



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Bower House Bower Lane Eynsford, Kent

January 2020

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Bower House Bower Lane Eynsford, Kent

National Grid Reference TQ 54245 65618



Report for ABL Property Group LTD

Date of Report: 16th January 2020

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

Contents

1	INTRODUCTION	8
1.1	Project Background	8
1.2	The Site	8
1.3	The Proposed Development.....	8
1.4	Project Constraints	9
1.5	Scope of Document	9
2	PLANNING BACKGROUND	10
2.1	Introduction.....	10
2.2	National Planning Policy Framework (NPPF)	10
2.3	Local Policies	12
3	AIMS AND OBJECTIVES	16
3.1	Introduction.....	16
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	16
4	METHODOLOGY	18
4.1	Introduction.....	18
4.2	Sources	18
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT	20
5.1	Introduction.....	20
5.2	Designated Heritage Assets.....	20
5.3	Previous Archaeological Works.....	21
5.4	Archaeological and Historical Narrative.....	24
5.5	Cartographic Sources and Map Regression	27
5.6	Aerial Photographs.....	29
5.7	Walkover Survey.....	30
5.8	Summary of Potential.....	30
6	IMPACT ASSESSMENT	35
6.1	Introduction.....	35
6.2	Historic Impacts.....	35
7	SIGNIFICANCE	36
7.1	Introduction.....	36
7.2	Significance Criteria.....	36
8	ARCHAEOLOGICAL MITIGATION	38
8.1	Introduction.....	38
9	OTHER CONSIDERATIONS.....	39
9.1	Archive.....	39
9.2	Reliability/Limitations of Sources.....	39
9.3	Copyright	39
10	REFERENCES.....	40
10.1	Bibliographic	40
10.2	Websites.....	41
11	APPENDIX 1 – KCC HER Data (see Figures 13-17).	49

List of Plates

Plate 1: 1940s. (Google Earth).....	63
Plate 2: 1949.....	64
Plate 3: 1951.....	65
Plate 4: 1960s (Google Earth).....	66
Plate 5: 1990 (Google Earth)	67
Plate 6: 2001 (Google Earth)	68
Plate 7: 2019 (Google Earth)	69
Plate 8: LIDAR, 50cm DTM Composite (Environment Agency).....	70
Plate 9: View from the junction of Bower Lane and High street (facing E).....	71
Plate 10: Bower House (facing N).....	72
Plate 11: View of entrance (facing NE).....	73
Plate 12: View across PDA from the house (facing NE).....	74
Plate 13: View across the southern half of the PDA (facing SW)	75
Plate 14: View of the northern half of the garden (facing NE).....	76
Plate 15: View across the northern half of the PDA (facing SW)	77
Plate 16: Statue in north corner (facing N)	78
Plate 17: Plate Locations	79

List of Figures

Figure 1: Location Maps, Scale: 1:640,000, 1:10,000, 1:500	42
Figure 2: Proposed Development Area	43
Figure 3: Symonson May 1596	43
Figure 4: Andrew, Dury and Herbert Map from 1769	44
Figure 5: Hasted, 1798.....	45
Figure 6: Ordnance Surveyors Drawing, 1797.....	45
Figure 7: Eynsford Tithe Map 1842	46
Figure 8: Historic OS Map 1877	46
Figure 9: Historic OS Map from 1897	47
Figure 10: Historic OS Map 1909	47
Figure 11: Historic OS Map 1937	48
Figure 12: Historic OS Map 1952	48
Figure 13: Gazetteer of KHER Records	58
Figure 14: KHER Monument Record – Excluding Buildings and Listed Buildings	59
Figure 15: KHER Monument Record – Buildings and Listed Buildings	60
Figure 16: KHER Historic Landscape Characterisation.....	61
Figure 17: KHER Conservation Area	62

Archaeological Desk-Based Assessment in Advance of the Proposed Development of land at Bower House Bower Lane Eynsford, Kent

Summary

SWAT Archaeology has been commissioned by Weald Homes Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA of land at Bower House Bower Lane Eynsford, 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: **moderate**
- Roman: **high**
- Anglo-Saxon: **high**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

Eynsford a Kent village located 4.5 miles south east of Swanley. The PDA is situated on the northern side of Bower Lane at the western end close to the junction of Bower Lane with the High Street in Eynsford. Eynsford Lies along the River Darent. The PDA is approximately half an acre on level ground and contains a house from the 1840s and a modern detached garage.

There is archaeological significance within the assessment area of high potential for the Roman, Anglo-Saxon, Medieval and Post Medieval period. The River Darent was well known to the Romans. The village has Anglo-Saxon origins and occupation continued into the Medieval and Post Medieval periods and the closeness of the PDA to the historic core leads to a high potential. There is also high potential for Prehistoric archaeology given the attractiveness of the Darent Valley in that period and based on the superficial geology in the area of the PDA being on the bank of the river. The archaeological potential is low for all other periods. The KHER record for archaeological finds and features is limited to many finds found

in antiquity where the exact location is not always known. Given the historical nature of the village, there has been little by way of change and modern development to allow for detailed modern standard exploration across the village of its archaeology. The PDA has some significance for the Post Medieval period as it is considered to be the site for Eynsford Workhouse. However, if it was the workhouse, the documentary and historical map evidence suggests that this would have only been for a few years and would be of local significance.

Map regression indicates that the PDA has not built on until sometime between 1842 and 1877, although the 1851 census suggests the house had been built by then, meaning that there is likely to be a low historical impact on any potential archaeology except for the area of the house and aside the house where the current garage is located. The 1897 Historic OS map indicates that they may have been a well at the rear of the property.

The proposed development for three residential units located at the bottom of the present garden will require foundations and associated service trenches, which will be a high impact on any potential archaeology in those areas. 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 anticipated that that an evaluation will be required to ascertain the nature of any archaeological deposits.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Weald Homes Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Bower House Bower Lane Eynsford, Kent centred on National Grid Reference (NGR) TQ 54245 65618 (Fig 1).

1.2 The Site

- 1.2.1 Eynsford a Kent village located 4.5 miles south east of Swanley. The PDA is situated on the northern side of Bower Lane at the western end close to the junction of Bower Lane with the High Street in Eynsford. Eynsford Lies along the River Darent. The PDA is approximately half an acre with the eastern boundary adjoining the recreation ground. The western boundary at the southern part next to Fountain Cottage and the northern part, the rear boundary of houses along the High Street up to and including the Five Bells public house. The northern, rear boundary of Bower House adjoins the garden area to the Castle Hotel. Aside from the detached House of Bower House and a garage, the remaining area is laid out to lawns and garden. The Site is broadly on level ground of circa 46m aOD (Fig. 1).

Geology

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of a band of bedrock comprising of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) - Chalk. There are superficial deposits of Head – Clay, Silt sand and Gravel on a north east to south west axis, with a band of alluvium - Clay, Silt, Sand and Gravel on the same alignment to the west associated with the River Darent.

Geotechnical Information

- 1.2.3 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The proposed development is for the demolition of the existing garage to allow access to the rear of Bower House for a single detached house and two further residential units in a separate semi-detached house (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.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.2.8 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.

2.3 Local Policies

- 2.3.1 Sevenoaks District Council has a Core Strategy adopted in 2011 and has a number of policies relevant to archaeology:

POLICY SP1

- 2.3.2 A distinguishing feature of the District is the high quality of the natural and built environment. Sevenoaks contains two AONBs and other areas of attractive landscape identified in the Countryside Assessment. The built and historic heritage of Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and sites of archaeological interest, contribute to the special quality and character of many parts of the District. A key responsibility of the plan is to ensure their continued protection, conservation and enhancement. The District's towns and villages also include other areas of high-quality environment.

Design of New Development and Conservation

- 2.3.3 All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans. In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment. New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity. 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. The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.

- 2.3.4 The Allocations and Development Management Plan was adopted in 2015. The following Policies are relevant.

Policy EN1 – Design Principles

- 2.3.5 Proposals which would create high quality design and meet the following criteria will be permitted: a) the form of the proposed development would respond to the scale, height, materials and site coverage of the area; b) the layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site; c) the proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area; d) the proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities; e) the proposal would incorporate, within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm; f) the design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas; g) new development would be inclusive and where appropriate make satisfactory provision for the safe and easy access of those with disabilities; and h) the design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour. Where appropriate, new developments should include infrastructure that meets modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology initiatives

such as in-home electric car charging points. Subject to the above considerations, development should make efficient use of the land on which it is proposed. Where appropriate, proposals should include details and strategies for the effective management and maintenance of sites following their completion.

Policy EN3 - Demolition in Conservation Areas

- 2.3.6 Proposals involving the demolition of a non-listed building in Conservation Areas will be assessed against the contribution to the architectural or historic interest of the area made by that building. Buildings that make a positive contribution to the character and appearance of the Conservation Area should be conserved. Where a building makes no significant contribution to the area, consent for demolition will be given subject to submission and approval of a detailed plan for redevelopment or after use of the site.

Policy EN4 – Heritage Assets

- 2.3.7 Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be assessed with reference to the following: a) the historic and/or architectural significance of the asset; b) the prominence of its location and setting; and c) the historic and/or architectural significance of any elements to be lost or replaced. Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Policy EN5 - Landscape

- 2.3.8 The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance. Proposals that affect the landscape throughout the District will be permitted where they would: a) conserve the character of the landscape, including areas of tranquillity; and b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.

Areas of Outstanding Natural Beauty

- 2.3.9 The importance of the wider landscape character of the District is recognised by the extent of the High Weald and Kent Downs Areas of Outstanding Natural Beauty. The AONB designation gives these areas the highest protection in terms of their landscape and scenic beauty and highlights the importance of the conservation of the wildlife and the cultural heritage of these landscapes. The character of the AONB's will be conserved and enhanced primarily through Core Strategy Policy LO8- CountrysideandtheRuralEconomy.

LO8 – Countryside and the Rural Economy

- 2.3.10 The Countryside and the Rural Economy. The extent of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced. Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided. Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District's woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements.

Local Planning Guidance

- 2.3.11 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 Weald Homes 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 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 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 (KHER) 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 1-7).

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.

Walkover Survey

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

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Registered Parks and Gardens, Historic Parks and Gardens, Protected Military Remains 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 area are dominated by listed buildings, which account for about half of the records. Of the archaeological features or finds, many were found in antiquity and cover Prehistory, Roman and the Early Medieval Period.

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 Unsurprisingly, since the PDA is located within the historically core of Eynsford, the assessment area includes 36 listed buildings, all but three are Grade II. There is one Grade I listed asset of the church and two scheduled Monuments being Eynsford Castle and Eynsford Bridge. The PDA itself is situated immediately east of the grade II listed 18th century Fountain Cottages and next to that the Grade II 18th century Bower Cottage. The other Grade II listed assets within 100m are situated on the western side of the High Street. In addition, the PDA lies within the Conservation Area of Eynsford, which covers the historical core of Eynsford (Fig. 17). No appraisal has been completed but given the scheduled monuments and the large number of historical buildings in the village, the Conservation Area recognises the historic character and aesthetic significance of the area. Given the proximity of the PDA to listed assets it is recommended that a separate Heritage Statement report is commissioned in order to assess the significance and impact of the proposed development to those assets and the Conservation Area.

5.3 Previous Archaeological Works

- 5.3.1 There have been a number of intrusive archaeological events in the area predominately at key sites such as the castle or villa. There have been little by way of significant modern development sites in the area, leading to a lack of archaeological investigation opportunities. Those that have occurred by way of watching briefs, have found little by way of archaeological finds and features. A full list of the intrusive events are provided in figure 13. Notable events include circa 170m south, south west of the PDA in 1957 a Roman inhumation burial was discovered during gardening. There is no suggestion that this could be part of a larger burial site.

Landscape Characterisation

- 5.3.2 The PDA lies in the area classified as ‘village/hamlet 1810 extent’ on the western boundary of the area. East of that is the area that is classified as ‘Post 1810 settlement (general)’. It is immediately east of the area classed as ‘Post 1810 settlement’, which effectively covers the area of the recreation ground. Beyond that are ‘fields predominately bounded by tracks, roads and other rights of way’ (Fig. 16).

- 5.3.3 Sevenoaks District Council have prepared a Supplementary Planning Document: Sevenoaks Countryside Assessment from 2011 under the Local Development Framework. Eynsford is located in the Landscape Type classed as 'Downs River Valleys and within the Darent Valley – Eynsford and Shoreham Character Area. The landscape is one of a gently undulating river valley containing traditional rural settlements with many man-made features and historical vernacular buildings in villages linked by lanes and isolated farmsteads. The landscape is one of pasture close to the river with arable fields on the higher chalky ground. Many hedgerows have been removed from the valley floor and limited to roadside verges. The hedgerows having been replaced by post and wire fencing leads to a relatively open landscape. The historic features are to be found alongside the river, with Roman villas and historic mill villages, dominated by villages with buildings pre 1801 in vernacular styles using flint, brick and weatherboarding. This landscape has a very distinct historic settlement pattern with ancient influences. Historic mill sites and villages are strung out along the managed river course with isolated farms scattered in the valley. The reports states of the importance in preserving the pattern of settlement which is considered to be the strongest and distinctive element of the landscape of which this proposed development maintains.

Darent Valley – Pleistocene Potential

- 5.3.4 Eynsford as it sits in the Darent Valley has superficial geology that holds evidence of early man. The earliest is 300,000 years ago with the finding of the Swanscombe skull. Swanscombe has also revealed stone axes that has showed it was used as an elephant butchery site. In Farningham Woods, Otford Mount, more hand axes as well as faunal remains of Woolly Rhinoceros, wild horse and mammoth at Sevenoaks Wildfowl Reserve, previously a quarry pit. Mesolithic activity in the valley has also been found with many stone tools. Including some known from the Eynsford area.

0-100m Radius

- 5.3.5 The KHER data is reviewed to identify those heritage assets closest to the PDA and then moving further away. There are eleven KHER entries for this area of which eight related to Grade II listed buildings mentioned previously. The key record is that at the PDA itself referring to the building being that of the Parish Workhouse (TQ 56 NW 1). Circa 30m to the west, north west a Roman coin was found in the garden (TQ 56 NW 65). The remaining record for this radius is that of an outfarm to the south, south west, east of Parsonage House where only the farmhouse remains (MKE 83806).

100-200m Radius

- 5.3.6 There are 15 KHER entries for this radius. There are no KHER entries for this area. Seven are listed buildings located along the main road in the village predominately from the Post Medieval period. To the south west of the farmstead of Parsonage Farm where only the Grade II listed farmhouse remains (MKE873805) and to the south of that another outfarm, which still survives (MKE83807). A further outfarm which was to the east of the PDA has been demolished (MKE83808). Within this radius to the north, north west is the early Medieval Scheduled Monument of Eynsford Castle on the north western side of the village (TQ 56 NW 11). There are three monument records. A Roman inhumation burial found in 1957 in a garden to the south, south west dated by pottery (TQ 56 NW 32). To the north, 50 burials were found in 1971 following an earlier three is 1940. It is believed that they may be Anglo-Saxon given the alignment of the burials and that there was historically a 13th century building built on top of the cemetery (TQ 56 NW 33). The cemetery site is located just outside of the castle. To the north, north west, an undated pit was found in 2008 during an excavation. The only finds being oyster shells. The pit was thought to be Medieval or Post Medieval (TQ 56 NW 250). The final records for this area is that of recognising the local Baptist Church that is still in use from 1806 (TQ 56 NW 295).

200-300m Radius

- 5.3.7 There are 14 KHER entries for this area of which six are listed buildings, including that of the Grade I parish church to the south west (TQ 56 NW 184) and to the west, south west, the Scheduled Monument of Eynsford Bridge (TQ 56 NW 169). A number of the archaeological finds, due to their exact location not being found have been site to a grid square in the village. Finds include a possible Palaeolithic Acheulian type scraper found circa ¾ mile from the church (TQ 56 NW 6). In Manchester Museum, there are two Mesolithic picks found somewhere in Eynsford (TQ 56 NW 76) and another Mesolithic pick in the Liverpool Museum (TQ 56 NW 60). A Roman tile is also recorded to the village although no further details are known (TQ 56 NW 37), Roman activity for the area is already known. To the west of the PDA is the site of a possible Roman mill, identified during extensions to the Working Mens' Club (TQ 56 NW 47). Of unknown date and provenance to the west, south west is considered to be a sarsen standing stone on the line of the church and the ford (TQ 56 NW 64).

300-400m Radius

- 5.3.8 There are nine KHER entries for this radius of which six are Grade II listed buildings that also includes a wall and a building record for the former National School to the west, south west. To the north was Moat Farm (MKE 83802), which still exists with little by way of alteration along with the Grade II listed farmhouse of Little Mote (TQ 56 NW 215). This house has parts dating to the 15th/16th century and was originally part of a large mansion, which aside from Lullingstone Castle was a principal house in Eynsford. In terms of archaeology, excavations over a number of years to the west of the PDA have found an Anglo-Saxon hall and a sunken featured building, along with pottery dating to the 6-7th centuries, which is to the south west of the castle, on the western side of the river (TQ 56 NW 282).

400-500m Radius

- 5.3.9 There are 20 KHER records for this radius. A further seven listed buildings. To the west, a possible Saxon inhumation was discovered in 1940 and little else is known by way of information (TQ 56 NW 26). A Prehistoric flint flake was found from a ploughed field (TQ 56 NW 30), north west of the PDA. There have been a number of early Medieval finds of coins located in a grid square to the north, north west of the PDA and is likely to relate to finds outside of the core of the village, more towards Farningham and Horton Kirby. Other coins from this area are Medieval and Iron Age. There are also three more farmstead records. To the west is Home Farm with partial loss of form (MKE88624) and to the northeast of Moat Farm, there were two outfarms (MKE83803; MKE83804), which are now demolished.

5.4 Archaeological and Historical Narrative

- 5.4.1 Along with many other valleys across Kent, the Darent Valley was attractive to early humans. Palaeolithic activity has been found in nearby Farningham and also further along the valley at Swanscombe. As well as early human remains, animal remains of woolly rhinoceros, wild horse and woolly mammoth have also been found.
- 5.4.2 Activity along the valley continued in the Mesolithic period usually through stone implements. A number of picks have been found in and around Eynsford as well as other implements along the valley as well as at a quarry in Darent and close by at the

Darenth Roman Villa site where a large assemblage of Mesolithic flint was found. Neolithic activity in the valley would have seen clearance of woodlands and the beginnings of settlement in the landscape as evidenced by stone tools, especially in the area close to Dartford. At Darenth, in a quarry Neolithic remains included both flora and fauna, along with scrapers and axes.

- 5.4.3 Bronze Age activity has been found near to Otford and at nearby Lullingstone, there is a Prehistoric trackway (TQ 56 SW 76) but finds and features from this period are limited compared to other periods. Activity increased in the Iron Age along the valley. From Dartford, a farmstead at Farningham, and close by the Darenth quarry site, a significant Iron Age farmstead was found. Closer to the PDA in Lullingstone Park is an Iron Age settlement located on a spur on the edge of a small wooded area along with a surrounding field system (TQ 56 SW 15).
- 5.4.4 Nearby Lullingstone is well known for its Roman villa. Just one of a large number along the Darent Valley, which was exploited by the Romans with the river used as an important trade route. The Lullingstone Villa, to the south west of the village was built circa 80AD, some 40 years after the invasion, with occupation continuing until the mid-4th century. It is an important and significance site, given its high status, grand mosaics and evidence relating to Romano-British Christianity. Eynsford itself has evidence for Roman activity, through a potential water mill.
- 5.4.5 Eynsford has Anglo-Saxon origins as evidenced by its remains below that of the Norman castle. An Anglo-Saxon cemetery is located outside of the castle. Eynsford is first documented in 864 AD, as "Egenes homme". The derivation is unclear, but one possibility is that it represents "Ægen's river-meadow", from the Old English ham "river-meadow, enclosure ". In the Saxon period, the Darent had three crossing points. One at Dartford, another at Otford and also at Eynsford.
- 5.4.6 At the time of the Domesday Book, Eynsford was already a thriving manor, with two churches and two mills, held by Ralph, son of Unspac, as part of the manor of the Archbishop of Canterbury. The curtain wall of the castle was built between 1085 and 1087, likely by William de Eynsford I, a knight and sheriff of Kent. The church of St Martin has 12th century origins.
- 5.4.7 The defences were further strengthened in the late 11th or early 12th century and a hall and associated buildings were built inside the castle walls. In 1261 Eynsford castle

and estate were divided between the Kirkeby and Criol families, causing much dispute. The conflict reached a climax in 1312 when Nicholas de Criol and his supporters broke in and vandalised Eynsford Castle. Eynsford as a settlement continued to flourish and still has some Medieval houses surviving.

- 5.4.8 Eynsford would have been an agricultural village in the Medieval period for both arable and pasture.
- 5.4.9 After the vandalism the castle was abandoned. Eventually the castle passed into the ownership of the Hart Dyke family of nearby Lullingstone Castle and by the mid-18th century Eynsford Castle was used for stabling and the kennelling of hunting hounds.
- 5.4.10 Nearby Lullingstone Castle. was started in 1497 and is said to have provided inspiration for Otford Palace. Both Henry VIII and Queen Anne were regular visitors, and the silk farm that was later established here provided silk for Queen Elizabeth II's coronation gown. The house was associated with an extensive parkland estate on the western side of the valley, established on a mediaeval deer park.
- 5.4.11 In the Post Medieval period, Eynsford had a paper mill which operated from 1648 until 1952, located on the site of an earlier corn mill. The village grew in this period, with many houses still survive. Other corn mills were also in attendance in the village on the river. In 1801, the population was 841, which had grown to circa 2000 by 1901. In 1831, the occupation for the majority of males was agricultural labourers followed by retailers and handicrafts and in 1881, agriculture was still the predominate occupation by far. In 1862 to railway from London Victoria was opened and this would have allowed for the easy route of agricultural produce to the markets in London.
- 5.4.12 A 1777, Parliamentary report recorded that a parish workhouse was in operation at Eynsford, with accommodation for 15 inmates. At the time of the tithes map in 1842, there is no sign of Bower House in existence. Documentary evidence from the minutes of the Dartford Union who administered workhouses in the Dartford area records that in 1846, that a 'Thomas Sarjent' agreed to purchase Eynsford Workhouse for £200. The 1851 Census then shows the Sargent family living at Bower House.

5.5 Cartographic Sources and Map Regression

Symonson map 1596

- 5.5.1 This earlier map shows Eynsford with its spelling as 'Aynsford' aside the river Dearent between Farningham to the north and Shoreham in the south with Lullingstone to the south west. Running through Farningham is the line of the London to Dover Road with its crossing across the river (Figure 3).

Andrews, Dury and Herbert map of 1769

- 5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The map shows the location of the PDA to the south east of the main part of the village which is closer to the castle. With the church to the south west of the PDA. Bower Lane exists at this point in time. Park House, south east of the PDA about 1 mile along Bower Lane exists by 1772. The map suggests that there are no house located in the area of the PDA (Figure 4)

Hasted, 1798

- 5.5.3 This map too suggests there is no house at the PDA. However, what is of interest is the trackway that curves around the rear of the properties on the eastern side of the village from the northern end to join Bower Lane. The map also refers to the castle as well as a couple of mills. The village is essentially a ribbon development with scattered hamlets, farms and houses. The major parkland for the house at Lullingstone is detailed to the south west, as well as the ruins for Lullingstone Chapel, where the Roman villa is located (Figure 5).

Ordnance Surveyors Drawings 1797

- 5.5.4 This map shows greater detail in the land use and field boundaries. However, the PDA is located in the crease, which obscures the drawing. There is no sign of the track seen on the Hasted map that passes along the rear of the houses on the eastern side. The map suggests that the house of the PDA has yet to be built and that it is part of a small field. The village is clearly settled around the main road through north and south of the Bower Lane junction and also along Riverside, other the bridge on the road towards Lullingstone. To the south of the PDA on the southern side of Bower Lane, there is a new building (Figure 6).

Eynsford Tithe Map of 1842

- 5.5.5 This shows the PDA as part of a field number 576 which is owned by Sarah Collins and occupied by William Young. The field is arable and called Harrow Field. To the west of the PDA are clearly the buildings of Fountain Cottages and Windmill and Bower Cottage. The building designated 566 is the Five Bells, referred to in the tithes as a house and garden occupied by John Brand who is referred to in the Pigots Directory of 1829 as a publican in 1829 (Figure 7).

Historic OS Map 1877

- 5.5.6 This is the first properly scaled OS map and there have been changes Bower House has been built with the garden laid out and a small outbuilding alongside the house. For the houses along the eastern side of the High Street they appear to have additional plots of garden area. The building on the southern side of Bower Lane is no longer showing. On the western side of the High Street by the Bower Lane junction, there has been some infilling of houses and also the National School. South east of the house on the northern side of Bower Lane is a track leading to a small quarry (Figure 8).

Historic OS map 1897

- 5.5.7 This shows there is a well at the PDA behind the house. Opposite the house a new school has been built (Figure 9).

Historic OS map 1909

- 5.5.8 The shape of the house at the PDA appears to have changed suggesting an extension. Also, there has been a change to the outbuilding, which is in a different location (Figure 10).

Historic OS map 1937

- 5.5.9 There appear to be further changes to the outbuilding at the PDA, which now shows as two separate buildings (Figure 11).

Historic OS Map 1952

- 5.5.10 There appears to be no change at the PDA (Figure 12).

5.6 Aerial Photographs

1940s

- 5.6.1 This shows the PDA with the house and outbuilding. The garden area is used for allotment type gardening dotted with trees and hedges. To the south east the quarry is still in use. The school is still opposite (Plate 1).

1949 & 1951

- 5.6.2 These are clear aerial photographs of the side and front, clearly showing the house and outbuildings with the garden used for vegetable growing. The field to the east is used as pasture (Plate 2 & 3).

1960s

- 5.6.3 There appears to be little by way of change. A house has been built at the quarry site (Plate 4).

1990

- 5.6.4 There is no change at the PDA. The parking area at the castle Hotel has been extended, which is at the rear of the PDA. The area to the rear of the properties on the eastern side of the High Street is no longer actively used as allotments and is being allowed to revert to scrub and wood. The school site has had the school demolished to be replaced with houses (Plate 5).

2001

- 5.6.5 There is little change except for the maturing of hedges and trees at the PDA (Plate 6).

2019

- 5.6.6 There appears to be little change at the PDA except that the outbuildings at the PDA was replaced with a larger garage in 2007. The area to the south west aside Chaucer Business Park has completely filled with retail units and a health centre. To the south of the PDA, a residential house has been replaced by a care home (Plate 7).

LIDAR

- 5.6.7 The LIDAR map appears to show the line of the garden path. There appears to be no other features within the PDA (Plate 8).

5.7 Walkover Survey

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. A walkover was undertaken on the 10th January 2020. No features or artefacts were seen other than the possible location of an old well (Plates 9-16).
- 5.7.2 The PDA is entered via a driveway to the east of the house, which faces a detached modern garage. The garden boundaries are defined by hedges and trees and the garden area is also essentially split into two with a hedge across the garden with a central gap. A modern concrete path leads down the middle of the garden area. The garden area is laid to lawn with a number of mature trees within the area in both halves. The density of the vegetation along the boundaries prevents any intervisibility with the recreation area to the east and of the properties adjoining the western boundaries. At the north western corner of the southern half of the garden area is a statue on a concrete plinth. This is the only 'feature' in the garden and is in an odd location. Based on the map regression from the 1897 Historical OS map, there is the possibility that this is the location of the well.

5.8 Summary of Potential

- 5.8.1 This section brings together all the data from KHER, with additional information gleaned from the excavation events and the historic maps and aerial photographs and discusses by period.

Palaeolithic

- 5.8.2 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 no records from this period within the assessment area. However, the PDA is located in an area at the side of the valley that potentially has provided evidence for the Palaeolithic period elsewhere along the Darent Valley. The lack of records for this period could be a result of the lack of excavation opportunities. Therefore, the Palaeolithic potential in this area is considered **high**.

Mesolithic

- 5.8.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has two records from this period being finds relating to Mesolithic picks found in the Eynsford area where the exact location is unknown. Significant evidence of the Mesolithic has been found elsewhere along the Darent Valley. Therefore, it is considered that the potential for finding remains that date to this period is **high**.

Neolithic

- 5.8.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has one record from this period being a Neolithic axe and pick found on the surface of a ploughed field. Neolithic activity has been found at Darent suggesting the valley was utilised during this period. There are records of unknown date for flint implements, which suggest Prehistoric activity in the area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Bronze Age

- 5.8.5 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). In general, there is little by way of known activity in the valley for this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.6 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 for this period being that of a Portable Antiquities Scheme find of an Iron Age silver coin. South West of the village there is an Iron Age settlement as well as further north in Farningham, confirming the area was utilised in this period. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Romano-British

- 5.8.7 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 four records from this period within the assessment area. Within the village, a Roman burial was found to the south, south west of the PDA. To the west is thought to be a Roman mill and close nearby, a Roman coin was found. As well as the villa at Lullingstone, there is another villa on the southern side of Farningham, all of which attests to the area being heavily utilised in this period by the Romans. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

Anglo-Saxon

- 5.8.8 The Kent HER has nine records from this period within the assessment area, which attests to the village's Anglo-Saxon origins. As well as the Scheduled castle, a Saxon cemetery has been located nearby, as well as a settlement area to the west of the PDA. The records also include a number of chance finds relating to this period where the exact location is not known. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Medieval

- 5.8.9 The Kent HER has 12 records from this period within the assessment area, showing the continued occupation and growth of the village in this period. Nine of the records related to listed buildings to the west and north of the PDA, including that of the parish church. The remaining records refer to an excavation of a Medieval building exposed during excavations for the Anglo-Saxon burial ground, as well as an undated pits, west of the High Street and a chance find of an Anglo-Norman silver penny. However, it appears that the PDA itself was just outside of the main settlement area, which in this period is likely to have been just along the main road, although it is located at the rear of those properties so may have been used for waste. The potential for finding remains that date to this period is considered the potential for this period is **high**.

Post Medieval

- 5.8.10 The Kent HER has 37 records from this period within the assessment area, with the majority being listed buildings. There are also a number of records relating to farmsteads and outfarms within the area of the village, which is not surprising given the

agriculture was the predominate industry. Bower House itself has a KHER record for being the site of the workhouse. However, the first indication of a building on the site is the 1877 Historic OS map as it is not shown in the 1842 tithe map. Prior to that, the map regression confirms that the PDA remained on the agricultural hinterland of Eynsford. Since the documentary evidence shows that Eynsford has a workhouse in 1777, it is likely that the original workhouse was a different building within the village than that of Bower House. The 1841 Census does not provide any clue with regards to the workhouse or potential inmates. Since the documentary evidence shows that the workhouse was purchased in 1846 by Thomas Sargent and in 1851 Thomas Sargent is residing at Bower House, then this suggests that Bower House was potentially the workhouse from when it was built sometime after 1842 until 1846, which suggests if it was the workhouse it was for a short period of time. As with any historical house, it is possible that waste pits may have been created in the garden area. The potential for finding remains that date to this period is considered **high**.

Modern

- 5.8.11 KHER has just one record dating to this period being a George VI pillar box. At the PDA, the only change seen in this period is the replacement of outbuildings by the house. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

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: **high**
- Iron Age: **moderate**
- Roman: **high**
- Anglo-Saxon: **high**

- Medieval: **high**
- Post-Medieval: **high**
- 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 not built on until sometime between 1842 and 1877 meaning that there is likely to be a **low** historical impact on any potential archaeology except for the area of the house and aside the house where the current garage is located. The 1897 Historic OS map suggests that they may have been a well at the rear of the property.

6.2.2 The proposed development for three residential units located at the bottom of the present garden will require foundations and associated service trenches, which will be a high impact on any potential archaeology in those areas.

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 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 There is archaeological significance within the assessment area of high potential for the Roman, Anglo-Saxon, Medieval and Post Medieval period. The River Darent was well known to the Romans. The village has Anglo-Saxon origins and occupation continued into the Medieval and Post Medieval periods and the closeness of the PDA to the historic core leads to a high potential. There is also high potential for Prehistoric archaeology given the attractiveness of the Darent Valley in that period and based on the superficial geology in the area of the PDA being on the bank of the river. The archaeological potential is low for all other periods. The KHER record for archaeological finds and features is limited to many finds found in antiquity where the exact location is not always known. Given the historical nature of the village, there has been little by way of change and modern development to allow for detailed modern standard exploration across the village of its archaeology. The PDA has some significance for the Post Medieval period as it is considered to be the site for Eynsford Workhouse. However, if it was the workhouse, the documentary and historical map evidence suggests that this would have only been for a few years and would be of local significance.

Rarity

- 7.2.2 Any finds or features relating to the Prehistoric period would be rare and be of national significance, especially if related to the Palaeolithic or Mesolithic. Very little is known about Bronze Age activity in the valley and therefore activity from this period would be considered rare.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research nationally may uncover more documentary evidence regarding the workhouse, although it is unlikely to alter the conclusion present in this report.

Group Value

- 7.2.4 The potential for archaeology at the PDA has important group value in potentially providing information about the Iron Age and Roman activity that has occurred in the area and is of regional significance. In addition, any information from the Anglo-Saxon period onwards has the potential to inform regarding the origins and growth of the settlement at Eynsford and is of local significance.

Survival / Condition

- 7.2.5 Aside from the current house, which is to remain and the garage, which is to be demolished, the site appears not to have been built on having been agricultural land. Therefore, it is likely for there to have been a low historical impact on any archaeological remains.

Fragility / Vulnerability

- 7.2.6 Any potential archaeology within the PDA in the area of the proposed development, should they survive in-situ will be vulnerable to damage from the proposed development and will have a high impact on any potential archaeology in those areas. The proposed development itself would not impact upon the that of the current house thought to be the workhouse, which will remain unchanged.

Potential

- 7.2.7 The impact assessment concludes that the site has a high potential for archaeological remains and is of archaeological interest.

Significance

- 7.2.8 Based on the information gained in this report, it can be concluded that the site is of archaeological interest in relation to the Prehistoric, Iron Age, Roman, Anglo-Saxon, Medieval and Post Medieval period of which carries, national, regional and local significance.

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.

The assessment has generally shown that the area to be developed is within an area of **high** potential for all periods except for **moderate** for the Iron Age and **low** for the modern period. The research suggests that until the present house, the site had not been built on and that there is likely to be high possibility of surviving archaeological remains should they exist. The development proposals for foundations and associated services will have a high impact on any potential archaeological remains. 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 anticipated that that an evaluation will be required to ascertain the nature of any archaeological deposits.

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 Weald Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

10 REFERENCES

10.1 Bibliographic

- Sevenoaks District Council – Local Core Strategy (2011)
- Kent Design Guide
- CIfA 2017 Standard and Guidance for historic environment desk-based assessment
- National Planning Policy Framework 2019
- Data provided by Kent HER
- Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 2.
- Glover, J. 1982. The Place Names of Kent.
- Everitt, A. 1986. Continuity and Colonization: The Evolution of Kentish Settlement.
- English Heritage Guidance (2014) The setting of the Heritage Assets.
- Higginbottom, P. 2019. Workhouses of London and the South East. The History Press, Stroud.
- Philp, B. 1984. Excavations in the Darent Valley. KARU, Gloucester.
- Philp, B. 2002. Archaeology in the Front Line. KARU. The Dorset Press, Dorchester.
- Pitman, Dr. S. 2020 (Pers. Comms.) Email dated 10th January 2020. Archivist Farningham and Eynsford Local History Society.

10.2 Websites

Ancient Monuments and Archaeological Areas Act 1979. Available at:

<http://www.legislation.gov.uk/ukpga/1979/46>.

Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment*. Available at: <http://www.archaeologists.net/codes/ifa>

Ministry of Housing, Communities and Local Government, 2018. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at:

<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Kent Design Guide. Available at:

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide>

Portable Antiquities Scheme. Available at:

<http://www.finds.org.uk>

British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Countryside Character Assessment SPD (2011)

https://www.sevenoaks.gov.uk/info/20069129/current_local_plan/259/supplementary_planning_documents_and_other_guidance

Allocations and Development Management Plan, 2015.

https://www.sevenoaks.gov.uk/info/20069129/current_local_plan/248/allocations_and_development_management_plan

Eynsford Population and Industry, Vision of Britain through time.

<http://www.visionofbritain.org.uk/unit/10219292>

The Workhouse – Dartford, Kent. Available at:

<http://www.workhouses.org.uk/Dartford/>

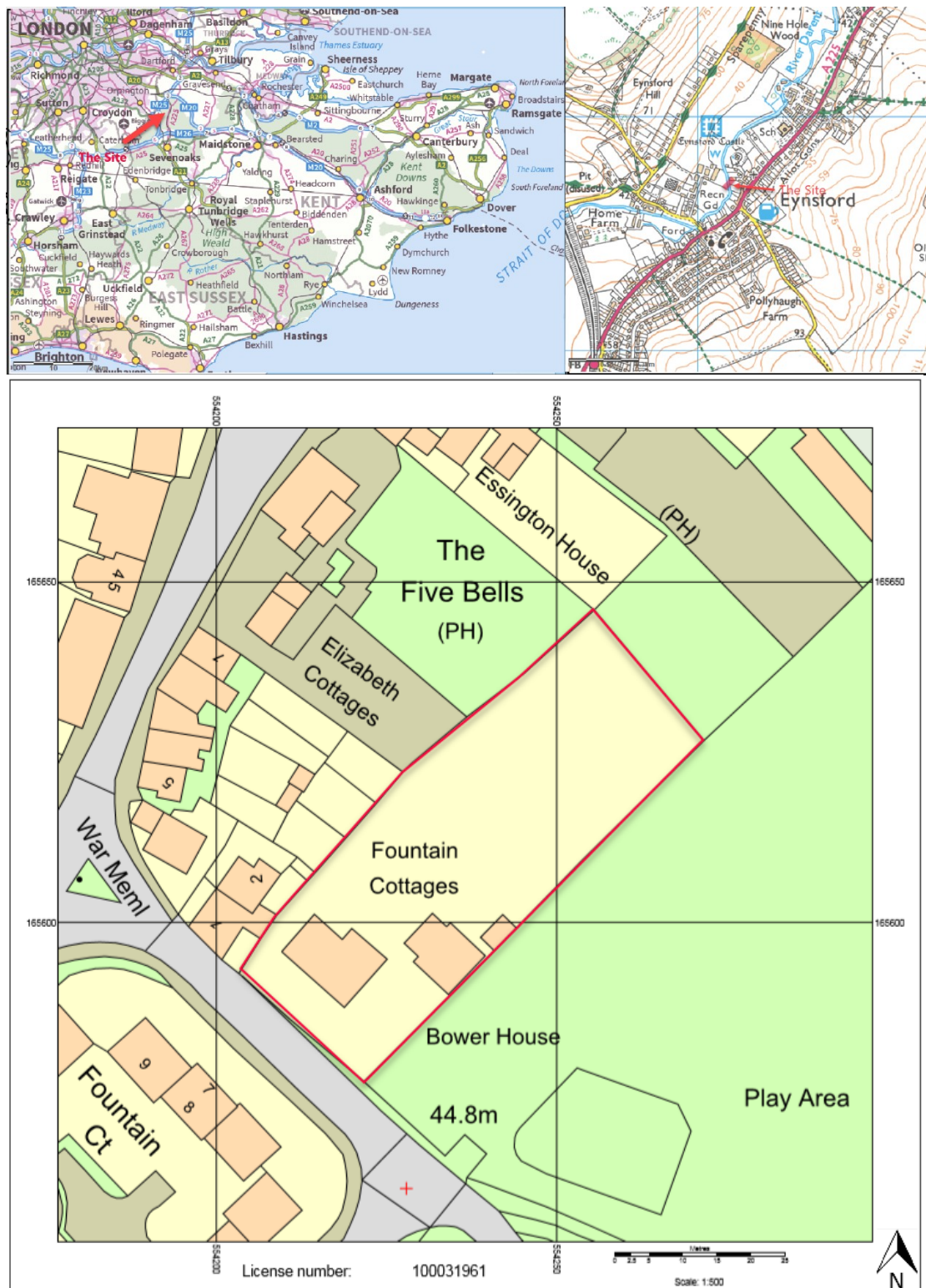


Figure 1: Location Maps, Scale: 1:640,000, 1:10,000, 1:500

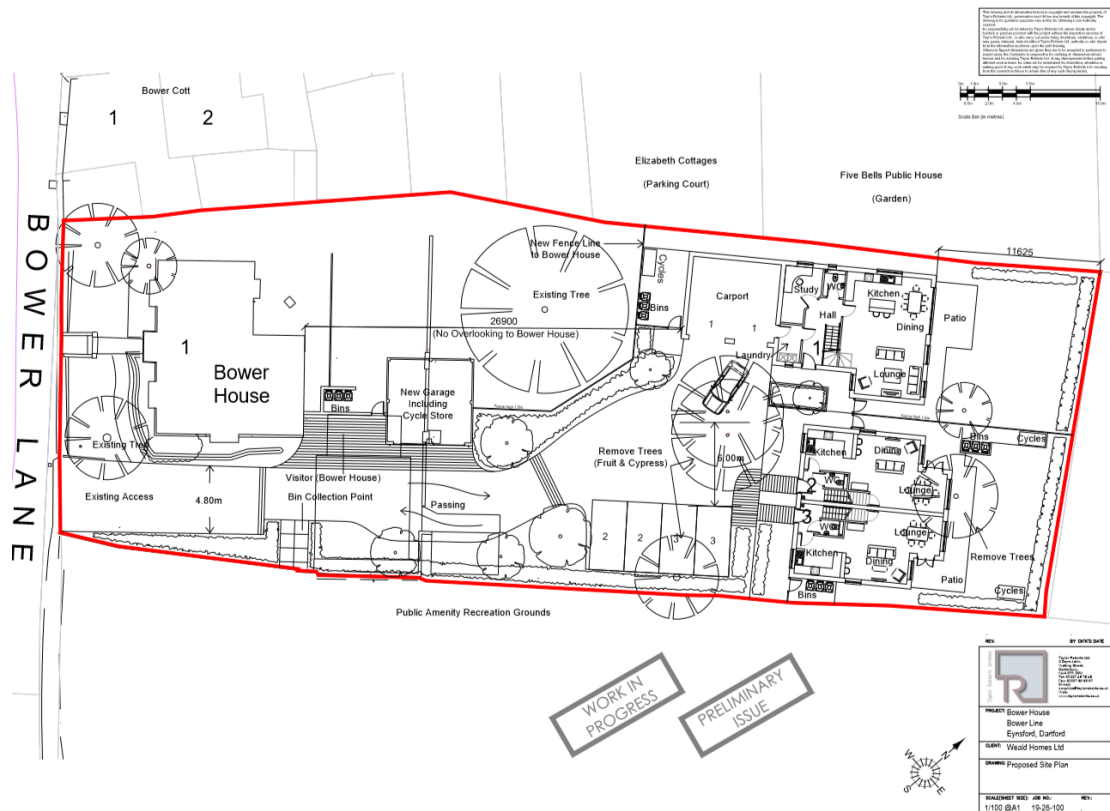


Figure 2: Proposed Development Area



Figure 3: Symonson May 1596

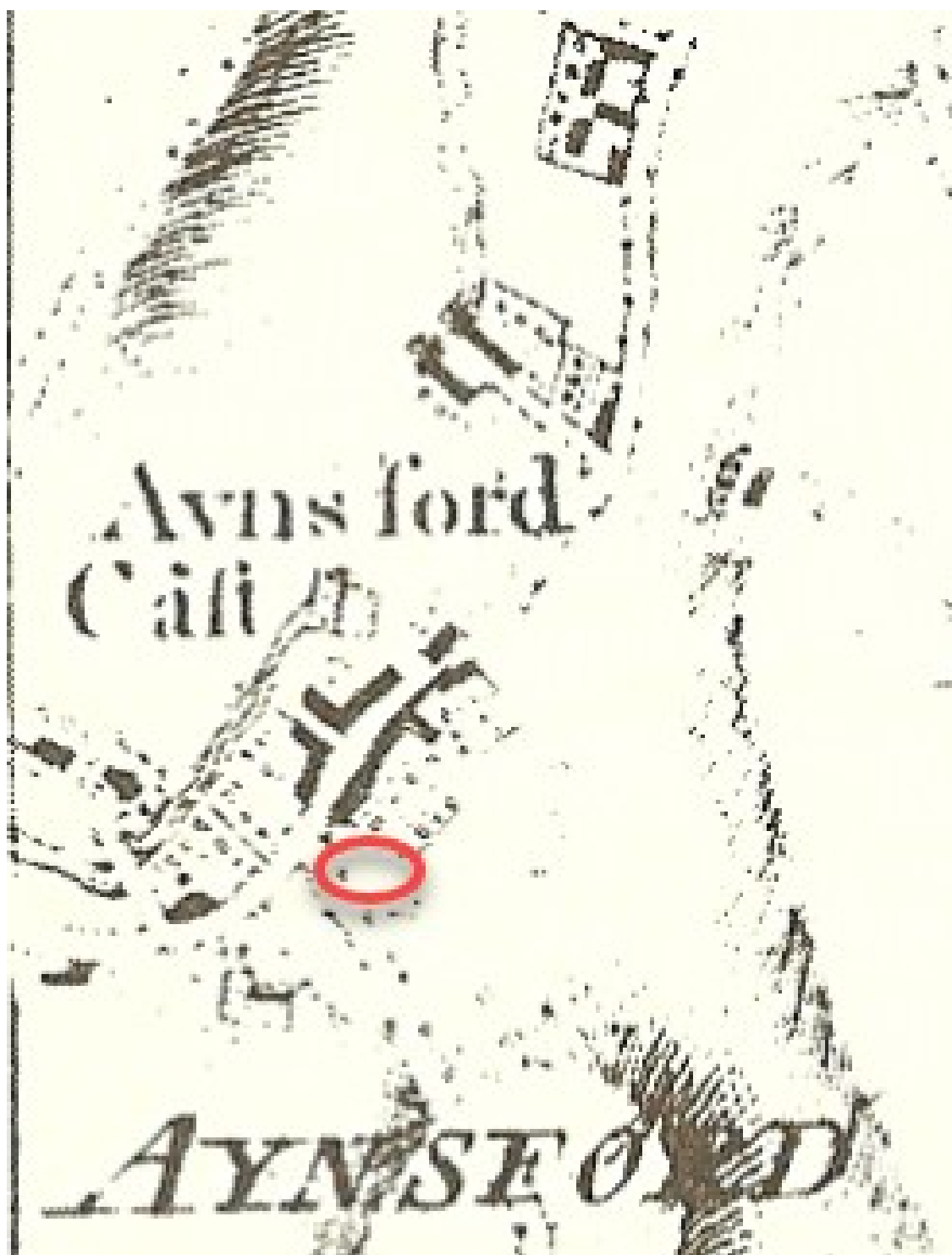


Figure 4: Andrew, Dury and Herbert Map from 1769



Figure 5: Hasted, 1798



Figure 6: Ordnance Surveyors Drawing, 1797

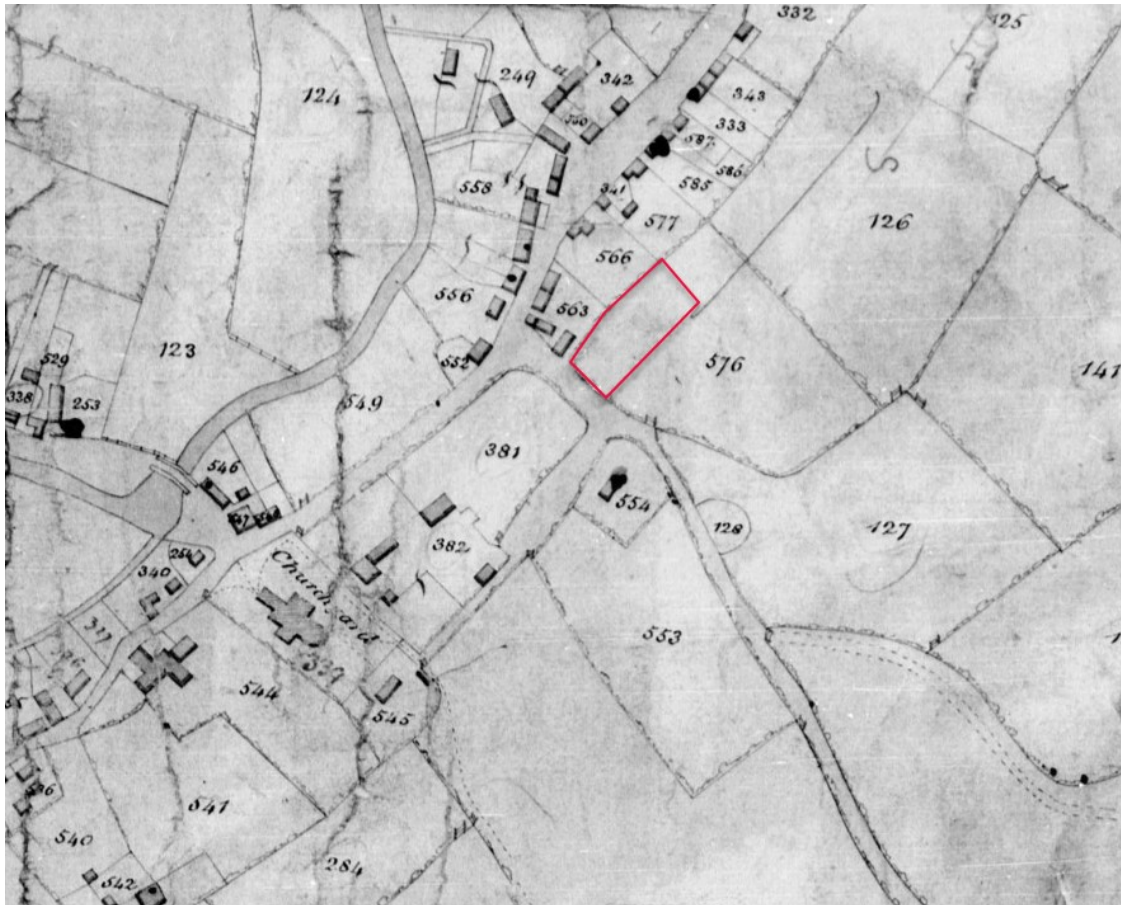


Figure 7: Eynsford Tithe Map 1842

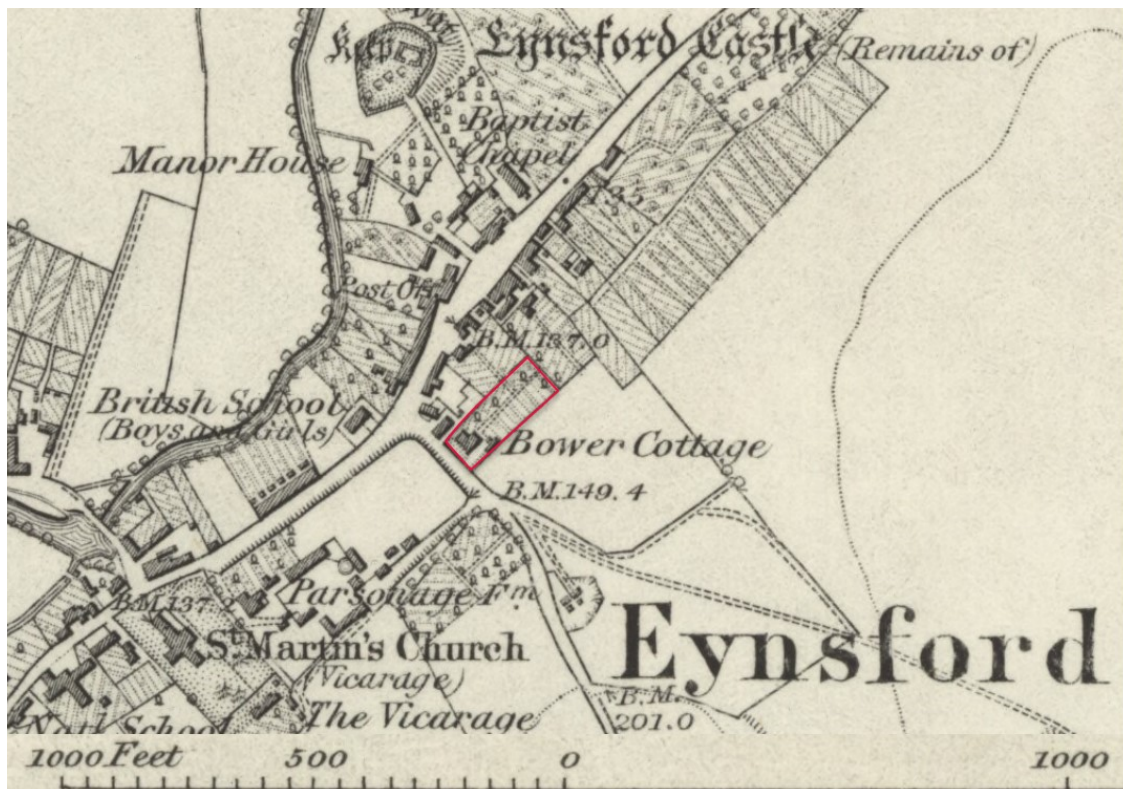


Figure 8: Historic OS Map 1877

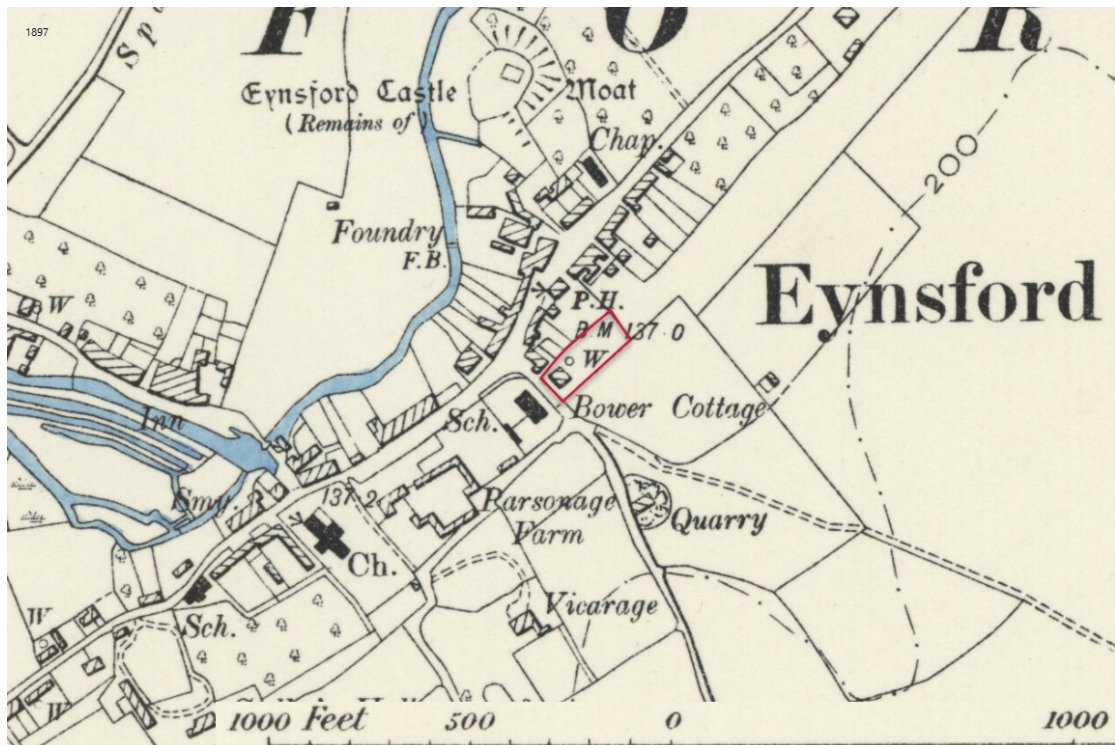


Figure 9: Historic OS Map from 1897

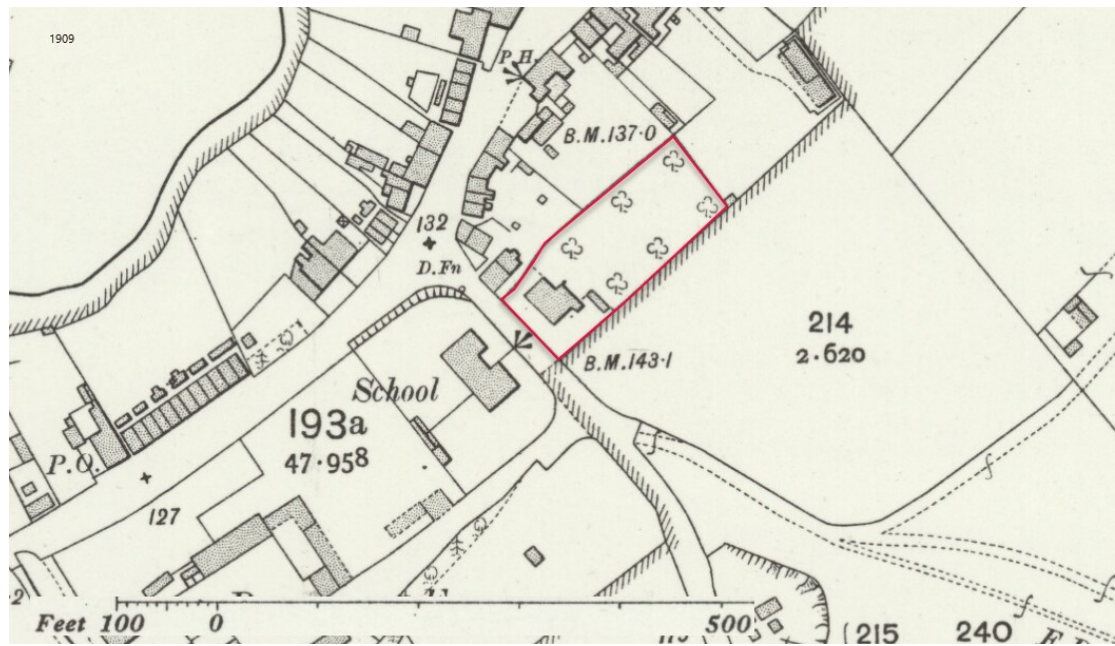


Figure 10: Historic OS Map 1909

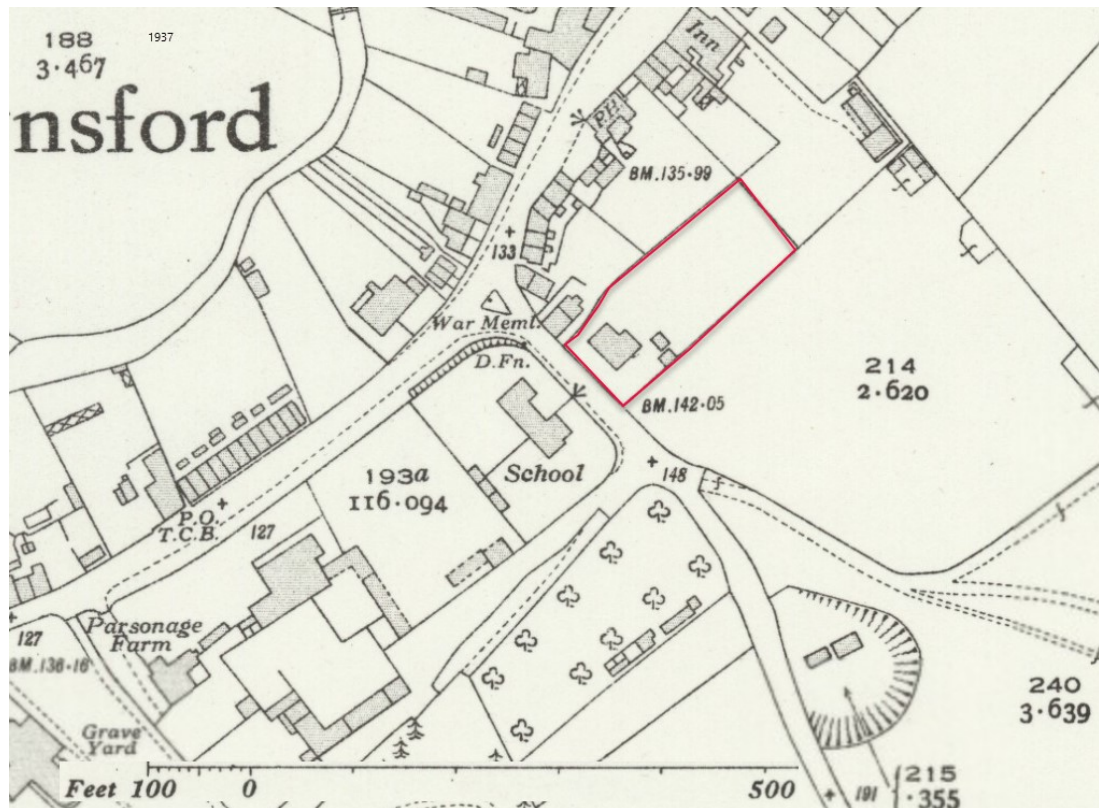


Figure 11: Historic OS Map 1937



Figure 12: Historic OS Map 1952

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-17). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE PDA.

KHER	Type	Location	Period	Description
TQ 56 NW 295	Building	c. 160m N	Post Medieval to Modern	Baptist Chapel, High Street, Eynsford. The original Baptist Chapel was completed in 1806 and enlarged in 1906. It is shown on the 1862-75, 1897-1900, 1907-23, 1929-52 and current O/S maps. It is still in use.
TQ 56 NW 195	Listed Building	c. 30m WNW	Post Medieval	Fountain Cottages. Grade II listed (1217055). C18 exterior to a probably older building.
TQ 56 NW 184	Listed Building	c. 220m SW	Medieval to Modern	Church of Saint Martin. Grade I listed (1217157). C12, C13, C14 and C16. Built of flint with stone dressings. Tiled roof.
TQ 56 NW 200	Listed Building	c. 40m WNW	Post Medieval	Bower Cottage. Grade II listed (1217159). 18th century, 2 storeys weatherboarded.
TQ 56 NW 201	Listed Building	c. 55m NNW	Post Medieval	Elizabeth Cottages. Grade II listed (1217161). 18th century, 2 storeys weatherboarded.
TQ 56 NW 202	Listed Building	c. 135m NNE	Post Medieval	Whitewood Cottages. Grade II listed (1217163). Timber framed refaced in the 18th century.
TQ 56 NW 203	Listed Building	c. 165m NNE	Post Medieval	Gore Tree Cottage and Rowan Cottage. Grade II listed (1217166). C17 or earlier timber-framed building now plastered, but Rowan Cottage having a flint ground floor.
TQ 56 NW 204	Listed Building	c. 90m NNW	Post Medieval	Eynsford House. Grade II listed (1217170). 17th century or earlier timber framed house.
TQ 56 NW 205	Listed Building	c. 510m WNW	Post Medieval	Darenth Cottage. Grade II listed (1217171). 18th century, two storey with attics.
TQ 56 NW 207	Listed Building	c. 170m SW	Post Medieval	Parsonage House. Grade II listed (1217220). C18. Set endwise to the road with the front facing the churchyard. Two parallel ranges. Two storeys three windows.
TQ 56 NW 208	Listed Building	c. 50m NW	Post Medieval	Windmill Cottage. Grade II listed (1217222). C18. Three storeys narrow weatherboarded building with tiled roof. Casement

				windows. The space between Windmill and Bower Cottage is filled in on the ground floor by a one storey wing, also weatherboarded with hipped tiled roof.
TQ 56 NW 209	Listed Building	c. 505m NE	Post Medieval	Bank Cottages. Grade II listed (1217316). C18 or earlier. Two storeys, red brick with grey headers.
TQ 56 NW 191	Listed Building	c. 225m WSW	Post Medieval	The Old Mill. Grade II listed (1222217). C18 corn mill on site of earlier mill.
TQ 56 NW 158	Listed Building	c. 290m W	Medieval to Post Medieval	Nos 14,16 And 18 (Plough Cottages) And No 22. Grade II listed (1222218). L-shaped C16 or earlier timber-framed range refaced in cement.
TQ 56 NW 159	Listed Building	c. 365m W	Medieval to Post Medieval	No 32 (Malt Cottage) And No 34 (The Malt House). Grade II listed (1222220). C16 continuous jetty house, originally jettied on all sides. Two storeys. Timber- framed building with plastered front. The first floor oversails on the protruding ends of the floor joists and brackets. Dragon beams. Steeply pitched tiled roof with C17 clustered brick chimneystack and gablet.
TQ 56 NW 160	Listed Building	c. 485m W	Post Medieval	Home Farmhouse. Grade II listed (1222221). Square, early C18 house. Two storeys and attics, red brick and grey headers alternately.
TQ 56 NW 161	Listed Building	c. 505m W	Medieval to Post Medieval	Toll Bar Cottage. Grade II listed (1222222). C16 or earlier timber-framed building with painted brick and flint infilling.
TQ 56 NW 162	Listed Building	c. 405m WSW	Post Medieval	Bay Tree Cottages. Grade II listed (1222224). Early 18th century.
TQ 56 NW 163	Listed Building	c. 355m WSW	Post Medieval	Avenue Cottage. Grade II listed (1222225). Probably C17 timber-framed building.
TQ 56 NW 169	Scheduled Monument	c. 240m WSW	Post Medieval	Eynsford Bridge, Scheduled Monument - 1005170. Small C17 bridge of 2 round-headed arches of stone with a pointed cutwater between on the upstream side and a rectangular recess on the downstream side. Later flint and brick parapet over.
TQ 56 NW 155	Listed Building	c. 280m W	Medieval to Post Medieval	Tudor Cottage. Grade II listed (12222336). C16 or earlier timber-framed and close-studded building with cemented infilling.

TQ 56 NW 152	Listed Building	c. 125m NNE	Medieval to Post Medieval	Whitewood Cottages. Grade II listed (1223111). Cottage. Front early C19 rear part C16 and C17.
TQ 56 NW 148	Listed Building	c. 335m N	Medieval to Post Medieval	Walls on North East and South West Sides of North West Garden at Little Mote. Grade II listed (1223485). Two walls. Not later than mid C18; possibly medieval. Coursed flint with brick and flint coping.
TQ 56 NW 244	Listed Building	c. 420m WSW	Post Medieval	Yew Tree Cottage and Yew Cottage. Grade II listed (1274751). Mid C18 pair 2 storeys and attics red brick.
TQ 56 NW 241	Listed Building	c. 365m WSW	Post Medieval	The Cottage. Grade II listed (127475). This was formerly the Old Bakery. C18. Two storeys and basement red brick. Tiled roof having gable ends with kneelers.
TQ 56 NW 249	Listed Building	c. 330m WSW	Post Medieval	Willow Cottage. Grade II listed (1274753). C17 timber-framed cottage refaced with red brick on the ground floor and with weatherboarding above. Two storeys and attics.
TQ 56 NW 242	Listed Building	c. 80m NNW	Post Medieval	Russel Garth. Grade II listed (1275457). C18. Two storeys. Hipped tiled roof. Six casements.
TQ 56 NW 234	Listed Building	c. 555m NNE	Post Medieval	The Mill House. Grade II listed (1275472). Circa 1830. Two storeys faced with cement.
TQ 56 NW 245	Listed Building	c. 70m NW	Post Medieval	Vine Cottage and Rose Cottage. Grade II listed (1275487). C17 or earlier timber-framed building refronted, reputedly once the residence of the Bailiff of Eynsford Castle. Vine Cottage is of 2 storeys, refaced with red brick on the ground floor and plastered above.
TQ 56 NW 247	Listed Building	c. 120m N	Post Medieval to Modern	Whitewood Cottages (No 4), The Nook (No 5) And Harvey Elend and Co (No 6). Grade II listed (1275533). C17 or earlier timber-framed building refaced in brick now painted. Old tiled roof with hip to one side and C17 brick chimneystack. Four sashes in all, same C18, some Mid C19.
TQ 56 NW 248	Listed Building	c. 150m NNE	Post Medieval	Underberg. Grade II listed (1275534). C18 or earlier. Two storeys stuccoed. Tiled roof.

TQ 56 NW 235	Listed Building	c. 135m NE	Post Medieval	Bee Skeps in The Garden of Underberg. Grade II listed (1275535). Circa 1770. Seven brick recesses situated in the south-east garden wall which were bee skeps or boles. Two of them are rough-headed large ones 5 ft high with 2 shelves in each.
TQ 56 NW 222	Listed Building	c. 210m WSW	Post Medieval	Ford House and Eynsford Post Office. Grade II listed (1275536). C18. Two storeys red brick.
TQ 56 NW 214	Listed Building	c. 70m NW	Post Medieval	Boyne. Grade II listed (1275537). Early C18. two storeys red brick on flint plinth.
TQ 56 NW 215	Listed Building	c. 305m N	Medieval to Modern	Little Mote. Grade II listed (1275538). This house has the remaining part of a large C15 to C16 mansion called Little or Lower Mote which was the principal house in Eynsford and as important as Lullingstone Castle. L-shaped later mediaeval timber-framed building with modern extensions.
TQ 56 NW 180	Listed Building	c. 50m NW	Medieval	Elizabeth Cottages. Grade II listed (1275571). C15 Wealden Hall - House, now subdivided. Two storeys timber-framed (now weather-boarded) on a brick base.
TQ 56 NW 250	Monument	c. 115m NNW	Medieval to Post Medieval	Undated pit west of the High Street, Eynsford. In 2008 an archaeological evaluation took place at a site west of the High Street, Eynsford. The only clear archaeological feature discovered was a small pit containing three oyster shells. The pit is interpreted as being of medieval or post medieval date but the function is unknown.
TQ 56 NW 6	Findspot	c. 230m W	Unknown	Acheulian type scraper. Found at a depth of 4 ft. in a small pit about three quarters of a mile east of Eynsford Church. No further information.
TQ 56 NW 26	Monument	c. 515m W	Early Medieval or Anglo-Saxon	Saxon inhumation. Human remains (possibly Saxon) and a large flint, with a roughly worked cutting edge, were found in 1940 during excavations for an air raid shelter at Toll Bar Cottage, Eynsford. No further details on this inhumation were gained: the air-raid shelter is situated at TQ 53726566.

TQ 56 NW 30	Findspot	c. 515m NW	Unknown	Flint implement. Large flint flake from surface of ploughed field to the north-west of Sparepenney Lane, Eynsford.
TQ 56 NW 32	Monument	c. 180m SSW	Roman	Romano-British Burial, Eynsford. Discovered in May 1957, by Mr C.W. Langdon while laying out his garden, about 80 yards north-east of the church. The grave was excavated by Mr and Mrs J. Allen who found many iron nails suggesting that the skeleton, of an elderly man, was enclosed in a wooden coffin. Three accompanying pottery vessels were dated by M.R. Hull to c. AD 300. The present whereabouts of the finds was not ascertained.
TQ 56 NW 33	Monument	c. 190m N	Early Medieval or Anglo-Saxon	Anglo-Saxon (?) cemetery, Eynsford. Comprising an estimated 50 burials in total found in 1971 after three were found in 1940. The burials were substantially on the same alignment with feet pointing approximately eastwards. A building above the burials (TQ 56 NW 69) appears to date to the 13th century and so the burial must pre-date this. Possible spindle whorl and a broken whetstone were the only artefacts recovered.
TQ 56 NW 34	Findspot	c. 470m ESE	Neolithic	Neolithic axe and pick. Part of a polished celt and a large pick (?) were found 1947 on the surface of a ploughed field at Bower Lane, Eynsford (sited to place name only).
TQ 56 NW 37	Findspot	c. 230m W	Roman	Romano-British tile. Found in Eynsford and presented to the museum. No find date given. No further information.
TQ 56 NW 47	Monument	c. 230m W	Roman	Possible Romano-British Mill, Eynsford. During extensions to Eynsford Working Mens' Club, a Roman building was revealed. The building is situated in the lowest point in the flood plain and in close proximity to the river. It is suggested that this was a diversion for a water-mill.
TQ 56 NW 60	Findspot	c. 245m WSW	Unknown	Mesolithic Pick. One heavy Mesolithic pick from Eynsford is now in Liverpool City Museum.
TQ 56 NW 64	Monument	c. 245m WSW	Unknown	Standing stone in Eynsford. A standing stone was recently recognised at Eynsford, situated in a direct line between the ancient ford and the church. The stone had lain on its side embedded on the ground, but has now been re-erected to what

				was probably its original position. The stone is of sarsen and is 29 inches high.
TQ 56 NW 65	Findspot	c. 30m WNW	Unknown	Roman Coin. Found in the garden of The Old Manse, Eynsford in a surface scatter. It was identified by Dartford Museum as 'Coin probably Antoninus Pius, Emperor 138-161 AD.
TQ 56 NW 69	Monument	c. 215m N	Medieval	Medieval Building. Exposed during the excavation of a burial ground (TQ 56 NW 33) at Castle Cottage, adjacent to Eynsford Castle, in 1971. The complete plan of the building was not exposed, however, two corners at the eastern end were established, indicating a rectangular structure with an external width of 5.65 metres and a length greater than 8 metres. Associated with this wall was a scatter of broken roofing tiles and mortar rubble with broken pottery including sherds of 'pricked' unglazed grey fabric identified as 'Limpsfield' ware and coarse shell gritted pots and dishes similar to stratified deposits within the castle and characteristic of the 13th century AD. A quantity of rubble external to the structure, suggests the possibility of further buildings in the area.
TQ 56 NW 76	Findspot	c. 245m WSW	Unknown	Mesolithic Pick. Sited to parish name only. Two light Mesolithic picks from Eynsford are now in Manchester Museum.
MKE72854	Findspot	c. 470m NNW	Iron Age	PAS find. Iron Age silver coin.
TQ 56 NW 270	Findspot	c. 470m NNW	Early Medieval or Anglo-Saxon	Base metal imitation? Anglo-Saxon silver early penny ('sceat'), Horton Kirby, near Farningham. Minted 680-700AD
TQ 56 NW 271	Findspot	c. 470m NNW	Early Medieval or Anglo-Saxon	Anglo-Saxon silver early penny ('sceat'), Horton Kirby, near Farningham
TQ 56 NW 260	Findspot	c. 470m NNW	Early Medieval or Anglo-Saxon	Early Denarial silver early penny ('sceat'), Horton Kirby, near Farningham
TQ 56 NW 261	Findspot	c. 470m NNW	Early Medieval or Anglo-Saxon	Anglo-Saxon silver early penny ('sceat'), Horton Kirby, near Farningham
TQ 56 NW 277	Findspot	c. 470m NNW	Early Medieval or Anglo-Saxon	Anglo-Saxon silver early penny ('sceat'), Farningham

TQ 56 NW 278	Findspot	c. 470m NNW	Medieval	Anglo-Norman silver penny, Farningham
TQ 56 NW 284	Building	c. 205m WSW	Modern	George VI pillar box, Outside PH, High Street, Riverside Eynsford
MKE83802	Farmstead	c. 325m N	Post Medieval	Little Mote (Moat Farm). Dispersed cluster. No apparent alteration.
MKE83803	Farmstead	c. 490m NNE	Post Medieval	Outfarm north east of Moat Farm. Loose courtyard with working agricultural buildings on three sides. Farmstead completely demolished.
MKE83804	Farmstead	c. 510m NE	Post Medieval	Outfarm north east of Moat Farm. Loose courtyard with working agricultural buildings on one side. Farmstead completely demolished.
MKE83805	Farmstead	c. 130m SW	Post Medieval	Parsonage Farm. A regular courtyard farmstead with buildings to four sides of the yard incorporating a L-plan element.
MKE83806	Farmstead	c. 75m SSW	Post Medieval	Outfarm east of Parsonage House. Only the farmhouse remains.
MKE83807	Farmstead	c. 195m SW	Post Medieval	Outfarm south of Parsonage House. No apparent alteration.
MKE83808	Farmstead	c. 145m E	Post Medieval	Outfarm east of Eynsford. An outfarm with a loose courtyard plan with a building to one side of the yard. Farmstead completely demolished.
MKE88624	Farmstead	c. 455m W	Post Medieval	Home Farm. A regular multiyard farmstead. Altered - partial loss of original form (less than 50%).
TQ 56 NW 282	Monument	c. 345m W	Early Medieval or Anglo-Saxon	Anglo-Saxon hall and buildings, Eynsford. The Kent Archaeological Rescue Unit carried out a programme of works over a number of years with one phase of work, or more, apparently taking place before 2008 and work finishing in 2012. A sunken featured building was found along with pottery of the 6th-7th centuries. A large timber-framed building was also located, thought to be over 20m in length. The hall had apparently been plastered and painted white.

TQ 56 NW 293	Listed Building	c. 50m WNW	Modern to Unknown	Eynsford War Memorial. First World War memorial, unveiled on 15 July 1920, with later additions for the Second World War.
TQ 56 NW 1	Building	c. 15m WNW	Unknown	Bower House, Bower Lane, Eynsford
TQ 56 NW 112	Building	c. 325m WSW	Post Medieval to Modern	Former National School, Station Road, Eynsford, Dartford
TQ 56 NW 11	Scheduled Monument	c. 165m NNW	Early Medieval or Anglo-Saxon to Medieval	Eynsford Castle, Scheduled Monument - 1007462. probably part of an 11th century residence has been revealed by excavation within the enclosure. At the time of Domesday, the castle was held of the archbishop of Canterbury by Ralph son of Unspac. The lower stage of the existing stone curtain wall was built c.1100 by Ralph's son William de Eynsford I. An early 12th century hall and solar was built on the north-east half and the curtain wall was heightened. The hall was re-constructed after a fire in the mid-13th century but the castle was not inhabited for long. The castle was dismantled in 1312.
<u>KHER EVENTS</u>				
ID	TYPE and YEAR	YEAR	NAME	DESCRIPTION
EKE13048	Excavation	2008-12	Excavation of land south of Eynsford Nursery	An excavation carried out over a number of years with one phase of work, or more, apparently taking place before 2008. The work was initially targeting outlying elements of Eynsford Roman villa (TQ 56 NW 47). Work extended to the meadow to the west and expanded to 23 trenches across the area. More extensive excavations followed (in 2008-12?). Trenches are visible on aerial photos of 2008 and 2012.
EKE3811	Excavation	1971	CASTLE COTTAGE	Detail not known
EKE3812	Excavation	1985	WORKING MEN'S CLUB	Water channels containing rubbish dug in same general area

EKE3813 – EKE3817	Excavations	1935, 1953- 1961, 1967, 1972	EYNSFORD CASTLE	Various
EKE3818	Excavation	1957	10 POLLYHAUGH	Detail not known
EKE4499	Excavation	1981	EYNSFORD CASTLE	Detail not known
EKE4500	Excavation	1983	EYNSFORD CASTLE	Detail not known
EKE4689	Excavation	1971	WORKING MEN'S CLUB	Detail not known
EKE4690	Excavation	1972	EYNSFORD CASTLE	Detail not known
EKE5028	Watching Brief	1993	Page Cottage, Riverside, Eynsford	Work constructing three new cottages between Home Farm, The Green and open space beyond the ford.
EKE8095	Excavation	1957	Excavation of an inhumation, 10 Pollyhaugh, Eynsford	Discovery of a inhumation burial during gardening which led to a full excavation.
EKE9889	Watching brief	2002	Watching brief at Willow Cottage, Station Road, Eynsford	In 2002 a Watching Brief was carried out during an extension at Willow Cottage. No finds or features were discovered.
EKE9891	Watching brief	2004	Watching brief at 37 Pollyhaugh, Otford	Watching brief carried out during the construction of a new garage. No finds or features were discovered.
EKE9892	Watching brief	2005	Watching brief on post holes at Eynsford Castle, Eynsford	carried out on the excavation of 5 pits for a new gate at Eynsford castle. The pits were 0.35-0.55m wide and 0.7-0.9m deep. No finds or features were discovered.
EKE11200	Watching brief	2008	Watching brief, High Street, Eynsford	Monitoring of groundworks for foundation trenches and services. No significant archaeological finds or features were observed
EKE11295	Evaluation	2004	Archaeological Evaluation on Land at Pollyhaugh, Eynsford, near Dartford, Kent January 2004	An evaluation by means of 7 trenches totalling 136m in length. It appears that a levelling event in 1842 and also in 1952 may have removed much of the archaeology present on the site.

EKE5809	Evaluation	2001	Evaluation at 10 Pollyhaugh, Eynsford	Evaluation test pits for proposed house extension close to the site of a Roman inhumation (TQ 56 BW 32) found in the garden of the house in 1957. A few bone fragments (not reported if animal or human) and Roman pottery sherds were recovered. Nothing else of interest was noted.
EKE9836	Watching brief	2002	Watching brief at Bower Lane, Eynsford, 2002	Account of a watching brief carried out in 2002 during a small housing development. The construction started before the archaeologists were called but no finds or features were recovered.
EKE9893	Evaluation	2008	Evaluation at site off High Street, Eynsford, 2008	In 2008 Wessex Archaeology carried out an evaluation of a site west of the High Street, Eynsford. Three trenches, which also contained 2 test-pits were excavated. Only tr 1 (by the High Street) contained archaeological features in the form of a small sub-circular pit, tree throws and a modern well. The only finds were 2 oyster shells

Figure 13: Gazetteer of KHER Records

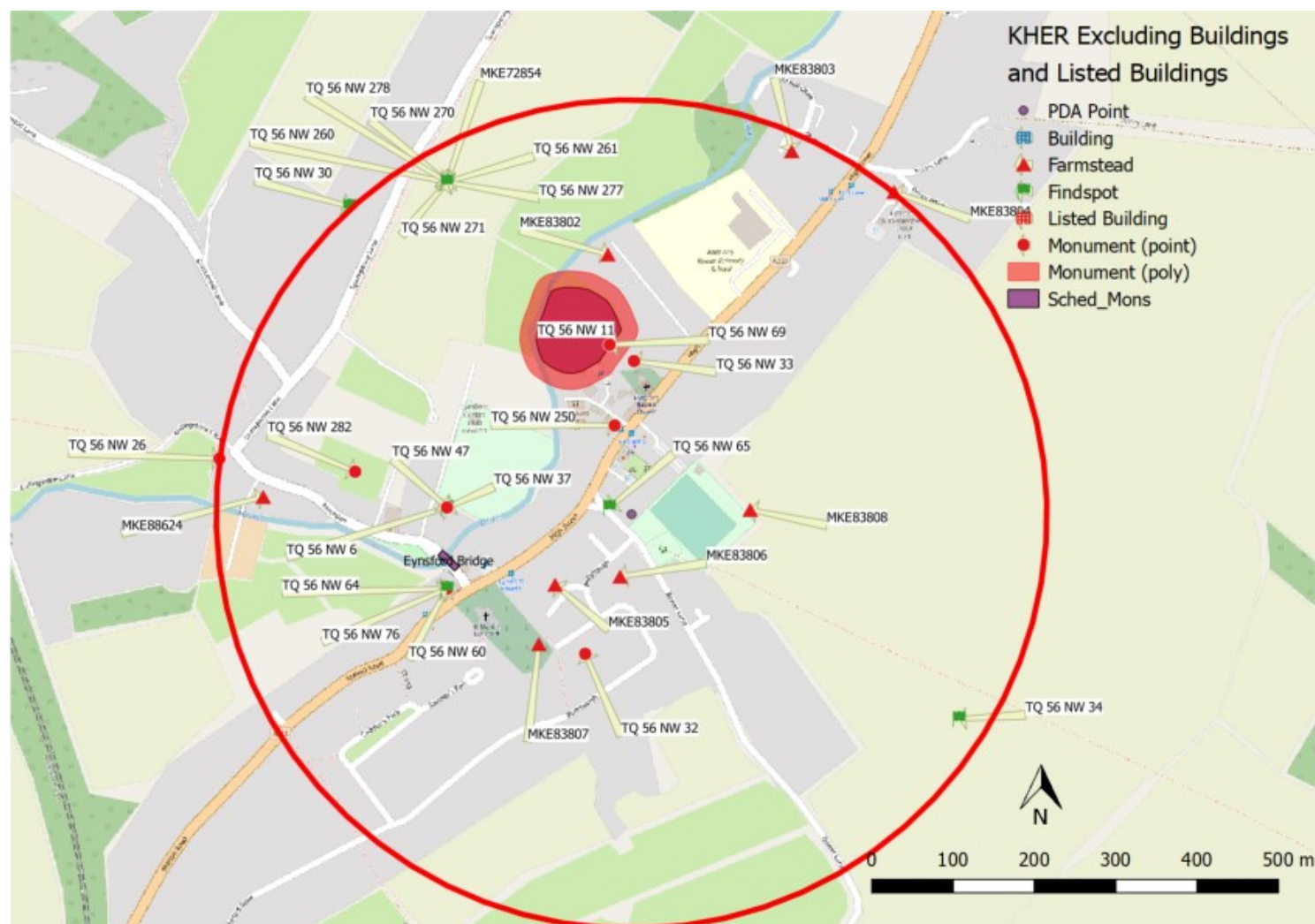


Figure 14: KHER Monument Record – Excluding Buildings and Listed Buildings

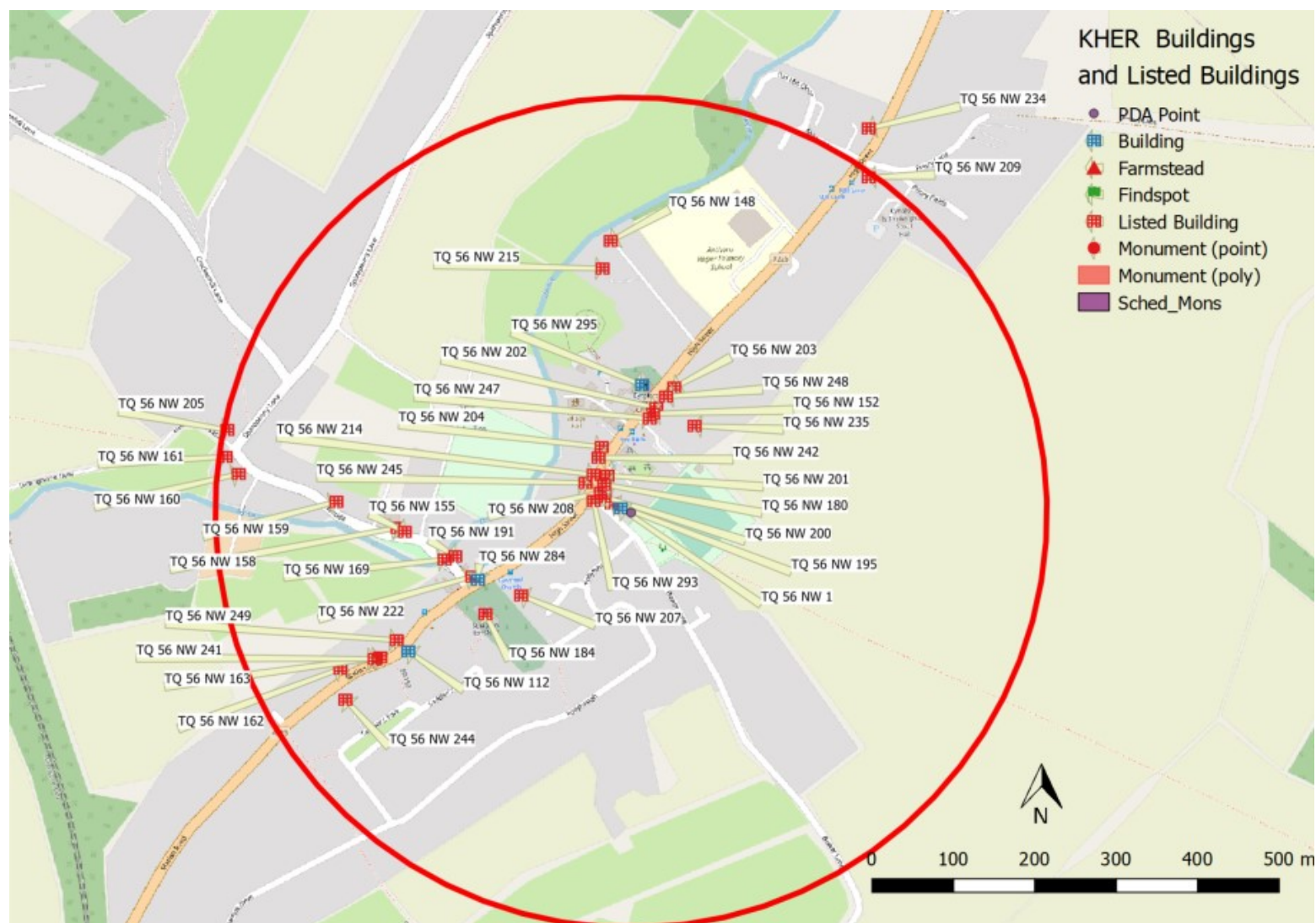


Figure 15: KHER Monument Record – Buildings and Listed Buildings



Figure 16: KHER Historic Landscape Characterisation



Figure 17: KHER Conservation Area



Plate 1: 1940s. (Google Earth).



Plate 2: 1949



Plate 3: 1951



Plate 4: 1960s (Google Earth)



Plate 5: 1990 (Google Earth)



Plate 6: 2001 (Google Earth)



Plate 7: 2019 (Google Earth)

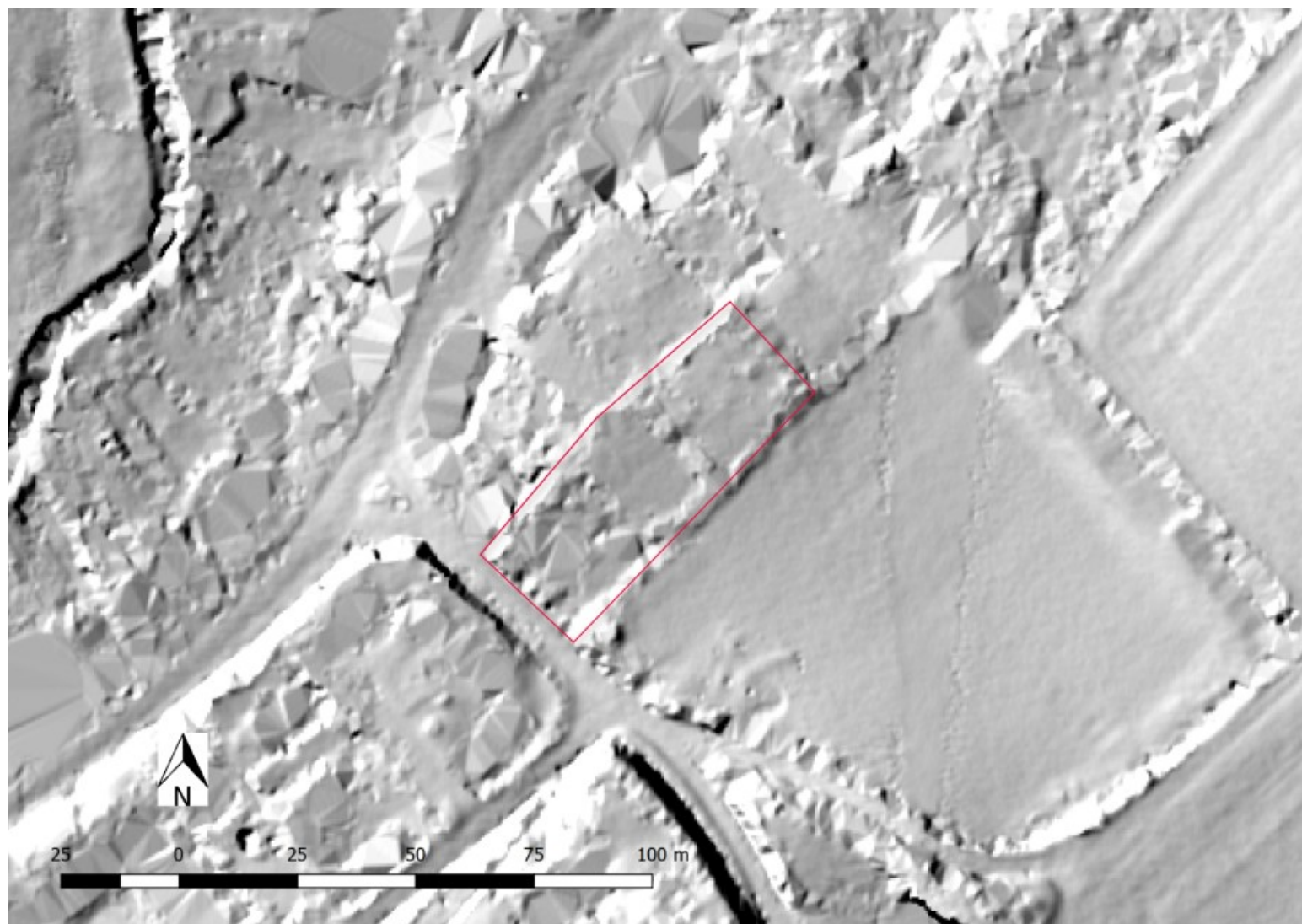


Plate 8: LIDAR, 50cm DTM Composite (Environment Agency)



Plate 9: View from the junction of Bower Lane and High street (facing E)



Plate 10: Bower House (facing N)



Plate 11: View of entrance (facing NE)



Plate 12: View across PDA from the house (facing NE)



Plate 13: View across the southern half of the PDA (facing SW)



Plate 14: View of the northern half of the garden (facing NE)



Plate 15: View across the northern half of the PDA (facing SW)



Plate 16: Statue in north corner (facing N)



Plate 17: Plate Locations