centre of a farming estate with many buildings identified in relation to farming. Part of the Roman field system around the villa has also been identified. The main villa itself is thought to lie under Hawley Road. North of the Wilmington Villa site in Lowfield Street, remains of a cut water channel was discovered and thought, along with gullies and ditches, suggesting a nearby settlement and may well be related to the Wilmington villa. Further up the valley is Lullingstone, that started as a faring villa and altered into a luxury villa site and further south is Darenth Roman Villa, again part of an agricultural estate.
- 5.4.9 In the Saxon period, east Kent was and area separate to that of West Kent divided by the Medway. The Dartford estate was held in the King's hands until the 10th century and is considered one of the earliest post Roman towns in Kent. The area of Temple Hill in the Saxon period was held by Eadric, the grandson of Athelstan

and mentioned in a charter is 995 AD and is likely to have been a market town and was probably a sizable trading and economic centre as well as an ecclesiastical centre. It appears that the importance of the Temple Hill area continued into the Saxon period with an early Anglo-Saxon cemetery that contained 51 burials confirming continued use of the area.

- 5.4.10 Dartford at the time of the Domesday Book is recorded as having 156 households, which is considered very large for the period. Of the households, 142 were villagers, 10 were smallholders, with 3 slaves and one reeve. Reeves were normally mentioned in the Domesday Book in relation to royal business. This suggests that in the Anglo-Saxon period, Dartford was already a well-established Saxon royal estate. There was enough land for 40 plough teams, as well as 22 acres of meadow, 40 acres of pasture with 11 woodland pig pastures, one mill and one church and three chapels. King Edward was the owner.
- 5.4.11 A ferry crossed the River Darent at Dartford from the 13th until the 16th century. A bridge was built in the early 15th century, which survived until the early 18th century. By this time, Dartford is part of the main road towards the continent and also on the pilgrimage route to Canterbury. As such, the town developed into a market town. A valuation of the town in 1301 provides documentary evidence of 218 people owning property and it is estimated that the total population in this period was between 800 to 1,000 people, which suggests that Dartford was larger than the average town. The town would have relied on the area outside to the town to support the population with food with orchards fields and market gardens. Trade would have also been important with the town utilising the Thames with a number of wharves.
- 5.4.12 The town also housed a priory consisting to Dominican nuns along with hospitals, which at the time was on the western outskirts of the village, which was founded by Edward III. It was one of the most important nunneries in Medieval England due to its size, income and number of residents. It was founded in 1346 and continued until the dissolution. The prioress of Dartford owned extensive tracts of land, woodland, grazing marsh, chalk quarries, several mills, tenements and inns in North Kent and throughout the county of Kent as well as further properties and land in many other counties. It is likely the PDA was part of the Priory landholdings at this point in time.

5.4.13 The reformation would have impacted the town with the lack of pilgrimages and the dissolution of the priory. However, Henry VIII decided to convert the buildings into a royal house, which was first occupied by Henry VIII and granted to Anne of Cleves by Edward VI.

5.4.14 Hasted, an historian in the late 18th century mentions Stoneham as follows:

'A little more than half a mile north-westward from the town of Dartford lies the hamlet of Stanham, antiently called Stoneham, which formerly was part of the possessions of the priory of Dartford. Elizabeth Cressener, prioress, and the convent of Dartford, anno 25 king Henry VIII. let to Robert Dove, husbandman, their capital messuage here, with the buildings and several pieces of land thereto belonging, at the rent of 20l. 14s. After the suppression the interest in this lease was become vested in William Thynne, esq. who in the 37th year of king Henry VIII. had a further term granted in it.

Queen Elizabeth in her 11th year, granted to Hugh Cartwright her capital messuage, and a house called the Dayern-house, in Stoneham, at the above rent. This estate was lately in the possession of Mr. Smith, a merchant in London, and two Mr. Bucks, of Norfolk, who conveyed it by sale to Mr. Mark Fielder, of Dartford. He died in 1782, and by will, gave it to his nephew, Mr. Mark Callow, the present possessor of it.'

5.4.15 Stanham, also referred to as Stoneham means stone meadow, where the ground is stoney. It is here that the meadow bordered the Stanham River. The small Stanham River joins the Cray in the tidal Crayford Creek just before the confluence with the now tidal River Darent between Dartford and the junction with the Thames estuary a little to the east of Crayford Ness. In the present day the Stanham River forms the administrative line between Greater London and Kent.

5.4.16 The area attracted a number of industrialists. A large number of mills operated along the length of the Darent. These include paper mills, gunpowder mills, iron and brass mills, cotton mill, smelting works and normal corn and flour mills. Vickers also opened an ammunition factory in the town. By the later 18th century, the population would have increased to approximately 2500 people.

- 5.4.17 In the modern period, the town grew significantly, reaching approximately 80,000 people and many new housing estates were built to house the workers. Many historical buildings were lost through bombing and modernisation meaning that there is very little historical core to the town. Industry has since declined, with the loss of many of the mills.
- 5.4.18 West Street Hill was in a rural area on the western outskirts of Dartford. It was not until the second half of the 19th century that houses began to appear alongside the A2 and the urbanisation of the area began.
- 5.4.19 By 1889, a school was built at the PDA. Originally in the shape of an 'E', this school had three entrances through three different gateposts from the Dartford Road, directly in line with the entrances which had above the door, girls on the western side, infants in the centre and Boys for the eastern entrance. A detached school lodge was also built facing the road to the east of the main school. The boy's eastern range was later extended in the late 19th /century and a further entrance add from the east, also with 'Boys' added above the entrance. The school added a large air raid shelter in World War II. This was a large shelter with four entrances. The shelter lies beneath the current main car park and modern-day access is via a manhole aside the old lodge and remains untouched inside. In the 1960s, the present 'H' shaped building in the northern area of the PDA was built. Currently this is used as a canteen and kitchen area. The school was later extended in 1996 at the northern end of the western and middle ranges and in 2011, infilling by the school lodge. Before the 1996 extension, the school utilised mobile classrooms.

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 the PDA to the west of the centre of Dartford on the northern side of the main road from London. It lies slightly east of the track from the main road that heads towards Stanham and appears to be an area of farmland. South east

of the PDA on the southern side of the road are chalk pits. North of Stanham is labelled printing ground and the industrial area of iron works and mills (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated and the locations of roads, villages and houses not dissimilar to the map above (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 The maps from this series shows the individual buildings and field boundaries. The PDA remains on the outskirts of Dartford in an area of farmland. Stanham is now referred to as Stoneham (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe shows the majority of the PDA as part of field 569 which is owned by Henry Berens and occupied by Joseph Allen. The field is part of Stoneham Farm and referred to a 'Forberry and Barn Fields (now in one)' and is arable. This suggests the field had recently been enlarged. To the east of the field a house has been built called 'Gartley House' and situated in plot designated 666. To the west is the track towards Stoneham Farm and beyond that a number of detached and terraced houses have been built on the northern side of the road. To the south of the road is still farmland. To the south east in the area labelled in previous maps as chalk pits, there are still lime kilns. The western edge of Dartford has expanded and eastwards of the PDA the area is becoming more urbanised on both sides of the road and includes building such as the Union Workhouse (Fig. 6).

Historic OS Map 1868

- 5.5.5 This is the first properly scaled OS map. The PDA is still part of a field (Fig. 7).

Historic OS map 1895

- 5.5.6 The School is showing for the first time and appears to cover an area that had been divided into two plots and is occupied by an 'E' shaped building. This shows that the playground was also segregated into boys and girls as well as the classrooms. The northern most part of the PDA is still part of a field. The plot to the east next to Gartley House is vacant. Immediately south of Stoneham, the Dartford Loop Line has been built. Building south of the main road have been built as the town rapidly expands. The chalk pit to the south east is still in operation

but is now surrounded by terraced housing. A new Grammar School has also been built nearby. To the south there are also brickworks. And the main road is referred to as Watling Street with roman Road in brackets. To the far western side of the road, the Methodist Church has been built. (Fig.8).

Historic OS map 1907

5.5.7 The school building at the PDA has been extended in a number of places, especially on the easternmost arm and also occupies the vacant plot that was to the east. In addition, there is the beginnings of a new road east of the school called Lawrence Hill Road. The opposite side of the road is still Gartley House. To the west there is a new plot that has been carved out of the field to the north that has a new building facing the road. In addition, west of this plot, what was the track to the farm has been widened. South of the main road, more houses have been built and the brickworks no longer appear to be in operation (Fig.9).

Historic OS map 1915

5.5.8 There appears to be no change. (Fig.10).

Historic OS map 1930

5.5.9 There has been a significant change. The building within the PDA appears unchanged. The northern most part of the PDA is now showing as a separate plot. Lawrence Hill Road has been extended northwards and to the west Stanham Road has been created all the way towards the railway line. A new housing estate has been built to the north of the school and a number of different roads created. The area south of the main road also has new housing (Fig.11).

Historic OS map 1938

5.5.10 There appears to be no change at the PDA. The area to the north east has filled with more housing. To the far north, a new junction line links the Dartford Loop line with the North Kent Line (Fig.12).

5.6 Aerial Photographs

1929

- 5.6.1 This clear photograph shows the school buildings, including the School house in the south east corner of the main building. The main building is 'E' shaped and clearly shows the extension are on the north eastern arm. The playground surrounds the northern and eastern area of the school and appears to be divided into two. The plot to the north does not appear to be related to the school at this point in time and there is no access from the school showing. This northern area appears to be allotments and is open from the Lawrence Hill Road. Many of the houses to the north are in the process of being built (Plate 5)

1940s

- 5.6.2 This shows the school buildings located facing the road on the southern part of the PDA. The northern part of the PDA is a separate plot and is scrub. To the east is Lawrence Hill Road with houses bordering the PDA on the north east corner. There are also terraced houses bordering the south east corner of Stanham Road. Houses in a large plot border the western boundary and another housing plot by the north west boundary. The area around the school is now completely filled with housing estates as Dartford has significant expanded outwards (Plate 1).

1990

- 5.6.3 By the 1990s, the northernmost plot has been incorporated into the school. At the far northern end there are a couple of rectangular buildings being the kitchen and canteen. In the area of the main school complex, there are a number of smaller structures that are mobile classrooms. To the east on the opposite side of Lawrence Hill Road, Gartley House has been replaced by three houses (Plate 2).

2003

- 5.6.4 There have been further extensions to the main school building in the north west corner and the mobile classrooms have been removed (Plate 3).

2018

- 5.6.5 There appears to be no change other than an infill building for new classrooms on the eastern part of the main school building complex by the school lodge (Plate 4).

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 15th August 2019. No artefacts or archaeological features were identified in the walkover (Plates 6-10).
- 5.7.2 The PDA contains the main school buildings to the south aside the Dartford Road. In front of the school on the south eastern side is a car park and the land here is higher. The eastern and northern side of the main building is tarmacked for a playground. At the northern end of the site is the current 1960s canteen and kitchen area and brick-built boiler room. At the rear of these buildings is a small garden area and a rear entrance that leads onto Lawrence Hill Gardens. The western boundary aside the main school building and playground is a brick wall contemporary with the original school building and in the north western part, the boundary with No 7 Lawrence Hill gardens is a wooden fence. The northern boundary, along with the eastern boundary is modern wire fencing that also includes the main entrance gate for cars. Aside the boundary with houses on Lawrence Hill Road are wooden fencing behind the higher school wire fencing. The southern boundary on Dartford Road consists of a number of brick gateposts, joined by a low wall topped with hedging and trees. The gateposts, each reflect the historical entrances for girls, infants and boys, and the lodge, of which most retaining their metal gates are no longer in active use.

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 five records from

this period within the assessment area (Fig.15). All finds were found either in antiquity or at least prior to 1968 when they were recorded in a Palaeolithic survey. The finds, appear to be from the south east, south west, east and north east. The majority of the finds have been handaxes, with one record of worked flints. Along with the possible geology of Boyn Hill Terrace gravels at the PDA, this suggests that in the area of the PDA the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has one record from this period within the assessment area. In antiquity, Mesolithic implements were found circa 385m to the south west from finds currently in Dartford and Orpington museums. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has 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**.

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 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 HER has one record from this period within the assessment area. To the east close to the hospital (former workhouse) site,

two urns were found. In Dartford the main concentration of Iron Age is around Temple Hill, further to the east. The potential for finding remains that date to this period within the confines of the development site is considered **low** (Fig. 16).

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 three records from this period within the assessment area. The PDA is beside the London to Rochester Roman Road which passes through Dartford and the Romans are well known for roadside activity. To the east, beside the road a silver Roman coin was found and Roman pottery has been discovered to the north east by a denehole. Aside from Watling Street the main activity in Dartford for the Roman period appears to be in the area of East Hill where a Romano-British cemetery was found and also at Temple Hill where there is possibly a cremation cemetery. Other than Dartford's second and third century villa sited just above the flood-plain of the River Darent, no other substantial building remains have been found in or close to the town. This would imply that the Roman settlement of Dartford was more of a small 'village' than a small town. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate** (Fig. 16).

Anglo-Saxon

5.8.7 The Kent HER has 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**.

Medieval

5.8.8 The Kent HER has no records from this period within the assessment area. Post Medieval map regressions suggests that this area west of Dartford was rural in this period and was also likely to have been so in the Medieval period, with the PDA possibly land belonging to the priory, located to the north west of the PDA on the western outskirts of Dartford. The PDA to the west of the main Medieval settlement area of the town. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.9 The Kent HER has 15 records from this period within the assessment area (Fig.16). It was during the first half of the 19th century, that Dartford expanded. The area to the west of the core of the town initially attracted lime kilns and the parish workhouse house in the 18th century. During the early 19th century, a much larger workhouse was built on the same site., some of which still stands today and is Grade II listed. Nearby, a former police station, which is Grade II listed was later incorporated into the workhouse. The workhouse also had a chapel built. Further westwards away from these undesirable buildings large houses were built. One being that of Gartley House, that was located next to the PDA. The owner of which left charity when they died to enable the building of the Grade II Gartley Cottages almshouses to the west of the PDA. The PDA itself was farmed from Stanham Farm, located to the north of the PDA. In the mid 19th century, was when the north Kent line was built, followed by other lines close to Stanham Farm. The map regression confirms the agricultural use of the PDA in this period until 1889 when a school was built at the PDA of a typical Victorian approach in segregating pupils. The northern part of the PDA appears to be separate from the school at this point in time and not built on, remaining agricultural land. Another school to the south east of the Dartford grammar School was built earlier in 1862 and seen in 1897, Christ Church with this area of Dartford increasingly urbanised by the early 20th century. There are only a couple of reported PAS finds, to the south west and iron bolt and a silver ring to the north. The possibility of chance finds from the early part of this period cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has 17 records dating to this period (Fig.17). This part of the Dartford Road had a tramway that passed in front of the school in the early 20th century. The Grade II listed Christ Church to the south was built in 1909. The area becoming increasing urbanised with residential housing and a number of pillar boxes placed in the surrounding streets. Aside from a denehole found in 1920 in a back garden, the remaining records all relate to the Second World War. The schools in this area had air raid shelters, including one that still exists at the PDA with the grammar

school also having an air warden's post. There were also places for emergency water supply by tanks and a reservoir. The former workhouse had in the 20th century become a hospital and was a first aid post in WWII. It was sometime in the 1960s that the northern part of the PDA was built upon, with the building that currently stand there. 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: **high**

- Iron Age: **low**

- Roman: **moderate**

- 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 PDA has been agricultural land until the late 19th century when a school was built on the site. The northern part of the PDA was built on until the 1960s when the current building was constructed being a single storey, timber framed construction. It is possible that this building does not necessarily have deep foundations and if Palaeolithic gravels exist at the site, it is possible that these lie below the depth of any previous foundations. However, any potential archaeology is likely to have been disturbed but it is not known how disturbed. Therefore, any impact on surviving archaeological remains is likely to have been **medium/high**.
- 6.2.2 The proposed development is for a new single storey classroom block located broadly on the same footprint as the current canteen and kitchen. The proposed development will require foundations and services. And is likely to have a **high** impact on any potential archaeology.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 The main period of significance in the area is that of the Palaeolithic and Roman, periods. This represents the attractiveness of the Darent river valley area for occupation the location of the Roman Road through Dartford. Based on map regression, the PDA itself appears to have been agricultural land from at least the Medieval period until the late 19th century when a school was built on the PDA as Dartford, like many towns grew in this period with increasing expansion and urbanisation. Designated assets reflect this and are from the Post Medieval period.

Rarity

7.2.2 Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and exploitation of the river valley is a key research topic of national significance. A number of handaxes have been found in antiquity with very little detail. The BGS geology at the site suggests is on the border of the Boyn Hill Terrace gravels, although recent geoarchaeological excavations with the closest circa 150m east suggests that the PDA lies on these Palaeolithic gravels. Any opportunity to undertake Palaeolithic research is important.

Documentation

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources from the Post Medieval period onwards.

Group Value

- 7.2.4 The potential for the PDA as part of the Darent valley to have Palaeolithic remains has a high group value with the remains from this period nearby already found representing the use of the river valley.

Survival / Condition

- 7.2.5 The map regression confirms that the PDA has been in agricultural use until the late 19th century when a school built on the land. In the area of the PDA of the new proposed development, this was not built on until the 1960s. Any potential archaeology is likely to have been disturbed. Therefore, any impact on surviving archaeological remains is likely to have been medium/high.

Fragility / Vulnerability

- 7.2.6 The proposed development is for a new single storey classroom block located broadly on the same footprint as the current canteen and kitchen which will require foundations and services and is likely to have a high impact on any potential archaeology.

Diversity

- 7.2.7 There is considered to be little by way of diversity of the archaeology in this area given that that the area was outside of the main settlement area of Dartford and was agricultural land. Diversity is only expected from the Prehistoric and Roman period.

Potential

- 7.2.8 The overall archaeological potential is considered high for the Prehistoric period, with moderate for the Roman period and low for all other periods.

Significance

- 7.2.9 Due to the likely presence of Boyn Hill Terrace gravels, the PDA is in an area of high national significance for the Palaeolithic period with local significance for the Roman period.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the prehistoric and moderate for the Roman period and low for all other periods. The overall potential for surviving archaeology is considered **medium/low** due to foundations from the existing building causing likely disturbance of in-situ archaeology. The impact of the proposed development will potentially have a **high** impact on any potential surviving archaeology.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 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.

9.2 Reliability/Limitations of Sources

- 9.2.1 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.

9.3 Copyright

- 9.3.1 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 Gen² Property Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

August 2019

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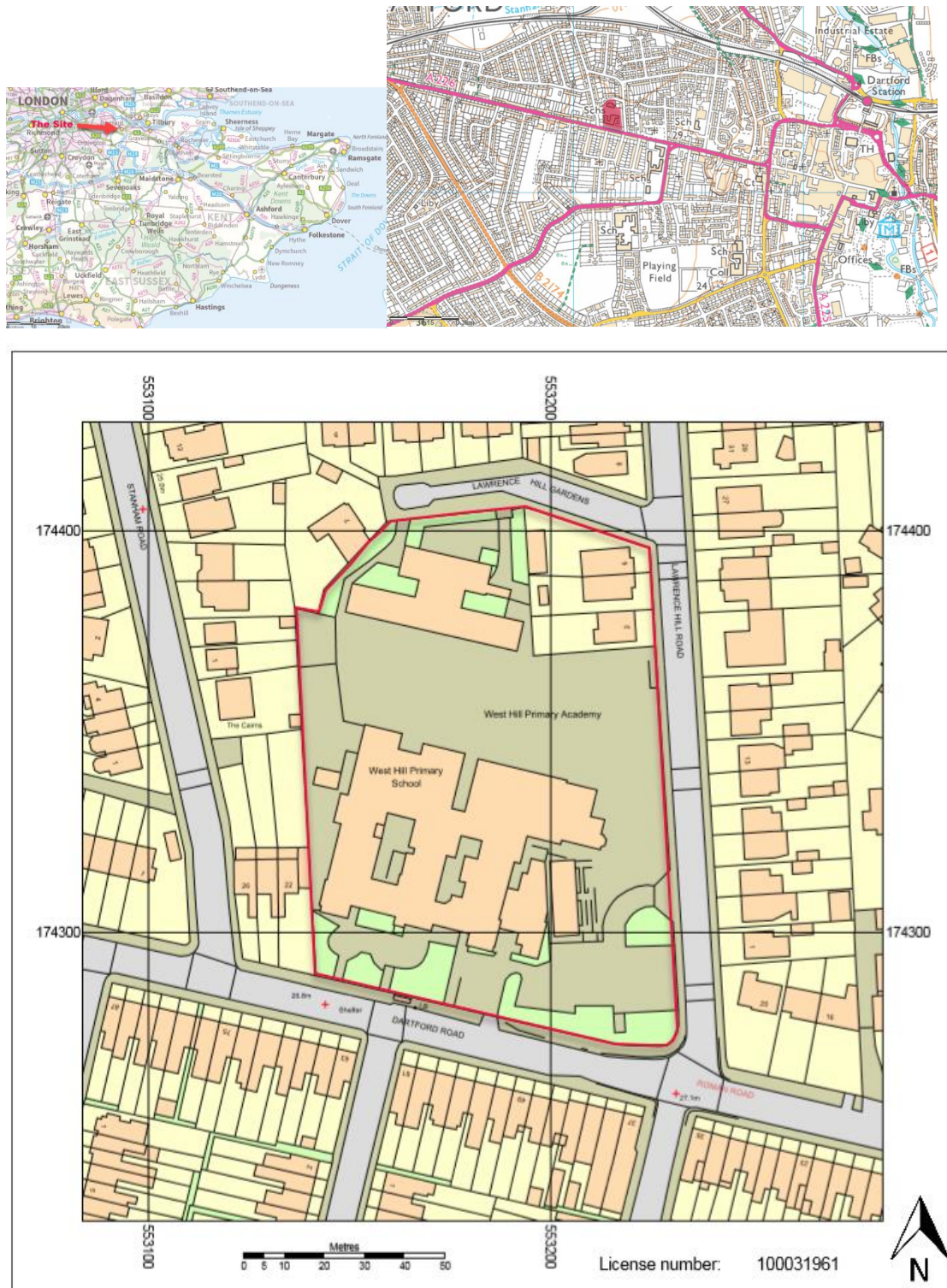


Figure 1: Location Maps, Scale 1:640,000, 1:10,000, 1:1,250



Figure 2: Proposed Development Area



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: Dartford Tithe Map 1841

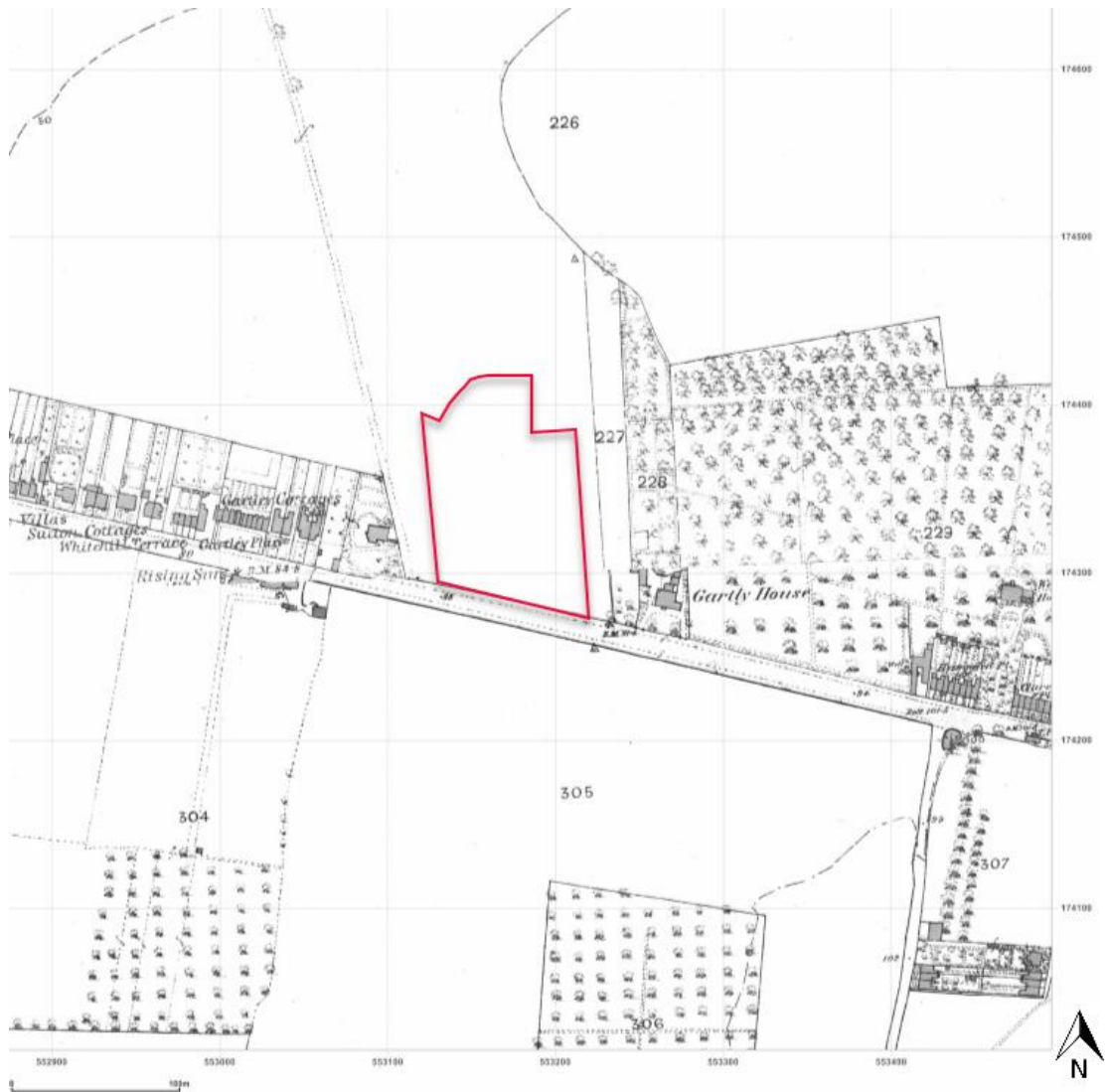


Figure 7: Historic OS Map from 1868

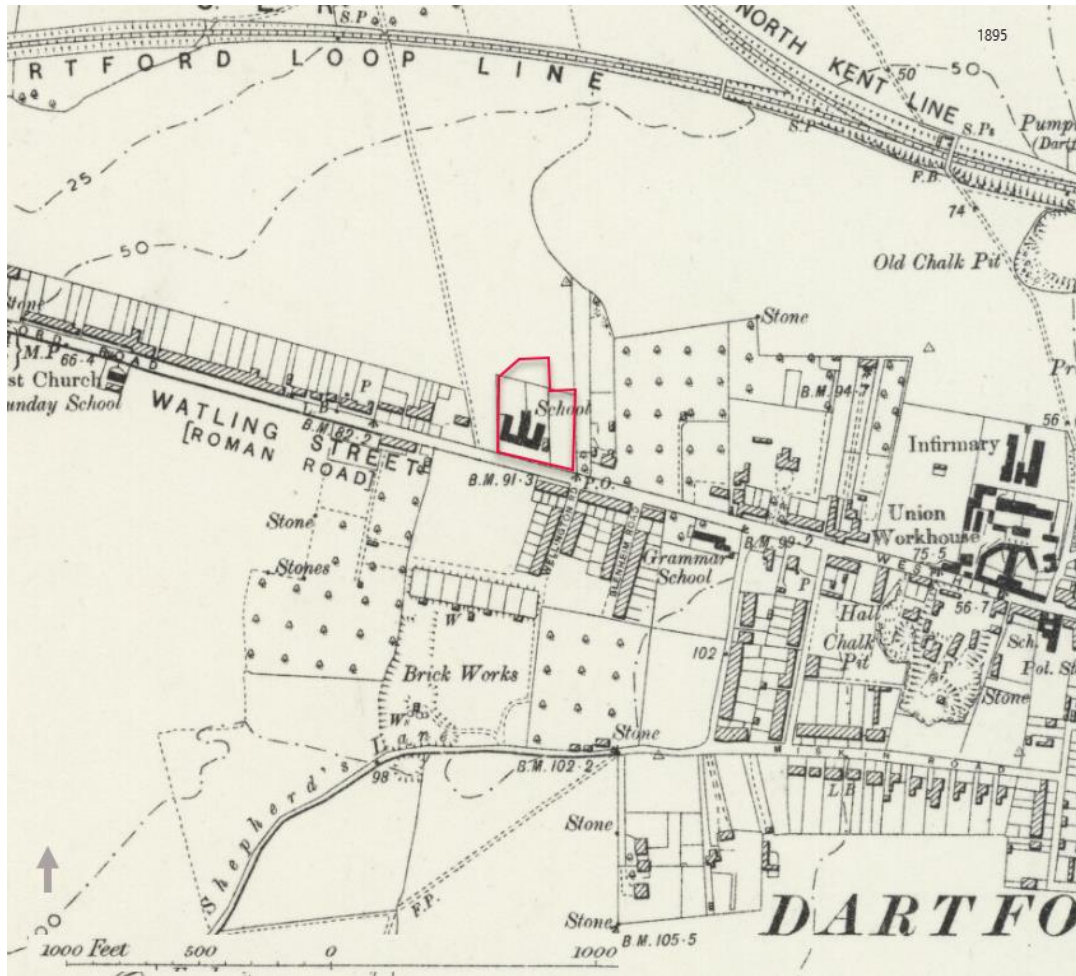


Figure 8: Historic OS Map from 1895



Figure 9: Historic OS Map 1907

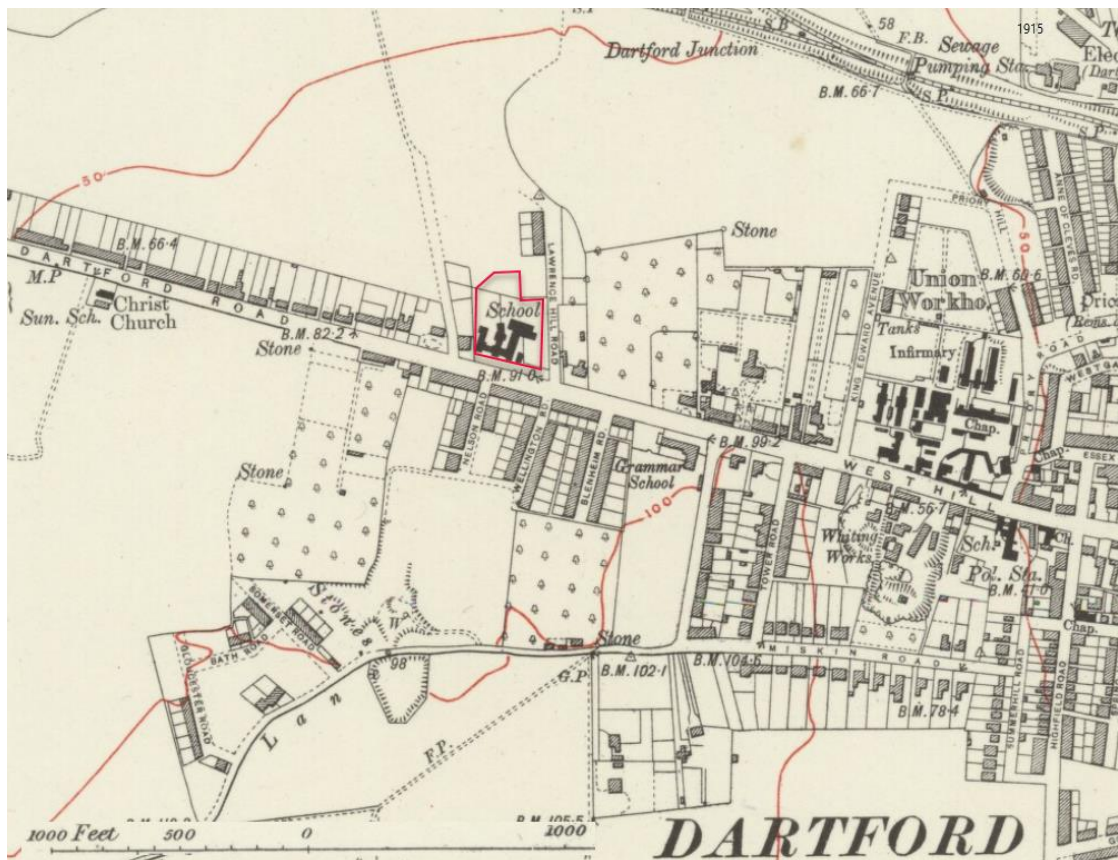


Figure 10: Historic OS Map 1915

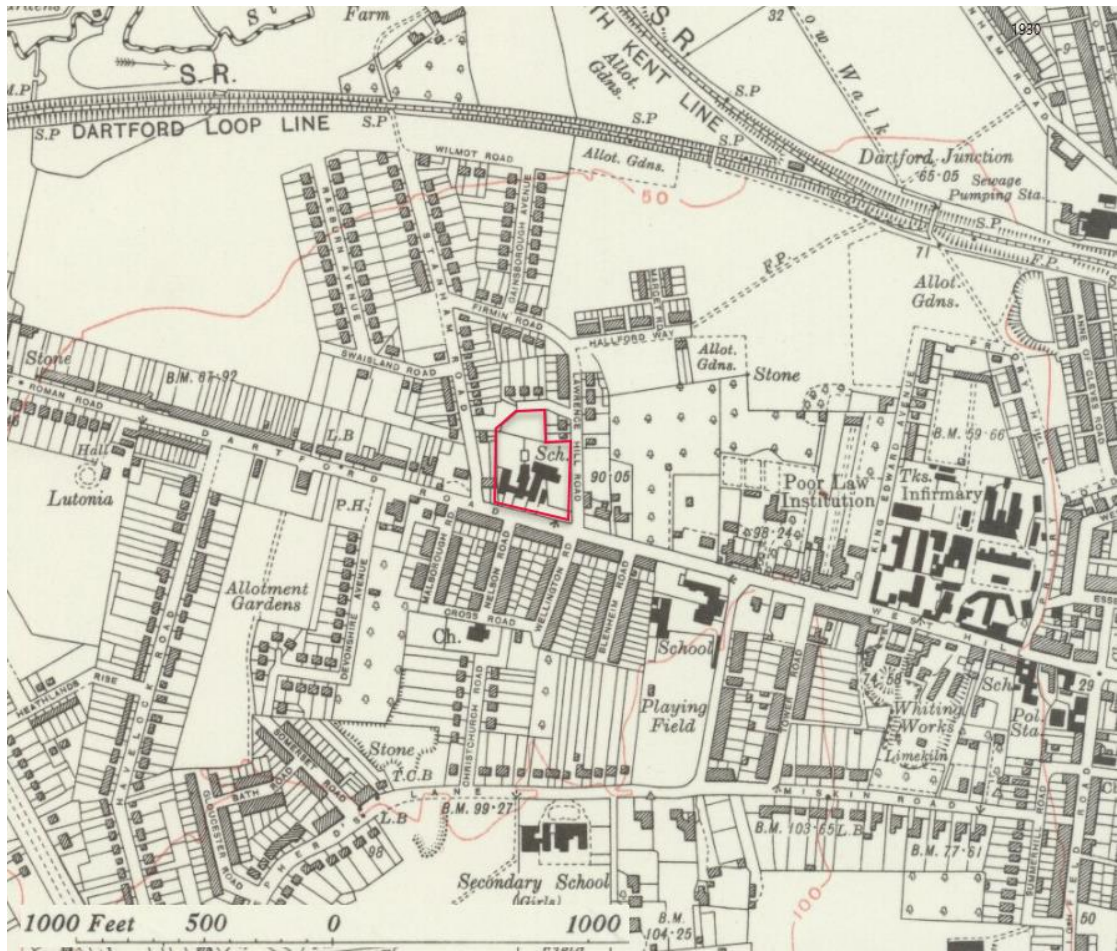


Figure 11: Historic OS Map 1930

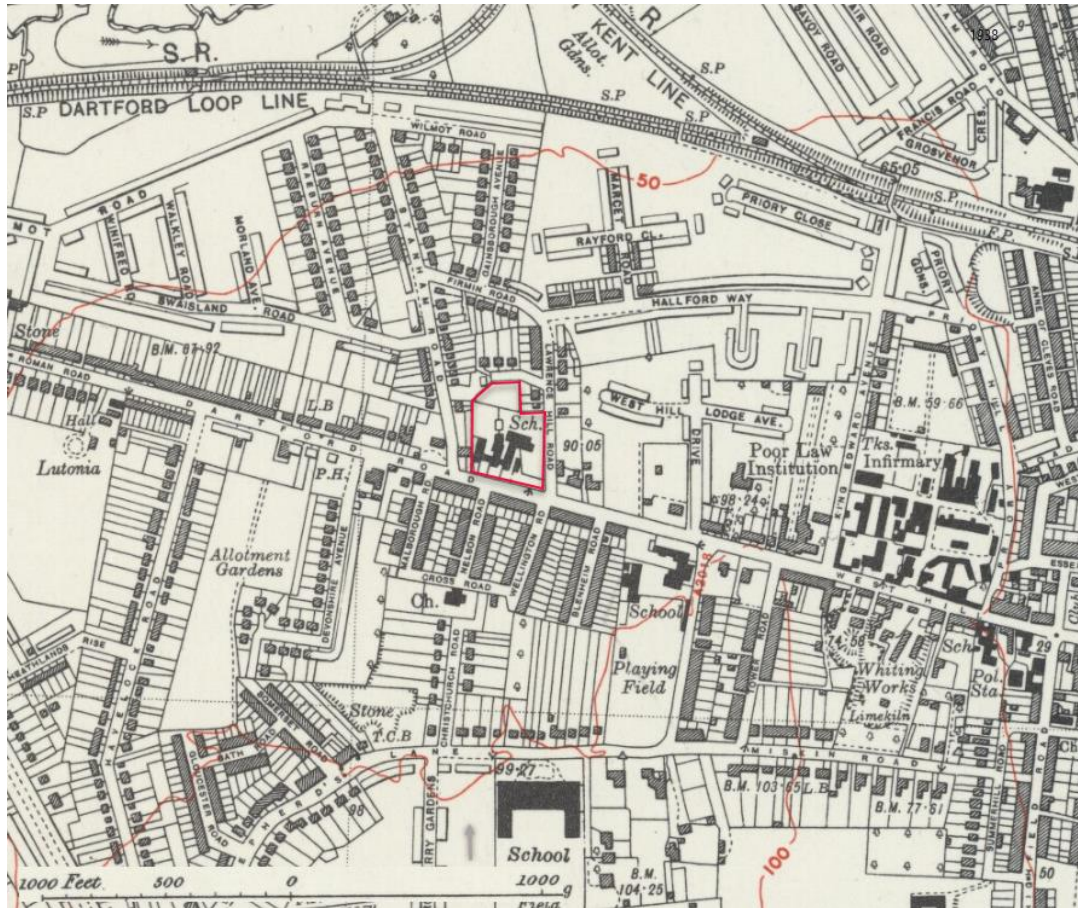


Figure 12: Historic OS Map 1938

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-23). ALL DISTANCES TAKEN FROM THE CENTRE OF THE PDA

KHER	Type	Location	Period	Description
	HLC			The PDA is characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)'.
TQ 57 SW 121	Findspot	c. 130m NE	Lower Palaeolithic to Middle Palaeolithic	Two Palaeolithic handaxes from West Hill Road Schools. Found prior to 1968.
TQ 57 SW 131	Findspot	c. 385m SW	Mesolithic	Mesolithic implements. Tranchet axe, pick and other axe type (Mesolithic). Finds located in Dartford and Orpington museums.
TQ 57 SW 192	Monument	Within PDA	Modern	WW2 School Air Raid Shelter, Dartford. Trench air raid shelter built probably 1939 for the protection of the pupils of the school under whose playground it was situated. It is a double square corridor type formed of precast concrete linings, the two squares being joined diagonally at opposing corners. It was probably decommissioned in 1945 and still exists.
TQ 57 SW 202	Monument	c. 465m SE	Post Medieval	Limekilns and whiting works at Tower Rd, Dartford. Nineteenth century lime kilns and whiting works, now covered by housing.
TQ 57 SW 236	Building	c. 565m E	Post Medieval	Chapel at the former West Hill Hospital. Built in 1878 the chapel is a small, Early English style structure, of ragstone with brick dressings, consisting of a short, four bay nave, with a small entrance porch and bellcote at the west end, and a polygonal apse at the east end. It

				superseded a chapel previously housed in the main workhouse.
TQ 57 SW 1079	Listed Building	c. 260m SE	Post Medieval	Grammar School, Dartford Road. Grade II listed (1086055). 1862-6 by A W B1omfield. 1 to 2 storeys built of ragstone with red brick dressings. Tiled roof. Buttresses. Octagonal turret with spire above. Gable. Dormers. Mullioned and transomed casements.
TQ 57 SW 1034	Listed Building	c. 500m ESE	Post Medieval to Modern	Former West Hill Police Station. Grade II listed building (1251333). Former Police Station, 1843. Stock brick walls. One storey. The building ceased to function as a Police Station after 1872 and was then used as a workhouse ward for vagrants.
TQ 57 SW 1029	Listed Building	c. 565m E	Post Medieval to Modern	Former Dartford Union Workhouse Buildings to Rear and North East Of Range Fronting West Hill. Grade II listed (1251334). Built on the corner of Priory Road (formerly Priory Lane) and West Hill in 1729. Rare example of an intact early 19th century workhouse, 1838, with detached chapel, added in 1878 and two infirmary blocks of 1887 - 1897. Further additions, including more ward blocks, a kitchen block and a nurses' home, were made at the turn of the century. In 1913 the site was renamed the King Edward Hospital, and two further medical blocks and a new nurses' home added in the 1930's. Renamed West Hill Hospital under the NHS, the site has many post 1948 additions, and the original workhouse blocks have been sold and converted to offices.
TQ 57 SW 1033	Listed Building	c. 580m E	Post Medieval to Modern	Range of Former Dartford Union Workhouse Facing On To West Hill. Grade II listed (1251335). Workhouse. Circa 1838 with later alterations.

TQ 57 SW 1081	Listed Building	c. 210m S	Modern	Christ Church, Church Road, Dartford. Grade II listed (1336346). 1909 by Caroe. Built of red brick. Tiled roof. Nave and aisles. Buttresses. Clerestory. 4 bay nave with round-headed fixed casements. Aisles have Venetian style windows. Chancel. Brick bellcote. Narrow aisles supported on round-headed arcading. North and south chapels.
TQ 57 SW 1080	Listed Building	c. 550m W	Post Medieval	Milestone Opposite Nos 179 & 179A Dartford Road, Dartford. Grade II listed (1336347). C18. About 3 ft high of stone with Miles XIX inscribed. The rest of the inscription is indecipherable.
TQ 57 SW 1076	Listed Building	c. 155m W	Post Medieval	Gartley Cottages. Grade II listed (1336367). Built in 1841. A range of 9 Charity Almshouses. 2 storeys stock brick. Slate roof. The centre cottage has a pedimented gable with brick modillion cornice and circular name end datestone, 2 sashes with glazing bars intact. Each end cottage has a pedimented gable. All the rest have 1 sash each with glazing bars intact and simple round-headed doorcases. Nos 38 to 52 (even) form a group.
MKE58064	Findspot	c. 365m N	Post Medieval	PAS find. Post Medieval silver finger ring. Handmade silver gilt finger ring with rope effect motif. Date: from 1800 AD to 1899 AD.
MKE58101	Findspot	c. 450m SW	Post Medieval to Modern	PAS find. Post Medieval iron bolt (fastening). Iron bolt with loop attached. Square bolt head, with loop at other end, and large ring attached. All corroded together. Date: from Circa 1800 AD (Certain) to Circa 1950 AD (Certain).
TQ 57 SW 316	Building	c. 420m WNW	Modern	George V pillar box, Swaisland Road / Walkley Road
TQ 57 SW 324	Building	c. 330m NE	Modern	George VI pillar box, Hallford Way / Kingswood Close

TQ 57 SW 308	Building	c. 390m ESE	Modern	George VI pillar box, PO, West Hill
MKE83779	Farmstead	c. 565m N	Post Medieval	Stanham Farm (Stoneham). A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse detached in central position. Only the farmhouse remains.
TQ 57 SW 8	Monument	c. 550m SW	Modern	Denehole (site). A Denehole at 23 Bath Road, Dartford, collapsed on 13.1.1920 The site of the denehole, which was in the centre of the back garden at TQ 5285 7390, was pointed out by the property owner, who was resident in 1920, and who subsequently had the denehole filled in.
TQ 57 SW 342	Monument	c. 580m SSE	Modern	Interwar Royal Observer Corps Post, west side of Dartford, Dartford, Kent. Royal Observer Corps post (designated 19/Z4) established in 1937 on the west side of Dartford for observing and reporting enemy aircraft seen overhead. Exact location and longevity unknown.
TQ 57 SW 364	Monument	c. 490m S	Modern	County School for Girls Second World War air raid shelter, Shepherds Lane, Dartford, Kent. Second World War air raid shelter for children, Shepherds Lane, Dartford, Kent, designated in August, 1940 for use by members of the public outside school hours. No other details are known.
TQ 57 SW 366	Monument	c. 510m S	Modern	County School for Girls Second World War reservoir, Shepherd Lane, Dartford, Kent. Second World War concrete reservoir in the playing field of the county school for girls, Shepherd Lane, Dartford, Kent. This was for a static water supply to supplement the mains for use in the event of fires started by air raiding. A tender

				was approved by the Ministry of Home Security in April, 1942, and so presumably was constructed.
TQ 57 SW 369	Monument	c. 375m SSE	Modern	Shepherds Lane Munich Crisis (?) air raid shelters, Dartford, Kent. Munich Crisis (?) trench air raid shelters, Shepherds Lane, Dartford, Kent. These already existed in January 1939 and probably originated during the Munich Crisis of 1938, to be later concreted and strengthened. No other details are known.
TQ 57 SW 385	Monument	c. 225m SSW	Modern	Gloucester Road Second World War emergency water tank, Dartford, Kent. Second World War static steel emergency water tank for 20,000 gallons in the vicinity of Gloucester Road, Dartford, Kent. It probably originated in late 1941 and would have remained in place until the end of the war, after which it was removed.
TQ 57 SW 386	Monument	c. 310m SE	Modern	Grammar School Second World War air raid shelter, Shepherds Lane, Dartford, Kent. Second World War air raid shelter of uncertain design at the Grammar School in the SW angle of the junction of Shepherds Lane with Dartford Road, Dartford, Kent. From 12th August 1940 it was made available to members of the public outside school hours. The shelter would have remained in commission until 1945.
TQ 57 SW 387	Monument	c. 310m SE	Modern	Grammar School Second World War air raid wardens post, Shepherds Lane, Dartford, Kent. Second World War sector air raid wardens post SPK at the Grammar School, Shepherds Lane, Dartford, Kent. No other details are known.
TQ 57 SW 388	Monument	c. 285m W	Modern	Wilmot Road Second World War emergency water tank, Dartford, Kent. Second World War steel static

				emergency water tank for 20,000 gallons somewhere in the Wilmot Road area, Dartford, Kent. It had appeared by 1941, would have remained in commission until 1945 and removed early post-war.
TQ 57 SW 398	Monument	c. 515m E	Modern	West Hill Hospital Second World War First Aid Post, off West Hill, Dartford, Kent. Second World War First Aid Post established in 1939 within West Hill Hospital, West Hill, Dartford, Kent. No other details are known. The site is believed destroyed.
TQ 57 SW 19	Monument	c. 520m NE	Roman	Romano-British pottery in denehole and on surface. No recorded information has been found.
TQ 57 SW 35	Findspot	c. 495m ESE	Roman	Silver coin of Vespasian found on West Hill, Dartford. Referred to in an 1889 Archaeologia Cantiana report.
TQ 57 SW 85	Monument	c. 485m E	Iron Age	Iron Age urn near county hospital. Two urns (probably) found by Mr. Oliver, Chief Gardener at County Hospital, about 1932. Unfortunately, relief gang destroyed urns, but Mr. Oliver retrieved three pieces.
TQ 57 SW 117	Findspot	c. 415m E	Lower Palaeolithic to Middle Palaeolithic	Ovate Palaeolithic handaxe from King Edward Avenue, Dartford. Found prior to 1968 and held at Dartford Museum.
TQ 57 SW 118	Findspot	c. 345m ESE	Lower Palaeolithic to Middle Palaeolithic	Pointed Palaeolithic handaxe from Tower Road, Dartford. Found prior to 1968, Seen in Dartford Museum.
TQ 57 SW 123	Findspot	c. 400m SSW	Lower Palaeolithic to Middle Palaeolithic	Shepherd's Lane, Dartford, 5 Palaeolithic handaxes mostly pointed but including at least one cordate. One found in 1890. There were various pits along Shepherds Lane and this is one likely source, being two small pits either side of Shepherds Lane 800m to the east of Dartford Heath, far enough from Dartford Heath to be

				given a different name, but in a position where gravel-rich deposits are likely to have produced palaeoliths.
TQ 57 SW 273	Findspot	c. 600m SE	Lower Palaeolithic to Middle Palaeolithic	Miskin Road, Dartford, worked Palaeolithic flints. Worked Palaeolithic flints - two of them possibly flake-tools, the other waste debitage. Found prior to 1968.
TQ 57 SW 1014	Building	c. 195m E	Modern	St Anslem's Roman Catholic church, West Hill, Dartford. his building was built in 1975 in the grounds of the previous now demolished building opened in 1885.
TQ 57 SW 141	Monument	c. 490m W	Post Medieval to Modern	Site of Christ Church, Dartford Road, Dartford. Shown on the Ordnance Survey map 1897-1900, 1907-1923. The building was demolished post 1924.
TQ 86 SW 132	Monument	Adjacent to PDA S	Roman	Watling Street Roman Road ran from Canterbury to Rochester.
TQ 57 SE 277	Monument	c. 400m N	Post Medieval	North Kent Railway. Railway Station built in 1849 by the South East Railway on the North Kent Railway.
TQ 47 SE 6	Monument	c. 400m N	Post Medieval	Dartford Loop Line. The Dartford Loop line opened in 1866 from Hither Green to the North Kent Railway near Dartford, cutting 3 miles off of the Dartford - London route.
TQ 57 SW 421	Monument	Adjacent to PDA S	Modern	Dartford Tramway. Operated from 1906 until 1935.
TQ 57 SW 1099	Monument	c. 565m E	Post Medieval to Modern	Dartford Union Workhouse, West Hill. Dartford. Site of Dartford Union workhouse opened in 1860 on a 4.25 hectare site known as Lurchin's Hole to the west of the town centre, replacing the previous parish workhouse built in 1729 on the same site. It eventually became one of the largest workhouses in Kent.

Figure 13: Gazetteer of KHER Records

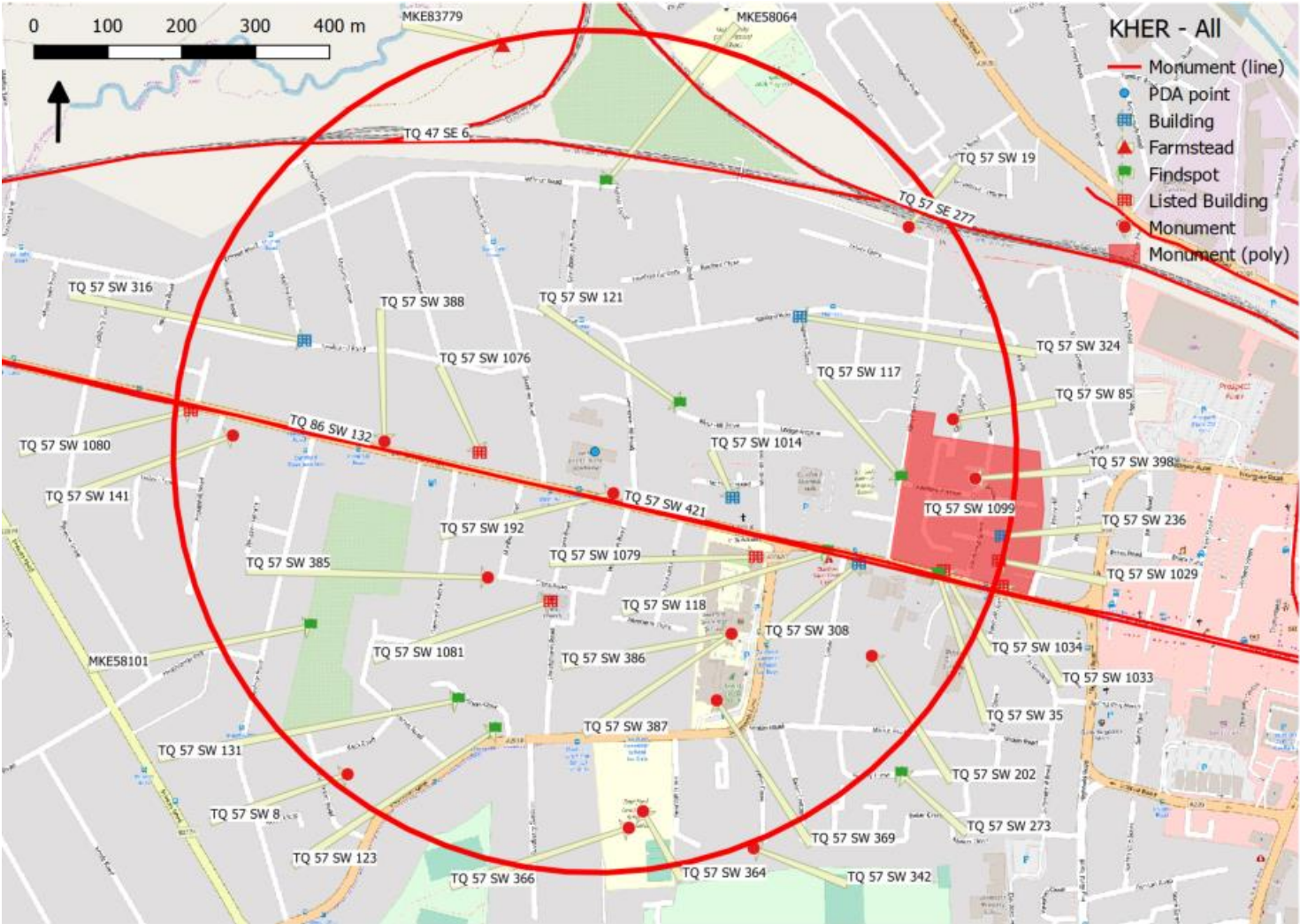


Figure 14: KHER Records – All

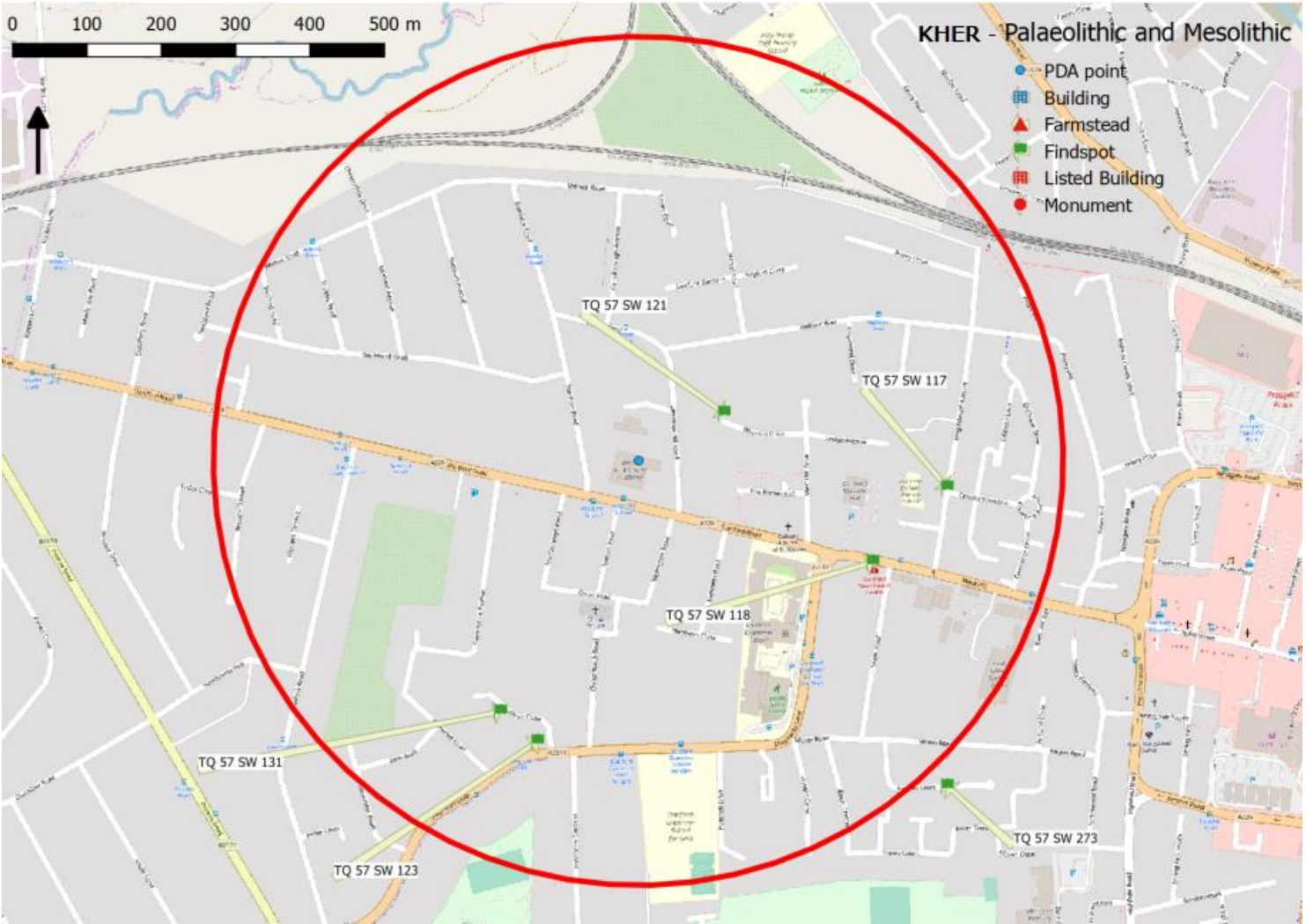


Figure 15: KHER Monument Record – Palaeolithic and Mesolithic

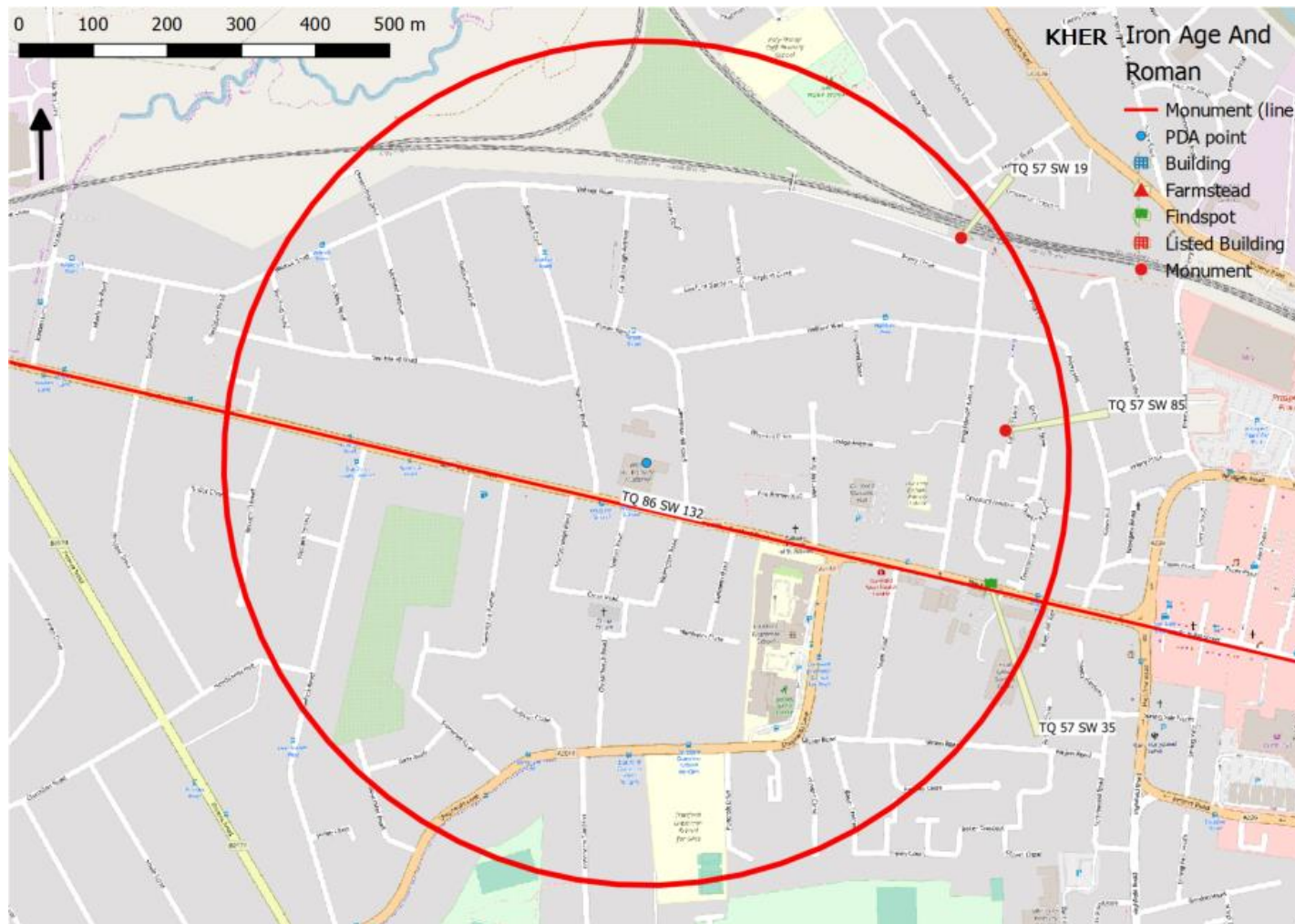


Figure 16: KHER Monument Record – Iron Age and Roman

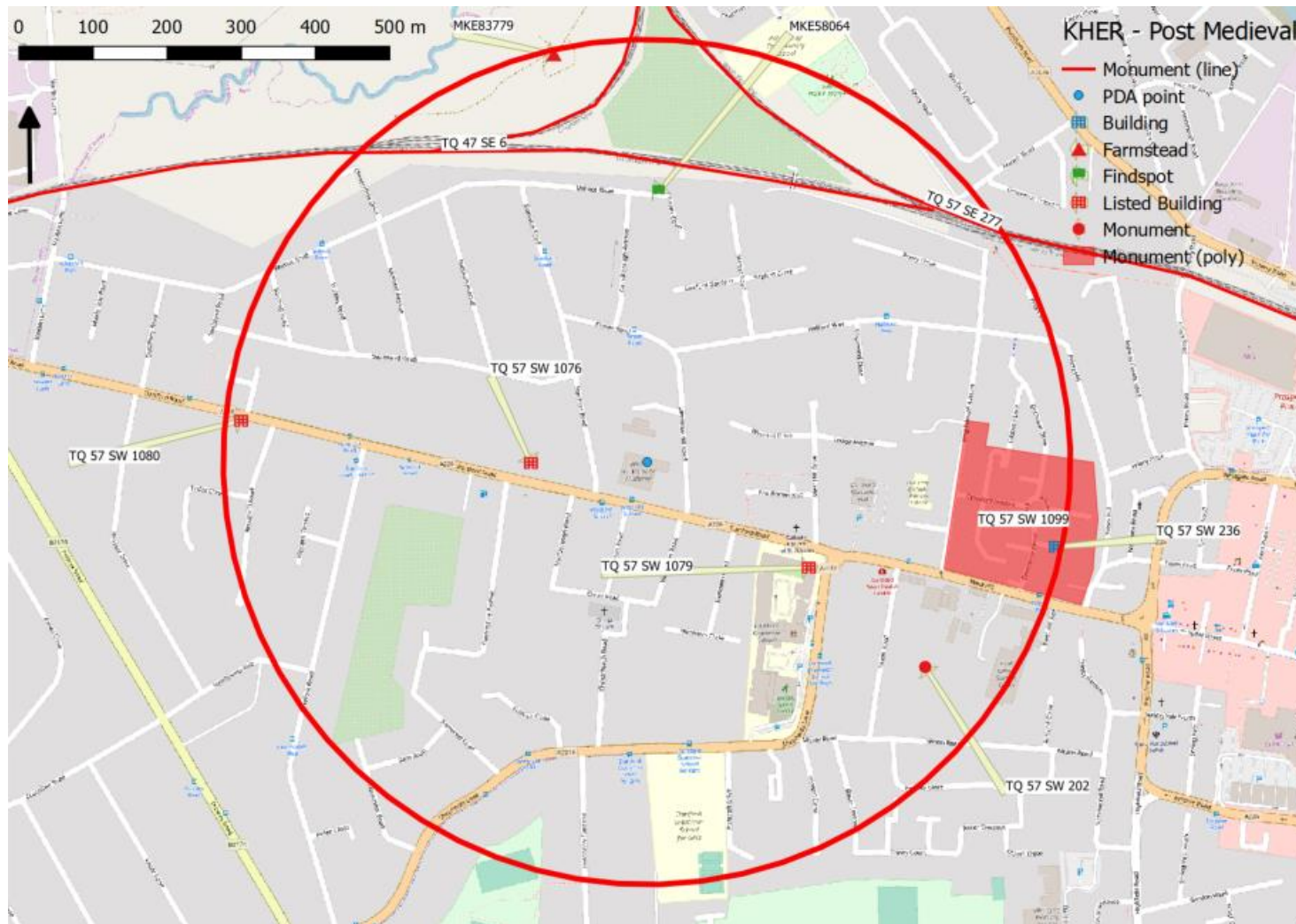


Figure 17: KHER Monument Record – Post Medieval

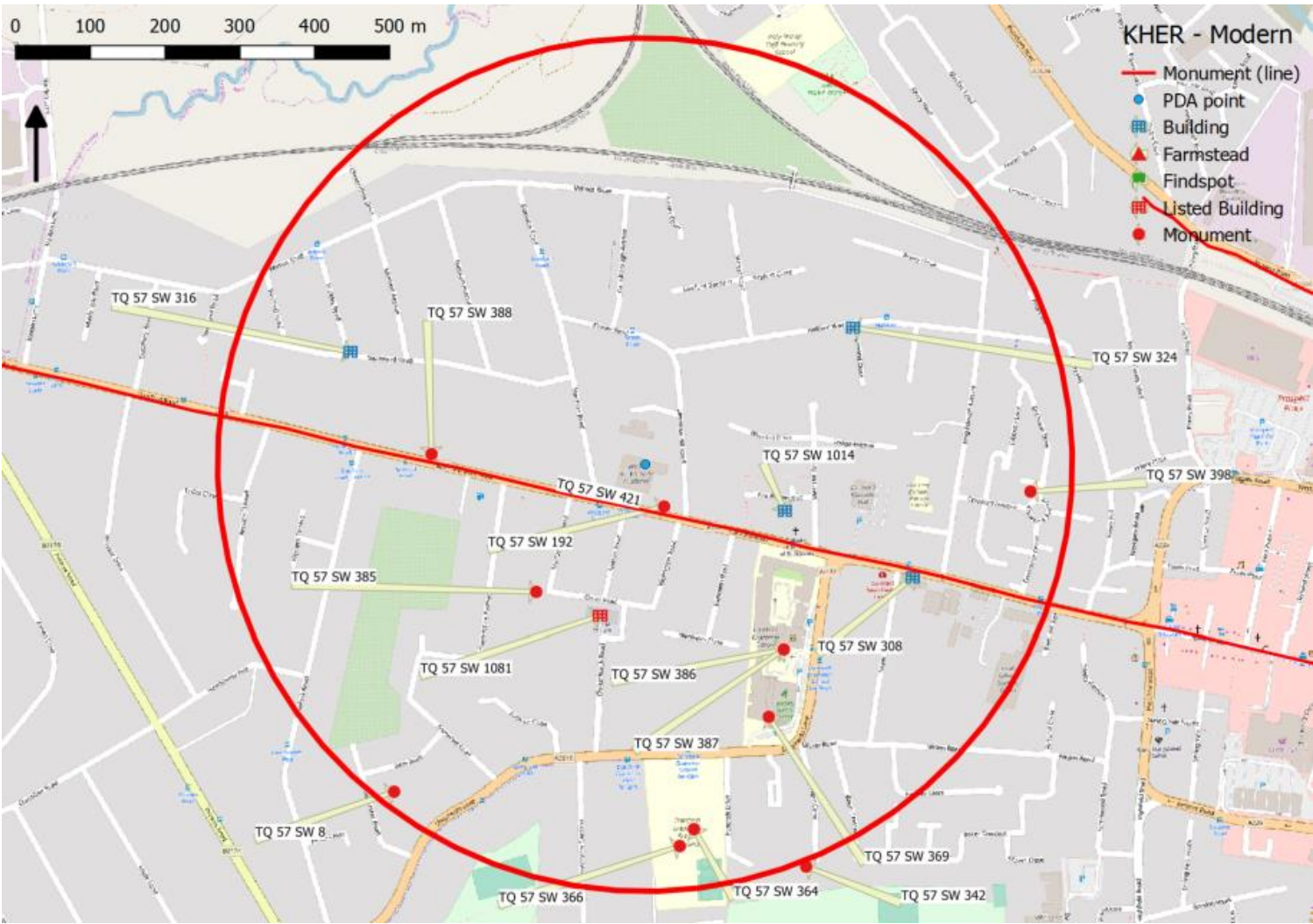


Figure 18: KHER Monument Record – Modern

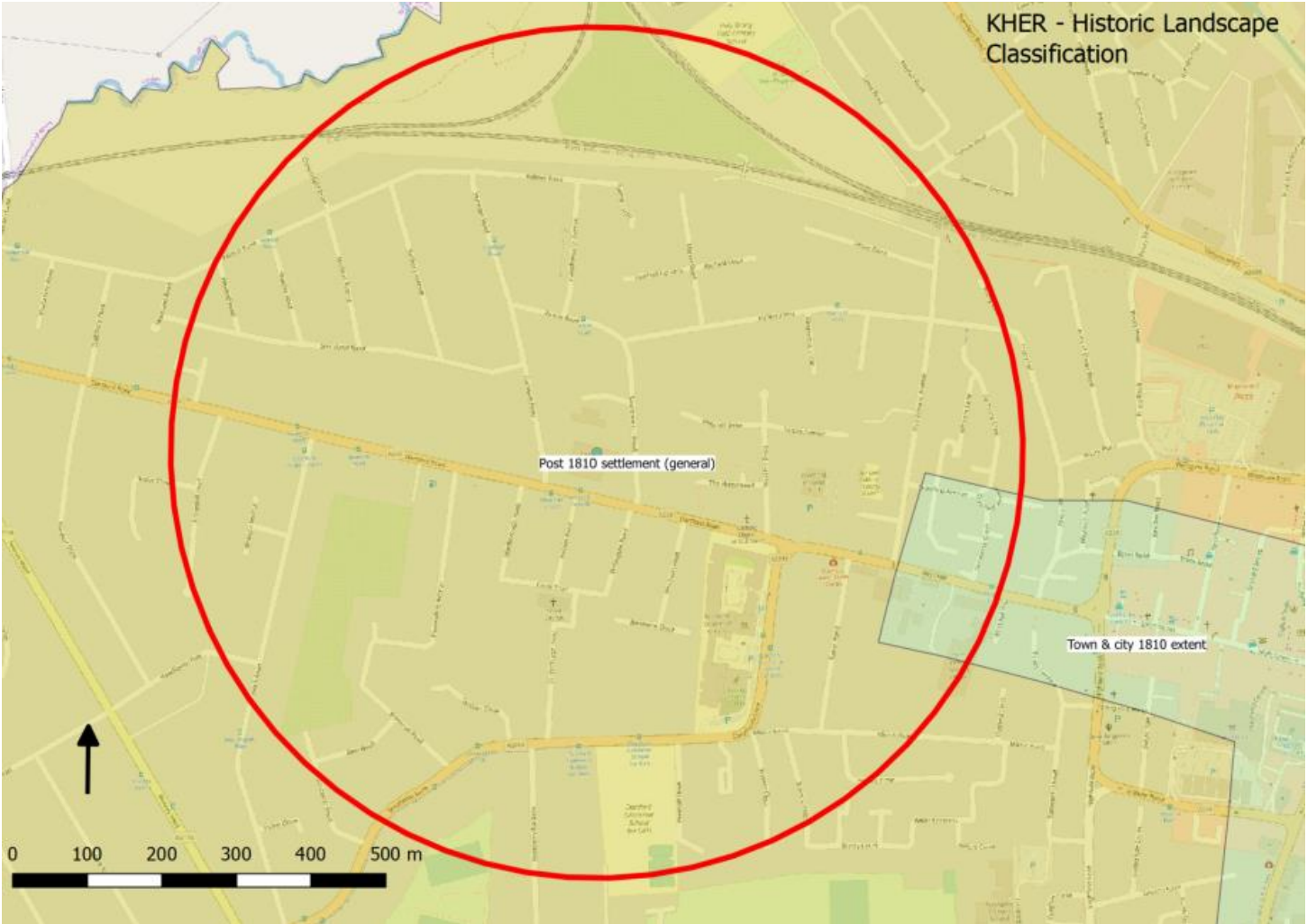


Figure 19: KHER Historic Landscape Character

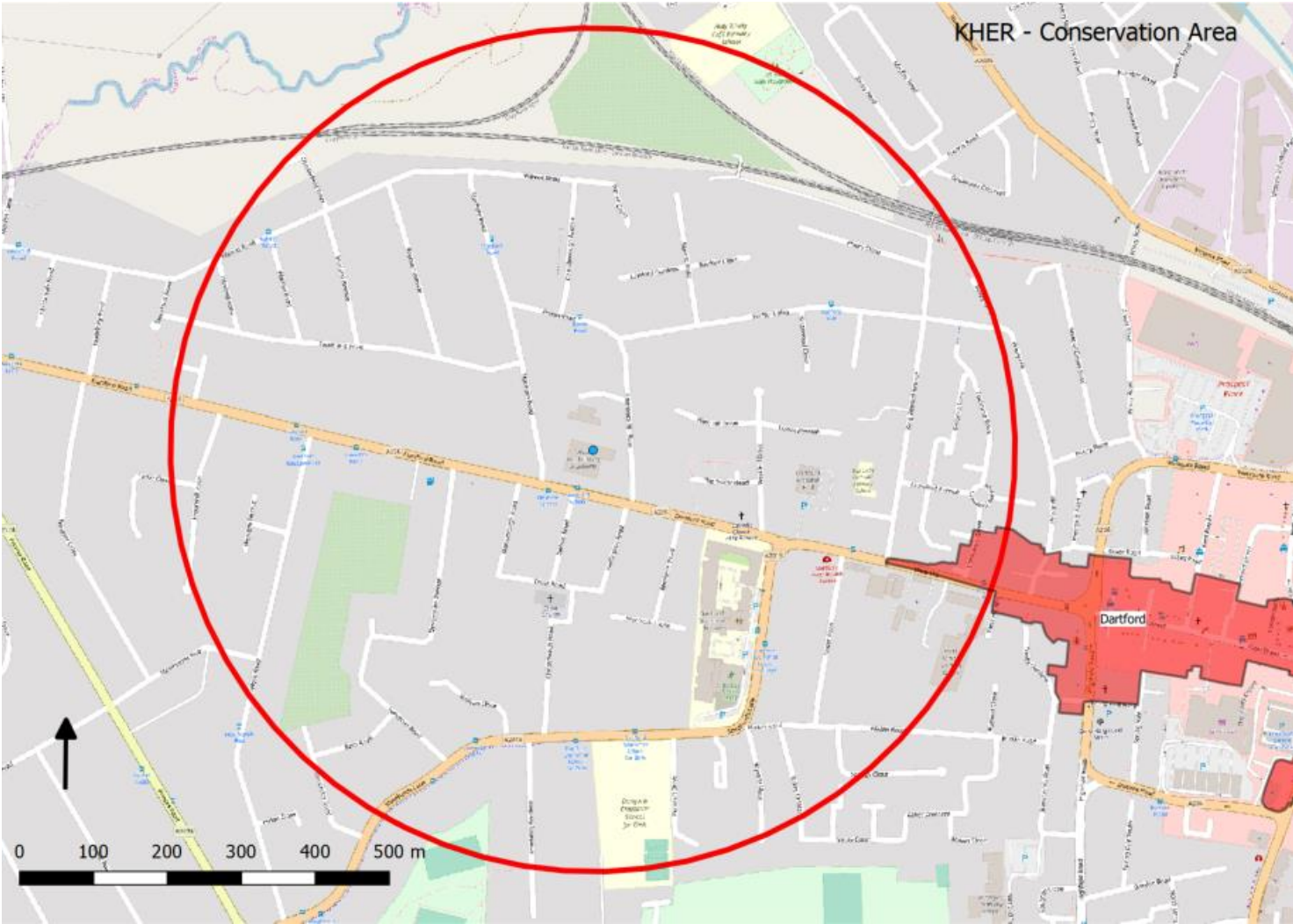


Figure 20: KHER Conservation Area



Plate 1: 1940s. All at an altitude of 740m (Google Earth).



Plate 2: 1990 (Google Earth)



Plate 3: 2003 (Google Earth)



Plate 4: 2018 (Google Earth)



Plate 5: Aerial view of the PDA in 1929 (facing NW).



Plate 6: View across the rear of the building to be demolished (facing SE)



Plate 7: View of the area in between the building being demolished, west side (facing NW)



Plate 8: View of the front of the building being demolished from the playground (facing NE)



Plate 9: View the PDA across the playground (facing NW)



Plate 10: View the school from the Dartford Road (facing NW)