

**THE BARN, JACKASS LANE,
KESTON, BR2 6AN
AN ARCHAEOLOGICAL STRIP,
MAP AND RECORD EXERCISE**

SITE CODE: JCK4

REPORT NO: R11924

NOVEMBER 2014



**PRE-CONSTRUCT
ARCHAEOLOGY**

**THE BARN, JACKASS LANE, KESTON, BR2 6AN
AN ARCHAEOLOGICAL STRIP, MAP AND RECORD**

Site Code: JCK 14

Central NGR: TQ 4088 6414

Local Planning Authority: London Borough of Bromley

Planning Reference: DC/14/02178/FULL1

English Heritage Reference: LAG/5/433-1

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DOCUMENT VERIFICATION

Site Name
THE BARN, JACKASS LANE, KESTON, BR2 6AN
Type of project
Strip, Map and Record

Quality Control

Pre-Construct Archaeology Limited Project Code			K3790
	Name & Title	Signature	Date
Text Prepared by:	I Cipin		23.11.14
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Project Manager Sign-off:	H Hawkins		1.12.14

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology Limited was appointed by Mr and Mrs Pearce to develop a programme of archaeological work in accordance with an archaeological condition attached to the planning application (Planning Application No. DC/14/02178/Full1) filed for the redevelopment of land at The Barn, Jackass Lane, Keston, BR2 6AN in the London Borough of Bromley (central NGR: TQ 4088 6414) (Figure 1). Following discussions with Mr Mark Stevenson, Archaeological Advisor to the London Borough of Bromley it was decided that an archaeological strip, map and record exercise during ground penetrating works at the site would be sufficient to satisfy the archaeological condition. In October 2014 a Written Scheme of Investigation was produced outlining the scope of the watching brief (Hawkins 2014); this document was subsequently approved by Mr Stevenson.
- 1.2 The ensuing strip, map and record exercise was carried by Pre-Construct Archaeology Limited out on 14th November, 2014 during the excavation of the footings for the new building and was monitored by Ian Cipin.
- 1.3 The excavations of the footings for the new building revealed a sequence of naturally deposited sands and gravels overlain by a naturally deposited layer of small medium and large flint nodules. This layer was sealed by a layer of subsoil which is likely to represent the earlier agricultural horizon. Unfortunately, this layer was sterile of material and, as a result, impossible to date. The entire site excavation area was sealed by a layer of relatively modern topsoil.
- 1.4 No archaeological features or deposits were seen during the strip, map and record exercise
- 1.5 The proposed footprint of the new building offered no impact to archaeological material.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited (PCA) undertook an archaeological strip, map and record exercise during excavation works for the construction of a new dwelling on land at The Barn, Jackass Lane, Keston, BR2 6AN in the London Borough of Bromley (central NGR: TQ 4088 6414) (Figure 1). Archaeological attendance was maintained during the excavation for the new house footings, which were carried out on 14th November 2014.
- 2.2 The strip, map and record exercise was commissioned by Mr and Mrs Pearce in response to an archaeological condition attached to the planning permission for redevelopment of the property (Planning Application No.: DC/14/02178/FULL1). Mr Mark Stevenson, Archaeological Advisor to the London Borough of Bromley, monitored the work on behalf of the Local Planning Authority. Project management was carried out by Helen Hawkins, PCA, who also produced the Written Scheme of Investigation (WSI) (Hawkins 2014) and edited this report. During the fieldwork PCA conducted archaeological monitoring, which was carried out by Ian Cipin, who also authored the report.
- 2.3 Mr Mark Stevenson, Archaeology Advisor to the London Borough of Bromley, recommended that the archaeological interest should be progressed by the application of a strip-map-record programme in respect of areas of the site to be impacted by development related ground disturbance works. This report comprises a summary of these works.
- 2.4 The site is located within an area of High Archaeological Potential as defined by borough policy, with prehistoric material being recorded close to the application area.
- 2.5 The site is located to the southern side of Jackass Lane and is accessed by a road located to the west of Walnut Tree Cottage. Several buildings are present on the site already, including an observatory, garage, cabin and mobile home.
- 2.6 Following the completion of all phases of work the resultant archive will be deposited at the London Archaeological Archive and Research Centre (LAARC) under the unique site code JCK 14.
- 2.7 The watching brief was carried out in accordance with the WSI (Hawkins 2014), the *Standards for Archaeological Work* (English Heritage 2014) and the Institute for Archaeologists (IfA) Codes, Standards and Guidelines Papers (IfA 2009).

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework

- 3.1.1 The development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), The London Plan and policies of The London Borough of Croydon, which fully recognises the importance of the buried heritage for which it is the custodian.
- 3.1.2 In March 2012, the government published the National Planning Policy Framework (NPPF). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit *in-situ* preservation.

3.2 The London Plan

- 3.2.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

3.3 London Borough of Bromley, Local Plan: Strategic Policies

- 3.3.1 The local planning authority responsible for the study site is the London Borough of Bromley whose policy stipulates as follows:

POLICY BE16

Planning permission will not be granted for development that would adversely affect scheduled ancient monuments or other nationally important archaeological sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the Council will require that:

- (i) within Areas of Archaeological Significance, as defined on the Proposals Map and listed in Appendix IV, a written statement of the likely is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;
- (ii) at sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the Council's archaeology strategy promoted.

- 6.41 Ancient monuments and archaeological remains constitute the principal surviving evidence of the Borough's past. However they are vulnerable to modern development and changes in land use and are easily lost or damaged. The Council considers that preservation of archaeological sites and ancient monuments is a legitimate objective against which the demands of development must be balanced and fully assessed. The destruction of such remains should be avoided and should never take place without prior archaeological excavation and record.
- 6.42 In addition to Areas of Archaeological Significance, there are locations outside these defined boundaries where archaeological remains have been found and where there may be potential for further finds. Where development is proposed within an Area of Archaeological Significance (as shown on the Proposals Map), or near a site of archaeological potential, the

Council will require a preliminary archaeological site evaluation before proposals are considered. The council will seek the appropriate professional advice and will require applicants proposing development to do the same. Where the Council considers it appropriate, detailed investigation shall be carried out to an agreed written specification of work by a professionally qualified archaeological organisation or archaeological consultant.

- 6.43 The Council will encourage early co-operation between landowners, developers and archaeologists in accordance with the Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiate appropriate planning obligations (section 106 agreements).
- 6.44 It is important to increase public awareness of the historical and archaeological heritage of the Borough and to encourage its effective management as an educational and recreational resource. The Council will promote the conservation, protection and enhancement of ancient monuments and archaeological sites and their interpretation and presentation to the public.
- 6.45 The following sites in the Borough have been scheduled as Ancient Monuments:
- (i) Fordcroft, Poverest Road, Orpington – Romano-British Site/Anglo Saxon Cemetery
 - (ii) Caesar's Camp, Holwood Park, Keston - Iron Age hill fort
 - (iii) Camp on Keston Common, Keston – earthworks
 - (iv) The Temple, west of Keston Court, Westerham Road, Keston – Romano British mausoleum
 - (v) Romano-British villa, Crofton Road, Orpington
 - (vi) St. Botolph's Church, Ruxley - former mediaeval church on site of earlier church
 - (vii) Romano-British site, Wickham Court Farm, West Wickham – site of substantial Romano British settlement
 - (viii) Ice Well at High Elms.
- Sites (i), (iii), (iv), (v), (vii) and (viii) are owned by the Council.
- 6.46 The Council has published its Archaeological Strategy and will seek to use the planning process to implement its objectives. The Strategy provides a framework for dealing with archaeological issues and draws upon Planning Policy Guidance Note 16: Archaeology and Planning published by the Department of the Environment in 1990. Supplementary planning guidance will be prepared on archaeological issues and the preparation of statements.

3.4 Site Specific Planning Background

- 3.4.1 The planning permission for the site included an archaeological condition:

Condition: 'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.'

Informative: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.

3.4.2 Discussions were carried out with Mr Mark Stevenson, Archaeological Advisor to the London Borough of Bromley, and he recommended that the archaeological condition attached to the planning consent could be dealt with by means of a strip, map and record exercise. In accordance with the archaeological planning condition a Written Scheme of Investigation was then produced by Helen Hawkins (PCA) (Hawkins 2014) and approved by Mr Stevenson.

3.5 Aims and Objectives

3.5.2 The general aims and objectives of the strip, map and record exercise are as follows:

- What is the nature, depth, survival and date of any archaeological deposits on the site?
- Is there any evidence for prehistoric remains?
- Is there any evidence for Roman activity?
- What has been the impact on the site by previous development?

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The site is mostly flat and is not adjacent to any watercourses.
- 4.2 The solid geology of the site is the Seaford Chalk formation, overlain by the Kempton Park Gravel drift geology (BGS website).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The site lies in an area of known prehistoric activity. Two Neolithic greenstone hand axes were found near Keston in the mid 20th century, one of which is noted on the 1961 Ordnance Survey map as being found directly on the location of the site in 1952.
- 5.2 A concentration of Roman pottery was found to the east of the site at Leafy Grove in a shallow east-west gully. In total 422 sherds were recovered, representing over 24 vessels (patch grove, bead rim cooking pots, Samian) dating to the late 1st century-early 2nd century. Also recovered were fragments of tile and quernstone.
- 5.3 Five cremations were found c.80ft down slope from the gully. One contained cremated bone in a patch grove pot. The second was associated with a crushed flagon or beaker with patch grove sherds. Also found was cremated bone with a carinated beaker and small cup and cremated bone with a cooking pot and fragments of a second vessel. All of these cremations were found in shallow hollows. A further cremation was found in a small pit with five vessels; a patch grove pot containing bone in association with a Samian platter, a poppy-head beaker, and a Samian cup and flagon (<http://www.heritagegateway.org.uk/>).
- 5.4 To the south-east of the site, c. 700m away, a Roman Temple/Mausoleum is marked on the map.
- 5.5 The 1868, 1895 and 1909 Ordnance Survey maps show that the site lies in open farmland. By 1932, greenhouses have been erected in the north of the area and the site is marked as 'nursery'. By 1962, the site is marked as Foxhill Nursery, and more greenhouses and other buildings have been erected on and around the site.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 During the investigation the excavation of a foundation trench was monitored (Figure 2). This was excavated under constant archaeological supervision using a tracked 360° mechanical excavator fitted with a flat bladed grading bucket.
- 6.2 The recording system adopted during the investigations was fully compatible with those most widely used elsewhere in the London Borough of Bromley; that is those developed out of the Department of Urban Archaeology Site Manual, and presented in Pre-Construct Archaeology Ltd's Operations Manual 1 (Taylor 2009).
- 6.3 The site archive was organised as to be compatible with the other archaeological archives produced in the Local Authority area. Individual descriptions of all archaeological strata and features excavated and exposed were entered onto prepared pro-forma recording sheets which included the same fields of entry as are found on the recording sheets of the Museum of London. Accession catalogues and the photography record cards followed the Museum of London equivalents.
- 6.4 A record of the full extent in plan and/or section of all archaeological deposits as revealed in the investigation were made; these plans were drawn on polyester based drawing film at a scale of 1:50. Upon completion of each trench at least one representative section was drawn at a scale of 1:10. In addition a photographic record of the investigations was prepared. This consisted of colour digital photographs taken in jpeg format.
- 6.5 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the unique site code JCK 14.

7 PHASED ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Deposits

- 7.1.1 The earliest deposits encountered during the works were naturally deposited sands and gravels [4]. These comprised of loose, mid-light yellow-brown sand with very frequent inclusions of small round and sub angular pebbles. This deposit was seen at 0.88m below ground level with a thickness of 0.27m at the limit of excavation.
- 7.1.2 The natural sand and gravels [4] were overlain and sealed by a naturally deposited layer of flint nodules [3]. This comprised loose, mid-brown sandy silt with very frequent small, medium and large flint nodules and was visible across the entire excavation area. This layer was seen at a depth of 0.56m below ground level and had a thickness of 0.30m.

7.2 Phase 2: Subsoil/Agricultural Horizon

- 7.2.1 Layer [3] was sealed across the entire excavation area by a subsoil layer [2]. This comprised of moderately compact, mid brown slightly sandy silt with moderate inclusions of small round and sub angular pebbles. It was seen at a depth of 0.10m below ground level and had a thickness of 0.36m. This layer was noticeably sterile of material which made it difficult to date. However, it is likely that this represents an earlier agricultural horizon.

7.3 Phase 3: Modern

- 7.3.1 Subsoil layer [2] was sealed across the entire excavation area by a layer of relatively modern topsoil [1]. This comprised soft, mid brownish grey slightly clayey silt with occasional inclusions of small round and sub angular pebbles, occasional inclusions of plastic fragments and moderate inclusions of plant pot fragments. This layer was seen from ground level and had a thickness of 0.10m.

8 CONCLUSIONS

8.1 General Conclusions

- 8.1.1 The current investigation revealed no archaeological features or deposits. It is possible that the subsoil layer represents a possible historic agricultural horizon. However, with no material recovered it remains impossible to suggest a date for this layer.

8.2 Response to the Aims and Objectives

- 8.2.1 The Written Scheme of Investigation outlined the following aims and objectives for the current study:

- **What is the nature, depth, survival and date of any archaeological deposits on the site?**
The strip, map and record exercise revealed no archaeological deposits or features.
- **Is there any evidence for prehistoric remains?**
No prehistoric remains were encountered during the strip, map and record exercise.
- **Is there any evidence for Roman activity?**
No Roman remains were encountered during the strip, map and record exercise.
- **What has been the impact on the site by previous development?**
The excavation of the footings for the new building revealed a sequence of undisturbed layers that had not been truncated by previous development on the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Andy and Bev Pearce for commissioning the work and for their assistance on site. The author would especially like to thank them both for their most welcome hospitality while on site on a particularly wet November day.
- 9.2 Thanks must also go to Mark Stevenson of English Heritage for monitoring the works on behalf of the London Borough of Bromley, to Hayley Baxter for preparing the illustrations and Helen Hawkins for her project management and for editing this report.

10 BIBLIOGRAPHY

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Available at

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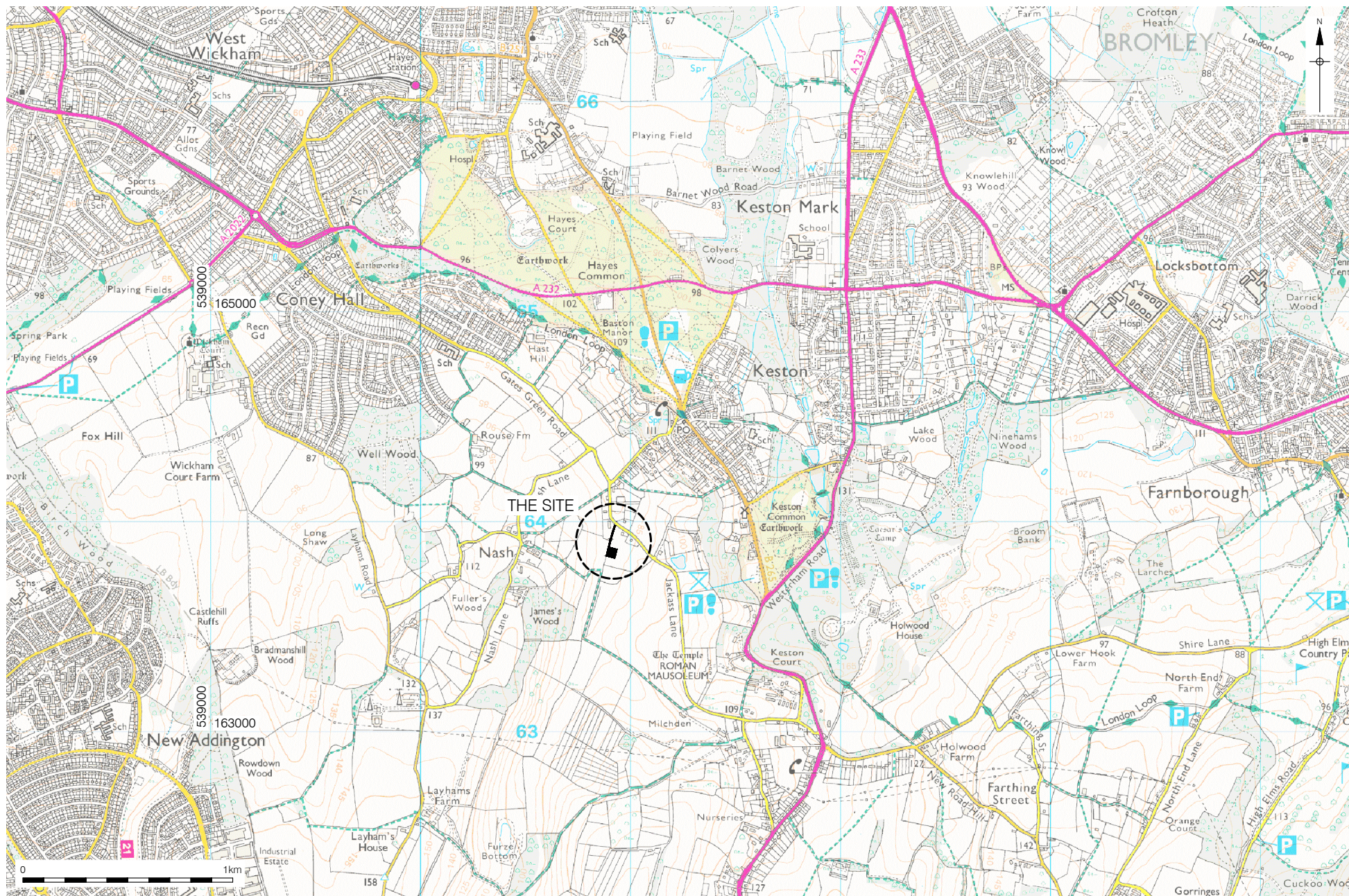
Taylor, J. With Brown, G. 2009. *Fieldwork Induction Manual: Operations Manual 1*. London: Pre-Construct Archaeology Limited.

Plate 1: General Site View During Excavation: View -West



Plate 2: Sequence of Deposits: View-East



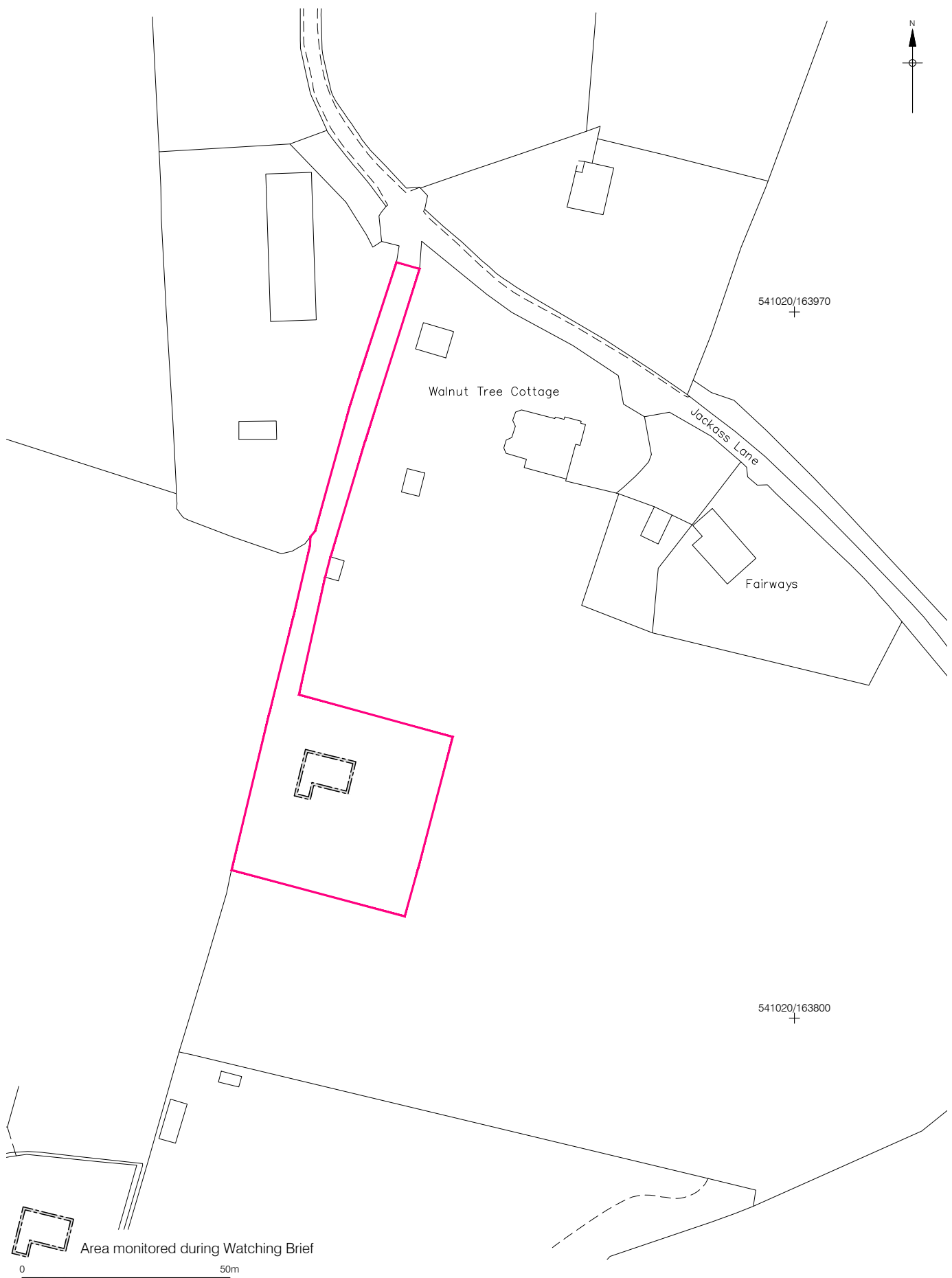


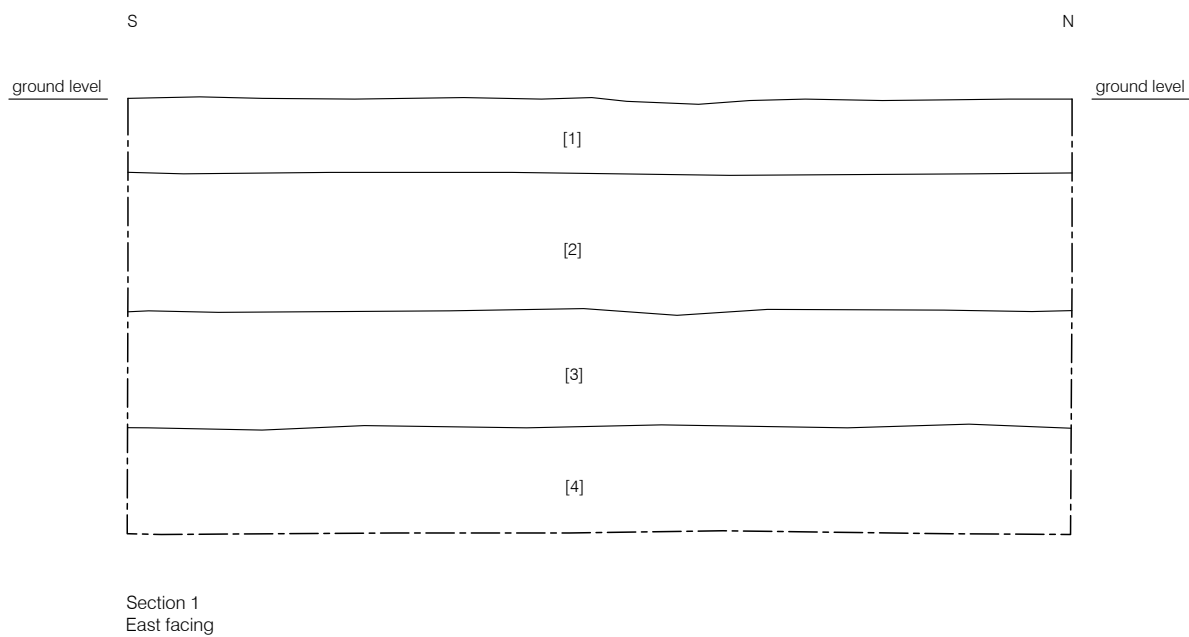
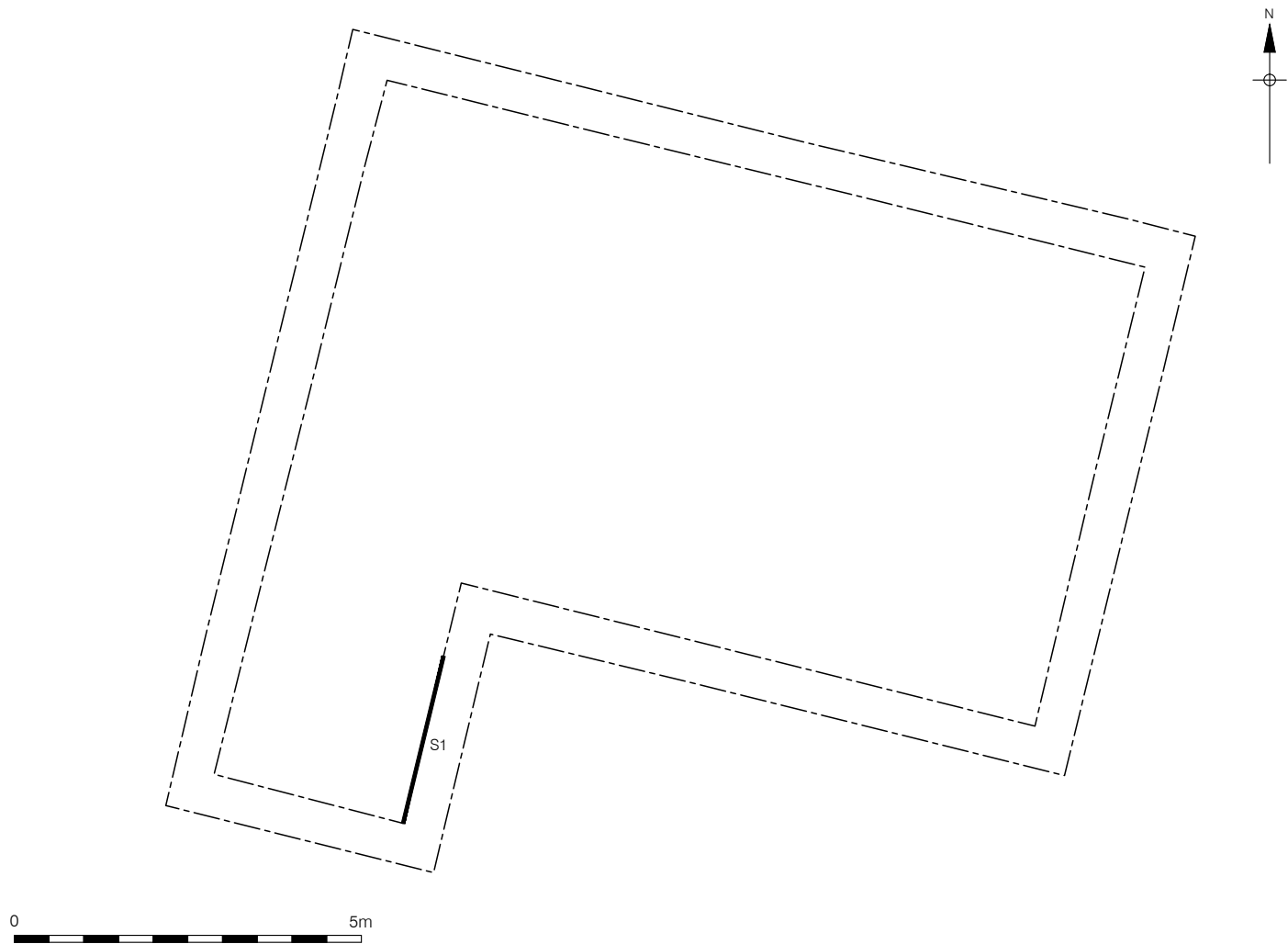
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Figure 1
Site Location
1:25,000 at A4

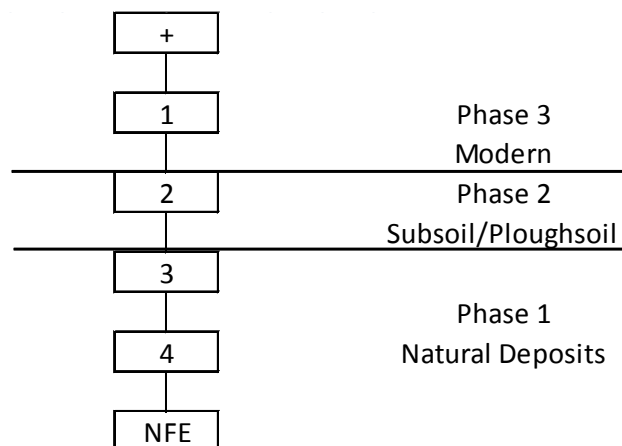




Appendix 1: Context Index

Context No.	Type	Trench No.	Plan No.	Section No.	Comments
1	Layer	TR 1		S. 1	Modern Topsoil
2	Layer	TR 1		S. 1	Subsoil/Ploughsoil
3	Layer	TR 1		S. 1	Naturally Deposited Flint Layer
4	Layer	TR 1	TR 1	S. 1	Natural Gravels

Appendix 2: Site Matrix



Appendix 3: OASIS Form

OASIS ID: preconst1-196026

Project details

Project name	The Barn, Jackass Lane, Keston, BR2 6AN
Short description of the project	An archaeological strip, map and record exercise was carried out on the site. This comprised the monitoring and recording of the machine excavation of footings for the construction of a new house on the site. No archaeological remains were identified.
Project dates	Start: 14-11-2014 End: 14-11-2014
Previous/future work	No / Not known
Any associated project reference codes	JCK 14 - Sitecode
Any associated project reference codes	DC/14/02178/FULL1 - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON BROMLEY BROMLEY The Barn, Jackass Lane, Keston, BR2 6AN
Postcode	BR2 6AN

Study area 50.00 Square metres

Site coordinates TQ 4088 6414 51.3583188765 0.0236192142525 51 21 29 N 000 01 25 E Point

Height OD / Depth Min: 0m Max: 0m

Project creators

Name of Organisation Pre-Construct Archaeology Ltd

Project brief PCA
 originator

Project design Helen Hawkins
 originator

Project director/manager Helen Hawkins

Project supervisor Ian Cipin

Project archives

Physical Archive No
 Exists?

Digital Archive LAARC
 recipient

Digital Archive ID JCK14

Digital Contents "none"

Digital Media "Images raster / digital photography"
 available

Paper Archive LAARC
 recipient

Paper Archive ID JCK14

Paper Contents "none"

Paper Media "Context
 available sheet", "Drawing", "Matrices", "Photograph", "Plan", "Report", "Section", "Unpublished Text"

Project bibliography 1

Grey literature (unpublished document/manuscript)

Publication type

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