



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Stevenson Borthers, The Workshop, Ashford Road, Bethersden, Ashford TN26 3AP.

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Stevenson Brothers, The Workshop, Ashford Road, Bethersden, Ashford TN26 3AP.

National Grid Reference TQ 92858 40020



Report for Stevenson Brothers C/O Hollaway

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Stevenson Brothers, The Workshop, Ashford Road, Bethersden, Ashford, Kent, TN26 3AP

Summary

SWAT Archaeology has been commissioned by Stevenson Brothers C/O Hollaway to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at The Workshop, Ashford Road, Bethersden, Ashford TN26 3AP. This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

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

The PDA is in Bethersden location on the northern side of the A28 circa 8.5km south west of Ashford. The PDA contains the workshop and yard for Stevenson Brothers, a company manufacturing rocking horses. To the east are weather boarded residential cottages with the other boundaries bordering the gardens of houses in Chester Avenue. The PDA is an irregular shaped area of circa ¼ of an acre

The assessment has generally shown that the area to be developed is within an area of high potential for the Post Medieval period of an earlier farm building of low local significance in the area of the existing workshop. From historical mapping the main part of the current building is believed to have been built by 1907, replacing earlier structures. The remaining area having been agricultural land until around the middle of the 20th century when houses in Chester Avenue were built, the PDA initially being part of their gardens until the 1980s when additional land was purchased from the gardens to create a yard. Aside from this. the assessment has generally shown that the area to be developed is within an area of low potential for all other periods. It is unclear if this

low potential is representative of absence of past activity or due to the lack of archaeological investigation across the Low Weald area. The PDA until the 19th century being away from the core settlement area of the village.

The proposal is for the demolition of the existing workshop to be replaced with an 2 no. three storey buildings providing a total of 9 no. affordable housing apartments. The footprint of one the apartment buildings is not dissimilar to the area already disturbed by the current building. The other apartment building is to be in the area to the rear of the current building and also falls into part of the area of hardstanding. The new buildings will result in a high impact on any potential archaeological remains due to the requirement for foundations and services. 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 a watching brief is recommended due to the existing disturbance.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Stevenson Brothers C/O Hollaway (the 'Clients), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Stevenson Brothers, The Workshop, Ashford Road, Bethersden, Ashford TN26 3AP located at National Grid Reference (NGR) TQ 92858 40020 (Fig 1).

1.2 The Site

1.2.1 The PDA is in Bethersden location on the northern side of the A28 circa 8.5km south west of Ashford. The PDA contains the workshop and yard for Stevenson Brothers, a company manufacturing rocking horses. To the east are weather boarded residential cottages with the other boundaries bordering the gardens of houses in Chester Avenue. The PDA is an irregular shaped area of circa ¼ of an acre and is on level ground of 37m aOD. (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the Application Site consists of Weald Clay Formation Mudstone. There are no superficial deposits in the area of the PDA.

Geotechnical Information

1.2.3 There is no geotechnical information.

The Proposed Development

1.2.4 The proposed development is for the redevelopment of existing site (including demolition of existing building) to create 2 no. three storey buildings providing a total of 9 no. affordable housing apartments (comprising of 7 no. 1 bed flats, 1 no. 2 bed flat and 1 no. M4(2) 1 bed accessible flat) with associated parking, landscaped areas and access. (Fig.2).

1.3 Scope of Document

1.3.1 This desk-based assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): 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.'

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

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

2.2.4 Paragraph 190 of the NPPF states that:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

2.2.5 Paragraph 194 of the NPPF states that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

2.2.6 Paragraph 195 of the NPPF states that:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when

considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

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

2.2.8 The NPPF further provides definitions of terms in the glossary 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 (for heritage policy).*** *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*
- ***'Setting of a heritage asset.*** *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'.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 197 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) the desirability of sustaining and enhancing the significance of heritage assets and preserving them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 emphasises that when a new development is proposed, 'great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

2.2.12 Paragraph 200 notes that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

2.2.13 Paragraph 201 states that:

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

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

2.2.14 Conversely, paragraph 202 notes that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

2.2.15 The NPPF comments in paragraph 207, proffers that *'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.

2.2.16 Paragraph 204 states that *'Local Planning Authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'*.

2.2.17 Paragraph 206 encourages Local Planning Authorities to *'look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.

2.2.18 Any LPA based on paragraph 208, *'should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'*.

2.2.19 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.*

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

2.2.21 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- *Planning (Listed Buildings and Conservation Areas) Act (1990);*
- *Ancient Monuments and Archaeological Areas Act (1979);*
- *Planning Practice Guidance: Conserving and enhancing the historic environment*

2.3 Local Policies

2.3.1 The Ashford Borough Council Local Plan to 2030 was adopted in February 2019. In addition, Ashford Borough Council also has a Heritage Strategy dated October 2017 relating to the heritage assets of the Borough. There are three policies in the new Local Plan that address the protection and enhancement of the heritage assets of the borough. Policy ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology. As the Application Site is not close to a Conservation Area, only ENV13 and ENV15 are expanded upon below. In addition, the Local Plan also has a specific site policy, S7 relating to the Application Site. These are each covered below.

POLICY ENV13: Conservation and Enhancement of Heritage Assets.

2.3.2 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings

unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset. All applications which will affect a heritage asset, or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV15: Archaeology

- 2.3.3 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with Policy ENV13.
- 2.3.4 In addition, where the assessment outlined in Policy ENV13 reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.
- 2.3.5 Where the case for development affecting a site of archaeological interest is accepted, any archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative dependent upon their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Local Planning Guidance

- 2.3.6 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 Stevenson Brothers C/O Hollaway 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 historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations for the proposed development and associated planning applications.

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

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

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*

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

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 (ClfA, 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 1km radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

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

Aerial photographs

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

Secondary and Statutory Resources

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

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 and Heritage Assets.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

4.2.9 The results of the walkover survey are detailed in Section 5 of this document.

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 (1km radius centred on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Scheduled Monuments, Registered Parks and Gardens or NMP cropmarks within 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		

5.2 Designated Heritage Assets

5.2.1 There are 46 listed buildings within the study area and form the majority within the Conservation Area of Bethersden. Some Grade II listed building lie immediately east of the PDA. Full details are provided in the appendix table of HER data. The PDA itself falls within the Conservation Area designated in 1996. No appraisal has been undertaken of the Conservation Area. Given the PDA's location in the conservation area and being adjacent to listed buildings, a separate Heritage Statement is recommended.

5.3 Previous Archaeological Works

5.3.1 There are only four HER events within the study area, all bar one were for building recording. This suggests that there has been a lack of opportunity in the area. The HER event data can be seen in the table in the appendix and also in figure 19.

5.3.2 However, not yet included in the Kent HER event record is that of the watching brief associated with the recent housing development west of the church in Bethersden at Courtlands. The outcome of the watching brief is to be released.

5.4 Archaeological and Historical Narrative

5.4.1 In the prehistoric period the region was covered by dense forest and being an area of heavy clay tended to be avoided. Hasted records Bethersden as 'It lies very low and flat; the soil is in most parts of it a stiff miry clay, and the face of the country very unpleasant and dreary'.

5.4.2 Bethersden lies within the Low Weald at the eastern end of the Beult Valley. Wealden woodland. The Beult is a tributary of the River Medway that originates in great Chart and flows westwards towards Headcorn, running along the northern part of the parish joining the main river near Yalding. Due to flooding than can occur from the River Beult, the land around the village is crossed by drainage ditches, streams and ponds.

5.4.3 Given nearby Ashford's location in Kent and close to the coast and trade routes with the weald, North Downs and the Continent, it is not surprising that Roman evidence is found in the wider area across the Borough in Ashford. A Roman settlement was found south of Ashford at Westhawk Farm, that includes shrines, temples and a Roman road. There is a Roman road from south Ashford passing through the Low Weald heading towards St Michaels, to the south west of the PDA. The line of the road is circa 3km south of the PDA on a south, south west to north east axis.

5.4.4 The area began to be settled in the Anglo-Saxon period, and the area around Bethersden has a high concentration of villages that include the name 'den'. Bethersden was not listed in the Domesday Book suggesting it was an inconsequential settlement at this time. In Old English, it was called '*Beaudurices den*' meaning Beauduric's pasture. Den is an Anglo-Saxon name for woodland clearing. By 1610 the name had settled to its present form. The landscape is dominated by small fields with hedgerows that are an indication of the impact of Kent gravelkind laws.

5.4.5 During the Medieval period the village began to be settled and by 1640 the population was over 400. A rural agricultural village, it grew in two parts. Originally, the northern part along The Street grew around the church and was the main residential area as well as the village pub. The church is documented from the 12th century with visible remains from the 14th century. To the south, across fields and on the main road between

Ashford and Tenterden, originally smaller in area was referred to as Forge Corner that comprised of the blacksmith's forge and carpenters' workshops. Between the two parts of the village were open fields linked by a network of footpaths, called George Field. To the west, south west of the PDA was an area on the southern side of the A28 road was Bull Green. East of the village was a large house called The Thorn named after a Thorn Tree growing nearby which historically belonged to the Whitfield family.

- 5.4.6 The road between Ashford and Tenterden (A28) was turnpiked in the 18th century. The first Turnpike Trust was in 1767. In the time of Hasted in the late 18th century this area around Bull Green was described as a small hamlet.
- 5.4.7 Unique to the area is "Bethersden Marble", a type of palludina limestone formed millions of years ago, which was used for paths, chimney pieces in houses and in parish church walls. Hasted refer to this material being used alongside the turnpike road to allow for ease of passing.
- 5.4.8 Farming was of considerable importance in Kent, and this is seen with the high number of Post Medieval farms some of which still existing in operation today although others have been demolished or converted to residential housing
- 5.4.9 In 1801 the population of Bethersden was 740. By 1851 it had risen to 1,125 where it has broadly remained until 1961 when it had reached 1096. In 1831 just under 80% of the mail population over 20 was involved in farming with the majority being agricultural labourers.
- 5.4.10 Stevenson Brothers originally set up their first workshop in 1982 in Kingsnorth on the outskirts of Ashford. By 1983, they were successful and had outgrown their original premises and brought the current site in Bethersden with the business going global. The workshop in Bethersden soon doubled in size with neighbouring gardens being used as a car park.

Landscape Character Areas

- 5.4.11 The KHER historic landscape classification shows the Application Site as part of the 'post 1810 settlement area (general).

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA located in the southern half of the village. To the north across fields is the linear development along The Street east of the church. At the eastern end of The Street is a road heading south west towards the main turnpiked road (now A28), passing Thorn House and heading towards an area on the map labelled as Bull Green. There is a watercourse heading across the field in a south east to north west direction between the two parts of the village. It is not clear on the map, but it does not look like that there are many buildings on the northern side of the turnpiked road. The map suggests that the area is one that is rural surrounded by woodland remnants of the low weald forest (Fig. 3).

Ordnance Surveyors Drawing, 1797

5.5.2 This map shows greater detail including field boundaries. There does not appear to be any buildings located at the PDA which is the corner of a larger field. Nearby on the southern side of the junction of roads is a building and barn which is the location of the present-day Forge Farm. The main settlement area for Bethersden is in the northern half around The Street (Fig. 4).

Bethersden Tithe Map, 1839

5.5.3 The PDA appears to have a small building in the south eastern corner. There are three pairs of cottages now on the northern side of the main road in this area. To the east are cottages and gardens designated 1181 which are owned and occupied by Richard Padgam and Richard William. Unfortunately, the property within the PDA does not have a designated number but it is seen outside of the boundary for property 1181. The main area of the PDA resides in a large field called 'six acres' and is in use for hop growing. The owner was rectoral glebe land and it was occupied by Thomas Smith. Thomas Smith resided in a cottage next to the church in Bethersden to the north. Therefore, it is possible that the building seen in the PDA was that of an outfarm associated with the adjacent fields and hop growing (Fig.5).

Historic OS map 1871

5.5.4 This is the first OS map. This shows the PDA with an 'L' shaped building with a square building attached in the south eastern corner separate to that of the adjacent large field in which the remainder of the PDA resides. On the southern side of the road are orchard and it appears that there are further buildings to the south west (Fig.6).

Historic OS map 1897

5.5.5 There appear to be little change at the PDA. On the southern side of the road, the orchards have reduced in size. To the south west, there is a new pair of semi-detached cottages replacing earlier structures in that area. (Fig.7).

Historic OS map 1907

5.5.6 The buildings within the PDA have altered footprint and are now show as two separate adjoining buildings suggesting the original 'L' shaped building and square building have been demolished and replaced. The remaining area is still part of a large field with the exception of a greenhouse in the north eastern part where the PDA appears to form part of the land of the neighbouring cottages to the east. To the south east, Forge Farm has been subdivided and the farmhouse called Forge Dene. To the far south west there is now a new stand along property on the northern side of the main road (Fig.8).

Historic OS map 1975

5.5.7 There have been significant changes to Bethersden with residential housing having been built on the fields in between the northern and southern parts of the village. There is still a building located in the south eastern corner of the PDA, but the remaining areas of the PDA are parts of gardens of nearby semi-detached residential houses located within Chester Avenue. On the eastern side the boundary line now appears to be that of the present day where perhaps a strip of land had been obtained from the cottage immediately to the east and the earlier greenhouse demolished with a small outbuilding in its place. On the southern side of the main road the land there has also turned into residential housing of mainly detached house. The cottages immediately east, have changed from being a row of three to now being semi-detached (Fig.9).

Historic OS map 1991

5.5.8 The building at the PDA has altered footprint and it appears that there has been an extension to the north east of the earlier building. The building is labelled factory. The PDA boundaries are seen in their present form on the map with the remaining area of the PDA as car parking and the garden areas of the adjacent properties of Chester Avenue having reduced in size (Fig. 10)

Historic OS Report 2003

5.5.9 There is no change (Fig. 11).

5.6 Aerial Photographs

1946

5.6.1 The PDA has a large building located in the south eastern corner with the remaining area part of a large field of pasture (Plate 1).

1960

5.6.2 There have been changes with the residential houses of Chester Avenue to the north west having been building replacing the earlier pasture. Consequently, parts of the PDA fall within their garden areas to the rear of some of these properties. It is not clear on the photograph with details of the building in the south eastern corner (Plate 2).

1990

5.6.3 The PDA has a new building extension to the north east of the existing one. The remaining area of the PDA is now car parking having purchased garden land from neighbouring properties (Plate 3).

2021

5.6.4 There is little change at the PDA (Plate 4).

Other Photographs

5.6.5 The Client has an undated photograph that appears to be from the early 20th century that shows the present building. The window seen in this photograph on the side can be located on the present building as seen in plate 11. The building appears to be that of tin and written on the front can be made out 'Builder &'. Perhaps by this time the building was used for storage associated with the business. It is not clear in searching the census or through the Kelly's Trade Directory whether J Oliver Carrier in the photographs is directly associated with the building behind as he is not listed as a builder.

Walkover Survey

5.6.6 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 as well as assessing heritage assets and setting. No archaeological finds or features were observed on the walkover of the 21st of September 2022 (Plates 5-9).

5.6.7 The building is located on the northern side of the A28 Ashford to Tenterden Road. The oldest part of the building is located on the roadside with later extensions set back. To the west of the building is a car parking yard area that is concreted. The boundaries with neighbouring properties are wooden fencing. The Client confirms that they added the weatherboarding to the property during the 1980s remembering the building as a tin shed for hop poles.

5.7 Summary of Potential

5.7.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview by period.

Palaeolithic

5.7.2 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 entries for this period. The Palaeolithic potential associated with Area 27 of the Stour Palaeolithic survey (Fig.21) associated with the Beult Valley is uncertain. Any finds from this period would carry high importance. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

5.7.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period. It is considered that the potential for finding remains that date to this period within the PDA is **low**.

Neolithic

5.7.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the study area. It is during the Neolithic that woodland clearance starts to take place but there is little evidence that this had occurred in and around Horsmonden in this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

5.7.5 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. The Kent HER has no records from this period within the assessment area or generally in the immediate wider area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

5.7.6 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 no records from this period within the assessment area. The Weald generally has Iron industry in this period and hillforts are known in the region surrounding Tunbridge Wells, but no evidence has been found in and around Bethersden. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.7.7 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 one record from this period being that of a single find of a Dupondius coin found in 1933-36 circa 255m east of the PDA (TQ 93 NW 2). Nearby Ashford to the east had an extensive Roman settlement and a Roman Road passes through the Low Weald circa from Benenden to Canterbury via Ashford (TQ 93 NE 66) passing circa 3km south of the PDA. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.7.8 The Kent HER has no records from this period. However, we know from documentary evidence that the Low Weald started to be settled in the Anglo-Saxon period. However, little is known archaeologically regarding this period. It appears that the PDA was outside of the core settlement area in this period and the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.7.9 The Kent HER has eight records from this period within the assessment area all of which are Grade II listed buildings with the exception of the Parish Church which is Grade I

listed. The closest listed building is that of Forge Dene circa 90m to the east (TQ 93 NW 64). The core of the village is to the north of the PDA, although the PDA lay on the road from Ashford to Tenterden. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.7.10 Reflecting the growth of the settlement in this region the HER records are dominated by the Post Medieval period with listed buildings and farmstead records. Of the listed buildings in close proximity, they are all Grade II and a mixture of 18th and 19th century. Laurel Cottage immediately east is dated to circa 18th century (TQ 94 SW 129). Originally likely to be an area of a small hamlet, the road was turnpiked in the second half of the 18th century, and this is likely to have created the growth in this area away from the core settlement around the church to the north.

5.7.11 19 of the records are for scattered Farmsteads reflecting the rural nature of the area around the PDA. The closest being Forge Farm circa 145m to the east and identified as the only building in this area in the 1797 OS Surveyors mapping. Initially the area of the PDA appears to be agricultural. By the time of the tithes, the mapping appears to show a small building located in the south eastern part of the PDA and not in a clearly defined plot, it may have been an agricultural outbuilding with the remaining area of the PDA still part of an agricultural field. Therefore, the potential for finding remains from this period is considered **high**. That said, if the remains are that of an earlier agricultural building this would be of low significance and only of local interest.

Modern

5.7.12 There are six KHER records from this period. None of which impact upon the PDA. By the 1907 mapping, it appears that the original buildings having been replaced by one on a larger footprint most likely the barn seen in the Plate 11 by at least 1907 based on historical mapping. By the 1990s, this building had been extended to the north east and weatherboarding added. In the surrounding area, residential housing is built, and the remaining area of the PDA become gardens attached to houses in Chester Avenue. In the 1980s, to create a car parking area, land is purchased from the neighbouring gardens and converted to hardstanding. The potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

Overview

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

5.7.14 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 PDA may contain archaeological sites, and these can be summarised as:

- Prehistoric: **low**

- Iron Age: **low**

- Roman: **low**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **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.

6.1.2 Cartographic regression, topographic analysis and historical research indicate that the Application Site has been agricultural land before the first building was added in the 19th century. Later replaced in the early 20th century and then extended. The remaining area being agricultural land before then being gardens associated with houses built nearby in the 1950s/1960s. Parts of those gardens purchased in the 1980s to become a car parking /hardstanding area. In the area of the current building the historical archaeological impact has been high with medium impact caused in the remaining car parking area.

Proposed Impact

6.1.3 The proposal is for the demolition of the existing workshop to be replaced with 2 no. three storey buildings providing a total of 9 no. affordable housing apartments. The footprint of one the apartments is not dissimilar to the area already disturbed by the current building. The other apartment building also falls within part of the footprint of

the current building and is located to the rear and also falls into an area of hardstanding. The new buildings will result in a high impact on any potential archaeological remains due to the requirement for foundations and services.

7 SIGNIFICANCE

7.1 Introduction

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

7.2 Significance Criteria

Period

The potential for archaeology at the PDA is considered low for most periods with the exception of the Post Medieval period where the archaeological potential is considered to be high in relation to an earlier building in the south eastern corner of the PDA which from mapping is believed to have been an outbuilding of some type. There are a low number of below ground finds associated with the 1km study area suggesting that there has been a lack of opportunity for archaeological investigation which may have also contributed towards the low number of below ground records. Until the growth of Bethersden in the Post Medieval period, the PDA has lain away from the core settlement area to the north and appears to have been agricultural land until the first building identified at the time of the tithes and the buildings of the houses and their gardens in around the middle of the 20th century in the remaining area.

Documentation

7.2.1 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources.

Group Value

7.2.2 The potential for archaeology at the PDA has little by way of group value.

Survival / Condition

7.2.3 Survival of archaeology is possible in the area of current car parking, which is considered to have had medium historical impact. The area of the existing building, which is to be demolished is considered to be heavily disturbed and truncated and any potential archaeological survival is considered to be low.

Fragility / Vulnerability

7.2.4 Any potential archaeological remains within the PDA in the area of the proposed new buildings is likely to receive a high impact due to the requirements for foundations and service trenches.

Diversity

7.2.5 There is little by way of diversity.

Potential

7.2.6 The Impact assessment concludes that the site has a low/moderate potential for archaeological remains.

Significance

7.2.7 Based on the information gained in this report, it can be concluded that the site is some archaeological interest. Any remains associated with the original Post Medieval building on the site is considered to have low 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.
- 8.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Post Medieval period of possible low significance building and low for all other periods. The proposed development for new residential new buildings will potentially cause a high impact to any possible archaeological resource. 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 a watching brief is recommended rather than an evaluation due to the previous disturbance.

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 Stevenson Brothers C/O Hollaway (and representatives) for the use of this document in all matters directly relating to the project.

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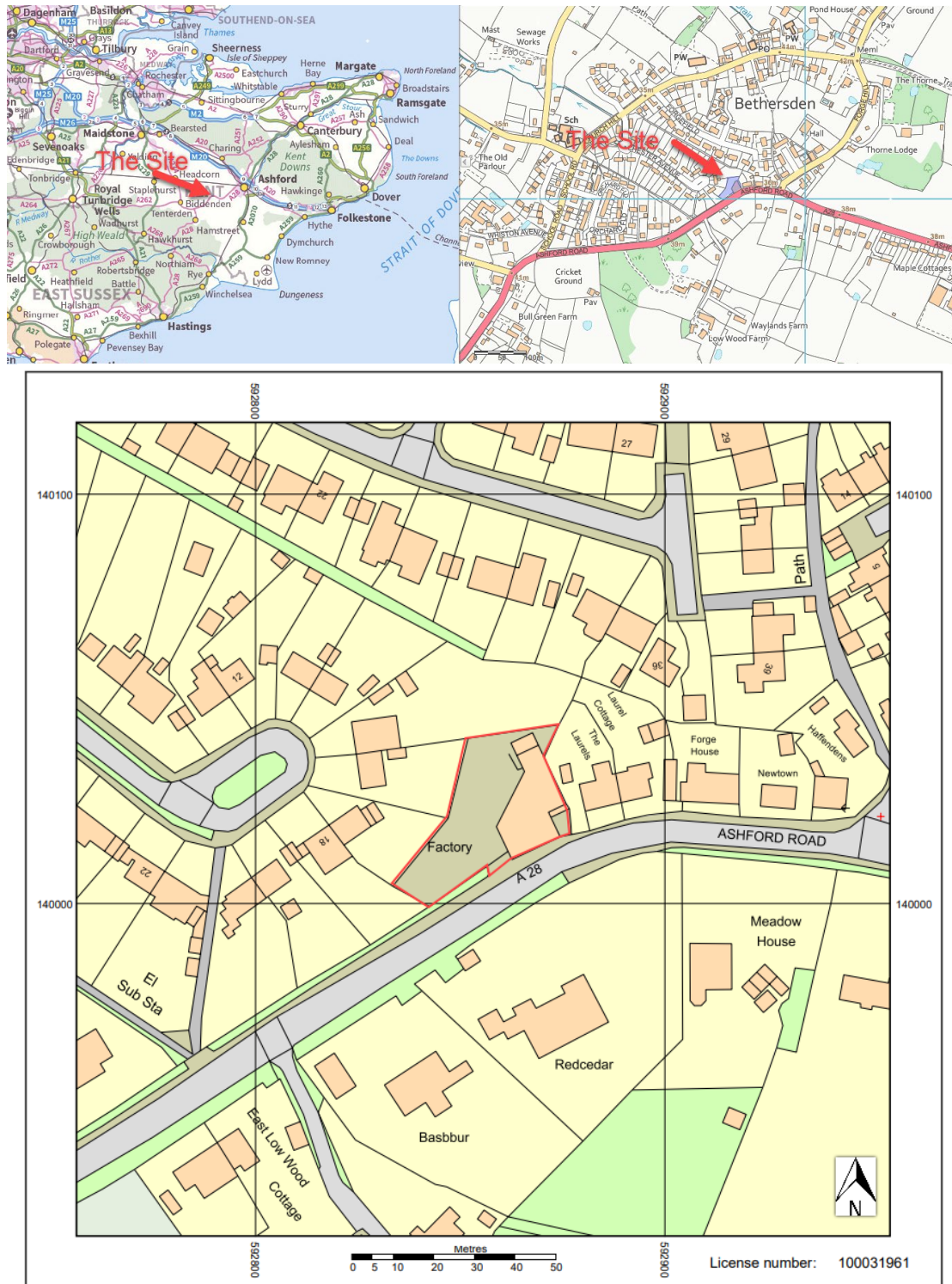


Figure 1: Location Maps, Scale: 1:10,000, 1:1,250

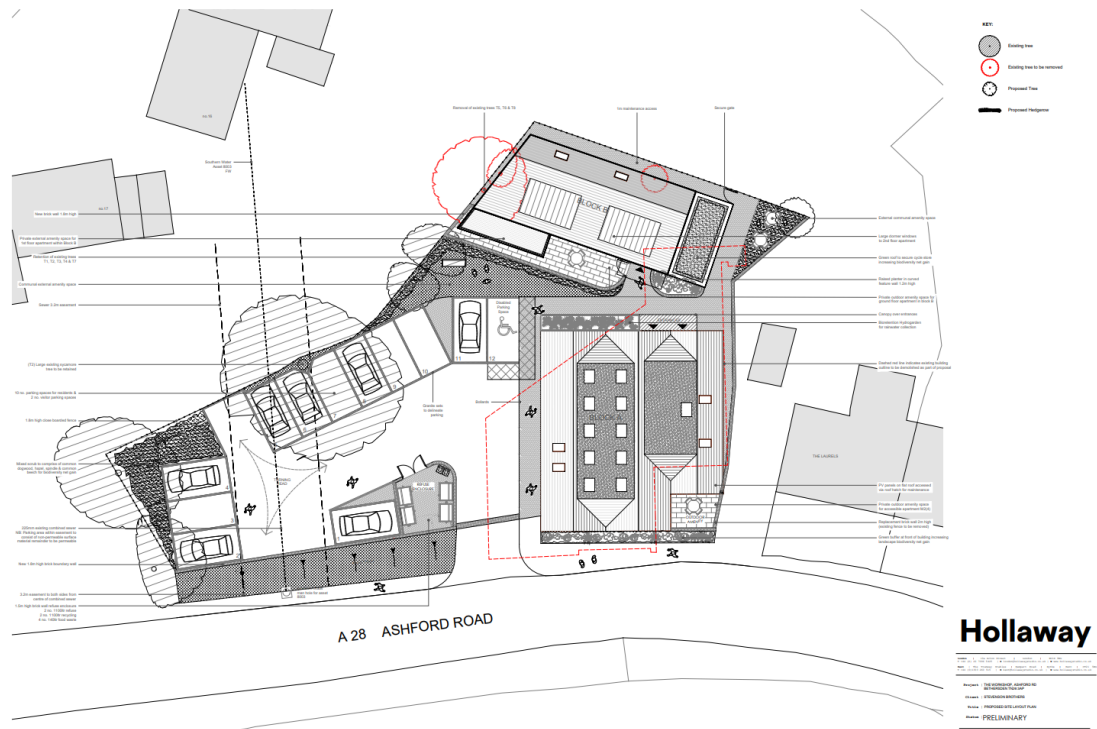


Figure 2: Proposed Development



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: OS Surveyors Drawing 1797

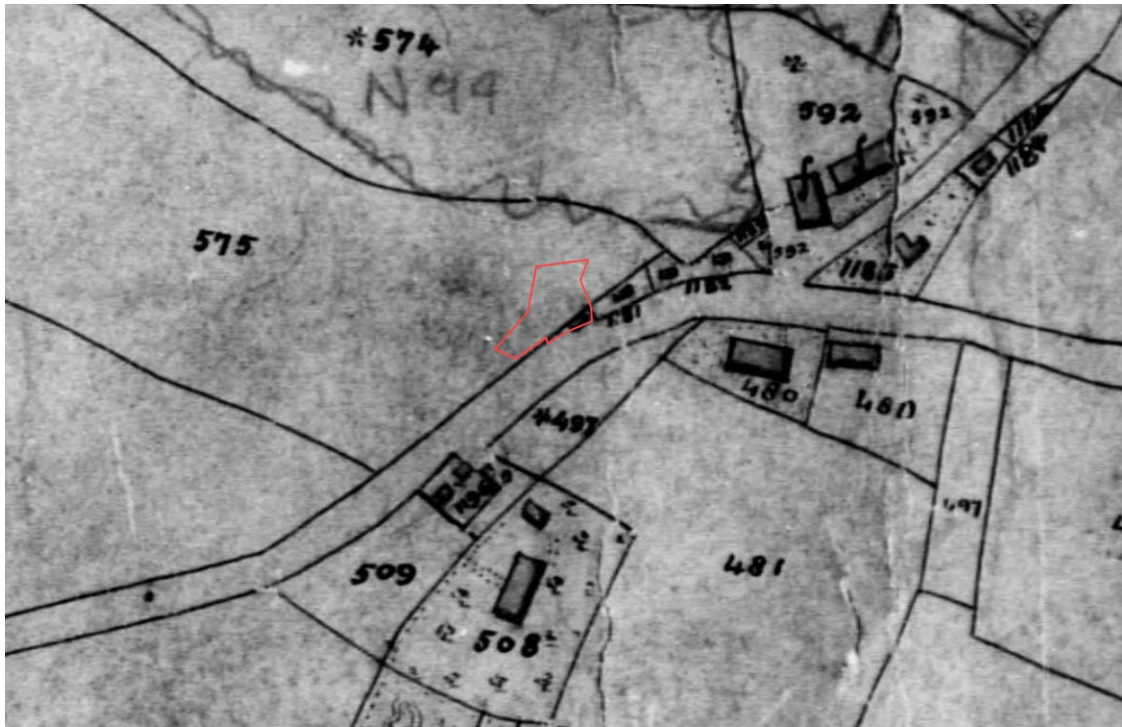


Figure 5: Kennington Tithe Map 1839

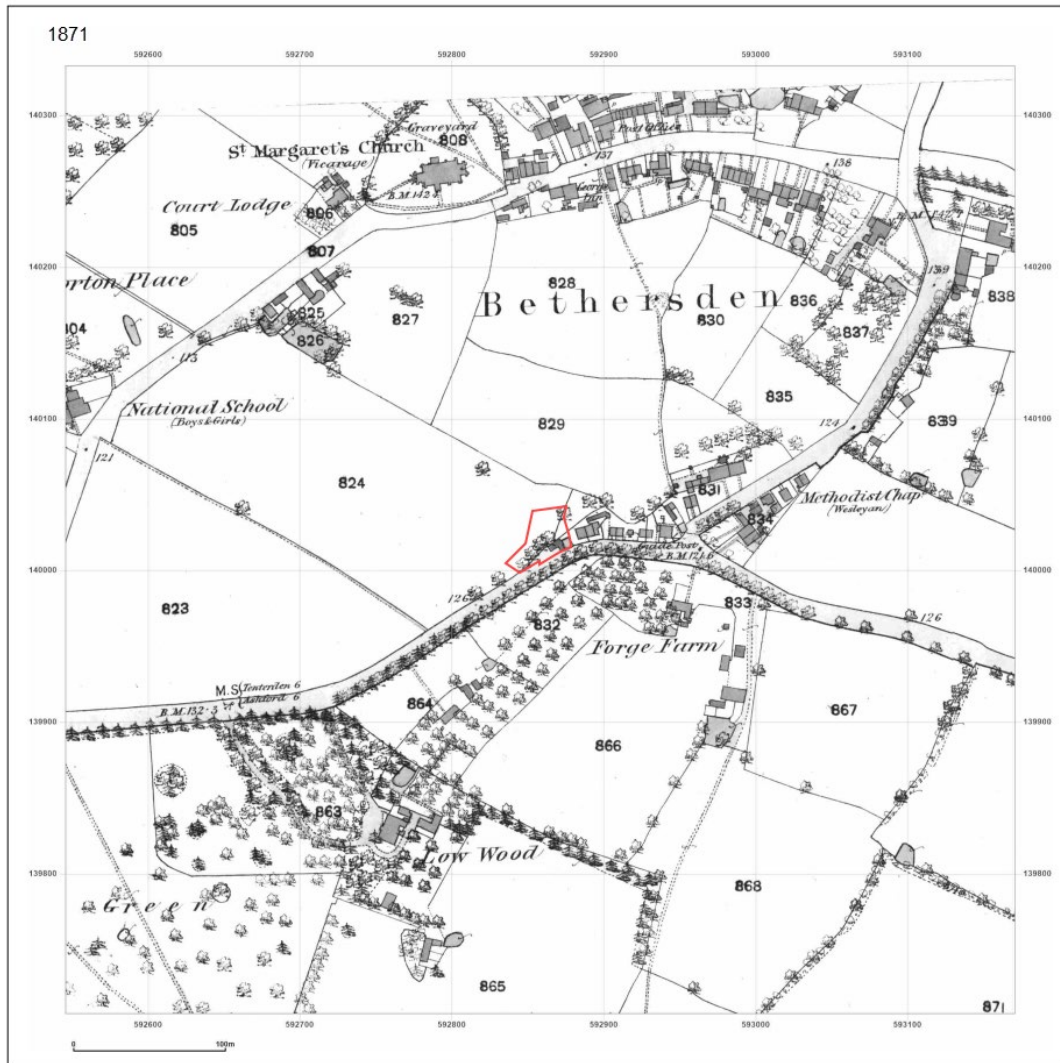


Figure 6: Historic OS Map 1871, scale 1:2,500

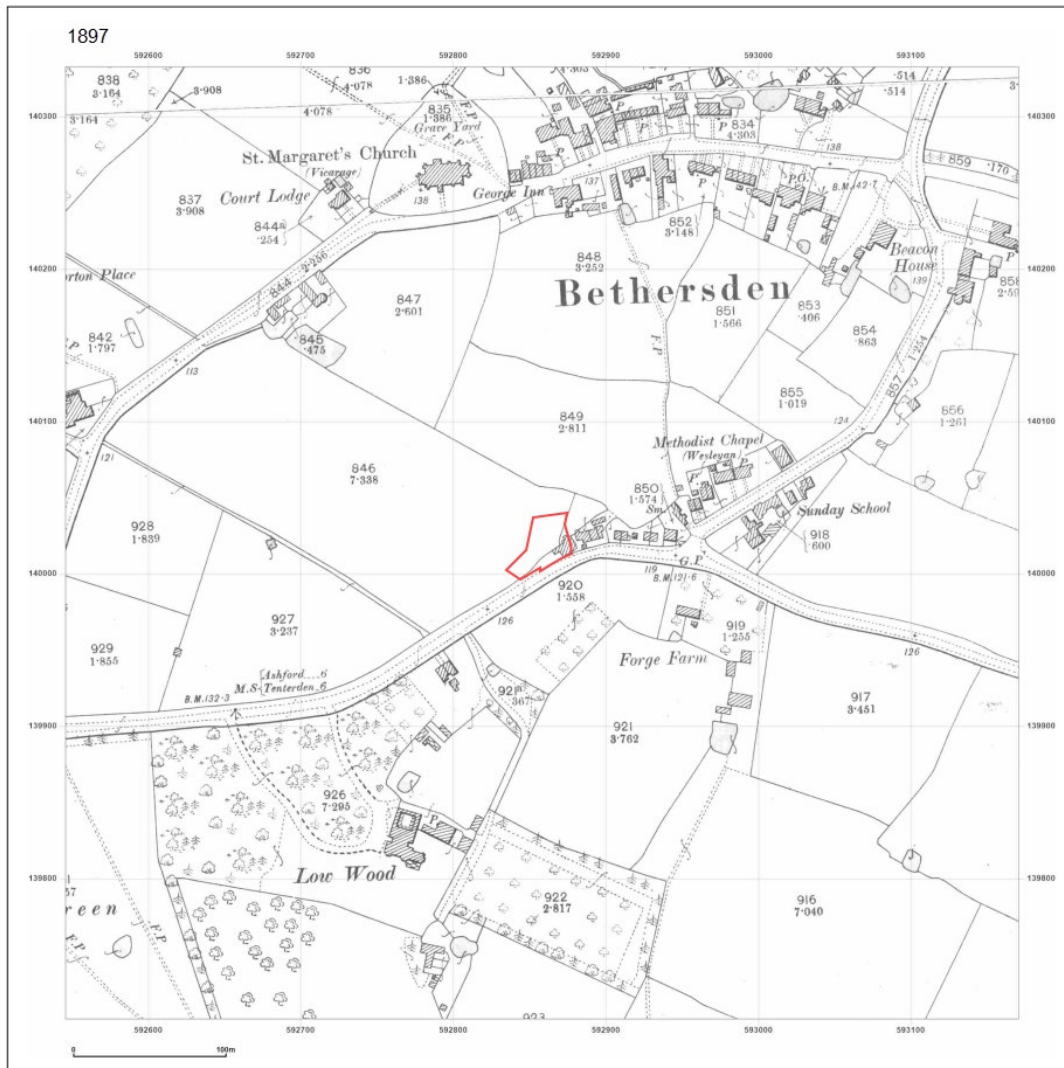


Figure 7: Historic OS Map from 1897, scale 1: 2,500

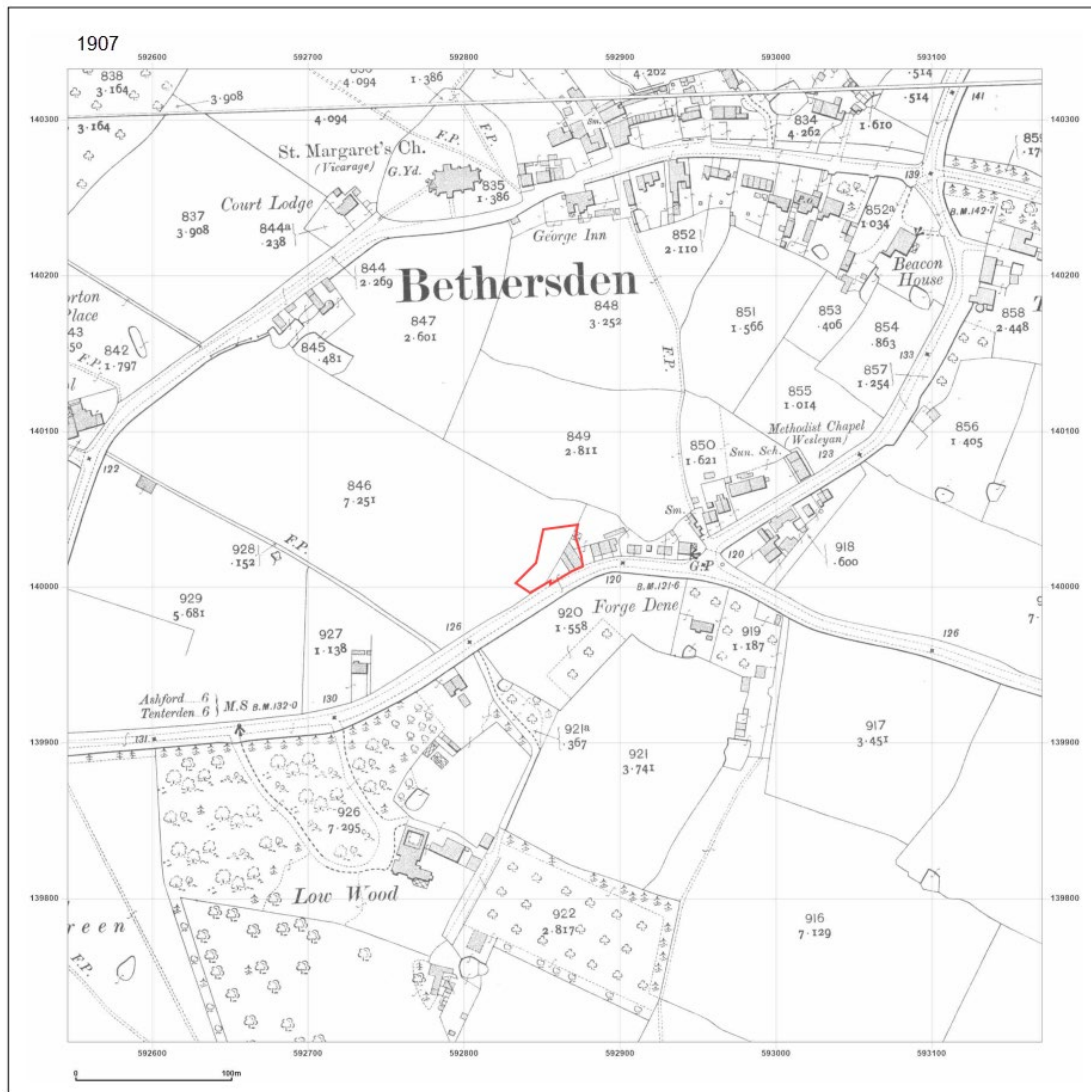


Figure 8: Historic OS Map 1907, scale 1: 2,500

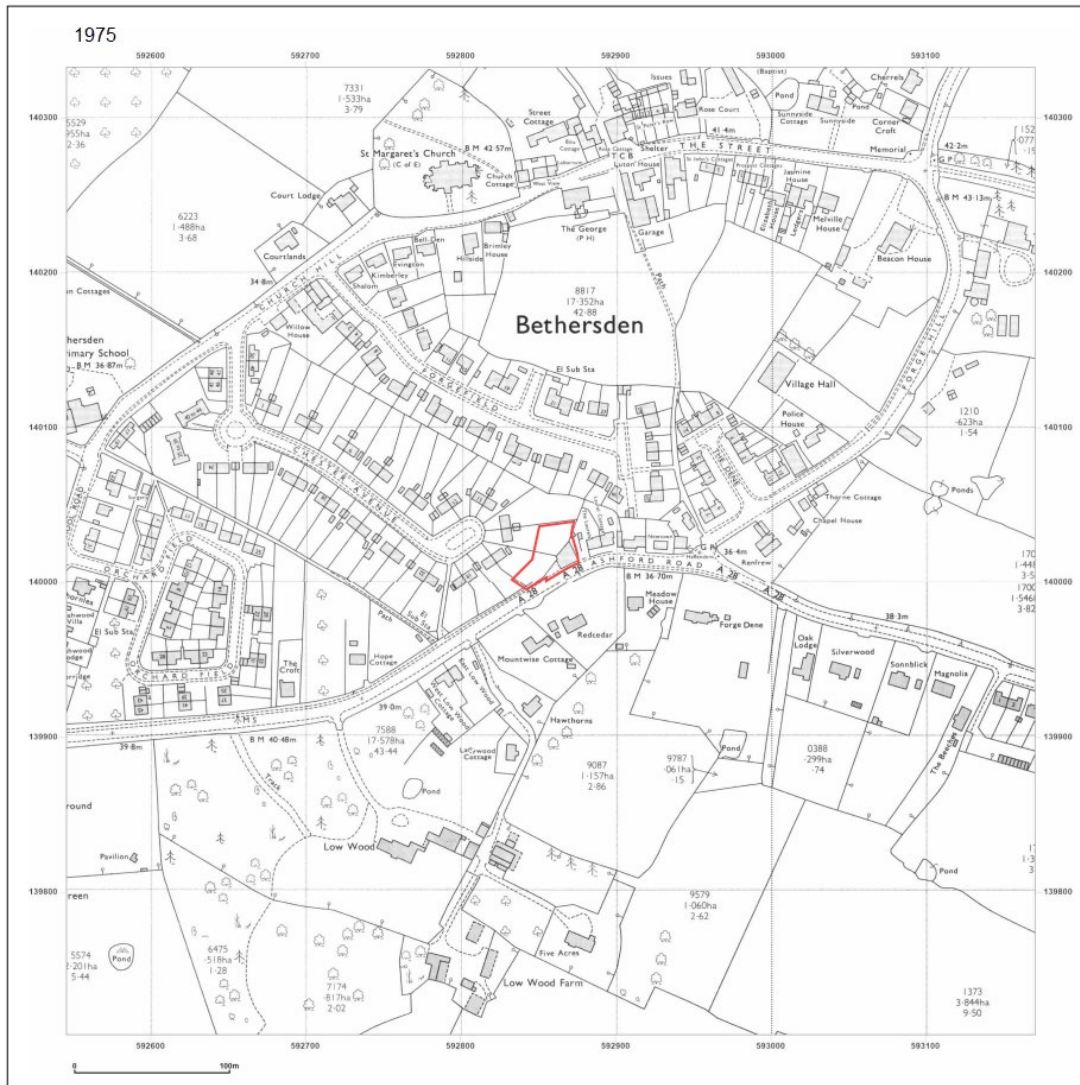


Figure 9: Historic OS Map 1975, scale 1: 2,500



Figure 10: Historic OS Map 1991, scale 1: 2500

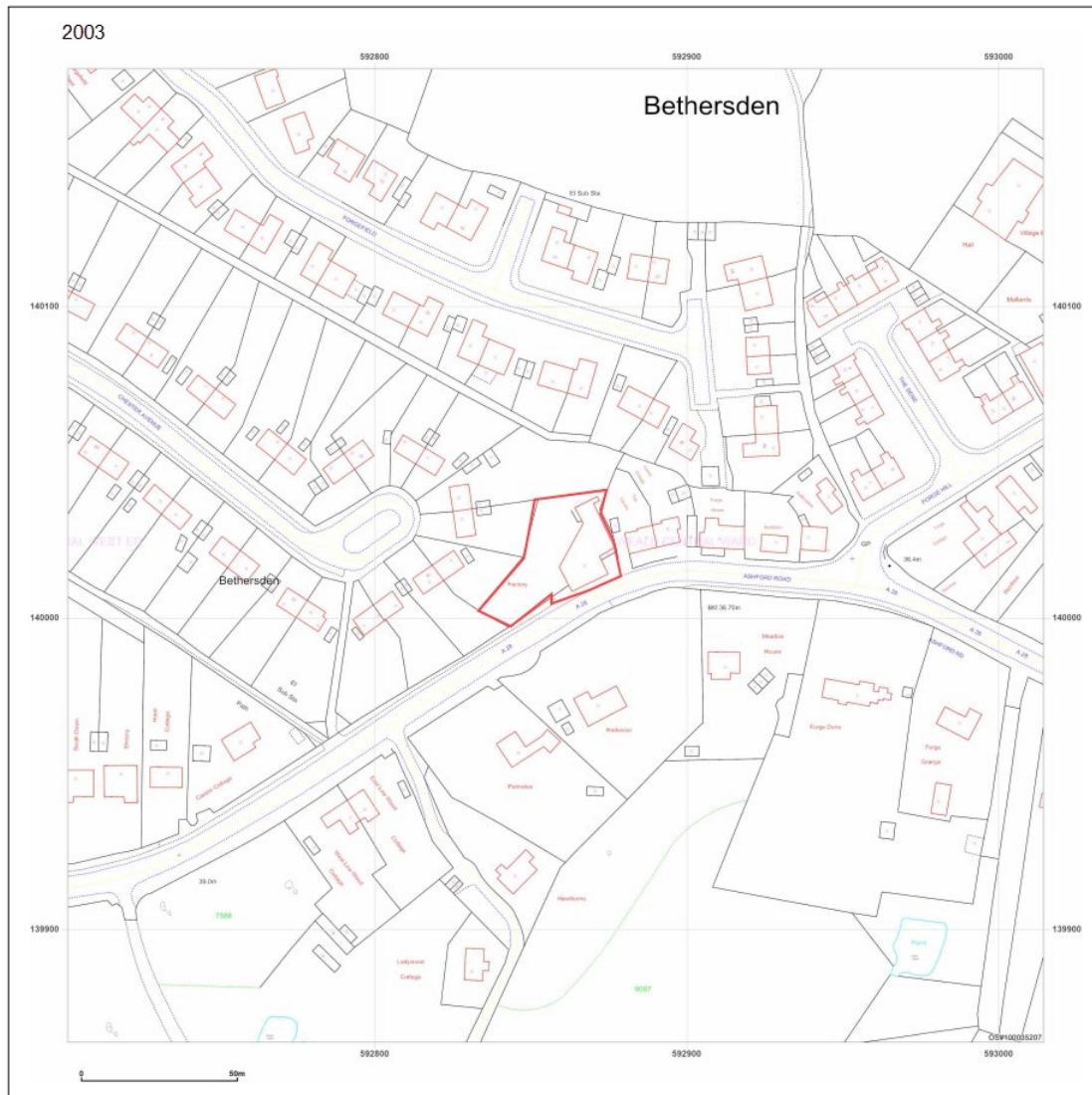


Figure 11: Historical OS Map 2003, scale 1: 1,250

10.3 APPENDIX 1 – KCC HER Data. ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

KHER	Type	Period	Location	Description
TQ 94 SW 152	Monument	Post Medieval to Modern	c. 645m NNE	Black Mill, Bethersden (former site). Was a smock mill used mainly for timber sawing. It was moved to the site from Folkestone in 1886 and demolished c.1930.
TQ 94 SW 153	Monument	Post Medieval to Modern	c. 730m ENE	White Mill, Bethersden (former site). Was a smock mill used for grinding corn. Constructed prior to 1816, it was blown down in 1936.
TQ 94 SW 33	Monument	Modern	c. 550m N	Royal Observer Corps. underground monitoring post, Bethersden. Built 1962 closed 1968. Surface features are in reasonable condition. The post battery remains in the monitoring room together with dismantled bunk beds. The shaft is filled with wire to discourage access.
TQ 94 SW 97	Listed Building	Post Medieval	c. 230m N	Church Cottage (II - 1070795), C18. Two storeys, ground floor red brick, above tile-hung. Hipped tiled roof. Three casement windows. The rear wing is weatherboarded.
TQ 94 SW 85	Listed Building	Post Medieval	c. 260m N	Bethersden Post Office (11 - 1070796). Early C19. Two storeys.
TQ 94 SW 84	Listed Building	Post Medieval	c. 270m NE	Melville House (II - 1070797). C18. Two storeys red brick. Hipped tiled roof with eaves cornice.
TQ 94 SW 83	Listed Building	Post Medieval	c. 265m NE	Jasmine House (II - 1070798), formerly known as Elizabeth House and Ledgers Stores. C18. Two storeys red brick. Half-hipped tiled roof with 2 hipped dormers.
TQ 93 NW 49	Listed Building	Post Medieval	c. 465m WSW	The Bull Inn (II - 1070806). C18. Two storeys and attics painted brick. Tiled roof with 2 hipped dormers.
TQ 93 NW 52	Listed Building	Post Medieval	c. 450m WSW	The Stables of The Bull Inn (II - 1070807). C18. Two storeys painted brick. Hipped tiled roof
TQ 94 SW 81	Listed Building	Post Medieval	c. 70m E	Haffendens (II - 1070809). Mid C19. Two storeys. Ground floor painted brick, 1st floor tile-hung.
TQ 94 SW 79	Listed Building	Post Medieval	c. 55m E	Newtown (II - 1070810). Early C19 pair of cottages. Two storeys weatherboarded. Hipped tiled roof.

TQ 94 SW 78	Listed Building	Post Medieval	c. 125m E	Renfrew (II - 1070812). C18. Two parallel ranges. The rear range is of 2 storeys painted brick. Hipped tiled roof.
TQ 94 SW 107	Listed Building	Post Medieval	c. 695m NE	4-8 Batemans Corner (II - 1070815). This was once the parish workhouse. The south end has an C18 exterior to an older building.
TQ 93 NW 26	Listed Building	Post Medieval	c. 770m ESE	Stanley House (II - 1185142). C18 or earlier. Two storeys. First floor hung with curved and plain tiles. Ground floor of brick.
TQ 94 SW 133	Listed Building	Post Medieval	c. 245m NNW	Court Lodge (II - 1185362). Early C19. Two storeys painted brick. Slate roof.
TQ 94 SW 135	Listed Building	Post Medieval to Modern	c. 285m NE	Beacon House (II - 1185378). C18 exterior, possibly with earlier core. Two storeys red brick. Hipped tiled roof.
TQ 94 SW 134	Listed Building	Post Medieval	c. 215m N	The George Public House (II - 1185417). C18. Two storeys. Ground floor red brick. First floor tile-hung. Hipped tiled roof.
TQ 94 SW 121	Listed Building	Post Medieval	c. 255m NNE	Johns Cottages (II - 1299668). Probably C17 or earlier timber-framed building, refaced C18 with red brick on the ground floor and tile-hung above.
TQ 94 SW 127	Listed Building	Post Medieval	c. 705m NE	Mill Farmhouse (II - 1299782). Two parallel ranges. The west range is a C17 or earlier timber-framed building, refaced in the C18 with red brick on the ground floor and tile-hung above.
TQ 94 SW 139	Listed Building	Post Medieval	c. 310m ENE	Oasthouse To South of Thorne Farmhouse (II - 1299796). C18 2 storey weatherboarded outbuilding, with half-hipped tiled roof.
TQ 94 SW 129	Listed Building	Post Medieval	c. 15m ENE	Laurel Cottage (II - 1299815). C18 or earlier timber-framed building. Two storeys weatherboarded.
TQ 94 SW 76	Listed Building	Post Medieval	c. 255m N	Street Cottage (II - 1362964). C17 or earlier timber-framed building of 2 storeys, largely refaced with red brick.
TQ 94 SW 66	Listed Building	Medieval to Post Medieval	c. 285m NNE	Rose Court (II - 1362965). Probably a late mediaeval timber-framed building fronted with red brick and grey headers, the east wall weatherboarded.
TQ 94 SW 56	Listed Building	Post Medieval	c. 260m NNE	Cudhill (II - 1362966). C17 or earlier. Ground floor red brick, first floor tile-hung.
TQ 93 NW 42	Listed Building	Post Medieval	c. 815m ESE	Oast Cottage (II - 1362972). C18. One storey and attics weatherboarded. Half-hipped tiled roof. Two gabled dormers.
TQ 94 SW 75	Listed Building	Post Medieval	c. 835m E	Weatherboarded Barn Opposite Kiln Cottage (II - 1362997). C18. One storey weatherboarded. Half-hipped tiled roof.

TQ 94 SW 55	Listed Building	Post Medieval	c. 415m W	Lovelace Farmhouse (II - 1070779). C18. Two storeys red brick. Hipped tiled roof.
TQ 94 SW 45	Listed Building	Post Medieval	c. 505m W	Oasthouse To South West of Lovelace Farmhouse, And 'The Oast House' (II - 1070780). C19. One square and one cylindrical brick oast with tiled roof. Cowls and fantails missing. Attached is a former granary, now a dwelling ('The Oast House') with ground floor of red brick; the 1st floor weatherboarded, of 2 parallel ranges.
TQ 94 SW 47	Listed Building	Medieval to Modern	c. 240m NNW	Church Of St Margaret (I - 1070794). Main construction periods 1300 to 1799. Though documentary evidence suggests that there was a church here by the 12th century at least, the earliest visible remains seem to be of the early to mid 14th century nave and aisles with its two fine 3 bays of arcading.
TQ 93 NW 25	Listed Building	Post Medieval	c. 420m W	Whiston (I - 1070808). Formerly the vicarage. Built in 1676 by Jonathan Whiston. Two storeys and attics red brick and grey headers. Tiled roof with 3 gabled dormers. Stringcourse.
TQ 94 SW 48	Listed Building	Post Medieval to Modern	c. 40m E	Forge Corner Stores (II - 1070811). Early C19. Two storeys weatherboarded. Hipped tiled roof. Two casements. Modern one storey shop extension to right.
TQ 94 SW 69	Listed Building	Post Medieval	c. 665m NE	Nos. 1, 2 and 3 Batemans Corner (II - 1299785). C18. Two storeys and attics red brick with grey headers. Tiled roof with 2 hipped dormers. Brick modillion eaves cornice. Part brick stringcourse.
TQ 94 SW 103	Listed Building	Post Medieval	c. 235m NNE	Luton House (II - 1070799). C17 or earlier timber-framed building, refaced with red brick and grey headers on the ground floor and tile-hung above. Steeply-pitched hipped tiled roof.
TQ 93 NW 74	Listed Building	Medieval to Post Medieval	c. 820m SW	Bridge Farmhouse (II - 1070803). Two parallel ranges. The rear range is a late mediaeval hall-house, having steeply pitched tiled roof with smoke louvres. The front range is C18.
TQ 94 SW 102	Listed Building	Post Medieval	c. 345m NE	Thorne Farmhouse (II - 1070816). Early C18. Two storeys and attics red brick. Hipped tiled roof with 2 gabled dormers.
TQ 94 SW 58	Listed Building	Post Medieval to Modern	c. 230m N	West View Laburnam (II - 1185368). C16 or earlier timber framed building, refaced in the C19 with red brick and grey headers on the ground floor and hung with curved tiles above, but the east end of the first floor still retaining its overhang on the protruding ends of the

				floor joists, with double iron-studded shed doors beneath this. Hipped tiled roof.
TQ 93 NW 64	Listed Building	Medieval to Post Medieval	c. 90m ESE	Forge Dene (II - 1362971). Late mediaeval timber-framed building, refaced in C19 with stucco on the ground floor and tile-hung above. Steeply pitched hipped tiled roof with C17 chimney stack and one dormer.
TQ 94 SW 39	Listed Building	Post Medieval	c. 885m ENE	Water Farmhouse (II - 1362973). C17 or earlier timber-framed building. Ground floor now rendered, 1st floor refaced in curved tiles. Tiled roof, half-hipped at one end. C17 chimney stack.
TQ 93 NW 56	Listed Building	Post Medieval	c. 635m ESE	Bean Place (II - 1070813). Early C19. Two storeys. Ground floor red brick, above tile-hung. Hipped slate roof. Three sashes with glazing bars intact. Small porch containing a doorway with door of 6 fielded panels.
TQ 94 SW 111	Listed Building	Post Medieval	c. 320m NE	Weatherboarded Barn to South West of Thorne Farmhouse (II - 1070817). C18 weatherboarded barn with half-hipped tiled roof.
TQ 93 NW 57	Listed Building	Medieval to Post Medieval	c. 920m ESE	Island Farmhouse (II - 1185147). Late mediaeval timber-framed building of 2 storeys, with the timber-framing and plaster infilling visible on the first floor of the east wall but otherwise refaced with red brick. Hipped tiled roof.
TQ 94 SW 59	Listed Building	Medieval to Post Medieval	c. 320m NNE	Sunnyside (II - 1185374). C16 or earlier timber-framed building.
TQ 94 SW 136	Listed Building	Medieval to Post Medieval	c. 255m NNE	Elizabeth House (II - 1185385). Late mediaeval timber-framed house. Two storeys. Ground floor red brick. First floor weatherboarded.
TQ 93 NW 17	Listed Building	Post Medieval	c. 845m SW	Weatherboarded Barn to South West of Bridge Farmhouse (II - 1362970). C18 or earlier weatherboarded barn with tiled roof. Hipped waggon-entrance. Red brick C19 barn extension adjoins to west.
TQ 94 SW 132	Listed Building	Post Medieval	c. 815m E	Kiln Cottage (II - 1070778) Early C19. Two storeys. Ground floor red brick, 1st floor weatherboarded. Hipped tiled roof.
TQ 94 SW 57	Listed Building	Modern	c. 260m N	K6 Telephone Kiosk Outside the Store (Bethersden 257) Grade II (1071313).
TQ 93 NW 16	Listed Building	Post Medieval to Modern	c. 575m ESE	Totney (II - 1185139). C18. Two storeys weatherboarded. Hipped tiled roof.

TQ 94 SW 114	Listed Building	Medieval to Post Medieval	c. 255m N	Box Cottage (II - 1185371). An L-shaped late mediaeval timber-framed building, refronted with red brick on the ground floor and hung with curved tiles above, the ground floor built out with a modillion cornice and sloping roof above it. Hipped tiled roof. Two storeys. Three casement windows. The east front is weatherboarded.
TQ 93 NW 2	Findspot	Roman	c. 255m ESE	A Dupondius of Domitian, found 1933-36.
TQ 93 NW 91	Building	Post Medieval to Modern	c. 215m WSW	Milestone on Ashford Road Bethersden
TQ 93 NW 94	Monument	Post Medieval to Modern	c. 130m E	Windmill, Mill House, Bethersden, the site appears to be a corn mill, although no further information about the site could be found.
MKE82937	Farmstead	Post Medieval	c. 845m SW	Bridge Farm. Altered - partial loss of original form (less than 50%)
MKE82938	Farmstead	Post Medieval	c. 265m SSW	Yard south of Low Wood. No apparent alteration
MKE82939	Farmstead	Post Medieval	c. 145m ESE	Forge Farm. Altered - significant loss of original form (more than 50%)
MKE82940	Farmstead	Post Medieval	c. 475m W	Lovelace. Altered - partial loss of original form (less than 50%)
MKE82941	Farmstead	Post Medieval	c. 320m N	Yard north of Bethersden church, outfarm. Farmstead completely demolished
MKE82942	Farmstead	Post Medieval	c. 515m NNW	Mudlark Cottage. Only the farmhouse remains.
MKE82943	Farmstead	Post Medieval	c. 415m NNW	Old Barn Farm. No apparent alteration
MKE82944	Farmstead	Post Medieval	c. 770m NNW	New Barn. Altered - partial loss of original form (less than 50%)
MKE82945	Farmstead	Post Medieval	c. 890m NNW	Hartlands. Altered - partial loss of original form (less than 50%). New sheds: Large modern sheds built beside the historic farmstead, the farmstead could still be in use.
MKE82961	Farmstead	Post Medieval	c. 720m NE	Mill Farm. Altered - partial loss of original form (less than 50%)
MKE82962	Farmstead	Post Medieval	c. 895m ENE	Waters Farm. No apparent alteration.
MKE82965	Farmstead	Post Medieval	c. 325m ENE	Thorne Farm. Altered - partial loss of original form (less than 50%).
MKE82966	Farmstead	Post Medieval	c. 935m ESE	Island Farm. Altered - partial loss of original form (less than 50%)
MKE82968	Farmstead	Post Medieval	c. 865m SE	Ring Cottage. No apparent alteration
MKE82969	Farmstead	Post Medieval	c. 865m SE	Outfarm south west of Island Farm. Farmstead completely demolished
MKE88691	Farmstead	Post Medieval	c. 210m NW	Yard in Bethersden. Altered - significant loss of original form (more than 50%)
MKE88692	Farmstead	Post Medieval	c. 235m WSW	Outfarm west of Bethersden. Farmstead completely demolished.

MKE88693	Farmstead	Unknown	c. 830m E	Weatherboarded barn south east of Kiln Cottage. No apparent alteration.
MKE88694	Farmstead	Post Medieval	c. 965m ENE	Outfarm north east of Waters Farm. Farmstead completely demolished.
TQ 93 NW 99	Crash Site	Modern	c. 845m W	Crash site of Messerschmitt Bf109E-1. crashed 7th September 1940 at Bethersden near Ashford. Pilot baled out, captured. Aircraft
TQ 93 NW 100	Crash Site	Modern	c. 845m W	Crash site of Messerschmitt Bf109E-4. crashed 5th September 1940 at Bethersden. Pilot killed. Aircraft written off. Site investigated at an unknown date by the Kent Battle of Britain Museum.
TQ 94 SW 151	Listed Building	Modern to Unknown	c. 220m N	Bethersden War Memorial (II - 1437859). Unveiled on 22 December 1921, with further names added after the Second World War.
TQ 94 SW 153	Building	Post Medieval to Modern	c. 315m NNE	Union Chapel, The Street, Bethersden, Ashford. The original Union Chapel (Baptist) is shown on the 1862-75, 1897-1900 and 1907-23 maps. It was demolished at some time and a new chapel was built on the same site, as shown on the current O/S map, which is still in use.
TQ 94 SW 154	Building	Post Medieval to Modern	c. 150m ENE	Former Methodist Chapel, Forge Hill, Bethersden, Ashford. The former Wesleyan Methodist Chapel in Bethersden is shown on the 1862-75, 1897-1900 and 1907-23 maps. It was converted into a private residence in 2003 and is shown on the current O/S map as The Old Chapel.
TQ 94 SW 157	Building	Post Medieval to Modern	c. 305m WNW	Former National School, School Road, Bethersden, Ashford. The former National School for boys and girls in Bethersden is shown on the 1862-75 map. The building continued to be used as a school, as shown on the 1897-1900 and 1907-23 maps. It has since been extended and is now Bethersden Primary School, as shown on the current O/S map.

Events				
ID	Type	Title	Date	Description
EKE21304	Building Survey	Island Farm House	1997	
EKE21673	Building Survey	Farm building at Low Wood Farm, Bethersden.	2002	Report not seen by HER team so unsure which building was surveyed. Location to centre of farmstead
EKE5628	Building Survey	St Margaret's Church	1992	
EKE10863	Watching Brief	St Margaret's Church	2011	Monitoring of the removal of soil beneath suspended floors in the nave and aisles revealed the substantial wall of an earlier Norman church as well as an earlier medieval church.

Figure 12: Gazetteer of HER Data

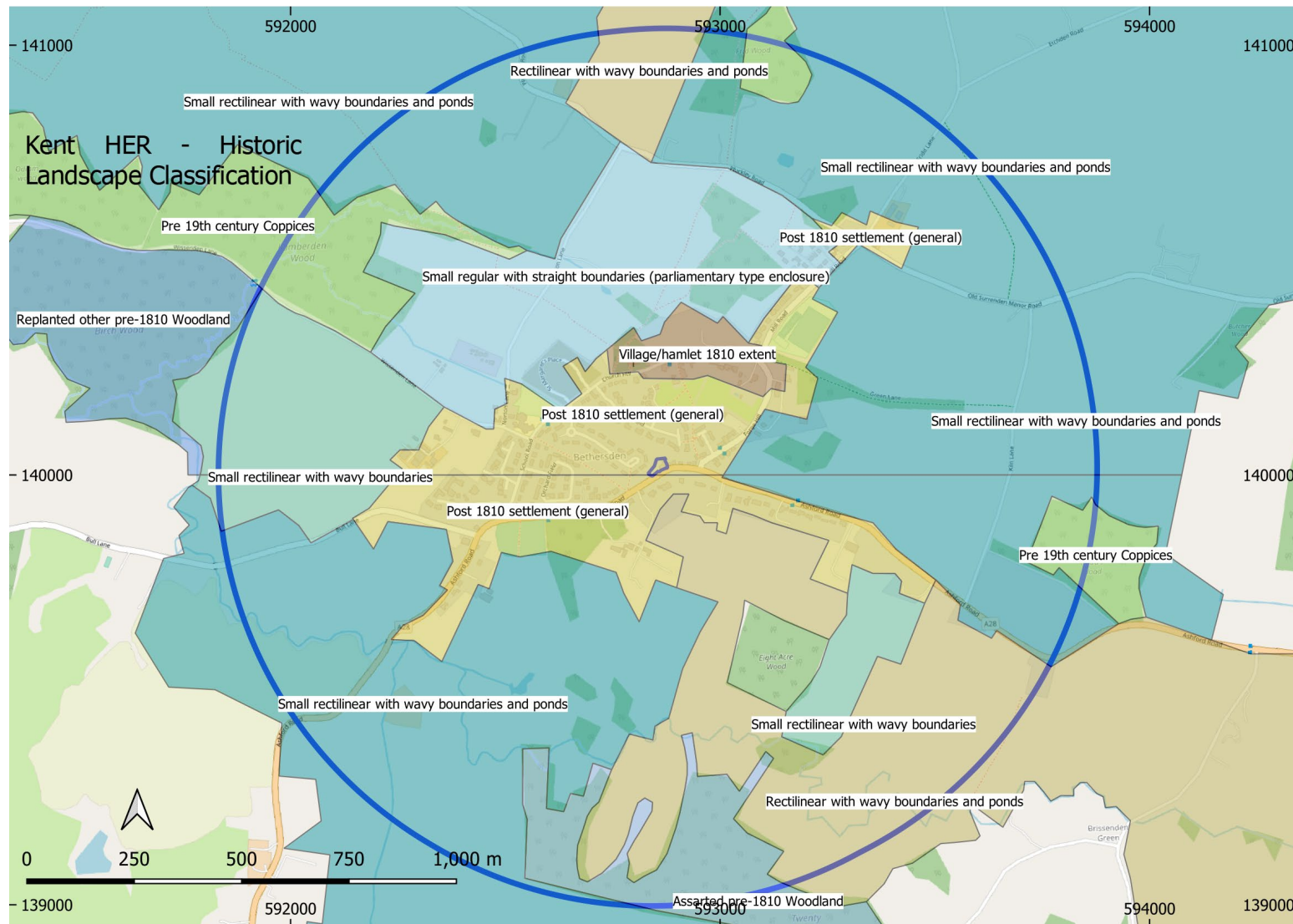


Figure 14: KHER Historic Landscape Classification

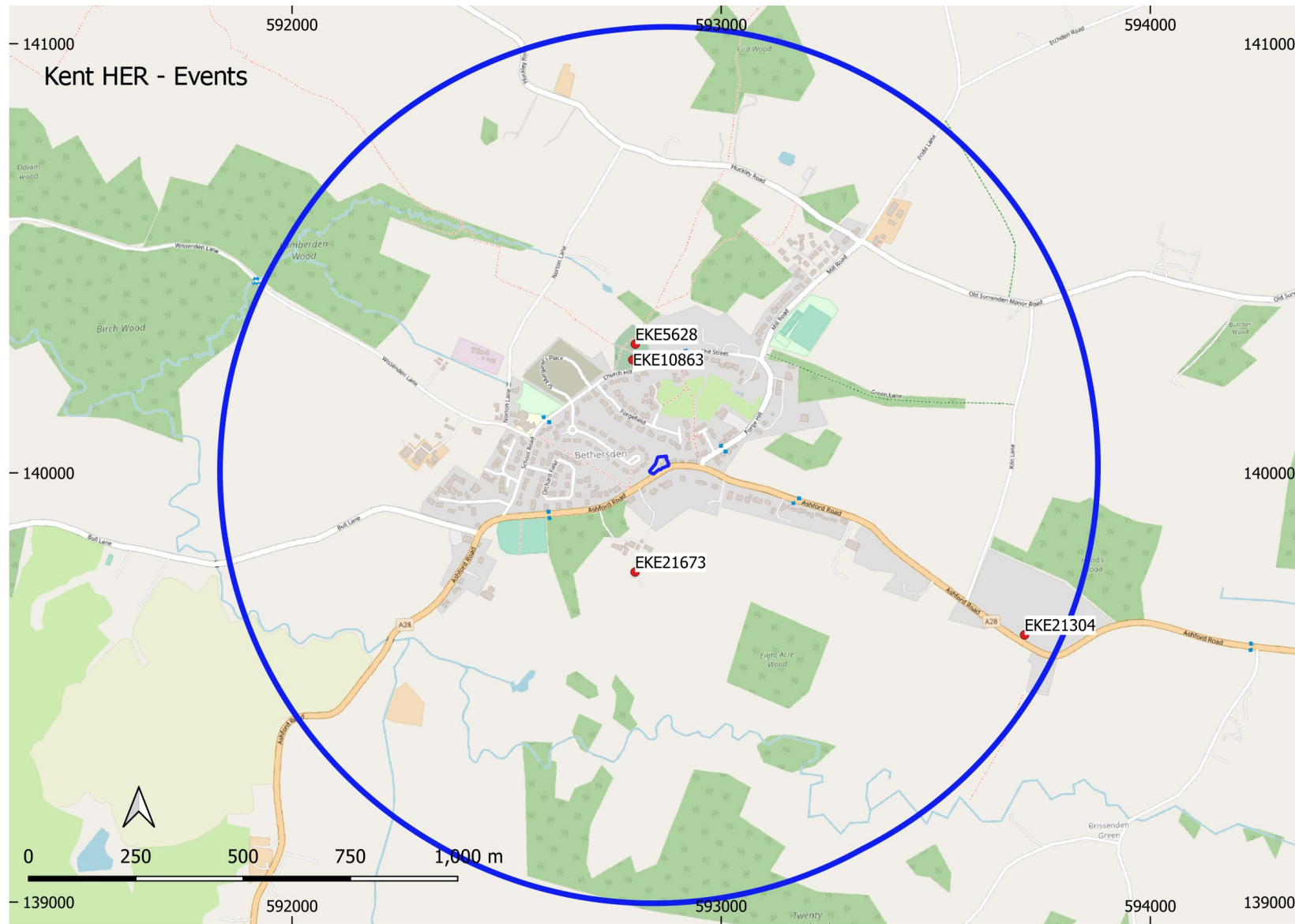


Figure 15: KHER Events

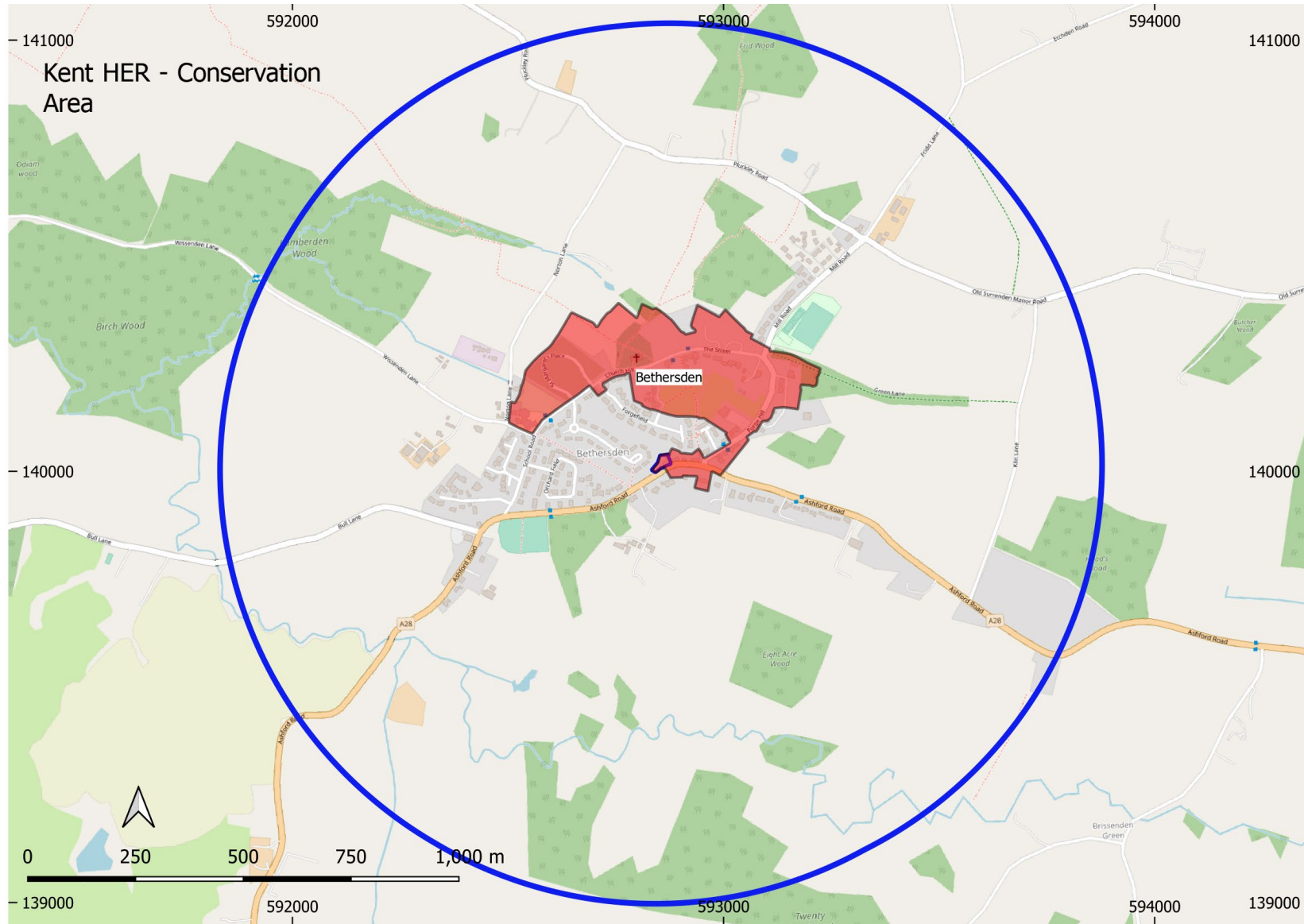


Figure 16: Conservation Areas

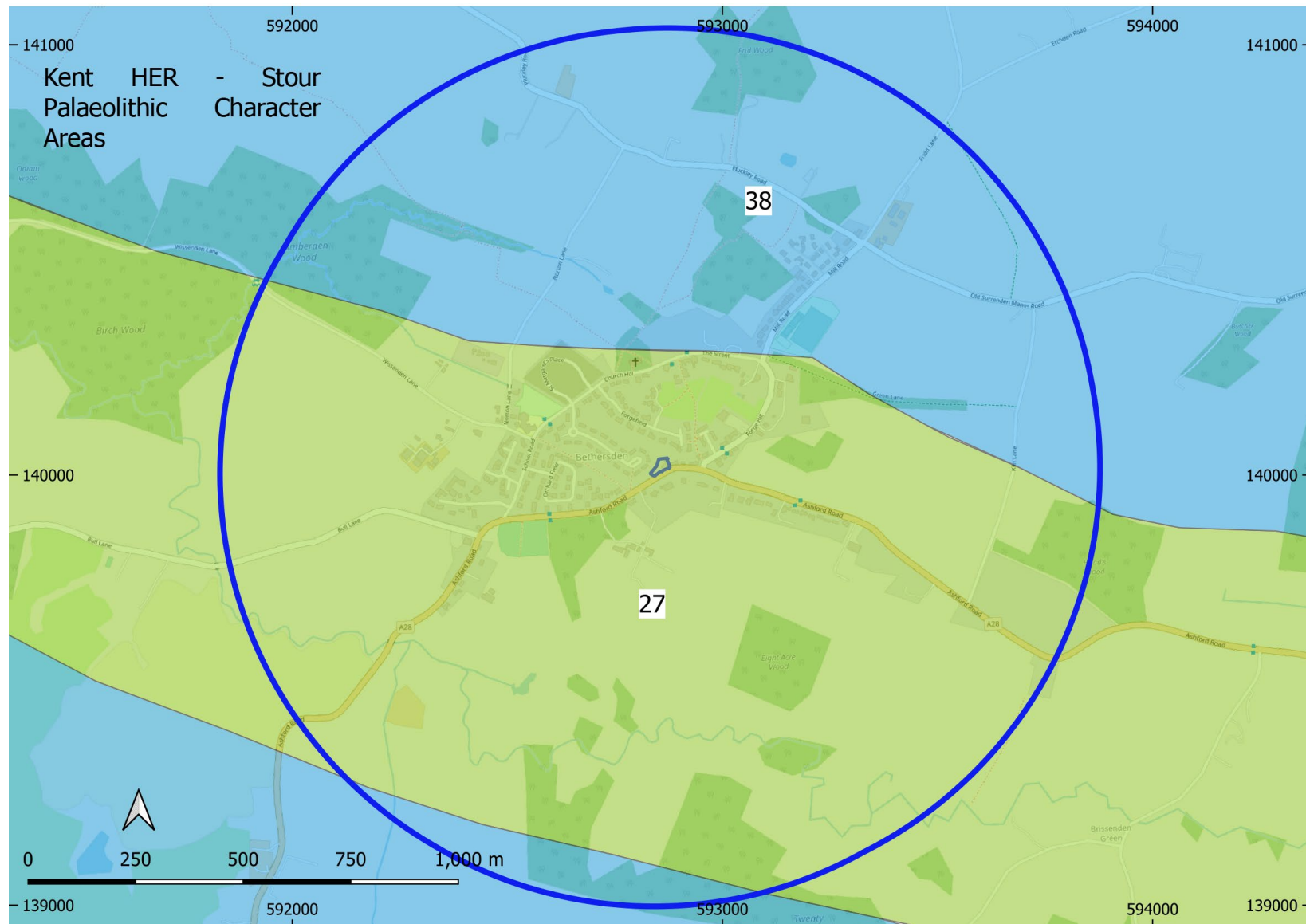


Figure 17: KHER Stour Palaeolithic Areas



Figure 18: Kent HER Historic Park and Garden



Plate 1: 1946. (Google Earth).



Plate 2: 1960s (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2020 (Google Earth)



Plate 5: View towards the PDA (facing NE)



Plate 6: View towards the PDA (facing W)



Plate 7: View across the yard (facing ENE).



Plate 8: Rear of the building (facing SE)



Plate 9: View across the yard (facing SW)



Plate 10: Plate locations



Plate 11: Early photograph of the current building, date unknown.