

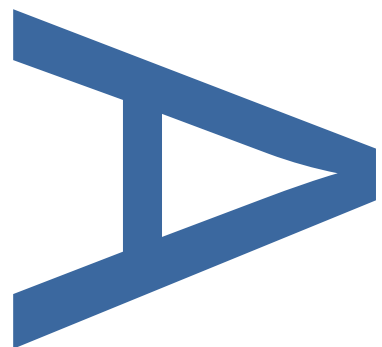
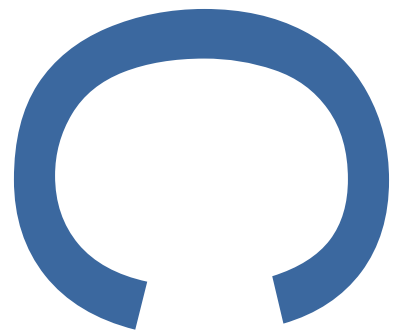
**LAND AT BARN COTTAGE,
CROUCH HOUSE ROAD,
EDENBRIDGE, KENT, TN8 5ED: AN
ARCHAEOLOGICAL WATCHING
BRIEF**

**LOCAL PLANNING AUTHORITY:
SEVENOAKS DISTRICT COUNCIL**

PCA REPORT NO: R12666

SITE CODE: KBCE16

OCTOBER 2016



**LAND AT BARN COTTAGE, CROUCH HOUSE ROAD, EDENBRIDGE, KENT,
TN8 5ED: AN ARCHAEOLOGICAL WATCHING BRIEF**

Site Code: KBCE16

Central NGR: TQ 4418 4616

Local Planning Authority: Sevenoaks District Council

Planning Reference: SE/15/02314/FUL

Commissioning Client: VP Construction Ltd

Written/Researched by: Kari Bower
Pre-Construct Archaeology Limited

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DOCUMENT VERIFICATION

**LAND AT BARN COTTAGE, CROUCH HOUSE ROAD, EDENBRIDGE,
KENT, TN8 5ED
Type of project
Watching Brief
Quality Control**

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology was commissioned by VP Construction Ltd to undertake an archaeological watching brief during the redevelopment of land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED (central National Grid Reference TQ 4418 4616) (Figure 1). The watching brief was commissioned in order to fulfil an archaeological condition attached to the planning permission granted for the redevelopment of the site. This report details the working methods and findings of the archaeological watching brief.
- 1.2 The works required for the site's redevelopment entailed the demolition of one residential building with associated outbuildings, followed by the excavation of foundation trenches for the footings of two new buildings (Figure 2). This was undertaken by a machine operating under continuous archaeological supervision, and entailed the removal of topsoil and natural geological layers to levels of between 1.00m and 1.25m below the current ground height.
- 1.3 The foundations and landscaping associated with the former building and outbuildings within the location of the two new ones had caused truncation across the site of between 0.20 and possibly 0.50m. In Trench 1 no features predating the modern period were observed. Two features were noted in Trench 2, one located at the north-west end and the other at the north-east. The north-western feature, was interpreted as a small pit which contained a piece of pottery dating to the Early Saxon period. The north-eastern feature was interpreted as a late post-medieval brick lined sump with CBM dating from 1800- 1900. The natural clay horizons were recorded in both trenches.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited undertook an archaeological watching brief on land at Barn Cottage, Crouch House Road, Edenbridge, Kent TN8 5ED in the county of Kent (central National Grid Reference TQ 4418 4616) (Figure 1) between 1st and 5th August 2016. The site is bounded to the west by Crouch House Road and to the north, east and south by adjacent properties (Figure 2).
- 2.2 The site is situated within the jurisdiction of Sevenoaks District Council. There are no Scheduled Ancient Monuments within the site limits.
- 2.3 The watching brief was commissioned by VP Construction Ltd in order to satisfy an archaeological condition imposed on the planning permission granted by the Sevenoaks District Council for the redevelopment of the site. In accordance with the Written Scheme of Investigation (WSI) (Stevenson 2016) foundation trenches for two new houses were continuously monitored. These were excavated to the top of the natural geology underlying the site.
- 2.4 The fieldwork was supervised by Kari Bower and Bruce Ferguson of PCA, Kari Bower also authored this report while project management and report editing were carried out by Helen Hawkins of PCA. Wendy Rogers, Archaeological Officer for Kent County Council monitored the work on behalf of the Local Planning Authority. The archaeological work was carried out in accordance with the WSI (Stevenson 2016), the Standards for Archaeological Work (Historic England 2016) and the Chartered Institute for Archaeologists (CIfA) Codes, Standards and Guidelines Papers (IfA 2009).
- 2.5 A unique-number site code, KBCE16, was devised by PCA and used to identify the site archive.

3 PLANNING AND BACKGROUND

3.1 National Policy: the National Planning Policy Framework (NPPF)

- 3.1.1 The proposed development is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF) and those of the Sevenoaks District Council, 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), which provides a framework that 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 nonintrusive means of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

128. 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.

129. 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 assessment 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.

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

3.2 The Glossary contained within the NPPF includes the following definitions:

Heritage Asset: 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

3.3 Sevenoaks District Council Policies states:

Policy EN25A:

The Local Planning Authority will preserve and protect the sites and, where appropriate, the settings of all archaeological remains, particularly those which are important in national terms. Where the physical preservation of remains in situ is warranted but development can proceed, developers will be required to mitigate adverse impacts by designing the development to secure that such preservation is achieved. In all cases where important archaeological remains, including those of regional or local significance, are known to or are likely to exist, applications will be refused unless arrangements have been made by the developer to allow satisfactory investigation and recording by an approved archaeological body to take place in advance of or during development. The specification and programme of work for the archaeological investigation, including its relationship to the programme of development, should be submitted to and approved by the Local Planning Authority, prior to the commencement of development.

Policy EN25B:

In order to determine a planning application the Local Planning Authority will require, where appropriate, the developer to provide the additional information in the form of an assessment of the archaeological importance of the site in question and the likely impact of development. In certain cases such an assessment may involve fieldwork including a trial excavation or

other form of evaluation. Planning permission will be refused in the absence of a thorough assessment of the archaeological implications of the proposal.

3.4 Site Specific Constraints

- 3.4.1 There are no Scheduled Ancient Monuments within the development site, nor does it lie within of an Area of High Archaeological Potential as defined in the Sevenoaks District Planning Policy.

3.5 Site Specific Planning Background

- 3.5.1 Planning permission has been granted by Sevenoaks District Council (planning reference SE/15/02314/FUL) for the demolition of existing house on the site of Barn Cottage, clearance of site and erection of two 3 bedroom detached houses. The permission for the development is subject to a condition, No. 9, which states:

“No development shall take place until the applicant has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the local planning authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the local planning authority.”

4 GEOLOGY AND TOPOGRAPHY

4.1 This section is taken from the WSI prepared for the site (PCA 2016).

4.1 Geology

4.1.1 The geology on the site comprises Weald Clay Formation. A Sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period. The local environment was previously dominated by swamps, estuaries and deltas. The superficial deposits on the site are river terrace deposits of clay, silt, sand and gravel. These superficial deposits formed up to 3 million years ago in the Quaternary Period. Here the local environment was previously dominated by rivers (BGS 2016).

4.1.2 The nearest major watercourse to the site is the River Eden, approximately 0.3 km to the south-east.

4.2 Topography

4.2.1 The site is bounded to the west by Crouch House Road and the north, east and south by adjacent properties. Spot heights were taken from survey drawings of the existing development, which were provided by Paul Omurca of VP Construction Ltd. These were used to indicate the surface elevations across the site

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 This section is a summary of the archaeological and historical background taken from the WSI prepared for the site (PCA 2016).
- 5.2 The old part of the town grew along a section of the otherwise disused Roman road, the London to Lewes Way at the point where it crossed the river. Iron slag from iron smelting in the surrounding area was used in building the road. In the Middle Ages, it became a centre of the Wealden iron industry. There are many medieval timber buildings in the town, one of which houses the Eden Valley Museum.
- 5.3 With the coming of the railways the town expanded and the community of Marlpit Hill, north of the original settlement, is now part of the town.
- 5.4 The site itself lies on the site of a post-medieval farm complex.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The watching brief was conducted according to the Written Scheme of Investigation (WSI) prepared by PCA (Stevenson 2016) prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may have required further investigation.
- 6.2 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists.
- 6.3 All invasive construction ground works at the site which threatened potential archaeological deposits were monitored under archaeological watching brief conditions between 1st and 8th August 2016. The excavation of foundations trenches and associated ground reduction for the two new houses, exposed a modern man made horizon which in turn overlay natural geological layers, which covered the entirety of the site. No features or layers other than 20th century levelling and natural geology were encountered in Trench 1. One Early Saxon pit and a modern 20th century sump, were encountered during the excavation of Trench 2.
- 6.4 All layers encountered were inspected and recorded in sections at 1:10 using standard single context recording methods. The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in Kent, that is, those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's Operations Manual 1 (Taylor 2009).
- 6.5 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.6 All levels were taken from a topographic survey provided by Paul Omurca (Hazel McCormack Young LLP, drawing no: 141/100, July 2015).
- 6.7 The complete archive produced during the watching brief, comprising of written, drawn, photographic records and artefacts will be deposited at PCA's office in London and identified by site code KBCE16.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Geological Deposits

- 7.1.1 The earliest deposits encountered during the watching brief consisted of two clay layers. The first was a friable to firm clay with mottled colours of light yellow, mid orange and light grey. This deposit had very occasional sub angular to sub rounded stones throughout but was otherwise sterile. This deposit was recorded as [4] and [8], with top heights of 40.58m OD in Trench 1, 40.82m OD in Trench 2 (Figures 3 and 4; Plates 3, 6, 7, 8, 12 and 13).
- 7.1.2 Deposit [4] and [8] was sealed by a gravelly clay layer [3] and [7], the layer comprised a firm, mid brownish grey clay with frequent small sub rounded stones, manganese and pockets of pure mottled yellow grey clay. It ranged in thickness from 0.40m to 0.63m. The layer was first encountered at 41.11m OD in Trench 1 and at 40.65m OD and Trench 2. (Figures 3 and 4; Plates 4, 6, 7, 8, 12, 13 and 14).
- 7.1.3 Deposits [3] and [7] were in turn be sealed by upper clay layers [2] and [6] formed of friable to firm mid yellow clay with mid orange mottling. The deposit had very occasional sub angular to sub rounded stones throughout but was otherwise sterile. It ranged in thickness from 0.10m to 0.15m with the uppermost height recorded at 41.21m OD in Trench 1 and at 41.19m OD and Trench 2 (Figures 3 and 4; Plates: 6, 7, 8, 9, 12, 13 and 14).

7.2 Phase 2: Early Medieval

- 7.2.1 In Trench 2 two features were observed towards the north-east [10] and north-west [12] ends. Feature [12] contained a single fill, which comprised a firm, mid brown grey sandy clay with frequent small to medium sized sub rounded to sub angular flint stones. Excavation of the feature retrieved two CBM fragments with a date range of 1480 -1900 and a single sherd of pottery, which dated to the early Saxon period. Only the south-eastern portion of the feature was observed during the excavation and as such the length and width measurements can only be approximated – c.1.60m (N-S) x c.0.75m (E-W), a depth of 0.35m and an uppermost height of 41.14m OD (Figures 3 and 4).

7.3 Phase 3: Post Medieval

- 7.3.1 In Trench 1 a modern pit feature [+] was observed at the east side of the trench and was interpreted as a soak away for the demolished 1930s Barn Cottage which previously occupied the site (Figures 3 and 4; Plate 9).
- 7.3.2 The north-east feature [10] in Trench 2, was interpreted as a late post-medieval soak away associated with a structure present on site prior to the construction of the now demolished 1930s Barn Cottage. It contained a single fill, which comprised a friable mid to dark grey silty clay with frequent brick fragments and occasional small to medium sized sub rounded to sub angular stones. Excavation of the feature retrieved one brick with a date range of 1800-1900, which accords with the cartographic evidence for the site. As only the eastern half of the feature was excavated a full length measurement can only be approximated - 1.10m (w) x

c.1.50m (l) x 0.45m (d) with an uppermost height of 40.91m OD (Figures 3 and 4; Plate 14).

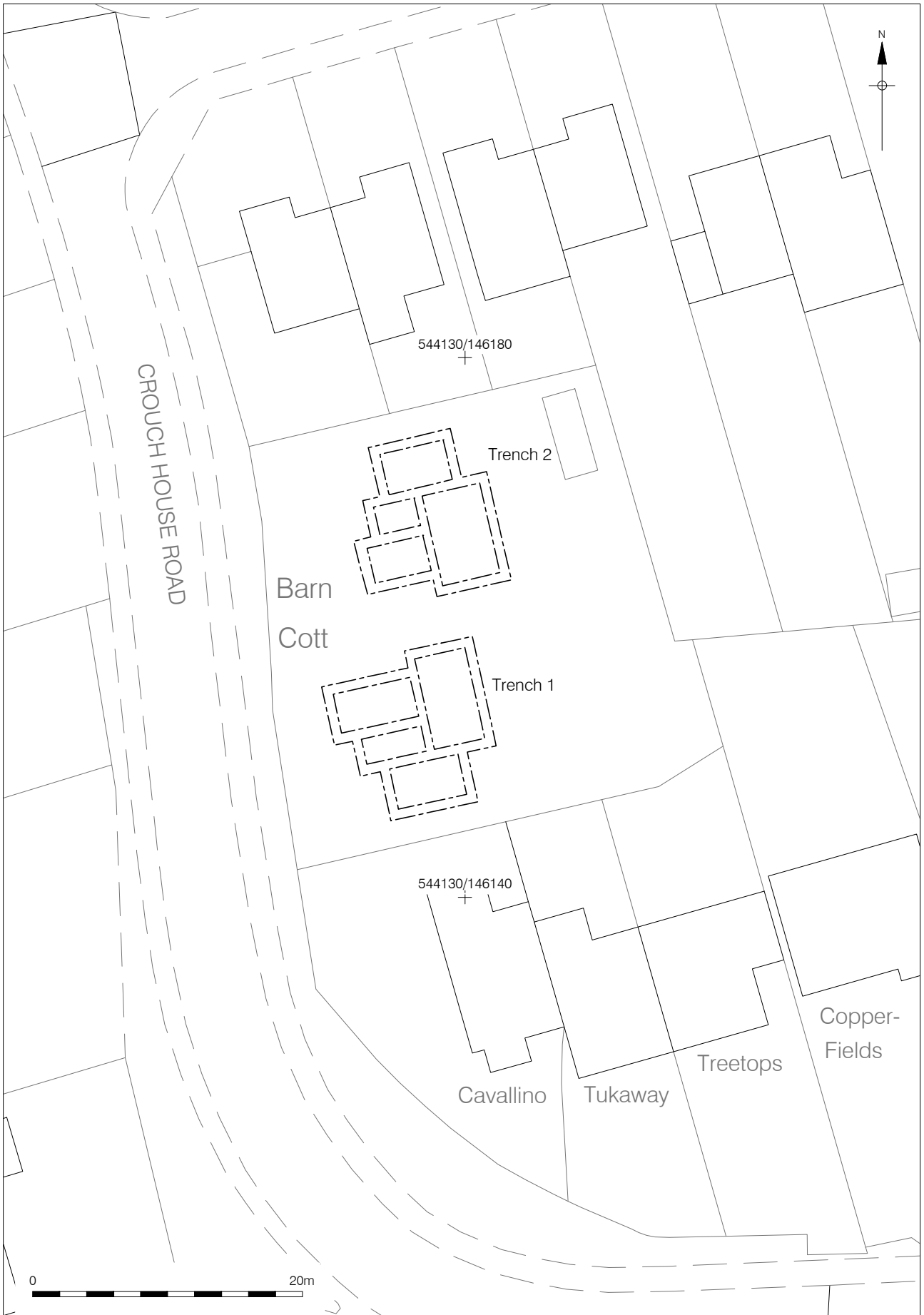
7.4 Phase 3: Modern 20th Century

7.4.1 In Trenches 1 and 2, the topsoil/made ground layer [1] and [5], comprised a mid-grey brown silty clay with frequent amounts of rooting, frequent small sub rounded to sub angular stones, and frequent amounts of chalk and chalk flecking. The layer ranged in thickness from 0.20m to 0.35m, with a maximum height of 41.48m OD in Trench 1 and 41.34m OD in Trench 2. Both layers were related to the development of Barn Cottage (previously referred to as Campden) in the 1960s and recently demolished. Excavation of the layer yielded three CBM fragments (Figures 3 and 4; Plates 1 to 14).



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Figure 1
 Site Location
 1:2,000,000 & 1:25,000 at A4



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22/08/16 CF

Figure 2
Trench Location
1:400 at A4

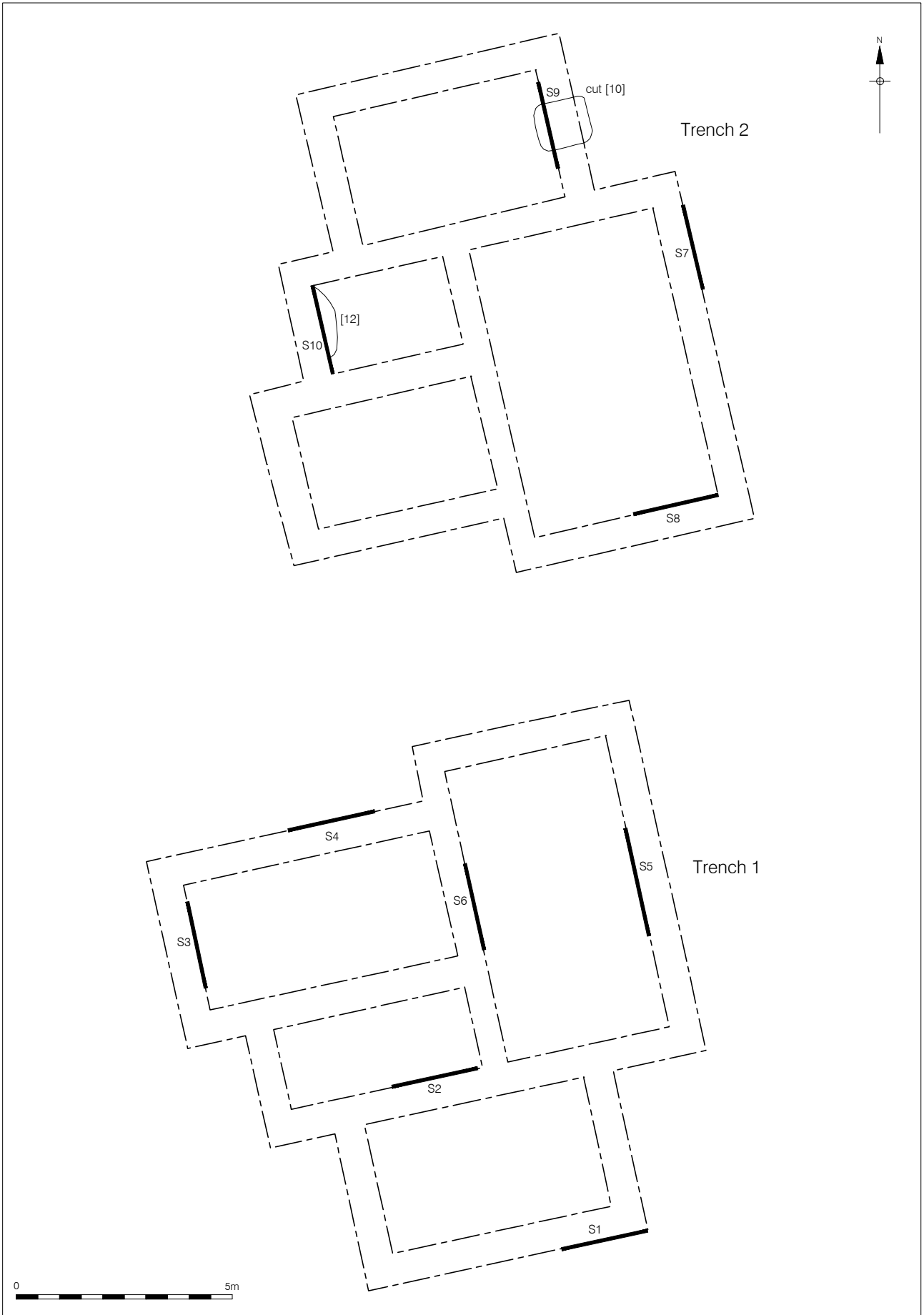


Figure 3
 Trenches 1 and 2
 1:125 at A4

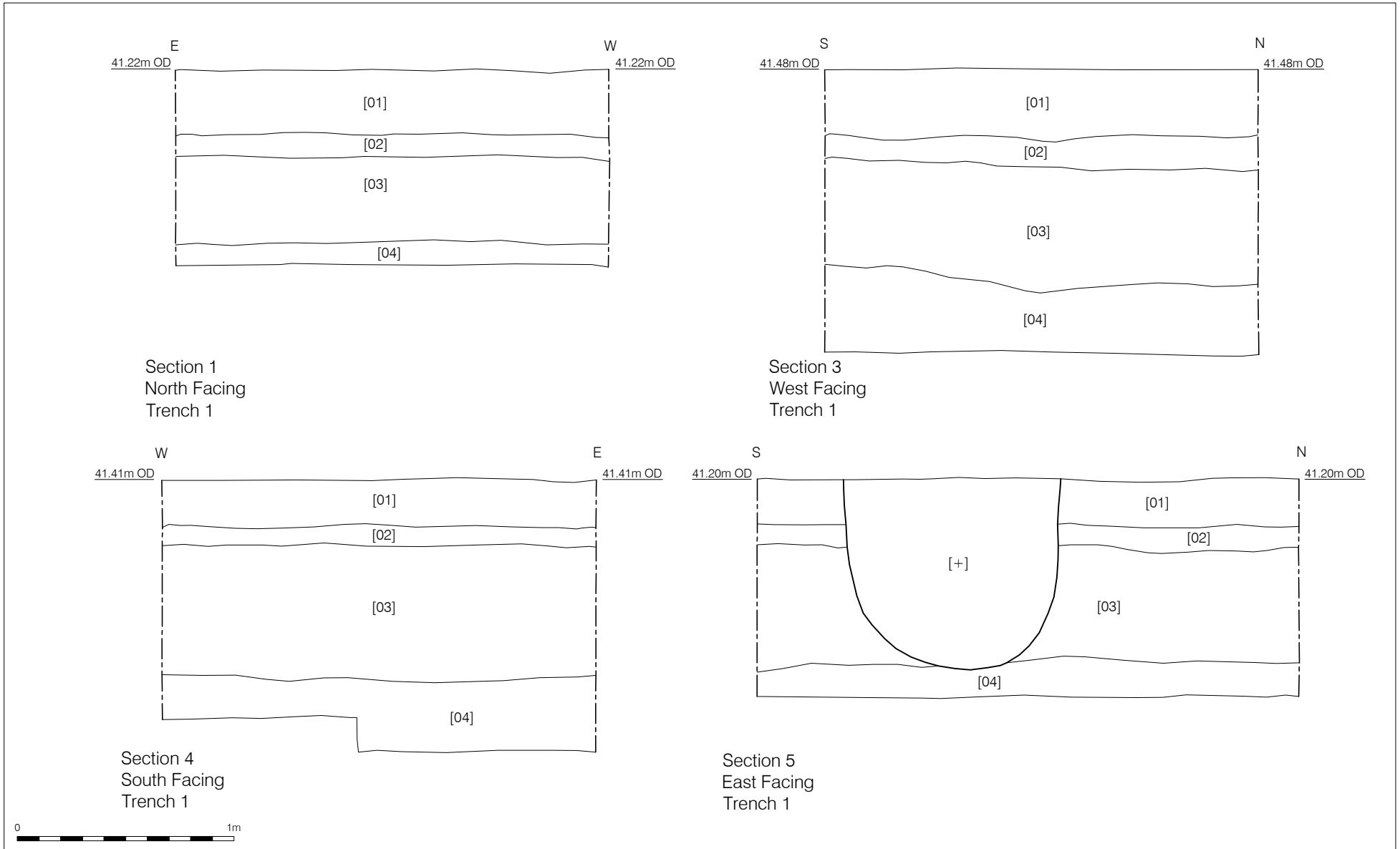
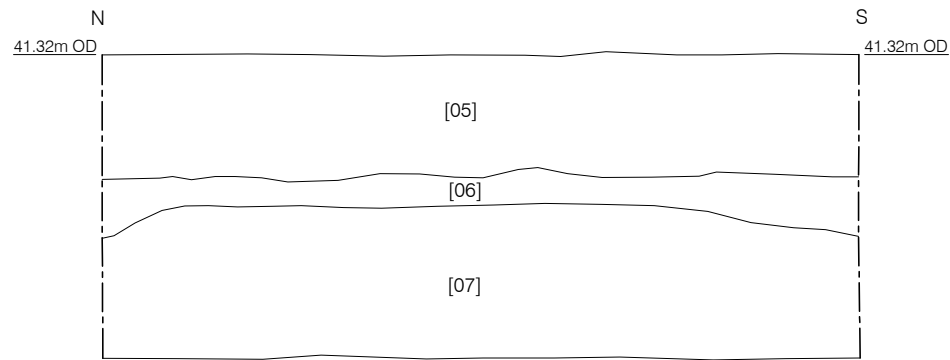
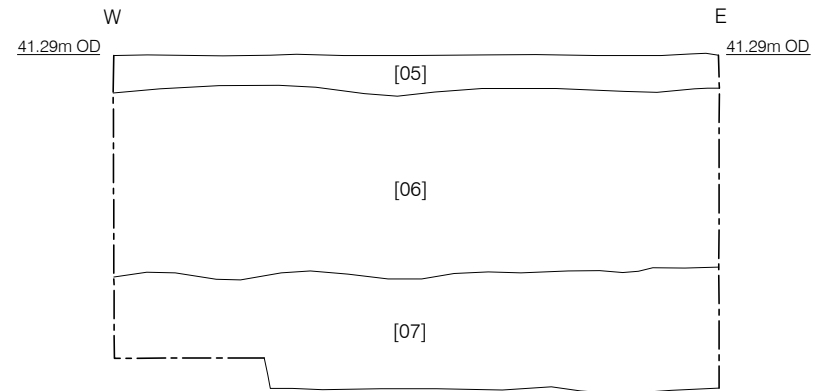


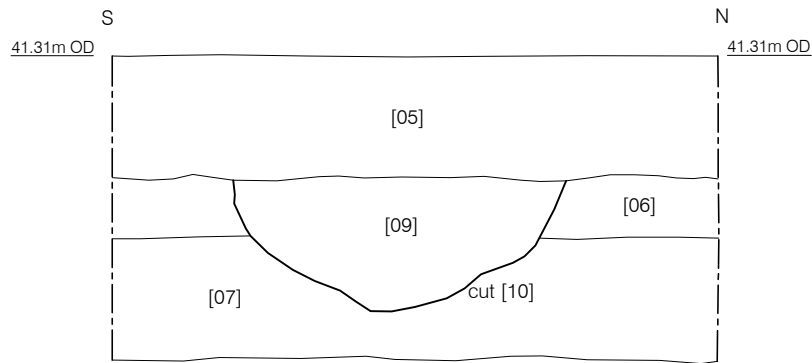
Figure 4
 Sections 1 and 3-5
 1:25 at A4



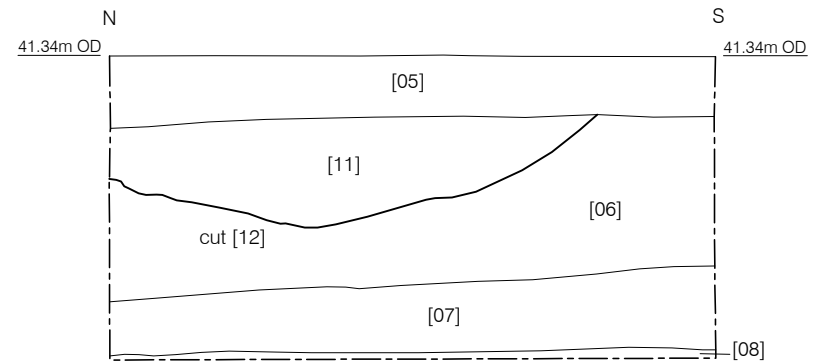
Section 7
West Facing
Trench 2



Section 8
South Facing
Trench 2



Section 9
East Facing
Trench 2



Section 10
West Facing
Trench 2



8 CONCLUSIONS

8.1 Archaeological conclusions

8.1.1 The archaeological watching brief demonstrated that the natural clay horizons survived across the entirety of site immediately below a modern topsoil horizon. This layer produced CBM fragments which dated to the post-medieval period. Two features were observed towards the northern end of site. A north-eastern feature was indicative of land use following the increased urbanisation of the area from the early 20th century onwards and into the modern day. The western feature is possibly representative of early medieval occupation. The finds were all retrieved from the base of the fills and layers.

8.2 Response to the Original Research Design

The investigation aimed to address the following primary objectives:

To determine the significance of any surviving archaeological features and deposits within the site.

The investigation recorded one pit in Trench 2, which contained both Saxon pottery and post-medieval CBM, but as the pottery was retrieved from the base of the pit and the CBM close to both the uppermost height and excavation edge it is likely that the CBM was intrusive. Given the location of Barn Cottage to the historic medieval core of Edenbridge it is not surprising that evidence of such an early period is present on site.

To establish the extent of all past post-depositional impacts on the archaeological resource.

Evidence for low level early medieval activity was documented by the investigation. The post-depositional impacts on the archaeological resource are consistent across the site, comprising truncation by landscaping in the early twentieth century, down to the natural geological layers, and the build up of a levelling/topsoil layer.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Paul Omurca of VP Construction Ltd for commissioning the evaluation and Wendy Rogers, Archaeological Officer for Kent County Council, for monitoring the work on behalf of Sevenoaks District Council.
- 9.2 The author would like to thank Helen Hawkins for project managing the work and editing this report. The author would also like to thank Charlotte Faiers for the illustrations, Amparo Valcarcel for spot dating the CBM and Chris Jarrett for spot dating the pottery.

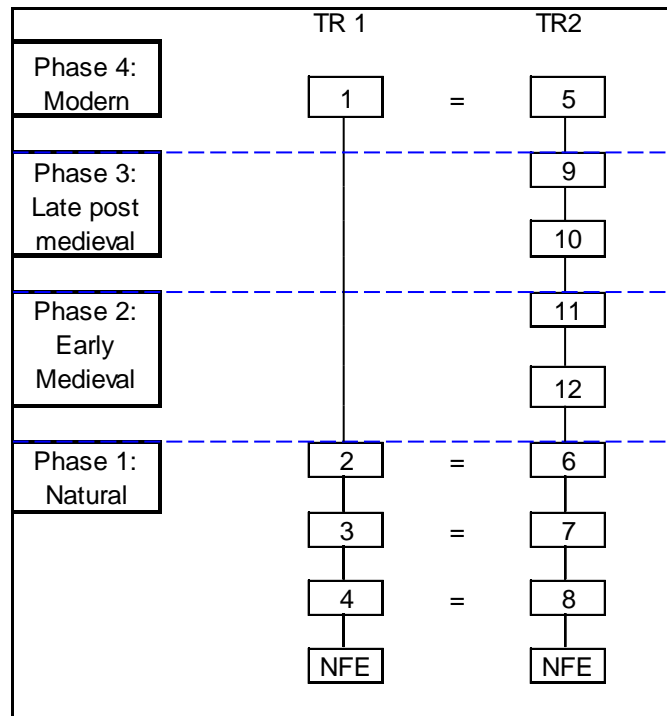
10 BIBLIOGRAPHY

Stevenson, G., 2016, *Written Scheme of Investigation for an Archaeological Pro-active Observation and Recording Exercise at Barn Cottage, Crouch House, Edenbridge, Kent, TN8 5ED*. Unpublished Client Report

APPENDIX 1: CONTEXT REGISTER

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Phase
KBCE16	1	-	Sections 1 - 6	Layer	Top Soil	4
KBCE16	2	-	Sections 1 - 6	Layer	Natural clay	1
KBCE16	3	-	Sections 1 - 6	Layer	Natural gravelly clay	1
KBCE16	4	Trench 1	Sections 1 - 6	Layer	Natural clay	1
KBCE16	5	Trench 2	Section 7, 8 and	Layer	Top Soil	4
KBCE16	6	-	Section 7, 8 and	Layer	Natural clay	1
KBCE16	7	-	Section 7, 8 and	Layer	Natural gravelly clay	1
KBCE16	8	Trench 2	Section 7, 8 and	Layer	Natural clay	1
KBCE16	9	Trench 2	Section 9	Deposit	Fill of [10]	3
KBCE16	10	Trench 2	Section 9	Cut	Cut of 20th century sump	3
KBCE16	11	Trench 2	Section 10	Deposit	Fill of [12]	2
KBCE16	12	Trench 2	Section 10	Cut	North-South aligned pit	2

APPENDIX 2: TRENCH MATRIX



APPENDIX 3: POTTERY ASSESSMENT

By Chris Jarrett August 2016

A single sherd (11g) of pottery was recovered from the archaeological investigation and this was found in context [11]. The pottery dates to the Early Saxon period and can be classified according to the Canterbury Archaeological Trust Saxon coding system as chalk-filled sandy ware (fabric code: EMS2), dated c. 450/75 - 675/700. The sherd comes from the body of the vessel and it is reduced, although the sherd's inner surface is missing.

The sherd of pottery is interesting for demonstrating that Early Saxon activity is located on or in the vicinity of the site. The main potential of the pottery is to date the context it was recovered from (besides indicating possible Early Saxon activity on or close to the site). There are no recommendations for further work on the pottery.

APPENDIX 4: CERAMIC BUILDING MATERIAL SPOT DATING INDEX

By Amparo Valcarcel August 2016

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
2	2276type	Post medieval unglazed peg tiles	3	1480	1900	1480	1900	1480-1900	No mortar
9	3032tRtype	Post great fire unfrogged brick	1	1666	1900	1666	1900	1780-1900	1800-1900
11	2276type	Abraded post medieval unglazed peg tile	1	1480	1900	1480	1900	1480-1900	No mortar

APPENDIX 5: OASIS FORM

OASIS ID: preconst1-260526

Project details

Project name	Land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED: An Archaeological Watching Brief
Short description of the project	Pre-Construct Archaeology was commissioned by VP Construction Ltd to undertake an archaeological watching brief during the redevelopment of land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED. The works for the site's redevelopment entailed the excavation of trench footings for two new houses (Trench 1 and 2). In both trenches a layer of post-medieval topsoil was observed which produced post-medieval material. In Trench 1 no features predating the modern period were observed. Two features were noted in Trench 2, one located at the north western end and the other at the north-eastern end. The north-western feature of the two was interpreted as a small pit which contained one piece of pottery dating to the Early Saxon period. The north-eastern feature was interpreted as a late post medieval brick lined sump with CBM dating from 1800- 1900. The natural clay horizons were recorded in both trenches.
Project dates	Start: 01-08-2016 End: 08-08-2016
Previous/future work	No / Not known
Any associated project reference codes	KBCE16 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	PIT Early Medieval
Monument type	PIT Post Medieval
Significant Finds	POTTERY Early Medieval
Significant Finds	PEG TILE Post Medieval
Significant Finds	BRICK Post Medieval
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	KENT SEVENOAKS EDENBRIDGE Barn Cottage, Crouch House Road, Edenbridge, Kent
Postcode	TN8 5ED

Study area 120 Square metres
Site coordinates TQ 4418 4616 51.195903163529 0.063732448109 51 11 45 N 000 03 49 E Point
Height OD / Depth Min: 40.58m Max: 40.65m

Project creators

Name of Organisation Pre-Construct Archaeology Limited
Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator Gemma Stevenson
Project director/manager Helen Hawkins
Project supervisor Kari Bower
Type of sponsor/funding body Developer
Name of sponsor/funding body VP Construction Ltd

Project archives

Physical Archive recipient PCA
Physical Archive ID KBCE16
Physical Contents "Ceramics"
Digital Archive recipient PCA
Digital Archive ID KBCE16
Digital Contents "none"
Digital Media available "Text", "Images raster / digital photography", "Spreadsheets", "Survey"
Paper Archive recipient PCA
Paper Archive ID KBCE16
Paper Contents "none"

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

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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)

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APPENDIX 5: PLATES



Plate 1: General site shot looking northeast, (KBCE16 (4))



Plate 2: Excavation shot of trench 1, looking southwest, (KBCE16 (6))



Plate 3: Excavation shot showing one trench run in House 1 (trench 1), looking southwest, (KBCE16 (13))



Plate 4: Mid excavation shot of one trench run in House 2 (trench 2), looking west, (KBCE16 (24))



Plate 5: Excavation shot of House 2 (Trench 2), looking southwest (KBCE16 (26))



Plate 6: Sample Section 1 in trench 1, looking south, (KBCE16 (14))



Plate 7: Sample Section 3 in trench 1, looking east, (KBCE16 (16))



Plate 8: Sample Section 4 in trench 1, looking east, (KBCE16 (17))



Plate 9: Sample Section 5 in trench 1, looking west, (KBCE16 (21))



Plate 10: Trench 1 following poured cement foundations, looking south (KBCE16 (29))



Plate 11: Ground reduction in Trench 1, looking south (KBCE16 (35))



Plate 12: Sample Section 7, looking west (KBCE16 (27))



Plate 13: Sample Section 8, looking west (KBCE16 (28))



Plate 14: Sample Section 9, looking west (KBCE16 (40))

**LAND AT BARN COTTAGE, CROUCH HOUSE ROAD, EDENBRIDGE, KENT,
TN8 5ED: AN ARCHAEOLOGICAL WATCHING BRIEF**

Site Code: KBCE16

Central NGR: TQ 4418 4616

Local Planning Authority: Sevenoaks District Council

Planning Reference: SE/15/02314/FUL

Commissioning Client: VP Construction Ltd

Written/Researched by: Kari Bower
Pre-Construct Archaeology Limited

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October 2016

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology was commissioned by VP Construction Ltd to undertake an archaeological watching brief during the redevelopment of land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED (central National Grid Reference TQ 4418 4616) (Figure 1). The watching brief was commissioned in order to fulfil an archaeological condition attached to the planning permission granted for the redevelopment of the site. This report details the working methods and findings of the archaeological watching brief.
- 1.2 The works required for the site's redevelopment entailed the demolition of one residential building with associated outbuildings, followed by the excavation of foundation trenches for the footings of two new buildings (Figure 2). This was undertaken by a machine operating under continuous archaeological supervision, and entailed the removal of topsoil and natural geological layers to levels of between 1.00m and 1.25m below the current ground height.
- 1.3 The foundations and landscaping associated with the former building and outbuildings within the location of the two new ones had caused truncation across the site of between 0.20 and possibly 0.50m. In Trench 1 no features predating the modern period were observed. Two features were noted in Trench 2, one located at the north-west end and the other at the north-east. The north-western feature, was interpreted as a small pit which contained a piece of pottery dating to the Early Saxon period. The north-eastern feature was interpreted as a late post-medieval brick lined sump with CBM dating from 1800- 1900. The natural clay horizons were recorded in both trenches.

2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited undertook an archaeological watching brief on land at Barn Cottage, Crouch House Road, Edenbridge, Kent TN8 5ED in the county of Kent (central National Grid Reference TQ 4418 4616) (Figure 1) between 1st and 5th August 2016. The site is bounded to the west by Crouch House Road and to the north, east and south by adjacent properties (Figure 2).
- 2.2 The site is situated within the jurisdiction of Sevenoaks District Council. There are no Scheduled Ancient Monuments within the site limits.
- 2.3 The watching brief was commissioned by VP Construction Ltd in order to satisfy an archaeological condition imposed on the planning permission granted by the Sevenoaks District Council for the redevelopment of the site. In accordance with the Written Scheme of Investigation (WSI) (Stevenson 2016) foundation trenches for two new houses were continuously monitored. These were excavated to the top of the natural geology underlying the site.
- 2.4 The fieldwork was supervised by Kari Bower and Bruce Ferguson of PCA, Kari Bower also authored this report while project management and report editing were carried out by Helen Hawkins of PCA. Wendy Rogers, Archaeological Officer for Kent County Council monitored the work on behalf of the Local Planning Authority. The archaeological work was carried out in accordance with the WSI (Stevenson 2016), the Standards for Archaeological Work (Historic England 2016) and the Chartered Institute for Archaeologists (CIfA) Codes, Standards and Guidelines Papers (IfA 2009).
- 2.5 A unique-number site code, KBCE16, was devised by PCA and used to identify the site archive.

3 PLANNING AND BACKGROUND

3.1 National Policy: the National Planning Policy Framework (NPPF)

- 3.1.1 The proposed development is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF) and those of the Sevenoaks District Council, 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), which provides a framework that 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 nonintrusive means of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

128. 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.

129. 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 assessment 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.

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

3.2 The Glossary contained within the NPPF includes the following definitions:

Heritage Asset: 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing). Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

3.3 Sevenoaks District Council Policies states:

Policy EN25A:

The Local Planning Authority will preserve and protect the sites and, where appropriate, the settings of all archaeological remains, particularly those which are important in national terms. Where the physical preservation of remains in situ is warranted but development can proceed, developers will be required to mitigate adverse impacts by designing the development to secure that such preservation is achieved. In all cases where important archaeological remains, including those of regional or local significance, are known to or are likely to exist, applications will be refused unless arrangements have been made by the developer to allow satisfactory investigation and recording by an approved archaeological body to take place in advance of or during development. The specification and programme of work for the archaeological investigation, including its relationship to the programme of development, should be submitted to and approved by the Local Planning Authority, prior to the commencement of development.

Policy EN25B:

In order to determine a planning application the Local Planning Authority will require, where appropriate, the developer to provide the additional information in the form of an assessment of the archaeological importance of the site in question and the likely impact of development. In certain cases such an assessment may involve fieldwork including a trial excavation or

other form of evaluation. Planning permission will be refused in the absence of a thorough assessment of the archaeological implications of the proposal.

3.4 Site Specific Constraints

- 3.4.1 There are no Scheduled Ancient Monuments within the development site, nor does it lie within of an Area of High Archaeological Potential as defined in the Sevenoaks District Planning Policy.

3.5 Site Specific Planning Background

- 3.5.1 Planning permission has been granted by Sevenoaks District Council (planning reference SE/15/02314/FUL) for the demolition of existing house on the site of Barn Cottage, clearance of site and erection of two 3 bedroom detached houses. The permission for the development is subject to a condition, No. 9, which states:

“No development shall take place until the applicant has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the local planning authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the local planning authority.”

4 GEOLOGY AND TOPOGRAPHY

4.1 This section is taken from the WSI prepared for the site (PCA 2016).

4.1 Geology

4.1.1 The geology on the site comprises Weald Clay Formation. A Sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period. The local environment was previously dominated by swamps, estuaries and deltas. The superficial deposits on the site are river terrace deposits of clay, silt, sand and gravel. These superficial deposits formed up to 3 million years ago in the Quaternary Period. Here the local environment was previously dominated by rivers (BGS 2016).

4.1.2 The nearest major watercourse to the site is the River Eden, approximately 0.3 km to the south-east.

4.2 Topography

4.2.1 The site is bounded to the west by Crouch House Road and the north, east and south by adjacent properties. Spot heights were taken from survey drawings of the existing development, which were provided by Paul Omurca of VP Construction Ltd. These were used to indicate the surface elevations across the site

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 This section is a summary of the archaeological and historical background taken from the WSI prepared for the site (PCA 2016).
- 5.2 The old part of the town grew along a section of the otherwise disused Roman road, the London to Lewes Way at the point where it crossed the river. Iron slag from iron smelting in the surrounding area was used in building the road. In the Middle Ages, it became a centre of the Wealden iron industry. There are many medieval timber buildings in the town, one of which houses the Eden Valley Museum.
- 5.3 With the coming of the railways the town expanded and the community of Marlpit Hill, north of the original settlement, is now part of the town.
- 5.4 The site itself lies on the site of a post-medieval farm complex.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The watching brief was conducted according to the Written Scheme of Investigation (WSI) prepared by PCA (Stevenson 2016) prior to the commencement of works. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may have required further investigation.
- 6.2 All works were undertaken in accordance with the guidelines set out by Historic England and the Chartered Institute for Archaeologists.
- 6.3 All invasive construction ground works at the site which threatened potential archaeological deposits were monitored under archaeological watching brief conditions between 1st and 8th August 2016. The excavation of foundations trenches and associated ground reduction for the two new houses, exposed a modern man made horizon which in turn overlay natural geological layers, which covered the entirety of the site. No features or layers other than 20th century levelling and natural geology were encountered in Trench 1. One Early Saxon pit and a modern 20th century sump, were encountered during the excavation of Trench 2.
- 6.4 All layers encountered were inspected and recorded in sections at 1:10 using standard single context recording methods. The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in Kent, that is, those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's Operations Manual 1 (Taylor 2009).
- 6.5 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.6 All levels were taken from a topographic survey provided by Paul Omurca (Hazel McCormack Young LLP, drawing no: 141/100, July 2015).
- 6.7 The complete archive produced during the watching brief, comprising of written, drawn, photographic records and artefacts will be deposited at PCA's office in London and identified by site code KBCE16.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Geological Deposits

- 7.1.1 The earliest deposits encountered during the watching brief consisted of two clay layers. The first was a friable to firm clay with mottled colours of light yellow, mid orange and light grey. This deposit had very occasional sub angular to sub rounded stones throughout but was otherwise sterile. This deposit was recorded as [4] and [8], with top heights of 40.58m OD in Trench 1, 40.82m OD in Trench 2 (Figures 3 and 4; Plates 3, 6, 7, 8, 12 and 13).
- 7.1.2 Deposit [4] and [8] was sealed by a gravelly clay layer [3] and [7], the layer comprised a firm, mid brownish grey clay with frequent small sub rounded stones, manganese and pockets of pure mottled yellow grey clay. It ranged in thickness from 0.40m to 0.63m. The layer was first encountered at 41.11m OD in Trench 1 and at 40.65m OD and Trench 2. (Figures 3 and 4; Plates 4, 6, 7, 8, 12, 13 and 14).
- 7.1.3 Deposits [3] and [7] were in turn be sealed by upper clay layers [2] and [6] formed of friable to firm mid yellow clay with mid orange mottling. The deposit had very occasional sub angular to sub rounded stones throughout but was otherwise sterile. It ranged in thickness from 0.10m to 0.15m with the uppermost height recorded at 41.21m OD in Trench 1 and at 41.19m OD and Trench 2 (Figures 3 and 4; Plates: 6, 7, 8, 9, 12, 13 and 14).

7.2 Phase 2: Early Medieval

- 7.2.1 In Trench 2 two features were observed towards the north-east [10] and north-west [12] ends. Feature [12] contained a single fill, which comprised a firm, mid brown grey sandy clay with frequent small to medium sized sub rounded to sub angular flint stones. Excavation of the feature retrieved two CBM fragments with a date range of 1480 -1900 and a single sherd of pottery, which dated to the early Saxon period. Only the south-eastern portion of the feature was observed during the excavation and as such the length and width measurements can only be approximated – c.1.60m (N-S) x c.0.75m (E-W), a depth of 0.35m and an uppermost height of 41.14m OD (Figures 3 and 4).

7.3 Phase 3: Post Medieval

- 7.3.1 In Trench 1 a modern pit feature [+] was observed at the east side of the trench and was interpreted as a soak away for the demolished 1930s Barn Cottage which previously occupied the site (Figures 3 and 4; Plate 9).
- 7.3.2 The north-east feature [10] in Trench 2, was interpreted as a late post-medieval soak away associated with a structure present on site prior to the construction of the now demolished 1930s Barn Cottage. It contained a single fill, which comprised a friable mid to dark grey silty clay with frequent brick fragments and occasional small to medium sized sub rounded to sub angular stones. Excavation of the feature retrieved one brick with a date range of 1800-1900, which accords with the cartographic evidence for the site. As only the eastern half of the feature was excavated a full length measurement can only be approximated - 1.10m (w) x

c.1.50m (l) x 0.45m (d) with an uppermost height of 40.91m OD (Figures 3 and 4; Plate 14).

7.4 Phase 3: Modern 20th Century

7.4.1 In Trenches 1 and 2, the topsoil/made ground layer [1] and [5], comprised a mid-grey brown silty clay with frequent amounts of rooting, frequent small sub rounded to sub angular stones, and frequent amounts of chalk and chalk flecking. The layer ranged in thickness from 0.20m to 0.35m, with a maximum height of 41.48m OD in Trench 1 and 41.34m OD in Trench 2. Both layers were related to the development of Barn Cottage (previously referred to as Campden) in the 1960s and recently demolished. Excavation of the layer yielded three CBM fragments (Figures 3 and 4; Plates 1 to 14).

Figure 1: Site Location

Figure 2: Trench Location

Figure 3: Plan of Trenches 1 and 2

Figure 4: Sections 1, 3, 4, 5

Figure 5: Sections 7, 8, 9 and 10

8 CONCLUSIONS

8.1 Archaeological conclusions

8.1.1 The archaeological watching brief demonstrated that the natural clay horizons survived across the entirety of site immediately below a modern topsoil horizon. This layer produced CBM fragments which dated to the post-medieval period. Two features were observed towards the northern end of site. A north-eastern feature was indicative of land use following the increased urbanisation of the area from the early 20th century onwards and into the modern day. The western feature is possibly representative of early medieval occupation. The finds were all retrieved from the base of the fills and layers.

8.2 Response to the Original Research Design

The investigation aimed to address the following primary objectives:

To determine the significance of any surviving archaeological features and deposits within the site.

The investigation recorded one pit in Trench 2, which contained both Saxon pottery and post-medieval CBM, but as the pottery was retrieved from the base of the pit and the CBM close to both the uppermost height and excavation edge it is likely that the CBM was intrusive. Given the location of Barn Cottage to the historic medieval core of Edenbridge it is not surprising that evidence of such an early period is present on site.

To establish the extent of all past post-depositional impacts on the archaeological resource.

Evidence for low level early medieval activity was documented by the investigation. The post-depositional impacts on the archaeological resource are consistent across the site, comprising truncation by landscaping in the early twentieth century, down to the natural geological layers, and the build up of a levelling/topsoil layer.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Paul Omurca of VP Construction Ltd for commissioning the evaluation and Wendy Rogers, Archaeological Officer for Kent County Council, for monitoring the work on behalf of Sevenoaks District Council.
- 9.2 The author would like to thank Helen Hawkins for project managing the work and editing this report. The author would also like to thank Charlotte Faiers for the illustrations, Amparo Valcarcel for spot dating the CBM and Chris Jarrett for spot dating the pottery.

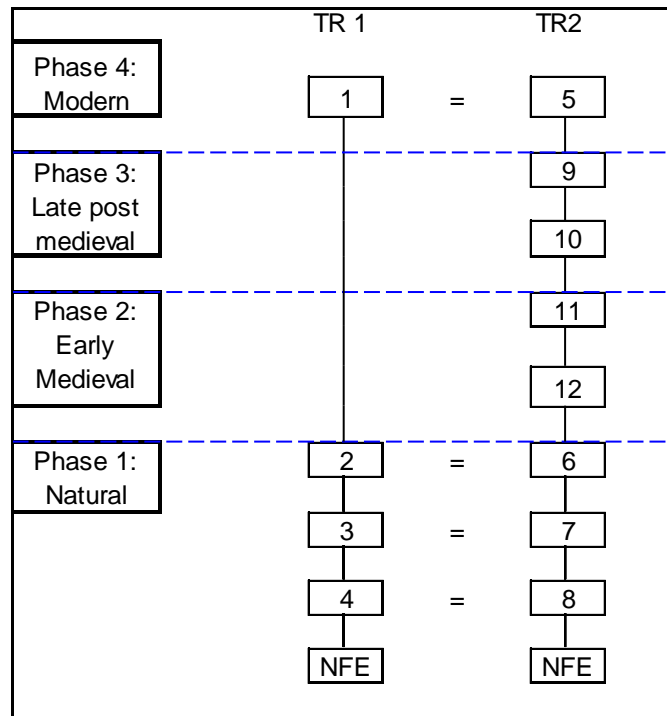
10 BIBLIOGRAPHY

Stevenson, G., 2016, *Written Scheme of Investigation for an Archaeological Pro-active Observation and Recording Exercise at Barn Cottage, Crouch House, Edenbridge, Kent, TN8 5ED*. Unpublished Client Report

APPENDIX 1: CONTEXT REGISTER

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Phase
KBCE16	1	-	Sections 1 - 6	Layer	Top Soil	4
KBCE16	2	-	Sections 1 - 6	Layer	Natural clay	1
KBCE16	3	-	Sections 1 - 6	Layer	Natural gravelly clay	1
KBCE16	4	Trench 1	Sections 1 - 6	Layer	Natural clay	1
KBCE16	5	Trench 2	Section 7, 8 and	Layer	Top Soil	4
KBCE16	6	-	Section 7, 8 and	Layer	Natural clay	1
KBCE16	7	-	Section 7, 8 and	Layer	Natural gravelly clay	1
KBCE16	8	Trench 2	Section 7, 8 and	Layer	Natural clay	1
KBCE16	9	Trench 2	Section 9	Deposit	Fill of [10]	3
KBCE16	10	Trench 2	Section 9	Cut	Cut of 20th century sump	3
KBCE16	11	Trench 2	Section 10	Deposit	Fill of [12]	2
KBCE16	12	Trench 2	Section 10	Cut	North-South aligned pit	2

APPENDIX 2: TRENCH MATRIX



APPENDIX 3: POTTERY ASSESSMENT

By Chris Jarrett August 2016

A single sherd (11g) of pottery was recovered from the archaeological investigation and this was found in context [11]. The pottery dates to the Early Saxon period and can be classified according to the Canterbury Archaeological Trust Saxon coding system as chalk-filled sandy ware (fabric code: EMS2), dated c. 450/75 - 675/700. The sherd comes from the body of the vessel and it is reduced, although the sherd's inner surface is missing.

The sherd of pottery is interesting for demonstrating that Early Saxon activity is located on or in the vicinity of the site. The main potential of the pottery is to date the context it was recovered from (besides indicating possible Early Saxon activity on or close to the site). There are no recommendations for further work on the pottery.

APPENDIX 4: CERAMIC BUILDING MATERIAL SPOT DATING INDEX

By Amparo Valcarcel August 2016

Context	Fabric	Form	Size	Date range of material		Latest dated material		Spot date	Spot date with mortar
2	2276type	Post medieval unglazed peg tiles	3	1480	1900	1480	1900	1480-1900	No mortar
9	3032tRtype	Post great fire unfrogged brick	1	1666	1900	1666	1900	1780-1900	1800-1900
11	2276type	Abraded post medieval unglazed peg tile	1	1480	1900	1480	1900	1480-1900	No mortar

APPENDIX 5: OASIS FORM

OASIS ID: preconst1-260526

Project details

Project name	Land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED: An Archaeological Watching Brief
Short description of the project	Pre-Construct Archaeology was commissioned by VP Construction Ltd to undertake an archaeological watching brief during the redevelopment of land at Barn Cottage, Crouch House Road, Edenbridge, Kent, TN8 5ED. The works for the site's redevelopment entailed the excavation of trench footings for two new houses (Trench 1 and 2). In both trenches a layer of post-medieval topsoil was observed which produced post-medieval material. In Trench 1 no features predating the modern period were observed. Two features were noted in Trench 2, one located at the north western end and the other at the north-eastern end. The north-western feature of the two was interpreted as a small pit which contained one piece of pottery dating to the Early Saxon period. The north-eastern feature was interpreted as a late post medieval brick lined sump with CBM dating from 1800- 1900. The natural clay horizons were recorded in both trenches.
Project dates	Start: 01-08-2016 End: 08-08-2016
Previous/future work	No / Not known
Any associated project reference codes	KBCE16 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	PIT Early Medieval
Monument type	PIT Post Medieval
Significant Finds	POTTERY Early Medieval
Significant Finds	PEG TILE Post Medieval
Significant Finds	BRICK Post Medieval
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	KENT SEVENOAKS EDENBRIDGE Barn Cottage, Crouch House Road, Edenbridge, Kent
Postcode	TN8 5ED

Study area 120 Square metres
Site coordinates TQ 4418 4616 51.195903163529 0.063732448109 51 11 45 N 000 03 49 E Point
Height OD / Depth Min: 40.58m Max: 40.65m

Project creators

Name of Organisation Pre-Construct Archaeology Limited
Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator Gemma Stevenson
Project director/manager Helen Hawkins
Project supervisor Kari Bower
Type of sponsor/funding body Developer
Name of sponsor/funding body VP Construction Ltd

Project archives

Physical Archive recipient PCA
Physical Archive ID KBCE16
Physical Contents "Ceramics"
Digital Archive recipient PCA
Digital Archive ID KBCE16
Digital Contents "none"
Digital Media available "Text", "Images raster / digital photography", "Spreadsheets", "Survey"
Paper Archive recipient PCA
Paper Archive ID KBCE16
Paper Contents "none"

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

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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)

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APPENDIX 5: PLATES



Plate 1: General site shot looking northeast, (KBCE16 (4))



Plate 2: Excavation shot of trench 1, looking southwest, (KBCE16 (6))



Plate 3: Excavation shot showing one trench run in House 1 (trench 1), looking southwest, (KBCE16 (13))



Plate 4: Mid excavation shot of one trench run in House 2 (trench 2), looking west, (KBCE16 (24))



Plate 5: Excavation shot of House 2 (Trench 2), looking southwest (KBCE16 (26))



Plate 6: Sample Section 1 in trench 1, looking south, (KBCE16 (14))



Plate 7: Sample Section 3 in trench 1, looking east, (KBCE16 (16))



Plate 8: Sample Section 4 in trench 1, looking east, (KBCE16 (17))



Plate 9: Sample Section 5 in trench 1, looking west, (KBCE16 (21))



Plate 10: Trench 1 following poured cement foundations, looking south (KBCE16 (29))



Plate 11: Ground reduction in Trench 1, looking south (KBCE16 (35))



Plate 12: Sample Section 7, looking west (KBCE16 (27))



Plate 13: Sample Section 8, looking west (KBCE16 (28))



Plate 14: Sample Section 9, looking west (KBCE16 (40))