



Land at Little Hawklands,
Clement Street, Swanley, Kent;
Archaeological Desk-based Assessment

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NGR Site Centre: 553642 170692



12th December 2024

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Summary

SWAT Archaeology has been commissioned by the Client to prepare an Archaeological Desk-based Assessment relating to the development area (Site) of Land at Little Hawklands, Clement Street, Swanley 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 Clement Street with Whiffens Farm to the west and Swanley Bottom to the south and Gildenhill Road to the west (MAP 1).

The map regression show that the PDA has not been built on by 2001 (APs 1-2).

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 Little Hawklands, Clement Street, Swanley in Kent and centred on National Grid Reference (NGR) 553642 170692).

1.1.2 In acknowledgement of the Site being located close to a number of designated assets this document has been prepared to support the planning application to Sevenoaks 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 Clement Street, Swanley in Kent (Figure 1).

Geology

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

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 11th December 2024, centred on the proposed site with a search radius of 250m. The search provided no records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. But there are a number of important earthworks and include about 60m to the west a possible trackway and part of an enclosure (TQ 57 SW 100) with another rectangular enclosure visible as a cropmark about 60m to the east (TQ 57 SW 153). About 80m to the west is a probable Iron Age farmstead (TQ 57 SW 148). Four Iron Age features were identified during a watching brief on a gas pipeline in 1969 (TQ 57 SW 155).

3.0 Historical Map Progression

Tithe map, 1840

This map published in 1840 shows open fields in the area of the proposed development area (PDA) -red line (MAP 1).

Ordnance Survey Maps

2.4.2 The OS map shows that by 1871 the area is now orchard and a newly established farm -Swanley Bottom Farm to the south-east (MAP 2).

2.4.3 The OS map of 1895 shows the area is still orchard but with the addition of a rectangular building on the north fence and a large dwelling- Clement House- south-east of the PDA (MAP 3).

2.4.4 The OS map of 1907 shows little change (MAP 4).

2.4.5 The OS map of 1930 and 1939 shows housing development in the south-west corner of the area with two terraced houses plus part of the orchard to the east now has a large agricultural building fronting on to Clement Street (MAPS 5-6).

2.5 Aerial Photographs

Aerial photographs from 1946 (AP's 1-3) show that the PDA in some detail including the large agricultural building to the east of the PDA (AP 1). Little has changed on the 1960 AP (AP 2). The 2001 AP shows additional development to the east of the PDA (AP 3).

Google Earth street view (Streetview 1)

2.5.1 This photograph shows the entrance to the PDA (Looking north-east).

3 CONCLUSION

3.1 Introduction

3.1.1 The purpose of this Archaeological Desk-based Assessment was to assist the Local Planning 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 agricultural land 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 Prehistoric archaeology in the vicinity 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

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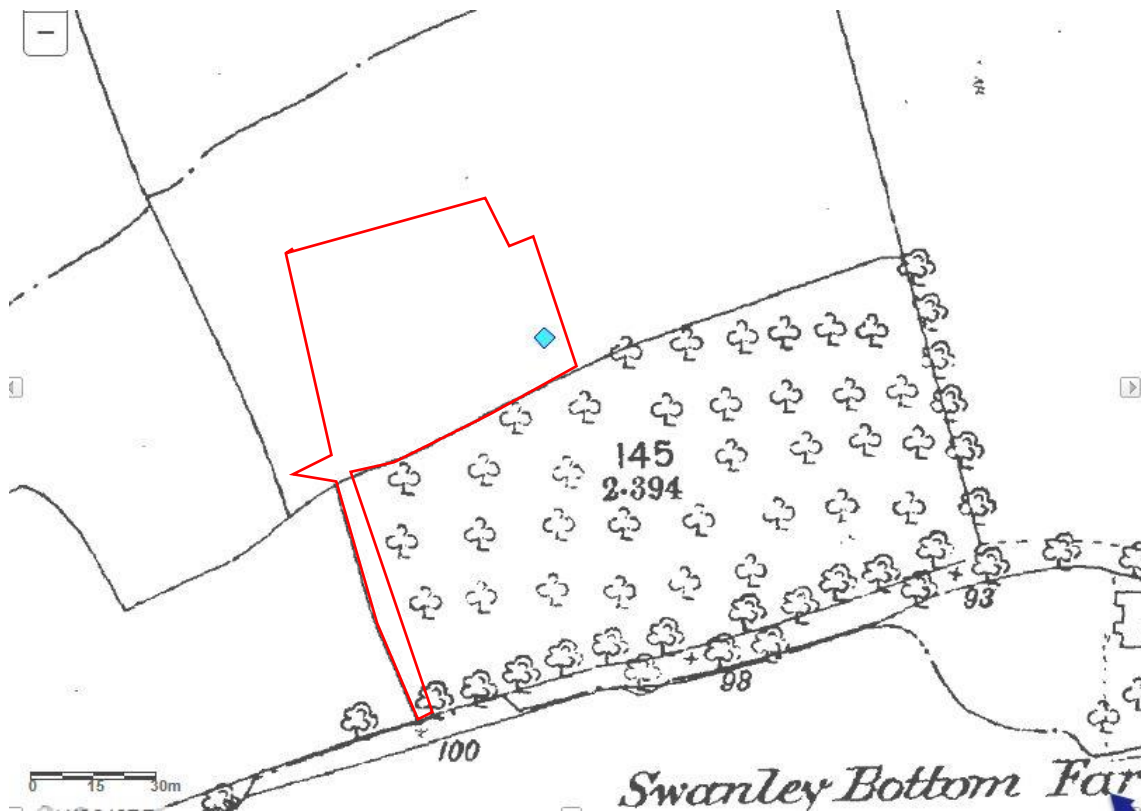
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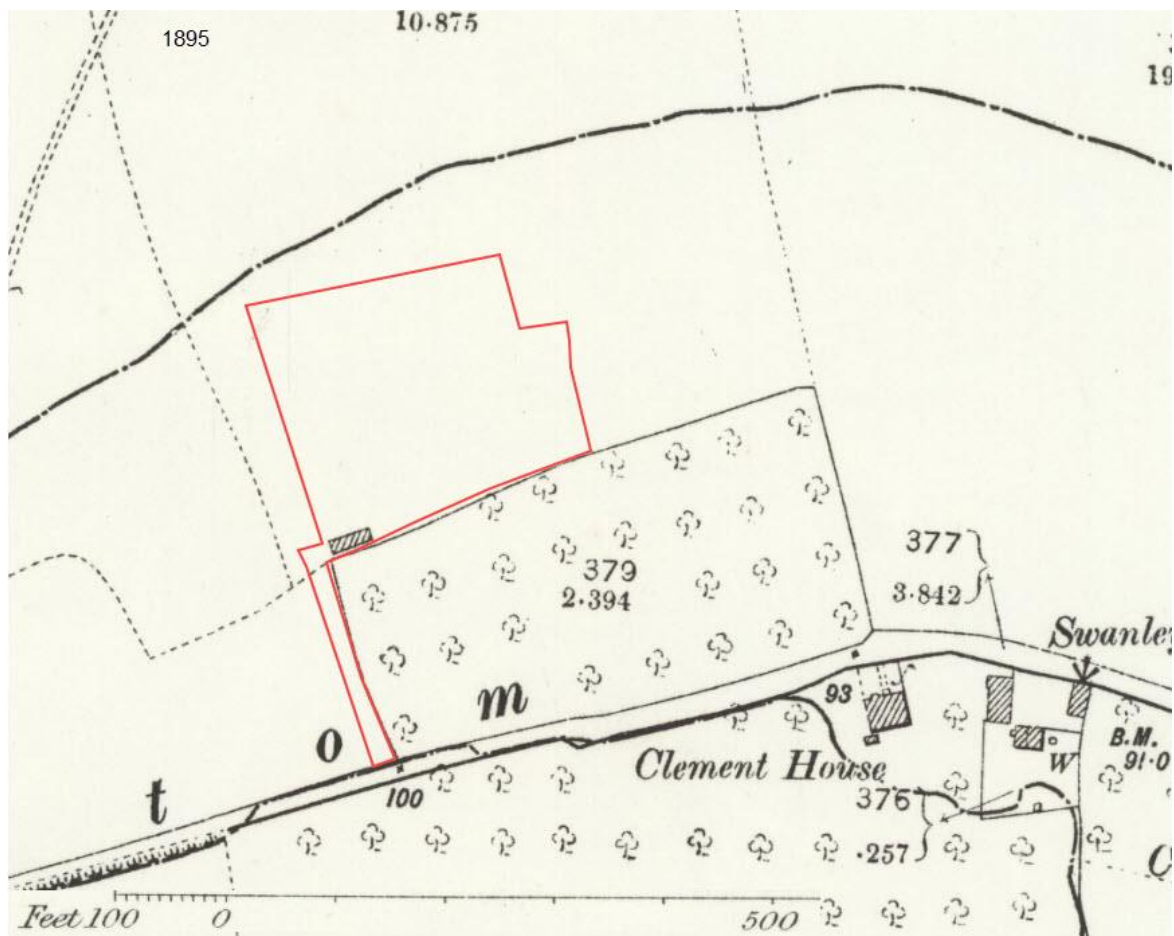
<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>



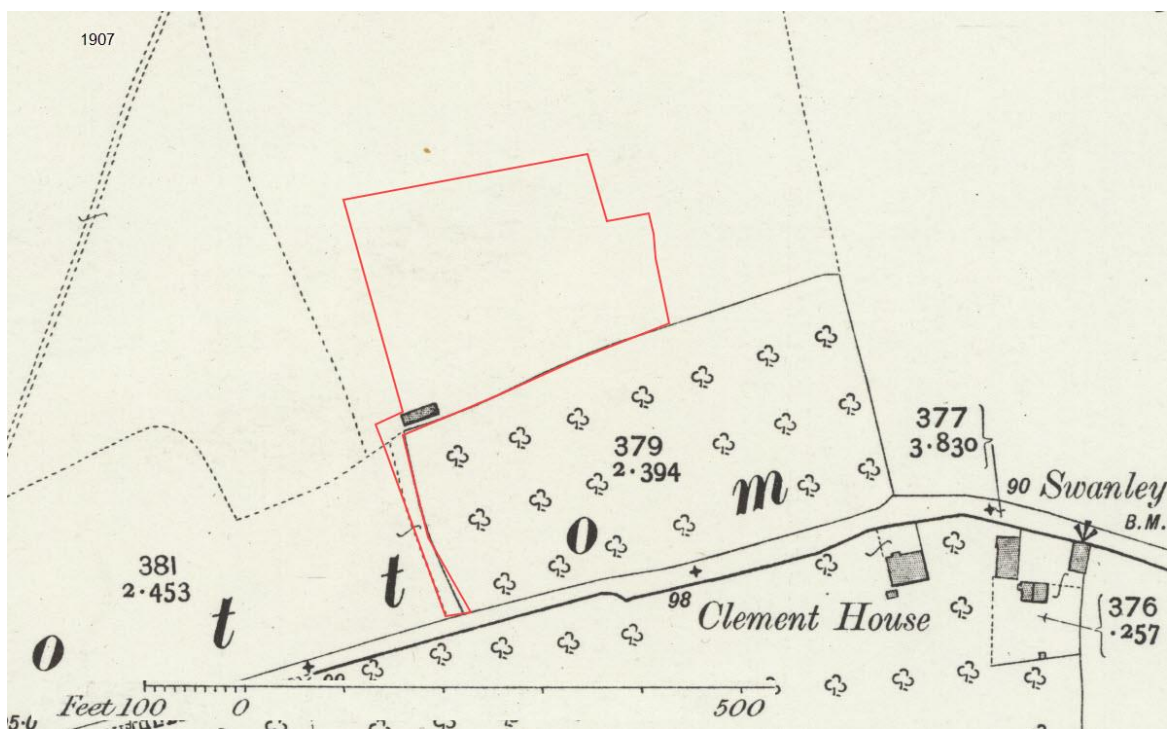
Map 1. OS mapping 1840 (Site marked with red line)



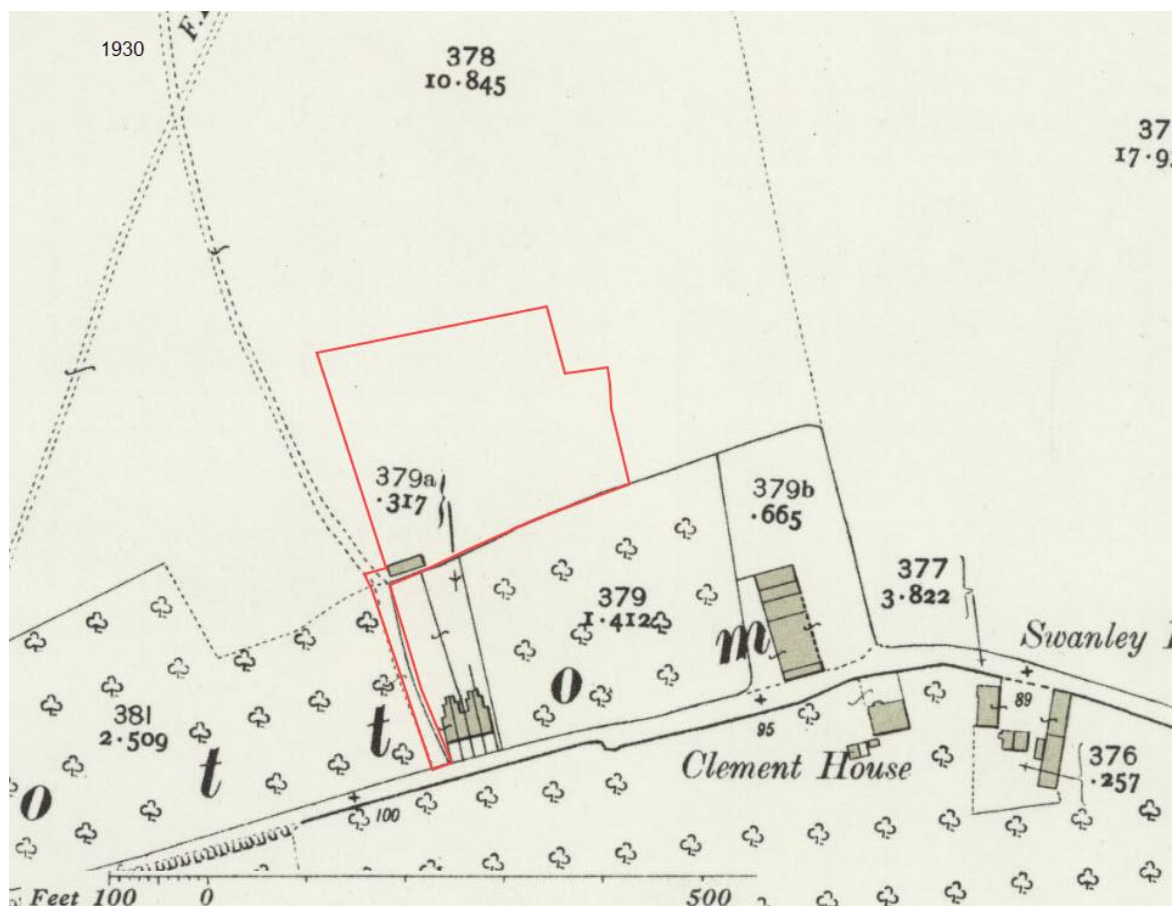
MAP 2. OS mapping 1871



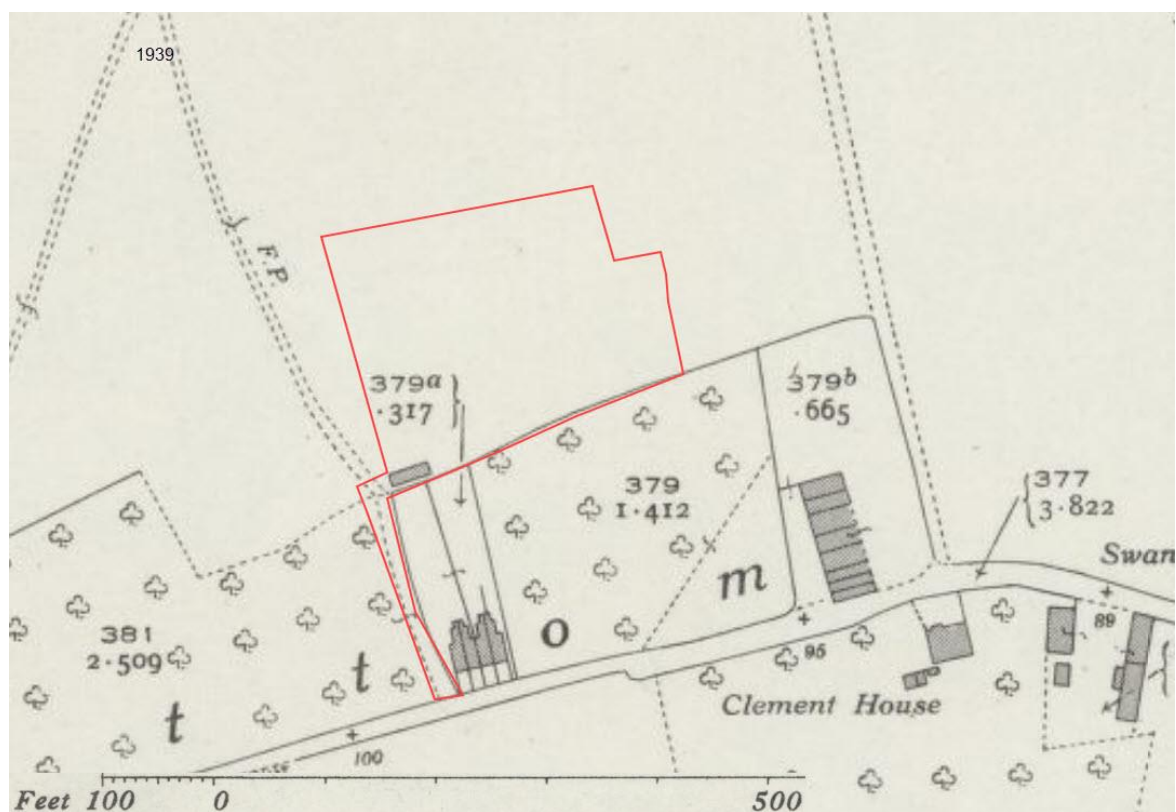
MAP 3. OS mapping 1895



MAP 4. OS mapping 1907



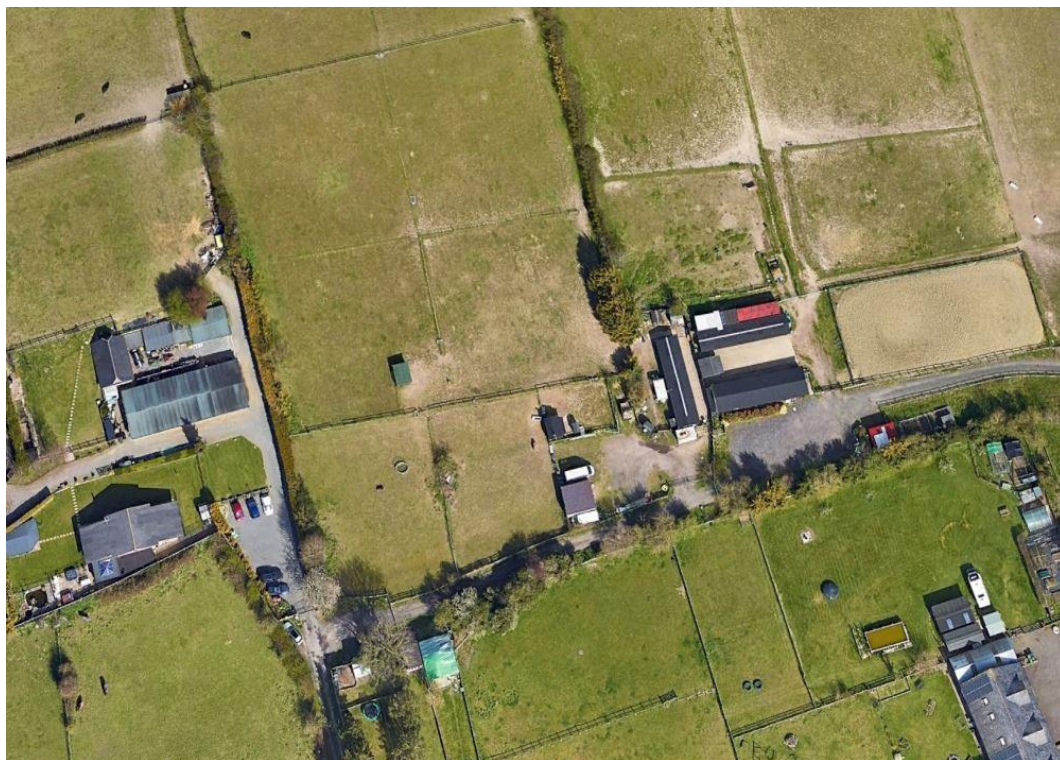
MAP 5. OS mapping 1930



Map 6. OS mapping 1939



AP 1. 2001



AP 2. 2022



Streetview 1. 2022 with site access road (red arrow)



Figure 1. Proposed development area (red line)