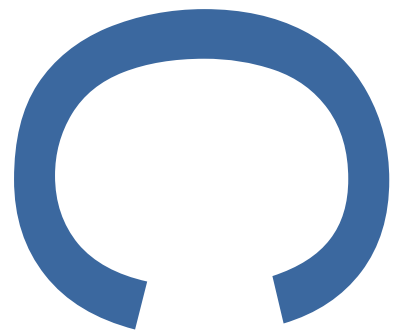


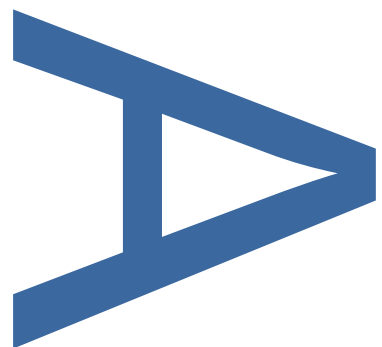
**BORE PLACE, CHIDDINGSTONE,
KENT, TN8 7AR:
AN ARCHAEOLOGICAL
EVALUATION**



**LOCAL PLANNING AUTHORITY:
SEVENOAKS DISTRICT COUNCIL**



**SITE CODE: KBPC18
REPORT NO.: R13482**



NOVEMBER 2018

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION
Bore Place, Chiddingstone, Kent
Type of project

AN ARCHAEOLOGICAL EVALUATION
Quality Control

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Revision No.	Date	Checked	Approved

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BORE PLACE, CHIDDINGSTONE, KENT, TN8 7AR : AN ARCHAEOLOGICAL EVALUATION

Site Code: KBPC18

Central NGR: TQ 50656 48483

Local Planning Authority: SEVENOAKS DISTRICT COUNCIL

Planning Reference: 18/03249/FUL

Commissioning Client: DHA Planning Ltd

Written/Researched by: Dan Britton
Pre-Construct Archaeology Limited

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November 2018

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1 ABSTRACT

- 1.1 This report details the results of an archaeological evaluation conducted by Pre-Construct Archaeology Ltd on Land at Bore Place, Chiddingstone, Kent, TQ 50656 48483 (Figure 1).
- 1.2 Following the Written Scheme of Investigation prepared by Pre-Construct Archaeology Ltd (Fairman 2018), an archaeological evaluation was carried out on 21st November 2018 and was completed in accordance with the standards specified by the Chartered Institute of Archaeologists and following the guidelines issued by Historic England and Kent County Council.
- 1.3 Following the establishment of a single archaeological trench natural deposits of Wealden clay with Kentish rag stone were located at between 60.90m OD to the east of the site and 60.59m OD to the west.
- 1.4 This natural deposit being sealed in the east of the trench by two phases of refuse dump deposits. The earliest refuse deposit, derived from a nearby Smithy located approximately 77m to the west of the trench previously identified in Kent Historic Environment Record (KHER ref. TQ 54 NW 75). The later deposit being associated with a nearby lime kiln identified in Kent Historic Environment Record (KHER ref. TQ 54 NQ 242). The dump layers were sealed by a layer of topsoil of the present day land-surface.

2 INTRODUCTION

- 2.1 An archaeological evaluation, commissioned by DHA Planning Ltd was undertaken on land at Bore Place, Chiddingstone, Kent, TQ 50656 48483 (Figure 1) on 21st November 2018. It was undertaken in advance of a planning application for a new access road (18/03249/FUL) passing through undeveloped agricultural land.
- 2.2 A 15m x 2m trench was placed within the footprint of the proposed access road, and overlying the presumed location of the limekiln identified on the Kent Historic Environment Record (KHER ref. TQ 54 NQ 242, Fig. 4 and Plate 1).
- 2.3 The Written Scheme of Investigation prepared by Pre-Construct Archaeology Ltd (Fairman 2018), detailed the methodology by which the evaluation was to be undertaken. The WSI followed the Historic England (Historic England GLAAS 2014) and Chartered Institute for Archaeologists guidelines (CIFA, 2014) in addition to Kent County Council trial trenching requirements (Manual of Specifications Part B). The evaluation was supervised by Guy Seddon and the project was managed by Amelia Fairman for Pre-Construct Archaeology Ltd. The project was monitored by Wendy Rogers (Archaeology Officer, Heritage Conservation, Kent County Council).
- 2.4 The site was given a unique site code KBPC18. The complete archive comprising written, drawn and photographic records will be deposited with the local receiving museum.

3 PLANNING BACKGROUND

3.1 A full planning background is laid out in the site specific Written scheme of Investigation (WSI) (Fairman 2018), below are the salient points.

3.2 National Planning Policy Framework

3.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). This document was subsequently revised in July 2018.

3.2.2 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. Relevant paragraphs within the NPPF include the following:

3.3 Local Planning Policy: Sevenoaks District Council

3.3.1 The Core Strategy was adopted by the Council on 22 February 2011. The document contains the following policies of relevance to the subject site:

Policy SP 1

Design of New Development and Conservation

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.

In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.

The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.

3.4 **Site Specific Planning Constraints**

3.4.1 The proposed development site (access road) does not contain any Listed or Designated Heritage Assets. The proposed development site does not lie within or adjacent to a Conservation Area. The site does lie within an Area of Archaeological Potential (AAP) as being within an area around geology of archaeological potential. The study area is also located within the Kent Downs area of outstanding natural beauty

3.4.2 Bore Place Manor House retains Grade II listed status and is located to the north of the proposed access road.

3.4.3 Planning permission is being sought for the following:

- Reorganisation of part of the large Barn building to create facilities for on-site campers
- Extension of the main car park area to meet peak demand parking needs, and
- Creation of a new access to the southern end of the access road off the existing unnamed road

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The British Geological Survey shows the study site to be underlain by the Weald Clay Formation. These sedimentary bedrock deposits formed approximately 126 to 134 million years ago and are partly overlain by superficial deposits of alluvium. This sequence corresponds to the area of Archaeological Potential (AAP) as designated by KCC. Beyond this band of alluvium no superficial deposits are recorded.
- 4.1.2 A borehole within Bore Place (BGS ID 18292829) was excavated to a depth of 81m below ground level. This recorded Wealden Clay only. No other boreholes have been identified within close proximity.
- 4.1.3 Direct observation within the trench confirmed the presence of Wealden Clay at 0.47m below ground level.

4.2 Topography

- 4.2.1 The subject site is currently in use as pastoral land, located on the low point of a shallow incline that rises to the north and east forming a small hill.
- 4.2.2 A number of unmarked minor inland rivers are noted within close proximity to the subject site. A shallow stream is located approximately 30m to the west of the trench. The only body of water of substantial size in close proximity to the site is that of Bough Beech Reservoir to the west (an artificial creation).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 A full archaeological and historical background is laid out in the site specific Written Scheme of Investigation, (Fairman 2018), below are the salient points.

5.2 Prehistoric

5.2.1 The KHER search highlighted no entries relating to the prehistoric period. This may suggest a limited potential for material of this date. However, the site lies within a small valley with active water system. Such places tended to be favourable for prehistoric activity and occupation (Rogers, email 1 August 2018). The area therefore maintains a broad potential for prehistoric remains.

5.3 Roman

5.3.1 The only indications of Roman activity within the wider area derive from the single KHER entry. A Roman copper alloy brooch. The artefact however was recovered using a metal detector and no further details regarding context are known. It therefore remains likely that the find was recovered from a secondary context.

5.3.2 The lack of material identified within close proximity relating to the Roman period may reflect a lack of occupation/exploitation of this date and infer a low potential for such remains to survive at the site. Alternatively, the lack of entries may reflect the lack of formal archaeological intervention and investigation within the wider area.

5.4 Early Medieval and Medieval

5.4.1 The KHER highlighted three entries relating to the medieval period, and none relating to the early medieval period. The limited number of entries for the early and later medieval periods might suggest that activity of this date was focussed elsewhere. Of the medieval entries these largely related to listed buildings.

5.4.2 To the south of the subject site a medieval copper alloy container was found during metal detecting. The object was part of a copper alloy cauldron foot with traces of bitumen or pitch adhering to the surface. Similarly to the Roman artefact recovered during metal detecting, the artefact is of uncertain provenance and likely recovered from a secondary context.

5.5 Post-Medieval

5.5.1 Bore Place (Boar Place) lies to the north of the proposed access road and is of 18th century or earlier date, including a Grade II listed building (KHER ref. No.TQ 54 NW 73, KHER ref No. TQ 54 NW 101, KHER ref No. MKE81660). The name Bore Place (or Boar Place) has however

been recorded on the site since the fourteenth century. A detailed history of the property is provided in the Heritage Statement (Heritage Collective, 2018).

- 5.5.2 The land to the south of Bore Place does not appear to be recognised historic parkland, but it seems possible that it was part of the original wider landscape around the historic complex (Rogers, email 1 August 2018). Also associated with Bore Place is a group of pillow mounds located directly to the north of the property (KHER ref No. TQ 54 NW 23). A series of four mounds are identified which suggest it was a warren for rabbits. No dating evidence has been recovered to refine this interpretation further.
- 5.5.3 The subject site lies within a small post-medieval community which developed alongside Bore Place. The first edition Ordnance Survey map indicates buildings, including a smithy and limekiln in close proximity (KHER ref No. TQ 54 NW 75, KHER ref No. TQ 54 NW 242). There are also indications of water management and least south of the road which may represent a managed water system to serve the smithy or provide Bore Place with water for landscaping or other uses (Rogers, email 1 August 2018). The potential is therefore for post medieval industrial remains both visible above the ground and below the ground surface.
- 5.5.4 The KHER highlighted numerous entries for the post-medieval period, many of which relate to isolated farmsteads with associated cottages. Hickens Farm lay to the south-west of the subject site (KHER ref No. MKE81656 KHER ref No. TQ 54 NW 69) and comprised a farmstead and Grade II listed cottage. Kiln House Farmstead and the barn associated with Great Hale Farm lay to the south-west and south-east of the site respectively (KHER ref No. MKE81657 KHER ref No. TQ 54 NW 108) and also date to the post-medieval period.
- 5.5.5 In close proximity to Hale Farm was the farmstead known as Bushywood Place (KHER ref No. MKE81661). The latter comprised a courtyard with agricultural buildings and a detached farmhouse dating from c.1800. Metal detecting in close proximity to the farm recovered a post-medieval copper alloy strap fitting (KHER ref No. MKE72377) and silver ring (KHER ref No. MKE72629).
- 5.5.6 Sharp's Place, a medieval Grade II listed house, continued in use into the post-medieval period (KHER ref No. TQ 54 NW 62). A timber framed barn, stable and threshing barn are also documented in close proximity dating from the early 17th century until the late 19th century (KHER ref No. TQ 54 NW 76).

6 ARCHAEOLOGICAL METHODOLOGY AND OBJECTIVES

- 6.1 The purpose of the archaeological investigation was to determine the presence or absence of surviving features at the site and, if present, to assist in formulating an appropriate archaeological mitigation strategy. All works were undertaken in accordance with the guidelines set out by Historic England and the Institute of Field Archaeology, in addition to trial trenching specifications as specified by Kent County Council (KCC Manual of Specifications Part B).
- 6.2 As outlined in the Written Scheme of Investigation (Fairman 2018), the evaluation aimed to address the following issues:
- To confirm the presence or absence of prehistoric remains, particularly with regard to the nearby cropmarks, to establish the nature, date and extent of these features
 - To confirm the presence or absence of Roman remains;
 - To confirm the presence or absence of Saxon activity;
 - To confirm the presence or absence of medieval activity
- 6.3 The site was subject to one evaluation trench measuring 15m by 2m.
- 6.4 All excavation of the low-grade overlying deposits was undertaken using a tracked 360° mechanical excavator using a toothless ditching bucket, under the constant supervision of a qualified archaeologist.
- 6.5 Machine excavation continued in spits of 100mm at a time until the natural ground was exposed.
- 6.6 Following machine excavation, relevant faces of the trench that required examination or recording were cleaned using appropriate hand tools. The majority of the investigation of archaeological levels was by hand, with cleaning, examination and recording both in plan and in section.
- 6.7 All archaeological features (stratigraphical layers, cuts, fills, structures) were evaluated by hand tools and recorded in plan at 1:20 or in section at 1:10 using standard single context recording methods. Features were evaluated so as to characterise their form, function and date.
- 6.8 The recording systems adopted during the investigations were fully compatible with those developed out of the Department of Urban Archaeology Site Manual, now published by the Museum of London Archaeological Service (MoLAS 1994) and with PCA Site Manual (Taylor and Brown, 2009). The site archive was organised to be compatible with the archaeological archives produced in the Local Authority area.

- 6.9 A full photographic record was made during the archaeological investigation consisting of a digital photographic archive that was maintained during the course of the archaeological investigation.
- 6.10 The complete archive produced during the evaluation and watching brief, comprising written, drawn and photographic records, will be deposited with the local receiving museum with site code KBPC18.

7 THE ARCHAEOLOGICAL RESULTS BY TRENCH

Trench 1

- 7.1.1 The earliest deposit observed in Trench 1 consisted of natural clays, blueish grey in colour with orangey brown mottling and bearing discrete patches of fragmentary Kentish rag stone gravels, (Wealden Clay), recorded as [4]. (Plate 1, Plate 2, Plate 3)
- 7.1.2 The natural fell from a height of 60.9m OD at the eastern end of Trench 1 to 60.59m OD at the western end.
- 7.1.3 Cut into the natural were two 20th Century service trenches. One running north west – south east across the eastern end of trench 1. The second running north – south across the western end of trench 1. A tree bowl was also identified cutting the natural, protruding from under the western most limit of excavation of trench 1
- 7.1.4 Overlying the natural to the east of trench 1 was a layer of mid brownish grey, firm silty clay, recorded as [3] (Plate 3), containing occasional small fragments of ceramic building material (CBM), a moderate frequency of small to medium sized fragments of metal working slag. With occasional small fragments of Charcoal and ragstone fragments throughout. With a maximum surface height of 61.06mOD this deposit tapered down to the west meeting natural at a height of 60.70mOD. The layer measured 7.75m long, 2m wide and extended to a maximum thickness of 0.11m.
- 7.1.5 Analysis of the CBM fragments provides a post medieval spot date of 1700 AD – 1900 AD for this deposit (Appendix 3). Given the inclusion of metal working waste this deposit is taken to represent a refuse dump associated with the historically identified smithy, located approximately 77m to the west of trench 1.
- 7.1.6 Deposit [2] sealed deposit [3] and comprised a dump of small and moderately sized fragmented chalk bound in a pale grey silt matrix (Plate 3). The layer was found to contain occasional large, near whole bricks, small fragments of CBM and large fragments of hearth slag indicative of metal working (internet source 1).
- 7.1.7 With a maximum surface height of 61.25mOD deposit [2] tapered down to the west meeting [3] at a height of 61.03mOD. The layer measured 4.68m long, 2m wide with a maximum thickness

of 0.22m. Analysis of the CBM fragments provided a post medieval spot date of 1700 AD – 1900 AD for this deposit (Appendix 3)

7.1.8 Both deposits [3] and [2] were overlain by topsoil, recorded as [1] (Plate 3). This topsoil formed the modern land surface and was composed of firm mid brownish grey clayey silt containing occasional small subangular stones and fragments of ragstone.

7.1.9 With a maximum surface height of 61.37m to the east and minimum surface height of 60.90m to the west, the topsoil exhibited a gentle gradient dropping to the west. The deposit extended across the entirety of the trench with a minimum thickness of 0.17m at the eastern limit of the trench increasing to 0.33m at the western limit. No finds were encountered in this layer.

Table of Contexts

Context No	Type	Description	Length (m)	Width (m)	Thickness / Depth (m)	OD Height (m)	
						Max	Min
1	Layer	Topsoil	15	2	0.17	61.42	61.25
2	Layer	Chalk Dump	4.68	2	0.22	61.25	61.03
3	Layer	Refuse Dump	7.75	2	0.11	61.06	60.94
4	Layer	Wealden Clay Natural	15	2	-	60.94	

8 ARCHAEOLOGICAL RESULTS BY PHASE

8.1 Phase 1: Natural Deposits

- 8.1.1 The natural deposits found on site were Wealden Clay bearing discrete pockets Kentish Rag Stone reduced to gravel. Found at a maximum height of 60.90mOD and minimum height of 60.59mOD.

8.2 Phase 2: Post-Medieval

- 8.2.1 No structural evidence of the lime kiln previously noted in HER records was found. However, the presence of a of chalk dump [2] can be associated with the presence of such a lime kiln.
- 8.2.2 Chalk is a key component in the production of lime (internet source 2) and given that chalk is not a component within the local geology of the study area, it can be surmised that the deposit found is imported and directly associated with the lime kiln.
- 8.2.3 The presence of slag within deposits [2] and [3] confirms the presence of the historically attested smithy.
- 8.2.4 The combined deposition of raw lime working material and metal working waste on the site under investigation reveals a rural light industrial landscape underlying the modern pastoral landscape of the study site.

8.3 Phase 3: Modern

- 8.3.1 Topsoil forming the current land-surface overlay the earlier phases that were represented in trench 1 and are indicative of the agricultural nature the site over the past 100 years.

9 RESEARCH QUESTIONS AND CONCLUSIONS

9.1 Research Objectives

9.1.1 The Written Scheme of Investigation (Fairman 2018) highlighted a set of specific objectives to be addressed by the investigation:

9.2 To confirm the presence or absence of prehistoric remains,

9.2.1 No prehistoric remains were encountered.

9.3 To confirm the presence or absence of Roman remains

9.3.1 No Roman remains were observed on the study site.

9.4 To confirm the presence or absence of Saxon activity;

9.4.1 No Saxon remains were observed on the study site.

9.5 To confirm the presence or absence of medieval activity

9.5.1 No evidence of medieval activity was observed on the study site.

9.6 To confirm the presence or absence of post-medieval activity, in particular to assess the survival and extent of the documented lime kiln

9.6.1 Evidence for light industry associated with the historically attested smithy and lime kiln was identified. However no direct structural evidence was found for the lime kiln.

10 CONCLUSION

In consultation with Wendy Rogers (Archaeology Officer, Heritage Conservation, Kent County Council); following the discovery of explicit archaeological horizons during evaluation it is recommended a watching brief be instigated during construction of the proposed access road.

11 ACKNOWLEDGEMENTS

Pre-Construct Archaeology Limited would like to thank DHA Planning Ltd for commissioning the archaeological work.

We also offer our thanks to Wendy Rodgers of Kent County Council for monitoring the site.

The author would also like to thank: Amelia Fairman for project managing and editing this report; Ray Murphy for the illustrations, Amparo Valcarcel for the building material assessment; assessment Märit Gaimster for the preliminary slag assessment; and Dan Britton and Guy Seddon for their work on site.

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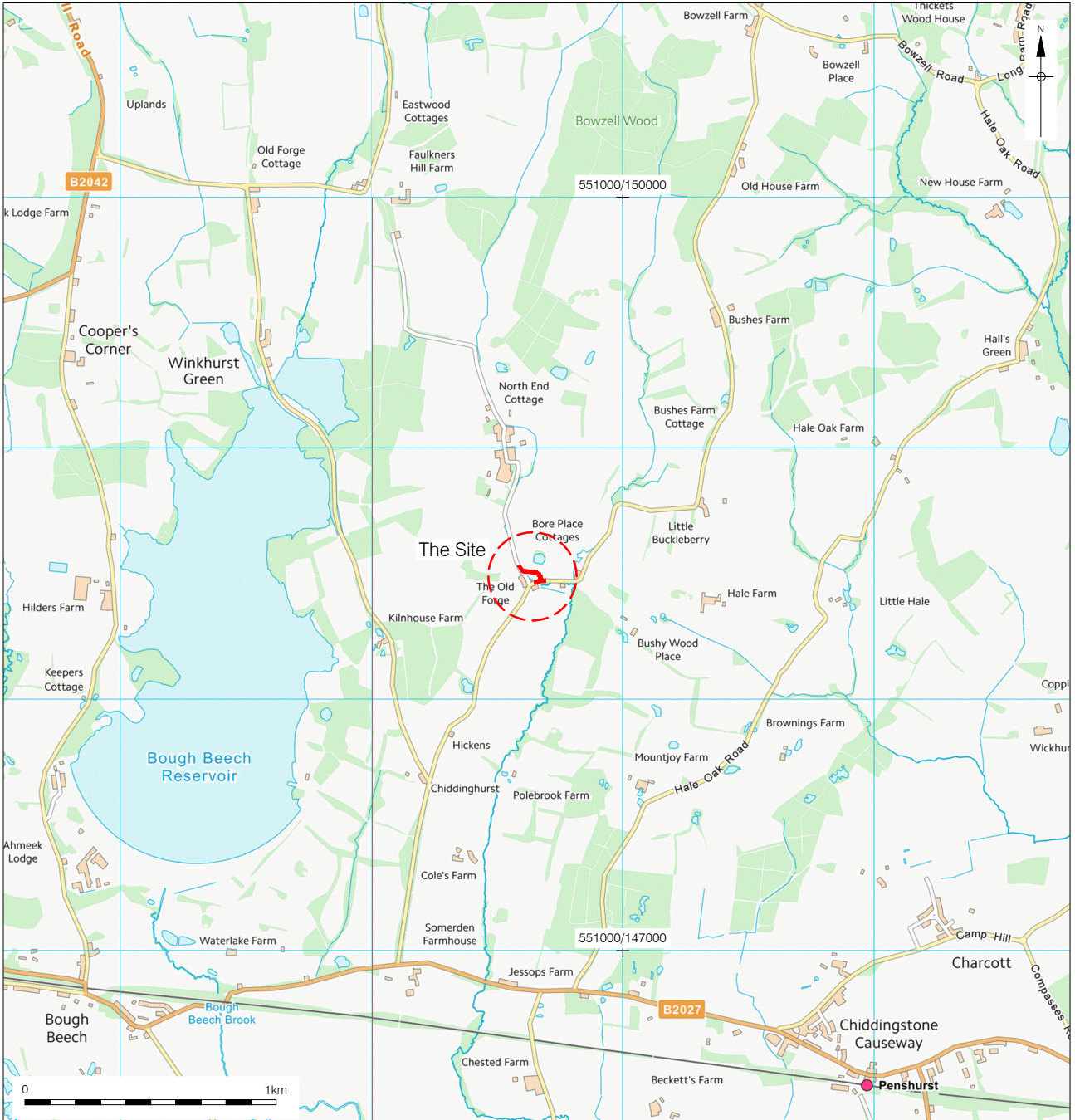
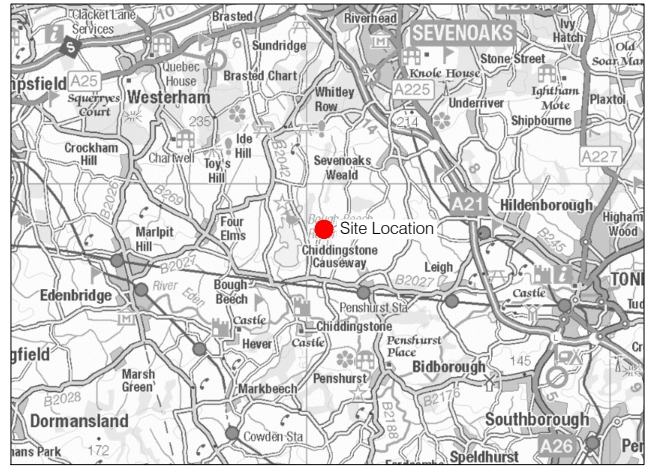
Fairman, A. 2018, Bore Place, Chiddington, Kent : *Written Scheme of Investigation for an Archaeological Evaluation*, PCA unpublished report.

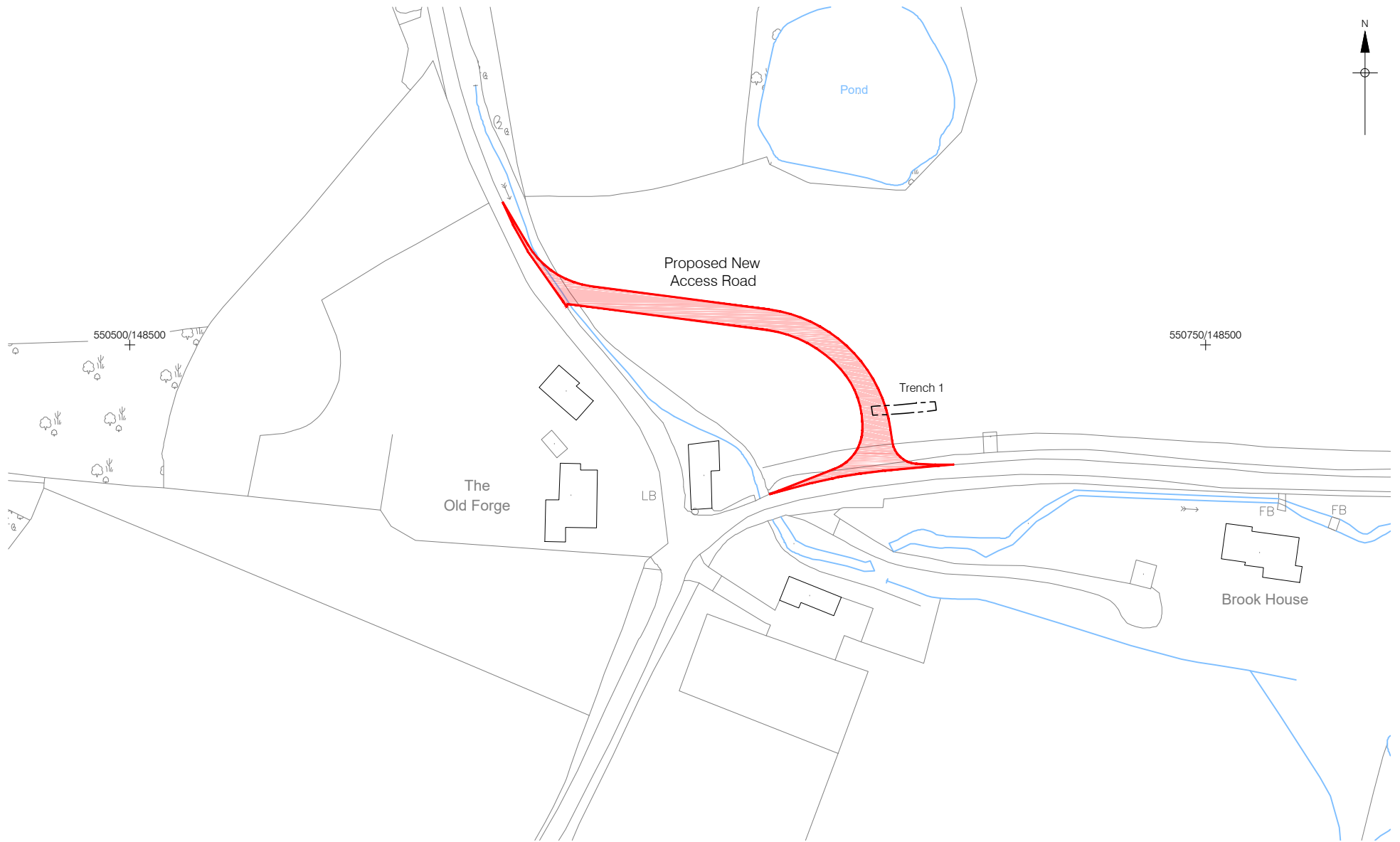
Kent County Council, *Manual of Specifications Part B: Evaluation – Trial Trenching Requirements*,

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internet source 1. Historic England. *Introductions to Heritage Assets: Pre-industrial Ironworks*
<https://historicengland.org.uk/images-books/publications/iha-preindustrial-ironworks/preindustrialironworks/>

internet source 2. Historic England. *Introduction to Heritage Assets: Pre-industrial Lime Kilns.*
<https://historicengland.org.uk/images-books/publications/iha-preindustrial-lime-kilns/preindustriallimekilns/>





0 50m

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Figure 2
 Trench Location Plan
 1:1,250 at A4

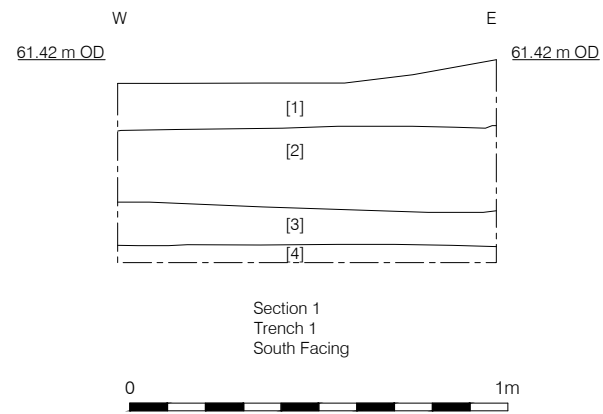
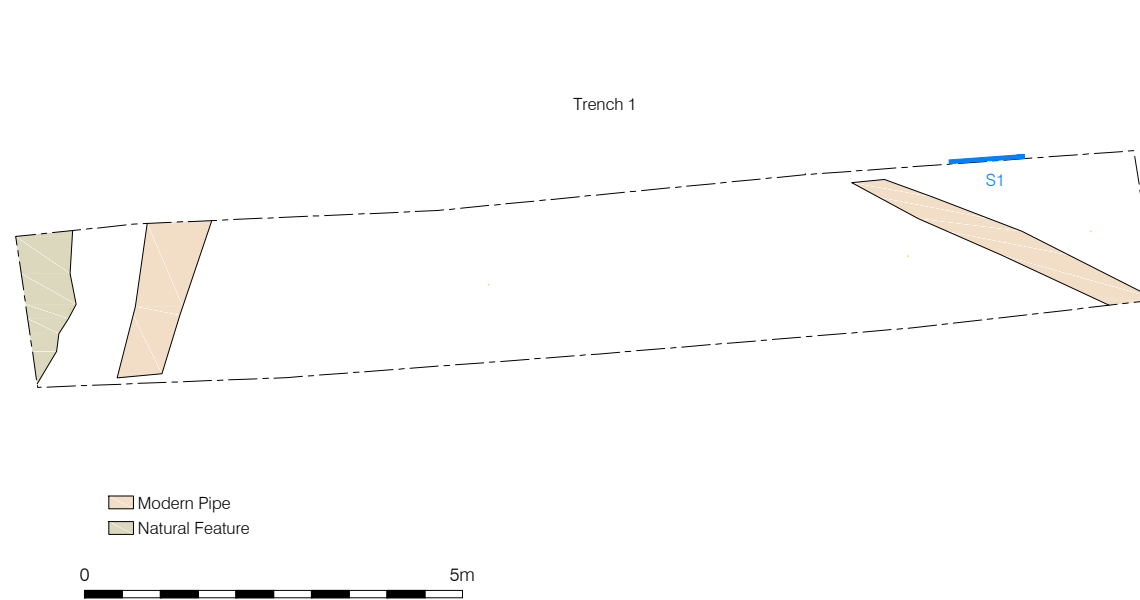
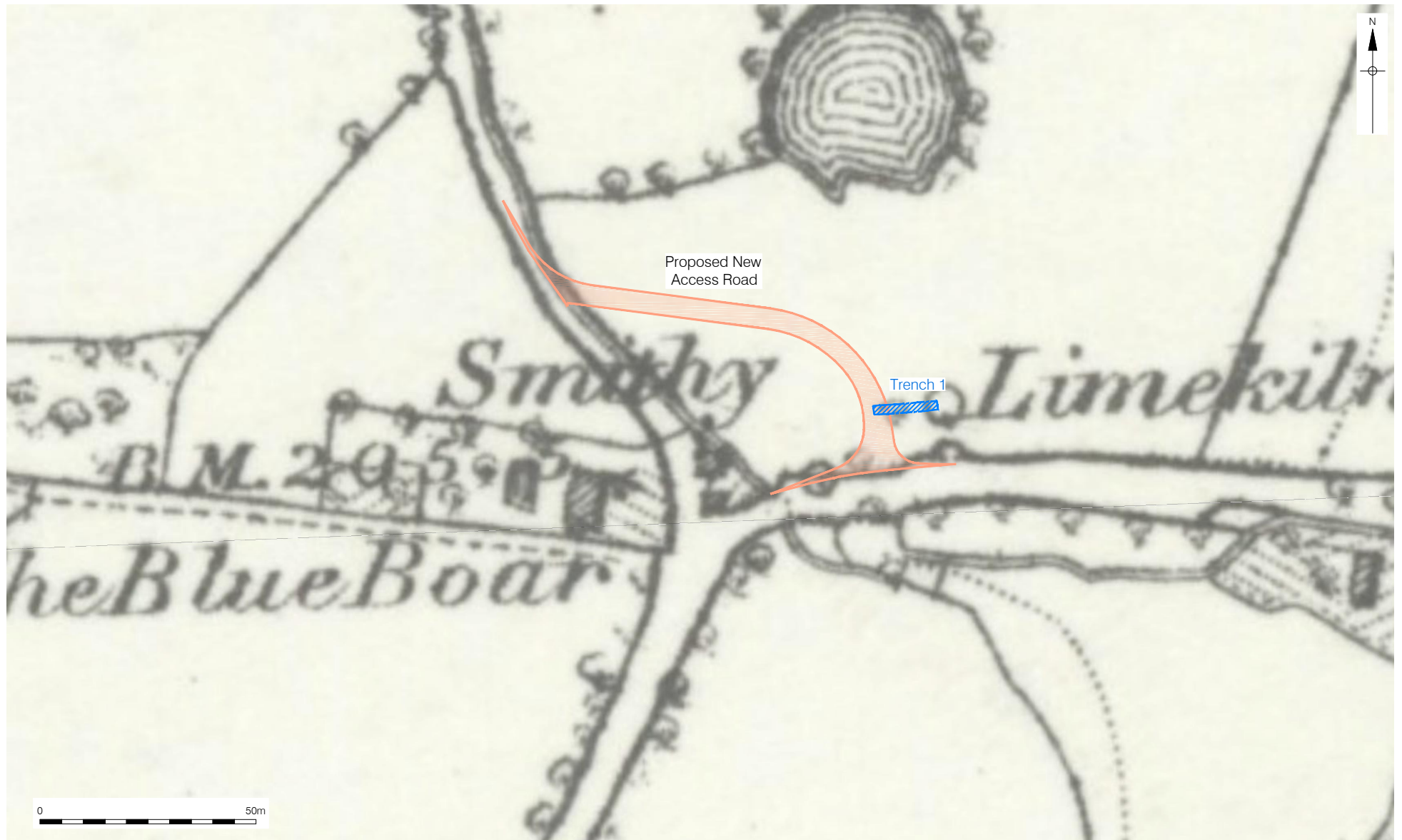


Figure 3
Plan and Section of Trench 1
Plan 1:100 and Section 1:20 at A4



PLATES:

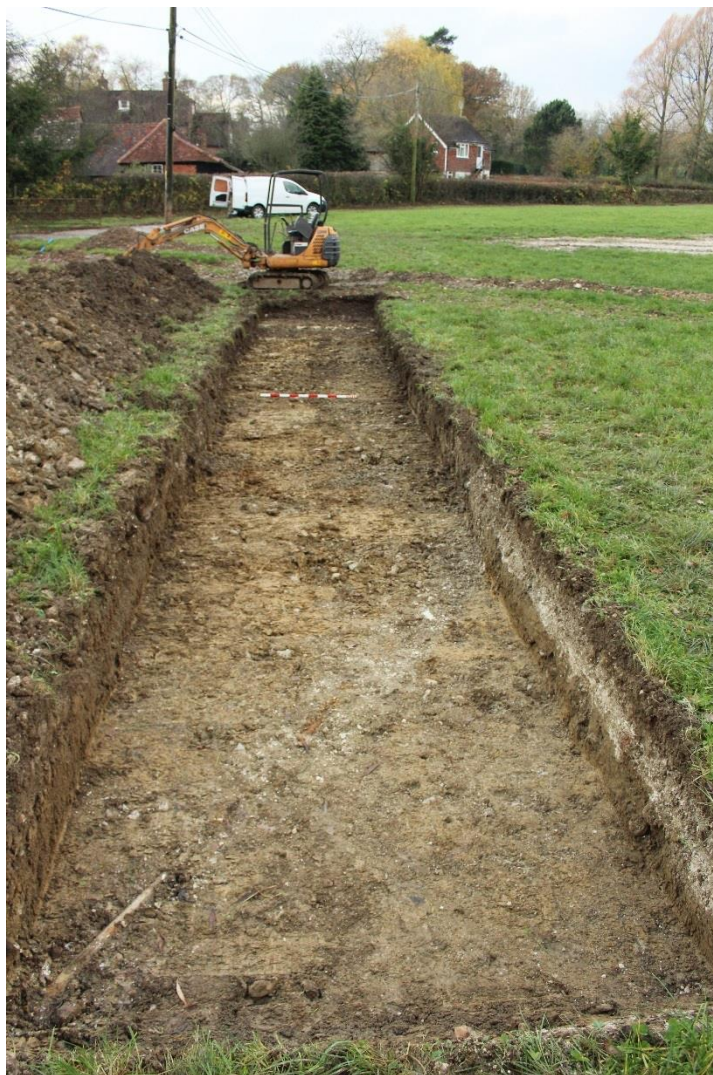


Plate 1: Trench 1, Looking East.



Plate 2: Trench 1, Looking west..

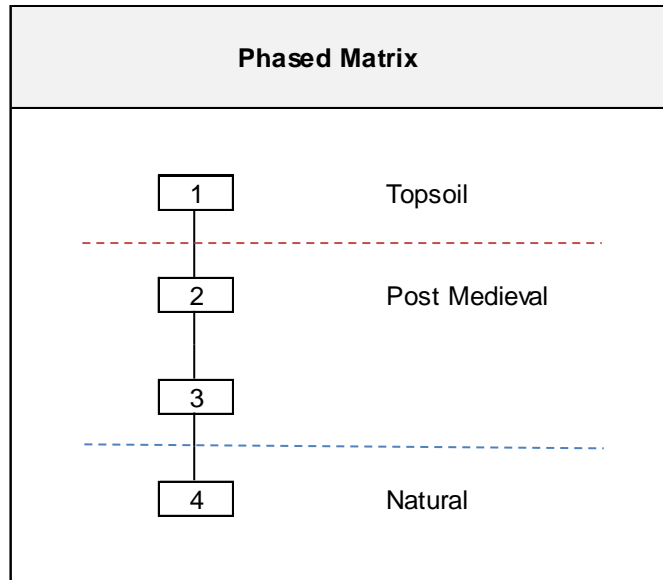


Plate 3: Trench 1, South Facing Section

APPENDIX 1: CONTEXT INDEX

Context No	Type	Description	Length (m)	Width (m)	Thickness / Depth (m)	OD Height (m)	
						Max	Min
1	Layer	Topsoil	15	2	0.17	61.42	61.25
2	Layer	Chalk Dump	4.68	2	0.22	61.25	61.03
3	Layer	Refuse Dump	7.75	2	0.11	61.06	60.94
4	Layer	Wealden Clay Natural	15	2	-	60.94	

APPENDIX 2: PHASED MATRIX



APPENDIX 3: BUILDING MATERIAL ASSESSMENT

REVIEW OF CERAMIC BUILDING MATERIAL: AN ARCHAEOLOGICAL EVALUATION

BORE PLACE, CHIDDINGSTONE, KENT (KBPC18)

Amparo Valcarcel, November 2018

BUILDING MATERIALS SPOT DATES

Context	Fabric	Form	Size	Date range of material	Latest dated material		Spot date	Spot date with mortar
2	Local sandy fabric	Post-medieval local sandy bricks	3	1700-1900	1700	1900	1700-1900	1700-
3	3039type	Post medieval sandy brick	1	1450-1900	1450	1900	1700-1900	No mortar

Review

The small assemblage (4 fragments, 5.23 kg) consists of post-medieval ceramic building material and is limited to bricks. Two different fabrics are present: a local sandy fabric with black iron inclusions and a fabric very similar to local London 3039. The moulding sand is medium and have sharp arises and they are dated probably from 1700 to 1900. Bricks from contexts [2] are bonded with a yellow hard lime mortar.

The building material assemblage reflects the post-medieval development of this site. No further work is recommended.

APPENDIX 4: OASIS FORM

OASIS ID: preconst1-335214

Project details

Project name Bore Place, Chiddingstone, Kent

Short description of the project A single evaluation trench was excavated in advance of a planning application to install a new access road through undeveloped agricultural land. The trench was positioned to try to locate the presence of a cartographically documented lime kiln. The evaluation identified natural horizons overlain by post-medieval dumped deposits containing chalk and slag inclusions indicative of smithing. These are likely to relate to a documented Smithy located c.77m west of the trench. Modern services were observed to truncate the natural, and the trench was overlain by modern topsoil.

Project dates Start: 21-11-2018 End: 21-11-2018

Previous/future work No / Yes

Any associated project codes KBPC18 - Sitecode reference

Type of project Field evaluation

Site status Area of Archaeological Importance (AAI)

Current Land use Grassland Heathland 2 - Undisturbed Grassland

Monument type LAYER Post Medieval

Significant Finds SLAG Post Medieval

Methods & "Targeted Trenches"
techniques

Development type Road scheme (new and widening)

Prompt Planning condition

Position in the Pre-application
planning process

Project location

Country England

Site location KENT SEVENOAKS CHIDDINGSTONE Bore Place, Chiddingstone,
Kent

Postcode TN8 7AR

Study area 0 Square metres

Site coordinates TQ 50656 48483 51.215103804455 0.157333869429 51 12 54 N 000
09 26 E Point

Height OD / Depth Min: 60.59m Max: 60.9m

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Wendy Rogers
originator

Project design Amelia Fairman
originator

Project Amelia Fairman
director/manager

Project supervisor Guy Seddon

Project supervisor Dan Britton

Type of Property Developers
sponsor/funding
body

Name of DHA Planning Ltd
sponsor/funding
body

Project archives

Physical Archive grey literature
recipient

Physical Archive ID KBPC18

Physical Contents "Ceramics"

Digital Archive Kent History Centre
recipient

Digital Archive ID KBPC18

Digital Media "Spreadsheets","Text"
available

Paper Archive Kent History Centre
recipient

Paper Archive ID KBPC18

Paper Media "Context sheet","Drawing","Matrices","Miscellaneous Material"
available

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Bore Place, Chiddingstone, Kent, TN8 7AR: An Archaeological
Evaluation

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