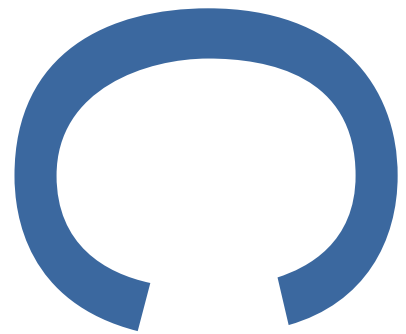


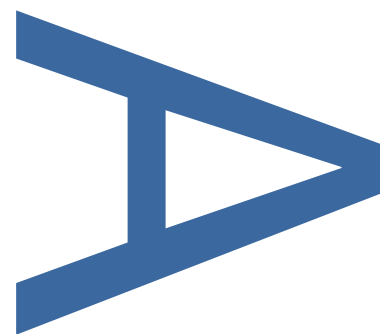
**LAND SOUTH OF 83A PILGRIM'S
WAY WEST, OTFORD,
KENT TN15 5JL**



**AN ARCHAEOLOGICAL
WATCHING BRIEF**



**LOCAL PLANNING AUTHORITY:
SEVENOAKS DISTRICT COUNCIL**



MARCH 2018

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

Land South of 83a Pilgrims Way West, Otford, Kent

Type of project

AN ARCHAEOLOGICAL WATCHING BRIEF

Quality Control

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**LAND SOUTH OF 83A PILGRIMS WAY WEST, OTFORD, SEVENOAKS,
KENT TN15 5JL
AN ARCHAEOLOGICAL WATCHING BRIEF**

SITE CODE: KPWO17

LOCAL PLANNING AUTHORITY: SEVENOAKS DISTRICT COUNCIL

CENTRAL NGR: TQ 51584 59216

PLANNING REFERENCE: SE/16/03718/FUL

WRITTEN BY: DAN BRITTON, PCA

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MARCH 2018**

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CONTENTS

| | | |
|----|--|----|
| 1 | ABSTRACT | 3 |
| 2 | INTRODUCTION | 4 |
| 3 | PLANNING BACKGROUND | 5 |
| 4 | GEOLOGY AND TOPOGRAPHY | 7 |
| 5 | ARCHAEOLOGICAL AND HISTORICAL BACKGROUND | 8 |
| 6 | ARCHAEOLOGICAL OBJECTIVES AND METHODOLOGY | 10 |
| 7 | THE ARCHAEOLOGICAL SEQUENCE | 12 |
| 8 | CONCLUSIONS | 17 |
| 9 | ACKNOWLEDGEMENTS | 18 |
| 10 | BIBLIOGRAPHY | 18 |
| | FIGURE 1: SITE LOCATION | 19 |
| | FIGURE 2: AREA OF WATCHING BRIEF | 20 |
| | FIGURE 3: PLAN OF FOUNDATION TRENCH..... | 21 |
| | FIGURE 4: FOUNDATION TRENCH SECTIONS..... | 22 |
| | FIGURE 5: PLAN AND SECTION OF BAY WINDOW TRENCH..... | 23 |
| | APPENDIX 1: CONTEXT REGISTER | 24 |
| | APPENDIX 2: STRATIGRAPHIC MATRIX | 25 |
| | APPENDIX 3: OASIS FORM..... | 26 |

1 ABSTRACT

- 1.1 This report presents the results of an archaeological watching brief conducted by Pre-Construct Archaeology Limited (PCA) at land south of 83a Pilgrims Way West, Otford, Sevenoaks, Kent, TN15 5JL. The site is located within South Buckinghamshire District immediately and is centred at National Grid Reference TQ 51584 59216 (Figure 1).
- 1.2 The archaeological watching brief was conducted between 23rd and 26th October 2017 and on 5th March 2018 during the construction works on the site. The watching brief was commissioned in order to fulfil an archaeological condition attached to the planning permission for the erection of a detached 3 bed dwellinghouse with access, associated parking and landscaping (Sevenoaks District Council Planning Ref. SE/16/03718/FUL).
- 1.3 PCA were instructed by OPEN Architecture on behalf of Portfolio Homes Ltd to implement an archaeological watching brief on the site. The monitoring methodology was presented in the Written Scheme of Investigation (Pozorski 2017) which was approved by the Senior Archaeology Officer the Kent County Council who advise Sevenoaks District Council on archaeological matters.
- 1.4 The watching brief recorded natural colluvial, clay and chalk deposits within the south-east area of works whilst the north and west of the site displayed colluvium and clay. The central portion of the main area showed significant modern disturbance down to lower chalk deposits where tree stumps had been previously grubbed out. The shallower hand dug trenches associated with the underpinning of existing bay windows to the north of site only revealed colluvial deposits as did service trenches within the site.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by PCA at land south of 83a Pilgrims Way West, Otford, Sevenoaks, Kent, TN15 5JL (National Grid Reference TQ 51584 59216). The site is rectangular and is immediately south of Pilgrims Way West (Figure 1). It comprises the existing No 83a property with its rear garden and the access area shared with Nos 83 and 85.
- 2.2 Planning permission has been granted on 14th March 2017 for the erection of a detached 3 bed dwellinghouse with access, associated parking and landscaping (Sevenoaks District Council Planning Ref. SE/16/03718/FUL).
- 2.3 The planning permission included archaeological condition (9) requesting archaeological investigation on the site. The watching brief methodology was presented in the Written Scheme of Investigation (Pozorski 2017) which was approved by the Senior Archaeology Officer the Kent County Council (who advise Sevenoaks District Council on archaeological matters).
- 2.4 The project was commissioned by Portfolio Homes Ltd and PCA were instructed by OPEN Architecture on their behalf. The fieldwork was carried out between 23rd and 26th October 2017 and on 5th March 2018. The evaluation was managed by Zbigniew Pozorski (PCA) and supervised by Dan Britton (PCA). The project was monitored by Wendy Rogers of KCC.
- 2.5 The site is located within an area of known archaeological activity, with Roman and medieval archaeological evidence recorded in close vicinity. Neolithic settlement, Bronze Age finds, and Iron Age features and finds have been recorded in the area.
- 2.6 The watching brief entailed the monitoring of ongoing intrusive groundworks, namely excavation of foundation trenches for the new dwelling, excavation of soakway pits and associated trenches and a trench within bay window of the existing building (Figure 2).
- 2.7 The site was assigned the code KPWO17. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be deposited with the relevant local museum under that code.

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

3.1.1 The National Planning Policy Framework (NPPF) was adopted on 27th March 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.

In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations. applications.

3.2 Regional Policy: The South East Plan

3.2.1 Additional relevant planning strategy framework had been provided by the South East Plan. However, on the 28th of February 2013 the government laid before Parliament an Order to revoke this plan, and subject to Parliamentary procedure this Order is anticipated to come into effect on 25th of March 2013 (legislation.gov.uk, online).

3.3 Local Policy: Sevenoaks Local Development Framework

3.3.1 The local planning authority responsible for the study site is the Sevenoaks District Council, whose Local Development Framework (LDF) was adopted in February 2011. The LDF comprises a collection of planning documents produced in conjunction with the NPPF. The primary document is the *Core Strategy*, which contains the policy statements regarding the historic environment. Policy SP1 contains guideline in regards of design of development and conservation. The framework also includes following target: "*No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest*".

3.3.2 Alongside the Core Strategy, the Sevenoaks Allocations and Development Management Plan was also adopted in February 2015. Its Policy EN4 - Heritage Assets – sets out the standards for relations between development planning and preservation of local heritage assets.

3.4 Site Specific Planning Background

3.4.1 The planning permission (Ref. SE/16/03718/FUL) included archaeological condition (9) requesting archaeological investigation on the site. The wording of the archaeological planning condition reads:

9) *No development shall be carried out on the land until the applicant, or their agents or successors in title, has secured the implementation of a "watching brief". This shall be undertaken by an archaeologist approved in writing by the Council so that the excavation is observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and*

approved in writing by the Council. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Reason

To preserve, in situ, important archaeological remains as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 According to the British Geological Survey (BGS) of England and Wales, the solid geology of the immediate area is chalk of the Melbury Marly Chalk Formation and Zig Zag Chalk Formation (undifferentiated) (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

4.2 Topography

4.2.1 The site lies at c. 70m AOD on gradually inclined land of western slope of River Darent valley with the river separating Otford from the Twitton area c. 650m to the east of the site. Smaller Twitton Brook runs c. 120m to the north-west.

4.2.2 The site comprises a rear garden to No 83a Pilgrim's Way West property.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The site is located within an area of known archaeological activity, with Roman and medieval activity present in close vicinity. Neolithic settlement (HER No. TQ 56 SW 27), Bronze Age finds and Iron Age features and finds are known locally.
- 5.2 A Roman villa (HER No. TQ 55 NW 3; Scheduled Monument 1005155) considered to have been built in the mid 1st century and still occupied in the 4th century was found to the east of the village, c. 1.5km east of the site, and subsequently excavated in 1920s, 1971 and 2015 (HER database). Numerous Roman features and finds were located in and around the village including at Pilgrim's Way, Wickham Field to the north of the site (Clarke & Stoyel 1975) and at Lympho Field, c. 300m north-east of the site. Common finds in the surrounding fields were, in particular, copper alloy and silver Roman coins.
- 5.3 In 2005 PCA conducted an archaeological evaluation at Frog Farm, Pilgrim's Way West c. 180m east of the site (Taylor 2005). The Frog Farm site was known earlier to contain Roman burial ground and possible mausoleum excavated in the 1960s (Ward 1990). The investigation by PCA revealed a total of 43 cremations alongside a linear feature which may have been a boundary ditch of the cemetery. The majority of the burials contained vessels dated to 1st and 2nd centuries but evidence suggested utilization of the cemetery further in 3rd/4th centuries as well.
- 5.4 Supposed site of 773 AD battle between King Offa, King of Mercia, and Aldric, King of Kent, is located to the east, between the Frog Farm and River Darent and on the northern side of Pilgrim's Way, although Anglo-Saxon finds in the area are scarce.
- 5.5 The site is located within the historic medieval and post-medieval village of Otford, which has a Norman Church of St Bartholemew (HER No. TQ 55 NW 1). Amongst numerous finds from the area are early medieval silver pin (HER No. MKE 72546) recovered c. 250m north-west of the site and medieval copper roundel (HER No. TQ 55 NW 48) found c. 150 east of the site.
- 5.6 A Scheduled Monument comprising an Archbishop's Palace (HER No. TQ 55 NW 19; SM 1005197) is located c. 1km east of the site. The palace was built in 1514 – 1518 by Archbishop William Warham and it became the King's property in 1537, post-Dissolution. Out of original form and size of approximately 134 x 67m, the existing remains include part of the outer court, the north-west tower and part of the gatehouse. The site of the palace was excavated between 1960s and 1980s (Historic England website).

5.7 Historic OS maps do not show any development on the site and its close vicinity as it appears to have been located within large agricultural land until 1920/30s. Otford Isolation Hospital was built in 1902 to the north of the site within Wickham Field and numerous cottages to the east and south-east are recorded on 1938 map (maps.nls.uk). A detached building, likely a house, can be seen close to the west where properties at Nos. 83 and 85 are located. Revised version (1950) of this map, however, shows detached, relatively large building and probably a house, situated in the rear part of the site, partially within the area where the new building is proposed. The area to the south and south-east of the site was intensively developed for residential purposes in the mid to late 20th century.

6 ARCHAEOLOGICAL OBJECTIVES AND METHODOLOGY

6.1 The primary objectives of the watching brief as set out in the Written Scheme of Investigation (Pozorski 2017) were as follows:

To identify any evidence of archaeological deposits and/or artefacts;

To determine the nature and extent of those remains within the limits of the construction groundworks.

To preserve 'by record' the extent and significance of any surviving archaeological features and deposits within the site.

6.2 The specific objective of the project was to identify any archaeological remains related to Roman and medieval activity in the area.

6.3 All works were undertaken in accordance with the following documents:

The Written Scheme of Investigation for this project (Pozorski 2017)

'Standard and guidance for an archaeological watching brief' (Chartered Institute for Archaeologists CIfA 2014).

Management of Research Projects in the Historic Environment (MoRPHE) Historic England 2016)

6.4 The proposed development required the excavation of foundation trenches for new building, two soakaway pits with associated service trenches and a trench within bay window of existing building (Figures 2 and 3).

6.5 In accordance with the Written Scheme of Investigation (Pozorski 2017), all elements of the proposed works were excavated by the contractor on the site under archaeological supervision, using a back-acting machine fitted with a flat bladed bucket or by hand, with the proviso that upon the identification of any significant archaeological horizon, structure or feature, archaeological excavation and recording was to be undertaken.

6.6 The foundation trenches in the main area of the site were mechanically excavated to depths between 0.85mBGL and 1.42mBGL. In the north area of the site the trenches were excavated by hand to a depth 1.44mBGL. Both machine and hand excavations were undertaken in spits to allow the observation by the archaeologist.

6.7 All investigation of archaeological levels, features and structures was undertaken by hand, with cleaning of relevant surfaces with examination and recording both in plan and in section.

- 6.8 Representative trench sections were drawn by hand and scales of 1:10 and 1:50 as appropriate and a full digital photographic record of the watching brief was compiled sections in order to illustrate archaeological horizons, geological sequences and modern disturbance. All trenches were hand planned and located within a plan of the site boundaries using off set measurements from known baselines. Archaeological features were hand planned at a scale of 1:20.
- 6.9 All trenches are referenced against local site ground level and recorded as Below Ground Level (BGL).
- 6.10 All recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's Operations Manual (Taylor 2009).
- 6.11 The complete archive produced during the evaluation, comprising written, drawn, photographic records and artefacts will be deposited at Sevenoaks Museum, identified by the site code KPWO17.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Geological Deposits

- 7.1.1 The Melbury Marly Chalk Bed natural [5] was revealed to the east and south of the main machine trenched area. This chalk bed describing a distinct downward slope dropping from 0.68mBGL at the eastern limit of excavation to 1.40mBGL to the western limit of excavation (Plates 3 and 4; Figure 4).
- 7.1.2 This chalk bed was sealed by naturally accumulated orangey brown clays [4] found at a height of 0.91mBGL to the south and west (Figure 4) rising to 0.58mBGL to the south east finally disappearing all together in the north east where the chalk bed rises to its highest point of 0.66mBGL.
- 7.1.3 This clay was in turn sealed by roughly sorted, firm yellowish brown colluvial silt deposits [3] which were observed across the entirety of the site with an average height of 0.33mBGL to the west and 0.41mBGL to the east (within foundation trench) and 0.20mBGL and 0.25mBGL within soakaway pits and service trenches.
- 7.1.4 All above mentioned deposits were subjected to extensive bioturbation in the form of large and deep extant and relic rooting. As a result, material culture in the form of small fragmented CBM and charcoal was observed throughout all deposits. Though notably the greater concentration of such material was confined to the upper colluvial deposits. Spot dating and classification of this CBM identifies the fragments as post medieval brick and peg tile.

7.2 Phase 2: Post-medieval

- 7.2.1 Confined to the north of the site and revealed in a hand dug trench designed to under pin the foundations of existing bay window and set within the extant concrete footprint of the existing building, Phase 2 is represented by a single feature in the form of a French field drain (Plate 5). This drain [9] runs north-south being cut into the natural clays and packed with loose nodules of unworked flint [8]. This drain was dually excavated but no dating evidence was retrieved.

7.3 Phase 3: Modern

- 7.3.1 The north of the site where the French drain was uncovered was sealed by the foundations and fragmentary standing walls of modern 20th Century buildings.
- 7.3.2 The main area of site exposed by machine trenching was covered by modern garden topsoil [1] over laying a mid brownish grey, humic rich subsoil [2]. This subsoil containing frequent small angular and sub angular flinty stones.
- 7.3.3 Deposits [1] and [2] displayed frequent flecks of CBM fragments throughout identified as post mediaeval brick and peg tile.

- 7.3.4 Frequent disturbance from prominent tree rooting and the subsequent grubbing out of these tree roots was observed throughout the main area of trenching.
- 7.3.5 Modern made ground capped with remnants of patio paving was observed confined to the extreme south-east of the main area of trenching.



Plate 1: Foundation trench, looking south-east.



Plate 2: Foundation trench, Section 7. Looking north.



Plate 3: Foundation trench, Section 9. Looking south.



Plate 4: Foundation trench, Section 11. Looking east.



Plate 5: Bay window trench with French Field Drain [9] Section 11.



Plate 6: Soakway Pit 2. Looking south-east.



Plate 6: Trench leading to Soakway Pit 2. Looking north.

8 CONCLUSIONS

- 8.1 The deposits observed during monitoring were predominantly geological in nature and consistent with the known geology of the area. Comprised of a Melbury Marly Chalk Bed describing a slope dropping down from the east to the west. This in turn was overlain and levelled by natural clays and colluvial deposits. The evaluation recorded natural horizons consistent with the known geology as recorded by the British Geological Survey as glacial gravels and clay.
- 8.2 The vast majority of the site was archaeologically sterile displaying no archaeological deposits below modern horizons. All material culture encountered below modern horizons has been transported by bioturbation from the upper modern deposits of topsoil and subsoil by deep root action. The materials present in the deposits were identified on the site as modern brick and peg tile fragments likely to have been contemporary to the 20th century existing building. This supports cartographic evidence showing the area of the site 7 as open agricultural land until the early 20th century (Ordnance Survey 1910; Ordnance Survey 1938; in www.nls.uk).
- 8.3 It should be noted that significant modern disturbance in the form of densely packed, large pits, probably the result of the mechanised grubbing out of tree roots, may have impacted on levels of archaeological preservation, in particular prehistoric deposits.
- 8.4 The solitary archaeological feature found within site boundaries, a stone filled French field drain, observed to the north of the site yielded no datable material culture. It is generally accepted that such drains were extensively adopted to facilitate agricultural drainage needs from the 17th century onwards following the publication of numerous written treatises on the subject of agricultural drainage (French 1860) as such a date of post medieval has been assigned to this feature.
- 8.5 The results of this watching brief suggest that site has until recently been utilised solely as agricultural land. With no archaeological evidence to suggest other forms of land exploitation or settlement prior to the early 20th century it is possible that the area investigated had been a subject to some levelling works in the later post-medieval period which may have eliminated earlier deposits and/or structures from the site.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Portfolio Homes Limited and OPEN Architecture for commissioning the project. We would also like to thank Wendy Rogers, the Senior Archaeology Officer the Kent County Council for her advice and overseeing the project on behalf of the Local Planning Authority.
- 9.2 The project was managed for Pre-Construct Archaeology by Zbigniew Pozorski. The archaeological watching brief was supervised and written-up by Dan Britton. The illustrations were prepared by Anna Tonelli.

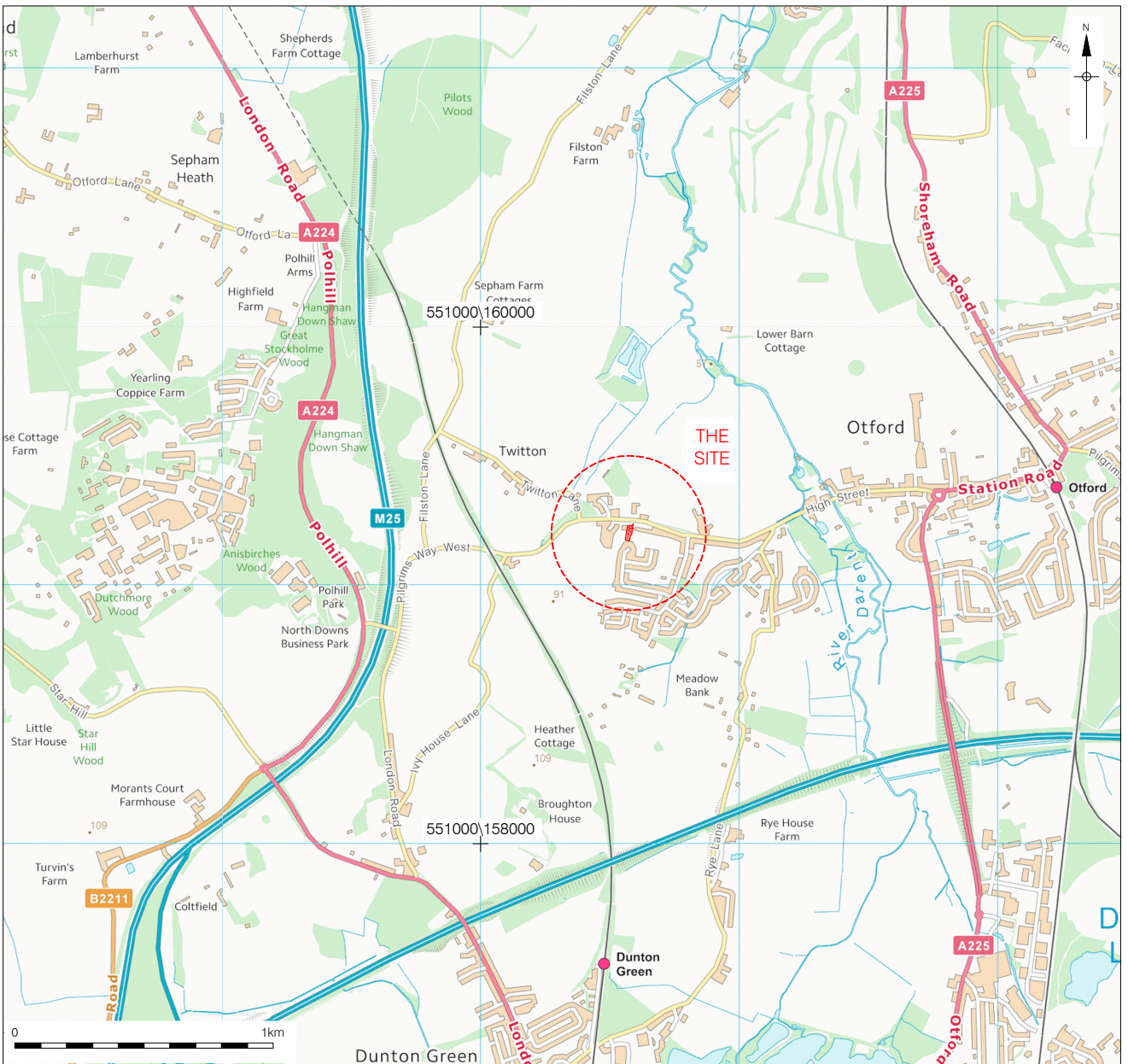
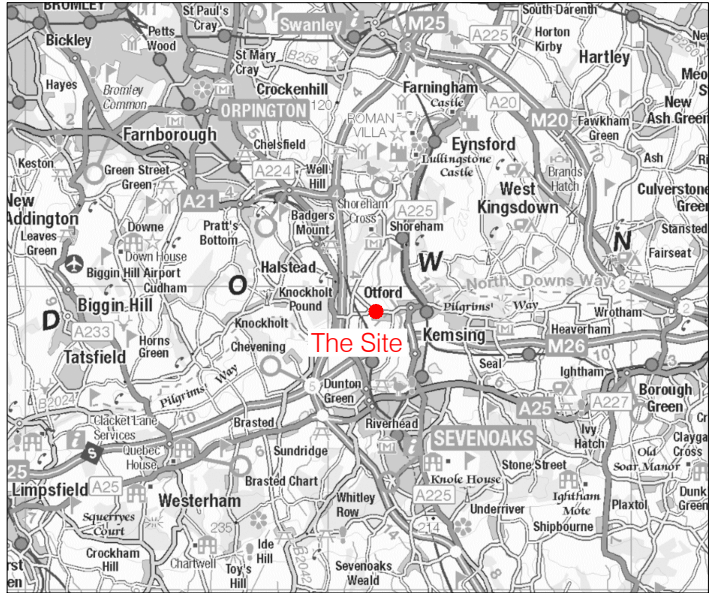
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Websites:

www.bgs.ac.uk British Geological Survey

www.nls.uk: National Library of Scotland (historic England and Wales OS maps)
Kent XXIX.SW (includes: Dunton Green; Kemsing; Otford; Seal; Sevenoaks.)
Revised: 1938, Published: ca. 1946; Kent XXIX.SW (includes: Dunton Green;
Kemsing; Otford; Seal; Sevenoaks.) Revised: 1907, Published: 1910

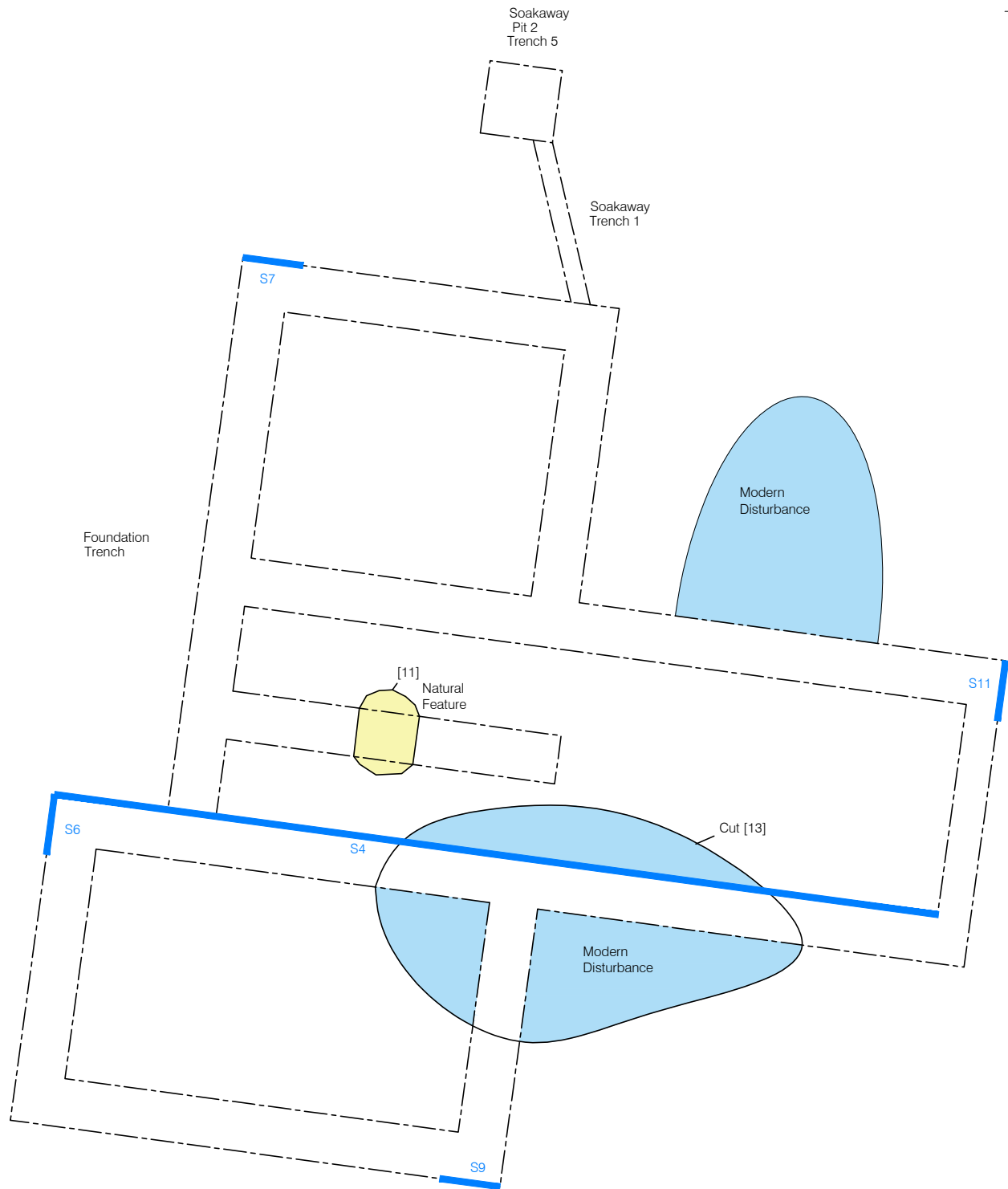




Contains Ordnance Survey data © Crown copyright and database right 2018
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Figure 1
 Site Location
 1:2,000,000; 250,000 & 25,000 at A4



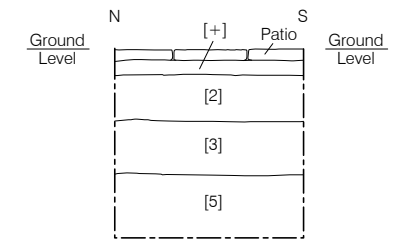
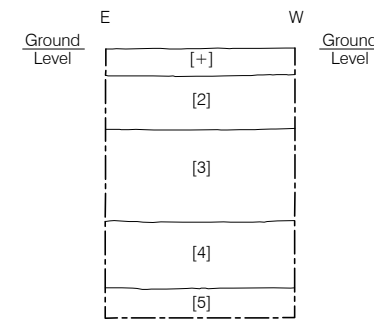
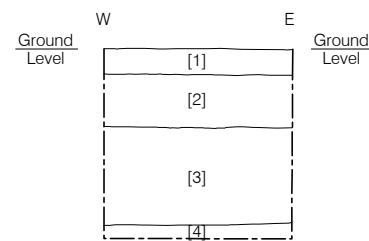
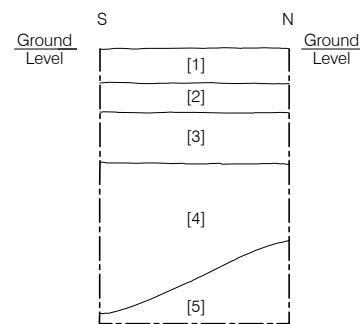
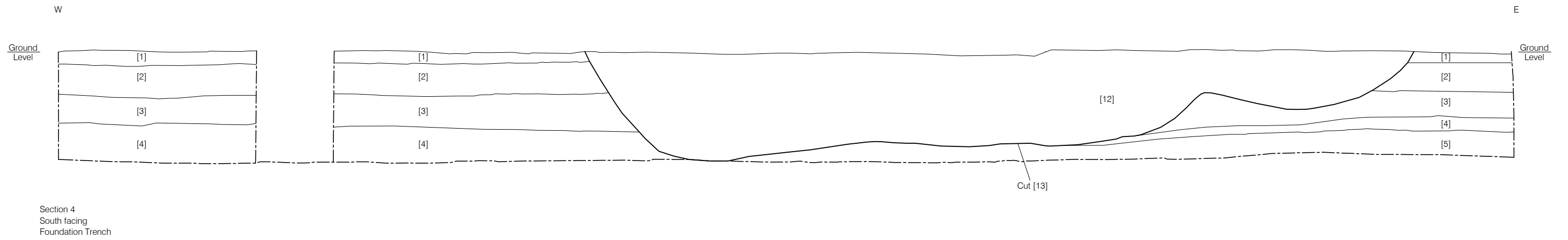
Figure 2
 Area of Watching Brief
 1:400 at A4

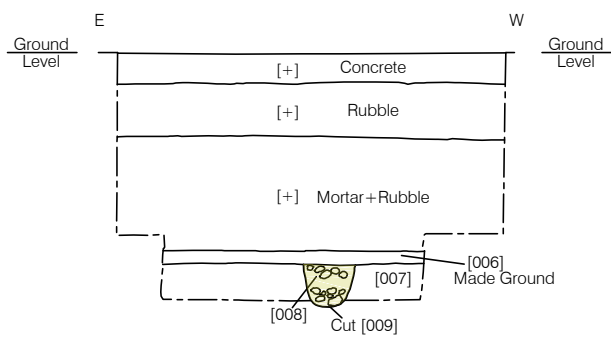
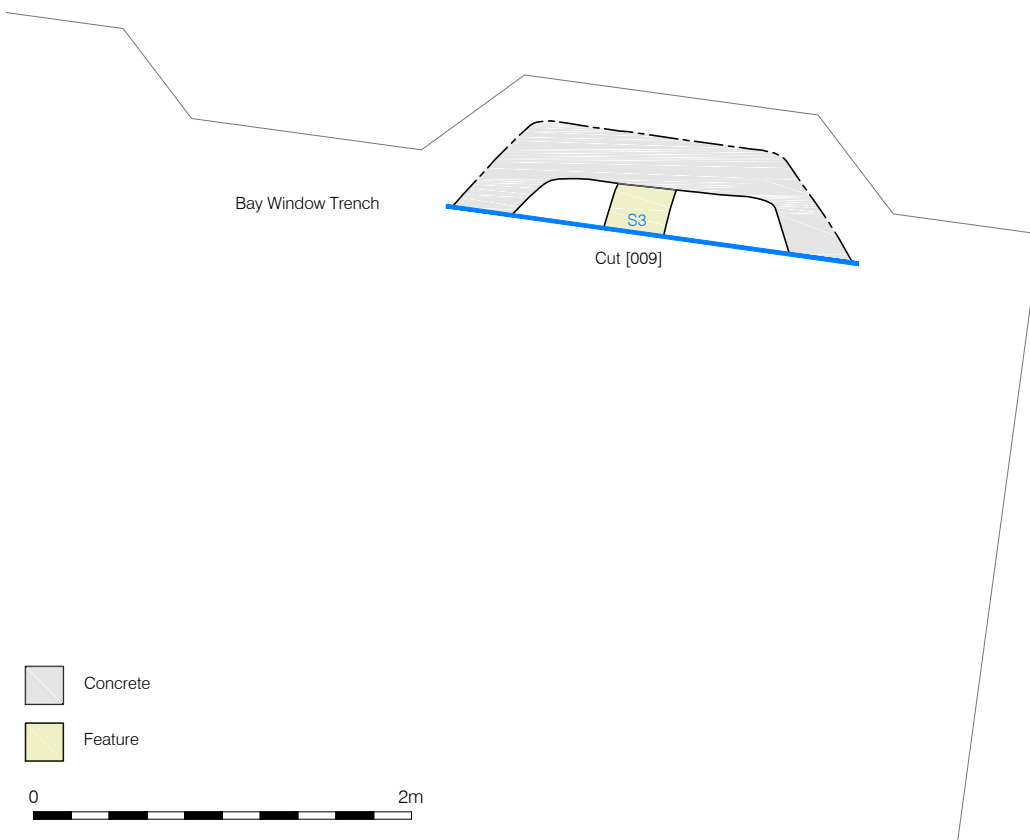


-  Natural Feature
-  Modern Disturbance

0 5m

Figure 3
Plan of Foundation Trench
1:100 at A4





Section 3
North facing
Bay Window Trench Existing Building

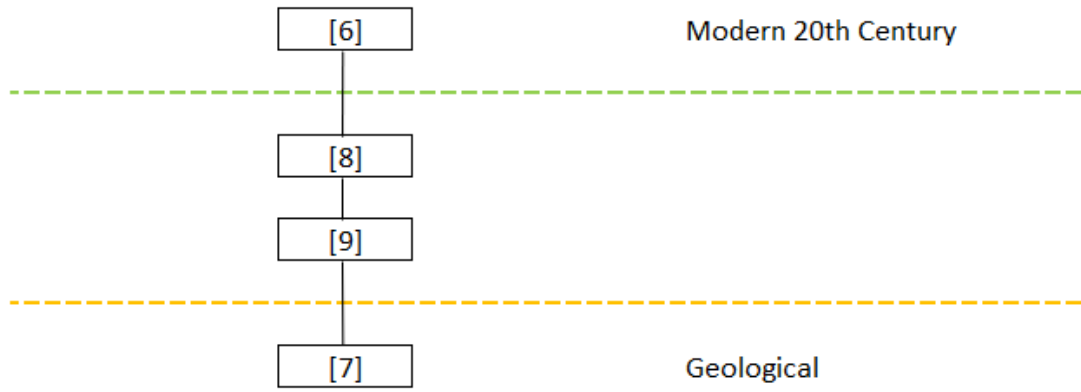


Figure 5
Plan of Bay Window Trench and Section 3
1:40 at A4

APPENDIX 1: CONTEXT REGISTER

| SITE CODE | CONTEXT | TYPE | DESCRIPTION |
|------------------|----------------|-------------|--|
| KPWO17 | 1 | Layer | Topsoil |
| KPWO17 | 2 | Layer | Subsoil |
| KPWO17 | 3 | Layer | Colluvial |
| KPWO17 | 4 | Layer | Geological Clay |
| KPWO17 | 5 | Layer | Geological Chalk |
| KPWO17 | 6 | Layer | Made Ground Modern |
| KPWO17 | 7 | Layer | Colluvial |
| KPWO17 | 8 | Fill | Field Drain – Post Med |
| KPWO17 | 9 | Cut | Field Drain – Post Med |
| KPWO17 | 10 | Fill | Modern Excavation – tree stump removal |
| KPWO17 | 11 | Cut | Modern Excavation – tree stump removal |
| KPWO17 | 12 | Fill | Modern Excavation – tree stump removal |
| KPWO17 | 13 | Cut | Modern Excavation – tree stump removal |

APPENDIX 2: STRATIGRAPHIC MATRIX



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-312555

Project details

Project name 83a Pilgrim's Way West, Otford, Kent Watching Brief

Short description Watching Brief on construction of a single house with associated services.
of the project

Project dates Start: 23-10-2017 End: 05-03-2018

Previous/future No / No
work

Any associated KPWO17 - Sitecode
project reference
codes

Type of project Recording project

Site status None

Current Land Other 5 - Garden
use

Monument type NONE None

Monument type NONE None

Significant Finds NONE None

Significant Finds NONE None

Project location

Country England

Site location KENT SEVENOAKS OTFORD 83A Pilgrim's Way West, Otford, Kent

Postcode TN15 5JL

Study area 200 Square metres

Site coordinates TQ 51584 59216 51.311308271848 0.175162184538 51 18 40 N 000 10 30
E Point

Height OD / Min: 69.5m Max: 70m
Depth

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project design originator OPEN Architecture

Project director/manager Zbigniew Pozorski

Project supervisor Dan Britton

Type of sponsor/funding body Developer

Name of sponsor/funding body Portfolio Homes Ltd

Project archives

Physical Archive Exists? No

Physical Archive recipient Sevenoaks Museum

Digital Archive recipient Sevenoaks Museum

Digital Contents "none"

Digital Media available "Text"

Paper Archive recipient Sevenoaks Museum

Paper Contents "none"

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

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