

ARCHAEOLOGICAL WATCHING BRIEF AT 11-11A HIGH STREET, OTFORD, SEVENOAKS, KENT TN14 5PQ

Planning Reference: 19/02267/FUL

NGR: TQ 5268 5935

DAS Site Code: HSO20-WB

OASIS Reference Number: TBC



Report prepared for Hospices of Hope Ltd (Client)

By Darnley Archaeological Services Ltd Company, No 12320658

Report Number DAS 005/20/HSO20

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1. SUMMARY

- 1.1. During July 2020, an archaeological watching brief was undertaken by Darnley Archaeological Services at the Hospices of Hope Tea Rooms, 11-11A High Street (HER No: TQ 55 NW 90), Otford, Kent (TQ 5268 5935). The focus of the watching brief was to monitor groundworks associated with the building of a new structure to the rear of the property. All features of archaeological interest were correctly examined and recorded, under planning application 19/02267/FUL.
- 1.2. The archaeological watching brief recorded two structures; one a truncated well structure, believed to be associated with an earlier phase of the building, the other a modern foundation structure believed to underpin a concrete raft that was removed during demolition. Several rubbish deposits were revealed during the groundworks, demonstrating continuity of domestic evidence from the eighteenth to the twentieth century. No significant archaeological remains were discovered.

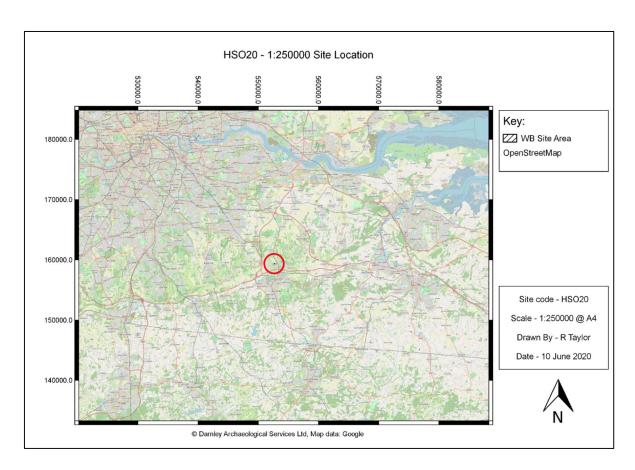
2. INTRODUCTION

- 2.1. This report presents the results of the Watching Brief at 11-11A High Street, Otford, Kent, TN14 5PQ.
- 2.2. The property is a privately-owned commercial property in the parish of Otford, within the Sevenoaks district of Kent and lies on the south side of the High Street (TQ 5268 5935).
- 2.3. The property has the HER No: TQ 55 NW 90, believed to date from 1540 AD, lies within the conservation area of Otford (designated 2006) and is close to several Listed Buildings and a Scheduled Area (See Part 3).
- 2.4. The demolition of an existing structure and erection of a single-storey extension to the rear of the property requires the excavation of a foundation area to a depth of 0.4m below ground level for a new concrete foundation raft.
- 2.5. The potential impact arising from the proposals to the surrounding heritage environment or archaeological remains are considered minimal. However, the groundworks will take all necessary precautions owing to the proximity of known heritage assets (Figures 3 & 4)
- 2.6. A written scheme of investigation (WSI) was submitted to the Hospices of Hope Ltd (client) before the Watching Brief being undertaken. All subsequent reports will be forwarded to the Local Planning Authority, KCC and archived to the local archaeological society or another suitable custodian. The client will be consulted if any significant finds are made during the excavations.



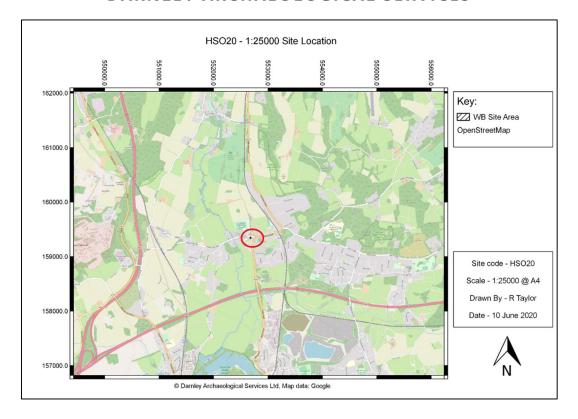
3. LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1. The site is located at 11-11A High Street in the village of Otford and the Sevenoaks District, designated HER No TQ 55 NW 90 and lies within the Otford Conservation Area (Figure 3). The site is 1.0km due north of the M26 motorway, approximately 3km due east of Fort Halstead, about 2.4km south of the village of Shoreham and approximately 2.7km west of the village of Kemsing (Figures 1 & 2).
- 3.2. The site is on top of alluvium composed of clay, silt, sand, and gravel. These superficial deposits formed up to 2 million years ago, sit on top of the Gault Formation, sedimentary mudstone formed approximately 110 to 113 million years ago. The site is relatively level at a consistent 68m (+/- 1m) aOD with the site boundary.
- 3.3. There are no known existing disturbances on the site.

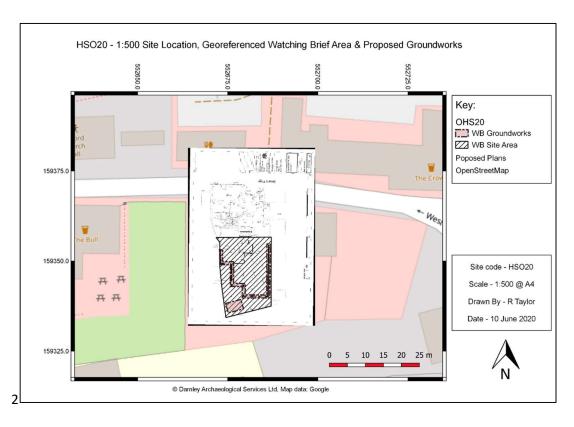


(Figure 1 – 1:250000 Site Location of HSO20)





(Figure 2 - 1:25000 Site Location of HSO20)

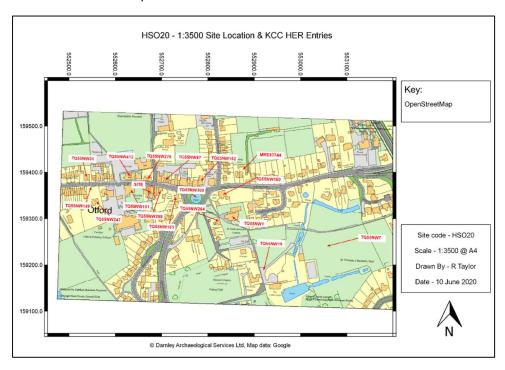


(Figure 3-1:500 Site Location & Proposed Groundworks Area for HSO20)

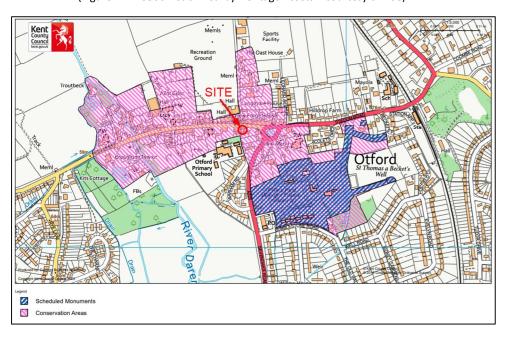


4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1. The site lies within the Conservation Area of Otford, designated in February 2006, and approximately 175 metres north-west of the Otford Bishop's Palace Scheduled Monument Area (1005197). A study of the Kent Historic Environment Record database was undertaken to assist the written scheme of investigation. The following provides nearby entries on the HER with a brief description:



(Figure 4 – 1:3500 List of Nearby Heritage Assets – courtesy of KCC)



(Figure 5 – 1:5000 Map of Site Proximity to Scheduled & Conservation Areas, courtesy of KCC)



Roman

TQ 55 NW 7

Thought to have been the site of a Roman villa for years, a resistance survey in 2012 and test pitting on the site in 2013 appear to confirm this theory. Excavations from 2013-20 confirm the location as a substantial Roman villa.

Medieval

TQ 55 NW 19

Scheduled Monument No. 1005197. Standing remains consist of NW tower and one side of the gatehouse. Built of brick with stone dressings and dates from the early part of the C16th, Archbishop Warham. The house consisted of two courts, the inner to S and foundations remain of these buildings. The layout of the house could be ascertained by excavation. There was an earlier Archbishop's Palace on the same site.

TQ 55 NW 1

Listed Building (I) 1273170. St. Bartholomew's Church, Otford, has Norman foundations. In normal use. Nave and chancel, South aisle with South chancel chapel, West tower with porch. Flint rubble masonry of early Norman period. Squat, rendered battlemented tower with low, shingled spire. Timber West porch dated 1637. Small North-east vestry with Tudor windows. Tower circa 1200. North aisle windows C14, South aisle early C16. Restoration of 1863 by G E Street included new arcade and chancel arch. Restored Jacobean font cover. Some C17 stained glass panels, and 2 windows by Hardman. Late Perpendicular wall tomb; and monuments to Polhill family by Cheere. All the buildings in The Green form a group. The north and west walls cannot be later than the 11th century. A D Stoyel has identified an internal recess in the west wall as a wafer oven. On the south side, a late Perp Aisle called the 'the newe ile' in a will of 1532 according to A. D. Stoyel, gabled and continuing eastwards as a chapel. The Dec. east window is of 1845. The tower is Transitional. Full architectural description. The east wall of the Norman west tower of Otford church is built over the west wall of an earlier nave which has quoins of rubble. The tower is not very obviously Norman when seen from outside. Still, the inner faces of its windows and west doorway are straight-forwardly Norman. The surviving north wall of the earlier nave is thus indicated as Anglo-Saxon.

TQ 55 NW 264

Listed Building (II*) 1273144. Chantry House, until c1540 a court hall then a house, subsequently converted into two cottages in the early C18. c1330-50 Court Hall with robing room at the north end on 1st floor, with ground floor jail and possibly open market hall, converted into a house c1540 with curing chamber with C17 T-wing added and altered in C20. Timber-framed building, the first-floor tile-hung, the ground floor with exposed framing and brick nogging. Steeply pitched tiled roof, gabled to north and hipped with gablet to south. Brick chimney stacks. 2 storeys and attics, three windows. Originally rectangular plan with C17



T-wing. Modern leaded casements, several on the first floor in old frames. North front has 2 C16 windows with good mouldings, the northerly one an oriel. The others are small C17 lights including 1 in the attic to north gable. West front has one window and C14 jetty on either side of C17 1 bay wing and C16 brick external chimney stack, the top restored in C20. Circa 1907 1 storey kitchen wing projecting from C17 wing. East front has C17 framed ground floor with blocked doorway below formerly jettied C14 upper floor. 1 lower and three upper windows, irregular, and C18 brick chimneystack projecting to the right. The south end is a modern reconstruction truncating the original length of the building. The first floor is wholly open to collar level of the C14 roof. Five bays with squared crown-posts and single king strut. Four bays remain of first-floor hall (now divided by modern stairs and partitions) with 5th bay occupied by former jury or robing room on first floor and jail on the ground floor. Heavy C14 floor joists throughout visible as ceiling beams of ground floor rooms. Both chimney-breasts contain inglenooks with original timber lintel beams. The C16 one is four-centred with rich mouldings, and its inglenook retains a remarkable integrated curing chamber. Triangular headed salt recess. Series of carpenter's marks.

TQ 55 NW 162

Listed Building (II) 1259009. Late mediaeval timber-framed building mostly obscured by shop premises on the ground floor. Very high pitched tiled roof wi ½ gabled cross-wing at right. 2 storeys, two windows, modern casements, that on left a pent half-dormer. A little timber-framing, with plaster filling, visible above shop front at right. Other elevations brick and tile hung.

TQ 55 NW 276

Listed Building (II) 1273149. High Street (North Side) Nos 30 to 34 (even) (Forge House Tea Rooms). Long, irregular restored C16 or earlier building. High pitched tiled roof has ridge stack with rebated angles: 1 storey and three half dormers. Tile hung above, rendered below. Modern leaded casements. Possible hall house.

TQ 55 NW 297

Listed Building (II) 1259068. The Old Parsonage. C16 timber-framed house with later front. High pitched tiled roof half-hipped at right and sweeping lower behind. Tile hung 1st floor, brick ground floor. 2 storeys, three windows. Modern lattice casements, those on the ground floor under segmental brick arches. Modern door. Long gabled right rear wing. Projecting stack, with two diagonal shafts, at the back left.

Post-Medieval

TQ 55 NW 300

Listed Building (II) 1259054. The Green Otford Pond. Circular structure of uncertain date, partly of random rubble, partly of brick. Ground banked up around the outside. An important feature in the village centre.



TQ 55 NW 126	Listed Building (II) 1244200. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with a domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
TQ 55 NW 308	Listed Building (II) 1273172. The Green Wall bounding Front Garden of Police House. Cl8 brick wall running north-south and returned west for a short distance at North end. All the buildings in The Green form a Group.
TQ 55 NW 301	Listed Building (II) 1259053. Wall to North of Bubblestone Farmhouse. C18 red brick wall running north to the front garden of Police House. All the buildings in The Green form a group.
TQ 55 NW 161	Listed Building (II) 1259008. The Green Mount View 2-storey, two window C18 red and blue brick front masking older timber-framed structure. Tiled roof, hipped at right. Projecting end chimneys. Moulded wood eaves cornice. Modern segmental brick arches. Plain door under bracketed hood. I-storey right addition. All the buildings in The Green form a group.
TQ 55 NW 168	Listed Building (II) 1259012. Wall to East of Boddington, bounding garden of Mount View, The Green. C18 brick wall, with rubble foundation possibly of earlier date, curving around the corner to The Green.
TQ 55 NW 298	Listed Building (II) 1259067. High Street (South Side) No 1 (Boddington). 2-storey, 3-window C18 house, possibly with a timber-framed core of earlier date. High pitched tiled roof. First-floor red brick with diaper of blue headers, and band. Elsewhere coursed rubble with red brick quoins and dressings. 3-light casements, those on ground floor under segmental brick arches. First-floor centre window one light only. Modern central door.
TQ 55 NW 151	Listed Building (II) 1259013. The Bull Inn. C16 or earlier timber-framed structure. 2 storeys, four windows. Hipped tiled roof. Tile hung 1st floor, painted brick ground floor. C19 and modern 1-bar casements. Inside 2 C16 carved stone fireplaces and some early C17 panelling, with restoration. In the corner, an old seat built-in said to be the Archbishop's chair from Otford Palace.
TQ 55 NW 149	Listed Building (II) 1259014. High Street (South Side) Gate Piers and Gates to No 23 (The Old Parsonage). Modern rusticated square piers, of old bricks, support C18 wrought iron double gates.
TQ 55 NW 313	Listed Building (II) 1273173. High Street (North Side) Nos 48 & 50. C18. Each two storeys, one window. Tiled roof with moulded eaves cornice.



Red brick with stone plinth. C19 square paned casements, those on the ground floor under segmental brick arches. 4-panel doors.

TQ 55 NW 412 Church Hall probably built by the practice of Sir Edward Lutyens in c. 1910. In 2018 the building was assessed for designation as a Listed

Building. It was decided that the building did not warrant Listed Building status, but some interesting historical information was nonetheless

obtained.

TQ 55 NW 87 House, Post Medieval - 1540 AD to 1900 AD.

MKE 83744 Farmstead northeast of Colet's Well. Regular courtyard L-plan with

detached farmhouse: farmhouse detached side on to the yard.

TQ 55 NW 150 Listed Building (II) 1259005. Colet's Well (Formerly listed as Colitts Well).

Large C18 house of 3 storeys and basement, three windows. Hipped tiled roof. C19 rendered front with quoins and window surrounds. 1st and 2nd-floor cill bands. Side windows tripartite late Cl9 sashes, centre windows single sashes. Projecting central porch. Side elevations of brick.

Some tile is hanging at the back.

TQ 55 NW 266 Listed Building (II) 1273143. Wall surrounding garden of Colet's Well. Cl9

brick wall in front and random stone walls along the North and South

sides of the garden.

TQ 55 NW 411 Listed Building (II) 1451860. First World War memorial, of around 1919,

with names added after the Second World War.

TQ 55 NW 420 The former National School for boys and girls in Otford is shown on the

1862-75 map. The building would appear to have continued as a school, as shown on the 1897-1900 and 1907-23 maps. It was then demolished.

TQ 55 NW 148 Listed Building (II) 1259006. Chantry Cottage. 2-storey cottage of C18

appearance probably incorporating older timber-framed structure. 2 windows 1st floor, 3 on ground floor, modern casements under

segmental brick arches. Red brick with tiled roof. Modern boarded door.

Rear elevation of random stone below long, lean-to roof.

TQ 55 NW 90 (SITE) House, Post Medieval - 1540 AD to 1900 AD.



5. METHODOLOGY

- 5.1. An excavation strategy for the work was compiled by Darnley Archaeological Services Ltd, in the WSI, providing full details of the Watching Brief methodology.
- 5.2. The aims of the Watching Brief are to:
 - Ensure that the planned excavations at 11 High Street are observed and that features of archaeological interest are correctly examined and recorded.
- 5.3. The objectives of this development project are to:
 - View & record removal of existing prefab building & footings
 - View & record excavation of groundworks for the new building
- 5.4. All work was undertaken following the methods set out within this WSI, according to best practice as set out by CIfA. Any significant variation on these methods would have been agreed with the Client, Sevenoaks District Council and KCC before excavation.
- 5.5. A Risk Assessment was drawn up for the duration of the Watching Brief and signed by all those involved.

Setting out the excavation areas

5.6. Excavation areas were set out according to the plans (Figure 3). Locations were recorded using GNSS.

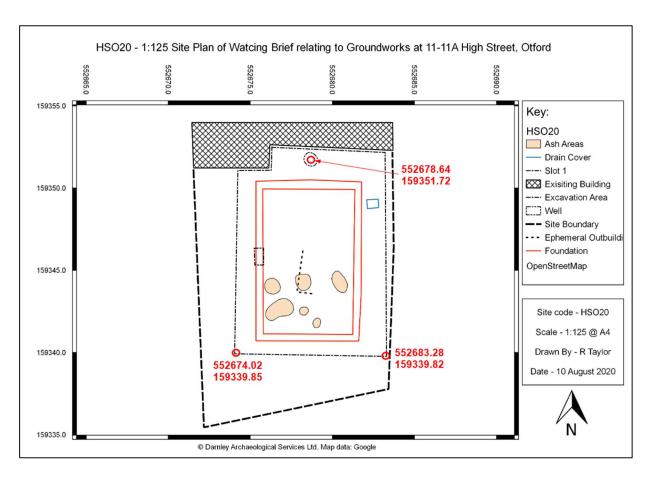
Excavation

- 5.7. All groundworks were excavated by machine and hand tools, by single context excavation. A suitably qualified professional archaeologist supervised all excavation areas.
- 5.8. No constraints were experienced while carrying out the duties of the Watching Brief.



6. SUMMARY OF RESULTS

- 6.1. The observation comprised an excavated rectangular area for a concrete foundation raft, measuring approximately 9.0m x 12.5m to a depth of 0.4m. The excavation area provided numerous artefacts and stratigraphy compatible with the occupations and role(s) (i.e. residential and commercial) of the property.
- 6.2. The archaeological watching brief recorded two structures, one of which is a truncated well structure, believed to be associated with an earlier phase of the building. The other, a previously unknown rectangular concrete foundation, assumed to have underpinned the concrete raft on which the now-demolished building sat.
- 6.3. The final plan of the completed groundworks is shown below:



(Figure 6 - 1:125 Site Plan of HSO20)



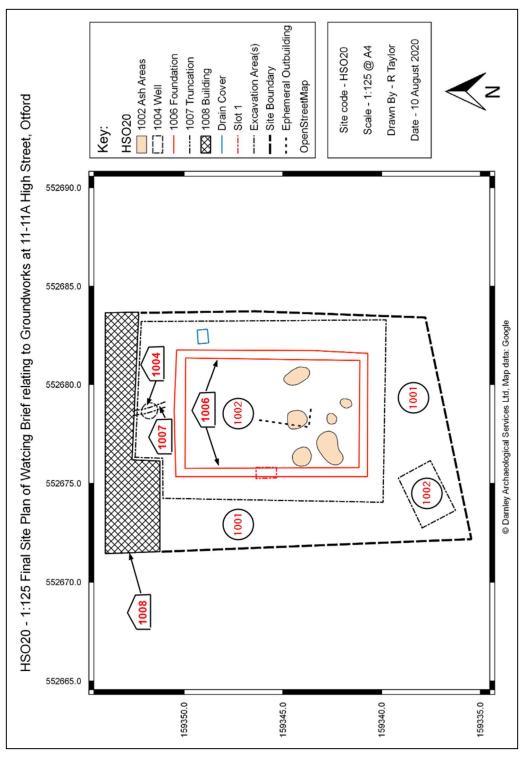
6.4. During the Watching Brief, a total of eight contexts were investigated and recorded (Table 1)

Excavation	Dimensions: 9.00m x 12.5m				
Area	Land use: Domestic				
Context	Category	Description	Depth / Thickness		
1001	Topsoil	Dark brown sandy loam.	0.10m		
1002	Subsoil	Dark sandy, gritty loam with numerous domestic inclusions; occasional peg tile fragments, clinker, discrete ash piles, brick fragments and concentrations of domestic rubbish (pottery, glass, metalwork and animal bone).	0.10m – undetermined		
1003	Structure	Modern concrete raft for now demolished outbuilding.	0.07m		
1004	Structure	Probable circular well structure comprising loosely mortared chalk and ragstone blocks (various sizes), heavily truncated at the surface by modern drainage channels; Contained single fill (1005). Diameter 0.9m.	Undetermined		
1005	Fill	Fill of 1004; similar matrix to 1002.	Undetermined		
1006	Structure	Modern concrete footings – presumably to support concrete raft (1003).	0.4m x 0.3m x 9.0m (N-S) x 6.0m (E-W)		
1007	Cut	Probable disused drainage cut, truncating (1006).	0.07m – 0.30m		
1008	Structure	Existing building (c. 1540 – 1875/1900 AD)	n/a		

(Table 1 – HSO20 Contexts)



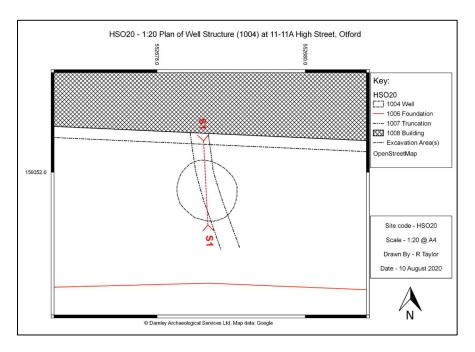
6.5. Main Trench Area – excavation revealed a total of eight contexts, which are illustrated in Figures 5-12.



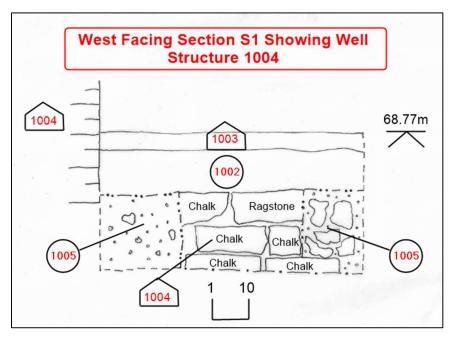
(Figure 7 – 1:125 Site Plan of HSO20-WB with Contexts)



6.6. Well Structure 1004 – Figure 8 shows the well structure in plan, revealed when the existing concrete raft 1003 and subsoil 1002 were machined off (see **12.3** to **12.6**). Given the proximity of the existing building (1008), which appears to be a c.1875 - 1900 AD addition, it is likely 1004 was probably associated with the first phase of the building (1008) dating from c.1540 AD, and likely went out of use once the c.1875 - 1900 AD addition was constructed. Truncation of the upper portion of 1004 is covered by approximately 0.2m of 1002 and thought to have occurred when 1008 was constructed.



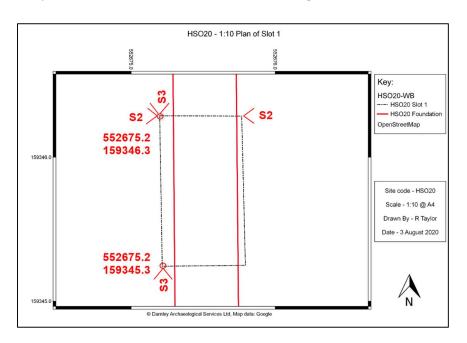
(Figure 8 – 1:20 Plan of Well Structure 1004)



(Figure 9 – West Facing Section Showing Well Structure 1004)

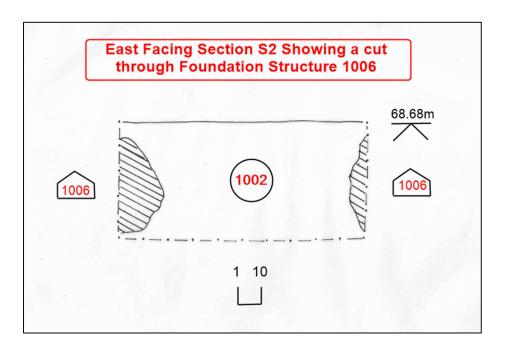


- 6.7. S1 indicates 0.07m of 1003, a modern concrete raft that sits above 0.2m of 1002, a dark sandy, gritty loam with numerous domestic inclusions; occasional peg tile fragments, clinker, discrete ash piles, brick fragments and concentrations of domestic rubbish (pottery, glass, metalwork and animal bone). 1002 sits above what appears to be the upper courses of a circular well structure, built using ragstone and chalk shaped blocks mortared together.
- 6.8. 1004 is a circular well structure 0.8m in diameter and initially constructed of shaped chalk and ragstone blocks ranging in size from 0.3m x 0.1m to 0.1m x 0.1m. The shaped blocks appeared to have been mortared. Groundworks exposed approximately 0.3m of depth to the well, but its total depth remains undetermined. It is likely the well structure is Post-Medieval in date and probably dates from the first phase of the building after c.1540 AD.
- 6.9. 1004 appears to have been truncated by 1007, a probable drainage cut on a north-south alignment, approximately 0.3m wide and 0.3m depth and cuts through the upper three courses of the block-work. 1007 is likely associated with the construction of building 1008. Affirming this conclusion, 1007 is filled with 1005, a dark sandy, gritty loam with concentrations of domestic rubbish and large pieces of building materials; brick and mortar pieces. 1005 contained 13.10, a diagnostic bone washer.
- 6.10. Foundation structure 1006 was discovered upon the removal of 1003 during the demolition process. 1006 appears to have been a rectangular foundation measuring 9.3m x 6.0m and the cross-section of the foundation measuring approximately 0.3m wide x 0.4m depth and constructed of modern concrete (see Figures 6 & 10), cut into 1002. It is thought 1006 provided a foundation for concrete raft 1003, on which a now demolished prefabricated building sat. A small 1.0m sondage was excavated through 1006 during the demolition process to determine its construction (see Figures 11, 12 & 13).

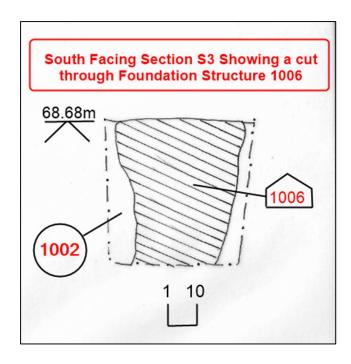


(Figure 10 – 1:10 Plan of Slot 1 showing 1006)





(Figure 11 – East Facing Section S2 Showing a cut through Foundation Structure 1006)

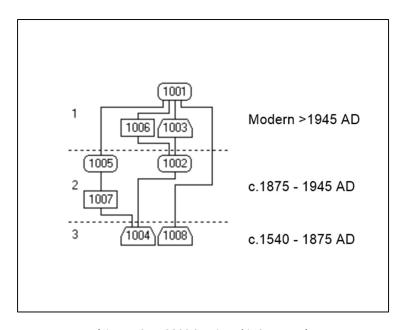


(Figure 12 – South Facing Section S3 Showing cut through Foundation Structure 1006)

6.11. Beyond structures 1004 and 1006, much of the excavation area is dominated by 1002 (see **12.9**), a large context spread of dark sandy, gritty loam with numerous domestic inclusions; occasional peg tile fragments, clinker, discrete ash piles, brick fragments and concentrations of domestic rubbish (pottery, glass, metalwork and animal bone).



- 6.12. As a context, 1002 appears to be a mixture of a gradual domestic build-up of deposited rubbish, ash piles and garden soils, depending upon the use of the area at any one time. There are large ash deposits (presumably from the internal house fires) at various levels and, towards the south of the site, discrete midden areas where concentrations of Victorian/Edwardian rubbish (glass, pottery, animal bone, etc.) are accumulated (See 13.1 to 13.9). Of these finds 13.6 is somewhat anomalous; a sherd of Kentish Sandy Ware Pot Base c.1175-1350 AD, heavily worn and likely intrusive but an indication of Otford's Medieval past.
- 6.13. Upon blading back with an excavator, an ephemeral footprint of a former outbuilding or wall may have been visible toward the centre of 1002 (see Figure 7). However, there was not enough evidence to be sure.
- 6.14. The stratigraphic sequence for excavations at HSO20 is as follows:



(Figure 13 – HSO20 Stratigraphic Sequence)



7. FINDS

- 7.1. Several finds were recovered during the Watching Brief, with a date range of c.1375 AD to c.1945 AD, all of which characteristic of domestic occupation and consistent with the site's function as a home or business premises over c.500 years.
- 7.2. Pottery, glass and bone provide accurate diagnostic dating evidence and is subject to additional photographic analysis in Appendix B.
- 7.3. All finds were washed, bagged, recorded and photographed according to CIfA guidelines. Table 2 below details the type, quantity and location of finds according to context:

Find Type	Quantity	Context
Pottery	24	1002
Glass	8	1002
Metal	2	1002
Bone	3	1002
Pottery	6	1005
Shell	1	1005

(Table 2 – Finds according to type, quantity, and context)

8. INTERPRETATION

8.1. The results of the Watching Brief revealed a stratigraphic sequence confirming the building's past from c.1600 AD to Present Day. One sherd of pottery, (Kentish sandy ware c.1175-1350 AD from 1002) is probably residual but indicative of Otford's Medieval past. A truncated well structure (1004), believed to be associated with an earlier phase of the building, and most likely its origins from c.1600 AD. No other features of archaeological interest were viewed.

9. CONCLUSION

9.1. The Watching Brief has fulfilled the aims and objectives of the KCC Watching Brief Specification and the Written Scheme of Investigation. The groundworks demonstrated the stratigraphy associated with the use as a domestic dwelling and business premises. Still, beyond this, no other archaeological features were viewed. The archaeological significance of the site is low and recorded accordingly.

10. ACKNOWLEDGEMENTS

10.1. Sincere thanks are extended to the client for permissions to access the site and their patience while the archaeological process took place.



11. REFERENCES

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12. APPENDIX A – SITE IMAGES

Image **Number & Description** 12.1 Looking north-west at foundation 1006 cut into 1002. 12.2 Looking east at foundation 1006 cut into 1002. 12.3 Looking northeast at well structure 1004 with truncation cut 1007 visible to the north abutting building 1008.



Number & Description Image 12.4 Looking north-west at the inner face of 1004; truncation 1007 visible to the north. 12.5 Looking east at the inner face of 1004; shaped chalk & ragstone blocks evident alongside truncation 1007 fill 1005, comprising irregular shaped masonry, tile, and mortar lumps. 12.6 Looking southeast at truncation 1007 fill 1005, comprising irregular shaped masonry, tile and mortar lumps.



Image **Number & Description** 12.7 Looking east at the inner face of 1004; shaped chalk & ragstone blocks evident alongside truncation 1007 fill 1005, comprising irregular shaped masonry, tile and mortar lumps. 12.8 Looking north at one of several ash deposits within 1002. 12.9 Looking southeast across 1002 with ash deposits in the foreground.



13. APPENDIX B – FINDS IMAGES

Image	Number & Description
cm	Stoneware dwarf Ink Pot c.1850 AD from 1002.
cm	J Lovibond, Greenwich Beer Bottle Stopper c.1850 AD from 1002.
cm	Kruschen Salts Amber Jar c.1920 AD from 1002.



Image **Number & Description** 13.4 Hollamby Healthfield Bottle, Embossed on the Shoulder c.1905 AD from 1002. 13.5 Singletons Eye Ointment Pot Lid c1875 AD from 1002. 13.6 Kentish Sandy Ware Pot Base c.1175-1350 AD from 1002. Worn and likely residual but an indication of Otford's Medieval past.



Image **Number & Description** 13.7 Staffordshire Yellow Ware with Blue Band c.1900 AD from 1002. 13.8 Clay Tobacco Pipe Bowl with Prince of Wales Feathers Decoration c.1860 AD from 1002. 13.9 Part of a Screw-Together Bone Handle From Portable Shaving Brush c.1875 AD from 1002.



