

Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land to the Rear of 1-12 St Stephen's Court, Canterbury, Kent.

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National Grid Reference TR 14854 58849



Report for Gable Properties Limited

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Summary

SWAT Archaeology has been commissioned by Gable Properties Limited to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land to the rear of 1-12 St Stephen's Court, Canterbury, 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: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **Moderate**
- Modern: **low**

The PDA is situated on the northern slopes of the Stour river on the outskirts north of Canterbury. Officially the village was called Hackington, but since pilgrims flocked there in the Middle Ages to visit the church of St Stephen, the area became more well known as St Stephen's. The PDA is located within the communal garden of the flats in St Stephen's Court, which were built in the late 1960s, early 1970s. Prior to that the area was agricultural, being part of arable land and also an orchard at times. It is only from the late Victorian period did the wider area become more urbanised and St Stephen's became a suburb of Canterbury. In the late Victorian period a 'z' shaped building was built within the PDA, which later reverted back to an orchard with the building demolished sometime from 1907 until 1956 and a large greenhouse built on the site instead, which was subsequently replaced by 1971 with brick built garages at the northern end of the PDA and the rest of the PDA turned into a communal garden for the flats of 1-12 St Stephen's Court that were built to the west of the PDA.

In terms of archaeology, the area being close to the Stour on the outskirts of Canterbury has had attracted people and consequently the area has had millennia of occupation. The main archaeology for the area has been found circa 150m to the east of the PDA, in the region of the cattle market, which has since become residential housing. This clearance of the cattle market enabled an excavation to modern standards to take place over a large area. Residual evidence from the Mesolithic through to the Bronze Age was found as well as a possible Iron Age ditch. The main finds related to the Roman period, being inhumations, timber buildings, ditches, quarries, field systems as well as pottery and tile kilns. Anglo-Saxon occupation has also been found at the cattle Market site. However, what is not clear is the full extent of the archaeology beyond the area of excavation at the cattle market and whether it extends westwards towards the PDA. The road out of Canterbury towards Tyler Hill, passing just to the east of the PDA would have been an important thoroughfare in Medieval times due to the pottery and tile industry at Tyler Hill. Therefore, the potential archaeology for the Roman and Post Medieval period is considered moderate, and low for all other periods. It is likely that the archaeology in area of the PDA would have been disturbed by previous buildings in the late Victorian period and the greenhouse in the 1950s, with any potential archaeology likely to have been truncated.

The proposed development of two semi-detached houses will require foundations. Given that the location of this is in the area of the Victorian 'z' shaped building and later greenhouse, the potential for in-situ remains for archaeology is likely to be limited. 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 Gable Properties Limited (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land to the rear of 1-12 St Stephen's Court, Canterbury, Kent centred on National Grid Reference (NGR) TR 14854 58849 (Fig. 1).

1.2 The Site

- 1.2.1 The PDA is circa 600 north of the circuit wall around Canterbury and just 260m south, south west of the village Green at St Stephen's (Hackington). Located on the slope northwards from the Stour, it is westwards off St Stephen's Road, at the southern side of St Stephen's Court. Currently the PDA forms the garage, parking and garden area at the rear of the two separate buildings of the three storey flats of 1-12 St Stephen's Court. South of the PDA is the railway line and to the east of the PDA are the rear of the properties of 89/91/93 St Stephen's Road. The PDA sits at an average height of 12m AOD and PDA is on level ground (Fig. 1)
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Thanet Formation – Sand, Silt and Clay. There are superficial deposits of Head Clay and Silt.

Geotechnical Information

- 1.2.3 The stratigraphy unearthed at the near cattle market site by the Canterbury Archaeological Trust in 2004, circa 150m east of the PDA. Head Brickearth was identified at between +11.68 m OD in the north of the excavated area, gently sloping down to +10.72 m OD to the south-east, reflecting the natural topography of the area. A machine cut sondage demonstrated that the brickearth continued to a depth of 2.3 m (+ 9.10 m OD) below the existing ground surface level, with a notable increase in sand and calcareous content below +9.39 m OD.

1.3 The Proposed Development

- 1.3.1 The proposed development is for a pair of semi-detached houses. The existing block of six garages is to be demolished to create a parking area (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 2018): 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 16: 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 16 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 185 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. The planning authorities should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and*

- d) *Opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.3.5 Paragraph 189 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 190 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 to 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 16, 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:

- **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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

- **Setting.** 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, may affect the ability to appreciate that significance or may be neutral.

2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.11 Paragraph 193 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its

setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

2.3.14 Conversely, paragraph 196 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.

2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm

under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

- 2.3.16 Paragraph 198 states that LPAs should not permit the 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 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.3.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

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). 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 Canterbury City Council has a Local Plan adopted in 2017. The plan has a number of policies relevant to archaeology:

- POLICY HE1: Historic Environment and Heritage Assets
- POLICY HE4: Listed Buildings
- POLICY HE5: Development Affecting and Changes to Listed Buildings
- POLICY HE6: Conservation Areas
- POLICY HE8: Heritage Assets in Conservation Areas
- POLICY HE11: Archaeology
- POLICY HE12: Areas of Archaeological Interest
- POLICY HE13: Historic Landscapes, Parks and Gardens

- 2.6.2 These policies are covered in turn in more detail below.

POLICY HE1: Historic Environment and Heritage Assets

- 2.6.3 The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.

- 2.6.4 Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:
- 2.6.5 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.
- 2.6.6 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. Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

POLICY HE6: Conservation Areas

- 2.6.7 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.
- 2.6.8 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.
- 2.6.9 New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its

surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

POLICY HE8: Heritage Assets in Conservation Areas

2.6.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.

POLICY HE11: Archaeology

2.6.11 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

2.6.12 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.

2.6.13 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:

2.6.14 The character, importance and condition of any archaeological deposits or structures within the application site; The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and the means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.

- 2.6.15 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance.

POLICY HE12: Areas of Archaeological Interest

- 2.6.16 Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the City Council will determine planning applications involving work below ground level once the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.

POLICY HE13: Historic Landscapes, Parks and Gardens

- 2.6.17 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

Local Planning Guidance

- 2.6.18 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 Gable Properties Limited 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.*

CIFA (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 500m 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 (250m 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 Monuments, Registered Parks and Gardens, Historic Parks and Gardens, Protected Military Remains or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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		

5.1.2 There Kent HER records within the 250m assessment are related to the PDA's close position to the southern end of Hackington with listed buildings and also the prehistoric and Roman finds and burials found in and around the cattle market. The table in Figure 13 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 three listed heritage assets within the assessment area which are Grade II listed. None of the listed buildings have any intervisibility with the PDA given the built-up urban nature of the area.

Table 1 Designated Heritage Assets

TR 15 NW 1379	Post Medieval	The Old Vicarage (No. 99). 17 th century and later. No. 99 to 103 (odd) and The Glebe House form a group
TR 15 NW 989	Post Medieval	The Manor House (No. 101). 18 th century. No. 99 to 103 (odd) and The Glebe House form a group
TR 15 NW 1380	Post Medieval	Harflete (No. 103). Formerly a barn to No, 101. Partly 3 storeys painted brick with 2 sashes and a tiled roof, partly a 2 storey brick range with tiled

		roof and restored windows. Modern arch with date 1652. No. 99 to 103 (odd) and The Glebe House form a group
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5.3 Previous Archaeological Works

- 5.3.1 There have been a number of archaeological events in the assessment area. The largest excavation was that at the old cattle market site in 2003/2004 by the Canterbury Archaeological Trust (CAT). The site produced evidence for prehistoric activity including a significant assemblage of Mesolithic flint work, and some limited on-site late Neolithic and Bronze Age activity. Transitional late Iron Age to early Roman activity was also identified, including a potential curvilinear enclosure, and ditch segments forming part of a regular field system which continued in use through to the early Roman period. Features found also included Roman quarry pits for brickearth extraction, post-built structures and refuse pits, with activity continuing until the late second to early third century AD. A single grave cut into a backfilled ditch terminus was probably of late Roman date. The grave was particularly significant as an inscribed funerary plaque, most probably reused from an earlier grave, was laid face-down above the burial as a marker. The inscribed plaque is the only complete Roman inscription recovered from Canterbury. During the early eighth century AD, the site was reoccupied, with a total of six sunken floored structures and associated pits identified. However, by the later ninth century AD this settlement appears to have been abandoned, with no further significant evidence of activity within the development area visible until the post-medieval period. This latest phase consisted of pit, gully and fence-posts features typical of a horticultural land use (*Unpublished Document: Canterbury Archaeological Trust. 2009. Former Cattle Auction Yard, Market Way, Canterbury*).
- 5.3.2 Adjacent to the cattle market site, an excavation of a Roman tile and two pottery kilns in the 1950s had demonstrated the areas importance as a focus of early Roman extra-mural industry activity around the mid-second century and also the mid third century. A Roman coin was also found in one of the kilns and much pottery also located within the kilns. (*Jenkins, F. 1956. Research and Discoveries: Canterbury and District in Archaeologia Cantiana, Vol. 70. pp.247-249 and Jenkins,*

F. 1960. Two Pottery Kilns and a Tilery of the Roman Period at Canterbury (Durovernum Cantiacorum) in Archaeologia Cantiana, Vol 74. Pp. 151-161

Landscape Characterisation

- 5.3.3 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement (general)' (Fig. 15).

Stour Valley Palaeolithic Project

- 5.3.4 The PDA is situated within the Palaeolithic area designated 18 being the area of the Stour terraces on the north bank of Canterbury and Sturry. These terraced deposits include areas from the later Middle Pleistocene from 500-100 thousand years ago with older deposits higher up the slope to the north west becoming younger downslope to the south east. This area is rich with Palaeolithic remain and is considered to have a high potential for Palaeolithic remains.

Conservation Area

- 5.3.5 Circa 60m north, north west of the PDA is the Hackington Conservation Area. St Stephen's to the north of the city was historically an outlying settlement that has been surrounded by 20th century suburban development but has a character distinct from those within the central urban area retaining their original characteristics and relationship with the surrounding area. The Conservation Area includes the listed buildings on the western side of St Stephen's Road from No. 99 northwards, towards the village green with the 16th century almshouses (Manwood's Hospital) on one side of the green together with the Olde Beverlie Inn. The almshouses were built in 1570 in red brick with blue/grey header bricks in a diamond pattern. The crow-stepped gables of the almshouses are reflected in the former 19th century school on the opposite side of the road. The church is to the north east across the recreation ground. Due to the built-up urban nature of the area, there is no intervisibility with the PDA and the Conservation Area (Fig. 14).

0-100m Radius

- 5.3.6 There are six KHER entries for this area. The southern boundary of the PDA borders the Ashford to Margate Railway built in 1846 (TR 15 NE 1063). Circa 60m to the south, south east of the PDA was originally a Post Medieval farmstead (MKE 86260), However, only the farmhouse now remains. To the north, north west,

within this radius are two Grade II listed properties of The Old Vicarage (TR 15 NW 1379) and The Manor House (TR 15 NW 959), which are part of a wider group of listed buildings. Neither property has any intervisibility with the PDA. Circa 95m to the south west on the opposite side of the railway is The Maltings (TR 15 NW 517), a 19th century building that is now a car showroom. Circa 95m to the south east, is Beverley House in St Stephen's Road (TR 15 NW 892). This house was a WWII civil defence rest centre for those made homeless by bombs.

100-200m Radius

- 5.3.7 There are 14 KHER entries for this area. All but one are to the east/south east of the PDA. Circa 150m north, north west is Harflete, a Grade II listed barn that forms part of the listed building group mentioned in the previous section (TR 15 NW 1380). A WWII fortified house was located 180m south east of the PDA near the junction of St Stephen's Road and Broad Oak Road (TR 15 NE 780). Another WWII feature was a Civil Defence Wardens post in the cattle market located in an underground shelter there that was manned permanently during the war (TR 15 NE 881). In 1868, whilst deepening a sewer, a number of burials were found attributed to the Medieval period just north east of St Stephen's Roundabout, circa 170m south east of the PDA (TR 15 NE 1584). However, given recent finds in the area that have found to be Roman it is possible that these were wrongly attributed to the Medieval period.
- 5.3.8 All the other records are features and finds found in the 1950s during the construction of new roads for the cattle market or during the demolition of the cattle market and the building of residential homes on the site in 2003/2004. Mid 1st to 2nd century Roman pottery and tile kilns were found during the construction of Market Way (TR 15 NE 35), circa 165m east, south east of the PDA. Another Roman kiln was found circa 150m east, south east along the same road (TR 15 NE 1585) and further along the same road circa 180m east, south east (TR 15 NE 1428).
- 5.3.9 During the 2004 excavation at the cattle market site a number of features from the prehistoric to the Anglo-Saxon period were found. They also found a Roman inhuman burial (TR 15 NE 1549), circa 160m east and evidence of quarrying thought to supply the kilns found in the 1950s, along with a Roman field system

and timber buildings (TR 15 NE 112) circa 140m east. In addition, a late Iron Age or Roman enclosure ditch was discovered (TR 15 NW 1490) circa 110m east. Residual prehistoric flints from the Mesolithic and Neolithic period were found in what were later features (TR 15 NW 1487) and in the same area a Neolithic ditch (TR 15 NE 1118). Across the same region, residual sherds from the Bronze age were located (TR 15 NE 1119). The area was also occupied in the Anglo-Saxon period where sunken featured buildings and pits from the 8th and 9th centuries provide evidence of Anglo-Saxon occupation (TR 15 NE 1116).

5.4 Archaeological and Historical Narrative

- 5.4.1 Canterbury is a historic English cathedral city and a UNESCO World Heritage Site. There is evidence that the city was occupied from the Palaeolithic period and some 2000 years ago was settled on both sides of the River Stour by the 'Belgae'. In the first century AD a major Iron Age settlement and Hillfort was established at Bigbury to the west of the city by the local Celtic tribe the Cantiaci and became known as 'Durovernon' or "Stronghold by the Alder Grove". Another Iron Age settlement was also established on the top of the slope where the University of Kent is.
- 5.4.2 In 43 AD the Romans invaded Britain and founded a settlement close to the River Stour and took over the Celtic settlement, rebuilding it and naming it 'Durovernum Cantiacorum' or "Fortress of Kent". It became one of the 28 cities of Roman Britain, connected to the major Kentish ports of Richborough, Dover and Lymne and therefore of considerable strategic importance. There was no major military Garrison but in the 3rd century an earth bank and city walls were constructed with seven gates, Northgate, Westgate, Riding gate, Burgate, Worth Gate, London gate and Queningate, leading outwards to the Roman roads that created a network of communication across Kent
- 5.4.3 The walls enclosed 130 acres of the settlement including a cemetery to the south east that had always been beyond the city boundary; the industrial area remained beyond the gates to the west of the city. Excavations suggest that the defensive ditch that surrounded the city was c.25m wide and c.5.5m deep and may have been filled by the River Stour. The PDA is located between the Northgate leading

to Reculver and Thanet and Westgate leading to Rochester and London, one of the more important gates

- 5.4.4 Roman cemeteries are documented to the east, south and northwest of the city walls and burial mounds are to the east and south. Tile and brick kilns are to the northeast and north, in the vicinity of the PDA. The town flourished for 300 years but by the 4th century the Roman civilization was in decline and the Romans abandoned both Canterbury in 407AD and Britain in 410AD. Canterbury ceased to be a town, inhabited by the residual farming population that probably farmed lands beyond the walls.
- 5.4.5 In the late 4th century, the Jutes arrived, a Germanic people that settled in Britain in the late 4th century and made Canterbury or 'Cantwareburh' meaning "Kentish Stronghold" their centre.
- 5.4.6 In 597 AD the Pope sent Augustine with a group of monks to convert the Saxon population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598AD Augustine and his monks built a church outside the city walls and in 602AD rededicated a deserted Roman church. Augustine became Archbishop in 603AD and by 672AD Canterbury was given complete authority over the English Church.
- 5.4.7 The town began to prosper again and craftsmen returned to the town, particularly the leather industry for gloves, shoes, saddles and bottles and later the wool industry. The River Stour that forms the southern boundary of the PDA was a great source of trade from British towns as far as Ipswich and further afield in northern France and by 630AD gold and silver coins were being struck at the Canterbury mint.
- 5.4.8 Peace was broken by the raiding of the Danes; close proximity to the eastern coast made the town a prime target and consequently it was raided in 842 and 851AD suffering great loss of life. Archbishop Dunstan refounded the abbey built by Augustine and recovery began. St Georges Gate or Newingate was constructed and in 923AD a cattle market began beyond the city walls to the southwest. A second wave of attacks began in 991AD until finally in 1011 the Danes laid a siege on Canterbury that lasted 20 days, capturing the town, burning the cathedral and houses and killing the Archbishop.

- 5.4.9 Following their experience of the Danes, Canterbury surrendered to the Norman invasion of 1066AD without a fight. At the time of the Domesday survey in 1086 Canterbury was flourishing, its population numbering some 6000 and new areas of settlement were growing outside of the city walls. The cathedral burned again and was replaced twice by the Normans in 1070 and 1175. The wooden motte and-bailey castle that was constructed with the arrival of William the Conqueror was replaced in stone in the 12th century.
- 5.4.10 In 1170AD, followers of King Henry II murdered the Archbishop of Canterbury Thomas Becket, and the city became a major focus of pilgrimage in Britain and Europe. The number of pilgrims visiting the city brought trade and further prosperity. Eastbridge Hospital was built as a shelter for poor pilgrims in 1190AD. In the 14th century a leper hostel was dedicated to Saint Nicholas and the Hospital of Saints Nicholas and Saint Katherine was built for the poor.
- 5.4.11 During the Medieval period England's main export was wool and Canterbury thrived on both the wool and leather trade until 1348 when the Black Death arrived. Canterbury had the tenth largest population in England at 10,000 but that number fell dramatically to 3,000 by the early 16th century. Westgate was rebuilt by Archbishop Simon Sudbury in 1379AD primarily as an entrance for the pilgrims and also in response to anticipated French raids. The town suffered again during the Peasant's Revolt in 1381, when the Archbishop's Palace and the castle were sacked.
- 5.4.12 The Roman walls had been robbed of stone and damaged over the centuries and in 1380AD, in response to French raids, the walls were rebuilt on the Roman foundations. A survey in 1402AD shows that the city was defended by walls with the exception of a small area by the River Stour beyond Northgate. During the medieval period the river that flowed between Northgate and Westgate was used for defensive purposes and a medieval ditch is documented.
- 5.4.13 In the Medieval period, Tyler Hill over a wide area was an area of the pottery and tile industry and runs predominately north and south along the road that passes through the village. This road travels southwards into the city of Canterbury through Hackington and St Stephen's Road passing the PDA, and would have been an important thoroughfare in Medieval times.

- 5.4.14 In 1448 Canterbury was granted a City Charter, a Mayor and a High Sheriff and in 1453AD Henry VI gave permission for a jail at the Westgate. This became Canterbury's prison through to the C19th. In 1507AD the Old Weavers House was erected and Christchurch Cathedral built.
- 5.4.15 At the Dissolution the Abbey and three Friaries were closed, Thomas Becket's shrine was demolished and all the gold, silver and jewels removed to the Tower of London. The removal of his image, name and feasts put an end to the constant stream of pilgrimages that entered the city. From 1567, Protestant Huguenots, fleeing from religious persecution in Belgium began to arrive in Canterbury, continuing to settle there through the 16th century and bringing with them the silk weaving trade.
- 5.4.16 Religious persecution continued in England and in 1647 during the English civil war Canterbury's Mayor banned church services on Christmas day provoking riots. The trials that followed lead to a Kent revolt against Parliamentary forces but following the battle of Maidstone, Canterbury surrendered to the Parliamentarians. In 1660AD the Archbishop Juxon installed new doors to Westgate suggesting that it remained an important entrance to the city. By 1770, the castle had fallen into disrepair and was demolished. In 1787 the City was improved with paving, lighting and regular cleaning of the streets and in 1780 the gates were demolished to allow for the growing coach traffic. The silk trade suffered from the import of Indian muslins and by the late 18th century Canterbury had quietened to a market town that traded in wheat and hops, with a successful leather and paper industry.
- 5.4.17 The railway arrived in 1830, the St Augustine's Abbey was refurbished as a missionary college in 1848 and the population grew. During WWI barracks and hospitals were created and a German bomber crashed at Broad Oak Road. World War II brought further destruction to the city; 10445 bombs were dropped in 135 raids culminating in the Baedeker Blitz of 1942 when 48 people were killed and part of the town was destroyed.
- 5.4.18 Westgate remained the most important entrance to the city from Roman times through to the post-medieval period. The road leading out of Westgate turns northeast to join St Stephen's Road forming the north boundary of the PDA and

the River Stour forms the south boundary. The River Stour had a number of water mills since at least 100AD, where at one time there was eleven but these have disappeared over time.

- 5.4.19 St Stephen's or otherwise known as Hackington means 'Hacca's farmstead' written as '*Haccing tun*' in old English. Other variations include Hakinton in 1186 and Hakington in 1226.
- 5.4.20 It is thought that the church in Hackington has Anglo-Saxon origins likely being a wooden structure. The manor was held by Christchurch. Following the murder of the Archbishop of Canterbury, the then archbishop Baldwin in order to contain the power of Christchurch brought some of the land in Hackington from Christchurch where he planned to build a new college with the archiepiscopal catherdra replace the wooden church with a stone one dedicated to St Stephen. The earliest surviving fabric is from the 11th/early 12th century built of flint and reused Roman brick.
- 5.4.21 Christchurch did not want the new church to go ahead and they petitioned the Pope who forbade the building of the cathedral. Archbishop Baldwin eventually went to the Holy Land on Crusades and much of the material was removed to Lambeth. The remaining materials were used to finish the church which was now rather modest.
- 5.4.22 In the 13th century, Stephen Langton, another Archbishop gave the Manor of Hackington to his brother Simon Langton, Archdeacon of Canterbury who built himself a mansion next to the church. Edward the third held a tournament or Joust at Hackington, probably while he was the guest of the then Archdeacon. It was probably about this time that further alterations were made in our parish Church;
- 5.4.23 Many of the pilgrims who flocked to the celebrated shrine of St Thomas a Becket, would also come on to Hackington as St Stephen was also known for miracles. This is probably when people became to refer to not of going to Hackington, but of going to Stephen's.
- 5.4.24 During the reformation, the lands passed to Henry VIII, the church fell into decay and little is known about this period of the parish as the manor house. Circa ten years after the accession of Elizabeth I, she gave the Manor and great house,

which had formerly been the Archdeacon's residence, to Sir Roger Manwood from Sandwich, but who had become one of the foremost lawyers and was made by the Queen Lord Chief Barton of the Exchequer. He seems to have made Hackington his home and he built the Almshouses, created a house for the Clerk of the Parish (now the 'Olde Beverlie public house) and restored the church, with St Stephen's Green located between the two.

5.4.25 The manor passed from the Manwood family to Sir Thomas Culpepper, which then passed to the Hales family upon his death in 1643. Hales family, who owned the greatest part of the estates, pulled down the old manor house which had been the Archdeacon's palace in days gone by, and erected the present house, then called Hales Place, traces of which can still be clearly seen, forming part of St Mary's College. The new house was built between 1766 and 1768 on the side of the river valley overlooking Canterbury. The estate went through several changes of ownership before a French Order of Jesuits purchased it in 1885 to use as a college. The Jesuits left in 1928 and the house and estate were then sold and subsequently developed for a local authority housing in the 1960's. Only the Hales Place Chapel in Tenterden Drive, remnants of the estate's boundary walls and elements of the parkland landscape survive.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.5.1 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 a sparsely populated landscape on the outskirts of Canterbury. The PDA is located northwards of the junction of St Stephen's Road and Broad Oak Road. Northwards of the PDA is the settlement of St Stephen's and at this point the PDA is a field on the land that is rising up from the Stour towards St Stephen's (Fig. 3)

Hasted, 1798

5.5.2 The area around is still sparsely populated with the PDA as a field (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 This map shows the individual buildings and essentially shows an agricultural landscape. The PDA is located at the southern end of a row of houses on the western side of St Stephen's Road south of the main settlement area, called St Stevens on this map. The PDA is still a field. To the west is already a footpath from the Settlement area down towards the south western end of St Stephen's Road closer to Westgate (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe map shows greater detail. The PDA is a part of field 94. In the tithe records, the owner is William Burnby and the occupier is John Welsh, with the field described as 4 acres of arable. To the north are the housing plots of what are now the Grade II listed buildings (Fig. 6).

Historic OS Map 1873-1874 1:2500

- 5.5.5 This is the first scaled OS Map. The railway is showing for the first time. The PDA is part of field designated 121. North of the PDA on the western side of St Stephen's Road are a number of grand properties and gardens leading up towards the village green. One is labelled The Moat and the other The Vicarage. On the green are the almshouses called Manwoods Hospital and the pub is located next door. In the large field to the east, north east there is a footpath that runs on a north/south axis running from close to the village green towards Hackington Place. To the south east of the PDA is a small plot with an 'L' shaped building and a mile post (MP). On the southern side of the railway line is the same square building seen in the tithe map and further south east is St Stephen's Lodge, another grand house and gardens. The area is still reasonably rural. Further to the south east can be seen the route of The Stour (Fig. 7).

Historic OS Map from 1898 1:2500

- 5.5.6 The PDA and surrounding area have been divided up into different plots. There appears to be a 'Z' shaped building within the PDA and the area to the west and south is orchard. North of the PDA appears to be a road leading off west from St Stephen's Road which then turns into a trackway heading towards Hackington Pace. To the north west of the PDA the plot facing the road contains a greenhouse (Fig.8).

Historic OS Map 1907 1:2500

- 5.5.7 The PDA has not changed. To the south, south west of the PDA, the Malthouse has been built and the area around is showing signs of more residential housing. North east of the PDA the properties are now called The Manor House and Rectory (Fig.9).

Historic OS Map 1955 1:1250

- 5.5.8 There have been significant changes. The PDA now contains a large greenhouse and is part of a orchards to the south west. The plots in the area have grown larger and the trackway towards Hackington Place just to the north of the PDA is no longer there. There is now housing on the eastern side of St Stephen's Road and behind that a number of large greenhouses and orchard belonging to Beverley Nursery. To the far north east area of the map, there is a pavilion which is part of Kings School playing fields. South of the railway, there is also new housing and to the east of the PDA is the cattle market. The road layout to the south has also altered and straightened. With a new road called Market Way (Fig.10).

Historic OS Map 1971 1:1250

- 5.5.9 There have been significant changes. A new road immediately north of the PDA has been created and the orchard of which the PDA was part is now residential housing. The flats of St Stephen's Court to the east of the PDA have been built with accompanying garages located on the north part of the PDA. There is an electricity sub-station located on the north eastern boundary and to the east are now two detached houses of 89 and 91 St Stephen's Road. To the south west, the maltings is now a depot and south of the railway the area is urban. North, north east of the PDA there is a new house between 97 and 99 St Stephen's Road. To the west of the PDA, there are still some residual orchards. To the north west, the other orchards remain (Fig.11).

Historic OS Map 1992 1:1250

- 5.5.10 The PDA is unchanged. There is now a new road off St Stephen's Court called Wachter Close with a number of residential houses replacing the previous orchard (Fig. 12).

5.6 Aerial Photographs

1940s

- 5.6.1 This photograph shows a long rectangular building within the PDA thought to be a greenhouse. East of the PDA is an orchard with various size trees. To the east of the PDA on the corner with St Stephen's Road and the railway is a small property. The other properties along the eastern and western side of St Stephen's Road can be seen. To the west, east and north east the area still appears quite rural. South west and south is the malting and also an urbanised area of residential housing. The crossroads of St Stephen's Road, Kingsmead Road, Broad Oak Road can be seen (Plate 1).

1960s

- 5.6.2 The PDA now appears to be pasture/scrub with the greenhouse and orchard removed. Circa 100m to the east, the cattle market has been built with a new road called Market Way, eastwards off St Stephen's Road. Immediately to the east of the PDA it appears that a detached property has been built to the north of the small building at the junction of St Stephen's Road and the railway (Plate 2).

1990

- 5.6.3 The flats to the west of the PDA have been built being two separate three storey buildings. Within the PDA at the northern end are single storey garages. To the east of the PDA there are now three detached properties. Off St Stephen's Court, is a new road called Wacher Close, north of the PDA, with residential properties. South west of the PDA on the southern side of the railway, the maltings is still there and another depot north east of that with a large parking area at the rear. In the southern area there has been increased urbanisation. North of 97 St Stephen's Road a new property has been built. The area that was Beverley Nursery at the rear of the on the eastern side of St Stephen's Road is now an extension of the Kings School Playing fields with tennis courts and other areas (Plate 3).

2003

- 5.6.4 The only change to the PDA is that there are now a number of mature trees in the garden area at the rear of the flats. To the east the cattle market has been replaced by residential housing. (Plate 4).

2017

- 5.6.5 There is no change to the PDA (Plate 5).

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 24th September 2018. No artefacts or archaeological features were identified in the walkover (Plates 6-12).
- 5.7.2 The PDA is predominately the communal grassed area at the rear of the flats 1-12 in St Stephen's Court. The area also includes a number of large trees with the outer edges of the area beyond the grass area overgrown. The eastern boundary is a wooden fence, with a metal fence on the southern boundary with the railway. The northern boundary is the brick wall at the rear of the garages. The garages are accessed from the road in St Stephen's Court. There was no evidence of any prior buildings on the site.

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 250m assessment area. However, the Stour Valley Palaeolithic Projects suggests that there is a high probability of finds from this period for this area. Therefore, the potential of finding remains that date to this period cannot be entirely discounted within the confines of the development site but it 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 only one record from this period within the assessment area being the residual flints found at the cattle market site. Therefore, the potential for finding remains that date to this period cannot be entirely discounted within the confines of the development site but 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 two records from this period within the assessment area being the residual flints found at the cattle market site and the Neolithic ditch in the same area. The 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 one record from this period within the assessment area being the residual pottery found from this period at the cattle market site. 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 just one record from this period within the assessment area being what is possible a late Iron Age (possibly early Roman) enclosure ditch and a single pit at the cattle market site. 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

six records from this period within the assessment area. The area to the east and south east of the PDA had a number of Roman features. Roman pottery and tile kilns have been discovered along with possibly associated quarries and timber buildings and enclosures. In addition, in the recent excavations at the cattle market a Roman inhumation burial was found and nearby in 1868 another burial was found that may possible also be Roman but incorrectly attributed at the time to Medieval. What is not clear is how far the Roman activity extends beyond the area of the cattle market. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Anglo-Saxon

- 5.8.7 The Kent HER has just one record from this period within the assessment area relating to sunken featured buildings and other occupation at the cattle market site. 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 one possible record from this period within the assessment area being the burials discovered in 1868 that were attributed to the Medieval period at the time, but is since thought they could have been Roman. 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 five records from this period within the assessment area. Three relate to Grade II listed buildings to the north, north west of the PDA along with a farmstead of which only the farmhouse remains to the south. In addition, there is the 1846 railway on the southern boundary. Based on map regression, it suggests the area in the Post Medieval period was agricultural until the 1898 map which shows a 'z' shaped building on the site. Therefore, the potential of finding remains that date to this period cannot be entirely discounted within the confines of the development site but it is considered **moderate**.

Modern

5.8.10 KHER has four records dating to this period. Three of which relate to features from the Second World War. A rest centre at Beverley House, a warden's post at the cattle market site and a fortified house by the junction of St Stephen's Road and Broad Oak Road. There is also The Maltings adjacent to the railway line that is now a car showroom. The historical maps suggest that in the 1950s there was a greenhouse on the site but aside from that, the potential for finding 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: **moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **moderate**
- 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 was agricultural land until 1898, where a 'Z' shaped building is showing on the historical maps, where the footprint of the new houses will go. Also, in the 1950s a large greenhouse also covered two thirds of the site. Then in the late 1960s, early 1970s, a block of garages was built in the northern end of the PDA to accompany the flats of which the PDA is currently a communal garden to those flats. Therefore, it appears that at some point in time the whole of the PDA has been built on. As a result, these buildings would have caused some truncation within the PDA in relation to any potential archaeology. As a result, the historical impact on the potential archaeology is considered to be **medium/high**.
- 6.2.2 The requirements of foundations and drains for the new houses will result in a **high** impact on any potential archaeology. There will be some shallow excavations in the area of the garages for the new parking, which will result in a **medium** impact.

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 **moderate** archaeological potential for the Roman and Post Medieval period, and **low** potential for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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 to Gable Properties Limited (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

September 2018

9 REFERENCES

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Canterbury City Council Local Plan (July 2017):

https://www.canterbury.gov.uk/downloads/file/467/canterbury_district_local_plan_adopted_july_2017



Figure 1: Site location map, scale 1:5000.

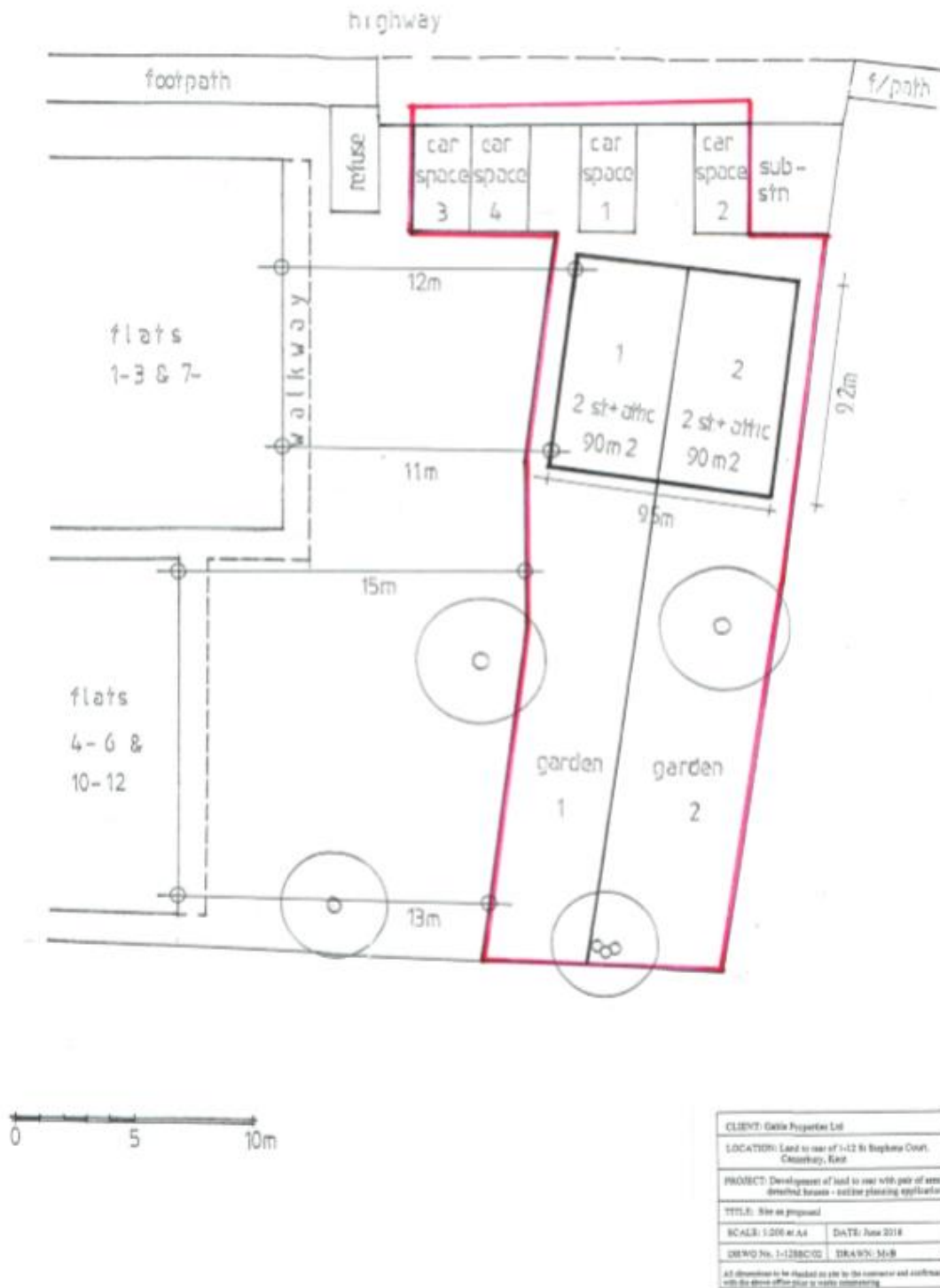


Figure 2: Proposed Development Area,

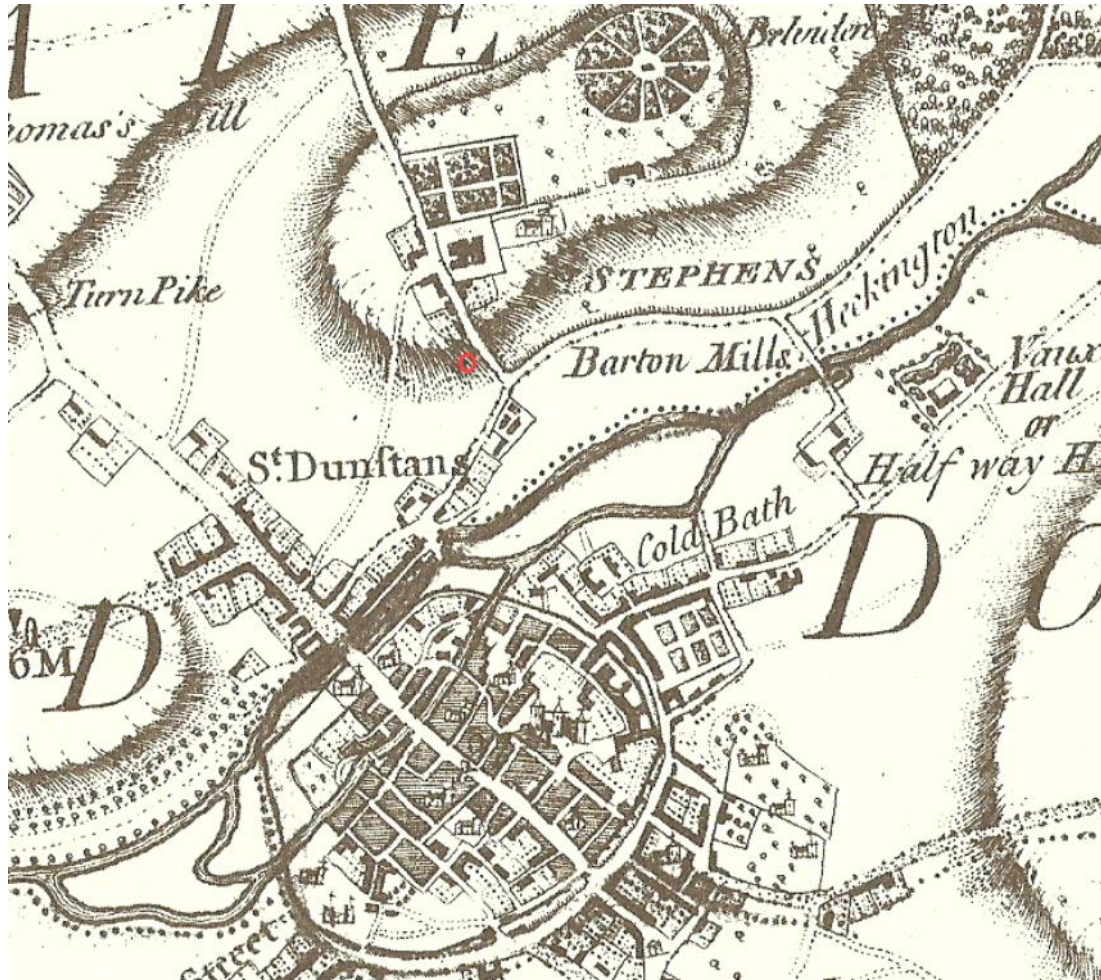


Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: 1839 Tithe Map

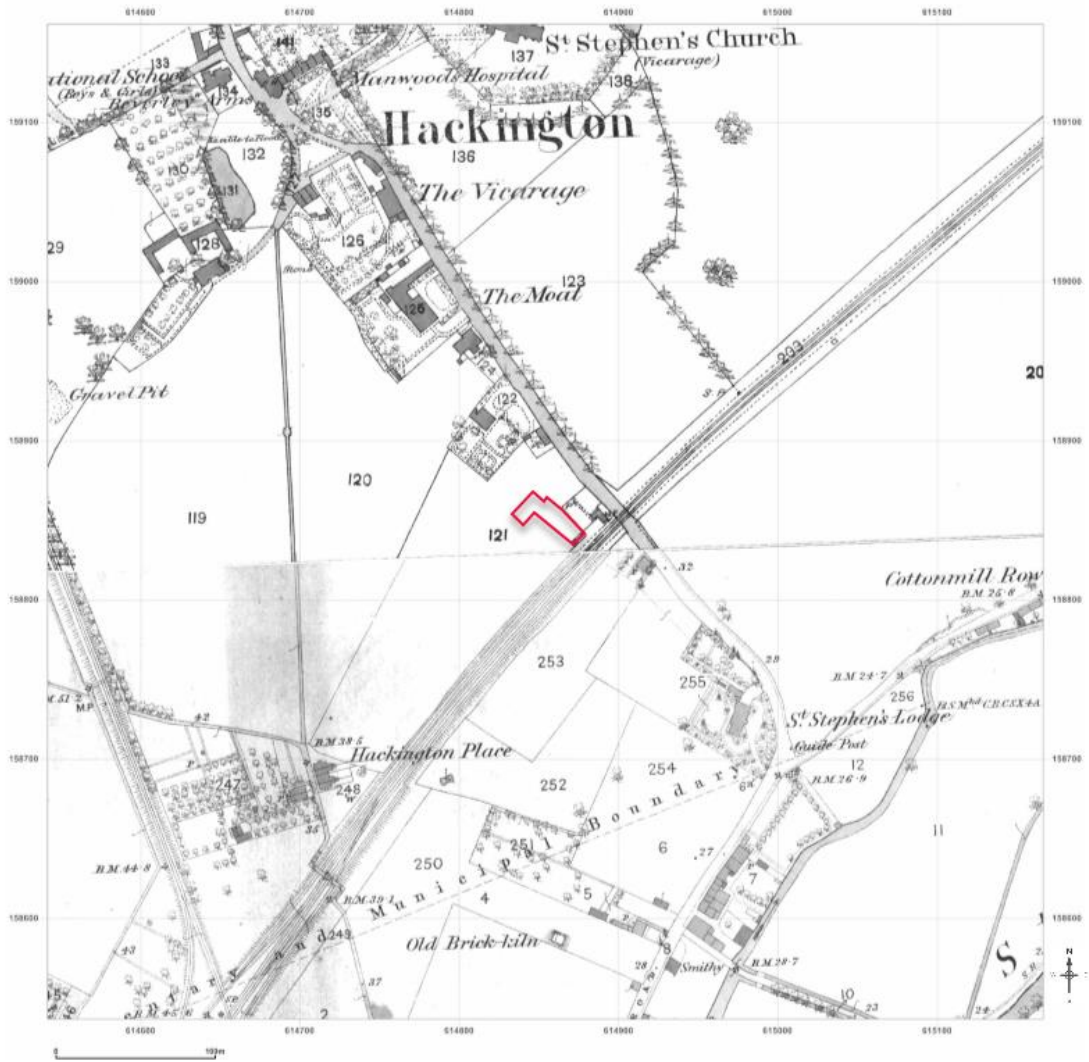


Figure 7: Historic OS Map 1873-1874 1:2500



Figure 8: Historic OS Map from 1898 1:2500

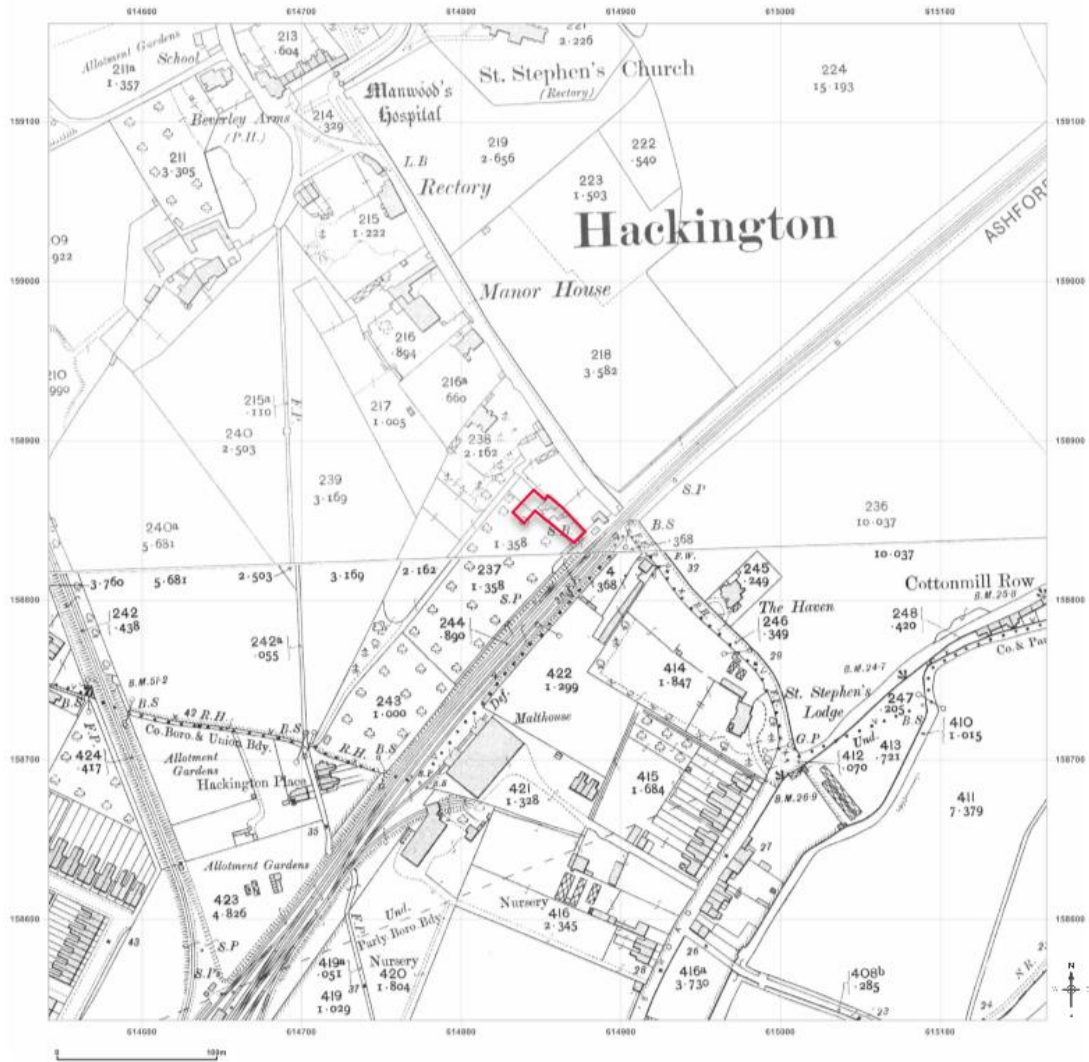


Figure 9: Historic OS Map 1907 1:2500

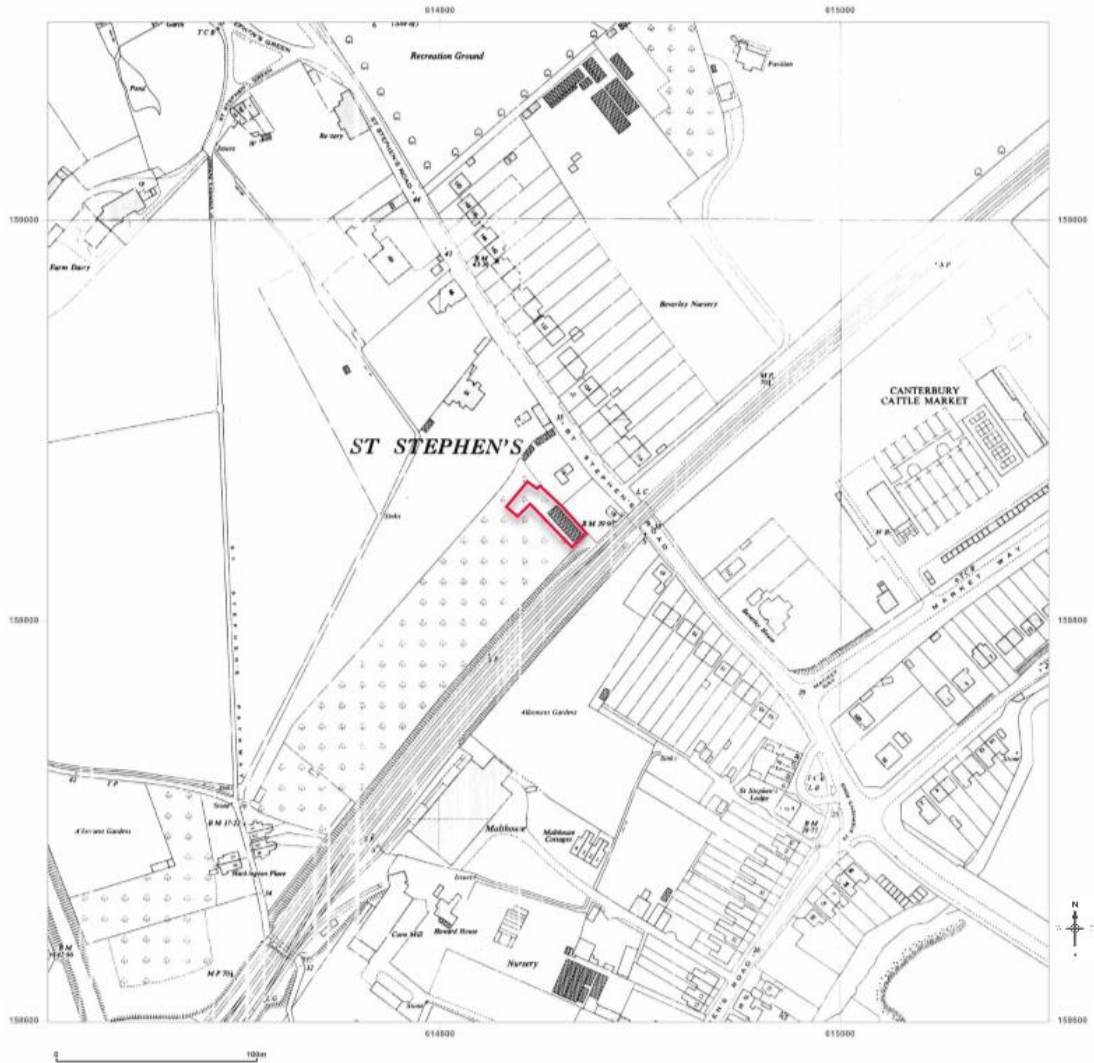


Figure 10: Historic OS Map 1956-1957 1:1250



Figure 11: Historic OS Map 1971 1:1250



Figure 12: Historic OS Map 1992 1:1250

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 13-14)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)'.
TR 15 NE 1063	Monument	Southern boundary of PDA	Post Medieval	Ashford & Margate Railway. Branch Railway between Ashford and Margate built by the South Eastern Railway in 1846,
MKE 86260	Farmstead	c. 60m SSE	Post Medieval	Farmstead in Hackington. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached in central position. Only the farmhouse remains.
TR 15 NW 1379	Listed Building	c. 80m NNW	Post Medieval	The Old Vicarage, Hackington. Grade II listed (1039164). C17 and later. 2 parallel ranges. 2 storeys red brick. Tiled roof with 2 tile-hung gables. One of the ranges has superimposed imitation timber-framing. Sashes and casement windows. The rear wing is tile-hung. Nos 99 to 103 (odd) and The Glebe House form a group.
TR 15 NW 959	Listed Building	c.100m NNW	Post Medieval	The Manor House. Grade II listed (1259924). C18. 2 storeys painted brick. Eaves cornice and stringcourse. 6 sashes with glazing bars intact. Porch with Doric columns and pediment. 6-panelled moulded door with semi-circular fanlight. Nos 99 to 103 (odd) and The Glebe House form a group.
TR 15 NW 1380	Listed Building	C. 150m NNW	Post Medieval	Harflete. Grade II listed (1039165). Formerly a barn to No, 101. Partly 3 storeys painted brick with 2 sashes and a tiled roof, partly a 2 storey brick range with tiled roof and restored windows. Modern arch with date 1652. Nos 99 to 103 (odd) and The Glebe House form a group.

TR 15 NW 517	Monument	c. 95m SW	Modern	St Stephen's Maltings. Large C19 floor maltings adjacent to railway line, now converted to car showroom on ground floor (1) It was built in 1898 by Mackesons' the brewers based at Hythe. From 1874 there was a rail link with Canterbury. It has a rail sliding which runs along the north side of the building and a road on the south side. Included on the site are four terraced workers' houses. St. Stephen's Malthouse was split into three sections. As seen from the south side, the right where the malting floors, in the middle where the kilns, and the left was the cooling room and the storage hoppers.
TR 15 NE 780	Monument	c. 180m SE	Modern	Second World War fortified house near the junction of St Stephen's Road and Broad Oak Road, Canterbury. adopted as a fortified house by November 1940. This was fortified house No. 4 in a list of such structures made 2 December that year. It may well have been intended to cover a contemporaneous roadblock a little way down Broad Oak Road, to the north-east.
TR 15 NE 1584	Monument	c. 200m SE	Roman / Medieval ?	Medieval or possibly Roman inhumation burials NE of St Stephen's Roundabout. During the deepening of a sewer to the north east of St Stephen's Roundabout, the City Corporation Engineer, J. Pilbrow, observed and recorded three inhumation burials at a depth of 0.91m. On the basis of other finds within the area it is thought that the burials may have been Roman. The discoveries were made in 1868.
TR 15 NE 1549	Monument	c. 160m E	Roman	Roman inhumation burial, Charollais Close, Market Way. A residual assemblage of worked flints and pottery suggested prehistoric settlement from the Neolithic or Bronze Age onwards in the immediate area, perhaps situated on the slightly higher ground to the east and north of the site. There was no evidence for Roman industry on the site, but the presence of a Roman inhumation within an enclosure may indicate domestic occupation.

TR 15 NE 1116	Monument	c. 130m E	Anglo-Saxon	Early Medieval domestic occupation site, Market Way. Evidence of Anglo-Saxon occupation of the area was found on two adjacent sites. Sunken featured buildings and pits date from the early 8th century until the mid-9th century AD.
TR 15 NW 1487	Findspot	c. 120m E	Mesolithic/ Neolithic/ Bronze Age	Residual prehistoric flints. In 2004 Canterbury Archaeological Trust carried out an excavation at the former cattle market, Canterbury. Residual flints were recovered from a variety of later features with a small proportion found immediately above the surface of the Head Brickearth. The material included Mesolithic, Neolithic and Late Neolithic or Early Bronze Age pieces.
TR 15 NW 1490	Monument	c. 110m E	Iron Age	Late Iron Age/early Roman enclosure and field system, Market Way. In 2004 Canterbury Archaeological Trust carried out an excavation at the former cattle market, Canterbury. A Late Iron Age/early Roman enclosure and field system were found. The enclosure consisted of a curving ditch running east-west, truncated by later activity. The field system was evidenced by five ditch segments along the eastern edge of the excavated area. Pottery from these features dated to the Late Iron Age and early Roman period. A pit was the only other feature found dating to this phase of activity. The ditches were still open into the Roman period.
TR 15 NE 112	Monument	c. 140m E	Roman	Roman Field System, quarries and buildings, Market Way. A Roman field system, replacing a Late Iron Age/early Roman system, two areas of quarrying, probably to supply the nearby kilns, kiln debris, possible timber buildings, pits and an inhumation burial with a reused marble inscription.
TR 15 NE 1118	Monument	c. 120m E	Neolithic	Late Neolithic Ditch, Market Way. In 2004 Canterbury Archaeological Trust carried out an excavation at the former cattle market, Canterbury. A ditch was found with Late Neolithic pottery and worked flints.

TR 15 NE 881	Monument	c. 125m SE	Modern	Second World War Civil Defence warden's post New Cattle Market, St Stephen's Road. Located in an 'underground shelter' at the New Cattle Market off St Stephen's Road. This was an 'advanced' post, and as such was manned permanently.
TR 15 NE 1119	Findspot	c. 120m E	Bronze Age	Late Bronze Age pottery, Market Way. Residual sherds of Late Bronze Age pottery were found in later features across the site.
TR 15 NE 1585	Monument	c. 150m ESE	Roman	Roman kiln. The mechanical levelling of ground prior to the construction of the approach road (now Market Way) to the new cattle market off the east side of St Stephen's Road in December 1952 led to the discovery and excavation of a large Roman tile kiln and two Roman pottery kilns. The site lay on the north side of the river Stour, on gently rising ground.
TR 15 NE 35	Monument	c. 165m ESE	Roman	Mid 1st to mid-2nd Century Roman Pottery and Tile Kilns. A circular pottery kiln dated to a period around AD43-60 and a pottery kiln and tile kiln, active circa AD130-140, and sharing the same fuelling pit, were found in 1952/3 at TR 150588, during construction of a road to the new cattle market at Canterbury. Excavations were carried out by the Canterbury Excavation Committee.
TR 15 NE 1428	Monument	c. 180m ESE	Roman	Prehistoric Belgic/Early Roman Tile Kilns (Market Way). The large tile kiln was subject to complete excavation during early 1953 excavation trench. Tile was scattered over the original ground surface for some distance to the north and east. Finds consisted mainly of building tiles, including a few pieces of flue tile and also some near complete examples of pilae.
TR 15 NW 892	Building	c. 95m SE	Modern	Second World War Civil Defence Rest Centre at Beverley House, St Stephen's Road. Late in 1940 a civil-defence rest centre, for people rendered homeless by enemy action, was established at Beverley House on St Stephen's Road, with room for sixty persons. An emergency feeding centre was established here the following January. The rest centre had probably closed by around the middle

				of that year, but seems to have been re-established after the bombings of 1942.
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Figure 13: KHER Monument Record

Kent County Council - St Stephen's Court, Canterbury - Conservation Area



Figure 14: KHER Conservation Area



Plate 1: 1940s. All at an altitude of 380m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2017 (Google Earth)



Plate 6: View across the PDA (facing SE).



Plate 7: View across PDA from rear of the garages (facing SSE)



Plate 8: View across the PDA (facing NW)



Plate 9: View across the PDA (facing N).



Plate 10: View across PDA (facing W).



Plate 11: View of the garages from St Stephen's Court (facing SE)



Plate 12: View of the northern boundary from the road (facing ENE)