

# Archaeological Monitoring of Works at The Dirty Habit Public House, Upper Street, Hollingbourne, Kent

Planning Application Number: 23/502153/FULL

Site Code: DH/WB/24



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## **SWAT ARCHAEOLOGY**

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## **1. Summary**

*In March and April 2024 SWAT Archaeology carried out a programme of archaeological monitoring and recording of works at the rebuild of the Dirty Habit Public House, Upper Street, Hollingbourne in Kent. The works were commissioned by the landowners and carried out during the excavation of new ground works associated with the new development and rebuild after extensive fire damage.*

*The Watching Brief was conducted in accordance with an archaeological Watching Brief Written Scheme of Investigation provided by SWAT Archaeology.*

*Despite the potential for the presence and survival of archaeological remains, no archaeological features or finds were recorded during the archaeological monitoring works.*

## 2.0 Introduction

The proposed development area (PDA) comprises a fire damaged main building- The Dirty Habit Public House- and additional buildings and car park to the rear of the premises. The NGR to the centre of the site is 584482 155351 (Figures 1-2).

## 2.2 Planning Background

The site has planning consent from Maidstone Borough Council that the site requires the partial demolition and reconstruction of the listed building following recent and significant fire damage: *Reconstruction of the fire damaged listed building and alterations to the internal layout, including relocation of the kitchen and associated mechanical and electrical equipment to the rear single storey element.*

The Local Planning Authority's (Maidstone Borough Council) planning reference for the proposal is 23/505360/SUB and is a Submission of Details to discharge Condition 8- Archaeological Watching Brief subject to 23/502153/FULL.

The following Condition (08) requiring a programme of archaeological monitoring was attached to the planning consent:

*(08) No development shall take place until the applicant, or their agents or successors in title has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.*

*REASON: To ensure that features of archaeological interest are properly examined and recorded.*

In addition: *23/502153/FULL Reconstruction of the fire damaged listed building and alterations to the internal layout, including relocation of the kitchen and associated mechanical and electrical equipment to the rear single storey element. Approved 13.09.2023*

### **3.0 Schedule of Visits**

An archaeologist suitably experienced attended the site (Dr Paul Wilkinson MCIfA) and closely monitored the excavation and rebuild works in March and April 2024.

#### **4.1 Aims and Objectives**

4.1. The specific aims of the archaeological work and objectives of the monitoring were therefore to:

- To ensure the archaeological excavation and monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- To secure the adequate recording of any archaeological remains revealed by the development programme;
- To secure the full analysis and interpretation of the site archive and the appropriate publication of the project results, if required;
- To secure the analysis, long term conservation and storage of the project archive.

4.2 The specific archaeological requirements of the watching brief are summarised below;

- Monitoring of all ground works;
- Mitigation by a programme of archaeological excavation and recording in the event that additional archaeological remains are encountered;
- Post-excavation and publication, where required.

#### **4.2. Proposed Groundworks.**

The ground works were to excavate the ground for concrete footings (Plates 1-8. Figures 1-3).

4.3. A full programme of proposed works by the contractor were made available to SWAT Archaeology before the on-site monitoring took place.

#### **4.4. Confidence Rating**

No factors hindered the recognition of archaeological and deposits during the monitoring and recording exercise.

## **5.0 Archaeological and Geological Background**

5.1 The site was shown to be occupied by the existing buildings at the time of the earliest inspected historical map dated 1799. The site appears to have remained largely unchanged to the 21st century but with a SE extension to the rear of the site. The building is Grade II Listed: HOLLINGBOURNE UPPER STREET TQ 85 NW (East side) 1/177 The Pilgrims Rest Inn 26.4.68 [formerly listed as the King's Head Inn).

GV II Inn. Early C18. Chequered red and grey brick. Plain tile roof. 2 storeys, attics and cellar on rendered plinth. Rendered plat band except to right end. Moulded wooden eaves cornice. Hipped roof. Brick ridge stack towards each end. 3 hipped dormers. Irregular fenestration of seven 12-pane sashes in open boxes.

Ground floor windows with splayed rubbed brick voussoirs. Brick relieving arch over inserted ground-floor window to right. 3 half-glazed doors; one towards centre with floating flat corniced hood and one towards each end, that to right up 2 steps. Initialled brick to right of central door dated 1726. Interior not inspected. Listing NGR: TQ8444355325

English Heritage, *List of Buildings of Special Architectural or Historic Interest* (Map). SKE16160.

5.2 The geology of the site according to the British Geological Survey is West Melbury Marly Chalk Formation- Chalk. Superficial Deposits are recorded as Head Clay Clay, Silt, Sand and Gravel. The OD height of the PDA is about 97-98m aOD.

## **6.0 Methodology**

6.1. The Archaeological Investigations were conducted in accordance with the Archaeological Specification provided by SWAT Archaeology.

6.2 The works comprised the close monitoring and supervision of all ground works, including the inspection of subsoil and natural deposits for archaeological features and finds. All fieldwork was conducted in accordance with the methodology set out in the WSI and carried out in compliance with the standards outlined in the Chartered Institute for Archaeologists' Standards Guidance for Archaeological Watching Brief (CIfA 2017).

6.3. All excavation was carried out under the constant supervision of an experienced archaeologist (Dr Paul Wilkinson MCIfA).

6.4. Where possible some areas of excavation were subsequently closely examined with the intention of revealing any observed features in plan and section but no features were revealed.

6.5. If found archaeological features under threat were to be excavated to enable sufficient information about form, development date and stratigraphic relationships to be recorded without prejudice to more extensive investigations, should these prove to be necessary.

6.6 Excavation of the area for the concrete foundation footings was carried out by building contractors digging with a small machine (Plates 1-6). All areas of excavation were carried out under the constant supervision of an experienced archaeologist and inspected and recorded by the archaeologist in attendance (See Table 1, below).

#### 6.8 Timetable

Archaeological monitoring was carried out on the following days;

<b><i>Task</i></b>	<b><i>Date</i></b>	<b><i>Staff</i></b>
Archaeological monitoring	9 <sup>th</sup> March-24 <sup>th</sup> April 2024	Paul Wilkinson SWAT

Table 1 Attendance Schedule

#### 6.9 Recording

6.9.1 A complete drawn record comprising both plans and sections, drawn to appropriate scales (1:20 for plans, 1:10 for sections) was undertaken. Where appropriate, the plans and sections were annotated with coordinates and aOD heights and form part of the site archive.

6.9.2 Photographs were to be taken as appropriate providing a record of excavated footings but no features or archaeological deposits were revealed. The record also

includes images of the site overall. The photographic record comprises digital photography. A photographic register of all photographs taken is contained within the project archive (Plates 1-8).

6.9.3 A single context recording system was used to record the deposits. A full list is presented in Table 2 below. Layers and fills are identified in this report thus (001), whilst the cut of any features is shown [100]. Context numbers were assigned to all deposits for recording purposes.

#### 6.9.4 Stratigraphic Sequence

6.9.5 The stratigraphic sequence recorded during the archaeological works remained relatively consistent across all areas of the site, comprising areas of demolition and natural chalk. The following table provides detailed description of each stratigraphic context.

#### 6.9.6

<b><i>Context Number</i></b>	<b><i>Description</i></b>	<b><i>Interpretation</i></b>
001	Demolition and collapsed building material	Overburden (Plates 1-3)
002	Natural Chalk	Natural (Plates 2-8)

*Table 2 Stratigraphic Sequence and Register of Contexts*

6.10. The site produced no archaeological features or deposits or finds and no environmental potential was recognised on site.

The Site Archive, which will include; paper records, photographic records, graphics and digital data, will be prepared following nationally recommended guidelines (SMA 1995; ClfA 2017). All archive elements will be marked with the site/accession code, and a full index will be prepared. The physical archive comprises 1 file/document case of paper records & A4 graphics and CD for photo archive.



## **6.11 Results**

6.11.1 No archaeological features or finds were revealed or recovered. The natural geology encountered across the site was Chalk. No archaeological features were revealed in the subsoil or natural geology and no archaeological finds retrieved from the area watched (Figures 1-4). The trenching for footings was about 1.50m deep cut into Chalk. OD height across the PDA was about 97-98m aOD (Plates 1-6). Overall areas watched were the footprint foundation footings of the proposed rebuild (Figures 1-3).

## **7.0 Finds**

No finds were retrieved.

## **8.0 Discussion**

The development site is in an area of high archaeological potential. However, no archaeology was revealed on the development site.

## **9.0 Conclusion**

The Archaeological Investigation has fulfilled the primary aims and objectives of the SWAT Archaeological Specification. As far as it is known no buried archaeological features have been affected as a result of the development.

## **10.0 Acknowledgments**

SWAT Archaeology would like to thank the landowner/developer for commissioning the project. Fieldwork was undertaken and report written by Dr Paul Wilkinson MCIfA.

## **11.0 REFERENCES**

ADS 2013. Caring for Digital Data in Archaeology: a guide to good practice, Archaeology Data Service & Digital Antiquity Guides to Good Practice

Chartered Institute for Archaeologists, 2014, updated 1st October 2020 *Standard and guidance: for watching Brief*.

Chartered Institute for Archaeologists, 2014, updated 1<sup>st</sup> October 2020. *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.*

SMA 1993. *Selection, Retention and Dispersal of Archaeological Collections*, Society of Museum Archaeologists.

## **Appendix 1 KCCHER Summary Form**

**Site Name:** Development of land at the Dirty Habit Public House, Upper Street, Hollingbourne, Kent

**SWAT Site Code:** DH/WB/24

**Site Address:** As above

### **Summary:**

Swale and Thames Survey Company (SWAT) carried out Archaeological Monitoring on the development site above. The site has planning permission for development whereby the KCC Archaeological Officer requested that Archaeological Watching Brief be undertaken to closely monitor the possible impact of the development on any archaeological remains.

The Archaeological Monitoring consisted of site attendance and supervision which encountered no buried archaeological features or artefacts.

**District/Unitary:** Maidstone Borough Council

**Period(s):**

**NGR (centre of site to eight figures)** 584482 155351

**Type of Archaeological work:** Archaeological Watching Brief

**Date of recording:** March/April 2024

**Unit undertaking recording:** Swale and Thames Survey Company (SWAT. Archaeology)

**Geology:** Bedrock geology of West Melbury Marly Chalk Formation

**Title and author of accompanying report:** Wilkinson P. (2024) Archaeological Watching Brief at The Dirty Habit Public House, Hollingbourne, Kent

**Summary of fieldwork results (begin with earliest period first, add NGRs where appropriate)**

See above

**Location of archive/finds:** SWAT. Archaeology. Graveney Rd, Faversham, Kent. ME13 8UP

## Plates



Plate 1. Fire and demolition damage (looking NNW)



Plate 2. Fire and demolition damage (looking North)





Plate 3. Ground demolition (looking NNW)



Plate 4. Reinstatement of floor surfaces (looking NNW)





Plate 5. Foundation trenches (looking SW)



Plate 6. Foundation trenches (looking NNW)





Plate 6. Foundation trenches (looking North)



Plate 6. Foundation trenches (looking NNW)





Plate 6. Foundation trenches (looking NNE)



Figure 1. KCCHER mapping (red line site)

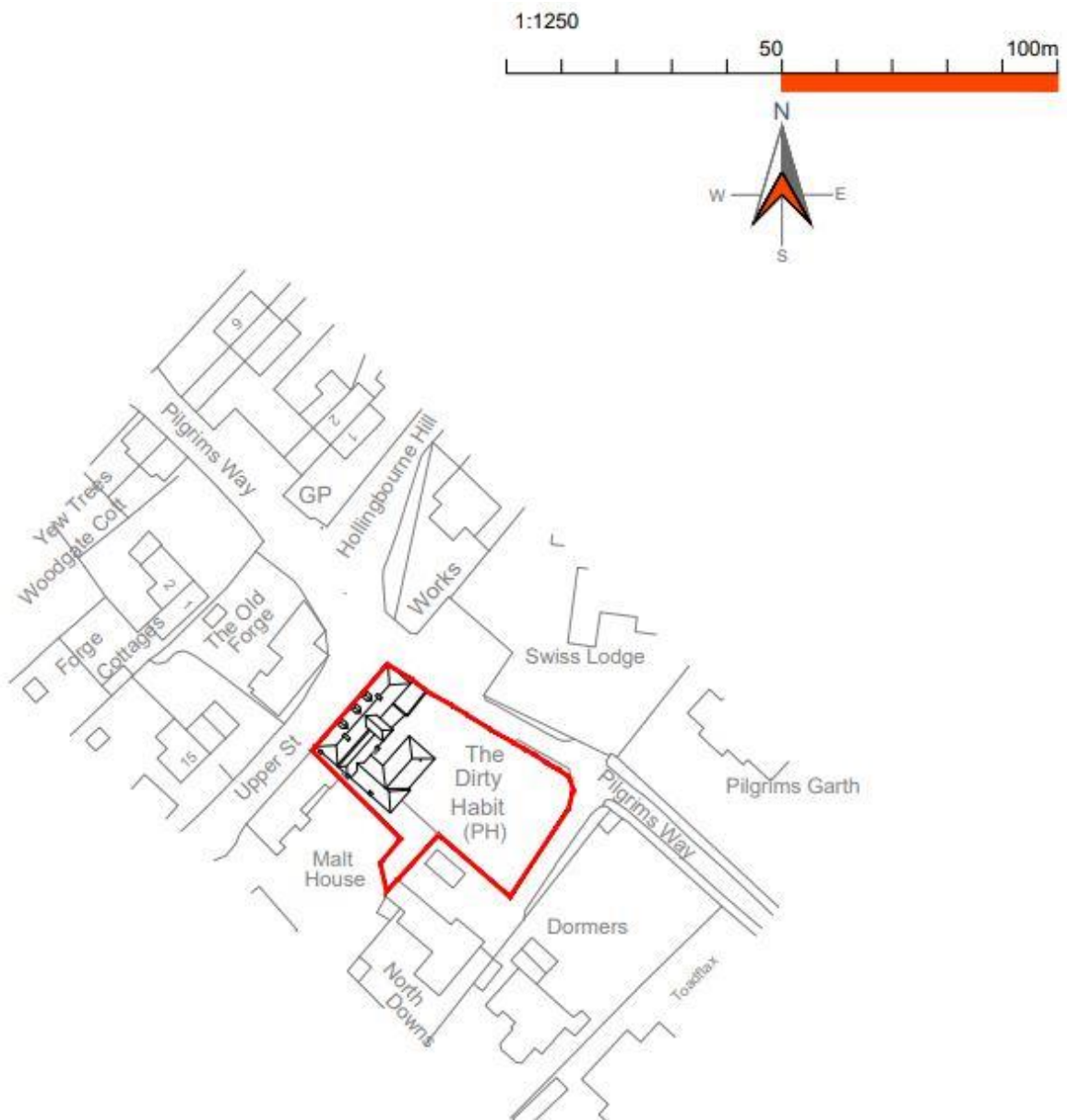


Figure 2. Map of site location at NGR 584482 155351 (red line)



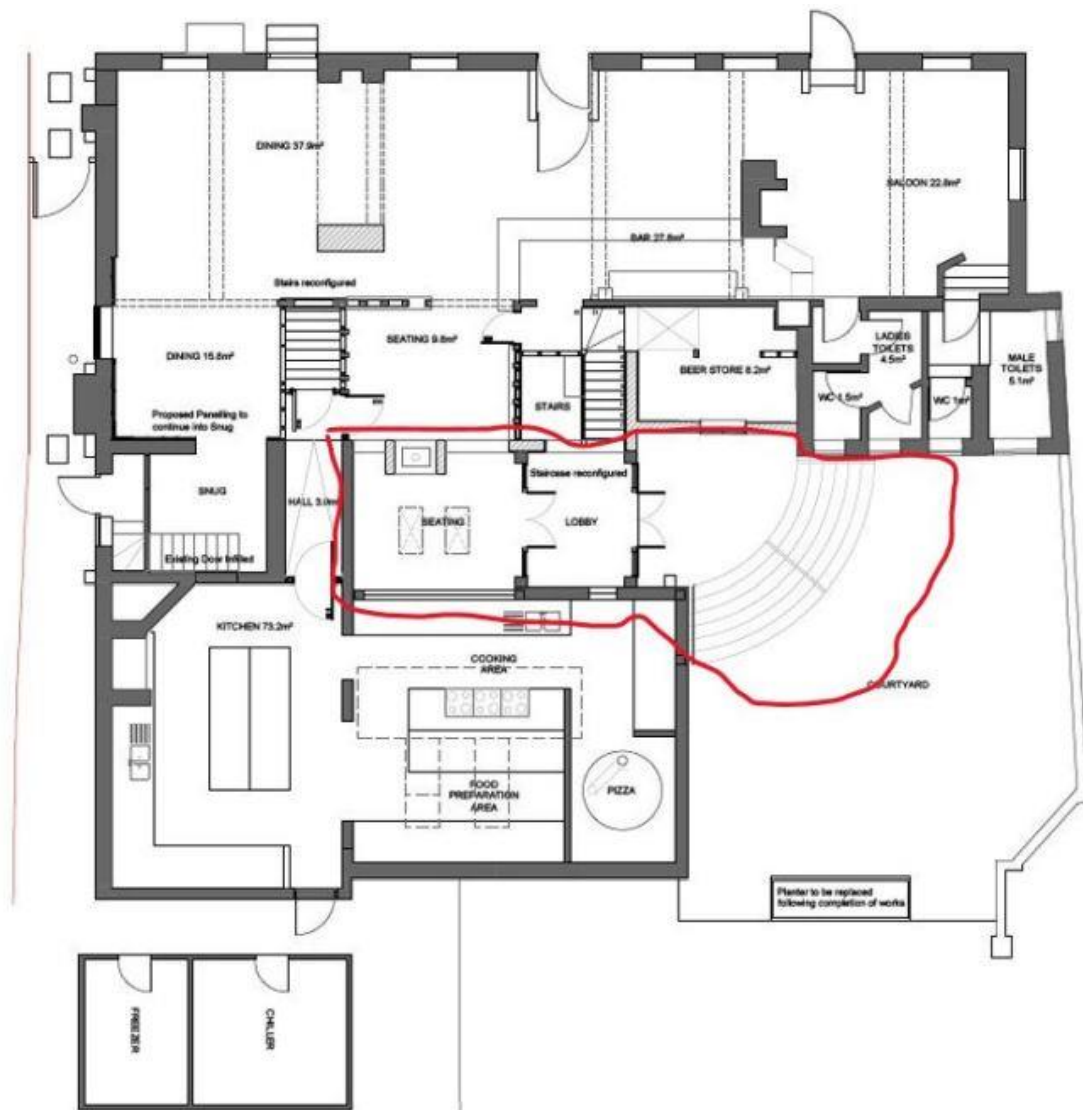


Figure 3. Proposed development and area watched (within red line)