

**Landscape Services Depot, Broad Lane, Wilmington, Kent**

**Archaeological Desk-Based Assessment**

**Prepared for  
Sovereign Services (Kent) Ltd**

**Pip Stephenson (MA)**

**Project No. 250102  
Report No. 2025039**

**KHER Quote Ref. No. C1- R5Q9KW**

**March 2025**



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<b>Date of Issue:</b>	March 2025	
<b>Version:</b>	2	

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## **Summary**

*This Desk-Based Assessment has been prepared for proposed residential development at Landscape Services Depot, Wilmington. The Site comprises former farmyard in recent use as a depot, and adjacent proposed access land.*

*The assessment has determined that:*

- The Site lies within an important area for the Palaeolithic based on underlying terrace gravels and has high potential to preserve archaeology of this period. A specialist programme of evaluation should be undertaken following KCC specifications for Palaeolithic work to examine this potential.*
- The brick cattle shed/cattle shed/barn in the north of the Site is a surviving element of a former 19<sup>th</sup> century farmyard;*
- The early 20<sup>th</sup> century Mission Room has been shown to lie outside the Site boundaries.*
- The Site has been exposed to some truncation from former orchard plantation and the construction of the buildings present on the Site;*
- The proposed works will require demolition of all existing buildings, and are likely to have an impact upon surviving below ground archaeological deposits within the Site.*

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## 1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Institute of Archaeology, UCL) has been commissioned by Sovereign Services (Kent) Ltd to carry out an archaeological appraisal in relation to a proposed small scale residential development at Landscape Services Depot, Broad Lane, Wilmington, Kent (Figs. 1-2). The appraisal comprises a desk-based assessment and preliminary walkover survey.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (ClfA 2020). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets of archaeological interest within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 552754 172026 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. It covers an area of c 0.3ha. For the purposes of the archaeological assessment a wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site comprises a former farmyard which has been in recent use as a landscape services depot, and adjacent proposed access land. It is bounded to the east by housing, to the north and north-west by a modern school (on the former site of Wilmington Hall) from which it is separated by a substantial hedge, to the north-east by the remaining buildings of a historic farmstead of which it once formed part (No 2 Farm Cottages: Fig. 1: **22**), to the west by a sport pitch and to the south by Broad Lane. Wilmington Community Church lies adjacent to the current access to the Site.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Kent County Council and from the Kent History and Library Centre. Listed Building and Conservation Area data was acquired from Historic England and Dartford Borough Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.

- 1.6 It should be noted that this form of non-intrusive appraisal is not necessarily a definitive statement on the presence or absence of archaeological remains within any area; often, depending on the quality of available information, it can only be an indicator of the area's potential to contain archaeological deposits. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area, depending on the factors pertaining to individual sites.

## **2.0 SITE TOPOGRAPHY AND GEOLOGY**

### **2.1 Location and Topography**

2.1.1 The Site lies on flattish land on the western edge of Wilmington. The surrounding landscape is partially developed but west and south of the Site retains an agricultural aspect. The Site occupies the intersection of a chalkland plateau which rises to the south to 60m OD and an east-west aligned dry valley which lies to the immediate north of the Site and falls to less than 25m OD. This dry valley, part of the Pleistocene drainage of the River Darent, joins the main Darent valley some 1.6km to the east of the Site.

### **2.2 Geology**

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online<sup>1</sup>, the solid geology underlying the Site is the Upper Chalk, comprising either the Lewes Nodular Chalk Formation, the Seaford Chalk Formation or the Newhaven Chalk Formation. Palaeogene Thanet Formation is mapped as small isolated outcrops to the south and east of the Site.

2.2.2 Superficial sedimentary deposits are recorded across the Site as being Boyn Hill Gravel Member which is a deposit formed between 423 and 400,000 years ago during the Quaternary period spanning the end of Marine Isotope Stage (MIS) 12, the interglacial MIS 11 and the start of the following cold stage MIS 10. These deposits are highly variable and although dominated by sands and gravels can contain finer grained facies. This deposit is overlain and partially truncated on either part of the Site by Head deposit associated with the formation of the dry valley to the north of the Site. These Head deposits which could comprise anything from chalky gravels to Holocene slope wash may be locally present on the Site. Also mapped close to the Site are the Dartford Silts, a fine grained Pleistocene deposit which locally overlies the Boyn Hill Formation.

2.2.3 A historic borehole record made for a well 100m to the east of the Site showed up to 3m of superficial deposits overlying solid Chalk.

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<sup>1</sup> [BGS Geology Viewer - British Geological Survey](#) accessed 17th February 2025

## 3.0 PLANNING BACKGROUND

### National Planning Policy

#### 3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)<sup>2</sup> of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 202 and 203)<sup>3</sup>.
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 207)<sup>4</sup>.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum<sup>5</sup>.

### Local Planning Policy

#### 3.2 The Dartford Plan to 2037<sup>6</sup>

- 3.2.1 The Dartford Plan to 2037 was adopted by Dartford Borough Council District Local Plan on April 22<sup>nd</sup> 2024. This Dartford Local Plan was adopted 22<sup>nd</sup> April 2024. It replaces all policies from the existing Core Strategy 2011 and Development Policies Plan 2017. The Core Strategy set out ambitions for major transformation of the Borough, based on regeneration and development of large sites within the urban north of the Borough. The Dartford Plan to 2037 contains the following policies comprising the Historic Environment Strategy (137-142):

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<sup>2</sup>[https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF\\_December\\_2024.pdf](https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf), accessed January 2025

<sup>3</sup> *ibid*

<sup>4</sup> *ibid*

<sup>5</sup> <http://historicengland.org.uk/advice/planning/planning-system/>, accessed January 2024

<sup>6</sup> <https://www.dartford.gov.uk/policy-1/dartford-plan-2024>, accessed 5<sup>th</sup> March 2024

### **Policy M5: Designated Heritage Assets**

1. *Designated heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Any harm or loss will require clear and convincing justification.*
2. *In determining planning applications, the local planning authority will pay close regard to:*
  - a. *the significance of the heritage asset;*
  - b. *the desirability of maintaining and, where possible, enhancing significance;*
  - c. *the desirability of ensuring viable uses are found for heritage assets, consistent with their conservation.*
3. *Where a proposal will lead to substantial harm or total loss of significance, permission will be refused unless it can be clearly demonstrated that the development is necessary for substantial public benefits to be achieved that will outweigh the harm or loss.*
4. *Where a proposal will lead to less than substantial harm, this will be weighed against the public benefits of the proposal.*

#### Listed Buildings

5. *Development proposals affecting statutorily listed buildings must have special regard to the desirability of preserving the building or its setting. Loss of or harm to a statutorily listed building or its setting will only be permitted in exceptional circumstances in line with criteria 3 and 4.*

#### Conservation Areas

6. *Development proposals affecting a conservation area must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Proposals that would result in harm or loss of significance will be determined in line with criteria 3 and 4.*
7. *The demolition of any building in a conservation area will only be permitted where it is clear that it will not adversely affect the character and appearance of the area, and suitable redevelopment or landscaping/ restoration of the site is secured.*

#### Scheduled Monuments

8. *Development proposals affecting Scheduled Monuments will only be permitted where they clearly conserve the asset or enhance its significance. Proposals resulting in loss or harm will only be permitted on a wholly exceptional basis and in line with criteria 3 and 4.*

### Geoarchaeological Sites

9. Sites designated for their geoarchaeological interests, including the Swanscombe Skull SSSI and Swanscombe Peninsula SSSI, are irreplaceable and therefore, will be protected and conserved.

### **Policy M6: Historic Environment Strategy**

- 1 Development must contribute to the conservation and enjoyment of the Borough's historic environment. The local planning authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.
- 2 Where heritage may be at risk, landowners will be expected to work proactively with the local planning authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable re-use consistent with their heritage value and special interest.
- 3 Development proposals which may affect the significance of both designated and non-designated heritage assets or their setting must demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals must aim to reflect and interpret the historic character of a site and conserve its most significant historical and/ or architectural aspects.

### Non-Designated Heritage Assets

- 4 The Borough's non-designated heritage assets include:

*Archaeological sites, including sites holding an interest as defined in the NPPF;*

*Sites with significant industrial heritage;*

*Land with historic landscape character;*

*Historic open space, parks and gardens; and*

*Assets that may be designated through a local list, produced after public consultation.*

- 5 Development proposals affecting non-designated heritage assets must establish the asset's significance. Development must conserve or enhance those aspects that have been identified as significant and should seek to better reveal an asset's significance.
- 6 In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset and the scale of any harm or loss of significance. Development resulting in a total loss of significance will normally be refused.

3.2.2 The following paragraph of the Dartford Plan to 2037 also contains relevant guidance:

5.57 Non-designated heritage assets may include a site or building, a group of buildings, or a distinct area. They are anticipated to take the form of historic, archaeological, architectural/ artistic, and/ or townscape/ landscape elements. which should be consulted when considering the identification of possible non-designated which should be consulted when considering the identification of possible non-designated

- **Historic:** Buildings, monuments, sites, places, areas and landscapes that are of historic interest associated with local historic events or locally famous or notable people, civic, community or industrial activities of local significance; or which reflect the traditional functional character, or former patterns, of land use within the Borough.
  
- **Archaeological:** Monuments or places of archaeological interest that are identifiable and definable in extent; have the potential to retain well preserved deposits (both upstanding features or earthworks and sub-surface); and/ or relate to a significant phase of local development or local occupation or to a person of local significance. Archaeological interests are particularly important to the Borough, and it should be noted that under the NPPF lack of prior designation does not prevent such archaeological interests being assessed against designated heritage asset policy. Assessments of archaeological interest in support of planning applications will require a desk based assessment in the first instance, with a full site evaluation required if the need is indicated by the initial assessment. Where appropriate, archaeological features should be protected and retained in situ, or otherwise recorded, preserved and made available as a public record.
  
- **Townscape/ Landscape:** A building, monument, site, place, area, landscape or open space which makes a positive visual contribution to character, helps define a sense of place or adds to the local distinctiveness of the area, in the context of Dartford Borough as a whole. These include:
  - Key landmark buildings and/ or structures including significant buildings on important routes into the area;
  - Buildings that create a vista, view or make a positive contribution to the skyline;
  - A group of buildings or the relationship between buildings;
  - Valued open spaces, including public streets and squares, parks, gardens, amenity spaces, and river corridors
  - Trees, including avenues, special groups and single landmark trees;
  - Hedges, appropriate walls, fences or railings; and street surfaces and margins, for example, cobbles, setts and suitable grass verges;
  - Distinctive items of street furniture, for example, signposts, lamp columns and light fittings.

## 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1.

### 4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset. This document is concerned with heritage assets (whether designated or non-designated) of archaeological interest (i.e. archaeological features and buried archaeological deposits). Built heritage assets are included in summary to provide archaeological/historical context as appropriate, but formal assessment of impact on them is beyond the scope of this document.

#### ***Designated Heritage Assets***

##### *Conservation Areas*

4.2.2 The Site does not lie within, or bordering, a Conservation Area. A single Conservation Area, Church Hill, Wilmington (**1**), lies c 990m north-east of the Site (Fig. 1).

##### *Listed Buildings*

4.2.3 No Listed Buildings are recorded within or immediately adjacent to the Site. Six Listed Buildings are recorded within the Study Area (all of which are at least 400m from the Site) (Fig. 2):

- Barn End House (Grade II) (**2**) – 570m from the Site;
- The Mount (Grade II) (**3**) – 710m from the Site;
- White Cottage (Grade II) (**4**) – 640m from the Site;
- The Retreat (Grade II) (**5**) – 500m from the Site;
- Nos 53 and 54, Wilmington High Road (Grade II) (**6**) – 635m from the Site; and
- Broomfields, Common Lane (**7**) – 435m from the Site.

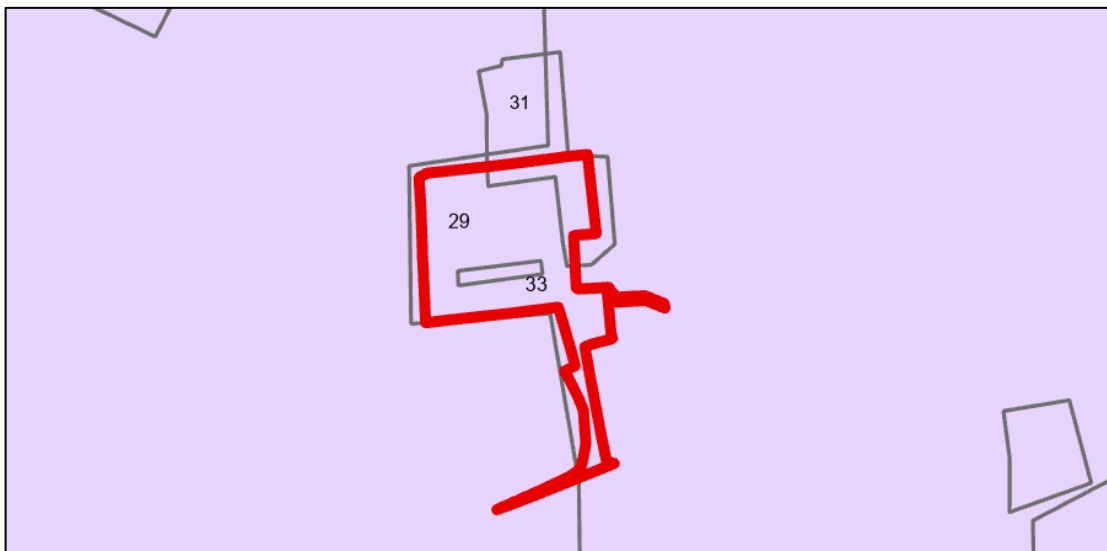
4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Registered Historic Parks and Gardens, Registered Historic Battlefields or Protected Wrecks.

### ***Non-Designated Heritage Assets***

#### *Archaeological Notification Areas*

4.2.5 Kent County Council, who advises the local planning authorities on archaeological matters, has identified various Archaeological Notification Areas throughout the County. These areas have no statutory status or protection, but are intended to be treated as a material consideration during the processing of planning applications. It must be stressed that these Areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise. In Kent the council has designated large areas as lying within ANAs of specified potential with specific planning guidance. The Site is located within three Archaeological Notification Areas:

- ANA 29: High Palaeolithic potential; Area of multi-period background potential - 4 Consult KCC on all planning applications involving groundworks (including reserved matters).
- ANA 31: High Palaeolithic potential; Historic Farmstead - 4 Consult KCC on all planning applications involving groundworks (including reserved matters).
- ANA 33: High Palaeolithic potential; 20<sup>th</sup> century Mission Room – 4 Consult KCC on all planning applications involving groundworks (including reserved matters).



ANAs covering and within the Site

### *Ancient and Semi-Natural Woodland*

4.2.6 Ancient Woodland is defined as woodland known to have existed since 1600, and which may therefore contain archaeological features relating to historic woodland management. There are no areas of Ancient Woodland within or immediately adjacent to the Site.

## **4.3 Historic Landscape Character**

4.3.1 According to the Kent Historic Landscape Characterisation (HLC) database curated by KHER, the Site lies within an area of post-1810 settlement (2952).

## **4.4 Previous Archaeological Investigations**

4.4.1 No recorded archaeological work has previously taken place within the boundaries of the Site. However, limited archaeological investigation has taken place within the landscape to the north of the Site (summarised below with further details of specific discoveries in Appendix 1):

- **(41)** Geoarchaeological investigation has been undertaken within the north-west of the Study Area, at 49a Leyton Cross Road, Dartford, Kent. This established a complete sequence to bedrock (Folkestone Sand). A single recovered struck flint flake was not retained, and the Site was found to have no significant geoarchaeological potential;
- Archaeological evaluation undertaken at 5 locations north of the Site (**40, 42, 43, 44, 45**) have failed to provide significant evidence with the exception of some flint waste in colluvium (**44**) and post-medieval features (**28, 45**).

## **4.5 Archaeological Periods**

4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Figs 2 & 3.

Prehistoric: Palaeolithic (c. 950,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

## 4.6 Prehistoric

4.6.1 While Kent has a notably rich record of Palaeolithic finds, the landscape of north-west Kent which fringes the River Thames forms one of the richest concentrations in the country with sites containing some of the most abundant concentrations of finds. Together these sites comprise a record of international importance for which there are relatively rare opportunities for reinvestigation at scale. This record includes the important MIS 11 Swanscombe sequence with high-resolution archaeology including fossil human remains (Conway et al 1996), the Ebbsfleet Elephant butchery site (Wenban-Smith 2013) and the Early Middle Palaeolithic localities at Bakers Hole and Crayford (Scott 2011). The Site lies within a specific locality of high potential within this wider landscape which can broadly be termed Dartford Heath, the centre of which lies to the north of the Site. This landscape-scale record includes the following important localities which can directly inform potential for the Site itself:

1. Bowman's Lodge Pit (NGR 551818,173774 – 1.9 kms north-west of the Site): Handaxes, some in primary context (Tester 1951; Wymer 1968, 1999).
2. Wansunt Pit (NGR 551280,173763: 2.2 kms north-west of the Site): Handaxes, debitage, some in primary context (Roe 1981; Wymer 1968).
3. Pearson's Pit (NGR 551280,173763: 2.2 kms north-west of the Site): Handaxes, some in primary context (Roe 1981; Wymer 1999).

In addition, there are a further 18 find spots within 2.5km of the site, including a notable cluster centred on NGR 551280,173763 at Wilmington just 1.4km to the east of the Site.

4.6.2 While the fluvial deposits of Dartford Heath have been interpreted as being part of the Black Park Gravel (Gibbard 1985), this is not widely accepted. They are mapped by the BGS and widely accepted as being part of the Boyn Hill Formation (Bridgland 1994). The sands and gravels therefore comprise river terrace deposits which probably span MIS 12, MIS 11 and MIS 10 and are the equivalent of the Swanscombe sequence 8km to the east of the Site. This dating would make sense of the frequent occurrence of twisted ovate handaxes from the Dartford Heath deposits, as these appear to be a very common manifestation of Acheulean culture at this point in time.

4.6.3 Taken together this evidence strongly suggests that, in line with local ANA designations, the site has high potential for nationally significant Palaeolithic archaeology.

4.6.4 Very little later prehistoric material has been recovered to date within the Study Area. A Neolithic arrowhead has been found in the locality (9) (not accurately located) and three Iron Age coins (10, 11, 12), two of which are also only located to within 1000m.

## 4.7 Romano-British

4.7.1 As the nearest part of Britain to the Continent, Kent was in contact with Rome from an early date, first through trade and then conquest. It was only in AD 43

that southern Britain was brought firmly into the Empire; Claudius had succeeded where Caesar, Augustus and Gaius Caligula had failed previously. The initial invasion route was along the Kentish coastal plain, which was later heavily settled along the major Roman road (now Watling Street) that linked Richborough, Canterbury, Rochester and London. Many settlement sites have been excavated, with the most notable examples in the wider area being at Springhead (Detsicas 1983), and in the Darent valley where there are a number of villas, including those at Darenth and Lullingstone (Andrews 2004). Dartford may have been a trading centre for these rich villa estates (KCC 2004, 13).

- 4.7.2 Evidence of Romano-British activity has been recorded within the Study Area, comprising half of a pot dated to the early 1<sup>st</sup> century AD (13) recovered from towards the north-east limit of the Study Area.

#### **4.8 Early Medieval**

4.8.1 Kent was one of the first areas to be heavily settled by Germanic peoples, who tended to favour the more tractable soils of the coastal plain and river valleys. The densest occupation in the early Anglo-Saxon period seems to have been in north-east Kent, the heartland of the kingdom of the *Cantware*, which is protected to the west by the Medway and to the south-east by the Weald (Hawkes 1982). Anglo-Saxon society was hierarchical, as deduced from the early law codes and from cemetery studies. This would be reflected archaeologically in the settlement pattern, with a hierarchy of sites of differing status. By the 10<sup>th</sup> century, the multiple estates characteristic of Kent had begun a process of fragmentation into smaller units, and it is from this process that the separate parishes probably derive, although the date of this process is unclear. The dividing up of the great estate of the Darenth people is just one example in Kent. Kept in the king's hands, it was about 21,000 acres in area and stretched ten miles or so from the River Darent at Dartford up into the wooded valleys of the Downs (Everitt 1986, 77). It was eventually divided into about ten parishes: Wilmington, Dartford, North Darenth, South Darenth, Stone, Sutton-at-Hone, St Margaret-at-Helles, Horton Kirby, Maplescombe, and Kingsdown. The parishes of Wilmington and Dartford both still extend irregular outliers of what was dependent pastureland up into Joyden's Wood, some three or four miles from their church-settlements in the valley (*ibid*, 150-151). Presumably it was for equal access to fuel and building material, for instance, that these two parishes, and others on the Downs, had outlying lands that converged upon the same tract of upland forest.

4.8.2 Little is currently known of early and mid-Saxon occupation in rural areas. However, later Saxon settlement is likely to have consisted of nucleated settlements located around churches and along the main river valleys and some tributary dry valleys. Such settlements would have been surrounded by a more dispersed pattern of hamlets and isolated farmsteads, together with areas of former open sheep and cattle pasture.

4.8.3 There are no early medieval deposits recorded within the Study Area.

#### **4.9 Medieval**

4.9.1 Wilmington is not mentioned by name in the general survey of Domesday, but is included in the account of the demesne of the king's manor of Dartford, which extended over the whole parish of Wilmington (Hasted 1797). Hasted records a Manor of Grandison, alias Wilmington, and Otho de Grandison, who owned the manor in the reigns of Henry III and Edward I. The church of St Michael is located c 1.1 kms east of the Site, and originated in the medieval period as a chapel of ease to Sutton-at-Hone (Historic England: 1101733). The Site lay on Wilmington Common which adjoined Dartford Heath further west.

4.9.2 Barn End House dates from 1450 (2), and Hasted records this as the former seat of the estate that later became Wilmington Hall (see 14.10.1). The only other record of this date is a copper alloy jetton (14) recovered from towards the eastern limit of the Study Area.

#### 4.10 Post-Medieval and Modern

4.10.1 The Site is located in the former grounds of Wilmington Hall. The hall was formerly known as Common House and was built in 1734 by Edward Bathurst of Finchcocks (Whitehead nd.). Hasted (1797) indicates that this house replaced the ancient seat of the estate at Barn End. The name was changed to Wilmington Hall at some point after 1856 when it was owned by William Cosier and leased out. In 1896 Sir James Whitehead bought Wilmington Hall and a house opposite called Heathside which he renamed Wilmington Manor. It is recorded that Sir James established a modern farm in the grounds of Wilmington Hall (Whitehead nd.). The oldest building within the Site (the brick cattle shed/barn in the north) dates from the mid-19<sup>th</sup> century (prior to 1869: Fig. 6) and formed part of an older farmstead to the north (22). An early agricultural building on the footprint of the more modern structure in the north-east of the Site, and oasthouses which lay to the east (31) also formed part of this farm. From 1950 until c 1971 it served as Dartford Technical School for Boys and the Agricultural Section of the school used the surviving parts of the farm that had been established by Sir James. It was demolished in 1971 and its site is now occupied by a modern school (ibid).

4.10.2 A Mission Room was built in the late 19<sup>th</sup> to early 20<sup>th</sup> century (29). Study of the historical map evidence shows that this does not correspond to the structure in the south of the Site, as suggested by the HER data, which is a modern Dutch barn on the site of an earlier building.

4.10.3 Apart from the 6 listed buildings of post-medieval date (3-7) – see section 4.2.3 and Appendix 1), a total of 21 post-medieval and modern entries are recorded on the Kent HER:

- Limekiln and chalk pit at Broad Lane (15);
- Wilmington High School for Girls (16);
- Post-medieval copper alloy knife (17);
- Post-medieval whetstone (18);
- No 2 Farm Cottages (22);

- Other farmsteads and outfarms (**19, 20, 21, 23, 24, 25, 26, 27**);
- Probable post-medieval features located at Wilmington Grammar School for Girls (**28**);
- Mission Room (**29**);
- Former National School (**30**);
- Site of oasthouses (**31**);
- George V pillar box (**32**);
- Second World War Defended Locality (**33**);
- Second World War searchlight battery (**34**);
- Fire Station, Second World War air raid siren (**35**); and
- Council Children's Home (**36**).

#### **4.11 Undated**

4.11.1 Several undated records are also listed on the Kent HER:

- Rectilinear Enclosures - Cropmarks (**37**);
- Rectilinear and Linear Features (**38**); and
- Dartford Heath (Common) (**39**).

## 5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest map available showing any detail is a topographical map of Kent made by Andrews and Dury in 1769 (Fig. 3). Owing to the antiquity and scale of the map, and considerable changes to the surrounding road layout, the site has been only approximately located: as far as can be ascertained, there is no evidence of buildings on the Site at this date. This appears to be confirmed by William Mudge's map of 1801 (Fig. 4), but the Site positioning remains only approximate.
- 5.2 By the time the Wilmington Tithe map was produced in 1841 (Fig. 5), the farmyard formerly located north of the Site (Fig. 1: **22**) had been established. The farm (plot 271, yard & buildings) and much of the surrounding land, including the Site, fell within the holdings of George Russell, proprietor of Common House (later Wilmington Hall). The Site lay principally across two fields: plot 265 (Kiln Orchard, under Hops) and plot 272 (Heart Orchard, an orchard). It also extended into plot 270 (Cottages Gardens). A small rectangular structure occupied the south-west corner of plot 270 and within the boundaries of the Site.
- 5.3 Ordnance Survey mapping from 1869 onwards shows the Site in greater detail. The 1869 map (Fig. 6) shows considerable change from the Tithe. By this date the new farmyard had been built occupying much of the area of the Site, apparently complementing the existing farmyard which lay north of the Site (Fig. 1; **22**). The cattle shed/barn in the north of the Site is the only structure shown on this map which is still standing; according to the historical map evidence this building dates to between 1841 and 1869. A second possible barn occupied the north-east side of the Site, with oast buildings to the east (outside the Site boundary) (Fig. 1; **31**).
- 5.4 The map of 1898 shows a slight change in configuration of the buildings east of the Site boundary and the addition of the title Mission Room. This appears to have led to some historical confusion; the HER locates the Mission Room within the Site (Fig. 1; **29**), apparently corresponding to the location of the extant Dutch barn in the south of the Site (which appears to have been constructed between 1966 and 1975 – Figs 11 & 12). However, on larger scale OS maps<sup>7</sup> the mission house is clearly indicated as a small rectangular building lying east of the oasts and outside the Site boundary.
- 5.5 By 1909 (Fig. 8) the new farmyard had supplanted the earlier farmyard to the north which is no longer shown. A narrow rectangular building in the south of the Site had been added and lay within a separate enclosure. It is this structure which appears to be currently recorded as a Mission Room on the HER data (Fig. 1; **29**), however an arrow has clearly been added to the map indicating that the Mission Room title refers to the building outside the Site to the east. By this date, the Mission Room had been extended. The building occupying the north-east side of the Site appears to be shown as open-fronted (dashed line) and 3 other smaller structures formed the buildings of the farmyard. The farmyard was

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<sup>7</sup> <https://digimap.edina.ac.uk/roam/map/historic> accessed 4th March 2025

accessed from the north, and the long building apparently from the south. The layout was essentially unchanged in 1931 and 1950 (Figs 9-10), with the exception that the long building was clearly accessed via the farmyard in 1931 and that the access north-south ran between the buildings in 1950. Buildings had been added adjacent to the southern access by 1931.

- 5.6 The map of 1966 (Fig. 11) provides little additional information. The buildings south-east of the Site had been modified. By 1975 (Fig. 12) the existing Dutch barn had been constructed, and the modern north-south range of buildings between the old cattle shed/barn and the Dutch barn had been built.

## 6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was made of air photographs available online. An image dated to 1940 clearly shows the roof of the cattle shed/barn in the north of the Site, which has remained unchanged. By contrast the roof of the building in the north-east of the Site, which is here shown as a series of multi-pitch roofs oriented east-west, is now a single pitch north-south structure, and post-dates 1960. The long building preceding the Dutch barn is shown to the south. As also indicated by the historical maps, the land in the north-west of the Site formed part of a plantation or orchard.



Aerial Image 1940 (@Google Earth)



Aerial Image 1960 (@Google Earth)

## 7.0 WALKOVER SURVEY

- 7.1 A walkover survey was undertaken by the author on 24<sup>th</sup> February 2025. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey.
- 7.2 The Site comprises a fenced yard with five main buildings, and open areas to the south and west (Plate 1). There are also two proposed access routes: one from the east and one from the south. The main area of the Site was accessed via a gate in the south of the fence.
- 7.3 The extant mid-19<sup>th</sup> century cattle shed/barn in the north of the Site is built of yellow stock brick. It has a hipped slate roof with a centrally placed decorative weather vane (Plates 2-3). It is broadly symmetrical (see para 7.4) around a central wide door in the south face, with a second single width door towards either end, the western door now blocked up (the current main doors are modern, those at either end have been sliding doors at some stage). An additional door was present in the north-east corner, and has also been blocked in the modern era (Plate 4).
- 7.4 At the west end of the cattle shed/barn, concealed by the modern abutting north-south range, is an extension at a lower height; this appears to be broadly contemporary with the original structure, although may have been a secondary addition. It does not appear to be modern (Plate 5-7). The west end of this extension was continued southwards by the former yard wall which now forms part of the rear wall of the modern sheds abutting the cattle shed/barn; two phases of brickwork are apparent (Plate 6). The brickwork of the concealed part of the south face of the cattle shed/barn does not appear to significantly differ from that of the exposed face and contains an additional single door of a style in keeping with those further east (Plate 7).
- 7.5 The internal space of the cattle shed/barn comprises a single small room at the west end, within the extension, and a large open cattle shed/barn centred around the main double door (Plate 8). A small rectangular pillar or structure of unknown function was located in the north-west corner of the extension. The main cattle shed/barn was accessed via a single door in the north-west corner of the room (Plate 9). The internal space is undivided. The inner faces of the walls are lined to half height, with whitewashed brickwork exposed above. Two symmetrically placed low alcoves are set into the rear wall (Plate 10). The kingpost roof structure is exposed and there are six truss beams at equal intervals (Plate 11).
- 7.6 The modern building abutting the west end of the cattle shed/barn is built of breeze block and brick, with a single pitch roof, and the upper storey to the west in corrugated sheeting (Plates 12-15). The structure appears to incorporate

elements of older brickwork likely to correspond to the former yard wall dating from the second half of the 19<sup>th</sup> century (see Plate 6).

- 7.7 The Dutch barn at the south of the main Site area is a high narrow structure of corrugated iron, closed to the south and west and open to the north and east (Plates 16-17). Metal posts along the north and south façade divide the access into six bays and are set into large concrete block foundations standing proud of the ground. The floor – possibly of brick or concrete – is not preserved except at the east end: a machine base or reinforced parking area is apparent within the floor surface (Plate 18).
- 7.8 The building in the north-east of the Site appears to be a modern breeze block structure with asbestos roof and concrete supports (Plates 19 - 20). It is closed on the west side by a series of large metal doors, and has a concrete floor. The remains of a possible smaller, older building (c late 19<sup>th</sup> century) may survive abutting to the north, but this is uncertain (Plate 21).
- 7.9 A modern site office occupies the centre of the yard. It comprises two metal containers seated on a brick foundation (Plate 22). The brick foundation likely dates from the early 20<sup>th</sup> century and marks the location of an earlier structure. The remains of the former farm access road run to the east of this structure.
- 7.10 The west and south of the yard are open spaces both of which have been used for earth and debris dumping (Plates 23-24, and see Plate 13). The area outside the yard to the south and east is under hard standing (Plate 25). The proposed eastern access crosses a grassed area between modern buildings (Plate 26). The proposed access from the south is also currently an access under hard standing, running west of the modern buildings of Wilmington community church (Plate 27).

## **8.0 PREVIOUS IMPACTS ON ARCHAEOLOGICAL POTENTIAL**

- 8.1 The construction of the existing post-medieval and modern buildings within the Site are likely to have impacted to some degree on any pre-existing deposits. The likely impacts are as follows:
- Excavation for ground levelling and foundation trenches;
  - Excavation for drainage and services;
  - Excavation for laying of metalled surfaces;
  - Removal of metalled surfaces; and
  - Possible earth moving relating to on-site debris storage in recent years.
- 8.2 It appears that a 19<sup>th</sup> century agricultural building located in the north-east of the Site has been replaced by a more recent structure: the combined construction and demolition activity in this area is likely to have had a more significant impact. Elsewhere, there remains potential for preservation of any pre-existing deposits where not locally truncated, eg by foundation trenches.
- 8.3 The entire Site has historically been under orchard plantation, as recorded by historical mapping and the tithe apportionments, and has probably been ploughed at some point since at least the medieval period. Both of these activities will also have truncated archaeological deposits.
- 8.4 Limited evidence available from the archaeological work carried out to the north indicates a potential for survival of cut features below the ploughzone.

## 9.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 9.1 A preliminary review of the evidence detailed earlier indicates that there is one known or previously recorded heritage asset within the Site: historical mapping shows that the former farmyard and extant cattle shed/barn once formed part of the historic farmyard recorded as No 2 Farm Cottages (22). A Mission Room (29) and former oasthouses (31) both lay outside the Site.
- 9.2 Of the buildings within the Site, the mid-19<sup>th</sup> century brick cattle shed/barn is the only building with some minor historical interest. The brick cattle shed/barn previously formed part of an earlier farmyard recorded on the HER (22), but which has largely disappeared.
- 9.3 It is considered that there is also the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. Although no later prehistoric and only a small quantity of Roman period remains have been found to date within the Study Area, this may reflect a generally low level of investigation to date. The Kent ANA which covers the Site records a potential for multi-period background (see section 4.2.5). The potential for below-ground archaeological remains is identified as follows:
- There is a high potential for Palaeolithic archaeology and associated sediments.
  - An unknown/moderate potential for deposits dating to the later prehistoric and Romano-British period, including flint scatters of Mesolithic date and cut features (e.g. pits, ditches and postholes) of Bronze Age and later date (based on the proximity of excavated evidence);
  - A low potential for significant early medieval and medieval deposits (based on the distance of the Site from the medieval village core); and
  - A low potential for significant post-medieval deposits predating the mid-19<sup>th</sup> century farmyard (based on historical mapping).
- 9.4 A desk-based assessment can generally only consider the potential of a site in principle. As the assessment relies on the quality of existing information, its conclusions may not be definitive, and where archaeological potential cannot be ruled out they may require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 9.5 The significance of any heritage assets that may exist on the Site can rarely be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present could be of local to regional significance. Palaeolithic deposits, if present, could be of national significance, depending on the type of deposit present and the degree of preservation.

## **10.0 IMPACT OF PROPOSED DEVELOPMENT**

10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. The proposed development comprises the construction of nine residential units with gardens, parking and access.

10.2 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:

- Demolition of existing buildings;
- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
- Excavation of service trenches;
- Construction of access roads and car parking areas;
- Landscaping and tree planting.

## **11.0 CONCLUSIONS**

- The Site has a high potential for below ground archaeological deposits of Palaeolithic age, an unknown/moderate potential for deposits of later prehistoric and Romano-British date, and a low potential for significant deposits of early medieval and as yet unknown deposits of post-medieval date;
- The brick cattle shed/barn in the north of the Site is a surviving element of a former 19<sup>th</sup> century farmyard;
- The early 20<sup>th</sup> century Mission Room has been shown to lie outside the Site boundaries.
- The Site has been exposed to some truncation from former orchard plantation and the construction of the buildings present on the Site;
- The proposed works will require demolition of all existing buildings, and are likely to have an impact upon surviving below ground archaeological deposits within the Site.

## **12.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK**

- 12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and may not be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Dartford Borough Council) and their archaeological advisors (Kent County Council).
- 12.2 This study has shown that the Site has high potential to preserve Palaeolithic archaeology. A programme of evaluation undertaken by specialists with geoarchaeological and Palaeolithic expertise should be undertaken. This should comprise test pitting at close (<20m) intervals following the standard KCC specification for Palaeolithic evaluation.
- 12.3 The Site has an unknown/moderate potential for archaeological deposits dating to the later prehistoric to Roman Period. Trial trench evaluation to an agreed sample size of the Site would help to establish with a greater degree of certainty the presence or absence of any sub-surface archaeological deposits. Trial trenching would provide a relatively economical method for establishing the character, dating, and degree of preservation of deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 12.4 It is recommended that historic building recording be undertaken of the cattle shed/barn before it is demolished.
- 12.5 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

## ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Emma Gregson, Willow Town and Country Planning  
Mayfair Construction  
Ceri Pennington, Historic Environment Record Officer

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**Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig. 1)**

(Designated heritage assets are in **bold**)

No.	HER/Des No.	Eastings	Northings	Description	Period
<b>Conservation Areas</b>					
<b>1</b>	x	553804	172388	Church Hill, Wilmington	
<b>Listed Buildings (Grade II)</b>					
<b>2</b>	TQ 57 SW 1039	553168	171653	BARN END HOUSE. 1450 to 1699	Medieval to Post-medieval
<b>3</b>	TQ 57 SW 1026 MKE83774	553304	171530	THE MOUNT (and farmstead) 1767 to 1899.	Post-medieval
<b>4</b>	TQ 57 SW 1027	553408	172080	WHITE COTTAGE. 1600 to 1799	Post-medieval
<b>5</b>	TQ 57 SW 1032	553267	172097	THE RETREAT. 1851 to 1872	Post-medieval
<b>6</b>	TQ 57 SW 1052	553401	172107	Nos 53 and 54, Wilmington High Road. 1550 to 1699	Post-medieval
<b>7</b>	TQ 57 SW 293	552414	172411	Broomfields, Common Lane. c1930 by the architect Gerald E Burgess	Post-medieval
<b>Non-Designated Heritage Assets</b>					
<b>8</b>	TQ 57 SW 434	553450	172080	Wilmington, general area: very numerous finds of Palaeolithic handaxes and other flint artefacts: (>40) and other material (several flakes, one possible flake tool, and one possible Levallois flake) - circumstances of recovery unknown but presumed surface-finds. This is an area of high Palaeolithic potential, where riverside deposits (especially the Dartford Silt) survive from the broad period 500,000-350,000 BP.	Palaeolithic
<b>9</b>	TQ 57 SW 62	553000	172000	Neolithic arrowhead findspot. Not accurately located.	Neolithic
<b>10</b>	MKE58787	553000	172000	Iron Age copper alloy coin	Iron Age
<b>11</b>	MKE58788	553000	172000	Iron Age copper alloy coin	Iron Age
<b>12</b>	MKE58795	552920	171500	Iron Age copper alloy coin	Iron Age
<b>13</b>	TQ 57 SW 80	553330	172770	Roman pottery findspot. The lower half of an early 1st century AD Roman pot of coarse reddish clay, with grooved and pointed-stick decoration is in Dartford Museum.	Roman
<b>14</b>	MKE58061	553700	172200	Medieval copper alloy jetton.	Medieval

<b>No.</b>	<b>HER/Des No.</b>	<b>Eastings</b>	<b>Northings</b>	<b>Description</b>	<b>Period</b>
<b>15</b>	TQ 57 SW 205	552610	171760	Limekiln and chalk pit at Broad Lane, Wilmington; was operating in farm land south of Broad lane, west of Wilmington in the 1860's.	Post-medieval
<b>16</b>	TQ 57 SW 170	552610	172400	Post-medieval settlement; Wilmington High School for Girls. TQ 5261 7240. Excavation has failed to confirm this as the site of Wilmington Manor.	Post-medieval
<b>17</b>	MKE58052	553300	171600	Post Medieval copper alloy knife. Circa 1700 AD.	Post-medieval
<b>18</b>	MKE58096	553500	172300	Post Medieval whetstone.	Post-medieval
<b>19</b>	MKE83674	551989	171963	Post-medieval farmstead in Hook Green.	Post-medieval
<b>20</b>	MKE83775	553579	171954	Outfarm north east of Lower Barn End House.	Post-medieval
<b>21</b>	MKE83776	553689	171886	Bybow Farm.	Post-medieval
<b>22</b>	TQ 57 SW 1114	552737	172080	No 2 Farm Cottages; A regular multiyard post-medieval farmstead. Farmhouse detached gable end-on to yard. Only the farmhouse remains. Oast.	Post-medieval
<b>23</b>	MKE83778	552905	171973	Farmstead in Wilmington.	Post-medieval
<b>24</b>	MKE83675	552270	171889	Hazelwood Farm.	Post-medieval
<b>25</b>	MKE83772	553205	171416	Barnend Farm (Upper Barnend).	Post-medieval
<b>26</b>	MKE83773	553197	171637	Lower Barnend.	Post-medieval
<b>27</b>	MKE88536	552191	171872	Post-medieval outfarm west south west of Hazlewood Farm.	Post-medieval
<b>28</b>	TQ 57 SW 1092	552626	172460	Probable post-medieval features located at Wilmington Grammar School for Girls: Four linear features from evaluation trenches were observed and a large circular feature containing claypipe, peg-tile and post-medieval pottery. Garden features?	Post-medieval

No.	HER/Des No.	Eastings	Northings	Description	Period
29	TQ 57 SW 1078	552739	172037	Mission Room, off Broad Lane, Wilmington, Dartford; Mission Room, off Broad Lane, Wilmington, the building is shown on the 3rd (1907-1923) and 4th (1929-1952) ed OS maps. It was between the oasts and the lane on the 2nd ed (1897-1900) OS map (apparently mislocated on HER data).	Post-medieval-modern
30	TQ 57 SW 180	553213	172104	Former National School, High Road, Wilmington, Dartford. 1897-1952 maps.	Post-medieval
31	TQ 57 SW 1115	552758	172055	Site of oasthouses Broad Lane, Wilmington: 1850 AD? to 1975 AD?	Post-medieval
32	TQ 57 SW 319	553140	172090	George V pillar box, PO, High Road / Barn End Lane, Wilmington	Modern
33	TQ 57 SW 347	553150	172050	Wilmington Second World War Defended Locality DL102, nr. Dartford, Kent; It was probably designated in 1940 and would have been decommissioned by early 1944. The nature of its defences is unknown. Nothing is known to remain.	Modern
34	TQ 57 SW 351	553260	172141	Wilmington Second World War searchlight battery, near Dartford, Kent.	Modern
35	TQ 57 SW 411	553132	172130	Fire Station Second World War air raid siren, High Road, Wilmington, Dartford, Kent.	Modern
36	TQ 57 SW 18	552322	172532	Council Children's Home, Manor Gate, Common Lane, Wilmington. 1900 AD to 1970 AD.	Modern
37	TQ 57 SW 160	553280	171240	Rectilinear Enclosures - Cropmarks; One large rectilinear enclosure with large pit in corner and small rectangular enclosure to the north possibly originally with adjoining enclosure to the south.	Undated
38	TQ 57 SW 159	552670	171660	Rectilinear and Linear Features.	Undated
39	TQ 57 SW 296	522385	172997	Dartford Heath (Common).	Undated
<b>Selected Events (Intrusive)</b>					
40	EKE21852	551900	172400	49A LEYTON CROSS ROAD, WILMINGTON, KENT DA2 7AW, Archaeological Evaluation. Negative.	

No.	HER/Des No.	Eastings	Northings	Description	Period
41	EKE21853	551910	172390	A Report on the Quaternary Geoarchaeological site at 49a Leyton Cross Road, Dartford, Kent. Two successful sondages were sunk using a mechanical digger, these were 1.8 m wide, and 1.5 m was exposed at the base of the deeper one (TP 1). TP 1 was sunk to 2.1 m, where it met the Thanet Sand at 37.0mOD. TP 2 was sunk only to 0.83 m, meeting the Thanet Sand at 0.68 (possibly) or 0.35 m(definitely) bgs. Between the two sondages, a complete sequence to bedrock (Folkestone Sand) was obtained (Tables 2, 3). A flake was obtained from of Trial Pit 1, showing a bulb of percussion and faint 'S' profile but no striking platform, bulbar scar or radiating stress marks. It was not considered to meet sufficient criteria to be retained. 'There is no convincing evidence that there is significant geoarchaeological material present at the site, either lithic or biogenic. This is in keeping with the outcomes from the Bexley Hospital (3 finds from 3300 L), and Wilmington Academy (no finds) sites.'	
42	EKE21317	553310	172820	North Kent College, Oakfield Lane, Dartford, Kent, DA1 2JT, Archaeological Evaluation. Arch & geoarch. No results provided. 2020	
43	EKE16978	552790	172230	Wilmington Primary School Archaeological Watching Brief. Negative. 2015	
44	EKE12407	552480	172230	Evaluation at Wilmington Academy. Three trenches and two test pits. No significant archaeological finds or features were observed (though some flint waste was found in a layer of colluvium). 2012	
45	EKE14712	552630	172460	Wilmington Grammar School for Girls, Wilmington Grange, Parsons Lane, Wilmington, Kent. Archaeological evaluation and Watching brief. Post-medieval feaures Monument TQ 57 SW 1092)	

## PLATES



Plate 1: The yard viewed from the south-east



Plate 2: The brick cattle shed/barn, looking north



Plate 3: The cattle shed/barn, looking north-west



Plate 4: The east of the cattle shed/barn, looking north-west



Plate 5: The west end of the cattle shed/barn, looking east



Plate 6: The back wall of the modern building, looking south-east



Plate 7: The west end of the cattle shed/barn (extension), looking north



Plate 8: Interior of room (extension) at west of the cattle shed/barn, looking north



Plate 9: Interior of cattle shed/barn, looking west



Plate 10: Interior of cattle shed/barn, looking north-west



Plate 11: Interior of cattle shed/barn roof, looking west



Plate 12: Building abutting the cattle shed/barn, looking south-west



Plate 13: Building abutting the cattle shed/barn, looking north-east



Plate 14: Building abutting cattle shed/barn, interior (north end)



Plate 15: Building abutting cattle shed/barn, interior (south end)



Plate 16: Dutch barn at south of Site, looking south-west



Plate 17: Detail of roof in Dutch barn, looking south-west



Plate 18: Floor of Dutch barn, looking west



Plate 19: Agricultural building in east of Site, looking north-east



Plate 20: Interior of agricultural building at east of Ste, looking south



Plate 21: Possible older structure north of modern building on east side of yard



Plate 22: Site office, looking south-east



Plate 23: Land to rear of buildings, west side



Plate 24: Area to rear of yard, south side



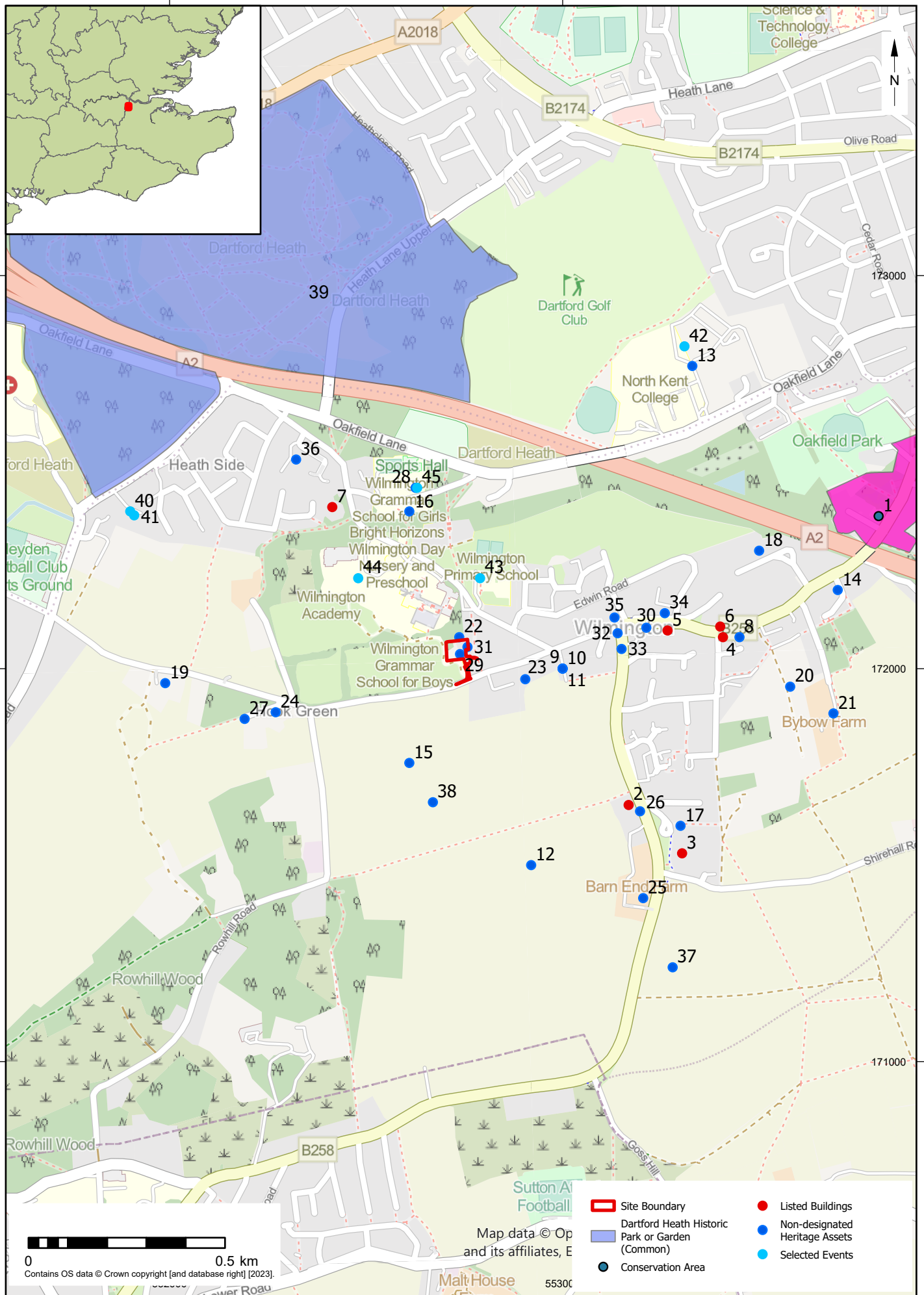
Plate 25: Hard standing east and south of the yard



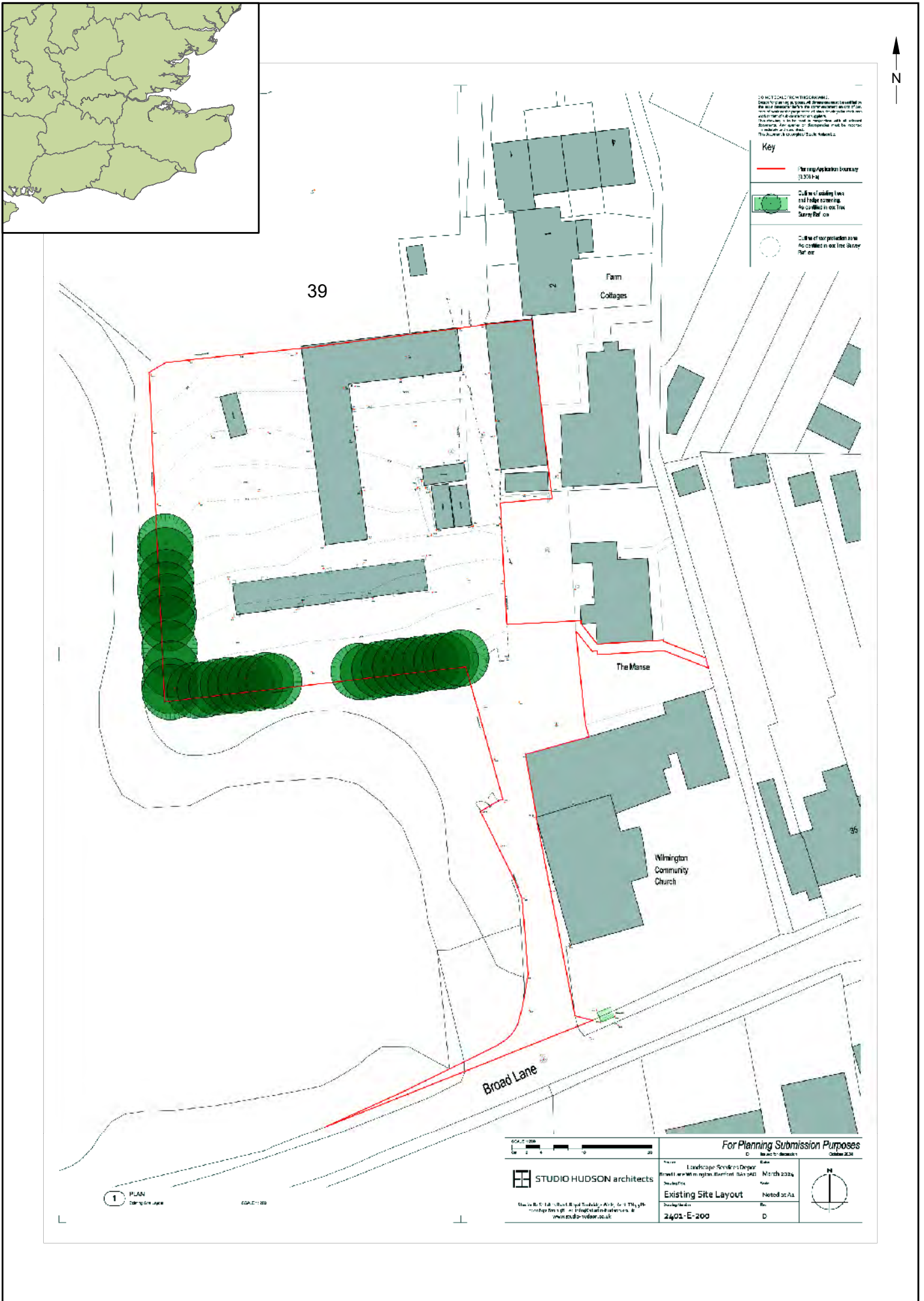
Plate 26: Proposed Access area from east



Plate 27: Proposed Access from south



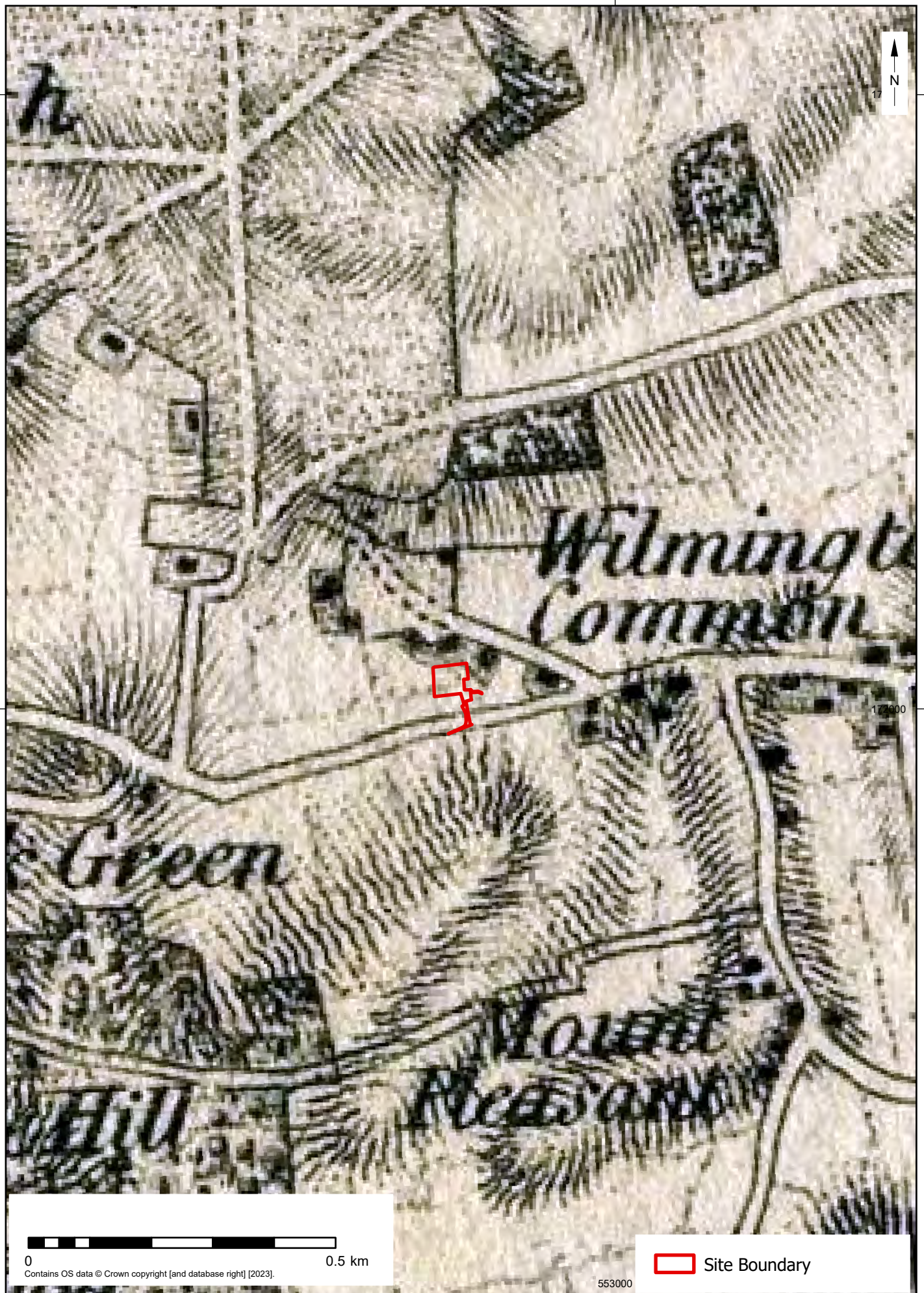
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Project Ref: 250102	March 2025	Site Location and Heritage Assets	
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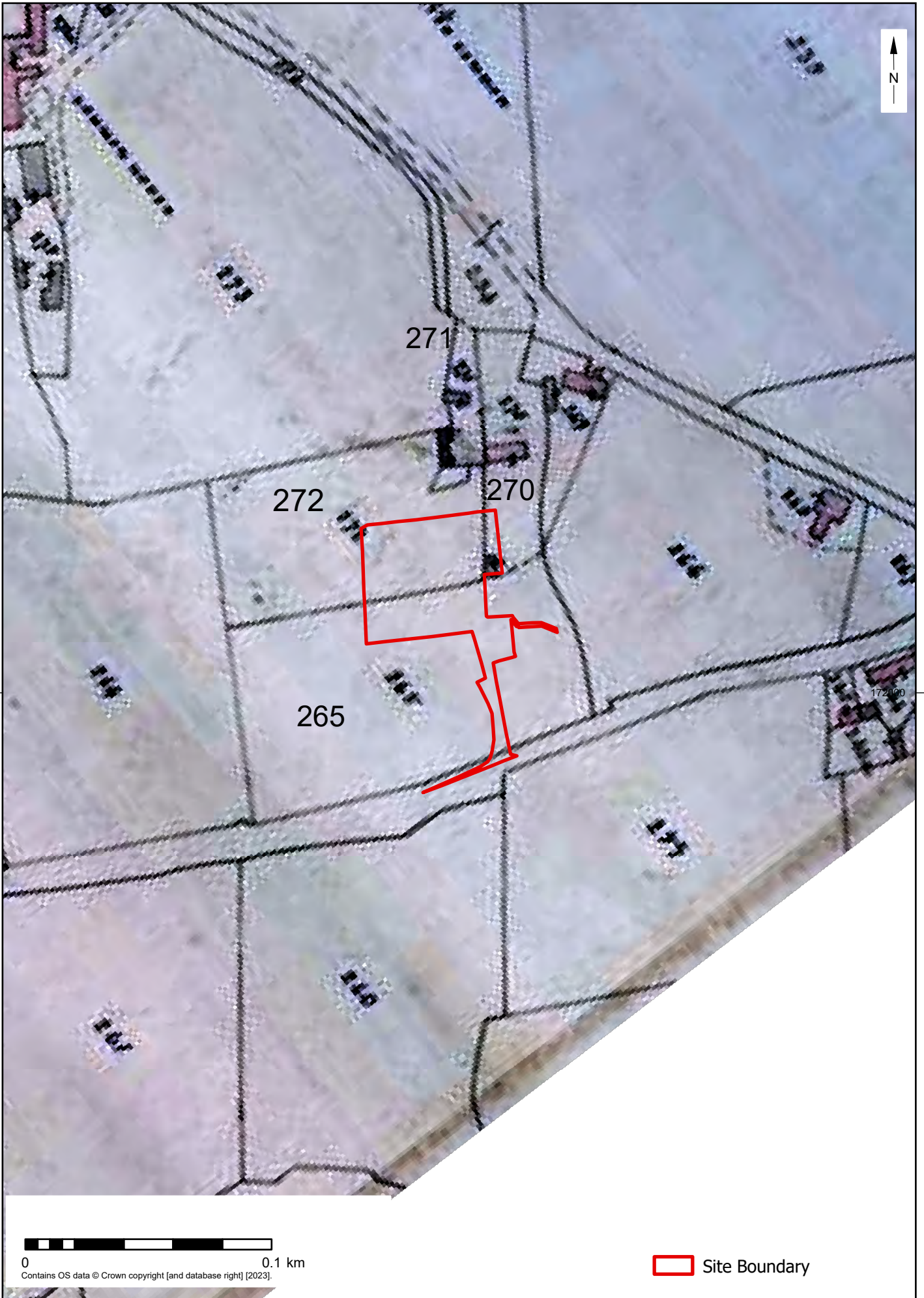
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Project Ref: 250102	March 2025	Existing Site Layout		
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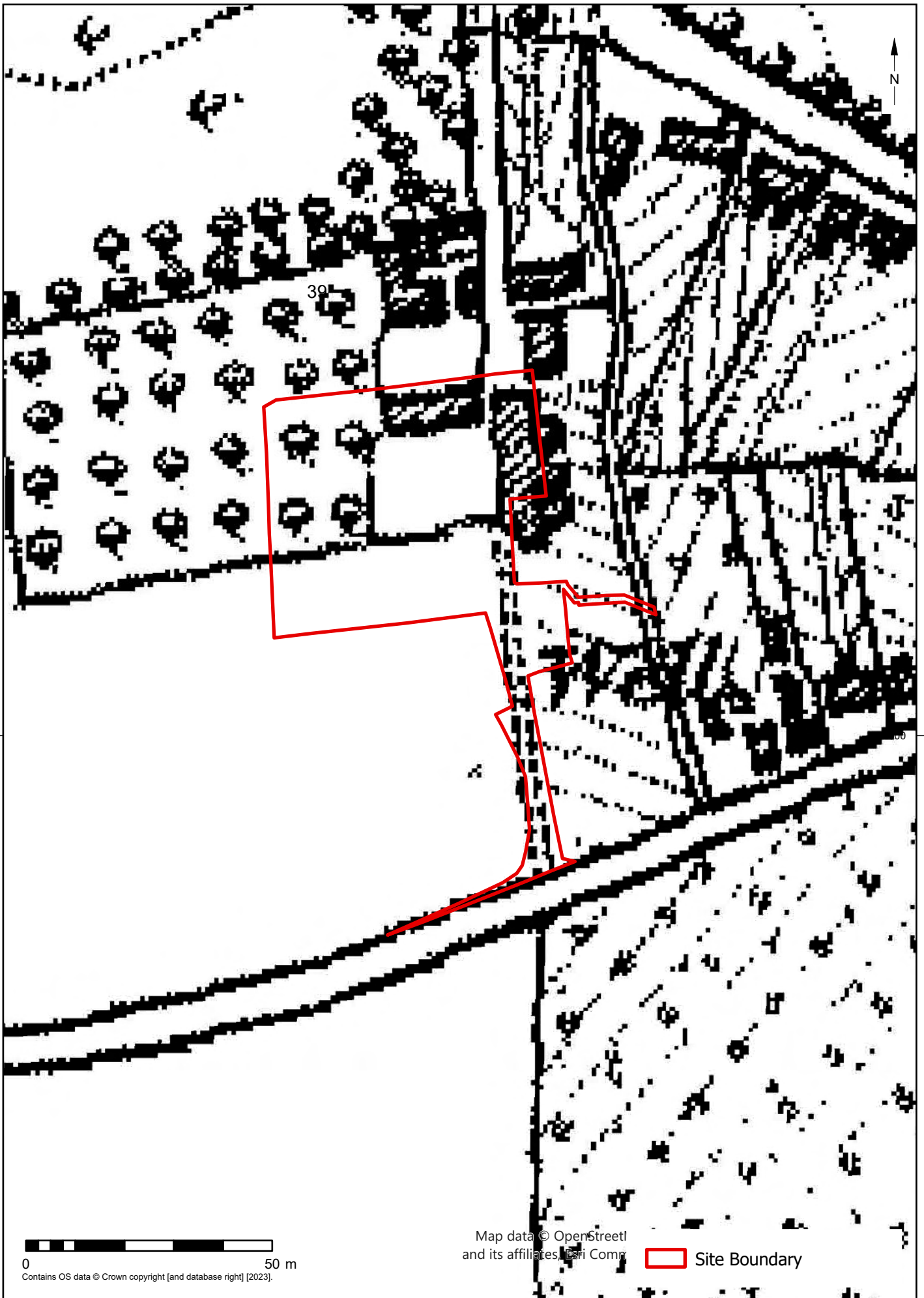
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Project Ref: 250102	March 2025	Andrews and Dury Map of Kent, 1769 - Approximate location	
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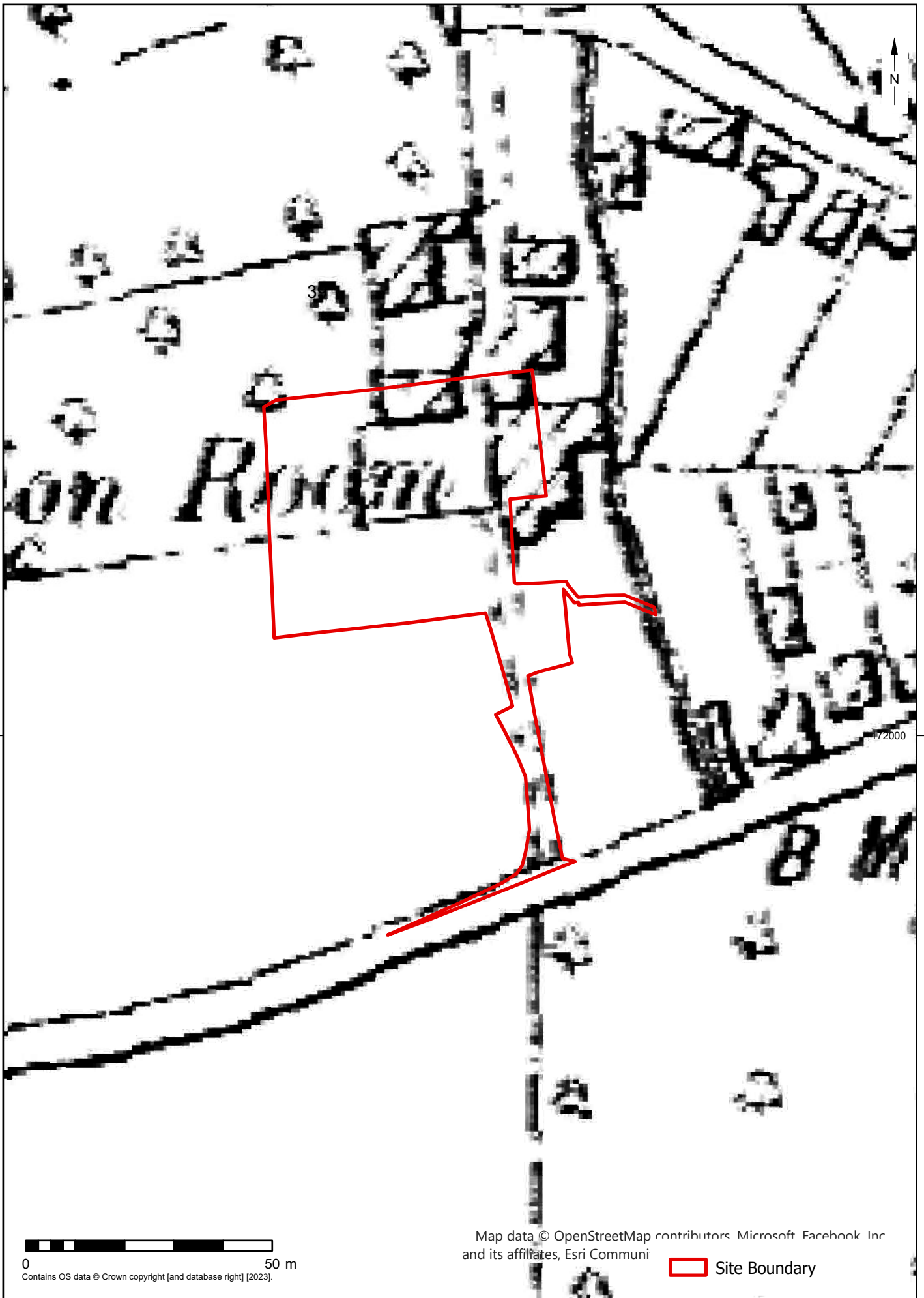
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Project Ref: 250102	March 2025	William Mudge's OS Draft Survey, 1801 - Approximate location	
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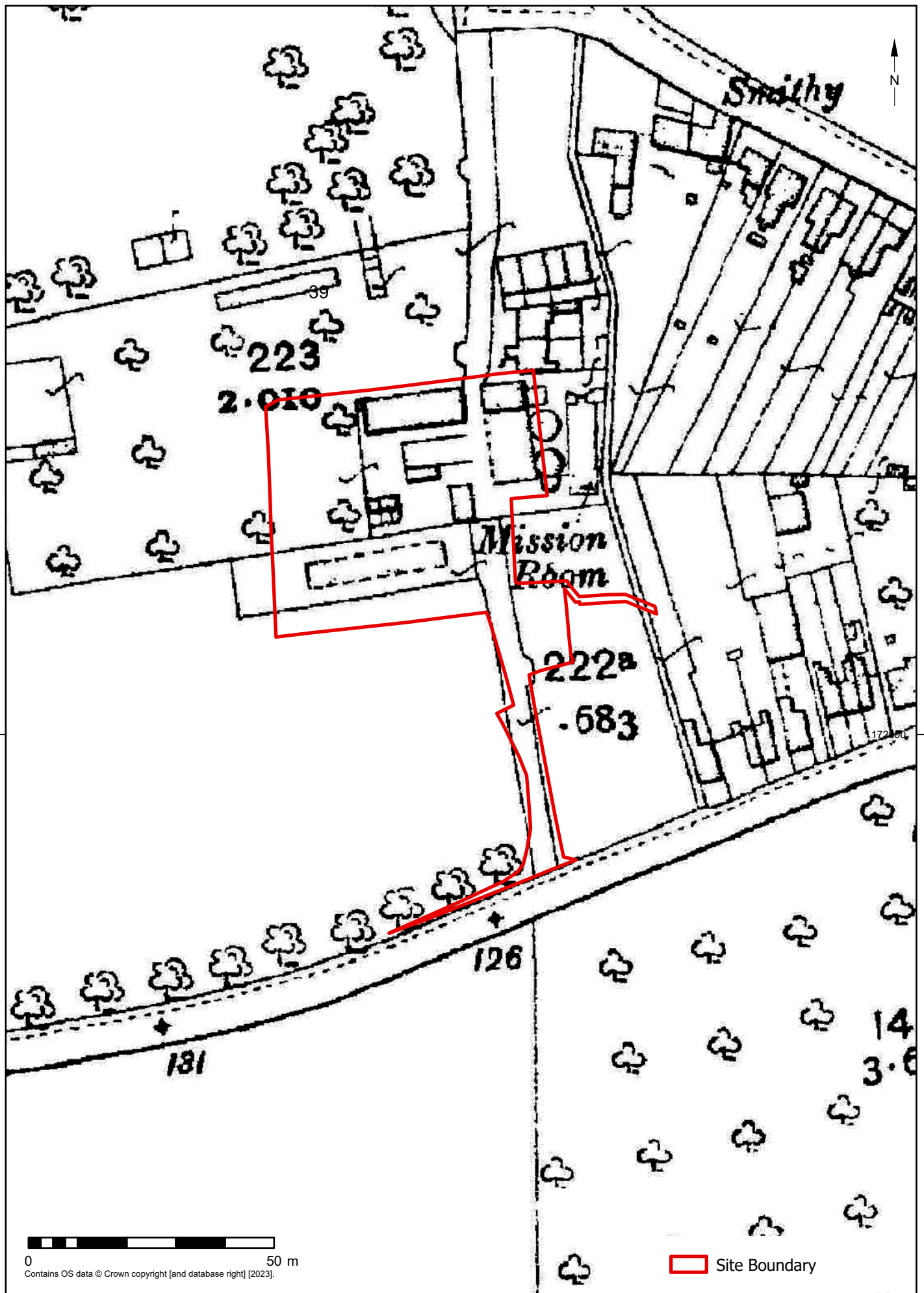
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Project Ref: 250102	March 2025	Wilmington Tithe Map, 1841	
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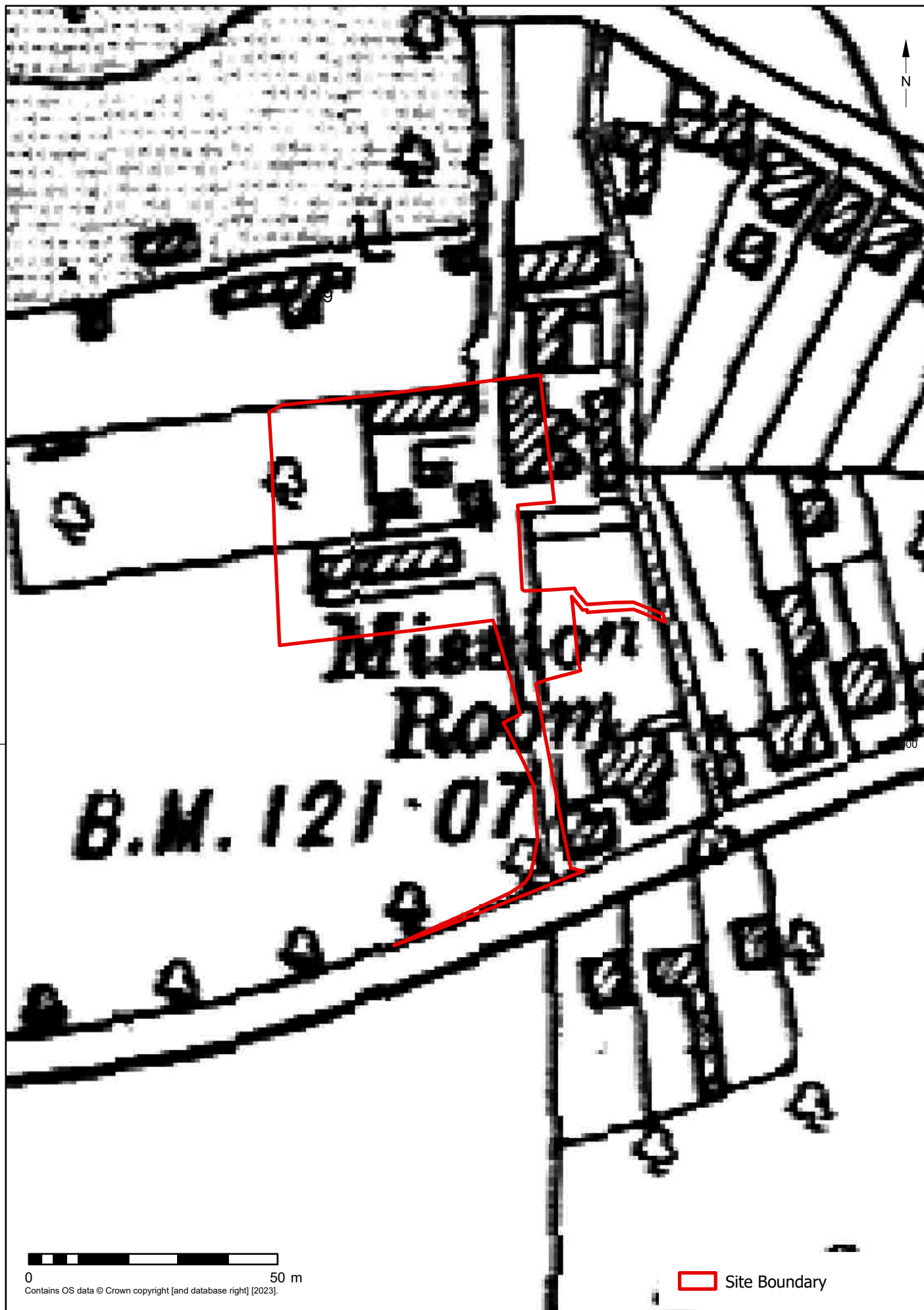
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Project Ref: 250102	March 2025	Ordnance Survey, 1869	
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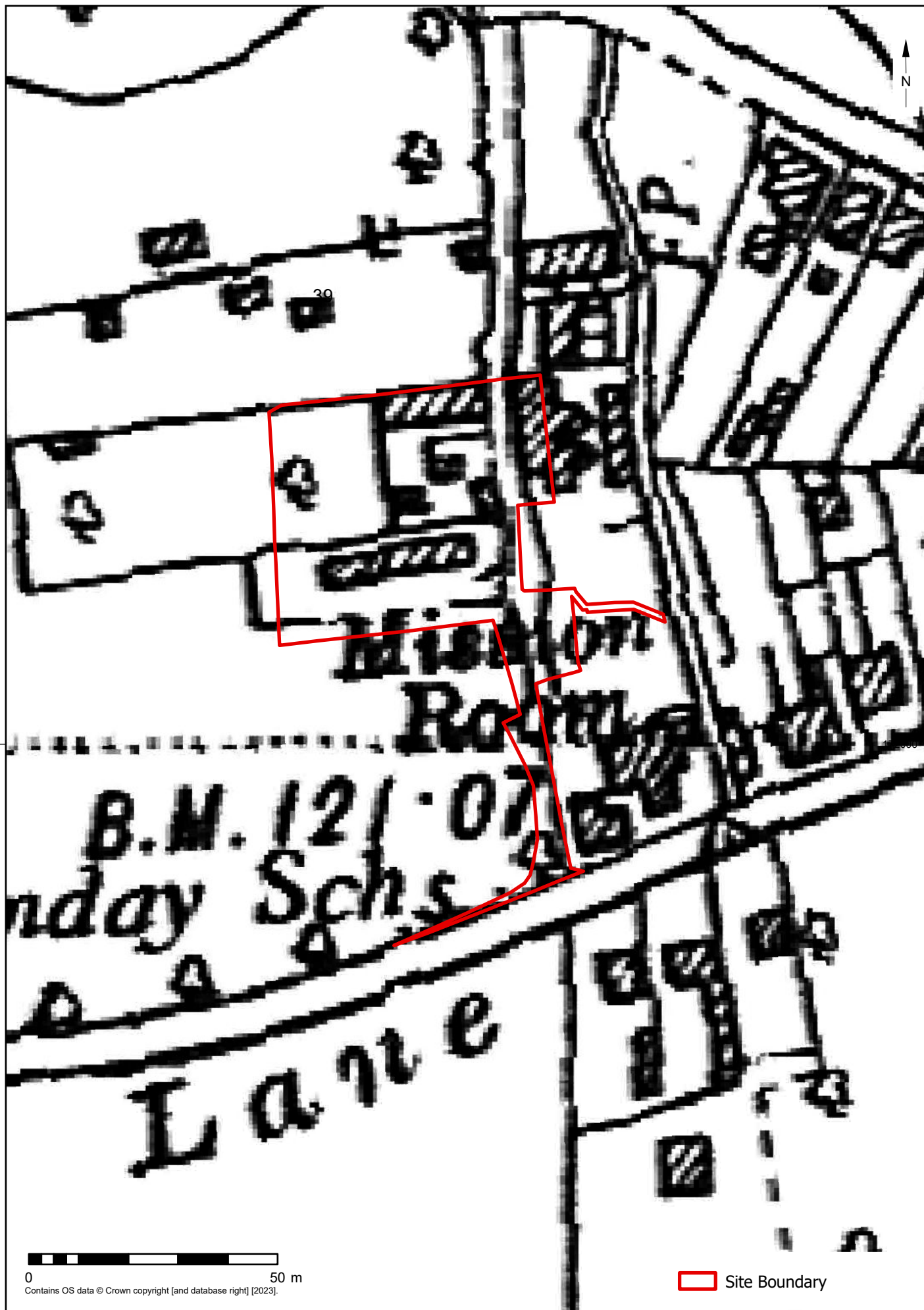
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Project Ref: 250102	March 2025	Ordnance Survey, 1898	
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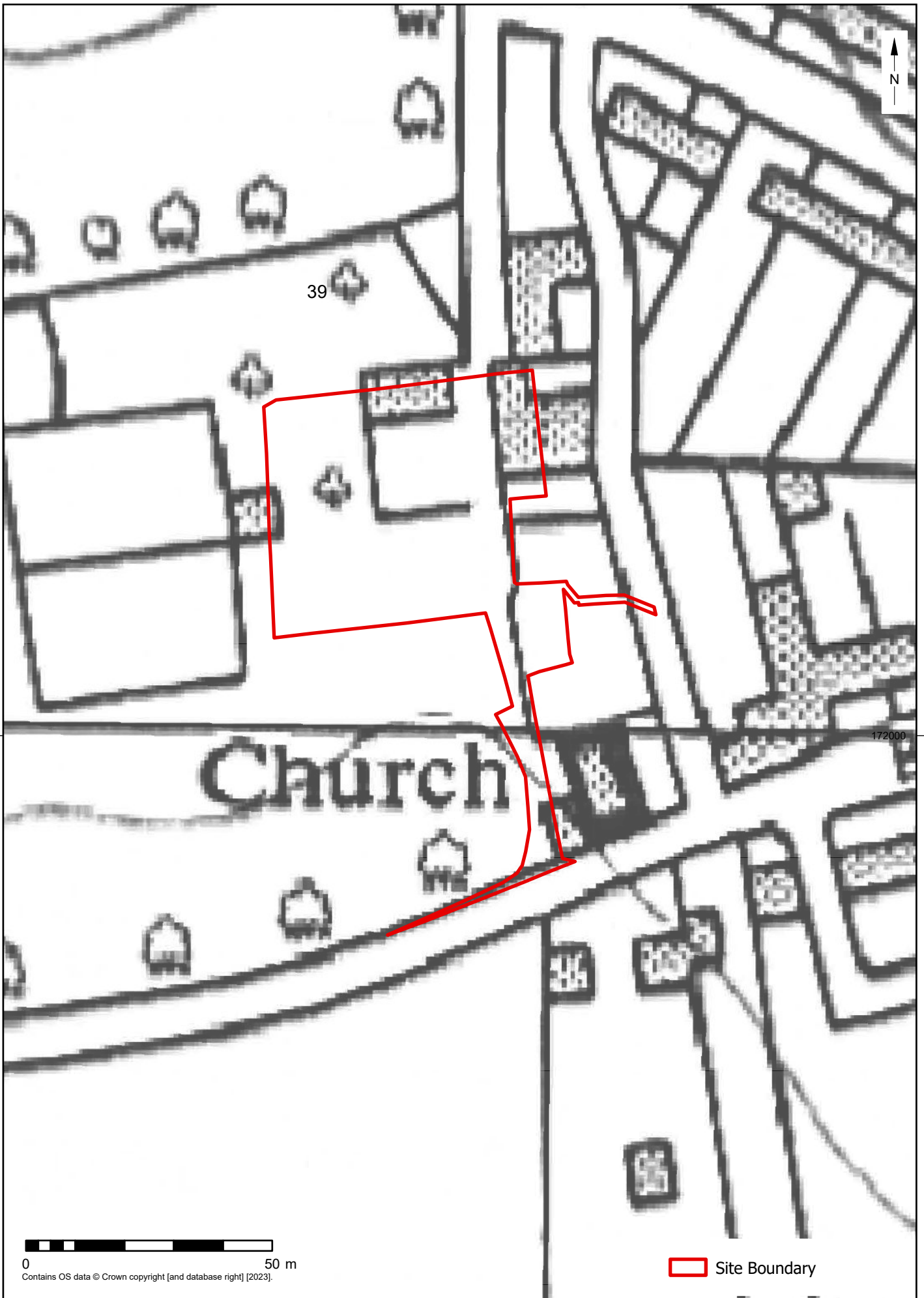
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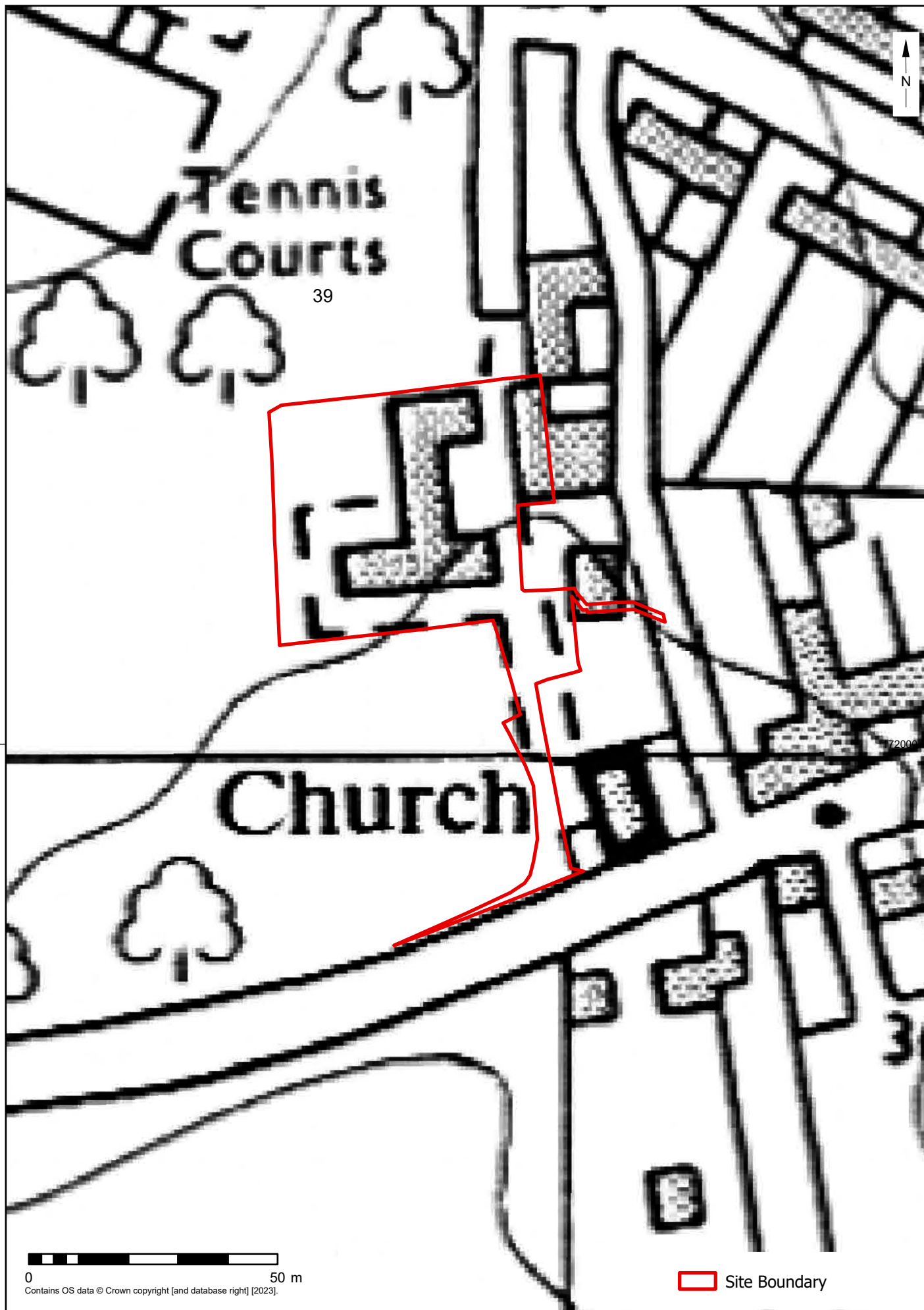
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Project Ref: 250102	March 2025	Ordnance Survey, 1931	
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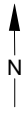
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