

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at the rear of 20 High Street, Hythe, Kent.

National Grid Reference TR 615949 134719



Report for Kevin Kennelly

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Archaeological Desk-Based Assessment in Advance of the proposed development of Land at the rear of 20 High Street, Hythe, Kent.

Summary

SWAT Archaeology has been commissioned by Kevin Kennelly to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at the rear of 20 High Street, Hythe, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

The PDA is currently part of the rear of No. 20 High Street in Hythe, which can also be accessed via an entrance in Chapel Street. It consists of a garage area fronting Chapel Street with a ragstone wall and metal garage door with a pitched tiled roof. Within the garage area is an early 20th century cold store and to the north of that a covered area and then an open area at the rear of No. 20 High Street. The PDA boundaries on the east and west are defined by ragstone walls. Historically in early Medieval times this area of Hythe was at the beach front before the area then silted up. As Hythe expanded this area was initially residential with No. 20 originally occupied sometime in the Post Medieval period when the boundary lines were created and the ragstone walls added. The rear of the High Street properties part of their gardens and back yards, before then forming part of the High Street with the residential properties later being used for commercial use. The map regression suggests that the garage building was built some time between the 1798 and 1842 utilising the original ragstone

boundary walls and building up the gable walls. The tithe Schedule informs us that the property included a house and gardens and slaughterhouse, which may be the original purpose to the garage in the PDA. A number of other outbuildings have been built and demolished over the years in the area of the PDA. There is not expected to be any archaeological potential until the Post Medieval period classified as High with all other periods classified as low. The use of the PDA for residential development will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology, although the depth of other residential foundations in the area only reached the Victorian level, with any possible archaeological potential at deeper depths.. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Kevin Kennelly (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at the rear of 20 High Street, Hythe, Kent centred on National Grid Reference (NGR) TR 615949 134719 (Fig 1).

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 6m AOD. The land rising very slightly towards the north to 7m AOD. The PDA is situated on the southern side of 20 High Street in Hythe, which is located at the western end of the High Street. The High Street traverses the length of the central part of the town along an east/west axis for approximately 650m. The coast is 640m to the south. The coast is part of a curving bay that stretches 17 miles between Folkestone and Dungeness. Folkstone is circa 5 miles eastwards along the coast. The village of Saltwood is 0.4 of a mile north eastward and further to the north east are the North Downs and the escarpment and the town of Hythe was built at the base of this escarpment. The town quickly rises from sea level to 50m, overlooking the English Channel (Fig. 1)
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising Weald Clay Formation – Mudstone up to 122m thick at Hythe. It is a Lower Cretaceous sedimentary rock underlying areas of South East

England. It is part of the Wealden Group of rocks. The clay is named after the Weald, an area of Sussex and Kent. It varies from orange and grey in colour and is used in brickmaking. In a weathered state it is a light brown to grey, often mottled heavy clay or silty clay while unweathered it is a dark brown or grey over consolidated fissured clay which can have a shaley texture. Horizons or nodules of mudstone are found within the unweathered material and the presence of sand has been noted. There are superficial deposits of Storm Beach Gravel at the PDA

Geotechnical Information

- 1.2.3 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The site is currently at the rear of number 20 High street. A Chinese takeaway food outlet. The building that fronts onto Chapel Street is currently an open backed garage area. The south side of the garage facing Chapel Street is an old stone wall, with a metal garage door. The pitched roof and eastern gable wall of the garage adjoins the west gable wall of the more modern Gate House to the east. To the west is the open area being the back-yard entrance to The Globe pub. To the north of the garage building is a covered area of clear corrugated plastic supported by wooden posts and further north is an open yard area behind the main building of No. 20.
- 1.3.2 The proposed development is to demolish the outbuildings, although the old stone wall facing Chapel Street will be retained and will form the front wall of a new three storey residential property. The ragstone boundary walls are also to remain in place and in the area of the garage gables will be reduced in height to that of the remaining west and east boundary walls. (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.
- 2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and

- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

- 2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

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

- 2.3.2 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.

- 2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 2.3.4 Paragraph 126 of the NPPF states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.3.6 Paragraph 129 of the NPPF states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is ‘a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

2.3.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 2.3.14 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the Site; and
 - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the Site back into use.

- 2.3.15 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.3.16 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.17 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.

- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ^[1]Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to

listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in

association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Shepway District Council, now called Folkestone and Hythe District Council since the 1st April 2018 has a Local Plan adopted in 2006. The plan has a number of policies relevant to archaeology:
- 2.6.2 POLICY BE3 & BE4: CONSERVATION AREAS
- 2.6.3 POLICY BE5: LISTED BUILDINGS
- 2.6.4 POLICY BE6: OTHER BUILDINGS OF SPECIAL CHARACTER
- 2.6.5 Policy BE12: AREAS OF SPECIAL CHARACTER
- 2.6.6 POLICY BNE18: HISTORIC PARKS & GARDENS

Policy BE3: Conservation Areas

- 2.6.7 When considering new Conservation Areas or reviewing existing Conservation Areas: the following criteria will be taken into account: The area is:
- a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;

- b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
- c. includes sufficient good quality hard and/or soft landscape
- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

Policy BE4: Demolition in Conservation Areas

2.6.8 The District Planning Authority will:

- a. refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area;
- b. refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of Conservation areas;
- f. protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas.

Policy BE5: Listed Buildings

2.6.9 In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;
- b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building;
- c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials;
- d. require the display of signs and advertisements to respect the character of a listed building, and refuse applications which would entail structural alterations for the display of advertisements;
- e. refuse applications for development which would adversely affect the setting or character of a listed building;
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;
- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass;
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings;
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design;
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features;
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows;

l. refuse applications which would entail use of replacement windows and doors in PVCu plastic;

m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

Policy BE6: Other Buildings of Special Character

2.6.10 Using powers over the control of demolition and other development control powers, the District Planning Authority will refuse permission for redevelopment which would harm the character of groups of historic buildings up to and including early 20th Century buildings of distinctive or uniform architectural style. Permission will only be granted for developments which would reflect and contribute to that style.

2.6.11 When dealing with proposals for development which would affect nationally important archaeologically remains (whether scheduled as Ancient Monuments or not) and their settings, the District Council will presume in favour of their physical preservation in situ. Where remains are not considered to be of national importance or in situ preservation is not considered to be justified, a programme of excavation, recording and publishing of information gathered may be an alternative. This process of excavation and recording will be achieved either by obligations entered into under Section 106 of the Town and Country Planning Act 1990, or through the use of conditions attached to planning permission in respect of the development proposed.

2.6.12 In all cases where development proposals are likely to affect archaeological remains, developers are urged to consult with the District Council as early as possible, and preferably before applications are submitted, to avoid possible costly delays at later stages in the planning process. Developers may be required to submit assessments of the archaeological importance of sites and the impact of their development proposals on that archaeology as information in support of planning applications.

Policy BE12: Areas of Special Character

2.6.13 Planning permission for further development within the following Areas of Special Character as defined on the Proposals Map will not be granted if the

development will harm the existing character of that area, by reason of either a loss of existing vegetation, especially in relation to important skylines; or a greater visual impact of buildings:

- a. the west end of Folkestone, and Radnor Cliff;
- b. Julian Road/Wilton Road/Cornwallis Avenue;
- c. Sunnyside Road/Brewers Hill, Sandgate;
- d. Hillside Street/North Road, Hythe, and Saltwood;
- e. Cannongate Road/Cliff Road/Seabrook Road, Hythe;
- f. Madeira Road, Littlestone;
- g. The Oval, Dymchurch.

2.6.14 Where sites are allocated for development within these areas, proposals will only be permitted if the design blends in terms of scale, mass and architectural details with the character of the surrounding area. The Areas of Special Character as shown in Figure 19.

Policy BE18: Historic Parks and Gardens

2.6.15 Planning permission will be refused where development proposals would adversely affect the site or setting of the following parks and gardens of historic interest as shown on the Proposals Map:

- Acrise Place
- Beachborough Park
- Horton Priory
- Lympne Castle
- Port Lympne
- Saltwood Castle
- Sandling Park

Local Planning Guidance

- 2.6.16 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Kevin Kennelly, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*

- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 100m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Secondary and Statutory Resources

4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.3.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.

- Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (100m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Ancient Monument or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

5.1.2

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.3 The Kent HER records within the 100m assessment are related to the PDA's position just south of the High Street of Hythe which means the majority of records are listed buildings of the Post Medieval period. The table in Figure 19 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are four listed heritage assets within the assessment area and one HER building record of a non-designated assets. The Oak is currently an Italian restaurant and join No 20 at the High Street. The rear of The Oak can be seen from the PDA although the setting of the listed building has been eroded by the addition of later buildings to the rear of that property and the more modern properties to the east of the PDA on Chapel Street that also have visibility with The Oak. The buildings of the rear portion of No. 2 High Street, being No. 1 and No. 3 Chapel Street can also be seen from the PDA. The other properties have no visibility with the PDA.

Table 1 Designated Heritage Assets

TR 13 SE 159	Post Medieval	The Oak. Grade II listed (1185881). 18th century, 3 storeys painted brick. Half-hipped tiled roof with tiled gable 1 sash with glazing bars intact. Modern pub front with interesting cast iron figures of a lion and a unicorn fixed to the wall above.
TR 13 SE 133	Post Medieval	Rear portion of No. 2 High Street. Grade II listed (1068970). 18th century. 2 storeys and attics, red brick. Tiled roof and modillion eaves cornice. 1 window and 1 dormer each. No. 1 and 3 form a group with the South Front of No 2 High Street. No. 1 and 3 shall be amended to read Rear portion of No 2 High Street.
TR 13 SE 99	Post Medieval	36 High Street. Grade II listed (1068984). 18th century. 2 storeys stuccoed. Tiled roof with 2 hipped dormers. 3 sashes with verticals only, set in moulded architraves. C19 shop front with a 4 panelled door and 2 plain pilasters. No. 32 to 40 (even) form a group.
TR 13 SE 106	Post Medieval	1 High Street. Grade II listed (1185746). A large late C18 or early C19 house. 3 storeys brown brick. Stone parapet and cemented stringcourse above ground floor. 5 sashes with glazing bars intact, and stone cills. 2 of the windows are blanks. Round-headed windows in arcading on ground floor. Large high porch with fluted Doric columns and flat entablature. Wide doorway up 4 steps with large semi-circular fanlight-to doorway. The right side has a 1 storey extension

		in matching style dated 1899.
TR 13 SE 234	Post Medieval to Modern	Hythe tram depot. Probably built in 1892. It appears to have suffered fire damage and been de-roofed as of 2012.

5.3 Previous Archaeological Works

5.3.1 There is only one archaeological event within the assessment area. In 2004, Canterbury Archaeological Trust undertook a watching brief of land at Hythe Forge in Chapel Street in advance of the proposed erection of two semi-detached dwellings. The watching brief monitored the area within the footprint of the new dwellings being 15m x 7, with the ground level reduced by approximately 0.50 – 0.65m. The lowest deposits found were Victorian at late 19th century, which were not excavated. Ragstone wall(s), of relatively recent date, on the western end of the site which sat directly on top of the Victorian debris. 'Recent' floor remnant and chimney/fireplace foundations also found. Whilst the area was deemed to have archaeological potential, the shallow nature of the works meant that any potential archaeological significance is likely to be at deeper depths. (*Unpublished Document: Canterbury Archaeological Trust. 2004. Archaeological watching brief of land at Hythe Forge, Chapel Street, Hythe, Kent.*)

Landscape Characterisation

5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Town and City 1810 extent'.

Conservation Area

5.3.3 The PDA lies within the Conservation Area for Hythe. The District Council has produced an area appraisal in 2008. The area was designated in 1969 and reviewed and extended in 1992. It essentially includes the historic core of the town and the Royal Military Canal and the South Road recreation ground. In addition, the District Council has created Local Character Areas (Fig. 18). The PDA sits within an area characterised as 18th and 19th century redevelopment. These areas had historic associations with the harbour where workshops and houses to serve the fishing and sailing community were built. Some of which form curtilage of the High Street shops. When the town expanded south, reclaiming the beach the fishermen's sheds were probably demolished. The

area is now high density mixed use. Terraced houses are grouped together to form courtyards and workshop occupy spaces between Prospect Road and the High Street.

0-100m Radius

- 5.3.4 There are six KHER entries for this area. The closest being the Grade II listed, The Oak which is immediately to the east of No 20. This is an 18th century three storey building that was a pub and is now a restaurant (TR 13 SE 159). Circa 10m to the west of the PDA is the Rear portion of No. 2 High Street, which is 18th century and grade 2 listed (TR 13 SE 133). To the east, south east, circa 30m away, is the site of Hythe Forge on Chapel street (TR 13 SE 201). A watching brief found foundation walls and floor remnants of the 19th century forge building (TR 13 SE 201). A Grade II listed property at 36 High Street is circa 50m north east of the PDA. The property is 18th century with a 19th century shop front and it forms a group with No. 32 to 40 (even) (TR 13 SE 99). No 1 High Street is circa 50m to the north west of the PDA. It is Grade II listed and is a large late 18th century or early 19th century house of three storeys (TR 13 SE 106). The Folkestone, Hythe and Sandgate Tramways operated from 1891 until 1921 and had a terminus built in 1892 circa 35m south west of the PDA (TR 13 SE 233 & TR 13 SE 234).

5.4 Archaeological and Historical Narrative

- 5.4.1 Hythe represents the Old English word 'hȳð', a 'landing-place' or 'harbour'. It was spelt Hyth on the 1769 map. The name first appears as the Normanised form Hede in the Domesday Book in 1086 AD and also Heth in 1228 AD. Hythe has also evolved from the Saxon 'Hyeth' haven or landing place.
- 5.4.2 Hythe is shown to have developed between the intersection of the River Seabrook, to the east and an unnamed river to the west. It is believed that this was the River Limen. These rivers ran off the escarpment of the North Downs into the oval harbour. The two islands provided shelter from the sea after vessels had navigated the creek from the sea opening into Hythe Haven.
- 5.4.3 The Romans had a fort at Port Lemanis (Lympne) two miles northwest of Hythe. They built a route along North Road; this road formed the northern boundary of

the developed town for almost 1,500 years. Hythe developed later as a harbour following the silting up of the harbour of West Hythe, a lagoon previously accessed by the River Limen and protected from the sea by a bank of shingle.

- 5.4.4 In the year 1036 AD, Halden, or Half den, as he is sometimes, and perhaps more properly written, one of the Saxon thanes, gave Hethe and Saltwood, to Christchurch, in Canterbury. After which they appear to have been held by earl Godwin and after the Norman conquest, by Hugo de Montfort, one of those who had accompanied William the Conqueror. At the time of the Domesday, Hythe was only as a borough appurtenant to the manor of Saltwood. Saltwood's entry in the Domesday book had 272 households, 33 villagers, 12 smallholders, 2 slaves and 225 burgesses. There were 15 ploughlands. During the 12th century it became home of Henry d'Essex, constable of England.
- 5.4.5 Almost all Saxon buildings were lost during the Norman invasion and therefore little evidence of the Saxon trading community remains. There is archaeological evidence of a Medieval Borough circa 1000 AD at the junction Dymchurch Road and Scanlon's Bridge.
- 5.4.6 The oldest surviving building within the town is the Grade 1 listed Parish Church of St Leonard's dating from around 1080 AD. The church was extensively rebuilt in the between 1156 and 1220 and this building activity gives an indication of the town's prosperity during the medieval period. Hythe was once defended by two castles, Saltwood and Lympne. The dominant axis of the medieval layout is east west, with north-south interconnecting passages leading to the harbour area south of the High Street. The land between the High Street and the banks of the canal is level and in medieval times was the beach.
- 5.4.7 Thomas Becket had sought from King Henry II restoration of the castle as an ecclesiastical palace. Henry instead granted the castle to Ranulf de Broc. That the castle had been returned to Becket, as Archbishop of Canterbury, and remained a church property until the reign of Henry VIII, when Hythe and Saltwood were to be sequestrated to the Crown, suggests that some complicity by the baron Rranulf de Broc was possible in the murder of Becket. It was during this time at Saltwood, on 28 December 1170, that four knights plotted Becket's

death the following day. Hugh de Moreville was one of the knights, along with Reginald Fitzurse, William de Tracey and Richard le Breton.

- 5.4.8 From the moment Hythe came under Crown control, the senior official of the town was also a bailiff appointed by the Crown. This state of affairs (uniquely for a Cinque Port) remained until 1575 when Elizabeth I gave the town control of its affairs.
- 5.4.9 St Bartholomew's Hospital in Bartholomew Street, was built for the benefit of ten poor people of Hythe it is dated as 1107. In 1336 it was granted an Almshouse Charter. The house was extended in 1811, closed in 1949 and converted to houses.
- 5.4.10 In the Middle Ages, Hythe was a member of the Cinque Ports Federation with its role in the defence of the nation. In 1229 Hythe had to provide five ships, masters and crews for 15 days a year, without charge. The silting up of the harbour with shingle following the great storm of 1287 hampered these operations and the port generally. The seamen of Hythe prevented a general invasion at Sandwich in 1217 and in 1242 they were authorised to 'harry and raid' the French coast. The fruits of these raiding parties added considerably to the wealth of the town. In 1292 they joined forces with Dutch, Irish and Gascon Fleets in a successful battle off the Flemish coasts against a combined French, Norman, Flemish and Genoese Fleet. According to Hasted, an historian, a French fleet approached Hythe in 1293 and landed 200 men, but "the townsmen came upon them and slew every one of them: upon which the rest of the fleet hoisted sail and made no further attempt".
- 5.4.11 In Medieval times there were three major routes through Kent, Watling Street via Canterbury, to Rye through Bromley and Tonbridge and Hythe via New Cross, Maidstone, Ashford and Tonbridge. It was the responsibility of landowners to maintain any section of road which ran through their property. It was not until the late seventeenth century that parliament started to take responsibility for repairing and maintaining roads. The Turnpike Acts authorised a trust to levy tolls on those using the road and to use that income to repair and improve the road.

- 5.4.12 The increasing size of ships and the foundation of the Royal Navy in the Tudor period contributed to the demise of Hythe as a naval port. The harbour continued to silt up and only a small navigable channel survived leaving the port unable to accept larger vessels. The new Naval Dockyards at Chatham Portsmouth and Woolwich would equip the next generation of naval power and Hythe was destined to become a small fishing port. The 1566 survey of the Cinque Ports fleet showed Hythe as having four 60-ton vessels, three of 30 tons, 25 fishing craft and 160 fishermen.
- 5.4.13 The decision to allow the harbour to succumb to the silting process was slow and expensive; with many townsmen losing their donation to fund many attempts at clearing. A final, unsuccessful attempt in 1676 ended over four centuries of attempts to control nature. Following this an earth bank was constructed to keep back the sea. This was called Sir William's Wall and connected with the Town Wall to form a Promenade popular with the local people and visitors to the seaside. Remains can be found in the recreation ground.
- 5.4.14 The beach was now approximately 1.5 Km from the High Street and ships unloaded their cargo at The Stade. The town clung to its maritime heritage and in 1625 the 200 men sailing from The Stade were all fishermen, the principal occupation of the town inhabitants. The marshy land formed by the old silted up harbour between the sea and the High Street was reclaimed using earth banks and walls strengthened with rods. Stade Street developed as the route along which goods were transported to the town. The town suffered two fires and an earthquake in the 14th and 15th centuries.
- 5.4.15 Along with fishing for a living there are tales of smuggling made worthwhile by the rise in custom duties in the late C18 and in The Napoleonic Wars. Salvaging from wrecked vessels off the coast was another way of providing an income.
- 5.4.16 Hythe was marketed as a healthy place to visit in the early 1780's. Visitors, arriving by coach, were promised mild sea breezes, bathing and accommodation at The White Hart or The Swan. In 1804 there was a town theatre, reading room and pleasant walks down Ladies Walk (Marine Walk) to the seafront.

- 5.4.17 The Napoleonic Period presented a significant threat of an invasion by a fleet of over 2,000 vessels and an army of 130,000 soldiers. This threat gives Hythe special military significance. The remains of structures built from 1803 to repel Napoleon's invasion are still to be found in the string of Martello Towers and the Royal Military Canal.
- 5.4.18 The Military School from 1853 was located at Hythe given it was at the edge of Romney Marsh, consisting of seven hundred square miles of flat landscape and has since Roman times been a potential invasion location. Originally the school was located outside the western edge of town. It occupied buildings built for the Royal Staff Corps in 1807 north of Military Road. This first such school in the UK was renamed the Small Arms School in 1919. The Small Arms School closed in 1968 and the school moved from Hythe to Warminster.
- 5.4.19 Hythe's military history is associated with the Royal Military Canal, now a Scheduled Monument. It was constructed between 1803 and 1809 and formed part of the Martello Tower defensive system against Napoleonic invasion. The canal is 28 miles long and runs from Sandgate in the north to Pett Level, near Rye to the south west. The canal remains important in the management of irrigation and drainage of Romney Marsh and management of the outflow to the sea of the Seabrook Stream, Brockhill Stream and Mill Leese.
- 5.4.20 A group of three coastal batteries located on the beach at Hythe along with a fourth on higher ground at Saltwood Heights constructed in 1798 during the Revolutionary War. No surviving remains are known of the Saltwood Heights Battery. Fort Twiss has been demolished and replaced by housing. Some buried remains of Fort Sutherland survive and some remains may survive buried beneath the sea wall at Hythe Ranges of the Fort Moncreif Battery.
- 5.4.21 The 12 Martello Towers in Hythe were rearmed and used as recently as the Second World War when they were armed with anti-aircraft guns. In peacetime they were used as lookouts for smugglers. Of those remaining, one was converted to a house named The Martello in 1928. Two are on Hythe Ranges. The remainder have been demolished for development or destroyed by the sea.
- 5.4.22 In 1874 the SE & CR Railway line was opened and brought visitors and military personnel to Hythe via Ashford and Sandling. It was taken over by Southern

Railway in the regrouping of the railways in 1923. Diminishing passenger numbers finally saw the closure of the line between Sandling and Hythe in 1951.

5.4.23 In 1883 the Folkestone, Sandgate and Hythe Tramway Company was formed by local businessmen. It took over the track left following the construction of the sea wall. It was managed using horse traction and started running in 1892 with a terminus at Red Lion square with tram shed and stable. Three days after the first World War, service was suspended as the horses were needed for the war effort. Service resumed in May 1919 using mules, before being replaced by horses. It was now considered a tourist attraction and ran in the summer season before stopping service completely in 1921 due to the deterioration of the track

5.4.24 Hythe is the northern terminus of the Romney, Hythe and Dymchurch Railway, running third-scale steam and diesel locomotives. The track runs parallel to the coast through Dymchurch and New Romney to Dungeness. The founders were Captain J Howey and Count Louis Zborowski. It opened in 1927. The trains run on a gauge of 15 inches (380 mm) and the track is nearly 14 miles (23 km) long. During the Second World War the service transported the Operation Pluto pipeline.

5.4.25 The Mackeson's Brewery which has an historic association with the town since the 17th century finally closed in 1968. The site has been developed into flats and a car park. 1-3 the High Street once the brewery offices have been extended and converted into flats. The Malthouse and the Mackeson's Cistern survive as a reminder of this historic brewery

5.4.26 In 1801 the population of Hythe was 1365 with Saltwood at 385. By 1921, the population had grown to 5,568 and 1,434 respectively. According to the electoral register, a Llewelyn Wood lived at 20 High Street and it was described as a dwelling house. By 1939, it was occupied by Tom Wright, a master butcher.

5.5 Cartographic Sources and Map Regression

Thomas Hills Hythe Hospital Map of 1684

5.5.1 This map is the first to show the post medieval town following two fires and an earthquake in the 14th and 15th centuries. It illustrates a densely developed town based on a tenement plot layout system. To the west of the town a bridge, roughly in the location of Red Lion Square crosses the River Limen near to the PDA. St Leonard's Church, the White Heart Inn and Captain Deedes House (an important family in Hythe) are all named. The beach extends for some distance towards the sea, south of the High Street (Fig. 3).

Andrews, Dury and Herbert map of 1769

5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the core of the town with the River Limen still flowing close to the PDA. The town has expanded slightly to the south as the land is reclaimed. The sea is now quite a way to the south (Fig. 4).

Hasted, 1797

5.5.3 There is not much change from the previous map (Fig. 5).

Ordnance Surveyors Drawings 1797

5.5.4 This shows the field systems around the town but it not of clear enough quality to clearly identify the individual buildings in the high Street area. However, it appears the Chapel Street has been built to the south of the High Street and the path of the River Limen is now no longer as obvious a watercourse (Fig. 6).

Greenwood Map 1821

5.5.5 The PDA itself appears to be part of the courtyard areas to the south of the High Street. The town has expanded to the west and south (Fig. 7).

Tithe Map from 1841

5.5.6 This is the first map to clearly show the individual buildings and the PDA. The boundary lines of the PDA shows this to be the rear part of a building situated on the High Street designated plot 279. The tithe records show this to belong to Thomas Macted and occupied by John Smith. It is a house, garden and slaughterhouse. As well as the building on the southern side of the high street, there is also a building at the rear from Chapel street and another situated half way along the two. To the right-hand side is plot 277, a house and garden, plot 280 to the left side is classed as a house, lodge and yard. Plot 291 adjoining the

building at the rear on Chapel Street is a house. Plot 285 is a yard at the rear of the house. A smithy is located in a triangle at the head of the road. Aside from the PDA being a slaughterhouse, the area around this end of the high street is mainly residential at this period of time (Fig. 8).

Historic OS Map 1872 1:2500

- 5.5.7 This is the first properly scaled OS map. Unfortunately, the join in the map cuts through the PDA area and the front of the High Street properties do not align with those at the rear facing Chapel street. The buildings in the PDA at the rear main property appear unchanged. However, the house and gardens to the right is now labelled Oak Inn. The yard area at the rear of what was designated property 245 in the tithe map has reduced in size due to the addition of a building. The Military Canal is clearly shown south of Rampart Road and the Red Lion Inn has been constructed in the south west corner. One assumes Chapel Street received its name due to the Wesleyan Methodist Chapel constructed at the east end of the street (Fig. 9).

Historic OS map 1898 1:2,500

- 5.5.8 The maps in the area of the PDA still does not line up perfectly. However, there does appear to be a narrow building along the western side of the PDA against the western boundary wall. The smithy is no longer located in a triangle at the head of the road and is now on the north side of Chapel street. On the western end on the south side of Chapel street there is a tram station by the Red Lion, which is now labelled at hotel. (Fig. 10).

Historic OS map 1907 1:2,500

- 5.5.9 Again, the map join intersects the PDA. It does not appear that there are any changes to the PDA. What was plot 285 in the tithe map now seems to be a public house. The large building in the north west of the map is now labelled a Brewery and malthouse. The smithy in Chapel street still exists but it appears that there are more buildings around it. (Fig.11).

Historic OS map 1933 1:2,500

5.5.10 This shows the PDA more clearly. At the rear of No. 20, there is still an open area. The western side of No. 20 joins No. 18 and also a building that infills between No. 18 and the houses at the end of the High Street effectively almost created a complete building block. The eastern boundary adjoins the pub, the rear of which is accessed via Chapel Street. Between the pub yard entrance building at the Chapel Street rear of No. 20 it adjoins on the eastern side a triangular plot with two small buildings, one of which faces Chapel street. The smithy is no longer showing (Fig. 12).

Historic OS map 1957-1958 1: 1,250

5.5.11 The property numbers are clearly labelled. No. 20 still adjoins No.18 to the west and the pub to the east. However, the footprint of the buildings at No. 20 and No. 18 appear to have changed, suggesting that the buildings have altered. In addition, the open area at the back of No. 20 is now larger and there only remains the buildings at the rear facing Chapel Street. The narrow building along the western boundary is no longer showing. The rear of the pub adjoining No. 20 also appears larger and is access via Chapel Street flanked by two buildings facing onto Chapel Street. On the western side of this building, there is no longer a building adjoining it. However, there is a 'U' shaped building adjoining the western boundary, which belongs to the pub at No. 6/8 High Street, which is now larger incorporating No. 8 as well No. 6 (Fig. 13).

Historic OS map 1973-1975 1:1200

5.5.12 There does not appear to be many changes. A very small square shaped building is attached the rear of the main No. 20 property. To the west side of the PDA, the 'U' shaped building has a new building attached to the southern side. (Fig. 14).

Historic OS map 1979-1984 1:1250

5.5.13 There do not appear to be any changes (Fig. 15).

Historic OS map 1984-1988 1:1,250

5.5.14 There do not appear to be any changes (Fig. 16).

Historic OS map 1989 1:1250

- 5.5.15 Other than the buildings at the rear of the pub to the east of the PDA are no longer in place, there do not appear to be any other changes. (Fig. 17).

5.6 Aerial Photographs

1940s

- 5.6.1 The picture is not clear. You can broadly make out the pitched building at the rear of No. 20 facing Chapel Street and a long building adjoining that along the western boundary along with an open space at the rear of No. 20. The building at the rear of No. 20 adjoins a small building flanking the entrance to the pub yard. (Plate 1).

1960s

- 5.6.2 No. 20 is shown more clearly. The main building fronting the High Street is a semi-detached and is shared with No. 18. At the rear of No. 20 there is another adjoining building at right angles to the main building. In addition, it appears that a further extension has been added to the south. The building at the rear of the property appears to stand detached on either side (Plate 2).

1990

- 5.6.3 Unfortunately, the photograph is not clear. There appears to be no changes to No. 20 or the property at the rear (Plate 3).

2003

- 5.6.4 No changes are noted to the main property or the property at the rear. However, the eastern side of the property at the rear is adjoined by a new property building across what was the entrance area of the rear of the pub being The Gate House. It appears that there are some small structures to the north of the property at the rear (Plate 4).

2008

- 5.6.5 Whilst the area to the west of the PDA at Chapel Street is still open, the building to the west of that has been replaced by a new building. No other changes are noted. (Plate 5).

2013

- 5.6.6 No changes are noted (Plate 6).

2017

- 5.6.7 There is an open space on the western side of the PDA facing Chapel Street and housing to the east side facing Chapel Street. Due to shadows cast by these buildings, it is difficult to see the open area at the rear of No. 20 and the rear of the PDA property facing Chapel Street. (Plate 9).

5.7 Walkover Survey

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 15th June 2018. No artefacts or archaeological features were identified in the walkover (Plates 8-17).
- 5.7.2 The PDA consists of a ragstone wall and metal garage door at the southern end facing Chapel Street. The west and eastern boundaries are ragstone walls of circa 1.5m to 2m in height and are capped by concrete. The eastern gable wall of the garage area adjoins the modern property called The Gate House to the east and the roof of the garage abuts the house. The western gable wall is detached and is concrete rendered on the outside. The stone in the upper parts of the garage are smaller and more irregular in size suggesting the gables were added later than the boundary walls. The roof appears to be of Kent peg tiles.
- 5.7.3 Within the western side of the garage area is a detached cold store with the outside covered in wood. The inside does not work and the box is currently used as general storage. A metal plate on the cold store reads 'Hallmark Automatic Refrigeration. Made by J & E Hall Limited, Dartford, Kent.' This is a company that still exists in Dartford and still makes refrigeration equipment. These cold stores were usually tin plated and insulated by cork. Further investigation reveals

according to the 1939 electoral register a Tom Wright lived at this address and was a master butcher. It is possible that the cold store dates from around this time.

- 5.7.4 Leading off the garage is a covered area covered by clear plastic corrugated roof sheet supported by wooden posts. Further north towards the house is an open area. The PDA is covered in concrete, all laid at various times and at various levels.

5.8 Summary of Potential

Palaeolithic

- 5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no records from this period within the assessment area. Therefore, the

potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.8.7 The Kent HER no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.8 The Kent HER has no records from this period within the assessment area. The town of Hythe itself origins are early Medieval although the main part of town was around the church to the north and north east of the PDA. The map regression shows the PDA at the edge of the Medieval settlement area of Hythe and therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

5.8.9 The Kent HER has seven records from this period within the assessment area. By the Post Medieval period, this end of the High Street was residential as the town expanded. The number of listed buildings in the assessment area all relate to this time. Map regression confirmed that the garage area of the PDA was clearly in existence prior to the 1842 tithe map along with a number of other smaller buildings within the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Modern

5.8.10 KHER has no records dating to this period. Although a number of more modern buildings exist around the PDA and at the rear of the other High Street properties as the area has been in continual occupation. However, the potential for finding heritage remains dating to this period in the PDA is considered **low**.

Overview

5.8.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA included a building facing Chapel Street and was an open area to the rear of No. 20 High Street. The garage building existed before 1842 but from the Hasted map of 1798 it does not appear that the PDA was built on at that point in time being close to one of the rivers on the west side of Hythe and in the early Medieval period at the beach line before the area to the south silted up. A number of smaller buildings within the PDA have been built and later demolished. Whilst the PDA formed the garden area of No. 20 in the Post Medieval period, it is possible that the rear area of the property was used for

middens, which was common way of getting rid of waste in the period. Therefore, the impact on potential archaeology would have been **medium**.

- 6.2.2 The use of the PDA for residential development will require foundations. As a consequence, the proposed development will have a **high** impact upon any potential archaeology, although the nearby watching brief concerning residential foundations, the depth did not go below the Victorian levels with earlier archaeology potentially at much deeper levels.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Post Medieval and low for all other periods.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence Kevin Kennelly (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIFA.

SWAT Archaeology

June 2018

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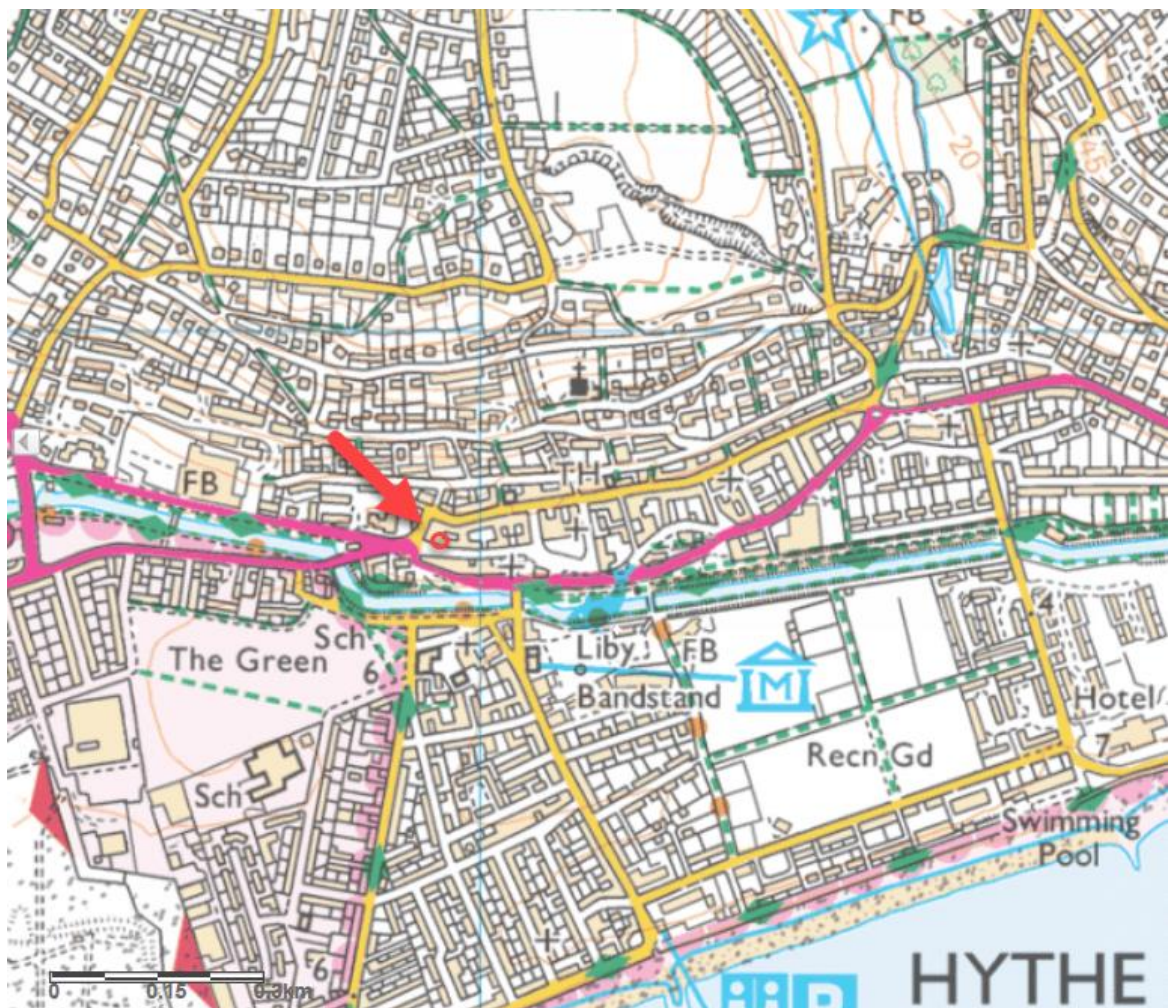


Figure 1: Site location map, scale 1:10000.

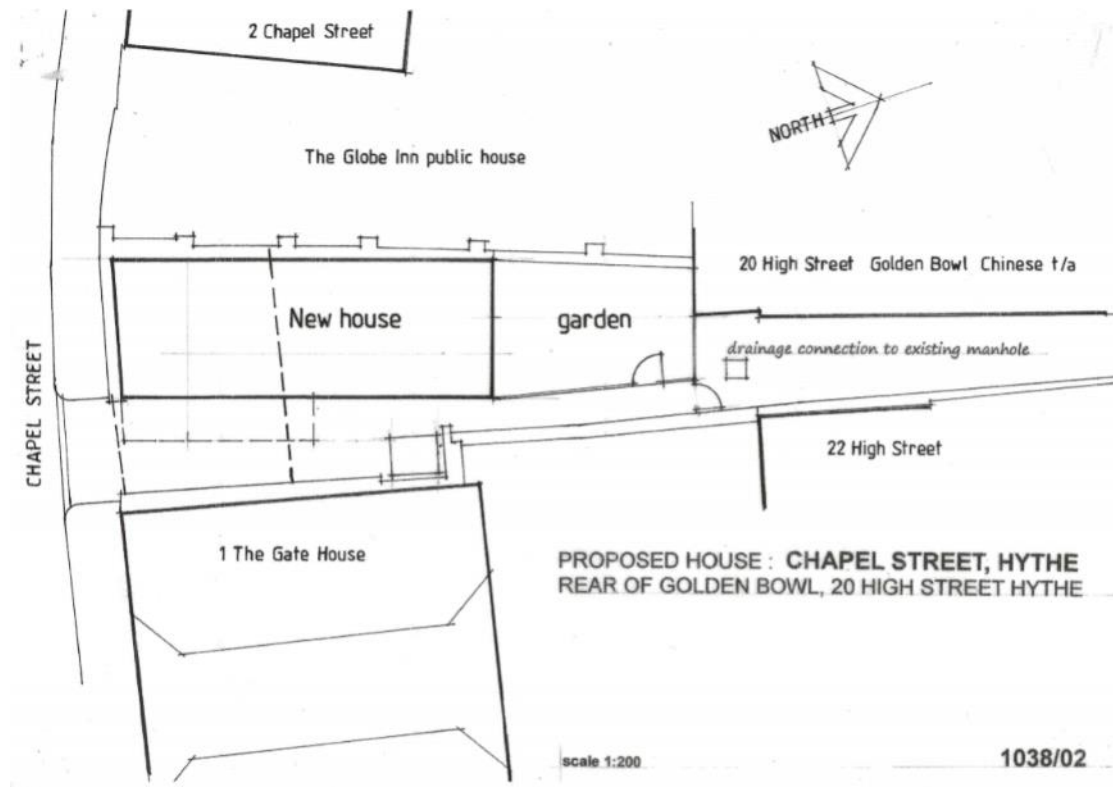
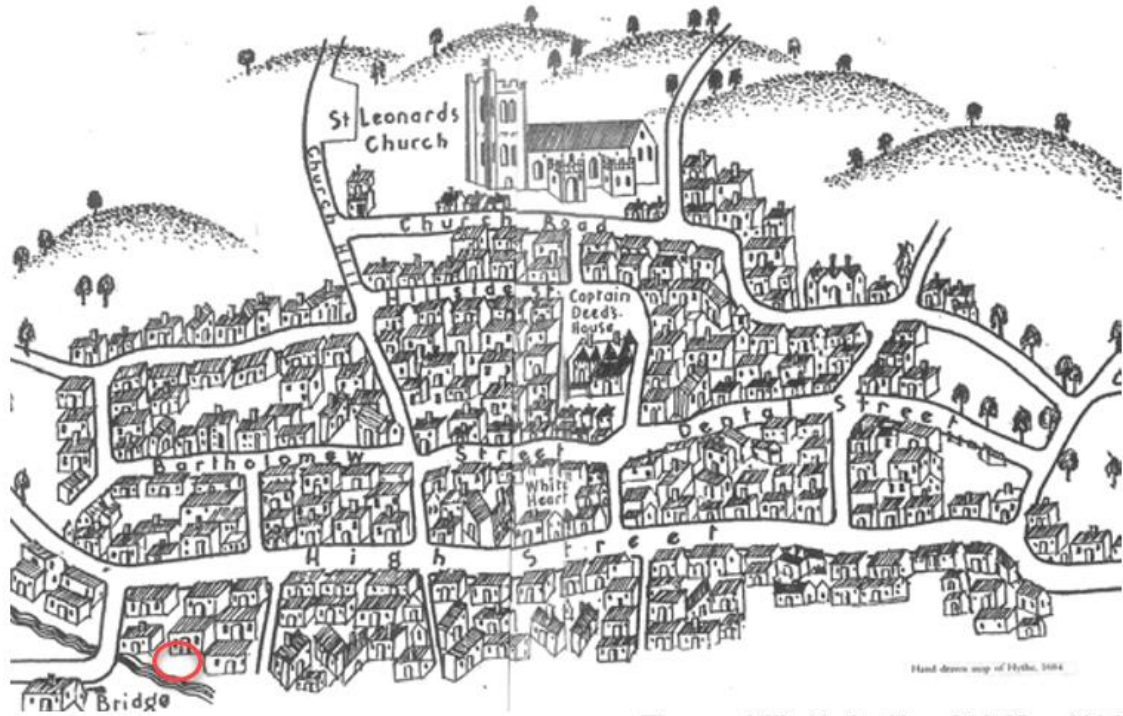


Figure 2: Proposed Development Area,



Thomas Hills Hythe Hospital Map 1684

Figure 3: Thomas Hills Hospital Map of 1684

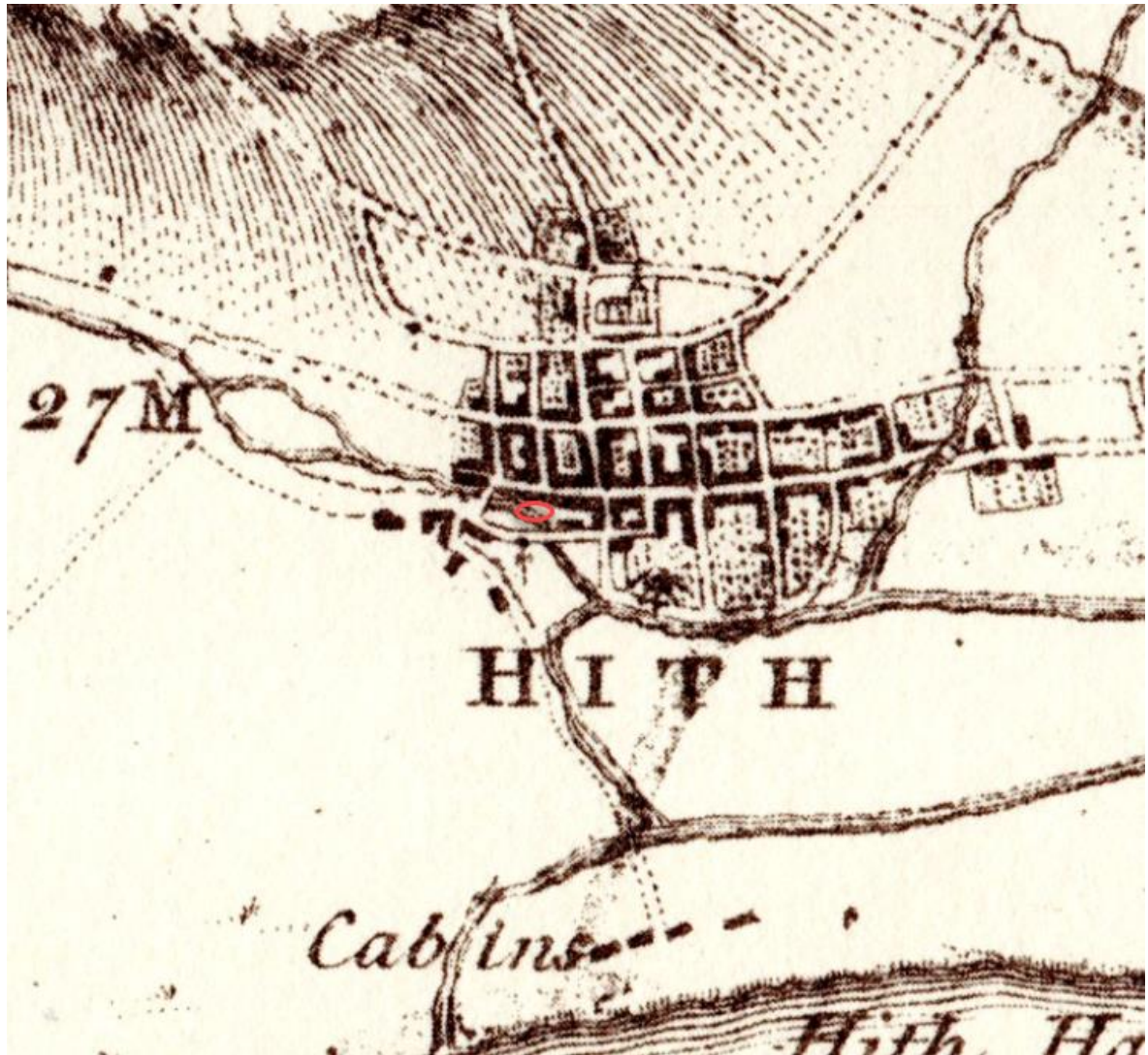


Figure 4: Andrew, Dury and Herbert Map from 1769



Figure 5: Hasted, 1798



Figure 6: Ordnance Surveyors Drawing, 1797

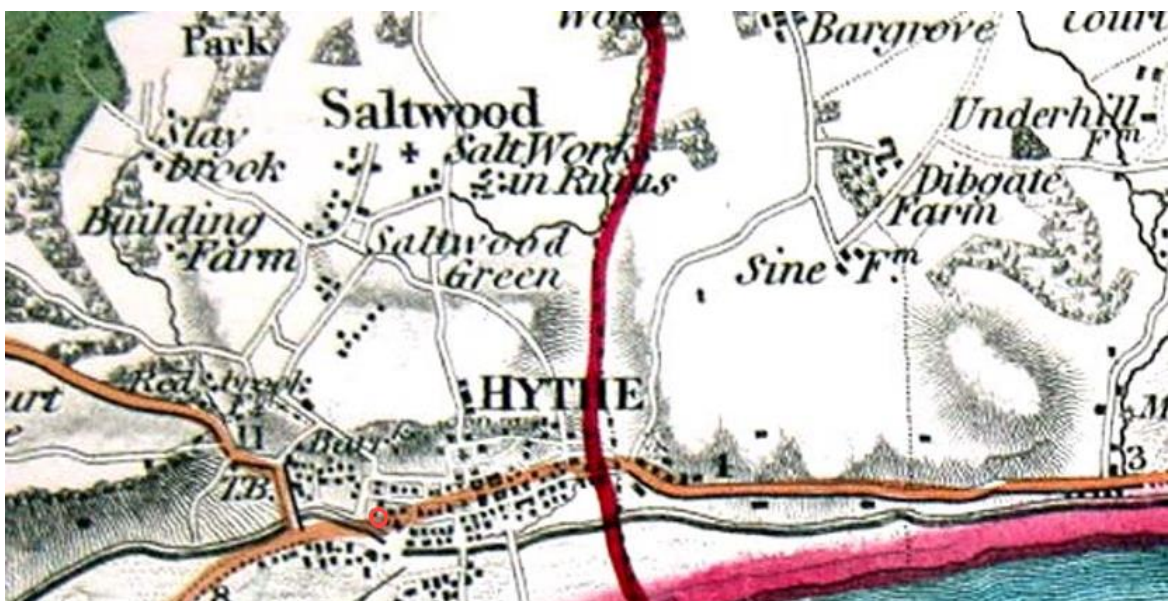


Figure 7: Greenwood Map 1821 for Hythe



Figure 8: 1841 Tithe Map

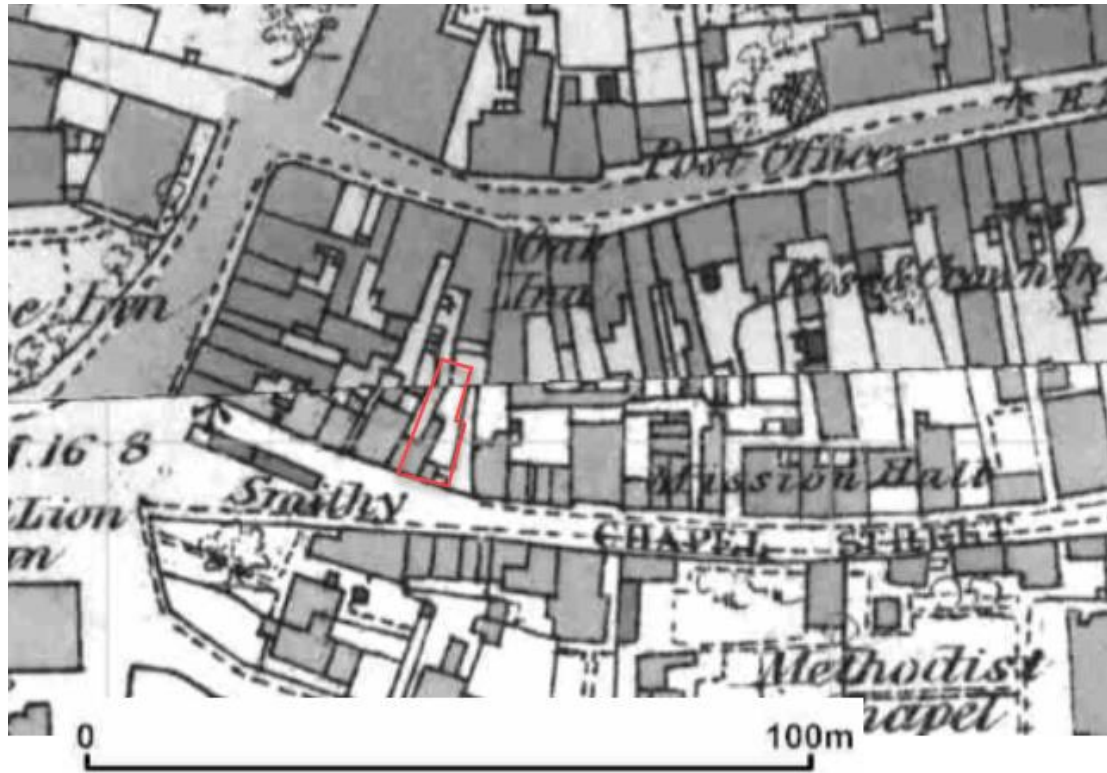


Figure 9: Historic OS Map 1872 1:2500



Figure 10: Historic OS Map from 1898 1:2500

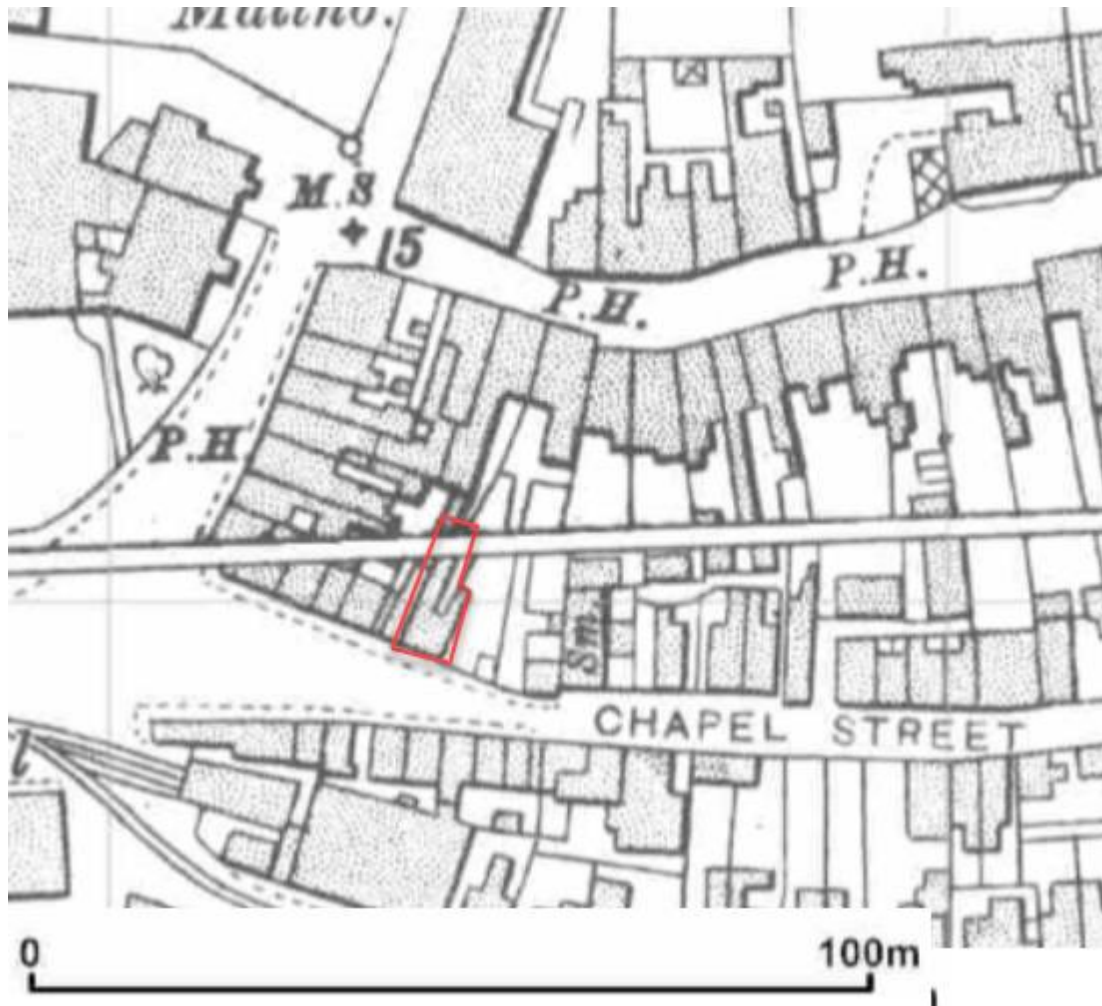


Figure 11: Historic OS Map 1907 1:2500



Figure 12: Historic OS Map 1933 1:2500

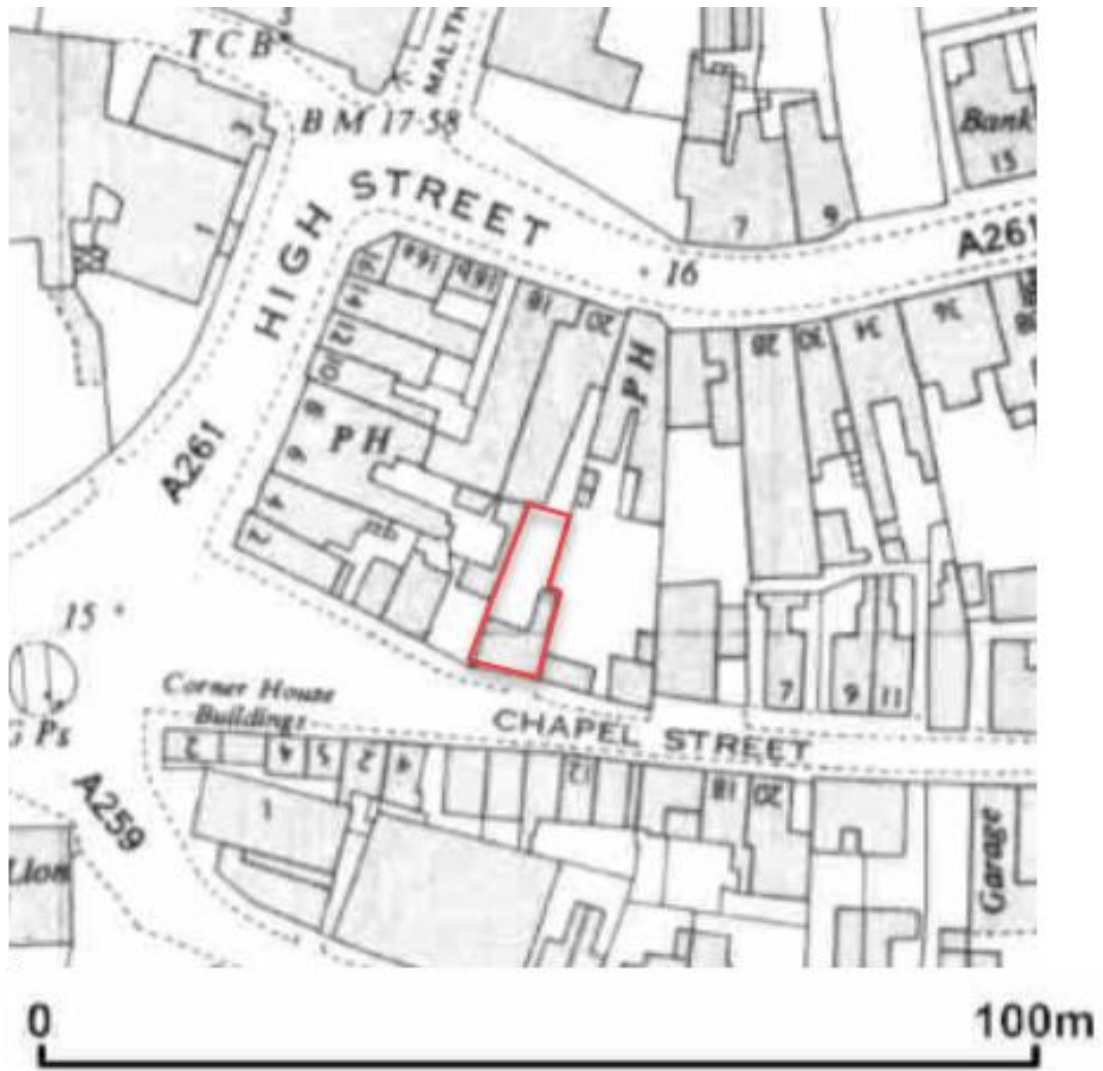


Figure 13: Historic OS Map 1957-1958 1:2500

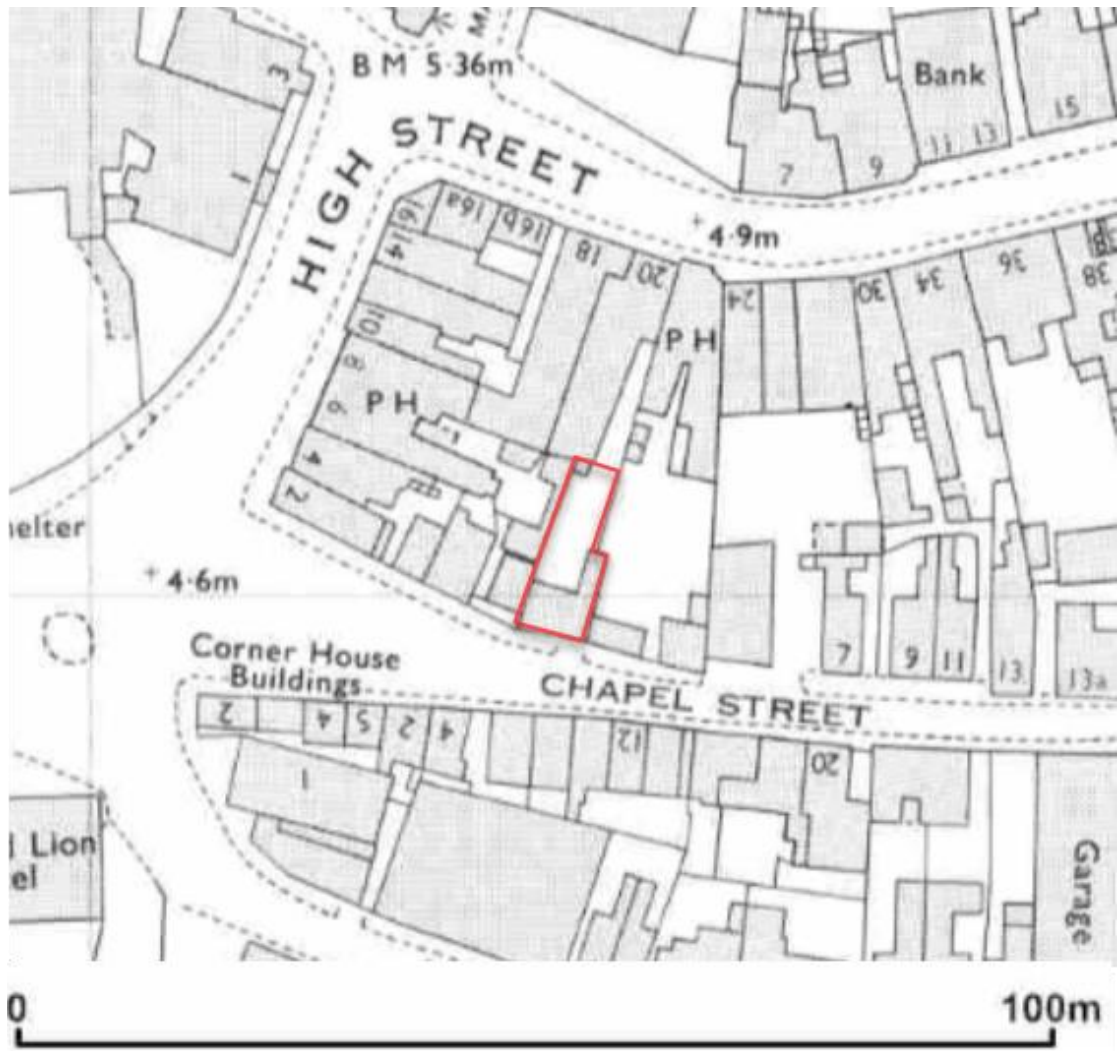


Figure 14: Historic OS Map 1973-1975 1:1250

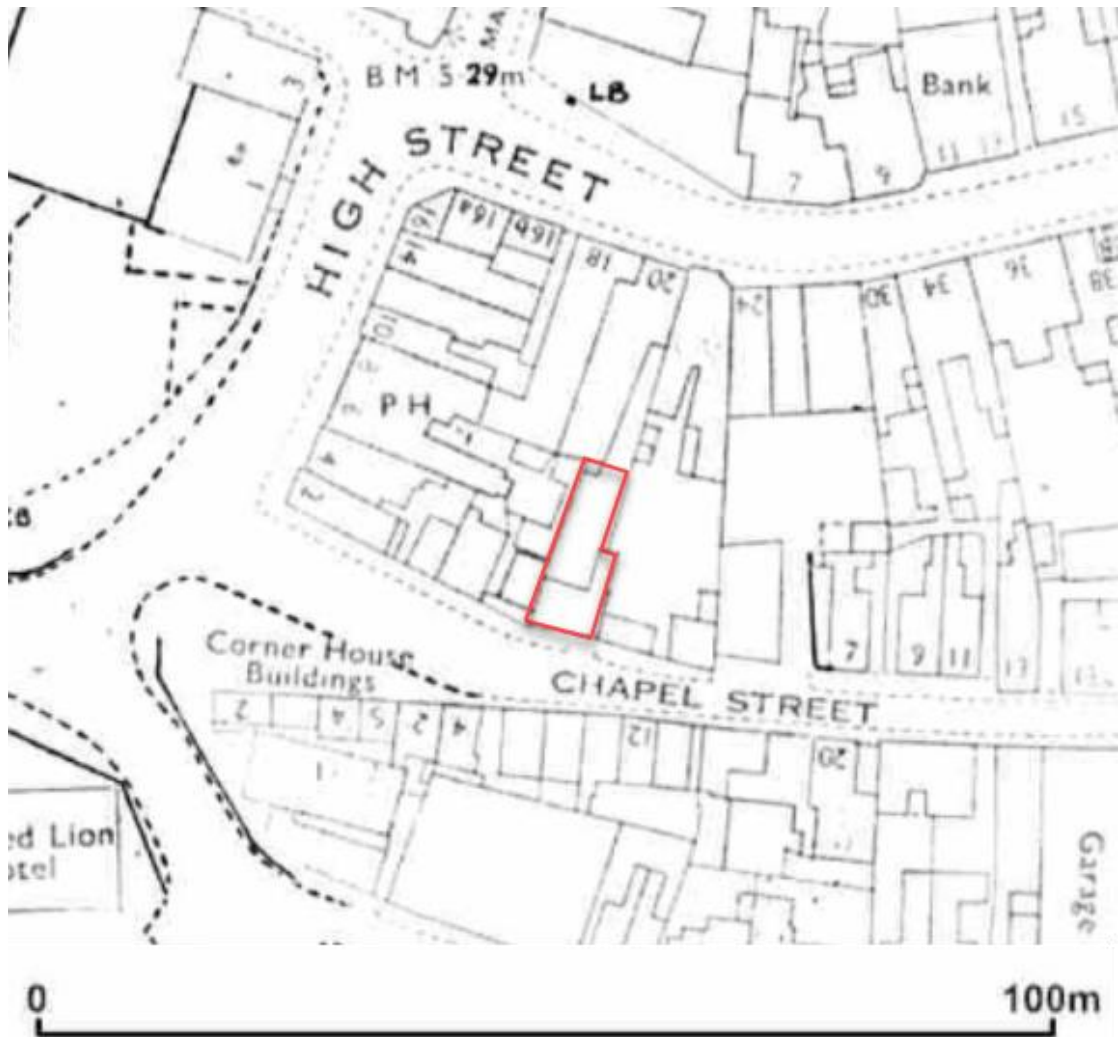


Figure 15: Historic OS Map 1979-1984 1:2500

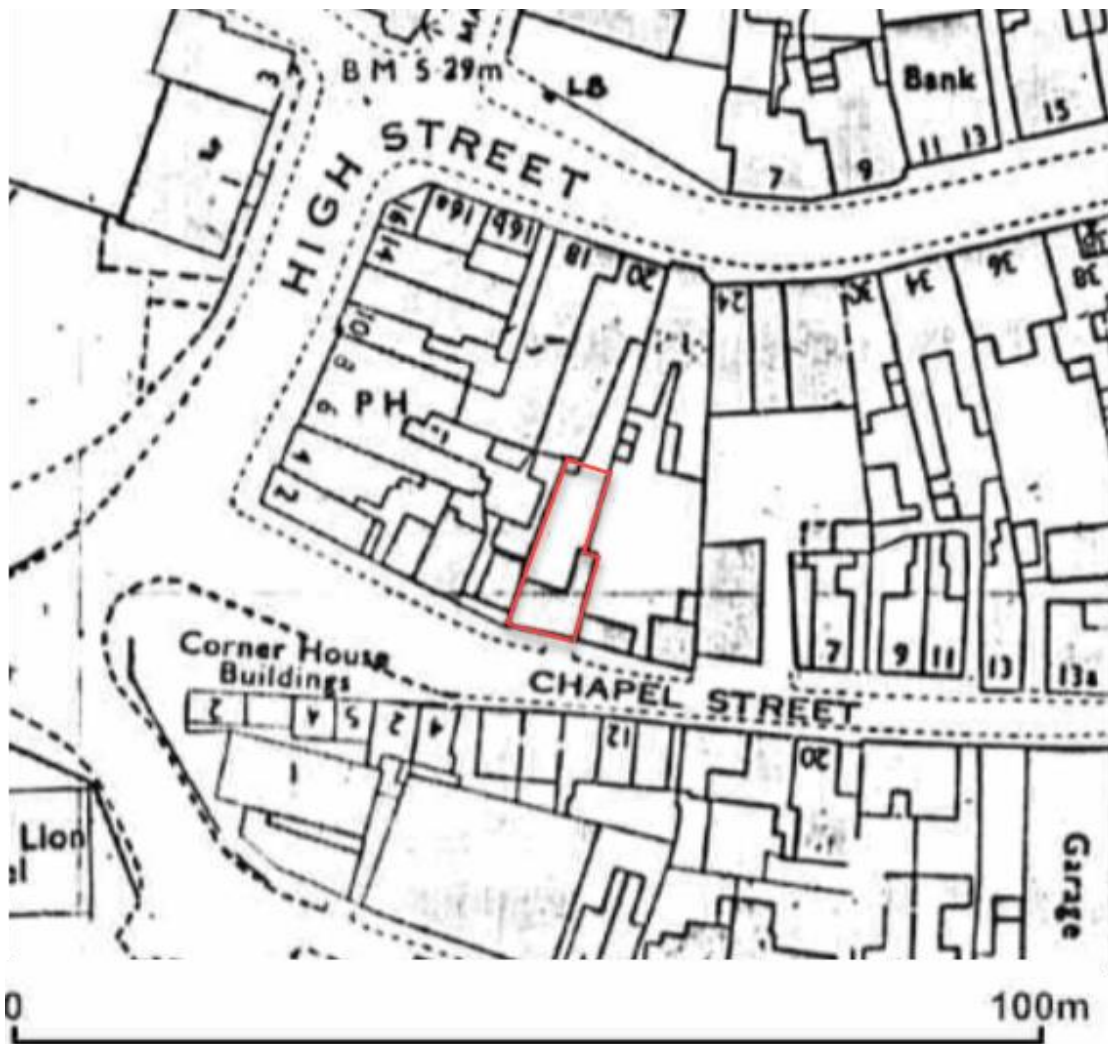


Figure 16: Historic OS Map 1984-1988 1:1250

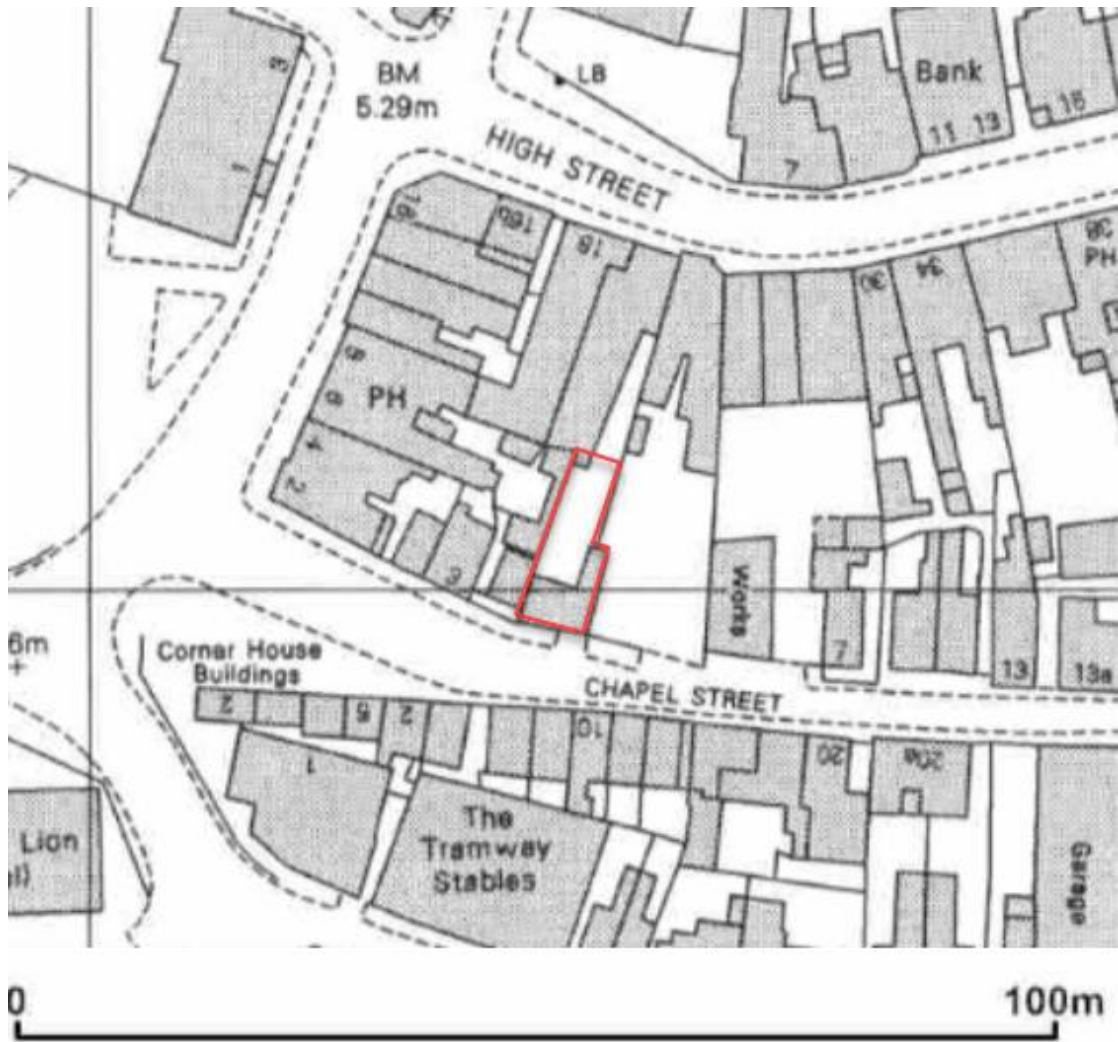


Figure 17: Historic OS Map 1989 1:1250

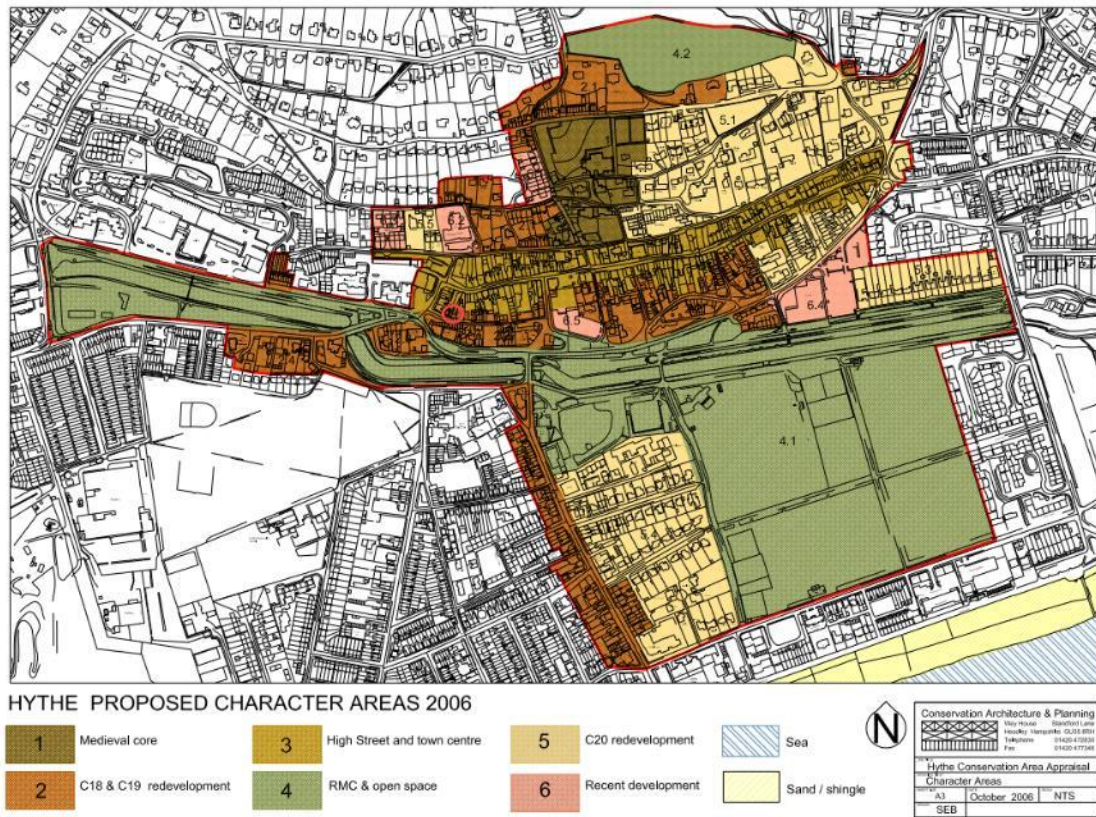


Figure 18: Folkestone & Hythe District Council: Areas of Special Characters. PDA highlighted in red circle.

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 19)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Town and City 1810 extent.
TR 13 SE 159	Listed Building	c. 15m NE	Post Medieval to Modern	The Oak. Grade II listed (1185881). 18 th century, 3 storeys painted brick. Half-hipped tiled roof with tiled gable 1 sash with glazing bars intact. Modern pub front with interesting cast iron figures of a lion and a unicorn fixed to the wall above.
TR 13 SE 133	Listed Building	c. 10m W	Post Medieval	Rear portion of No. 2 High Street. Grade II listed (1068970). 18 th century. 2 storeys and attics, red brick. Tiled roof and modillion eaves cornice. 1 window and 1 dormer each. No. 1 and 3 form a group with the South Front of No 2 High Street. No. 1 and 3 shall be amended to read Rear portion of No 2 High Street.
TR 13 SE 201	Monument	c. 30m ESE	Post Medieval to Modern	Modern ragstone wall, floor remnant and chimney/fireplace foundations and Late C19 th deposits, Hythe Forge, Chapel Street, Hythe. The ragstone wall ran the length of the western edge of the site which sat directly on the Victorian deposits. The walls survived as 3 roughly hewn ragstone blocks in a sandy lime mortar. Remnant of a light whitish grey mortar floor also survived in the NW corner formed by the two walls. Foundations for two brick and ragstone chimneys/fireplaces. Separating wall between them had been robbed out. The walls, floor remains and the chimney/fireplace foundations are the remains of the recently demolished forge buildings. The Late Victorian deposits are not described in the report.

TR 13 SE 99	Listed Building	c. 50m NE	Post Medieval	36 High Street. Grade II listed (1068984). 18 th century. 2 storeys stuccoed. Tiled roof with 2 hipped dormers. 3 sashes with verticals only, set in moulded architraves. C19 shop front with a 4 panelled door and 2 plain pilasters. No. 32 to 40 (even) form a group.
TR 13 SE 106	Listed Building	c. 50m NW	Post Medieval	1 High Street. Grade II listed (1185746). A large late C18 or early C19 house. 3 storeys brown brick. Stone parapet and cemented stringcourse above ground floor. 5 sashes with glazing bars intact, and stone cills. 2 of the windows are blanks. Round-headed windows in arcading on ground floor. Large high porch with fluted Doric columns and flat entablature. Wide doorway up 4 steps with large semi-circular fanlight-to doorway. The right side has a 1 storey extension in matching style dated 1899.
TR 13 SE 233	Monument	c. 35m SW	Post Medieval to Modern	Folkestone, Hythe and Sandgate Tramways operated from 1891 until 1921. It was a horse drawn tramway. It began as an attempt to assist the development of the Seabrook Estate. The horses were commandeered during the First World War. It reopened after the war but only ran during the summer. It closed fully in 1921.
TR 13 SE 234	Building	c. 35m SW	Post Medieval to Modern	Hythe tram depot. Probably built in 1892. It appears to have suffered fire damage and been de-roofed as of 2012.

Figure 19: KHER Monument Record



Plate 1: 1940s. All at an altitude of 185m (Google Earth).

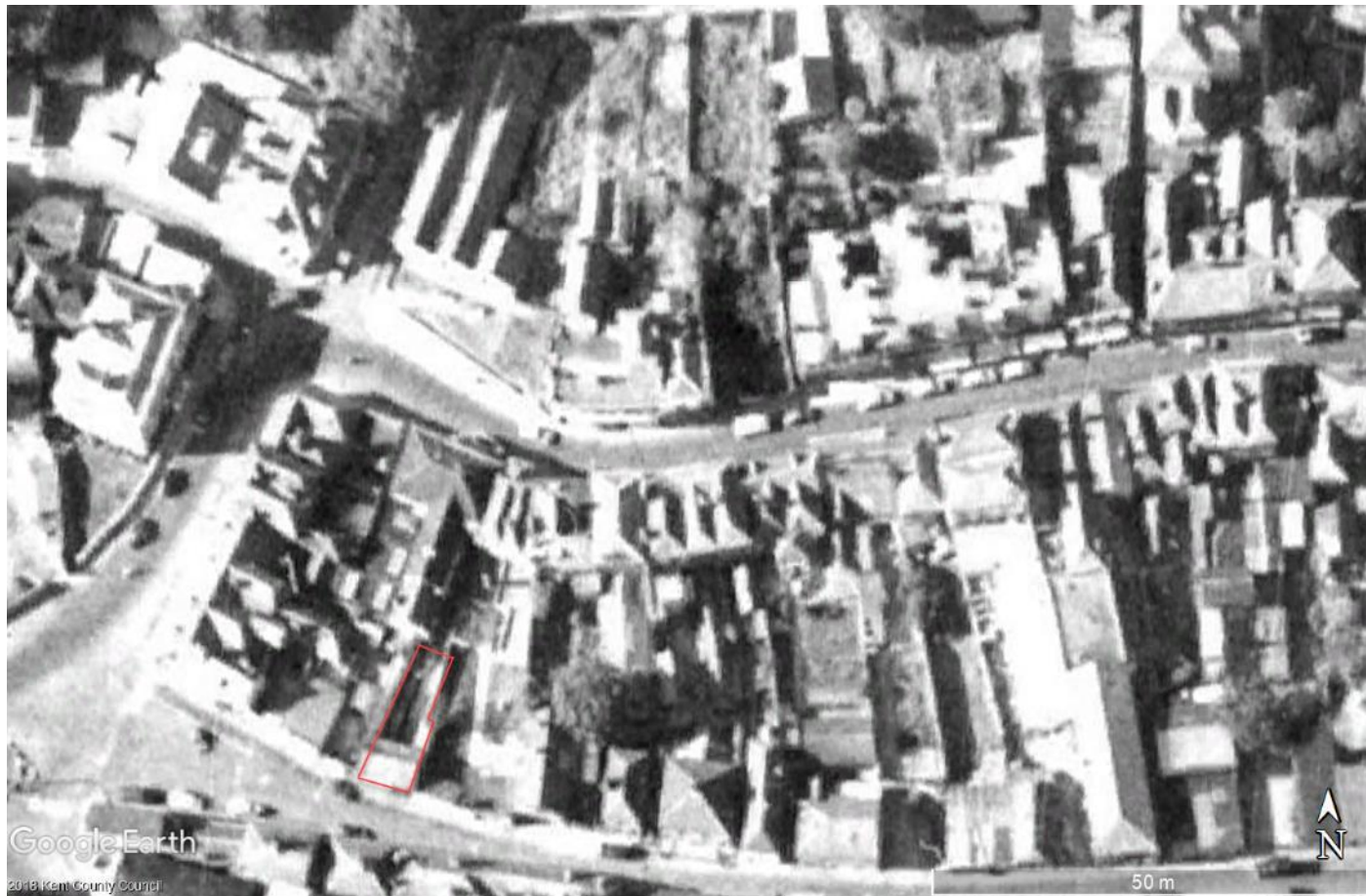


Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2008 (Google Earth)



Plate 6: 2013 (Google Earth)



Plate 7: 2017 (Google Earth)



Plate 8: View of the east wall of the garage area (facing E).



Plate 9: View of the eastern gable wall (facing E)



Plate 10: View across PDA towards the rear of No. 20. (facing NNE).



Figure 11: View across PDA towards Chapel Street entrance (facing SSW).



Plate 12: View of the western boundary (facing SW)



Plate 13: View of the eastern boundary (facing S)



Plate 14: View of the southern boundary and garage entrance from Chapel Street (facing N)



Plate 15: View of rear of PDA and western gable wall (facing NE)



Plate 16: View of cold Store (facing W)



Plate 17: View of rear entrance from PDA (facing SSW)