

Greatness Mill, Mill Lane, Sevenoaks, Kent

Archaeological Desk-based Assessment





**GREATNESS MILL, MILL LANE,
SEVENOAKS, KENT**

Archaeological Desk-based Assessment

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Summary

Wessex Archaeology was commissioned by Mr D Minns, Prime Meridian Architects (Client Agent) on behalf of Kitewood (Client) to undertake an archaeological desk-based assessment and investigate the timber structure within the roof of one of the outbuildings of a site at Greatness Mill, Mill Lane, Sevenoaks, Kent. The subsequent report is to provide a supporting document to accompany a planning application for residential development. The Site lies under the jurisdiction of Sevenoaks Borough Council centred on National Grid Reference (NGR) 553470, 156811. A circular Study Area extending for 1km from the Site centre has been considered in order to provide a context for interpretation.

This assessment has established that there is one Listed Building within the Site (the Mill), there are no sites recorded by the Kent SMR within the Site boundary. Human activity has been quantified across the Study Area from the early prehistoric period to the 20th century with an absence of material from the Romano-British period. The Site is known through cartographic evidence to have been operational as a corn mill from the early 19th century. Ground floor walling of the extant mill can be dated typologically to the 18th century. Less specifically, milling activity is recorded in the Greatness area from the medieval period.

As a result of 18th – 20th century ground interference, conditions for the survival of potential buried archaeological remains prior to this date are considered to be moderate. The potential for the survival of post 17th century deposits at the Site is considered to be high. Projected sub-surface deposits include evidence for the mill race and pond, associated buildings (e.g. Dwellings, storage and drying barns), features and finds associated with the operation of the mill and yard surfacing and furniture.

Investigation of the timber structural elements of an outbuilding to the south of the mill has indicated that some of the timbers have been reused from an unknown source.

Given the prominence of the Grade II Listed mill within the modern and historic landscape, it is suggested that development at the Site be restricted in height in order to preserve the visual integrity of the mill within its historic environment. Furthermore it is recommended that the historic and spatial integrity of the mill complex be preserved as proposed by the retention of certain elements currently extant at the Site. These include the mill itself, Mill House and Mill Cottage as indicated on **Figure 2**.

Further archaeological work in the form of a mitigation strategy may need to be undertaken. This process would be secured, on the advice of the Archaeological Officer for Kent.

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Acknowledgements

Wessex Archaeology was commissioned by Kitewood to undertake an archaeological desk-based assessment of Greatness Mill, Mill Lane, Sevenoaks, Kent. Wessex Archaeology would like to thank David Minns of Prime Meridian, Mike Viney of Kitewood, Andrew Mayfield, SMR Officer for Kent County Council, the staff of the Sevenoaks Local Studies Library and Michael Meldon of Mill House, Greatness for their guidance and assistance in the compilation of this report.

This report was researched and compiled by Katharine Barber and Peter Reeves, the illustrations were prepared by Kitty Brandon. The Site visit was undertaken by Peter Reeves and Katharine Barber. The project was managed for Wessex Archaeology by Peter Reeves.

GREATNESS MILL, MILL LANE, SEVENOAKS, KENT

Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology was commissioned by Prime Meridian on behalf of Kitewood to undertake an archaeological desk-based assessment of a site at Greatness Mill, Mill Lane, Sevenoaks, Kent. (**Figure 1**; hereafter 'the Site') to accompany a planning application for residential development. The Site lies under the jurisdiction of Sevenoaks Borough Council centred on National Grid Reference (NGR) 553470, 156811.

1.1.2 The Site covers an area of approximately 0.4 hectares. Outline development proposals currently comprise the construction of 21 residential units, with associated road system, car parking, gardens and landscaping. Development would include the retention and incorporation of 3 structures currently extant at the Site, these comprise the Mill House (**Figure 2, A**), Mill Cottage (**Figure 2, B**), The Mill (**Figure 2, C**). Given the nature of development, ground intrusive activity is projected across the Site.

1.2 Landscape and Geology

1.2.1 The Site is situated at the north-eastern extent of Sevenoaks, north of the east to west aligned Seal Road. The Site is bound by Mill Lane and the Greatness playing fields to the east, to the south and south-west by Silk Mills Close, to the west by properties accessed via Silk Mills Close and to the north by a laneway and properties fronting onto Weavers Lane and Mill Lane.

1.2.2 The Site is currently occupied by a former 18th - 19th century mill complex comprising numerous building and associated yards. The Site is accessed from Mill Lane at the south-eastern corner of the Site.

1.2.3 The mill was historically fed by a tributary of the River Darwent, itself a tributary of the River Thames. The name is said to derive from 'Derva' meaning 'oak', hence 'the river where oaks grow'.

1.2.4 The underlying geology of the Site comprises Wealden Greensand. The lower greensand belt in the Sevenoaks area is typified by occasional areas of mixed woodland, sunken roads and hidden valleys (www.countryside.gov.uk). Kent Wealden Greensand is generally sandy and heathy comprising open land suitable for mixed farming, historically this is typified by fruit and hop production.

2 METHODOLOGY

2.1 Scope

- 2.1.1 The aim of this assessment is to detail the known information relating to archaeology and the historic environment and to assess the potential for the presence of previously unknown elements of these resources that may be impacted by the proposed development.
- 2.1.2 The historic environment resource within a 1km circular Study Area (**Figure 1**) of the Site centre has been considered in order to provide a context for the discussion and interpretation of the known and potential resource.
- 2.1.3 Wessex Archaeology was also requested to investigate the timber structural elements of a small outbuilding located to the south of The Mill. The aim of the detailed inspection of the timbers within the outbuilding was to determine whether these were original structural elements or whether they had been reused from a source unknown. Throughout the report this building is referred to as the auxiliary structure (**Figure 2, D**).

2.2 Research

- 2.2.1 A number of publicly accessible sources of primary and synthesised information were consulted. A brief summary of the sources consulted is given below.

Kent (KSMR) Sites and Monuments Record

- 2.2.2 Kent County Council maintains a index of all recorded archaeological sites, findspots and archaeological events within the county including Listed Buildings, and Scheduled Monuments. The recorded elements of these resources within the Study Area have been assigned a number prefixed with **WA**, are discussed in Section 3 below and illustrated on Figure 1. Full details of all records are presented in the gazetteer in Appendix 1.
- 2.2.3 This KSMR are not a record of all surviving elements of the historic environment but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within them is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are at present unknown.

Legislative and Planning Documents

- 2.2.4 The Sevenoaks District Local Plan (adopted 2000) was consulted to inform of any existing development controls relating to the historic environment. This document has been prepared in accordance with national guidelines including Planning Policy Guidance (PPG) Notes 15 and 16.
- 2.2.5 The results of a review of this legislation and, where relevant, details of any statutory and non-statutory designations such as Listed Buildings, Conservation Areas and Scheduled Monuments are included in Section 3 of this report.

Documentary Sources

- 2.2.6 A search of other relevant primary and secondary sources was carried out at Sevenoaks Local Studies Library, digitally and in Wessex Archaeology's own library. The sources consulted are listed in the References (Section 7).

Cartographic Sources

- 2.2.7 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (Section 7).

Aerial Photographs

- 2.2.8 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Aerial photographic material concerning the Site was consulted at the KSMR offices. Given that the Site has been developed from the 18th/19th century and the immediate landscape from the early 20th century, aerial photography would provide little new evidence in light of the high level of historic mapping of the Site. Aerial photographs dating from 1961 were consulted at the Kent SMR. No features or structures (other than those extant on the Site) of archaeological potential were noted.

Site Visit

- 2.2.9 The Site was visited on the 19th January 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and extant buildings and to identify any potential impacts not evident from secondary sources. A digital photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-7**).
- 2.2.10 The Site visit comprised a detailed inspection of the auxiliary building and a schematic section of the structural timbers is presented in **Figure 4**.

Best Practice Guidance

- 2.2.11 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 1994 revised September 2001).

Assumptions

- 2.2.12 The KSMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.3 Legislative and Planning Background

National Legislation and Planning Guidance - Archaeology

2.3.1 The main legislation concerning the protection of important archaeological sites is the Ancient Monuments and Archaeological Areas Act 1979 (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Monuments (SMs). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.

2.3.2 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is Planning Policy Guidance Note 16: Archaeology and Planning (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)

2.3.3. Paragraph 19 states:

In their own interests...prospective developers should in all cases include as part of the research into the development of a site...an initial assessment of whether the site is known or likely to contain archaeological remains.

2.3.4 Paragraph 22 adds:

Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.

In addition paragraph 25 advises:

Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavating and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.

Conservation Areas, Listed Buildings and Historic Parks and Gardens

2.3.5 Conservation Areas, Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

2.3.6 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require “....authorities considering applications for planning permission or listed building consent for works which affect a listed building to

have special regard to certain matters, including the desirability of preserving the setting of the building”.

- 2.3.7 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.
- 2.3.8 Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. In order to recognise the existence of those sites which are of particular historic importance, English Heritage is enabled by Section 8C of the Historic Buildings and Ancient Monuments Act 1953 (inserted by section 33 of, and paragraph 10 of Section 4, to the National Heritage Act 1983) to compile the Register of Parks and Gardens of special historic interest in England.
- 2.3.9 Although inclusion on the register does not offer statutory protection PPG15 states that local planning authorities should ensure the protection of registered parks and gardens when preparing development plans and in determining planning applications: “The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application” (PPG15 paragraph 2.24).

2.4 Local Planning Background

- 2.4.5 The Sevenoaks District Local plan (adopted 2000) sets out detailed policies and specifications for development and land-use. Chapter 4 (Environment) of the Local Plan contains relevant policies. Those policies are rehearsed comprehensively below.
- 2.4.6 The protection of Ancient Monuments & Sites of Archaeological Interest is addressed in Policy EN24/25A/25B :

EN24 *The Local Planning Authority will not permit development on or near the site of a Scheduled Ancient Monument or other nationally important remains which would have an adverse impact on the archaeological interest and will refuse planning permission for development which would damage any part of the site or materially harm its setting.*

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.*

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.*

2.4.7 The protection of Listed Buildings is addressed in Policy EN18/19:

EN18 *The Local Planning Authority will not permit proposals to demolish, alter or extend a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Proposals which would detract from the setting of a Listed Building will not be permitted.*

EN19 *Where a Listed Building is suffering genuine problems regarding its future use, or the preservation of its fabric, character, or setting, the Local Planning Authority may permit a change of use and relax vehicle parking standards. All proposals must respect the architectural integrity and quality of the building and its setting.*

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 Archaeology

Early prehistoric (8500-4000BC)

- 3.1.1 Early prehistoric presence can be noted within the Study Area at one location. Excavation of a Bronze Age barrow (Discussed in paragraph 3.3) at Millpond Wood 395m to the south-east of the Site noted the mound to comprise hundreds of pieces of worked flint and tools dating from the Mesolithic period (8500-4000BC; **WA 1**) suggesting that the barrow was constructed on a much earlier flint working site. A continuation in use of locations across archaeological eras is common, particularly if they occupy an advantageous geographical location such as a prominent ridge, hill or proximity to a water source.
- 3.1.2 There is an increased potential for the discovery of early prehistoric sites associated with transient activity at locations exploitable as food/water sources or prominent geographical locations, for example; rivers, hunting grounds, hill tops and established trade/transport routes. The site is situated on the historic path of a spring fed from the Darwent River.

Bronze Age (2400-700BC)

- 3.1.3 The Site lies approximately 395m north-west of the bowl barrow (**WA 2**; SM no. 23015) at Millpond Wood. The barrow comprises an oval mound 33m by 28m north-south by 1.8m high surrounded by a ditch (no longer visible). The mound was partially excavated in the 1890's when traces of a cremation burial were discovered. Considering the partial excavation of the site, the bowl barrow survives comparatively well (English Heritage Record of Scheduled Monuments).
- 3.1.4 Bowl barrows range in date from the Late Neolithic to the Late Bronze Age period with most dating from 2400-1500BC. They occur in isolation and in cemetery groups and often act as a focus for burials from later periods. They often occupy prominent positions and are important for the insight they give into the diversity of belief systems and social organisation.

Romano-British (43AD-410AD)

- 3.1.5 There are no known sites of Romano-British date within the Study Area.

Saxon (AD 410 – 1066) to Medieval (AD 1066 -1499)

- 3.1.6 The Site historically lay in the Manor of Otford. In 821AD, King Cenulf granted lands in and around Greatness to King Wulfred. A year later, King Ceolwulf granted further land surrounding Greatness.
- 3.1.7 Although there is no direct reference to the existence of a settlement at Greatness in the Domesday Book of 1086, a reference to a chapel at Greatness before the 11th century belonging to the church at Halstead (6km to the north west) indicates that a settlement may have developed at Greatness during the Saxon period.

- 3.1.8 The exact location and extent of such a settlement are not known, although it is possible that the siting of a mill on the river here provided a focus for settlement development. Indeed the Domesday Book entry for the Manor of Otford indicates that the Manor, which was in the possession of the Archbishop, had considerable acreages of meadow and woodland and also 6 mills (Home 1994, 2).
- 3.1.9 During the medieval period, land to the north of Greatness was held by the manor indicate the development of a hospital and free chapel in the vicinity of Greatness by the 13th century (Wessex Archaeology 2005, section 2.4).
- 3.1.10 By the later medieval period there is evidence for the development of milling at Greatness. A mill is referred to at Greatness in 1406 when Thomas Colpeper, Lord of Hardeshall and Bayhall is mentioned in association with a mill at Gretenersshe (Sevenoaks Local Studies Library File B622).

Post-medieval (AD 1500 – 1799)

- 3.1.11 The Manor Park was held by Archbishop Cranmer up until the dissolution in the early 16th century when Henry VIII took the manor and stocked it with wild deer for hunting. Part of the park boundary is shown on the Tithe Map and the first edition of the 6" Ordnance Survey Map (ADS archaeological sites website).
- 3.1.12 In 1592, Elizabeth I granted 700 acres of land at Otford and Seal to Sir Robert Sidney. The estate passed down through the family to Sir Sydney Stafford Smythe, Chief Baron of the Exchequer who died in 1778. Upon his widow's death the estate passed to Robert Parker of Maidstone (Wessex Archaeology 2005, section 2.4).
- 3.1.13 In 1632, George Lone paid 'to the Manor of Seavenock the annual sum of 8d. in respect of Gritneys mill' (Sevenoaks Local Studies Library File B622). Gritney is likely to be a corruption of Greatness. The location of this mill is not specified, cartographic evidence suggests (see below) that a mill was not located at the Site before the 19th century. In contradiction, the surviving foundations of the mill would appear to be of 18th century date (refer paragraph 3.16 this report).
- 3.1.14 The mill recorded at 'Gritney' may refer to another mill at Greatness situated to the north of the Site. In 1760, Peter Nouaille, a French Huguenot formerly based at Spitalfields married Elizabeth Delamore of Greatness and set up a business in silk production at Sevenoaks. The silk mill (**WA 3**) was located to the north of the Site at the junction of Greatness Lane with Mill Lane. The factory which was converted from a flour mill employed just over 100 people including French refugees. Nouaille built 2 rows of Kent rag cottages for the workers and a house for himself known as Greatness House near the mill pond north east of the Site in 1763 (Brooks, 1983 309).

18th Century-Present

- 3.1.15 Following the death of Peter Nouaille (III) in the early 19th century the silk mill entered a period of depression. By 1828, it had begun to close as a result of the general decline of the silk industry, the introduction of steam power and economic slump across the country. The machinery and house were sold

(property to the Filmer's of Sevenoaks) and the family moved to a house on nearby St John's Hill at the site of the current hospital.

- 3.1.16 Further to compound the demise of the silk mills, the area suffered poor harvests in 1828 and 29. Wages and poor relief were reduced. A labourers revolt against landlords and wealthy farmers was instigated in 1830. The landlords were sent letters known as 'Swing letters' in the name of Captain Swing outlining their grievances with calls for reform, Peter Nouaille was the first recipient of such a letter in England (Wessex Archaeology 2005, section 2.4).
- 3.1.17 Greatness House went on to be used as a boys school known as Lonsbury College. It was destroyed by a film company in the early 20th century who blew it up in a war propaganda film (Sevenoaks Local studies Library, File no. B622).

Cartographic Review

- 3.1.18 Cartographic information dating from the late 18th to mid 20th century can be used to trace the development of the mill and the surrounding landscape. Hasted's Map of the Hundred of Codsheath (**Figure 3A**) dating from c.1790 gives an artistic impression of the Study Area. The silk mills at Greatness (which would have been at the peak of their productivity at this time) are shown to the north of the Site powered by a mill race and pond which runs along the west side of Mill Lane joining mill ponds on the south side of the Seal Road and east of the junction Greatness Lane with Mill Lane. The current site is situated on the line of the depicted mill race and pond, No buildings or features are depicted at the Site at this date.
- 3.1.19 The Tithe Map dating from 1840 (**Figure 3B**) again does not depict the mill. The silk mills are shown to the north and Greatness House built by the Nouaille family is shown north-east of Greatness Lane accessed via a long sweeping driveway from Seal Road. The mill pond to the east of Greatness Lane is shown, as is an additional pond on the east side of Mill Lane just north of the Seal Road. The line of the mill race which is shown crossing the Site on the Hasted's Map and the mill pond on the west side of Mill Lane are not depicted although we know from later cartographic representation that these features continued to exist. No buildings or features are marked at the Site although the field system reflects the skeleton of the site boundary as it is known today.
- 3.1.20 The Tithe Award Schedule associated with the map names the area now occupied by the house and garden of Mill House as 'garden'. This would suggest that there was an undepicted residence at the site at this time. Further evidence that the mill was indeed established by this date come from a poem written in 1833 (published in 1869). The poem written by Joseph Harrison who had been employed at the silk mill to the north of the Site describes the two mills co-existing (Horne 1994, 3-4; Kent messenger 27/1/1928).
- 3.1.21 The plot of land now occupied by the mill building bounding Mill Lane is defined but not named or recorded in the Tithe Award Schedule. The surrounding fields to the south are owned by Mrs Thorpe while the fields to

the north would appear to be associated with the silk mill (Closed by this date), owned by Filmer Bart and occupied by John Allen Selpy.

- 3.1.22 The First edition of the 25" Ordnance Survey Map dating from 1869 (**Figure 3C**) gives the first definite representation of the mill. The site is named 'Corn Mill' and depicted as a series of structures fronting onto Mill Lane on a similar footprint as is known today. The footprint of the mill itself and mill cottage are as today, with an additional structure adjoining the two. While Mill House is not in place, the gardens obviously associated with Mill Cottage at this date are landscaped. The mill race and pond which powered the corn mill runs through the Site approximately south-east to north-west from the pond on the north-west side of the junction of Seal Road with Mill Lane to the south-west corner of the mill. The access road to the mill and cottage which currently follows the western boundary of the Site off Silk Mills Close follows the same path as in 1869 when it flanked the west side of the water course.
- 3.1.23 Comparison of the mill buildings shown on the 1869 map with those extant today suggest that a building was extant at the site of the auxiliary structure (Refer **Figure 2, D**). The structure may represent that extant today or may depict an earlier building on the same footprint. One further building is shown just beyond the western boundary of the Site where the access road crosses the mill pond (at the approximate location of Silk Mills Close). The building is no longer extant.
- 3.1.24 The Second and Third Editions of the 25" Ordnance Survey Map dating from 1896 (**Figure 3D**) and 1909 (**Figure 3E**) largely reflect the same picture as shown on the First Edition. The 1909 edition shows that the building connecting the mill and Mill Cottage noted on previous editions is no longer in situ. This area is now utilised to gain access to the rear of the property. During the site inspection, the tarmac in this area was noted to overlay a cobbled surface.
- 3.1.25 By 1936, the Forth Edition of the 25" Ordnance Survey Map (**Figure 3F**) shows the mill pond and race as a boating pond, swimming pool and lido. The footprints of the buildings to be retained as part of the development area (refer **Figure 2, A, B and C**) are all occupied. During the 1930's the pond and race were filled in (Pers. comm. Michael Meldan-current owner) and a yard area created to the rear of the structures fronting onto Mill Lane. The line of the mill pond towards the south of the Site is now occupied by a gated compound and makeshift structures. The site inspection noted the ground level in this area to be slightly below the majority of the Site, reflecting the line of the infilled mill pond (**Plate 7**). The eastern retaining wall of the mill pond is noted to form part of the western basement wall of buildings fronting onto Mill Lane.
- 3.1.26 19th and 20th century evidence is also recorded by the Kent Sites and Monuments Record at 4 further locations within the Study Area. All locations concern standing structures. The first is Bat and Ball Railway Station (**WA 5**) situated approximately 250m to the west of the Site. The building dates from 1862 and comprises the station building, Master's House and waiting room. The location was originally the terminus of the Sevenoaks branch line from Swanley to Sevenoaks opened in 1862. The building is Grade II listed and is not visible from the Site.

- 3.1.27 Situated approximately 335m south-west of the Site is the Holmesdale Cottage hospital (**WA 6**; now the general hospital) founded in 1866. The hospital was built to the plans of J M Hooker in 1872 and remodelled in the 1920's. The original building is now completely obscured by subsequent phases of development and is not visible from the Site.
- 3.1.28 A terrace of Listed Buildings are also recorded within the Study Area at 128-134 St John's Hill (**WA 7**) approximately 350M south-west of the Site. The dwellings date from the early 19th century and comprise 2 storeys with a stucco and weathered first floor. Again the structure is not visible from the Site.
- 3.1.29 The final known site within the Study Area is the Kraftmeier Mausoleum (**WA 8**) situated within Greatness cemetery approximately 420m to the north-east. The Site is a Grade II Listed Mausoleum in Art Nouveau style incorporating a barrel vaulted roof. The monument is not visible from the Site.

4 RESULTS

4.1 Introduction

- 4.1.1 The cultural heritage baseline has been collated from the sources outlined in the Methodology, and is presented below to provide an understanding of the nature and extent of the cultural heritage resource within the Site and any statutory or non-statutory designations or policies relating to that resource, which may have some bearing on the development of the proposed scheme.

4.2 Legislative and Planning Constraints

- 4.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

Scheduled Monuments

- 4.2.2 There is one Scheduled Monument within the Study Area. The bowl barrow at Millpond Wood (**WA 2**) is situated 395m south-east of the Site. Due to the distance of the monument from the Site there would be no impacts on the proposed monument resulting from the proposals.

Listed Buildings

- 4.2.3 There is one Listed Building within the Site, that being the Grade II listed mill and associated complex (**WA 4**). The exterior of the mill building (**Figure 2, C**) is to be retained as part of the proposed scheme. The interior is to be redeveloped as residential units. Given the retention of the facades, the 20th century date of the interior and the absence of internal historic features and fittings, it is considered that there would be a limited impact upon the current visual amenity of the structure as a result of development proposals.
- 4.2.4 Within the curtilage of the mill 2 further structures are to be retained, these comprise Mill House (**Figure 2, A**), Mill Cottage (**Figure 2, B**). The retention of these related structures would preserve the spatial integrity of the mill complex and minimise the visual impact of the development. Given that the Site has for some decades been occupied by a variety of unassociated businesses bearing no relation to the original function of the Site (ie. a mill), it

is considered that the visual integrity of the mill site has been compromised by previous development.

- 4.2.5 Within the 1km Study Area there are a further 3 Listed buildings, none of these structures would suffer an impact direct, indirect or visual as a result of development at the Site.

Conservation Areas, Historic Parks and Gardens and Historic Battlefields

- 4.2.6 There are no Conservation Areas, Historic Parks and Gardens or Battlefield sites within the Study Area.

4.3 Building Recording

- 4.3.1 The Site consists of a planned complex of buildings that include from north to south, Mill House and its associated garden, Mill Cottage, and the Mill. On Mill Lane south and adjacent to the mill is a building that may have originally functioned as a grain and flour store and a second building of unknown function but probably a storehouse and workshop.
- 4.3.2 The latter two buildings are of similar construction, having a lower storey of brick and ragstone and an upper timber framed storey clad in corrugated iron. The building adjacent to the mill has an arched roof of corrugated iron sheets nailed to a wooden framework.
- 4.3.3 The building located to the south and requiring closer inspection has a clay tiled half hipped gabled roof. The local planning officer raised possible concerns regarding the antiquity of some of the timbers within the building, specifically a brace located between two of the main trusses.
- 4.3.4 Wessex Archaeology undertook a rapid appraisal of the building (**Figure 2, Building D**) with particular regard to the timber structural elements, an outline plan and sketch section are reproduced in Figure 4.
- 4.3.5 The timber frame is a simple box structure divided into three bays of equal size. The structure rests on a wooden sill beam placed onto the upper course of brickwork forming the lower storey of the building.
- 4.3.6 The timbers utilised in the construction have been derived from a variety of sources and were then cut to shape and assembled to form a roof for the building. Timbers utilised in the east bay come from one source as determined by the cutting and shape of the timbers. Timbers used in the west bay are more squared and come from another source or were specifically made for this building. Three cross ties that are fitted to the roof, independent of the east and west trusses, are from a third source and would appear to be older.
- 4.3.7 Carpenters Marks, of which three were visible (**Figure 4**), indicate that following the collection of the timbers, from sites unknown, they were cut to size and assembled prior to erection on the building. There are no records to indicate whether this pre-construction assembly occurred on site or elsewhere.

- 4.3.8 Although construction of the bays follows the carpenters marks in sequence the method of attachment for supporting and bracing timbers varies throughout. On some timbers (East Bay) the pre-existing mortice joints are used but the timbers have been nailed in position. On the west truss the braces have been nailed to the exterior of the tie beams. The upper work of the west truss has queen posts (section Figure 4) but no cross beam to tie the two together.
- 4.3.9 The purlins are nailed to the queen posts at both ends of the building and where they rest on the queen posts crowning the east and west cross beams. The rafters, which appear to be a later replacement or refurbishment are nailed to the purlins and the ridge purlin.
- 4.3.10 The rafters and the battens are made of pine and roof tiles are attached to the later with nails.
- 4.3.11 The mismatch of timbers and reuse of elements from redundant or demolished buildings, as evidenced by superfluous mortices, tenons and broken dowels on some of the main structural elements, is typical of rural vernacular buildings on sites of moderate status or value.
- 4.3.12 Within the building there are no fixtures or fittings indicating that it was heated neither are there structural elements indicating subdivisions on the ground or first floor plan. The conclusion is that this building was used as a store (upper floor) and workshop (ground floor) for the maintenance of the mill.
- 4.3.13 The materials and method of construction used combined with the buildings postulated use argues for it being a standard nineteenth century rural industrial building built at low cost from salvaged material for function rather than comfort and ascetic value.
- 4.3.14 The building was probably constructed in the 1860's as a utility building and forms part of the planned design for the mill complex. The roof appears to have been refurbished at a later date.

The Mill Building

- 4.3.15 There is one Listed Building recorded within the Site, that being the former Greatness Corn Mill (**WA 4; Plate 1**). Structures within the Site include the mill, Mill House, Mill Cottage and auxiliary structures which can be dated typologically to the 18th to 20th centuries. A foundation date for the mill of 1745 is given in a 1928 edition of the Kent Messenger (27/1/1928), this date is unsubstantiated by any other source. The site inspection and the English Heritage Listed Building entry (172254) noted the ground floor fabric of the mill building to date from the 18th century.
- 4.3.16 The 1881 Census records 11 occupants (and 3 employees) at the mill at this date. The citation of 'Corn Mill' on the 1871 edition of the Ordnance Survey, (**Figure 3C**) shows that the mill was used for corn processing at this time. The miller is given as one Wm. H. Clark, aged 47, 'employer of 3 men'. His wife Sarah A. Clark aged 41 and her sister, Elizth A. Thomas, aged 35 are further recorded. The 8 children of William and Sarah are listed ranging in age from 7-12 (1881 Census, www.theweald.org).

- 4.3.17 The mill continued in use until 1928 when it was devastated by fire. The damage was recorded on film and in the local press (Refer appendix 2). The fire destroyed the wooden mill down to ground floor level. The mill was subsequently rebuilt incorporating the surviving ground floor material on the same footprint and is depicted on the 4th edition of the 25" Ordnance Survey (**Figure 3F**).
- 4.3.18 The majority of the mill structure would appear to date from the 20th century rebuild. The pre 1920's structure was smaller than the existing mill but like its successor was wooden from the first floor upwards (Refer **Appendix 2A**). The extant structure comprises 4 storeys over ground floor (including one in loft space). The ground floor is of Kent ragstone/brick construction comprising brick quoins and dressings at foundation and ground floor level (**Plate 2**) and weatherboarded to the eaves. The structure is kept watertight by a Kent peg tile roof and incorporates various styles of casements windows with dormer windows facing north and south at roof level.
- 4.3.19 Inspection of the interior of the structure revealed evidence of the 20th century rebuild utilising steel girders and studded partition walls. The gradient of the ground rises slightly east to west resulting in the western extent of the ground floor being partially basemented. Evidence for the securing of the overshot mill wheel shaft was noted at ground floor level at the southern interior wall. Consultation with the current owner revealed that the wheel pit and water channel had been filled in. Formally the channel ran from the mill race at the south-west corner of the mill building approximately south-west to north-east underneath the mill and southwards towards the pond at the old silk mill. The interior revealed no further features or fittings associated with the original function of the mill.

The Mill House and Mill Cottage

- 4.3.20 Mill House (**Plate 3**) and Mill Cottage (**Plate 4**) are to be retained as part of the proposed development. Cartographic analysis has shown the cottage to have been extant from at least 1869 and the house to have been built between 1896 (2nd edition OS) and 1909 (3rd edition OS). The cottage comprises 2 storeys, first floor weatherboarding over red brick ground floor with small extensions to the rear.
- 4.3.21 The house which adjoins the cottage to the west is of L-shaped plan comprising 2 storey red brick construction, gabled roof with wooden bargeboards and the retention of some of the original sash windows. The house is set in mature landscaped gardens. The garden plot (**Plate 5**) represents that depicted on the Tithe Map dating from 1840 (**Figure 3B**).

Auxiliary Buildings

- 4.3.22 The Mill is flanked on the south side by a series of auxiliary structures bounding the west side of Mill Lane (**Plate 6**). These structures comprise a combination of brick and ragstone walling at ground floor level supporting wooden frameworks clad with corrugated tin. A combination of peg tile and corrugated roofing is utilised. These buildings depicted in Appendix B, originally had a mill related function and are now used by various small businesses. An inspection of the interior woodwork of Auxiliary building D

(Figure 2) was undertaken during the field inspection, this is discussed below.

4.4 Potential Resource

- 4.4.1 Broadly speaking, the Study Area reflects human habitation from the early prehistoric period through to the present day with an absence of evidence from the Romano-British period. Given the intensity of known archaeology at the Site (both extant and sub-surface), it is considered that there is a high potential for the survival of archaeological features and deposits within the Site footprint.
- 4.4.2 Analysis of all available data has highlighted one phase of known high archaeological potential and identified levels of projected archaeological potential within the Site boundary, these areas are outlined below.

Pre-mill-Projected archaeology

- 4.4.3 The former mill race and pond comprises the line of a stream sourced from the River Darwent. Water courses generally reflect a high level of archaeological potential given their exploitation as a food and power source, as boundary and defensive markers, as a focus of human activity at fording points and their role in ritual and settlement activity. It is considered that there is a low potential for the survival of archaeological deposits associated with the water channel within the Site.
- 4.4.4 Evidence for land use prior to the establishment of the mill may also survive archaeologically. Such evidence may include the survival of field or farming systems.

Mill related activity-High archaeological potential

- 4.4.5 The Site is known through cartographic evidence to have been operational as a corn mill from the early 19th century. The fabric of the ground floor walling of the extant mill can be dated typologically to the 18th century.
- 4.4.6 Less specifically, milling activity is recorded at Greatness in 1642 and The Domesday Book notes 6 mills in the locality in 1086. These references do not specify a location but do however offer the potential for milling activity at the Site dating back to the medieval period. Given the previous industrial use of the Site, it is considered that ground intrusive development may impact upon subsurface evidence of the following features/activities:

Mill race and pond: including evidence for retaining walls

- 4.4.7 Auxiliary buildings including drying/storage barns and dwellings. (Cartographic evidence indicates the existence of a 19th century structure between the mill and Mill Cottage).

Evidence for mill mechanisms and operation

- 4.4.8 Evidence for cobbled surfacing (already noted to the north of the mill building) and yards associated with mill use.

- 4.4.9 It is considered that there would be a direct negative impact on any surviving sub-surface archaeological remains associated with the mill as a result of construction activity.

5 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS

5.1 Potential Impacts

- 5.1.1 Development activities which may impact upon the Historic environment resource, are:

- Excavation, ground disturbance and ground compaction as a result of building, road construction and landscaping measures.
- Temporary landtake during construction phase including compounds, stockpiling, storage and temporary site access.

- 5.1.2 These activities could lead to the following effects on the Historic environment resource:

- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
- Permanent or temporary Loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction traffic.

- 5.1.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive in situ.

5.2 Existing Impacts

- 5.2.1 Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any remains that may be present.

- 5.2.2 The Site has been built on from at least the 18th century, cartographic evidence would suggest that the Site was green field prior to this date. Milling activity is documented in the area from the medieval period, the location of this activity is not known. Medieval milling activity is not provenanced at the Site, but the potential for such deposits is however notable.

- 5.2.3 Prior to the construction of the mill, ground intrusive activity within the Site is likely to be restricted to groundworks associated with possible arable land cultivation, field enclosure and drainage.

- 5.2.4 The nature and extent of mill associated development at the Site is likely to have resulted in a high level of ground disturbance. Any pre-18th century archaeological remains that may have existed at the Site are likely to have

suffered a negative impact as a result of 18th-20th development associated with the mill.

5.2.5 Existing impacts at the Site include:

- Excavation for foundations of previous and extant buildings across the Site.
- Surfacing across the Site
- Possible previous service installation (eg. Gas, electricity, water).
- Excavation and subsequent infill of the mill race and pond which historically crossed the Site

5.2.6 As a result of 18th – 20th century ground interference, conditions for the survival of potential buried archaeological remains prior to this date are considered to be **moderate**. The potential for the survival of post 17th century deposits at the Site is considered to be **high**.

5.2.7 The garden area to the west of Mill House, through study of the cartographic record, appears to have always been open ground. The past impacts on archaeological remains pre-dating the nineteenth century development of the Site in this area are assessed as **low**.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Archaeological Constraints

- 6.1.1 There is a moderate level of recorded archaeology within the Study Area. There is a high level of recorded archaeology within the Site footprint, it is therefore considered that there is a high potential for the existence of archaeological deposits dated to the nineteenth century and associated with the mill within the Site footprint.

6.2 Further Works and Mitigation

Sub-surface remains

- 6.2.1 The assessment has revealed a high level of recorded archaeology at the Site specifically associated with milling activity. Projected sub-surface deposits include evidence for the mill race and pond, associated buildings (e.g. dwellings, storage and drying barns), features and finds associated with the operation of the mill, yard surfacing and furniture, however these are depicted in the cartographic evidence.
- 6.2.2 Further archaeological evidence predating the mill may also survive at the Site although the searches undertaken for the desk based assessment have found no evidence for previous use.
- 6.2.3 The gardens to the west of Mill House are depicted in the cartographic record as open land prior to becoming a garden. The potential for unrecorded archaeological deposits pre-dating nineteenth century development to be present in this area is assessed as **low**.

Extant remains

- 6.2.4 Given the prominence of the Grade II Listed mill within the modern and historic landscape, it is suggested that development at the Site be restricted in height in order to preserve the visual integrity of the mill within its historic environment.
- 6.2.5 The proposed development should consider construction materials, colour and design that compliment the structures that are to be retained.
- 6.2.6 The historic and spatial integrity of the mill complex will largely be preserved by the retention of the majority of the built elements extant at the Site. These include the mill itself, Mill House and Mill Cottage as indicated on Figure 2 (A, B and C).

7 REFERENCES

Cartographic Sources

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Tithe Map (and Award Schedule), 1840.
25" Ordnance Survey Map, 1869.
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Listed Building information
Geology
Geology
1881 Census information

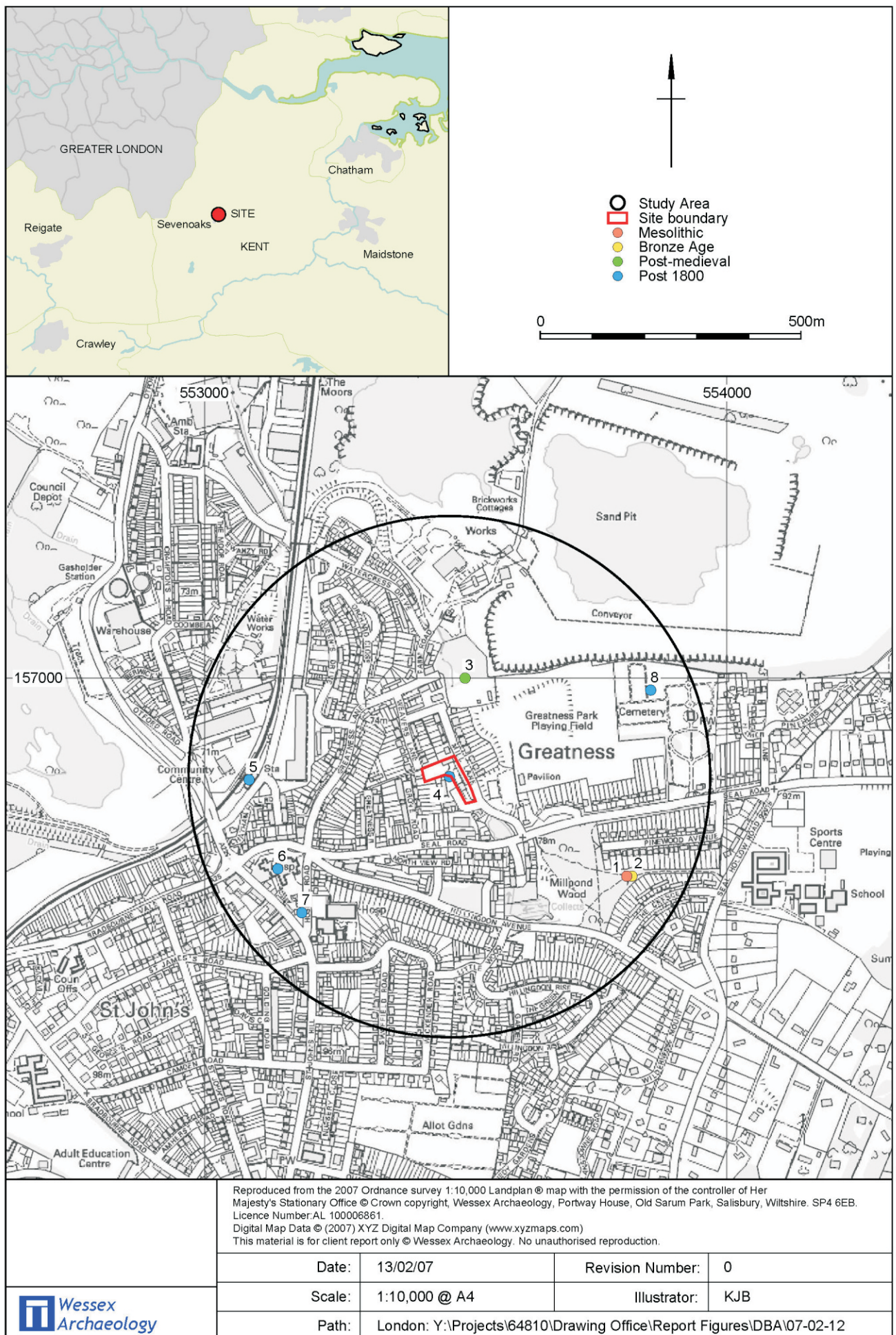
APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1

WA No.	KSMR Ref/ Listed Building Ref.	Site Name/ Location	Site type	Easting	Northing	Description	Period
1	TQNW13- MKE310	Site of Wilderness Barrow, Millpond Wood	Flint findspot	553810	156620	Excavation of the Wilderness barrow in the 1890's revealed the mound to comprise hundreds of pieces of worked flint and tools dating from the Mesolithic period suggesting that the barrow was constructed on a much earlier flint working site.	Mesolithic
2	TQNW13- MKE310	Wilderness Barrow, Millpond Wood (Scheduled Ancient Monument)	Barrow	553810	156620	Bowl barrow Excavated by Lewis Abbot in the 1890's plus site of a further 2 possible barrows. Oval shaped 33m by 28m by 1.8m high. The mound is surrounded by a ditch quarried during construction of the monument. The ditch is no longer visible at ground level. The barrow was excavated in the 1890's when traces of a cremation burial were discovered beneath the mound. Despite partial excavation, the barrow survives comparatively well. Scheduled Monument No. 23015.	Bronze Age
3	TQNW75- MKE372	Old Silk Mill, Mill Lane, Sevenoaks	Site of Mill	553500	157000	Site of silk mill originally started by a French Huguenot family called Nouaille who settled in this locality after the revocation of the Edict of Nantes.	Post medieval

4	DKE4628/ 172254	The Old Mill, Mill Lane, Sevenoaks	Mill	553470	156811	Mill complex, site is recorded for the mill but also includes, auxiliary buildings and a Mill House and Cottage of various 19th and 20th century dates. 19th century the site became a flour mill and later again as a timber merchant. Most of the extant buildings on the site are 19th century in date although the rebuilt mill is of early 20th century construction comprising weatherboarded elevations including lofts, eaves, gutter and tiled roof. foundation and ground storey walls survived fire and probably date from 18th century. The site visit and photographic evidence suggest that the majority of the mill was rebuilt in the early 20th century (in 19th century style) following a fire in the 1920's.	Post 1800
5	TQ55NW83- MKE8408 LB No. DKE4605/ 172286	Bat and Ball Railway station, Chatham Hill Road, Sevenoaks	Railway Station	553086	156805	Comprising railway station building, Masters House and waiting room. Dating from 1862. Originally the terminus of the Sevenoaks branch line from Swanley to Sevenoaks opened in 1862 offices with station masters house at the North-East end. Listed Grade II. opened between Swanley and Sevenoaks in 1862, extended to Maidstone in 1874	Post 1800
6	TQ55NW100- MKE17412	Sevenoaks Hospital	Cottage hospital,	553141	156634	Founded as Holmesdale Cottage Hospital in 1866 and built to the plans of J M Hooker in 1872. Remodeled in the 1920's. The original building is completely obscured by subsequent building.	Post 1800
7	DKE4923/ 439546	Nos 128-134 St Johns Hill	Dwellings	553187	156550	Early 19th century cottages, 2 storey, stucco and weatherboarded first floor, mostly sash window with glazing bars. Some windows have shutters.	Post 1800
8	TQ55NW102	The Kraftmeier Mausoleum, Greatness Cemetery	Mausoleum	553856	156977	Rough hewn granite base with rectangular two stone mausoleum above with barrel vaulted roof. Grade II Listed	Post 1800

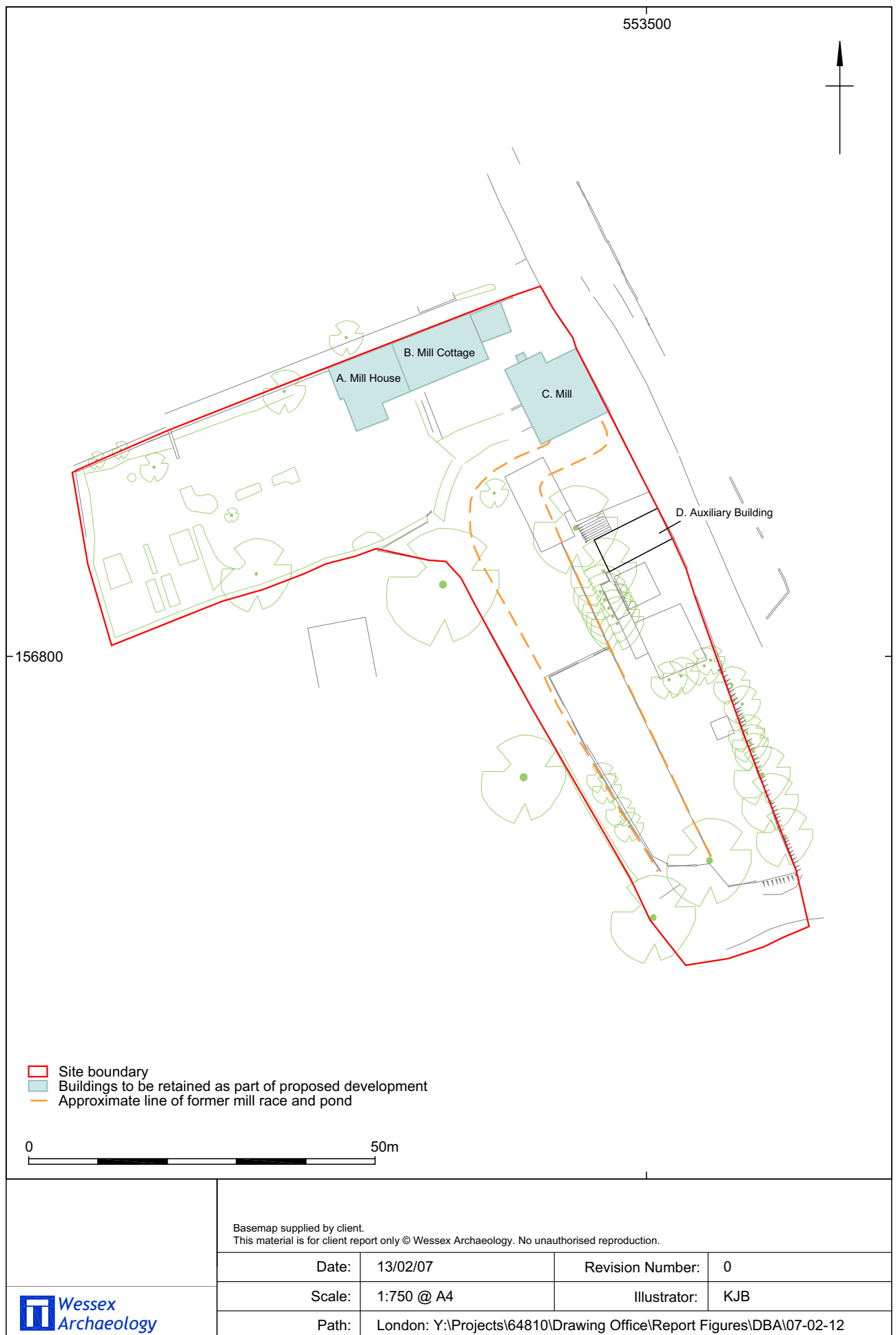
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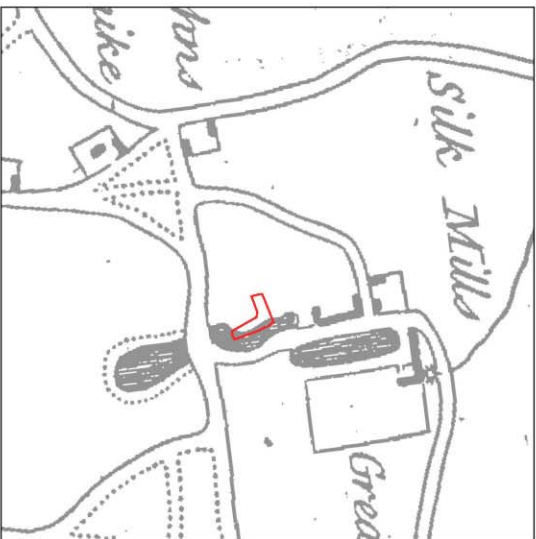
Site Location Map

Figure 1



Existing Site Plan showing buildings to be retained, Auxiliary Building D and line of former mill race and pond

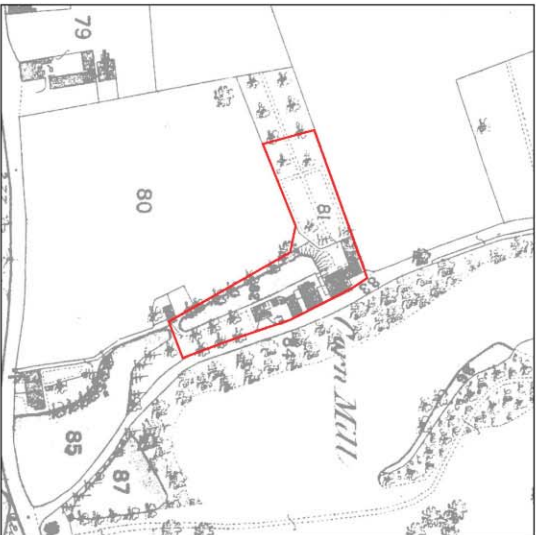
Figure 2



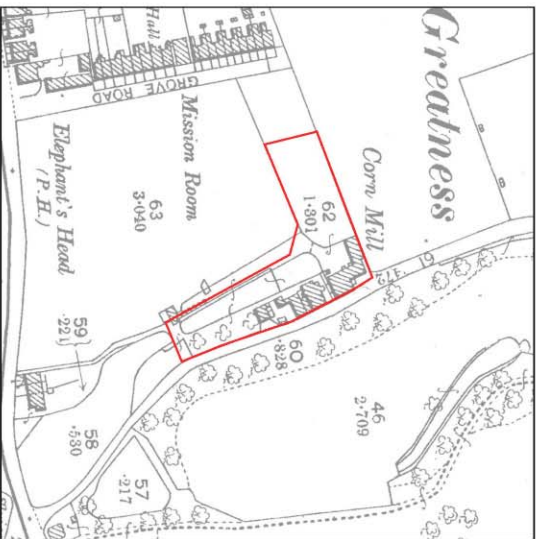
A. Hasted's Map of the Hundred of Codsheath, c.1790



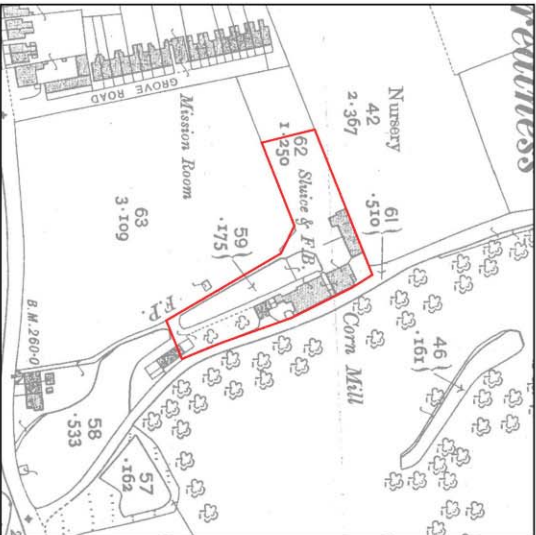
B. Tithe Map, 1840



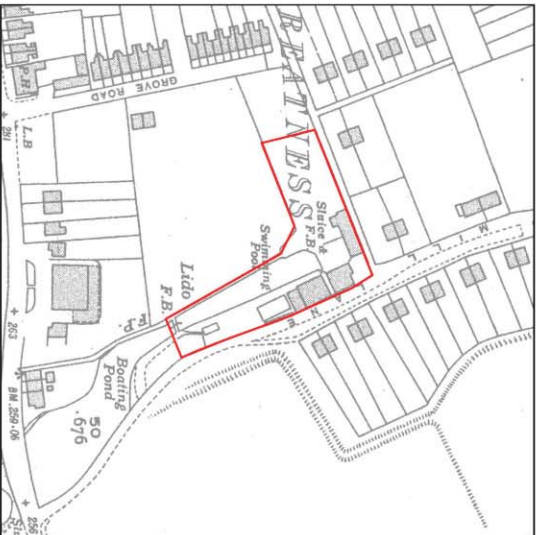
C. 25" Ordnance Survey Map, 1889



D. 25" Ordnance Survey Map, 1896



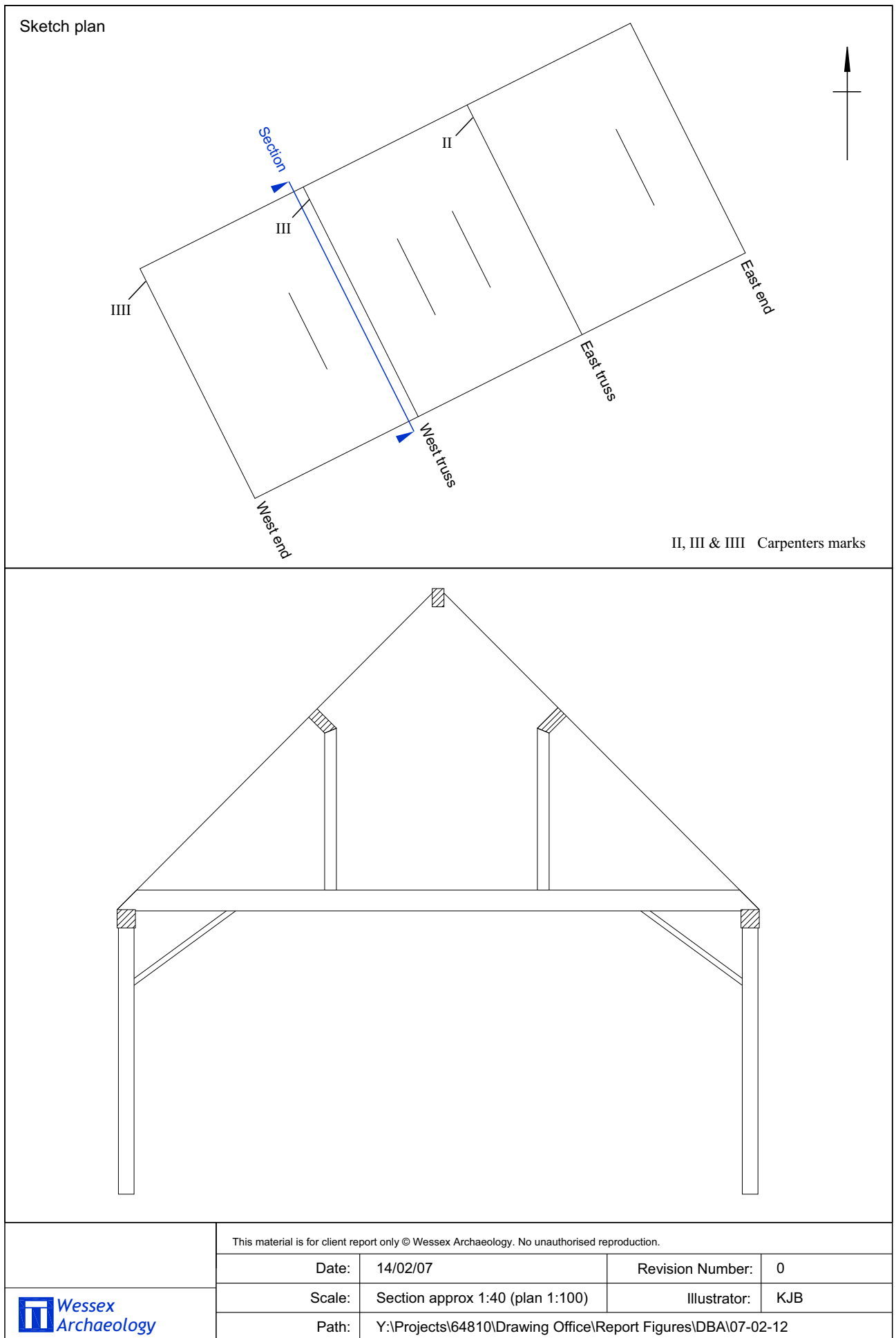
E. 25" Ordnance Survey Map, 1909



F. 25" Ordnance Survey Map, 1936



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Auxiliary building west truss - sketch section viewed from the west

Figure 4



Plate 1. View of Greatness Mill (WA 3), looking south



Plate 2. South-west corner of mill showing 18th century brick and ragstone walling. Looking north-east



Plate 3. Mill House, looking north-east



Plate 4. Mill Cottage, looking north



Plate 5. Garden of Mill House, looking west



Plate 6. Mill complex showing auxiliary structures. Looking north-west along Mill Lane



Plate 7. Gated compound built on lower ground which marks the line of the former mill pond



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