



84-86 High Street, West Malling, Kent;
Archaeological Desk-based Assessment

December 2024

84-86 High Street, West Malling, Kent; Archaeological Desk-based Assessment

NGR Site Centre: 567993 157749



9th December 2024

SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

The Office, School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

info@swatarchaeology.co.uk www.swatarchaeology.co.uk

84-86 High Street, West Malling, Kent;

Archaeological Desk-based Assessment

Summary

SWAT Archaeology has been commissioned by the Client to prepare an Archaeological Desk-based Assessment relating to the proposed development area (Site) of Land at 84-86 High Street, West Malling in Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated archaeological assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a planning proposal will have upon their significance.

The PDA is located on the west side of the High Street and 200m west of the remains of St Mary's Abbey with Water Lane to the south and Swan Street to the north.

The map regression show that the PDA has been built since 1871 if not before (MAPs 1-4).

The Archaeological Desk-Based Assessment has found that the adjacent archaeological assets will remain unaffected by the proposed development with the proposed development producing 'no harm' on their settings or significance of these archaeological assets.

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the Client, to carry out an Archaeological Desk-based Assessment relating to a proposed development area at land at 84-86 High Street, West Malling in Kent and centred on National Grid Reference (NGR) 567993 157749 (MAP 6).

1.1.2 In acknowledgement of the Site being located within the West Malling Conservation Area and close to a number of designated assets this document has been prepared to support the planning application to Tonbridge and Malling Borough Council to assess the impact of the proposed development.

1.2 Site Description

The PDA (Proposed Development Area) is located on the west side of the High Street and on the road junction between West Street and the High Street (MAP 6).

Geology

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Folkestone Formation- Sandstone.

1.3 Scope of Document

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance and impact on any known archaeological remains. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding archaeological assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving known archaeological resource
- an assessment of potential impacts upon the known archaeological assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

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

2.2 Sources

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

Archaeological databases

2.2.2 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.

2.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

2.2.4 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.

Aerial photographs

2.2.5 The study of the collection of aerial photographs held by Google Earth was undertaken.

Secondary and Statutory Resources

2.2.6 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.

ARCHAEOLOGICAL AND HISTORICAL RESOURCE

2.3 Introduction

A search has been made of historic archive material pertaining to this site in County museums and the results are below-

2.4 Kent County Council Historic Environment Record (KHER)

2.4.1 A search of the KCC HER was carried out on the 8th December 2024, centred on the proposed site with a search radius of 500m. The search provided a high number of records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA is situated within a Conservation Area. The PDA is located about 280m SE of the C & E West Malling Primary School with St Mary's Abbey about 260m SE (MAPS 1-6). The High Street in this location is unusually wide giving the centre of the Conservation Area a spacious character. The central part of the Conservation Area is generally an impressive collection of Early to late Victorian Buildings in a variety of shapes and styles. Dominant features are red brick elevations, red clay plain tile roofs, bay windows, historic shop fronts, painted brickwork and chimney stacks. Many of the buildings are Listed.

3.0 Neighbouring Buildings

3.1 To the immediate south of the site is Arundel House at No. 88 High Street. This is a three-storey building faced in yellow stock bricks with red brick quoining's and flat arches over a semi-raised ragstone piano-noble at pavement level.

The listing wording states:- WEST MALLING TQ6757 HIGH STREET 1156-0/2/50 No.88 (01/08/52) Arundel House GV II House. C18 or earlier. Front brown stock brick with red brick dressings with stone plinth and collar, right side elevation tile hung and rear elevation clad in weatherboarding. 3 storeys and basement 5 windows. Double wooden coved eaves cornice. Brick plat band to 2nd floor and stuccoed plat band to 1st floor. Plinth. 2nd floor has 2 blanks. Windows are 12-pane sashes in moulded wooden architraves. 2 cambered arches to cellar. Central doorcase with flat cornice on scroll brackets with unusual drop below. Moulded wooden architrave with fluted entablature, rectangular fanlight and 6-fielded panelled door, 2 iron foot scrapers. Original cast-iron support for missing sign attached above 1st floor central window. Rear elevation has 1 fixed 16-pane sash. (Buildings of England: Newman J: West Kent and the Weald: 578). Listing NGR: TQ6799757742.

3.0 Historical Map Progression

Ordnance Survey map, 1871

This map is published by Ordnance Survey and shows a much larger building on the area of the PDA with an open yard to the west and a large building to the south (MAP 1).

Ordnance Survey Map, 1897

2.4.2 The OS map shows that by 1897 the main building had not changed (MAP 2)

2.4.3 The KCCHER map (MAP 5) shows the overall site plan has not changed but the south area of the property has been subdivided into three units. In addition it shows the known archaeology which includes details of historic and archaeological activity and the three units of the PDA are numbered 84, 84A and 86 High Street and are Grade II Listed Buildings from 1400-1999 (KCCHER TQ 65 NE 151). The adjacent property Arundel House is dated from 1650-1799 (KCCHER TQ 65 NE 273). The KCCHER also

records that about 240m SE Roman coins and a gold ring were found (KCCHER TQ 65 NE 10). To the SE at about 260m are the remains of St Mary's Abbey dating from the 11th Century (KCCHER TQ 65 NE 40).

2.5 Aerial Photographs

Aerial photographs from 2022 (AP's 1-3) show that the PDA in some detail including the courtyard to the rear of the property and a view with the PDA outlined in red (AP 2) and the aerial view from the NW shows the courtyard in greater detail (AP 3).

Google Earth street view (AP 3)

2.5.1 This photograph shows the rear of the PDA.

3 CONCLUSION

3.1 Introduction

3.1.1 The purpose of this Archaeological Desk-based Assessment was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage and Archaeological Assets affected.

3.1.2 The map regression show that the PDA has been developed since at least the late 18th century and there are no known archaeological sites or remains on the PDA (Proposed Development Area).

3.1.3 The Archaeological Desk-based Assessment has found that there is known Roman and Medieval archaeology to the south-east of the PDA and it may be that an Archaeological Watching Brief is required to confirm or otherwise that there is archaeology on the PDA.

4 OTHER CONSIDERATIONS

4.1 Archive

- 4.1.1 Subject to any contractual requirements on confidentiality, two copies of this Archaeological Desk-based Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

4.2 Reliability/Limitations of Sources

- 4.2.1 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.

4.3 Copyright

- 4.3.1 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 the Client.

5 REFERENCES

5.1 Bibliographic

CIFA (2014, revised 2017) Standard and guidance for historic environment desk-based assessment

National Planning Policy Framework 2021

Kent Heritage Environment Record

English Heritage Guidance (2014) The setting of the Heritage Assets

Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 6

Glover, J. 1982. The Place Names of Kent.

Historic England. 2020. Heritage at Risk: London and the South East.

5.2 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>

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/>

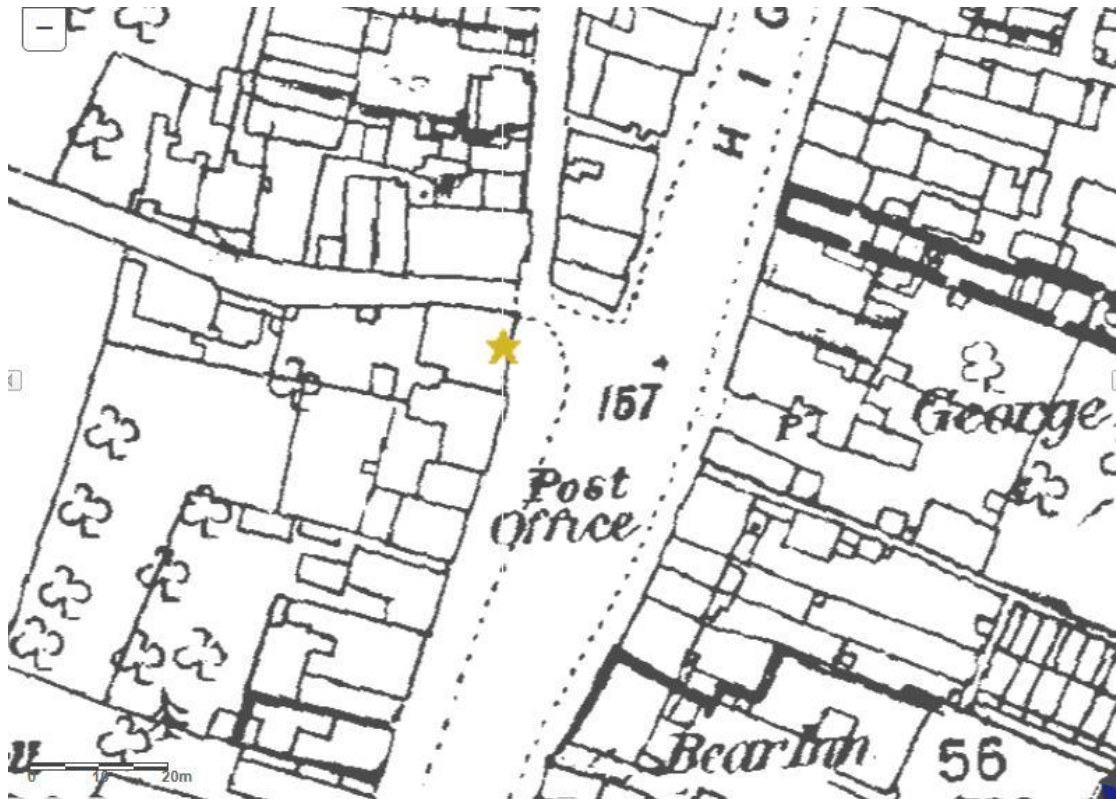
<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Historic England (2015) Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management. Available at:

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

Historic England (2016) Advice Note 2: Making Changes to Heritage Assets. Available at:

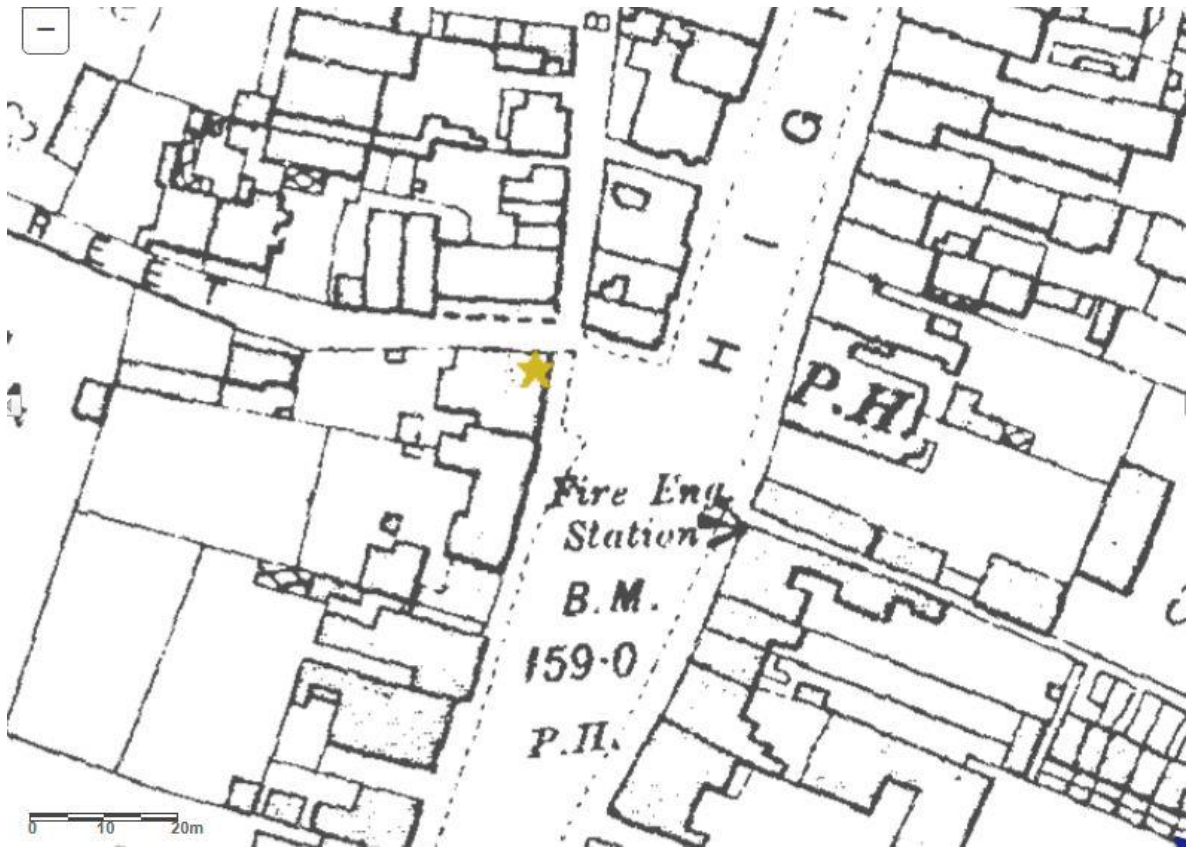
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>



Map 1. OS mapping 1871 (Site marked with yellow star)



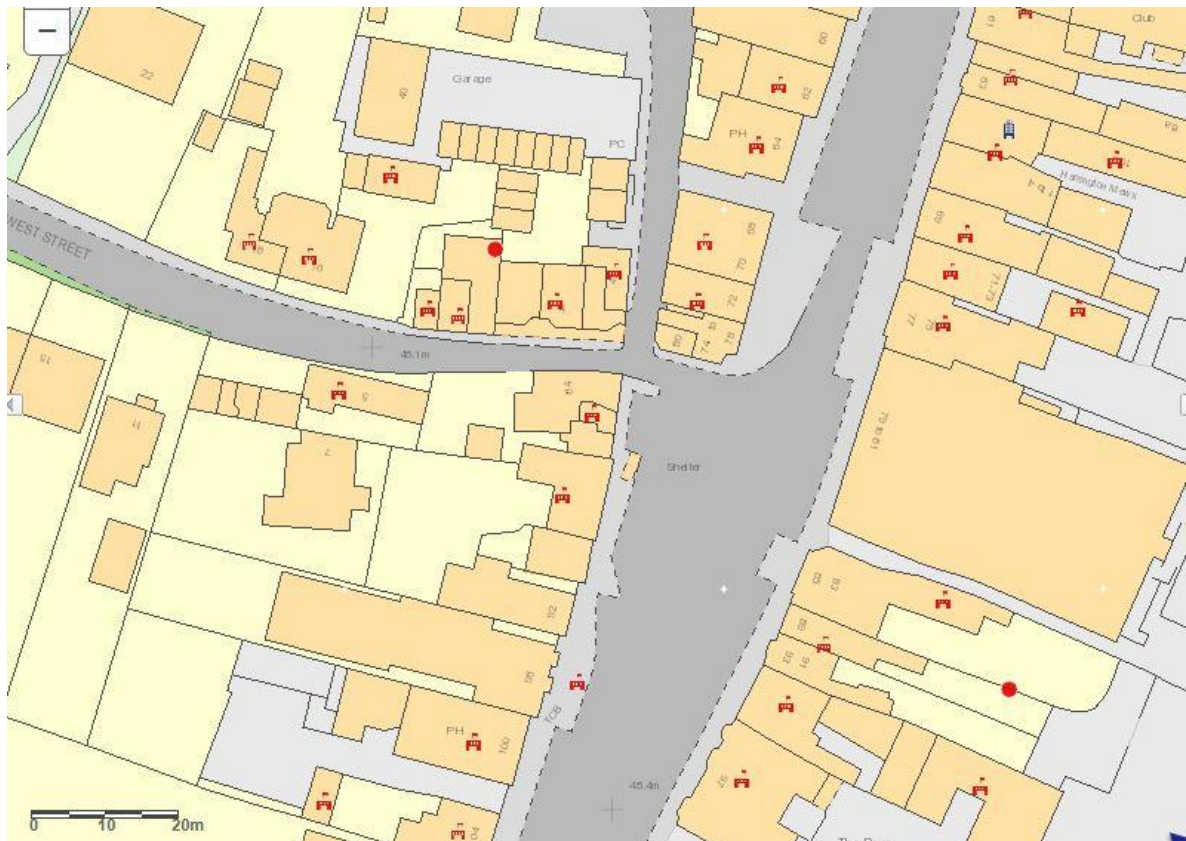
MAP 2. OS mapping 1897



MAP 3. OS mapping 1907



MAP 4. KCCHER mapping KCC mapping with red line



MAP 5. KCCHER mapping



Map 6. Site location at NGR 567993 157749



AP 1. 2022



AP 2. 2022 with site (red arrow)



AP 3. 2022 Streetview of courtyard area (Google Earth)