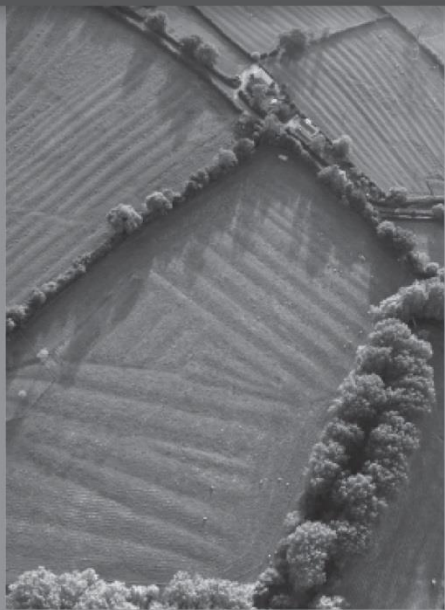




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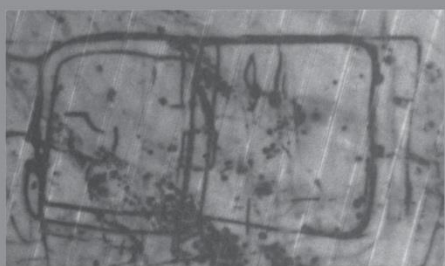


Land east of North Dane Way,  
Medway, Kent

## DESK-BASED HERITAGE ASSESSMENT

Prepared for Entran

28 February 2019



LAND EAST OF NORTH DANE WAY,  
MEDWAY,  
KENT

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28<sup>th</sup> February 2019

Archaeology and Planning Solutions  
Eversley House  
Wheatsheaf Lane  
Oaksey  
WILTSHIRE  
SN16 9TB

**T** 01666 577709  
**E** [info@archaeologyplanning.co.uk](mailto:info@archaeologyplanning.co.uk)

APS 19/639

This report is for the sole use of the client and opinions expressed are those of the author. All statements and recommendations are subject to consultation and approval of the local planning authority

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## SUMMARY

This Desk-Based Heritage Assessment presents an assessment of the predicted effects on heritage assets which will be brought about by a proposed residential development on land to the east of North Dane Way, Medway in Kent.

### Archaeology

This assessment cannot be viewed as a definitive statement on whether archaeological remains are present within the proposed development site and is intended as an indication of the archaeological potential based on consulted desk-based sources only.

Given the general absence of prehistoric activity within a 1km study area, it is considered that there is only a low potential for such archaeology to be affected by construction groundworks. However, Romano-British burials have been found near the site of Hale Farm approximately 100m to the north and a burial or burials were found in 1901 approximately 150m to the east. Roman buildings have also been found approximately 600m to the west. The recorded presence of Roman sites around the proposed development site suggests that it is possible that evidence of Roman activity, notably any settlement remains associated with the cemetery to the north, could be present although the presence or absence of such material is difficult to predict without archaeological fieldwork. However, given the proximity of recorded Roman remains around the proposed development site, it is concluded that there is a moderate to high potential for such archaeology to exist within it and that any such archaeological remains are likely to be destroyed by construction groundworks.

In view of the absence of Early Medieval and Medieval material within a 1km study area, it is considered that there is only a low potential for archaeology of these periods to be affected by construction groundworks. During the later medieval and post medieval periods, the site was under woodland and/or agricultural use on land to the west of the grade II listed Capstone Farmhouse which has mid-15<sup>th</sup> century origins. However, the site could contain archaeological evidence for Maunder's House which was in existence by 1839 and which had been demolished by 1992. It may also contain evidence for a trackway visible on a 1769 map, which led west from the settlement of Capstone, although this may well have been ploughed out.

### Other heritage assets

The grade II listed Capstone Farmhouse is located approximately 350m to the south and east of the proposed development site. However, its original rural setting to the west has been changed through the creation of car parking and associated woodland planting for the Capstone Country Park. It is concluded that the proposed development when built, will have no appreciable effect on the existing setting of the listed building and therefore no effect on its significance as a heritage asset. Similarly, no other designated heritage assets will have their significance affected by the proposed development.

# 1 INTRODUCTION

## **Aims of the assessment**

- 1.1 This Desk-Based Heritage Assessment presents an assessment of the predicted effects on heritage assets which will be brought about by a proposed residential development to the east of North Dane Way, Medway, in Kent (hereafter referred to as the Proposed Development Area – PDA).
- 1.2 A heritage asset is defined in the National Planning Policy Framework (Annex 2) as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.3 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the county Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains.
- 1.4 The first aim of this assessment is to identify whether the PDA lies within the settings of any designated heritage assets such as listed buildings and scheduled monuments and, if so, to assess the effects of the proposed development upon their significance.
- 1.5 The second aim of the assessment is to identify, as far as is practicable, the archaeological resource within the PDA and to assess the potential effects of construction groundworks upon its significance.

## **Description of the PDA**

- 1.6 The PDA covers approximately 48 hectares and is divided into five land parcels (Figure 1, A-E). Parcels A-C are under arable cultivation, parcel D is under dense scrub and parcel E contains a small woodland belt known as Whites Wood. Parcels A and C are separated by Shawstead Road.

- 1.7 The PDA is bounded to the north by residential development along Carlton Crescent and Capstone Road along with sports pitches and a field with a small pavilion bounded by woodland. To the east the PDA is bounded by Capstone Road, a pumping station, the Capstone Farm Country Park, the Capstone Household Waste Site and Shawstead Road. To the south the PDA is bounded by an arable field and woodland and to the west it is bounded by North Dane Way and two small fields containing caravans with residential development beyond (Figure 1).
- 1.8 The PDA is located along a ridge between dry valleys to the west and east. The southern portion of the PDA is located on ground which slopes down to the east from around 95m aOD (above Ordnance Datum) to around 80m aOD adjacent to Shawstead Road. To the north of this slope the ground gently slopes down to the north from around 95m aOD to around 75m aOD before falling away more sharply to around 60m aOD towards the northern PDA boundary and around 35m aOD towards the north-eastern PDA boundary adjacent to Capstone Road.
- 1.9 The geology of the PDA, as recorded by the British Geological Survey, consists predominantly of the Lewes Nodular Chalk Formation with a small area of overlying Head deposits of clay, silt, sand and gravel protruding into the northern part of land parcel A. In the western part of land parcel C the bedrock geology changes to the Seaford Chalk Formation partly overlain by the Clay with Flints Formation ([www.bgs.ac.uk](http://www.bgs.ac.uk)).

### **Summary of planning application**

- 1.10 The planning application is in outline and will comprise up to 800 dwellings, a doctors surgery, a small row of four shops, a primary school, access roads and public open space.

## 2 PLANNING GUIDANCE

### Introduction

- 2.1 All planning decisions relating to the PDA must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant policies within the National Planning Policy Framework and the Medway Local Plan.

### Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

### National Planning Policy Framework

- 2.3 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (DCLG 2018a). Paragraphs 184-202 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and paragraph 184 states that heritage assets are *"an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*. Specific paragraphs which are relevant to this assessment are summarised below.

#### General

- 2.4 Paragraph 189 addresses planning applications stating 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."

- 2.5 Paragraph 190 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 of the available evidence and any necessary expertise. They should take this 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."
- 2.6 Paragraph 192 goes on to state that "in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting 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 making a positive contribution to local character and distinctiveness."
- 2.7 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.

#### Designated heritage assets

- 2.8 Designated heritage assets are specifically covered in paragraphs 193-196. Paragraph 193 states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the 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".

- 2.9 Paragraph 194 states 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”.*
- 2.10 Paragraph 195 states that *“where a proposed development will lead to substantial harm to (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 not for profit, 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.”*
- 2.11 Paragraph 196 states 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”.* Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”* (DCLG 2018b).

- 2.12 The key test in NPPF paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 17 of the accompanying Planning Practice Guidance provides guidance and states *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting”* (DCLG 2018b).

#### Non-designated heritage assets

- 2.13 Paragraph 197 states that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.

#### **Medway Council planning guidance**

- 2.14 Until the emerging Medway Local Plan 2012 to 2035 comes into force, development in Medway is guided by the 2003 Medway Local Plan which contains policies relating to conservation areas (BNE12-15), listed buildings (BNE16-19) and archaeology (BNE20-21). Specific policies which are of relevance to this assessment are as below:

#### Policy BNE18: Setting of Listed Buildings

*“Development which would adversely affect the setting of a listed building will not be permitted”*.

Policy BNE21: Archaeological Sites

*“Development affecting potentially important archaeological sites will not be permitted, unless:*

*(i) the developer, after consultation with the archaeological officer, has arranged for an archaeological field evaluation to be carried out by an approved archaeological body before any decision on the planning application is made; and*

*(ii) it would not lead to the damage or destruction of important archaeological remains. There will be a preference for the preservation of important archaeological remains in situ.*

*(iii) where development would be damaging to archaeological remains, sufficient time and resources are made available for an appropriate archaeological investigation undertaken by an approved archaeological body. Such investigations should be in advance of development and in accordance with a specification and programme of work approved by the council. Resources should also be made available for the publication of the results of the investigation.”*

### 3 METHODOLOGY

#### Definition of significance

- 3.1 This report aims to assess the effects of the proposed development on the significance of heritage assets. Significance is defined in the NPPF (Annex 2) as “*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*”

#### Establishing significance

- 3.2 Current national guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria are as follows:

Evidential value: the potential of a heritage asset to yield evidence about past human activity including through archaeological remains or built fabric.

Historical value: this derives from particular aspects of past ways of life, or an association with notable families, persons, events or movements which can be seen to connect the past with the present.

Aesthetic value: this derives from the sensory and intellectual stimulation people draw from a historic asset. It may include its physical form, and how it lies within its setting and may be the result of design or be unplanned.

Communal value: this derives from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be commemorative or symbolic.

- 3.3 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets result in an overall heritage significance rating as demonstrated in Table 1 below:

**Table 1: Significance Ratings**

<b>Scale</b>	<b>Description</b>
High	A heritage asset which is significant at a national or international level
Medium	A heritage asset which is significant at a regional level
Low	A heritage asset which is significant at a local level
Neutral	A heritage asset of little or no significance

### **Effects on significance brought about by a change in setting**

- 3.4 Setting is defined in the NPPF (Annex 2) as *'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.'*
- 3.5 In this assessment it is initially established whether the proposed development will result in a change to the setting of designated built heritage assets which in this case consist of listed buildings and a scheduled monument. If so, this is followed by an assessment of whether this change would affect the asset's significance. In following this procedure guidance set out in *'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets'* published by Historic England (HE 2017) has been carried out.
- 3.6 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.7 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This was achieved through both desk-based assessment and a walkover of the PDA and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *“the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution”* and goes on to state that *“this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset's intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *‘the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

### **Establishing the significance of archaeological assets**

3.8 In assessing the effects of the proposed development on the significance of archaeological assets (i.e. evidential value), this report has also been produced in accordance with guidelines in the *Standard and guidance for historic environment desk-based assessment* issued by the Chartered Institute for Archaeologists (CIFA

2017). These guidelines provide a national standard for the completion of desk-based assessments. In this regard the assessment comprised consultation of readily available information from documentary, cartographic and aerial photographic sources. The major repositories of information comprised:

- the on-line National Heritage List for England database maintained by Historic England for details of designated heritage assets close to the PDA. Relevant details are listed in Appendix A;
- the Kent Historic Environment Record for details of recorded archaeological and historical sites within the PDA and a surrounding area of approximately 1km. Relevant details are also listed in Appendix A;
- Kent Archives and on-line sources for historic maps. The consulted maps are listed in Appendix B;
- the Historic England Archives Service for aerial photographic records;
- the results of geotechnical investigations;
- examination of Lidar data available on-line; and
- the results of a walkover of the PDA and its immediate environs.

3.9 Using the baseline information from the above sources the potential of the PDA to contain archaeological remains is assessed as being either high, moderate or low.

3.10 It should be noted that this report cannot be viewed as a definitive statement on whether archaeological remains are present within the PDA. It is intended as an indication of the archaeological potential, whether it be high, moderate or low, based on consulted desk-based sources only.



## 4 RECORDED HERITAGE ASSETS

### Introduction

- 4.1 This section summarises the recorded heritage resource within and around the PDA.
- 4.2 The PDA does not contain any designated heritage assets such as world heritage sites, scheduled monuments, listed buildings, historic parks and gardens or registered battlefields, where there would be a presumption in favour of their physical preservation. Furthermore it does not lie within a conservation area. However, two listed buildings are located within 1km of the PDA.
- 4.3 There are no records of any non-designated heritage assets such as archaeological remains having been found within the PDA, although this may be due to a lack of archaeological investigations. However, there are records of archaeological remains and artefacts having been found within 1km of the PDA.

### Designated heritage assets

- 4.4 The grade II listed Capstone Farmhouse, which has mid-15<sup>th</sup> century origins, is located approximately 350m to the south and east of the PDA (Figure 2, no. 1) and the grade II listed Pheasant House is located approximately 525m to the north (Figure 2, no. 2).
- 4.5 Further afield, the scheduled monument of Fort Luton is located approximately 1.2km to the west of the PDA (Figure 3). This monument consists of an artillery fort completed around 1892 which formed one of the Chatham Ring Fortresses which were built in a half-ring to defend Chatham. Due to improved gunnery these forts were out of date almost as soon as they were completed. This and other fortresses, including Fort Horsted approximately 2km to the west of the PDA, are scheduled due to their importance as being the last major works of traditional fortifications in the country.

### Non-designated heritage assets

- 4.6 Several relevant non-designated heritage assets are recorded on the Kent Historic Environment Record (HER) within the vicinity of the PDA and these are summarised below. These have mostly been identified as artefact findspots, as archaeological

remains identified during archaeological investigations or construction works or are the sites of former or existing historic buildings. However, it is important to note that the HER database is constantly being updated as new discoveries are made and therefore must not be interpreted as a definitive list of all surviving archaeological remains.

Palaeolithic (500,000 BC – 10,000 BC) and Mesolithic (10,000 -4000 BC)

- 4.7 A Palaeolithic working floor, indicated by numerous flint implements, has been found in the face of a brickearth pit approximately 400m to the north of the PDA (Figure 4, no. 3). In addition, several Lower or Middle Palaeolithic flints have been found approximately 450m to the east although, as only a 6-figure National Grid Reference (NGR) is provided on the HER, the exact findspot location is uncertain (Figure 4, no. 4).
- 4.8 No sites or artefact findspots of Mesolithic date are recorded on the HER either within the PDA or a surrounding area of 1km.

Neolithic (4,000 – 2,350 BC), Bronze Age (2,350 – 800 BC) and Iron Age (800 BC – AD 42)

- 4.9 An assemblage of Neolithic flint tools has been found approximately 650m to the east of the PDA (Figure 4, no. 5) and a Late Neolithic or Bronze Age flint scraper is recorded to the east although this is a very approximate location as only a 4-figure NGR is provided on the HER (Figure 4, no. 6).
- 4.10 In addition, the site of a possible Bronze Age barrow, now destroyed, is recorded approximately 500m to the south of the PDA (Figure 4, no. 7). A Late Bronze Age copper alloy axehead has also been found close to the southern boundary of the PDA although, as only a 6-figure NGR is provided on the HER, its exact findspot location is unknown (Figure 4, no. 8).

Undated but potentially prehistoric (10,000 BC – AD 42)

- 4.11 Three undated but possible prehistoric features have been found in an archaeological evaluation approximately 675m to the north of the PDA (Figure 4, no. 9).

#### Romano-British (AD 42-410)

- 4.12 The line of Watling Street Roman Road, which ran from Wroxeter near the Welsh border to the Kent coast, is now followed by the A2 approximately 1km to the north of the PDA (Figure 5, no.10).
- 4.13 Romano-British burials have been found near the site of Hale Farm approximately 100m to the north of the PDA, possibly in the early 1950's, although there is no further recorded information about these burials on the HER (Figure 5, no. 11). A burial or burials were also found in 1901 along with pottery vessels approximately 150m to the east of the PDA (Figure 5, no. 12). A probable cemetery, identified through the discovery of artefacts in the 19<sup>th</sup> century thought to relate to the presence of a burial site, has also been found approximately 800m to the north of the PDA (Figure 5, no. 13).
- 4.14 In addition, Roman buildings were found in the 19<sup>th</sup> century approximately 600m to the west of the PDA (Figure 5, no. 14) and a Roman coin has also been found approximately 500m to the east although, as only a six-figure NGR is provided in the HER, the exact findspot location is unknown (Figure 5, no. 15).

#### Early Medieval (AD 410-1066) and Medieval (AD 1066-1540)

- 4.15 There are only two entries of Early Medieval date on the HER within 1km of the PDA. One consists of a burial found in 1881 although only a 4-figure NGR is provided on the HER (Figure 6, no. 16) and its precise location is therefore unknown. The other entry consists of the findspot of a copper alloy buckle close to the southern boundary of the PDA (Figure 6, no. 17).
- 4.16 There is only a single entry of Medieval date on the HER within 1km of the PDA and this consists of the findspot of a silver coin close to its southern boundary (Figure 6, no. 18).

#### Post Medieval (AD 1540 – 1900)

- 4.17 The following entries of Post Medieval date are recorded on the HER:
- the site of a beacon which is shown on a map of around 1570 approximately 650m to the west of the PDA (Figure 7, no. 19);

- the site of Fort Darland, which formed one of the Chatham Ring Fortresses along with Fort Luton and Fort Horsted which are mentioned in paragraph 4.5, is located approximately 700m to the north (Figure 7, no. 20). It was demolished in the 1960's;
- the former site of a 19<sup>th</sup> century chapel in Hale approximately 150m to the north of the PDA (Figure 7, no. 21). In addition, the former site of a possible late 18<sup>th</sup> century chapel is located in Capstone approximately 500m to the east (Figure 7, no. 22) and three churches are recorded in Luton between 800m and 1km to the north (Figure 7, nos. 23-25);
- a house dating to around AD 1700 approximately 500m to the north (Figure 7, no. 26);
- the approximate site of a 19<sup>th</sup> century former telegraph station to the east although, as only a 4-figure NGR is provided on the HER, its exact location is uncertain (Figure 7, no. 27);
- the approximate findspot of a 16<sup>th</sup>-18<sup>th</sup> century copper alloy buckle close to the southern boundary of the PDA, although as only a 6-figure NGR is provided on the HER, its exact location is uncertain (Figure 7, no. 28). The findspot of a 16<sup>th</sup>-17<sup>th</sup> century spoon is also recorded approximately 700m to the south-west (Figure 7, no. 29);
- the sites of three former 19<sup>th</sup> century brickworks, the closest of which was located approximately 250m to the east of the PDA (Figure 8, nos. 30-32). Associated clay pits are also recorded, the closest of which were located approximately 150m to the north and 200m to the west (Figure 8, nos. 33-36);
- the sites of two former smock mills approximately 600m to the west and 800m to the north (Figure 8, nos. 37-38); and
- numerous farmsteads and farmbuildings (Figure 9, nos. 39-55). Of these Hale Farm is located adjacent to the northern boundary of the PDA (Figure 9, no. 52); two farmsteads are located just to the north (Figure 9, nos. 46 & 47); Darland Farm and Capstone Farm are located just to the east (Figure 9, nos. 49 & 50); and both Upper and Lower Sharstead Farms are located to the south (Figure 9, nos. 39 & 40). Two outfarms are also located just to the east of the PDA (Figure 9, nos. 53 and 54) and another is recorded in Hale close to the northern PDA boundary (Figure 9, no. 55).

#### Modern (AD 1900-present)

4.18 The following entries of 20<sup>th</sup> century date are located around the PDA:

- the former site of Chatham Power Station and Tram Depot approximately

700m to the north (Figure 10, no. 56);

- a church built in 1949 approximately 475m to the north (Figure 10, no. 57); and
- deneholes or chalk quarries (Figure 10, nos. 58-61), the nearest of which is located approximately 350m to the south.

### **Historic environment characterisation**

- 4.19 The Kent Historic Landscape Characterisation records the PDA as being located within landscape character type 1.15 (small fields with wavy boundaries) which are enclosures which probably date to the late Medieval period or the 17<sup>th</sup> or 18<sup>th</sup> centuries and which reflect a process of informal enclosure. The only exception is White's Wood (Figure 1, land parcel E) which is recorded as landscape character type 4.3 (other pre-1801 woodland). This is described as woodland which has been in existence since before 1801 and not subject to replanting and which is also reflective of a long history of woodland cover which would generally be ancient woodland.

### **Map and aerial photographic regression**

#### Introduction

- 4.20 In order to supplement the HER and Historic Environment Characterisation data summarised above, historic maps and aerial photographs were studied in order to gain an understanding of the land use within the PDA and its environs since the mid-late 18<sup>th</sup> century.

#### Mid-late 18<sup>th</sup> to 19<sup>th</sup> century maps

- 4.21 The earliest consulted maps of the PDA and its environs were by Andrews & Dury of 1769 and an undated late 18<sup>th</sup> or 19<sup>th</sup> century map, both of which are shown on Figure 11. Both maps show the villages of Lutton (Luton), Barling Green (Darland Green), Hale and Capston. Of note is the presence of a circular earthwork with internal buildings approached by a trackway into its south-eastern side between the settlements of Lutton and Hale on the 1769 map. Also of note are two trackways leading west from Capston, the northernmost of which may have crossed the PDA connecting with a trackway shown on later maps. The PDA was otherwise under woodland and fields.

### 1839 tithe map

- 4.22 By the time of the Chatham parish tithe map of 1839 (Figure 12) the PDA was mostly under small arable fields with woodland also present in the southern and north-eastern portions. A trackway which led north from Great Shorsted Farm is also followed by part of the eastern boundary of the PDA before crossing the PDA to join with a road which continued northwards to follow part of the north-western PDA boundary. The northern boundary of the PDA also lies adjacent to the village of Hale. The two tracks leading west from Capston as shown on the preceding maps are no longer present.
- 4.23 The accompanying tithe apportionment shows that plot 3547 contained two cottages with gardens and a list of the fieldnames and land use, where provided, is shown in Table 2. The fieldnames Hall Field for fields 3504 and 3507 may refer to the presence or former presence of a large house in Hale and it is not known whether the fieldname Cricketting Field for plot 3529 refers to the former presence of a cricket pitch.

**Table 2: Tithe apportionment details**

Field no.	Fieldname	Land use
3493	Reed Field	Arable
3494	The Nine Acres	Arable
3504	Hall Land	Plantation
3507	Hall Land	Arable
3508	-	Arable
3521	Butchers Field	Arable
3521a	-	-
3522	Wood	Wood
3529	Cricketting Field	Arable
3529a	Footway Field	Arable
3530	-	Arable
3531	-	Probably arable
3531a	-	Arable
3532	Way Field	Arable
3532a	Witherns	Arable
3533	Way Field	Arable
3542	Slunge Field	Arable

3542a	-	Arable
3545	Bramble Croft	Arable
3546	-	Arable
3547	Two Cottages & Gardens	-
3548	-	Arable
3613	-	Arable
3615	Blackland Wood	Wood
3615a	Wood	Wood
3616	Blacklands	Arable
3617	Shaw	Wood
3618	Bow Iron	Arable
3619	-	Arable
3619a	Blacklands	Arable
3620	-	Wood
3621	-	Wood
3622	-	Wood
3622a	-	Wood
3624	-	Wood
3624a	-	Wood
3626	Blackland Wood	Wood

#### 1869 Ordnance Survey map

4.24 By the time of the Ordnance Survey map of 1869 the PDA was similar in layout although some field boundaries had been removed (Figure 13). The two cottages shown on the preceding tithe map were still present and known as Maunder's House which also had a well within its grounds. To the north, East Hill is marked as are the settlements of Hale and Darland. The Darland Brick Field and associated kilns was located between the two settlements. The road to the west of the PDA, which is partly followed by the north-eastern PDA boundary, was known by 1934 as Lords Wood Lane.

#### 1898-1935 Ordnance Survey maps

4.25 Maunder's House is again marked on Ordnance Survey maps of 1898 and 1910 (not illustrated) by which time a brickworks had been established directly to the north of the PDA on the southern frontage of the road from Hale to Upper Luton (see Figure 13

for location). Both are still present on the Ordnance Survey map of 1927 (not illustrated), although the brickworks had been replaced by housing and gardens by the time of the Ordnance Survey map of 1935 (not illustrated).

#### 1947 – 1992 aerial photographs

- 4.26 By the time of an aerial photograph taken in 1947 Maunder's House is again visible at the southern end of a narrow belt of linear woodland within an otherwise agricultural environment (Figure 14). Towards the northern end of the PDA the cropmarks of removed field boundaries, which are shown on the 1839 tithe and 1869 Ordnance Survey maps, are visible. Also of note is an area of ground disturbance on the south-eastern boundary of the PDA which may relate to an area of quarrying.
- 4.27 The PDA was largely unchanged by the time of an aerial photograph taken in 1952 although the possible quarry site had been extended further to the north (Figure 15). However, by the time of a further aerial photograph taken in 1961 the linear belt of woodland north of Maunder's House had been cut down, although the house itself still appears to be present (Figure 16). In the northern part of the PDA the woodland within land parcel D also appears to have been reduced.
- 4.28 By the time of a further aerial photograph taken in 1992 (not illustrated) North Dane Way had been created with extensive residential development to the west of it. Within the PDA the woodland within land parcel D had been removed and Maunder's House was no longer in existence. Shawstead Road had also been created as an access from North Dane Way to the Capstone Household Waste Site which was built on the site of the former quarry.

#### Lidar data

- 4.29 In addition lidar data available on-line was accessed although this did not show any clear features which could have an archaeological origin apart from possible terracing downslope in the eastern portion of field C. (<https://data.gov.uk/dataset/fba12e80-519f-4be2-806f-41be9e26ab96/lidar-composite-dsm-2m>).



## Site walkover

- 4.30 A walkover of the PDA was carried out on 4<sup>th</sup> December 2018 when the weather was dry and bright. Several photographs showing the topography and land use within the PDA were taken and selected viewpoint locations are shown in Figure 17, with the photographs shown on Figures 18-23.
- 4.31 Photographs 1 and 2 (Figure 18) were taken towards the southern end of the PDA looking respectively north and east. Both show the location of this part of the PDA on a valley slope.
- 4.32 The relatively level ground south of Shawstead Road prior to the ground falling away to the east is shown looking south-west and south in Figure 19 (photographs 3 and 4). This relatively level ground is again shown north of Shawstead Road looking west and north in Figure 20 (photographs 5 & 6). A north-south aligned trackway which crosses field A is also shown (photograph 6). The same topographic situation is shown looking north-east from just north of Shawstead Road before falling away into the valley to the east (Figure 21, photograph 7) and in a further view looking south-west along the trackway (Figure 21, photograph 8).
- 4.33 At the northern end of the PDA the ground falls away into the valley to the north and east as shown in views looking north-west and north-east (Figure 22, photographs 9 & 10) and another looking south upslope (Figure 23, photograph 11). A view of the east-facing slope within Field B is also shown (Figure 23, photograph 12).
- 4.34 In summary no earthworks of archaeological or historic interest were observed in the site walkover although any such features would probably have been obscured by the arable crop covering most of the PDA. However, the topography of the PDA was of note as the valley slopes noted within the southern portion of field C, the northern end of field A and covering field B are unlikely to contain any archaeological evidence for settlement although it is still possible that early field systems may survive as buried infilled ditches. If the PDA were to contain archaeological evidence for settlement it is most likely to be located within the more level northern portion of field C and all but the northern edge of field A.

## Relevant archaeological investigations in the area

- 4.35 Very few archaeological investigations of relevance have been carried out within 1km of the PDA. In addition to the archaeological evaluation approximately 675m to the north of the PDA which identified three undated features (Figure 4, no. 9), an archaeological watching brief carried out in 2011-2 approximately 800m to the north did not identify any significant archaeological finds, probably due to extensive 19<sup>th</sup> century groundworks (Figure 24, A). In addition, an archaeological evaluation carried out in 2002 on the site of Upper Sharstead Farm, now largely demolished, approximately 400m to the south revealed that the farmhouse was built in the 1770's on the site of an earlier structure (Figure 24, B).

## Geotechnical investigation

- 4.36 In September 2018 a geotechnical investigation was carried out within the PDA. This included an examination of the well noted on Ordnance Survey mapping at the demolished Maunder's House. The well appeared to be flint lined, had been backfilled with brick rubble possibly from the demolition of the house and was capped with a concrete pad (ST 2018, 11).
- 4.37 In addition ten boreholes were drilled and seven trial pits excavated (ST 2018, Figure 3 for location plan) The topsoil was generally found to be between 0.2m and 0.9m thick overlying natural deposits, with the exception of test pit 7 towards the southern tip of the PDA where a 0.35m gravelly clay was found overlying natural deposits. There is little indication of the presence of any archaeological features from either the boreholes or test pits.

## Summary of heritage assets within and around the PDA

- 4.38 Analysis of the available baseline heritage date of the PDA and its environs has established the following:
- the PDA lies in proximity to two grade II listed buildings, namely Capstone Farmhouse, which has mid-15<sup>th</sup> century origins approximately 350m to the south and east and Pheasant House, a 17<sup>th</sup> century building, approximately 525m to the north;
  - the PDA is located 1.2km to the east of the scheduled monument of Fort Luton, an artillery fort completed around 1892;

- Palaeolithic flint tools have been found in the area, notably a Palaeolithic working floor, indicated by numerous flint implements, found in the face of a brickearth pit approximately 400m to the north (Figure 4, no. 3). In addition, several Lower or Middle Palaeolithic flints have been found to the east (Figure 4, no. 4);
- Neolithic and Bronze Age artefacts have been found in the area, notably Neolithic flint tools approximately 650m to the east (Figure 4, no. 5) and a Late Bronze Age copper alloy axehead which has been found close to the southern boundary of the PDA although its exact findspot location is unknown (Figure 4, no. 8). A possible Bronze Age barrow, now destroyed, has also been identified approximately 500m to the south (Figure 4, no. 7);
- Romano-British burials have been found near the site of Hale Farm approximately 100m to the north (Figure 5, no. 11). A burial or burials were also found in 1901 along with pottery vessels approximately 150m to the east (Figure 5, no. 12). A probable cemetery, identified through the discovery of artefacts in the 19<sup>th</sup> century thought to relate to the presence of a burial site, has also been found approximately 800m to the north (Figure 5, no. 13) and Roman buildings have been found approximately 600m to the west (Figure 5, no. 14);
- Maunder's House, a dwelling which was in existence by 1839 and which had been demolished by 1992, is located within the PDA. A well within its grounds survives under a concrete cap; and
- a north-south aligned trackway in the northern portion of the Site survives and is a remnant of a routeway present in 1839.

## 5 IMPACT ASSESSMENT

### Introduction

- 5.1 This section assesses the potential impact of the proposed development on the significance of the heritage assets identified in the preceding section. These potential impacts consist of the effects of construction groundworks on archaeological remains and the effects that the completed development could have on designated heritage assets due to a change in their setting.

### Potential impact of development on non-designated heritage assets

#### Palaeolithic and Mesolithic Archaeology

- 5.2 Research priorities for the study of the Palaeolithic archaeology of the south-east of England have been summarised in the South East Research Framework (SERF) where it has been noted that Palaeolithic artefacts are more common in the lower rather than the upper Medway valley (Bridgland, 2007). A more detailed analysis of Lower and Middle Palaeolithic periods in the Medway has also recently been produced although the PDA lies outside of its study area (Wenban-Smith et al, 2007).
- 5.3 Palaeolithic artefacts have been found around the PDA with a Palaeolithic working floor, indicated by numerous flint implements found in the face of a brickearth pit, approximately 400m to the north of the PDA (Figure 4, no. 3). In addition, several Lower or Middle Palaeolithic flints have been found to the east although their exact findspot location is uncertain (Figure 4, no. 4).
- 5.4 It is therefore possible that further evidence of Palaeolithic activity, through the presence of artefactual material, could be present within the PDA although the presence or absence of such material is difficult to predict. If present, any remains of Palaeolithic date, in accordance with Table 1 (page 11), could be of medium (regional) significance. However, in view of the overall general lack of Palaeolithic material within the 1km study area, it is considered that there is only a low potential for such archaeology to exist within the PDA. Based on evidence from desk-based sources it is therefore concluded that it is unlikely that the proposed development will have any significant effect on Palaeolithic archaeology.

5.5 No recorded sites or artefacts of Mesolithic date have been identified within 1km of the PDA. If present, any remains of Mesolithic date, in accordance with Table 1, could be of medium (regional) significance. However, in view of the absence of Mesolithic material within the 1km study area, it is considered that there is only a low potential for such archaeology to exist within the PDA. Based on evidence from desk-based sources it is therefore concluded that it is unlikely that the proposed development will have any significant effect on Mesolithic archaeology.

#### Neolithic, Bronze Age & Iron Age

5.6 Research priorities for study of the Neolithic and Bronze Age archaeology of the south-east of England have been summarised in the South East Research Framework where late Bronze Age settlement was characterised by medium-density development in the Medway valley (Champion, 2007). Neolithic and Bronze Age sites have been found around the PDA with Neolithic flint tools having been found approximately 650m to the east (Figure 4, no. 5) and a possible Bronze Age barrow, now destroyed, sited approximately 500m to the south (Figure 4, no. 7). A Late Bronze Age copper alloy axehead has also been found close to the southern boundary of the PDA although its exact findspot location is unknown. (Figure 4, no. 8).

5.7 It is therefore possible that further evidence of Neolithic and Bronze Age activity, could be present within the PDA although the presence or absence of such material is difficult to predict without archaeological fieldwork. If present, any remains of Neolithic and Bronze Age date, in accordance with Table 1, could be of medium (regional) significance. However, in view of the overall general lack of Neolithic and Bronze Age material within the 1km study area, it is considered that there is only a low potential for such archaeology to exist within the PDA. Based on evidence from desk-based sources it is therefore concluded that it is unlikely that the proposed development will have any significant effect on Neolithic and Bronze Age archaeology.

5.8 No recorded sites or artefacts of Iron Age date have been identified within 1km of the PDA. If present, any remains of Iron Age date, in accordance with Table 1, could be of medium (regional) significance. However, in view of the absence of Iron Age material within the 1km study area, it is considered that there is only a low potential for such archaeology to exist within the PDA. Based on evidence from desk-based sources it is therefore concluded that it is unlikely that the proposed development will have any significant effect on Iron Age archaeology.

### Roman archaeology

- 5.9 Research priorities for study of the Roman archaeology of the south-east of England have been summarised in the South East Research Framework where the presence of a concentration of Roman villas along the Medway valley has been identified (Houlistan 2007). Romano-British burials have been found near the site of Hale Farm approximately 100m to the north of the PDA (Figure 5, no. 11); a burial or burials were also found in 1901 along with pottery vessels approximately 150m to the east (Figure 5, no. 12); a probable cemetery, identified through the discovery of artefacts in the 19<sup>th</sup> century thought to relate to the presence of a burial site, has also been found approximately 800m to the north (Figure 5, no. 13); and Roman buildings have also been found approximately 600m to the west (Figure 5, no. 14). All of these archaeological sites are located to the south of the Watling Street Roman road.
- 5.10 The recorded presence of Roman sites around the PDA suggests that it is possible that evidence of Roman activity, notably any settlement remains associated with the cemetery to the north, could be present within the PDA although the presence or absence of such material is difficult to predict without archaeological fieldwork. If present, any remains of Roman date, in accordance with Table 1, could be of medium (regional) significance. Given the proximity of recorded Roman remains around the PDA, it is concluded that there is a moderate to high potential for such archaeology to exist within the PDA. Any such archaeological remains are likely to be destroyed by construction groundworks.

### Early Medieval & Medieval archaeology

- 5.11 No recorded sites or artefacts of Early Medieval or Medieval date have been identified within 1km of the PDA. If present, any remains of these dates could, in accordance with Table 1, be of low (local) or medium (regional) significance. It is likely that, during the later medieval period, the PDA was under woodland and/or agricultural use on land to the west of the grade II listed Capstone Farmhouse which has mid-15<sup>th</sup> century origins. In view of the absence of Early Medieval and Medieval material within the 1km study area, it is considered that there is only a low potential for such archaeology to exist within the PDA. Based on evidence from desk-based sources it is therefore concluded that it is unlikely that the proposed development will have any significant effect on Early Medieval and Medieval archaeology.

## Post Medieval & modern archaeology

- 5.12 Research priorities for study of the Post Medieval and 20<sup>th</sup> century archaeology of the south-east of England have been summarised in the South East Research Framework where it is noted that many of the parishes in the lower Medway valley were sparsely populated in the early 19<sup>th</sup> century and that population growth increased markedly when brick and cement works began to appear on the banks of the Medway resulting in a dramatic effect on many of the small villages in the valley (Hann 2007). However, although brickearth extraction was taking place by 1869 between Hale and Darland for the Darland Brick Works, the PDA and surrounding villages retained a rural feel into the 20<sup>th</sup> century as demonstrated on historic mapping and the number of farms and outfarms shown in the area on Figure 9.
- 5.13 It is likely that, during the Post Medieval period, the PDA was under woodland and/or agricultural use on land to the west of Capstone Farmhouse. However, the PDA could also contain archaeological evidence for Maunder's House which was in existence by 1839 and which had been demolished by 1992. It may also contain evidence for a trackway visible on the 1769 map, which led west across the PDA from the settlement of Capstone, although this may well have been ploughed out. If present, any remains of these dates could, in accordance with Table 1, be of low (local) significance. However, apart from the possible archaeological remains of Maunder's House and relict field boundaries, it is concluded that there is only a low potential for Post Medieval archaeology to be encountered within the PDA.

### **Potential impact of development on designated heritage assets**

#### Grade II listed Capstone Farmhouse

- 5.14 The grade II listed Capstone Farmhouse, which has mid-15<sup>th</sup> century origins, is located approximately 350m to the south and east of the PDA (Figure 2, no. 1). It is located on the eastern frontage of Capstone Road, faces west onto the entrance into Capstone Farm Country Park and is well screened from the PDA by trees. The significance of the building is largely derived from its architectural importance and its predominantly rural setting and, in accordance with Table 1, is a heritage asset of medium (regional) significance.

- 5.15 However, its original rural setting to the west has been changed through the creation of car parking and associated woodland planting for the Capstone Country Park. It is therefore concluded that the PDA, when built, will have no appreciable effect on the existing setting of the listed building and therefore no effect on its significance as a heritage asset.

#### Grade II listed Pheasant House

- 5.16 The grade II listed Pheasant House with its attached front garden walls is located approximately 525m to the north of the PDA (Figure 2, no. 2). The significance of the building is largely derived from its architectural importance and, in accordance with Table 1, is a heritage asset of medium (regional) significance.
- 5.17 Due to the fact that the house has a setting confined to the roadside and its immediate built-up surroundings it is concluded that the proposed development, when built, will have no effect on the existing setting of the listed building and therefore no effect on its significance as a heritage asset.

#### Scheduled monument of Fort Luton

- 5.18 The scheduled monument of Fort Luton is located approximately 1.2km to the west of the PDA (Figure 3). This and other fortresses, including Fort Horsted approximately 2km to the west of the PDA, are scheduled due to their importance as the last major work of traditional fortifications in the country (HER no. TQ76NE59) and, in accordance with Table 1, is a heritage asset of high (national) significance.
- 5.19 When built these forts would have had a very wide setting to include their field of fire. However, due to the fact that extensive residential development has since been built between the fort and PDA it is concluded that the proposed development, when built, will have no effect on the existing setting of the scheduled monument and therefore no effect on its significance as a heritage asset.

### **Summary**

- 5.20 In summary, the proposed development may have an effect on archaeological remains of Romano-British date which have the potential to be of medium (regional) significance. This is suggested by the presence of Roman cemeteries approximately



100-150m to the north and settlement in the wider area. The presence of any archaeology associated with these burials and settlement can only be established through archaeological investigation in the form of geophysical survey and/or trial trenching. Any such evidence which may be present is likely to be located within the higher ground within the PDA rather than on valley slopes as shown on Figure 25. It is also possible that archaeological remains of other periods may be present within the area of higher archaeological potential shown on Figure 25.

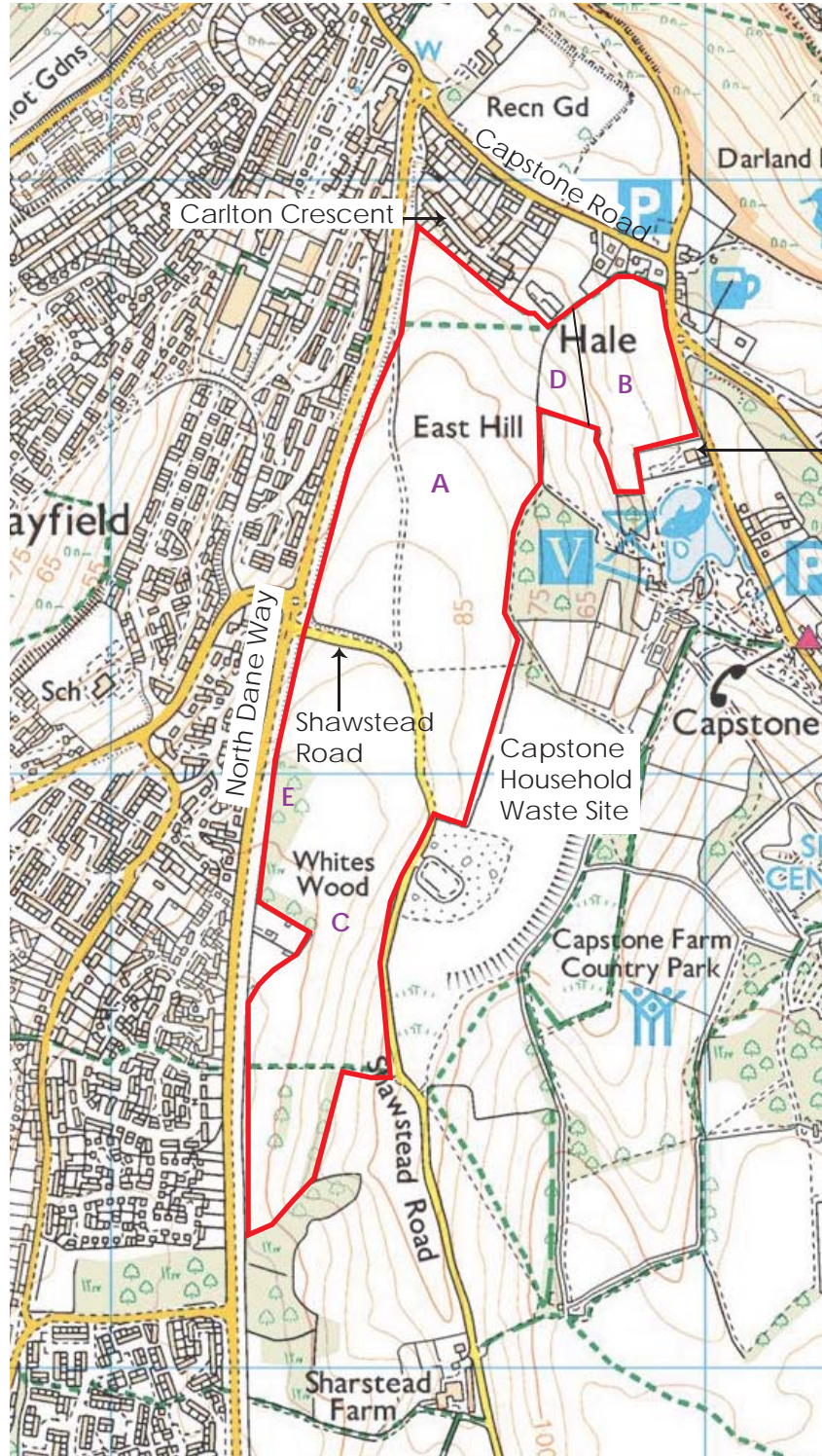
- 5.21 The proposed development will not result in any change to the significance of Capstone Farmhouse, Fort Luton or any other designated heritage assets.

## 6

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PDA boundary

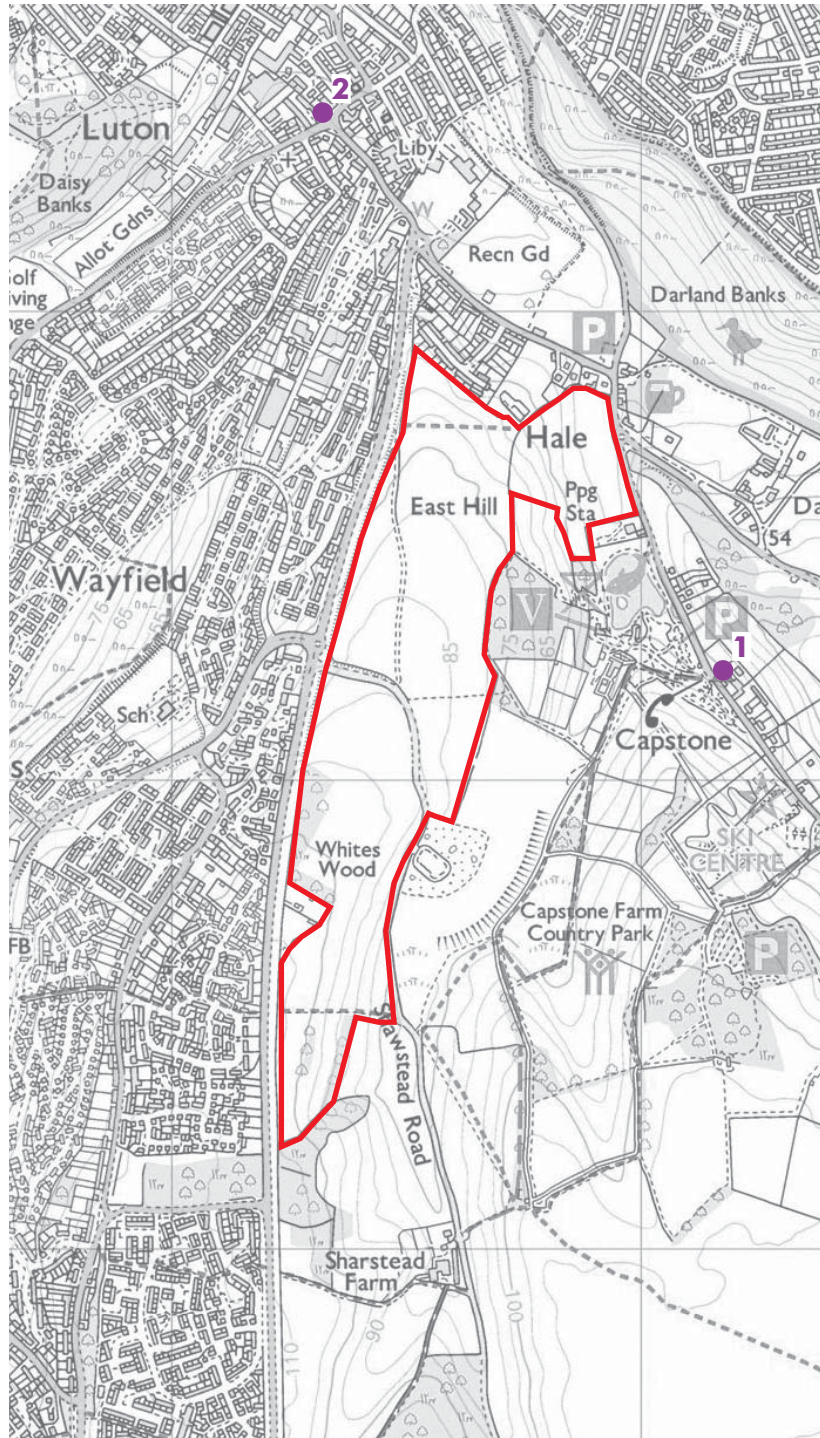
PROJECT

**North Dane Way, Medway, Kent**

TITLE

**Figure 1: Site location**

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PDA boundary



Listed buildings

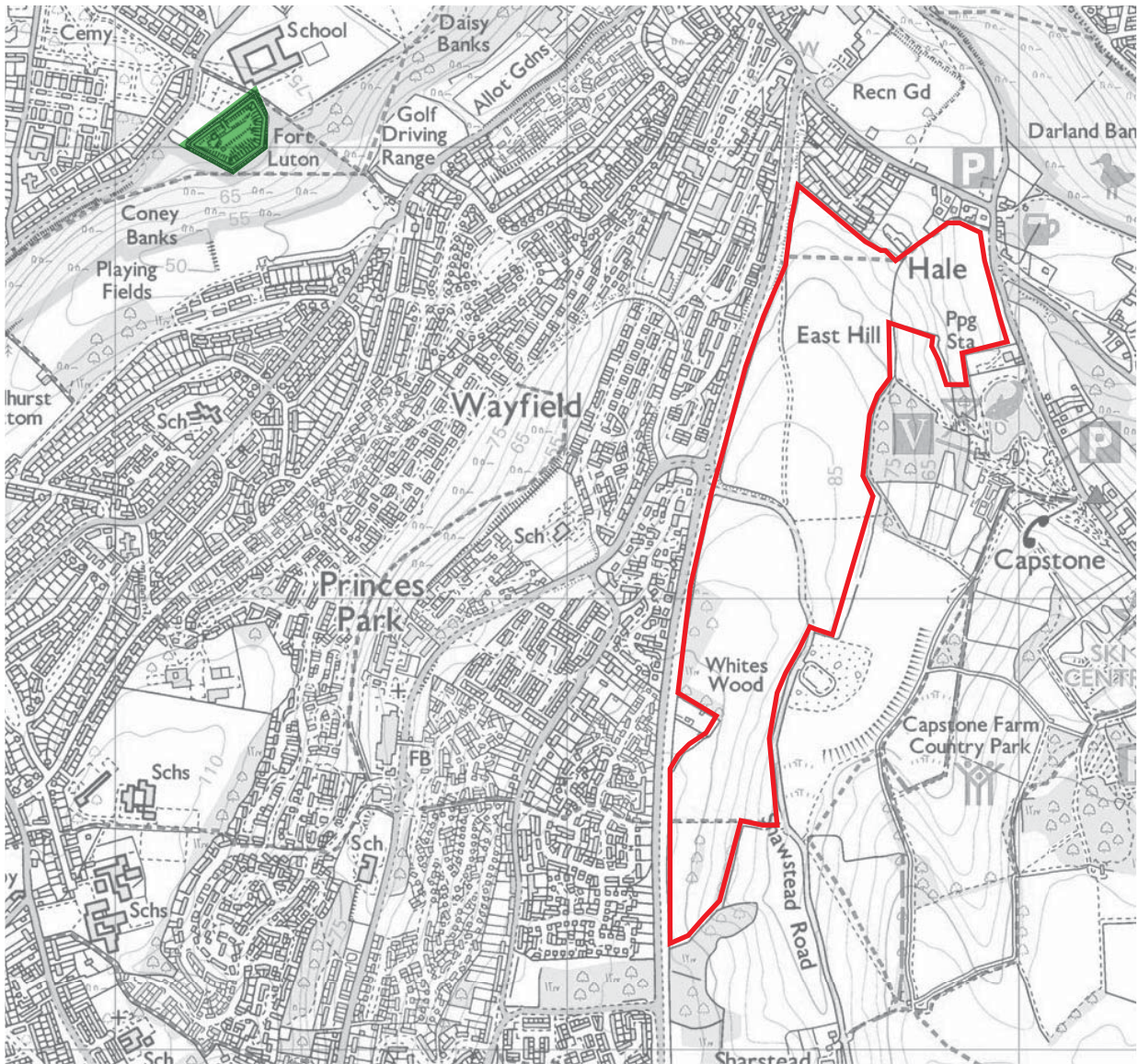
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TITLE

**Figure 2: Listed buildings**

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PDA boundary



Fort Luton scheduled  
 monument

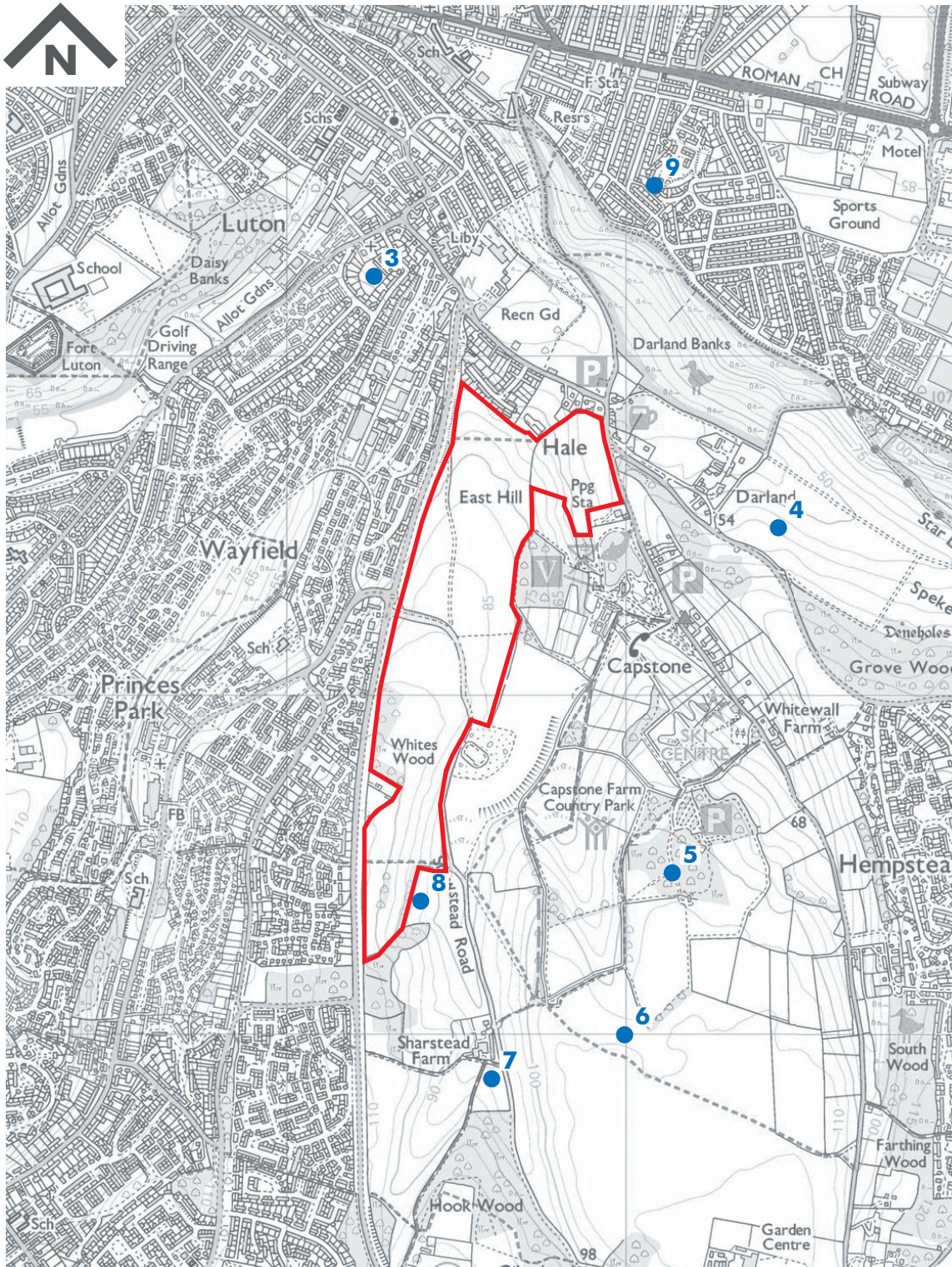
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Figure 3: Location of the scheduled  
 monument of Fort Luton

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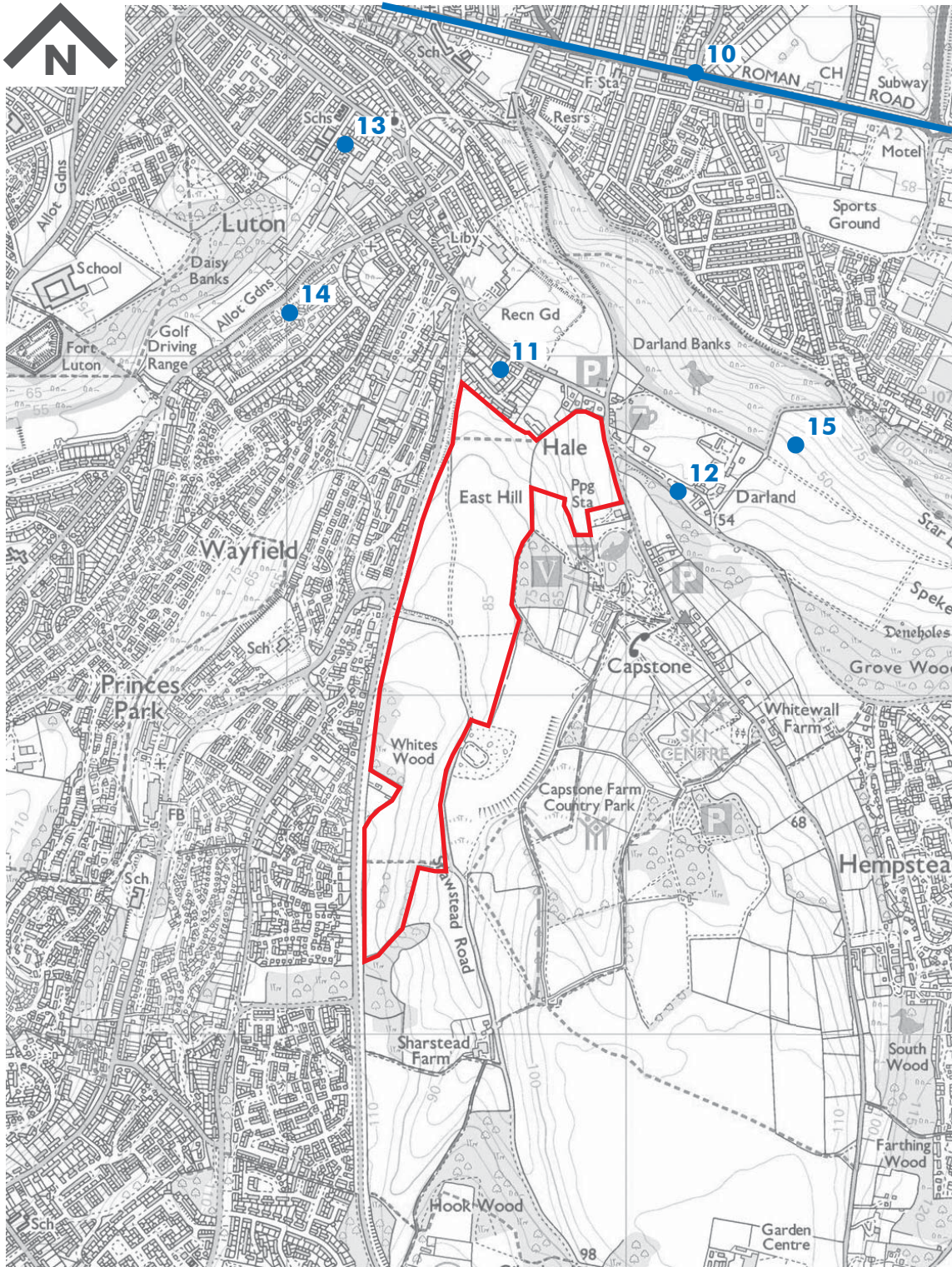
**PROJECT**

**North Dane Way, Medway, Kent**

**TITLE**

**Figure 4: Recorded heritage assets  
 (prehistoric)**

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PDA boundary



HER entries

**PROJECT**

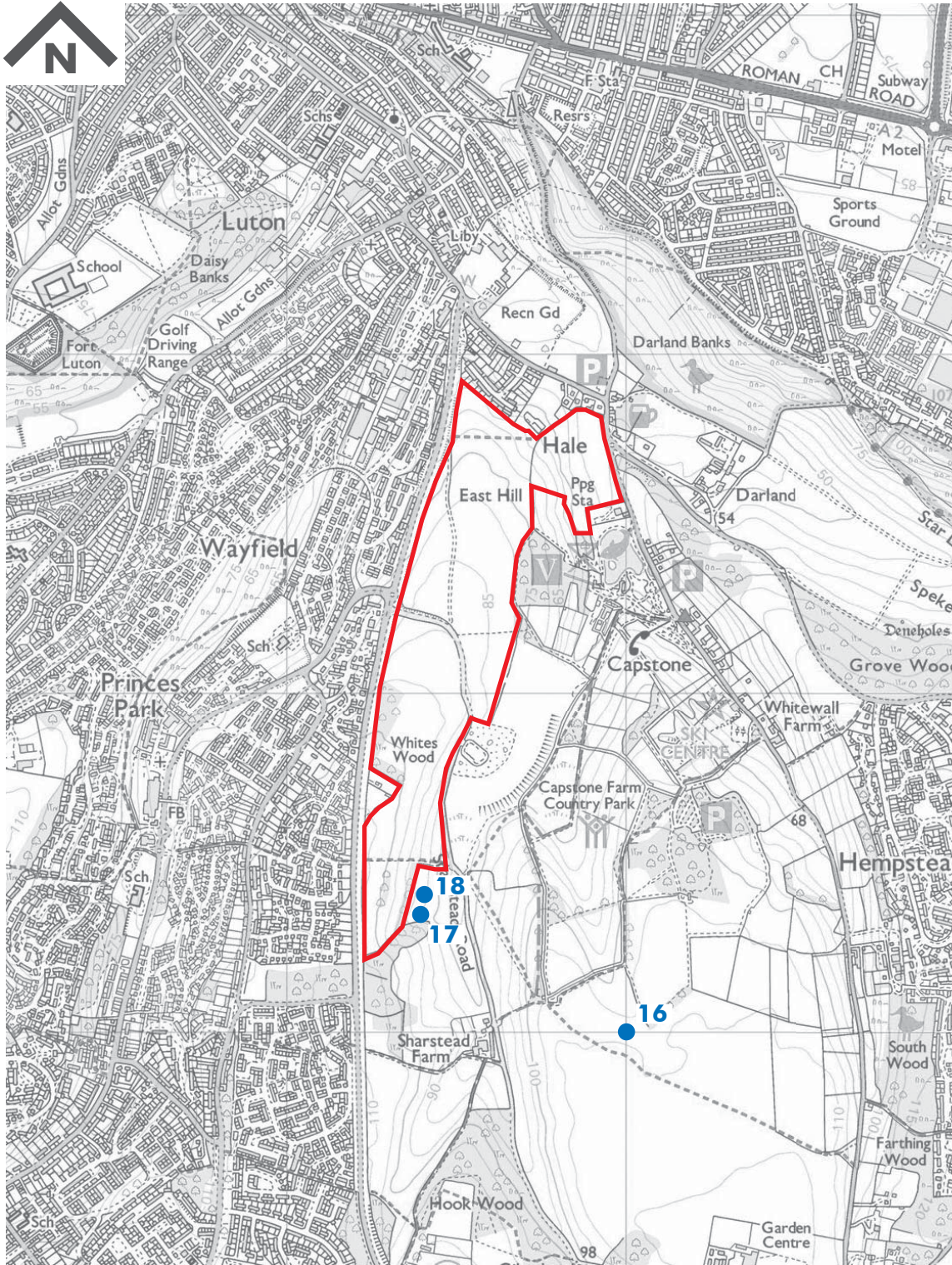
**North Dane Way, Medway, Kent**

**TITLE**

**Figure 5: Recorded heritage assets  
 (Romano-British)**

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PDA boundary



16  
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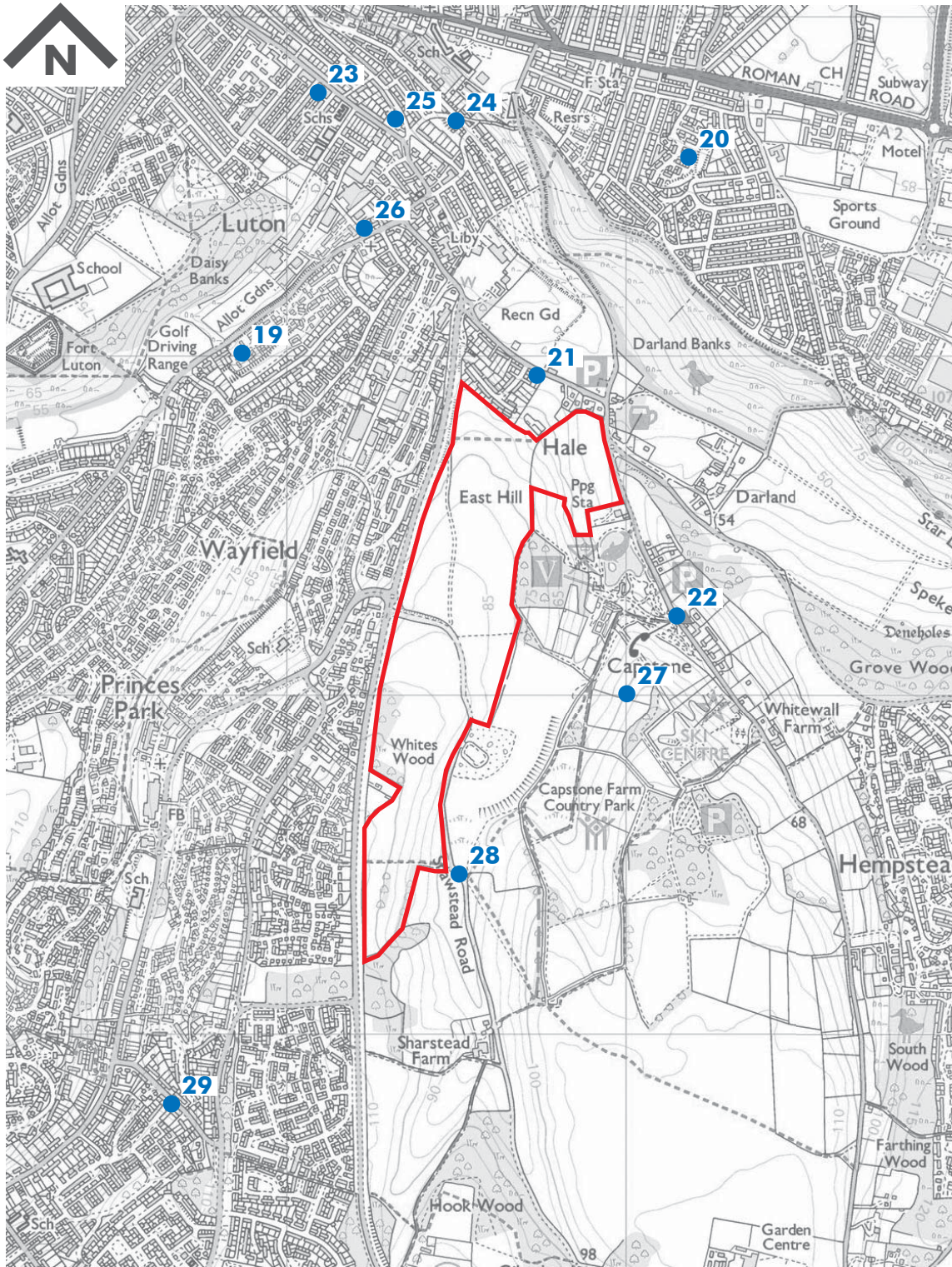
**PROJECT**

**North Dane Way, Medway, Kent**

**TITLE**

**Figure 6: Recorded heritage assets  
 (Early Medieval & Medieval)**

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PDA boundary



HER entries

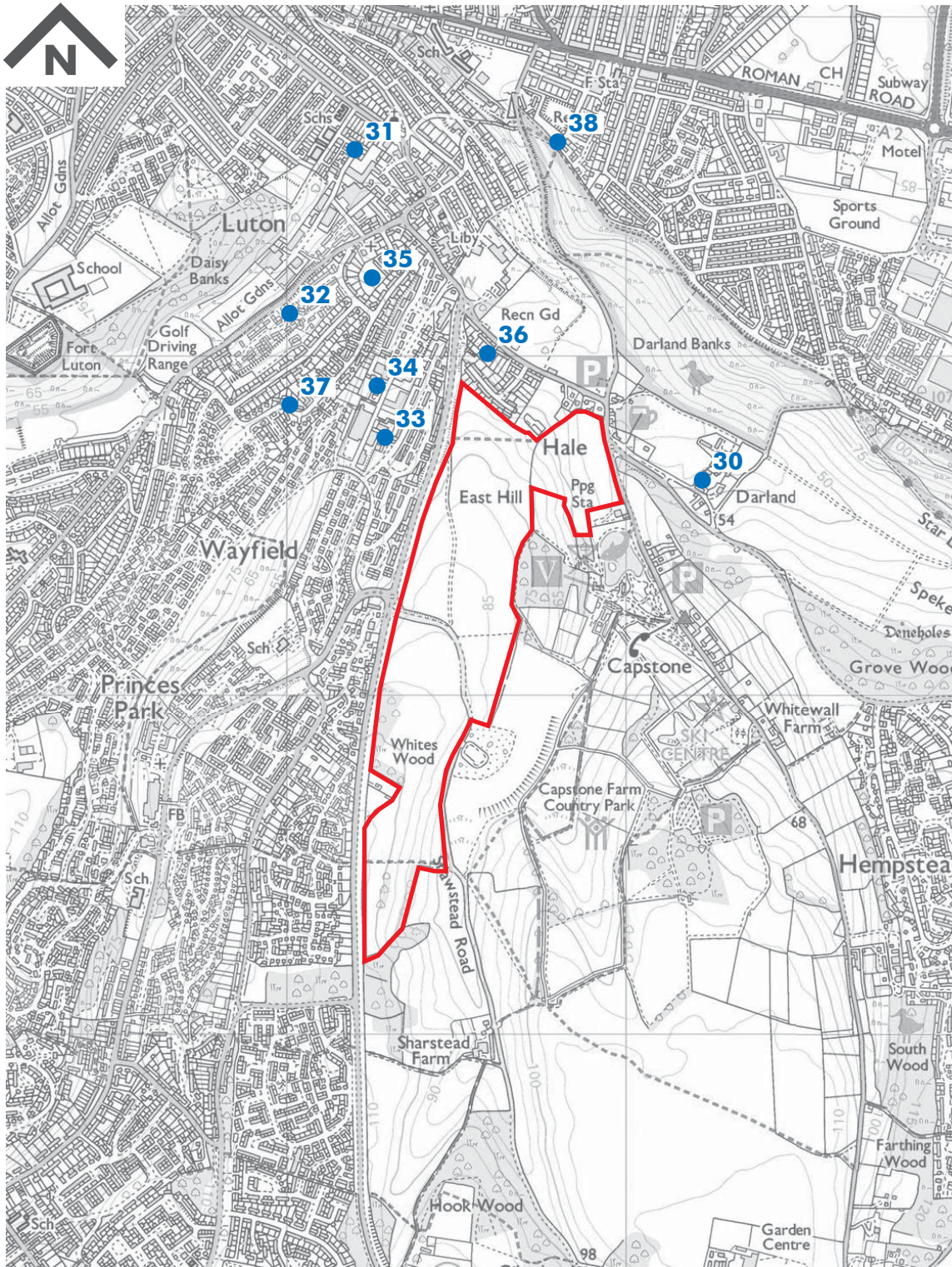
**PROJECT**

**North Dane Way, Medway, Kent**

**TITLE**

**Figure 7: Recorded heritage assets  
 (Post Medieval beacon, churches,  
 chapels, houses, telegraph station  
 and artefact findspots)**

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PDA boundary



30  
 HER entries

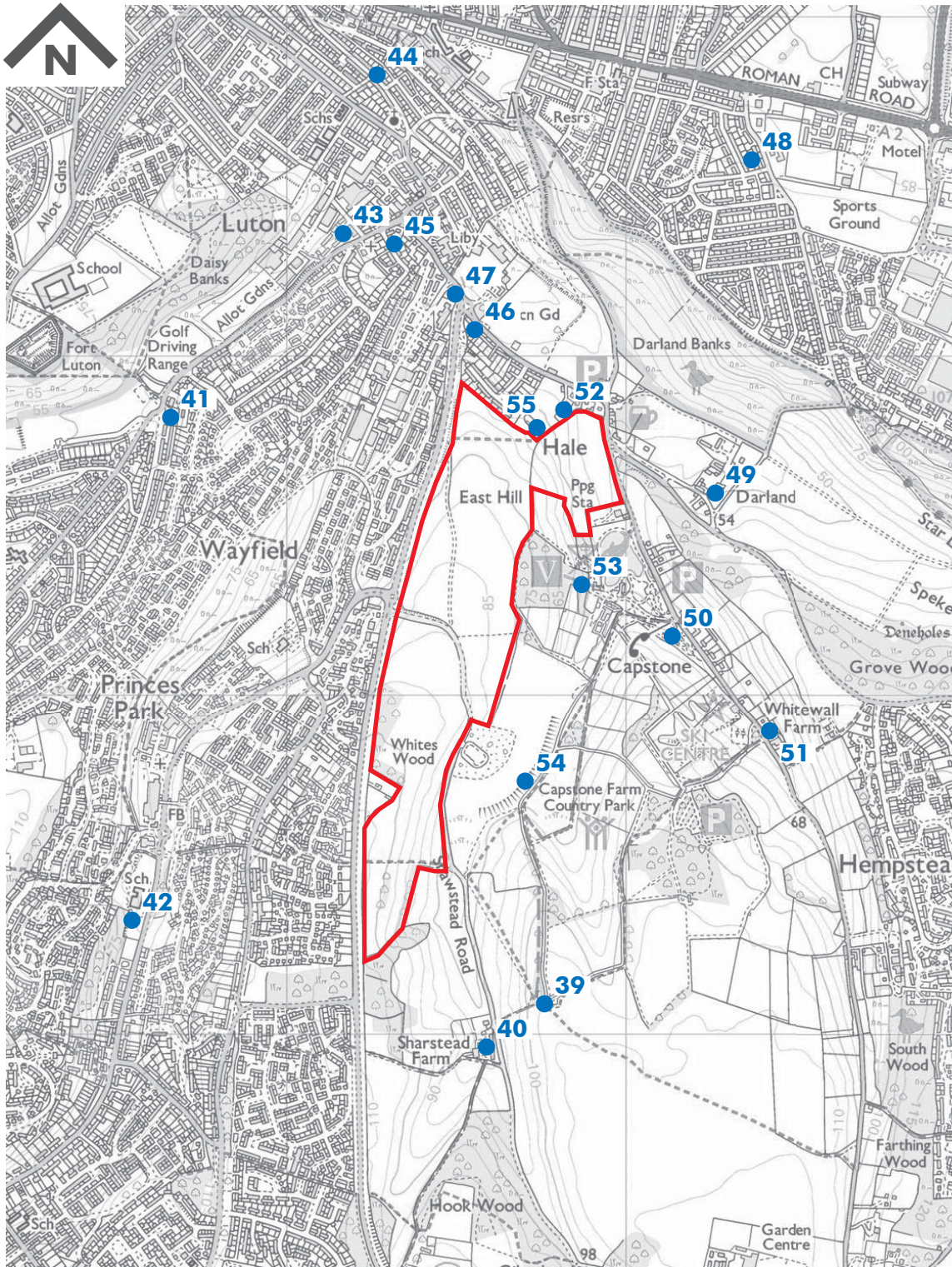
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Figure 8: Recorded heritage assets  
 (Post Medieval industrial sites)

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PDA boundary



HER entries

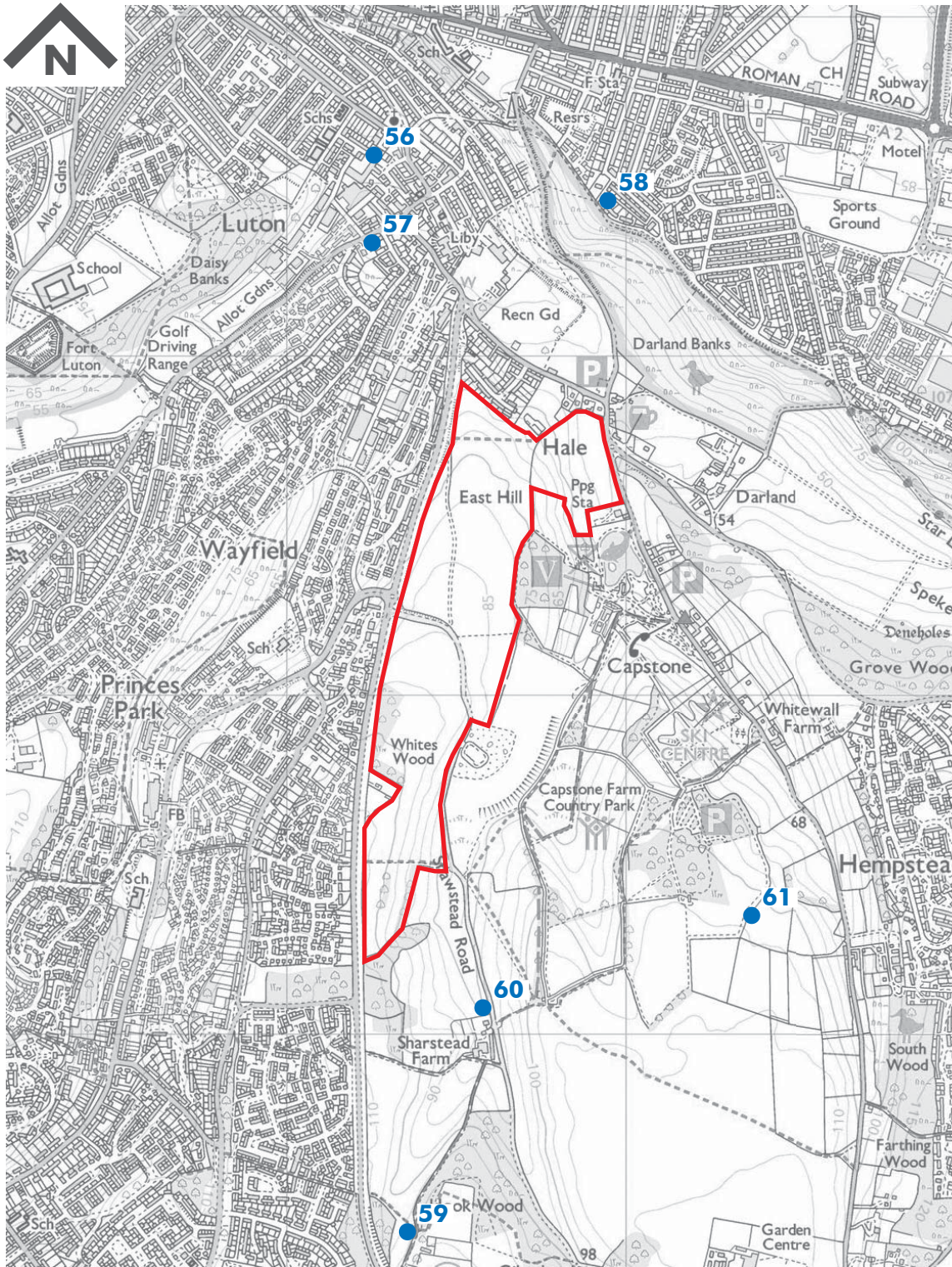
PROJECT

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Figure 9: Recorded heritage assets  
 (farmhouses and outfarms)

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HER entries

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Figure 10: Recorded heritage assets  
(modern sites and undated  
deneholes)

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Andrews & Dury map of 1769



Late 18th or 19th century map



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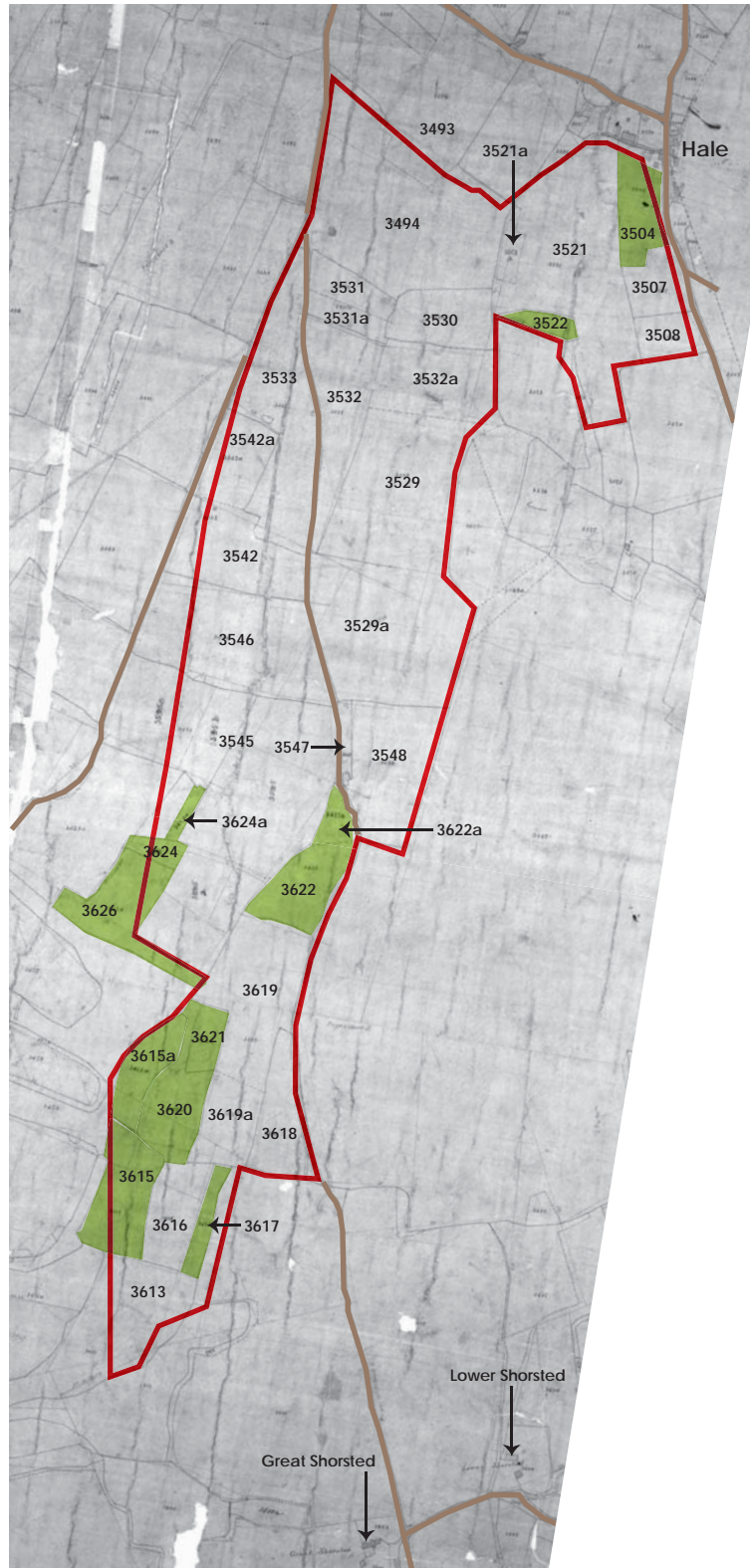
Figure 11: Extract from the Andrews & Dury map of 1769 (top) and an undated map of probable late 18th or 19th century date (bottom)

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PDA boundary  
(approximate)



Woodland within  
PDA



road/track

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**TITLE**

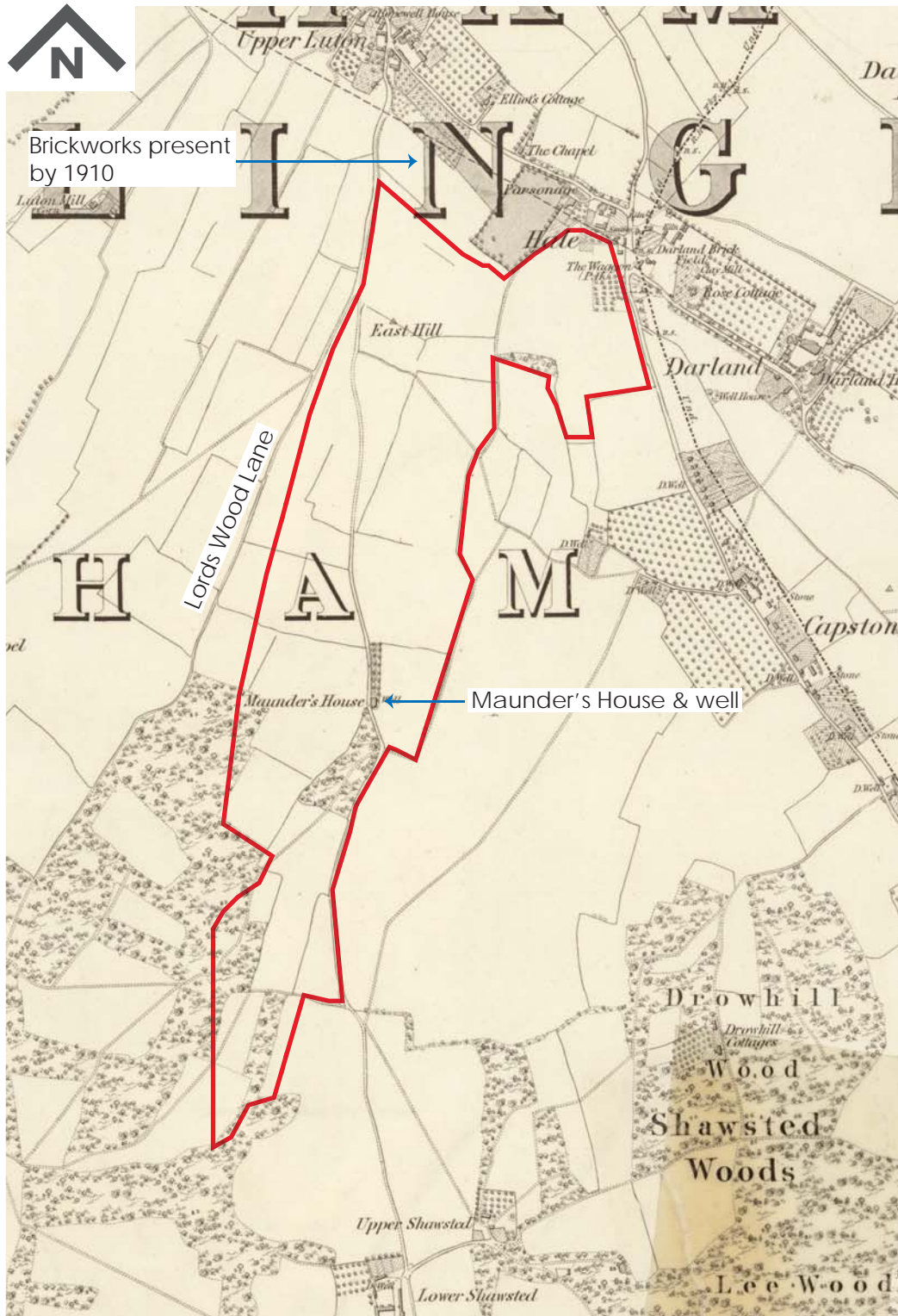
**Figure 12: Extract from the  
Chatham parish tithe map of 1839**

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Brickworks present by 1910

Lords Wood Lane

Maunder's House & well



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PDA boundary (approximate)

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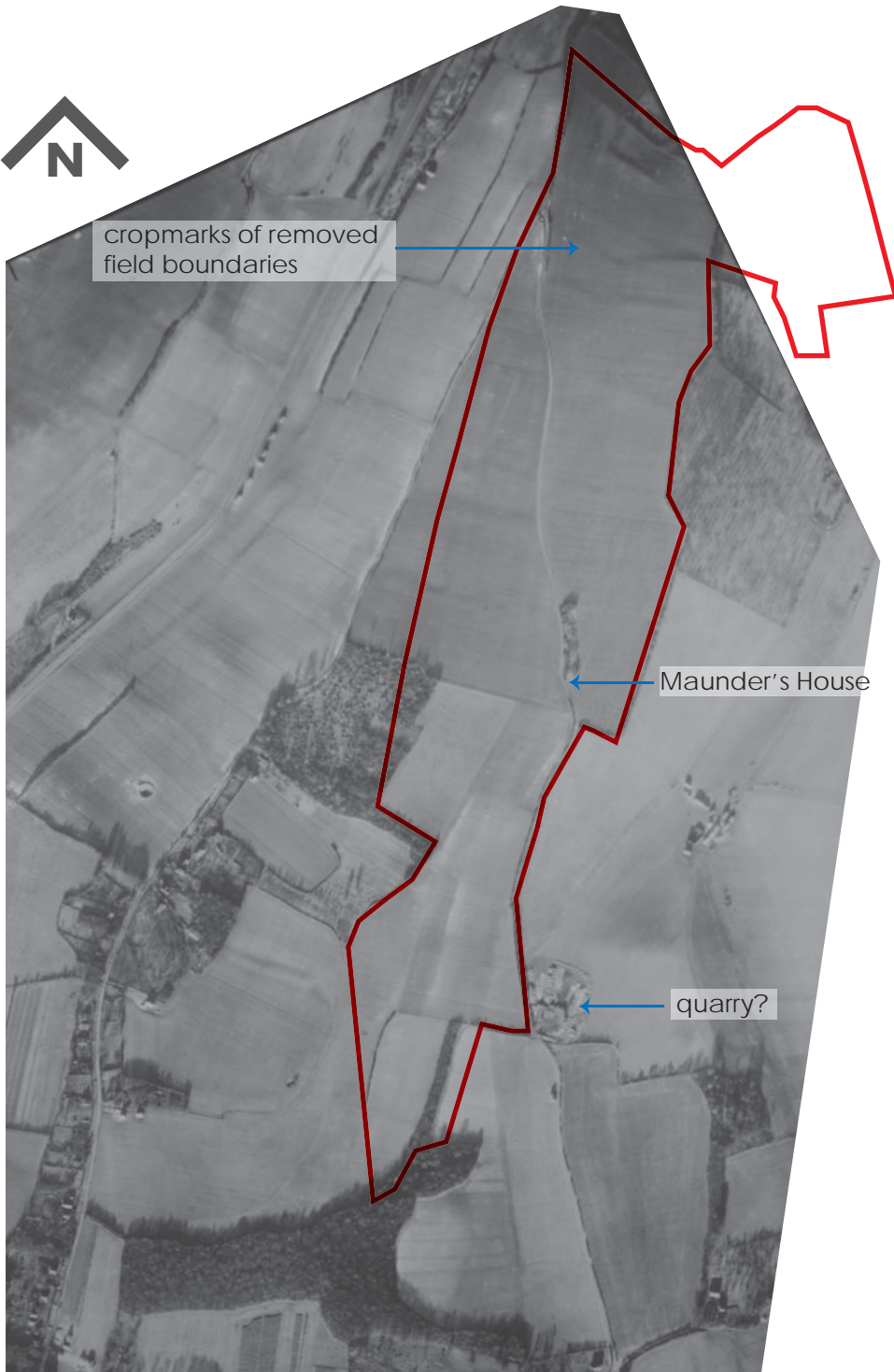
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TITLE

Figure 13: Extract from an Ordnance Survey map of 1869

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cropmarks of removed field boundaries

Maunder's House

quarry?



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PDA boundary  
(approximate)

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Figure 14: Extract from an  
aerial photograph of 1947

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PDA boundary  
(approximate)

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**Figure 15: Extract from an  
aerial photograph of 1952**

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PDA boundary  
(approximate)

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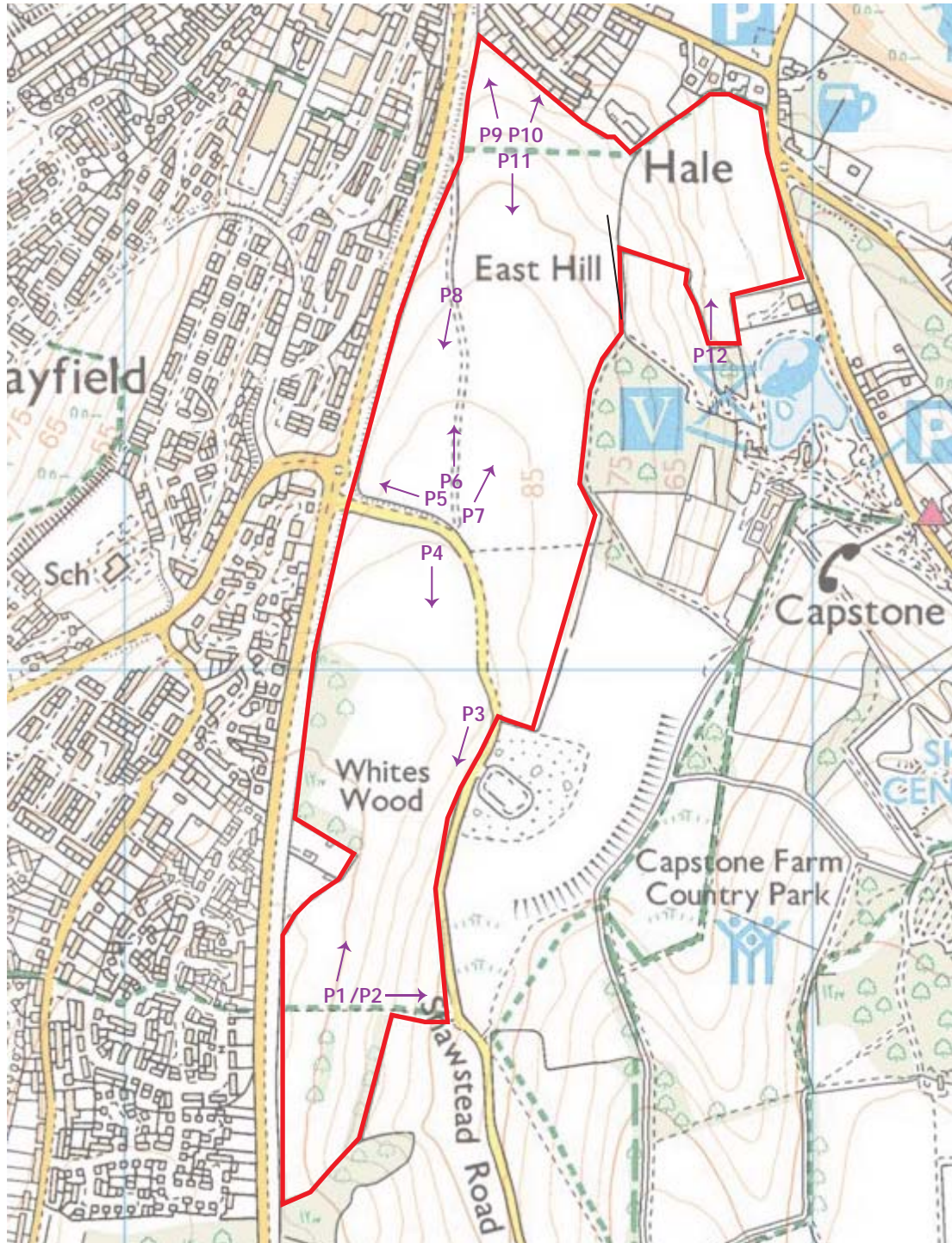
**Figure 16: Extract from an  
aerial photograph of 1961**

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**Figure 17: Photograph locations**

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Photograph P1: View looking north showing the valley slope within the southern portion of the PDA



Photograph P2: View looking east showing the valley slope within the southern portion of the PDA



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**Figure 18: Photographs 1 & 2**

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Photograph P3: View looking south-west across the southern portion of the PDA



Photograph P4: View looking south across the southern portion of the PDA



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**Figure 19: Photographs 3 & 4**

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Photograph P5: View looking west across the northern portion of the PDA



Photograph P6: View looking north along trackway within the northern portion of the PDA



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**Figure 20: Photographs 5 & 6**

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Photograph P7: View looking north-east across the northern portion of the PDA



Photograph P8: View looking south-west along trackway within the northern portion of the PDA



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**Figure 21: Photographs 7 & 8**

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Photograph P9: View looking north-west downslope towards the northern end of the PDA



Photograph P10: View looking north-east downslope towards the northern end of the PDA



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**Figure 22: Photographs 9 & 10**

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Photograph P11: View looking south upslope at the northern end of the PDA



Photograph P12: View looking north showing the east-facing slope within field B towards the northern end of the PDA



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TITLE

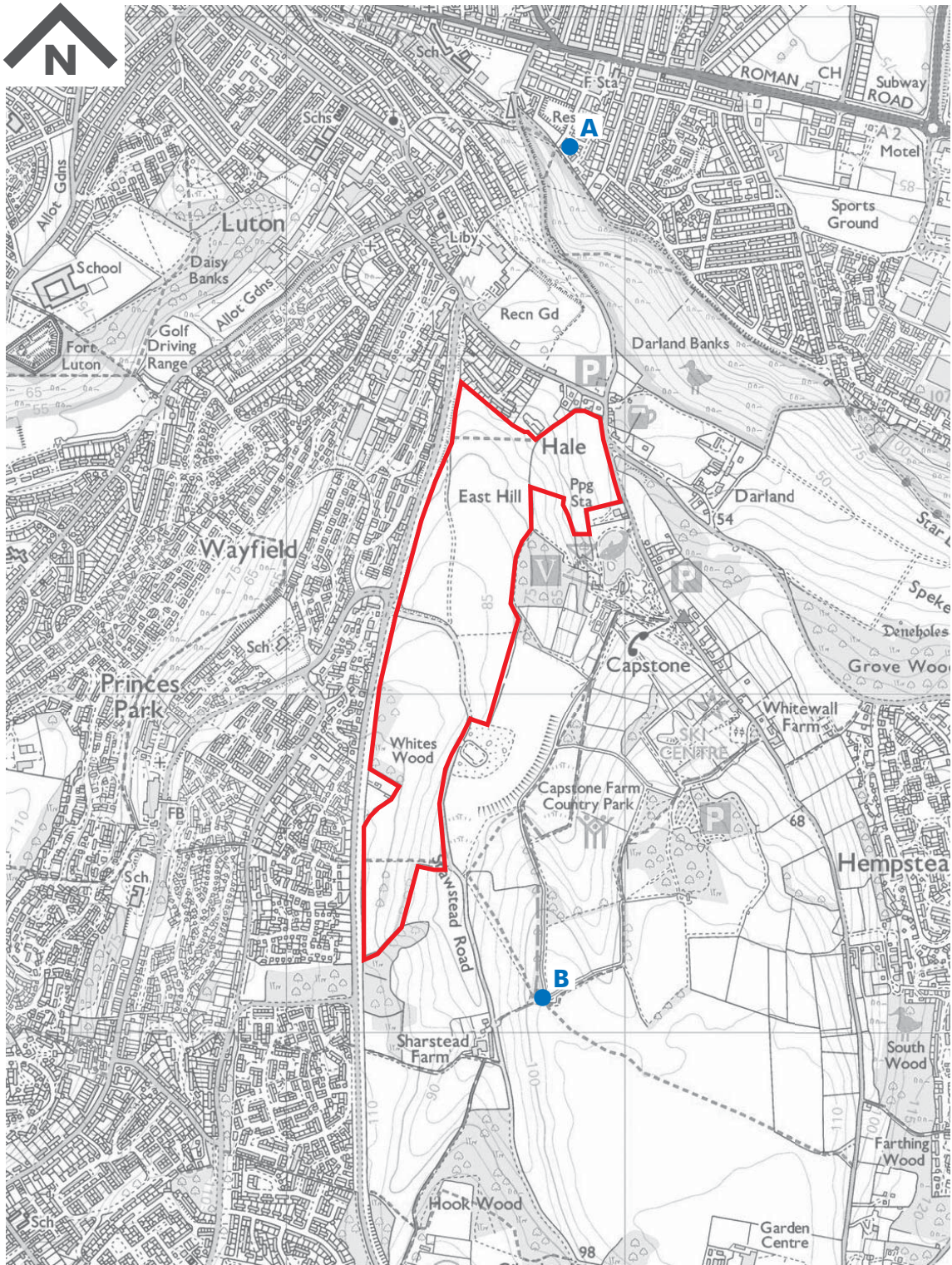
**Figure 23: Photographs 11 & 12**

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PDA boundary



Archaeological  
 investigations

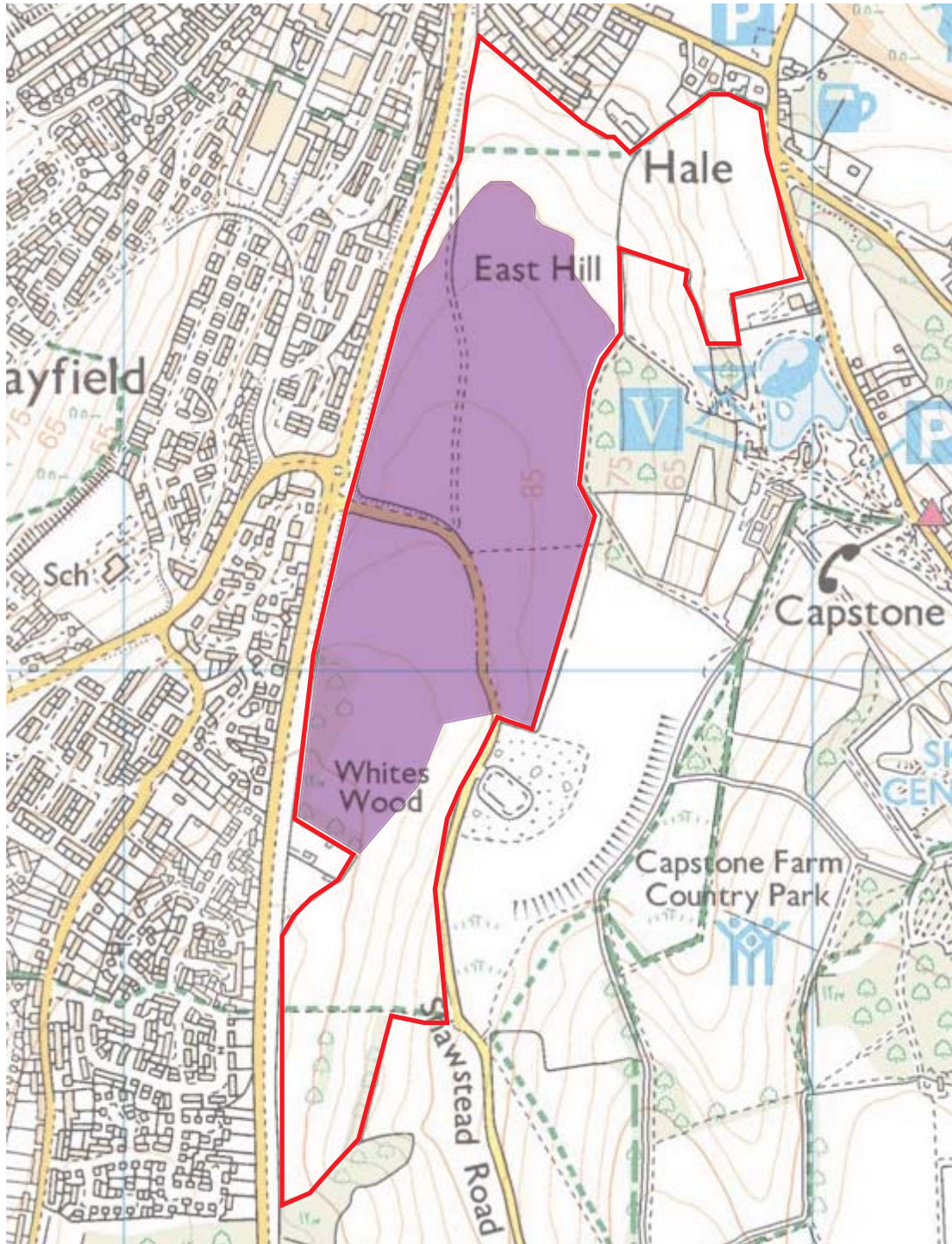
PROJECT

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TITLE

Figure 24: Archaeological  
 investigations

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PDA boundary



Area of higher  
archaeological  
potential

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**Figure 25: Area of higher  
archaeological potential  
(based on topography)**

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## Appendix A

### Recorded relevant heritage assets (from the Kent HER)

<b>Figure 2 no.</b>	<b>HER no</b>	<b>Description</b>
1	TQ 76 NE 1234	Grade II listed Capstone Farmhouse which has mid-15 <sup>th</sup> century origins.
2	TQ 76 NE 1088	Grade II listed Pheasant House, which dates from the 17 <sup>th</sup> century, and attached front garden walls.
<b>Figure 4 no.</b>	<b>HER no.</b>	<b>Description</b>
3	TQ 76 NE 36	A Palaeolithic working floor, indicated by numerous flint implements, found in the west face of an abandoned brickearth pit at Stonecross, Luton. The site is located on a crest of a divide between two lateral valleys.
4	TQ 76 NE 403	Approximate findspot of several Lower/Middle Palaeolithic flints found in the Darland area of Gillingham in the early 20 <sup>th</sup> century. They include handaxes, flake tools and debitage. Six-figure National Grid Reference.
5	TQ 76 SE 1	Neolithic flint implements found during ploughing at Drow Hill south of Luton. The finds included reworked polished flint axes both thin butted with oval section and thin butted with square sides. There were also leaf shaped arrowheads, scrapers, pounders and hand axes and much calcined flint.
6	MKE109874	Very approximate findspot of a Late Neolithic to Bronze Age flint scraper. Four-figure National Grid Reference.
7	TQ 76 SE 6	Possible location of a Bronze Age barrow. A barrow-like mound previously existed at Sharstead Farm and bone was reportedly found during its destruction. Six-figure National Grid Reference.
8	MKE66599	Findspot of a Late Bronze Age copper alloy socketed axehead. Six-figure National Grid Reference.
9	TQ 76 NE 400	Three possible prehistoric features found during an archaeological evaluation at the former Civil Service Sports Ground, Watling Street, Gillingham. There were no finds to date these features but they appeared to be prehistoric in form.
<b>Figure 5 no.</b>	<b>HER no.</b>	<b>Description</b>
10		Watling Street Roman road.
11	TQ 76 NE 37	Romano-British burials found near Hale Farm, Chatham.
12	TQ 76 NE 38	Romano-British burial, found in 1901 at Gransden's Brickfield about 30m south of the Luton-Bredhurst road. The burial group consisted of a large buff-coloured vessel with two handles and an urn-vase of flesh coloured tint.
13	TQ 76 NE 35	Romano-British finds and foundations, probably a cemetery, at Luton Brickfield, Chatham. A number of Romano-British artefacts were found during digging for brickearth in 1869. The range included glassware, a bronze jug and basin, an iron lamp, a bronze hasp, samian ware and two pieces of iron - possibly components of a small spade. Foundations were also identified during the discovery of red cups and saucers and bones. Various interpretations have identified this assemblage as typical of a probable Roman burial/walled cemetery site. The spade was identified as a ritual iron shovel, comparable with examples from the Mithraic Temple at Carrawburgh

		and the walled cemetery at Litlington, Cambs. The bronze and glass artefacts were also dated to the late 1 <sup>st</sup> - early 2 <sup>nd</sup> centuries AD.
14	TQ 76 NE 356	The site of "Roman remains; Foundations etc. was found A.D. 1869" is marked on the 4 <sup>th</sup> edition Ordnance Survey map within the boundary of the Luton Brickworks, Street End Road, Luton.
15	TQ 76 NE 281	Findspot of a Romano-British coin, found in Darland in 1980 and identified as a sestertius of Faustina I. Six-figure National Grid Reference.
<b>Figure 6 no.</b>	<b>HER no.</b>	<b>Description</b>
16	TQ 76 SE 16	An Early Medieval skeleton, bead necklace, and pottery found 3 feet below the surface in Little Knock Wood, Lidsing around 1881. Four-figure National Grid Reference.
17	MKE71647	Findspot of an Early Medieval copper alloy buckle dating to around AD 1000-1100.
18	MKE71648	Findspot of a Medieval silver coin dating to between AD 1413-1422.
<b>Figure 7 no.</b>	<b>HER no.</b>	<b>Description</b>
19	TQ 76 NE 54	A beacon is shown at Chatham on William Lambarde's 'Carde' of c. 1570. This source shows a total of 52 beacons in Kent but the system is known to have dropped out of use after 1640. The beacon in question almost certainly refers to "Beacon Hill", an area now partly quarried and partly developed, situated on the south side of Watling Sheet.
20	TQ 76 NE 65	Site of Fort Darland. A 19 <sup>th</sup> century artillery fort, dating from 1899. Part of the Chatham Ring Fortresses, this example was constructed with a standard dry moat with counterscarp galleries and a drawbridge operated by a steam winch. From surviving plans it appears that on completion the fort armament was to consist of eight rifled muzzle loading guns. The fort was completed about 1900 and by 1910 had become obsolete as a viable form of defence due to gunnery improvements. It was demolished in the 1960's and only several earthen banks and one solitary chunk of concrete remain.
21	TQ 76 NE 118	Site of a chapel on Capstone Road, Luton. In 1814 John Ackworth erected a small chapel for the people of Luton on Capstone Road. Its use declined and in 1835 he gave it to the Bible Christians, later the Methodists who used it until 1885. It has since been demolished.
22	TQ 76 NE 461	Former site of a possible chapel in Capstone. A building is shown on Ordnance Survey drawings of 1797, the tithe pap of 1842 and the 1 <sup>st</sup> edition of the 25" Ordnance Survey map. It is shown as cruciform on the first map, the convention for a religious building. It is simply described as 'building' on the tithe apportionment for Chatham and is not coloured to indicate inhabited or uninhabited. A path is shown leading to it on the last map and it had evidently been demolished by the time of the 2 <sup>nd</sup> edition Ordnance Survey map of 1897-1900.
23	TQ 76 NE 115	Methodist Church, Connaught Road, Luton which was built in 1897.
24	TQ 76 NE 134	Methodist Church, Beacon Road, Luton which is shown on Ordnance Survey maps of 1897 -1952.

25	TQ 76 NE 1002 TQ 76 NE 111	Christ Church, Luton Road, Luton. The first building on this site was built in 1883 and demolished in 1882. An earlier church was built in 1842 on the opposite side of the road.
26	TQ 76 NE 86 TQ 76 NE 702	70 High Street, Luton is a house dating from c.1700. It is a timber two storey structure built on a central chimney plan. It was remodelled and enlarged in the 19 <sup>th</sup> century.
27	TQ 76 NE 76	Approximate site of a telegraph station, Chatham. Chatham is listed as a station on Watson's telegraph stations between London and the South Foreland, constructed in the early 1840's. The exact location is unknown; Dorland Hill, south of the main road between Chatham and Rainham, or the rising ground behind Rainham are likely positions. Four-figure National Grid Reference.
28	MKE71745	Approximate findspot of a Post Medieval copper alloy buckle dating from around AD 1500-1700. Six-figure National Grid Reference.
29	TQ 76 SE 30	Findspot in 1972 of a Post-Medieval spoon on Prince Charles Avenue in Walderslade Bottom. The find was dated to the 16 <sup>th</sup> to the early 17 <sup>th</sup> century.
<b>Figure 8 no.</b>	<b>HER no.</b>	<b>Description</b>
30	TQ 76 NE 327	Post-medieval brickworks near Darland marked on the 3 <sup>rd</sup> edition Ordnance Survey map of between 1905-1922. This brickworks was extended from an earlier brickfield shown on the 1 <sup>st</sup> edition Ordnance Survey map of 1858-1873.
31	TQ 76 NE 328	Post-medieval brickworks at Luton which is marked on the 1 <sup>st</sup> edition Ordnance Survey map of 1858-1873. The site includes three clay mills.
32	TQ 76 NE 356	A post medieval brickworks at Luton is marked on the 3 <sup>rd</sup> edition Ordnance Survey map - its predecessor was a far smaller brickworks.
33	TQ 76 NE 360	Post-medieval clay pit used to service the Luton Brickworks which is marked on the 3 <sup>rd</sup> edition Ordnance Survey map of 1905-1922.
34	TQ 76 NE 359	Post-medieval clay pit used to service the Luton Brickworks which is marked on the 3 <sup>rd</sup> edition Ordnance Survey map.
35	TQ 76 NE 358	Post-medieval clay pit used to service the Luton Brickworks which is marked on the 3 <sup>rd</sup> edition Ordnance Survey map.
36	TQ 76 NE 357	Post-medieval clay pit used to service the Luton Brickworks which is marked on the 3 <sup>rd</sup> edition Ordnance Survey map.
37	MKE99748	Luton Mill (or Manwaring's Mill), a smock mill, used for corn. It was built in 1849 and is marked on the Ordnance Survey 1 <sup>st</sup> Edition map. It was shown in an advertisement in May 1852 from the South East Gazette that the mill was "built within the last three years". It burnt down in 1877 and only Mill house is shown in the Ordnance Survey 2 <sup>nd</sup> edition map.
38	TQ 76 NE 316	Star Mill, a smock mill previously known as Austin's Mill, was constructed before 1832 as shown on the 1832 Boundary Commission map) and demolished in 1925. It is also shown on Mudge's Map of around 1800-1805.
<b>Figure 9 no.</b>	<b>HER no.</b>	<b>Description</b>
39	TQ 76 SE 62 MKE84796	Upper Shawsted Farm, a regular L-plan farmstead. The site was demolished in 1950 and the materials reused elsewhere. The site was in significant disrepair at the time of an archaeological excavation. All finds of note came

		from the 1700s. Recorded information and local personal knowledge is limited, but evidence from the site indicates that in the late 1770's a large farmhouse was built on the site of an older structure (the remains of the flint wall in the cellar). This house had two stairways into the cellar, one from the front room and the other from the kitchen. At some later date a partition wall was built, with various reinforcing walls and the existing entrances to the cellar were blocked, and the building was divided into two dwellings. This possibly coincided with the change of occupancy post 1841, when William Wedd was replaced by Thomas Woolley. Cellar access was through external lift up flaps. There were no windows on the longer side of the house on the east and west sides, possibly an effect of the Window Taxes (1690-1851), which were increased between 1746 and 1808; therefore each room, both upstairs and down had only one window at the north and south sides respectively. Although pottery finds were not numerous for the early occupancy they were of good quality, indicating that the first Georgian occupants had a good standard of living but when the house was divided for two families of farm labourers these standards were reduced.
40	MKE84777	Sharsted or Lower Shawstead Farm, a regular multi-yard farmstead.
41	MKE84726	Farmstead at Street End, a dispersed multi-yard farmstead, now completely demolished.
42	MKE84727	Settlington Farm, a regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element, now completely demolished.
43	MKE84778	Pheasant Farm, a regular multi-yard farmstead.
44	MKE84782	Upper Pheasant Farm, a loose courtyard plan farmstead with buildings to two sides of the yard.
45	MKE84779	Stonecross Farm, a regular multi-yard farmstead, now completely demolished.
46	MKE84780	Farmstead in Upper Luton, a regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element, now completely demolished.
47	MKE84781	Hopewell House, a dispersed multi-yard plan farmstead, now completely demolished.
48	MKE84790 MKE88601	Upper Darland Farm, a regular multi-yard farmstead, now completely demolished and an outfarm consisting of a field barn.
49	MKE84791	Darland Farm, a loose courtyard plan farmstead with buildings to three sides of the yard.
50	MKE84793	Capstone Farm, a regular multi-yard farmstead.
51	MKE84794	Whitewall Farm, a loose courtyard plan farmstead with buildings to three sides of the yard.
52	MKE88890	Hale Farm, a dispersed plan farmstead.
53	MKE84792	Buildings north west of Capston, an outfarm or field barn group consisting of two detached buildings.
54	MKE84795	Outfarm with a regular multi-yard plan south east of Maunders House.
55	MKE88889	Outfarm consisting of a field barn west of Hale.
<b>Figure 10 no.</b>	<b>HER no.</b>	<b>Description</b>



56	TQ 76 NE 291 TQ 76 NE 477 TQ 76 NE 476	Site of Chatham Power Station and a Tram Depot which was situated on the south side of Luton High Street near the junction with Church Terrace. It was built in 1902. Two open fronted brick tram sheds stood at the eastern side of the power station which consisted of a tall boiler house range and matching power hall, both with timber louvred clerestoreys. The gable ends of all buildings faced the High Street and a small lean to office block separated the sheds from the boiler house. Original plant consisted of three horizontal steam engines of 480HP driving 200kw DC generators. The Tram Shed, which was utilised by the Chatham & District Tramway, was later used as a bus depot until its demolition in 1998/9.
57	TQ 76 NE 132	Church of the Sacred Heart, Street End Road, Luton, which was built in 1949. When the area didn't grow it became a chapel of ease. It is no longer in use.
58	TQ 76 NE 39	Five deneholes discovered in 1895 outside Fort Darland, Chatham Hill. Two were on the north side of the road from Star Mill to Darland Hill, and the others were on the opposite side of the road. The holes were around 12m deep and 13m in diameter; there were 2 chambers about 4.5m deep cut into the north and east sides. A large quantity of flints were left after the chalk was removed.
59	TQ 76 SE 8	Site of a Denehole, Hook Wood, Lords Wood. An old shaft identified in 1938 was most likely a denehole. It has since been filled in, but remains visible as a circular patch of dark green grass.
60	TQ 76 SE 43	Dene or chalk hole marked on the 'Long' estate map of 1781. Further examples are also shown to the south on a ridge above Sharstead Lane. Six-figure National Grid Reference.
61	TQ 76 SE 34	A collapsed undated chamber or dene hole in a hedgerow boundary in Capstone Park which was examined in May 1991.

## **Appendix B**

### Consulted historic maps and aerial photographs

#### Historic maps

1769	Andrews & Dury
1839	Chatham parish tithe map
1869	Ordnance Survey
1898	Ordnance Survey
1910	Ordnance Survey
1927	Ordnance Survey
1935	Ordnance Survey

#### Aerial photographs

16.1.1947	RAF/CPE/UK/1923
30.5.1950	RAF/541/536
10.6.1950	RAF/58/501
13.5.1952	RAF/540/728
16.8.1961	RAF/58/4626
10.10.1963	RAF/58/5968
15.8.1992	OS/92390
14.9.1997	OS/97785



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ARCHAEOLOGY & PLANNING SOLUTIONS, EVERSLEY HOUSE, WHEATSHEAF LANE, OAKSEY, WILTSHIRE SN16 9TB  
t 01666 577709 info@archaeologyplanning.co.uk www.archaeologyplanning.co.uk