



Archaeological Desk-Based Assessment in
Advance of the Proposed Development of
Land at the Corner of Leggetts Lane and Sea
Street, Whitstable, Kent.

October 2018

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National Grid Reference TR 10649 66808



Report for Sea Street Developments Limited

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at the Corner of Leggetts Lane and Sea Street, Whitstable, Kent.

Summary

SWAT Archaeology has been commissioned by Sea Street Developments Limited to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at the Corner of Leggetts Lane and Sea Street, Whitstable, Kent.

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

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

Whitstable, is a town on the north Kent coast, 5 miles north of Canterbury and 2 miles west of Herne Bay. The PDA is located in Whitstable on the north western corner of Leggetts Lane and the eastern side of Sea Street. Whitstable was well established by the Medieval period for fishing and salt production with the High Street as the main road. The area of Sea Street in that period was salt marsh between the High Street and Tankerton which probably explains the lack of Prehistoric occupation in this area of Whitstable, with it having been found on the higher ground inland. Once the flow of the Gorrell stream was managed and with the continued building and rebuilding of the sea wall, the area was drained. This allowed for the area around Sea Street to be settled in the late 18th century based on map regression with fisherman houses and stores. The large number of nationally and locally listed buildings in the area are a testament to its 18th/19th century occupation. The 1840 tithe map confirms that there were fisherman cottages being No. 3 & 4 Leggetts Lane on the PDA by that time with

other smaller buildings, possible stores or outbuildings in the current garden area of the PDA. It is not clear from the map regression whether the buildings in the PDA were impacted by the 1869 fire that raged in the area. However, excavation evidence at the nearby Browning's Yard and the Tile Warehouse, which is directly opposite the PDA, does show evidence of burning in the Post Medieval occupation layer and the potential for archaeology to survive. By the 1960s, these cottages had been demolished to be replaced by a garage and parking area and the rest of the PDA as gardens. Therefore, the archaeology in area of the PDA would have high potential for evidence of the Post Medieval and Modern occupation, although it is likely that the potential archaeology is truncated.

The proposed development of four units of holiday accommodation will require foundations. Therefore, it is recommended that the appropriate mitigation for this site would be for a Watching Brief to be undertaken in accordance with a specification to be provided by the Planning Authority, following review of this report.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Sea Street Developments Limited (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at the Corner of Leggetts Lane and Sea Street, Whitstable, Kent centred on National Grid Reference (NGR) TR 10649 66808 (Fig. 1).

1.1.2 The planning application (16/02955) for the erection of a terrace of 4 No. units of holiday accommodation with garages was granted subject to condition number 2:

'Prior to the commencement of the development hereby approved an archaeological desk-based assessment, undertaken to determine the nature, extent and significance of the historic environment and to establish the impact of the development on the historic environment, shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the archaeological history of the site is recorded in accordance with policy HE1 of the Canterbury Local Plan 2017.'

1.2 The Site

1.2.1 Whitstable is a town on the north Kent coast, five miles north of Canterbury and two miles west of Herne Bay. The PDA is located on the north western corner of Leggetts Lane and the eastern side of Sea Street in Whitstable. Leggetts Lane is a pedestrian alleyway leading to Harbour Street from Sea Street. The PDA currently comprises at the southern end a flat roof double garage that adjoins 2a Leggetts Lane. The PDA also consists of two separate gardens with fencing alongside aside Sea Street. The south western garden was until recently the rear garden of No. 2 Leggetts Lane. Beyond the north eastern boundary, which is also fenced, adjoins a parking space. The PDA sits at an average height of just 4m 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 London Clay Formation – Clay and silt. The London Clay is a marine sediment of Late Tertiary date that was subject to protracted fluvial erosion during the Quaternary period. The evaluation at the nearby Horsebridge showed that natural gravels occurred between 2.07m OD and 0.99m OD, sloping down gently from north-east to south west. Even closer, the 2018 evaluation immediately opposite the PDA on Sea Street at the Tile Warehouse and Boat yard, identified that the natural geology of Gravels and Shingle was reached at an average depth of between 0.25m and 0.75m below the brick rubble top strata.

1.3 The Proposed Development

1.3.1 The proposed development is for four units of holiday accommodation fronting onto Sea Street with garages. The northern two are 2-storey and the southern two, 3-storey (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 Sea Street Developments 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 1-4).

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 centred on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Given the PDA's location at the heart of one of the oldest parts Whitstable, close to the sea in a densely populated area, there are an extremely large number of KHER records for the standard 500m assessment area, the majority comprising of listed buildings (nationally and local) and Maritime records. These records have been assessed in terms of their particular relevance to the PDA and therefore essentially focus on the area of the Sea Wall, Sea Street and Harbour Street and only these are included in Figure 15.

- 5.1.2 There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens 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		

5.2 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 Within the immediate area of Sea Wall, Sea Street and the western side of Harbour Street there are 12 nationally listed Grade II buildings and 19 locally listed buildings which given we are in the late 18th century historic area of Whitstable is not unexpected (Fig. 19). Most of the buildings are from the mid to late 19th century with many in the area having been built after the fire in 1869. Therefore, the focus has been on those that are closest to the PDA and also have intervisibility with the PDA and these are provided in Table 2 below. Given the built-up urban nature of the area along with the curvature of the Sea Street, the number of buildings reduced dramatically.
- 5.2.4 The cottages of 1, 2, 3 and 4 Sea Street are on the north western side of Sea Street, diagonally to the west of the PDA. These are fishermen cottages and until the

1960s would have seen the fisherman cottages of 3 and 4 Leggetts Lane as opposed to a recent brick-built garage and gardens. Their setting has already been altered with the construction of the weatherboarded Reeves cottages opposite and the imminent construction of the mixed-use development at the site of the old tile warehouse next door. Therefore, the setting of these locally listed buildings will be improved as the area reverts to a building style more in keeping with the area. Their significance as fisherman's houses will not be impacted (Plate 16).

5.2.5 The locally listed buildings of No. 17 and 18 on Harbour Street overlook the PDA. Their property boundaries are to the north east of the PDA with the rear of the building of 19 Harbour Street and the courtyard to 2a Leggetts Lane that border the eastern boundary of the PDA. Historically these buildings on Harbour Street would have seen the rear of 3 and 4 Leggetts Lane as well as a number of other buildings that would have faced onto Sea Street along that length. Plate 5 from 1927 shows how built up this area of Sea Street at the rear of the buildings on Harbour Street would have been. The significance of these buildings on Harbour Street is the frontage as part of the shops along Harbour Street. As a result, the setting and significance impact is minimal.

Table 2: Designated Heritage Assets

TR 16 NW 1106	Post Medieval	No. 1 Sea Cottage, Sea Street. Locally listed building (8179). First Half of the 19th century, two storeys, brick built.
TR 16 NW 1075	Post Medieval	No. 2, 3 & 4 Sea Street. Locally listed building (8180). Three early 19th century fisherman's cottages, two storey with attics.
TR 16 NW 1146	Post Medieval	No. 17 & 18 Harbour Street. Locally listed building (8098). Two storey with attic, brick built from second half of the 19th century with modern shop front.

5.3 Previous Archaeological Works

5.3.1 There have been a number of previous intrusive archaeological investigations in the area close to the PDA which are covered in more detail below.

- 5.3.2 In 1995, the Canterbury Archaeological Trust (CAT) investigated part of Browning's Yard, circa 50m south west of the PDA. The excavation revealed the remains of the 1583 sea wall which created the ditch and bank. This confirmed that the ditch had been recut twice in order to keep it open and in use. Associated with the ditch were 18th and 19th century pottery. In addition, occupation was established on the site with the identification of a 16th and 17th pottery in one occupation layer and more pottery from 1775-1825 in a later layer representing a second occupation layer along with beams slots relating to a timber framed building. Evidence of the 1869 fire was also found with a scorched chalk floor (*Unpublished document: Canterbury Archaeological Trust. 1995. Whitstable Archaeological Evaluation 1995: Browning's Yard, Horsebridge Road and Terry's Lane*).
- 5.3.3 In 2002, SWAT Archaeology also investigated the area known as Browning's Yard to the east of the CAT excavation. This excavation also found evidence of the sea wall with recuts and pottery from the 18th and 19th century. An area adjacent to Sea Street of some 30m was also revealed. This showed natural gravel at 2m AOD topped by a natural clay layer that had pottery from the first part of the 18th century. Subsequent levelling was undertaken ahead of the construction of a timber building with pottery dating this to the late 18th century. Later occupation was discovered from a bitumen treated chalk surface from when the area was a coal yard in the late 19th/early 20th century (*Unpublished Document: SWAT Archaeology. 2002. Archaeological Excavation at the site of Browning's and Terry's Yard, Whitstable*).
- 5.3.4 A report not yet in the HER record confirms that in 2018, SWAT undertook an archaeological evaluation at the site of the Tile Warehouse and former boat storage yard that is directly opposite the PDA on the north western side of Sea Street. The evaluation was following the demolition of the warehouse ahead of mixed-use development. Five of the evaluation trenches discovered archaeological features that post-date the 1583 construction of the sea wall with evidence of occupation of Blacksmith's forges, stores and sail lofts (*Unpublished Document: SWAT Archaeology. 2018. Archaeological Evaluation of Land at The Tile Warehouse and Former Boat Storage Yard (The Oval Chalet) and adjoining Land, Sea Street/Sea Wall, Whitstable, Kent*).

- 5.3.5 CAT undertook an evaluation in 1997 by way of a 3m trench at 34 Harbour Street, circa 75m south, south east of the PDA. No significant archaeological finds or features were found (*Unpublished document: Canterbury Archaeological Trust. 1997. Archaeological Investigation at No 34 Harbour Street, Whitstable*).

Landscape Characterisation

- 5.3.6 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Town and city 1810 extent' (Fig. 16).

Stour Valley Palaeolithic Project

- 5.3.7 The PDA is situated on the border of Palaeolithic areas designated 20 and 24. The area to the north west is area 20 and the area to the east is area 24. Area 20 relates to the alluvial marshes area along the coastline whereas Area 24 covers the area across towards Blean and Canterbury. In Area 24 only one Palaeolithic find has been reported from Sturry, some distance from the PDA. Area 20 has discovered three stray surface finds of hand axes, from the shoreline area, although not in the vicinity of the PDA. For both of these areas the potential likelihoods for finds from the Palaeolithic are considered low (Fig. 18).

Conservation Area

- 5.3.8 The PDA lies within the conservation area of Whitstable. The area is quite large and includes Sea Street, Harbour Street, the Middle Wall and Island Wall as well as along the High Street, Oxford Street and also inland in the 19th and 20th century residential areas. Canterbury Council in 2010 produced a Conservation Area Appraisal. The area was originally designated in 1969 around the Sea Wall area, which was subsequently enlarged in 1984 and 1991. Sea Street falls within the subsidiary area designated 1i. This area consists of weatherboarded areas on streets that follow the curve of the Sea Wall, parallel to the shoreline. The streets have narrow alleys that lead to and from the beach and Leggetts Lane is one of these alleys. The appraisal comments on the narrowness of the streets and the continual closing of the view. It refers to the continuing development of the area in which negative sites are developed such as around Horsebridge Road and Sea Street (Fig. 17).

0-50m Radius

- 5.3.9 There are 11 KHER entries for this area. Nine are locally listed buildings located in Harbour Street, Sea Wall and Sea Street and two are nationally listed buildings, 16 Harbour Street (TR 16 NW 1194) and Beach Cottage in Sea Wall, west of the PDA (TR 16 NW 1248).

50-100m Radius

- 5.3.10 There are 22 KHER entries for this area. Three are three KHER monument records relating to the finds are Browning's Yard and the rest are locally and nationally listed buildings located in Harbour Street, Sea Wall and Sea Street. In Browning's yard, an excavation Medieval and Post Medieval occupation activity was found from the 16th and 17 century and also in the late 18th century, as well as possible evidence of the 1869 fire (TR 16 NW 102). The same excavation also located the 1583 sea wall and ditch (TR 16 NW 110). Towards Horsebridge further occupation in the form of a building and rubbish pit were seen from the Post Medieval period from the late 18th century (TR 16 NW 111). One record relates to what was a Grade II cottage that was demolished following the 1987 storm (TR 16 NW 1209).

- 5.3.11 10 of the records are related nationally listed Grade II buildings. Two of those are public houses being the Duke of Cumberland (TR 16 NW 1071) and the Pearson Arms (TR 16 NW 1086) to the south and west of the PDA respectively. The majority are located in Sea Wall with one in Harbour Street being the Tudor Restaurant (TR 16 NW 1171) and the remainder in Sea Street. 12 Sea Street (TR 16 NW 1076) is circa 70 m north east of the PDA, 15 Sea Street (TR 16 NW 1263), circa 70m north east from the PDA and Resthaven (TR 16 NW 1085), circa 80m north east of the PDA. All of which due to the curvature of the road are not visible from the PDA. The ones in Sea Wall are located along its length at various points from the west to the north east of the PDA consisting of a restaurant and stores with many being fisherman cottages.

100-150m Radius

- 5.3.12 In this area there are two locally listed buildings being the Yacht Club (TR 16 NW 1089) and the nearby Dingy Stores, 120m north east of the PDA (TR 16 NW 1114) at the end of Sea street. Close to the Horsebridge Centre in Terry's Lane excavation revealed Post Medieval buildings and workshops, with the primary

occupation layer earlier than 1575-1650 based on pottery from the later layer contemporary with the construction of the sea wall in 1583 (TR 16 NW 114).

5.4 Archaeological and Historical Narrative

- 5.4.1 Whitstable name is derived from the old English, '*aetr paem hwitan stapole*' meaning at the white post or staple. This was the meeting place of the Whitstable Hundred with a white post acting as a landmark. Alternative spellings of the name include Witenestaple in 1086 AD, Witstapel in 1184, with Whitstable by 1610.
- 5.4.2 The land on which Whitstable was to develop was flat, badly drained salt marsh at about sea level and subject to flooding. The Gorrell river flowed to the east with an area of marshland beyond it. The London Clay is not conducive to archaeological preservation and therefore there has been little by way of prehistoric remains in the central area of Whitstable. The majority of early archaeology from this period is found on the higher ground inland at South Street or Chestfield.
- 5.4.3 No evidence for Roman activity has been found in the immediate area of the site, although the Whitstable Town Conservation Area Appraisal Document (2010) says that: 'Recent archaeological investigations next to the Bear and Key provided evidence of the existence of substantial Roman buildings. The full extent of the Roman settlement is unknown'. Enquiries of both KCC HER and CCC HER during a previous desk-based assessment by SWAT in 2015 have failed to find any report on this investigation. However, Whitstable is known as the place that Romans farmed for oysters. Contemporary records show that oysters were exported to Rome itself in the first century. Whitstable's location close to the major Roman city at Canterbury lead to many a routeway between the two.
- 5.4.4 Whitstable was formed by the amalgamation of three Saxon manors (Seasalter, Harwich and Nortone, alias Northwood). Saxon charters indicate that salt making was an important industry as evidence by the nearby settlement of Seasalter where many salt mounds still survive. By 1290 a sea wall had been built, probably from present day Beach Walk to Horsebridge.
- 5.4.5 In the Medieval period, Whitstable was commercially successful with the salt and oyster industries. In 1523 John Roper left in his will 100 marks for 'the making of

a horseway' (Horsebridge) to enable cargoes of herring and oysters to be landed for markets in Canterbury. A survey carried out for Elizabeth I in 1565 recorded 82 inhabited houses in Whitstable, representing a population of about 330 to 400 persons.

- 5.4.6 In the Medieval period in 1583 the sea wall was further extended and strengthened, from Horsebridge and along Middle Wall. As well as protection from the sea, it was intended to improve drainage at the eastern end. The wall was created from material on the landward side creating a large drainage ditch running alongside the wall with the ditch emptying into the area by the harbour and Gorrell Tank.
- 5.4.7 As well as fishermen cottages all located in the area around Harbour Street and Horsebridge, there were also many drinking establishments in the town, some of which still exist today. The town continued to grow and in the 18th century a new sea wall was required being the Island Wall built between 1779 and 1792. This allowed for more housing in the Middle Wall area and for continued drainage of the salt marsh.
- 5.4.8 In 1830, the Canterbury and Whitstable Railway was opened and the harbour established in 1832. In 1834 there were 22 boats which expanded to 150 in 1860 as Whitstable effectively became a port to Canterbury. In 1801 there were 1,205 inhabitants. By 1851 this figure had doubled to 2,746.
- 5.4.9 The land to the north east of the town like many other Victorian seaside resorts was sold and become known as the Tankerton Estates and attracted visitors and meant that fishing was no longer necessarily the dominant industry, eventually joining together the two settlements. The area to the north of the PDA behind the present derelict Tile Warehouse was used as a skating rink in the early 20th century.
- 5.4.10 In the area of Sea Street during the 19th century there were many fires. In 1822, a number of houses, boat builder shops and 33 storehouses were destroyed by Sea Wall. A further fire in the vicinity of Sea Street in 1869 at Harbour Street and the Sea Wall area destroyed a third of the buildings in the area. Local sources confirm that:

'along the "Sea Wall" and in Marine-street there destroyed 36 stores, 16 cottages, three sail-lofts, two inns (the "Victoria" and the "Spread Eagle"), one blacksmith's forge, one ship chandler's shop and timber yard, one auction mart, one shipping office, and three shoemakers' shops; and in Harbour-street there were consumed four dwelling houses and shops, and three private dwelling houses.'

5.4.11 In 1897, the area was flooded. The High street was reported to have been under 7 or 8 feet of water flowing over the sea wall in several places, with the Horsebridge area being one of them no doubt affecting Sea Street.

5.4.12 In the 20th century the town became increasingly urbanised with expansion to the south west and south. In the 1930s, the Thanet Way (A299) was built as a by-pass south of the town. The area was again flooded during the 1953 storm.

5.5 Cartographic Sources and Map Regression

5.5.1 The early maps of Whitstable show that it was in existence by at least 1584 (Fig. 3) The Mariner's Map of 1725 shows the details of the fishing fleet, Fishermen's huts and Horsebridge (Fig. 4)

Andrews, Dury and Herbert map of 1769

5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows the PDA as marsh area to the north of the High Street in Whitstable known as Whitstable Street. To the south east of Whitstable Street is the hamlet of Whitstable itself, which is located around the church of All Saints in Church Street. To the east of the PDA area is a stream which outflows into the sea. To the north east on the higher ground is Copperas House and a few houses in Tankerton. The production of Copperas or green vitriol (ferrous sulphate) was used for a variety of purposes including inks and dyes. The raw material was collected by "Copperas pickers", usually the wives and children of fishermen and other poor people, who were paid in tokens (Fig. 5)

Hasted, 1798

5.5.3 The map is similar to that of the above. (Fig. 6).

Ordnance Surveyors Drawings 1797

- 5.5.4 This map shows the individual buildings and also the town ditch and sea wall as well as the salt pans to the west of the town. Sea Street has now been developed. Whitstable Street has now been renamed Whitstable, with what was Whitstable in previous maps now called Church Street (Fig. 7).

Tithe Map from 1840

- 5.5.5 The tithe map shows greater detail and the proliferation of houses all crammed in in the area of Sea Street and the Sea Wall. By this stage Harbour Street has also been built. There are a number of small lanes from Harbour Street going towards the sea wall. It has not been possible to decipher the tithe numbers related to the properties concerned but the area of Leggetts Lane has one long building along its length in the position of the current garage and parking area. There is also another building situated in the area of that is currently gardens. It appears that there is a yard area in part of the PDA at the rear of the properties that front onto Harbour Street (Fig. 8).

Historic OS Map 1872 six inch to the mile

- 5.5.6 This is the first scaled OS Map and would reflect the area post the major fire that occurred in 1869. Sea Street is called Marine Street at this point and given the archaeological evidence immediately over the road in several places of a charcoal layer, the changes we see to the PDA area in this map are likely to be as a result of the fire. This shows across the PDA the area consists of 4 buildings and it is not clear if these are the same as those in the earlier map or replacements following the fire. There are two buildings on Leggetts Lane and two on Sea Street. This map also clearly shows the detail in the boundary whereby the south western corner juts in which continued to this day. The entrance to the central yard area is in between the rear of the buildings on the corner of Leggetts Lane and those on Sea Street (Fig. 9).

Historic OS Map from 1898

- 5.5.7 The PDA has not changed but one of the buildings that face onto Harbour Street has extended westwards at the rear and now abuts the north east corner of the PDA and reflects the boundary in that area that continues to this day. Marine Street has been renamed Sea Street (Fig.10).

Historic OS Map 1908

5.5.8 There is no change to the PDA (Fig.11).

Historic OS Map 1938

5.5.9 The PDA continues to have houses on the Leggetts Lane and Sea Street side. (Fig.12).

Historic OS Map 1957 1:1250

5.5.10 There were still four cottages on Leggetts Lane, with No. 3 and 4 within the PDA area. It appears that one of the buildings is no longer on Sea Street and the area is part of the rear yard/garden to 19 Harbour Street (Fig.13).

Historic OS Map 1972 1: 1250

5.5.11 By this time cottage 3 and 4 in Leggetts Lane are no longer in existence. Also, the buildings on Sea Street are no longer in Place. The PDA is now effectively 3 plots of garden/yards (Fig.14).

Post 1972

5.5.12 It is not known when the flat roof garage was constructed on the area that used to be 3 Leggetts Lane. The area of the PDA that was 4 Leggetts Lane became the concrete parking area for two cars in front of the garage with access in Sea Street. The north eastern area of the PDA became two separate gardens, which has since been purchased together and the dividing fence removed.

5.6 Aerial Photographs

1940s

5.6.1 This photograph is not of the best resolution but it shows the cottages 1-4 along Leggetts Lane. The area on Sea Street is unclear (Plate 1).

1960s

5.6.2 Cottages 3 and 4 Leggetts Lane still exist. On Sea street, to the rear of 4 Leggetts Lane is a small entranceway into the central yard area. On the other side of the entranceway is a single storey building as evidenced by the shadow of the sun. It

is likely to be a possible storage or outbuilding building. Next to that small building now appears to be an area that is open to the street (Plate 2).

1990

- 5.6.3 No. 3 and 4 Leggetts Lane have been demolished. The picture is of poor quality but it suggests that the garage on the site of 3 Leggetts Lane has been built with the parking area in front of the garage (Plate 3).

2018

- 5.6.4 There is little change (Plate 4).

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 8th October 2018. No artefacts or archaeological features were identified in the walkover (Plates 6-16).
- 5.7.2 The PDA consists of a brick built flat roof double garage with concrete parking area accessed from Sea Street. Next to that, surrounded by wooden fencing is an overgrown garden area. The garden area used to be two separate plots but the central fencing has been removed. Given the overgrown nature of the garden it was not possible to identify any possible features.

5.8 Summary of Potential

Palaeolithic

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

Mesolithic

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

Neolithic

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

Anglo-Saxon

- 5.8.7 The Kent HER has no records from this period within the assessment area. 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 Medieval occupation layer found during Browning's Yard. Map regressions suggests the area of the PDA was salt marsh in this period. 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 remainder of the Kent HER records are all from this period within the assessment area. Either as occupation activity found during excavations of extent buildings that are locally or nationally listed reflecting the origins of the settlement in this area from the late 18th century based on archaeology and map regression. The maps also confirm that most of the PDA has had buildings located within it from this period. Nearby excavations at Browning's Yard and the Tile Warehouse have confirmed the potential for archaeology to survive. Therefore, the potential of finding remains that date to this period is considered **high**.

Modern

- 5.8.10 KHER has no records dating to this period. However, there have been changes within the PDA during the modern period, Therefore, the potential for finding remains dating to this period in the PDA is considered **high**.

Overview

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

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

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 salt marsh until the late 18th century when Sea Street was created north of the earlier High Street in Whitstable following the construction of the new sea wall and ditch. The area was populated with fisherman's houses and stores with a number of lanes from Harbour Street leading towards the beach and Leggetts Lane is one of those alleyways. Four Fisherman cottages were originally built along its length with it looks like a number of outbuildings or stores added to the rear of those properties in Sea Street as well as enclosing a yard area. By the 1960s two of the cottages in Leggetts Lane had been demolished to be replaced with a garage and parking area and the remainder of the PDA, gardens. Therefore, it appears that at some point in time potentially the majority of the PDA has been built on. In the area of the garage, the building would have caused some truncation within the PDA in relation to any potential archaeology in relation to the previous occupation layers in the area of 3 Leggetts Lane as a result, the historical impact on the potential archaeology in that area is considered to be **medium/high**. In the area of the car parking and gardens, it is likely that there is less disturbance and the historical impact on the potential archaeology is considered to be **medium**.
- 6.2.2 The requirements of foundations and drains for the new houses will result in a **high** impact on any potential archaeology.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

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

the appropriate mitigation for this site would be for a Watching Brief to be undertaken in accordance with a specification to be provided by the Planning Authority, following review of this report.

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 Sea Street Developments Limited (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

October 2018

9 REFERENCES

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9.2 Websites

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Canterbury Council: Planning Constraints Map. https://mapping.canterbury.gov.uk/webapps/Planning_information/



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

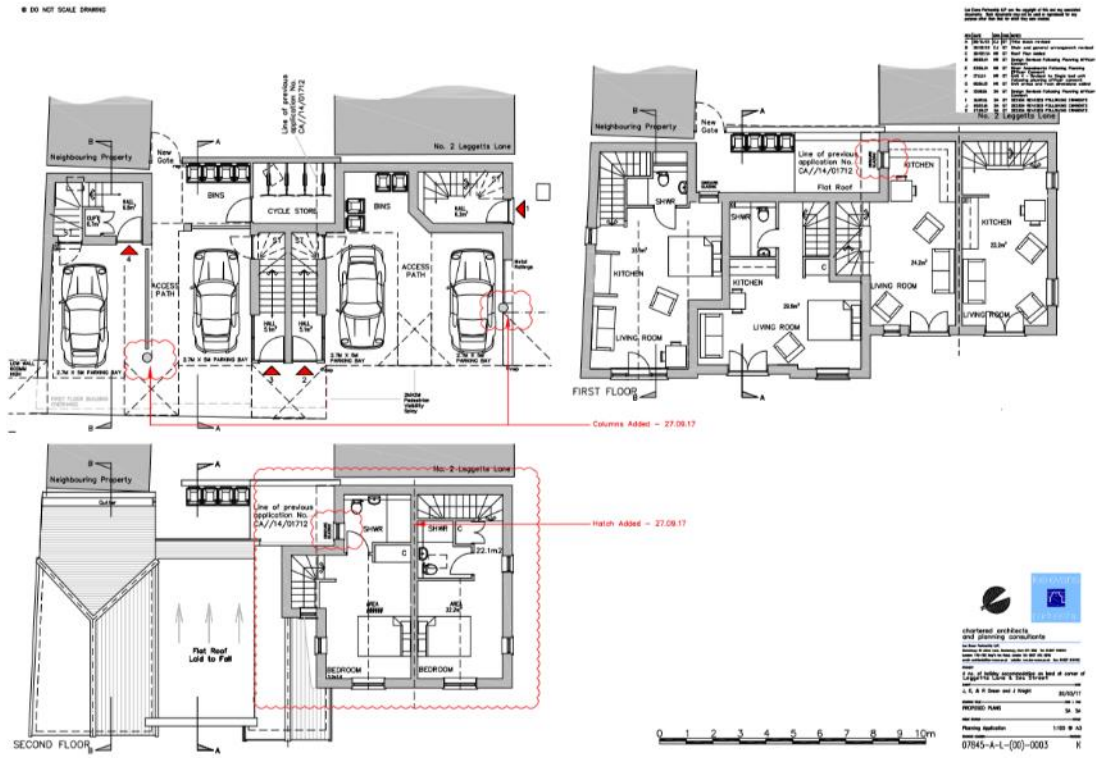


Figure 2: Proposed Development Area,



Figure 3: Post-medieval topography of Whitstable (c. 1584)

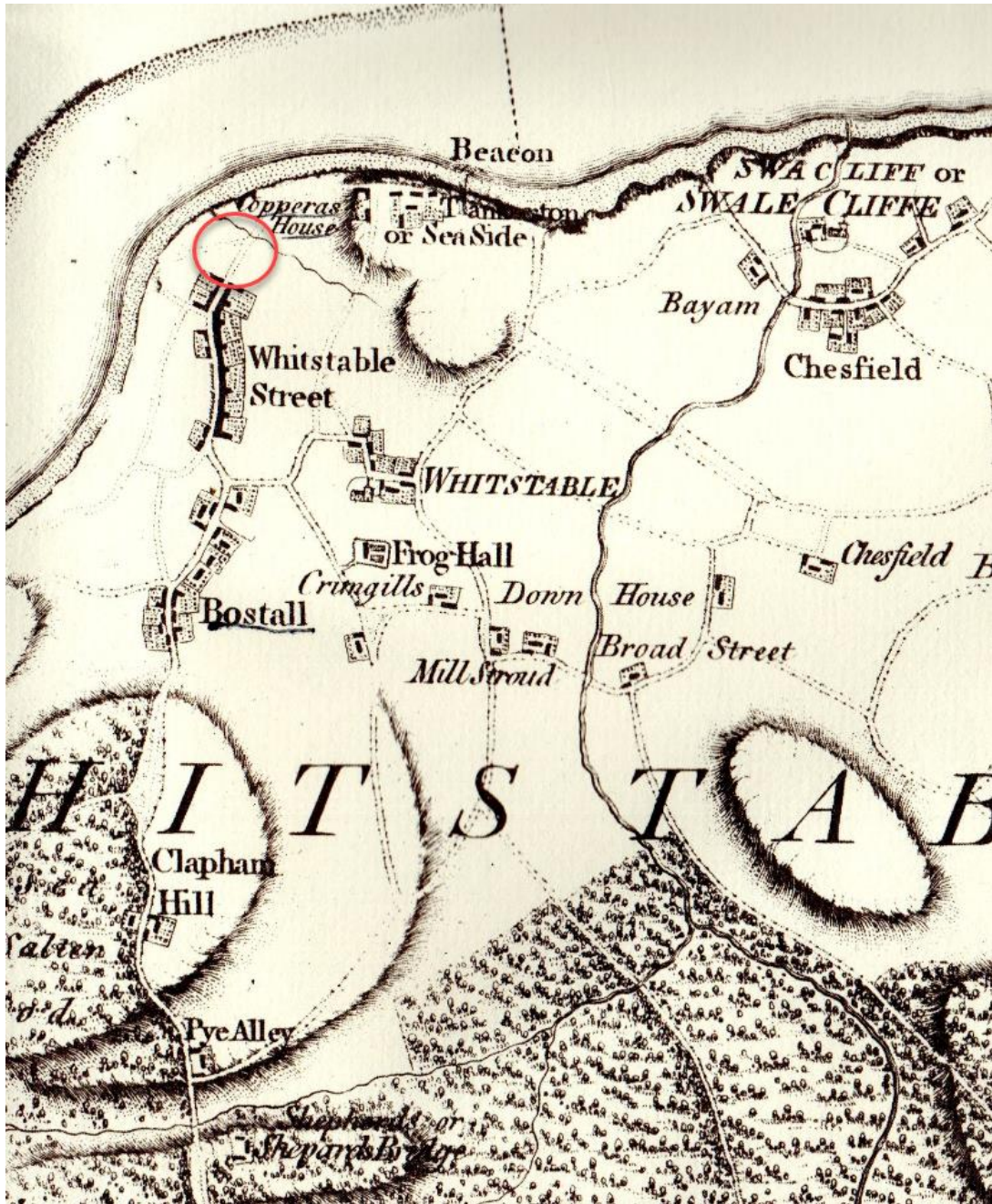


Figure 5: Andrew, Dury and Herbert Map from 1769



Figure 6: Hasted, 1798

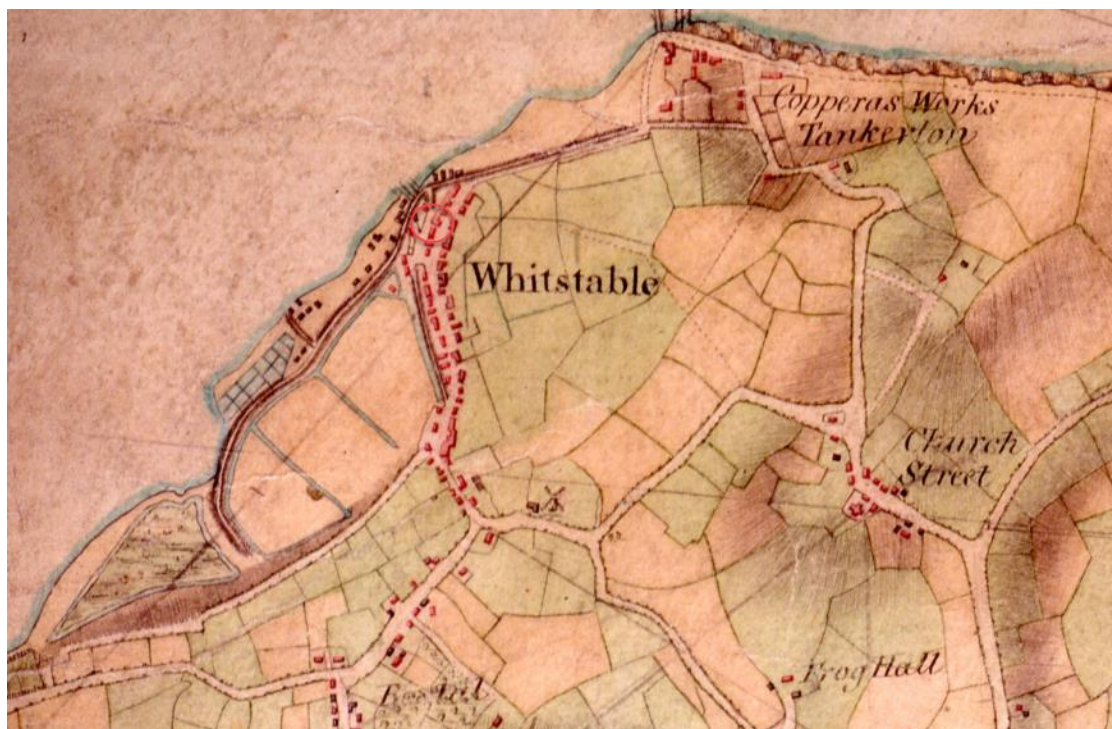


Figure 7: Ordnance Surveyors Drawing, 1797

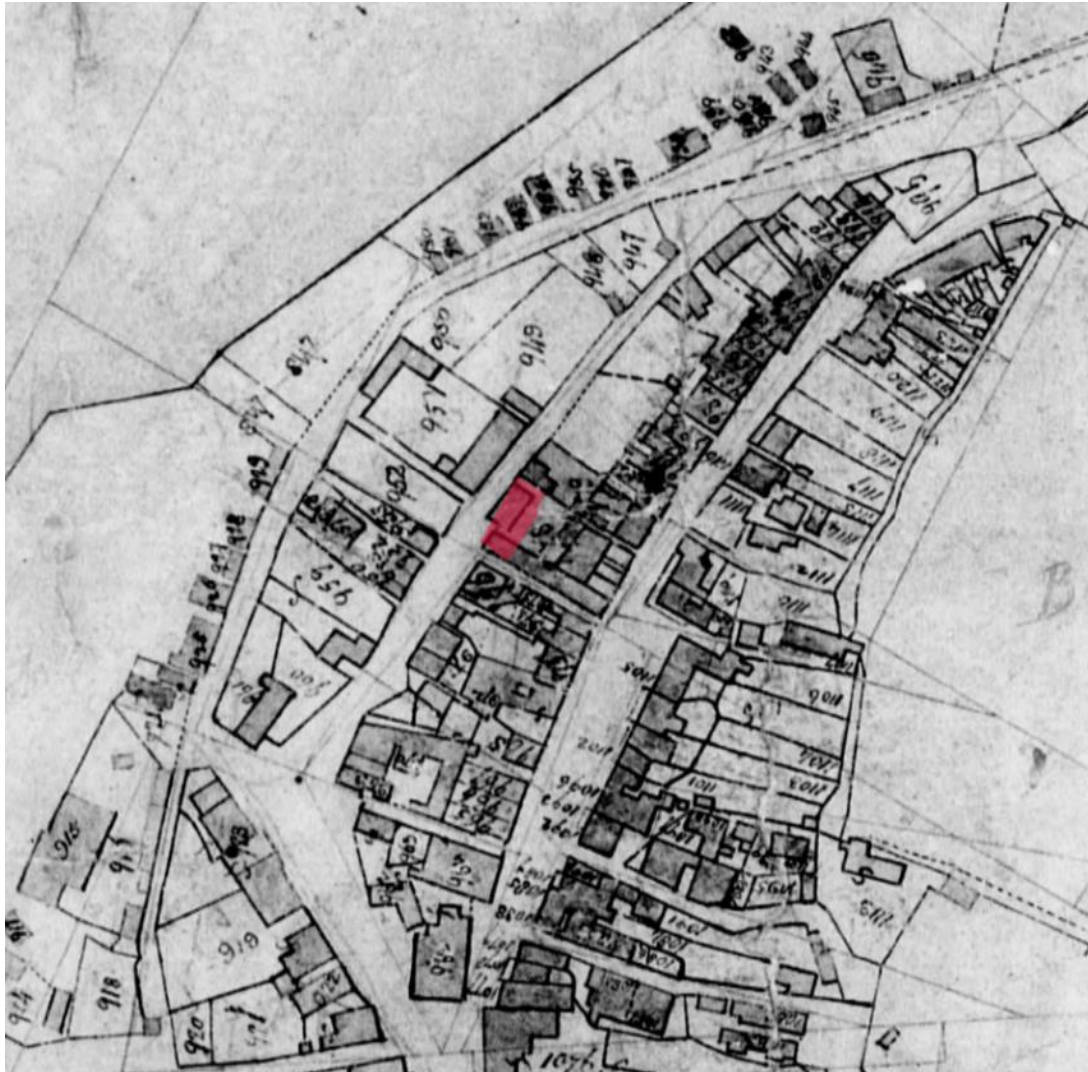


Figure 8: 1840 Tithe Map



Figure 9: Historic OS Map 1872 six inch to the mile



Figure 10: Historic OS Map from 1898



Figure 11: Historic OS Map 1908 six inch to the mile

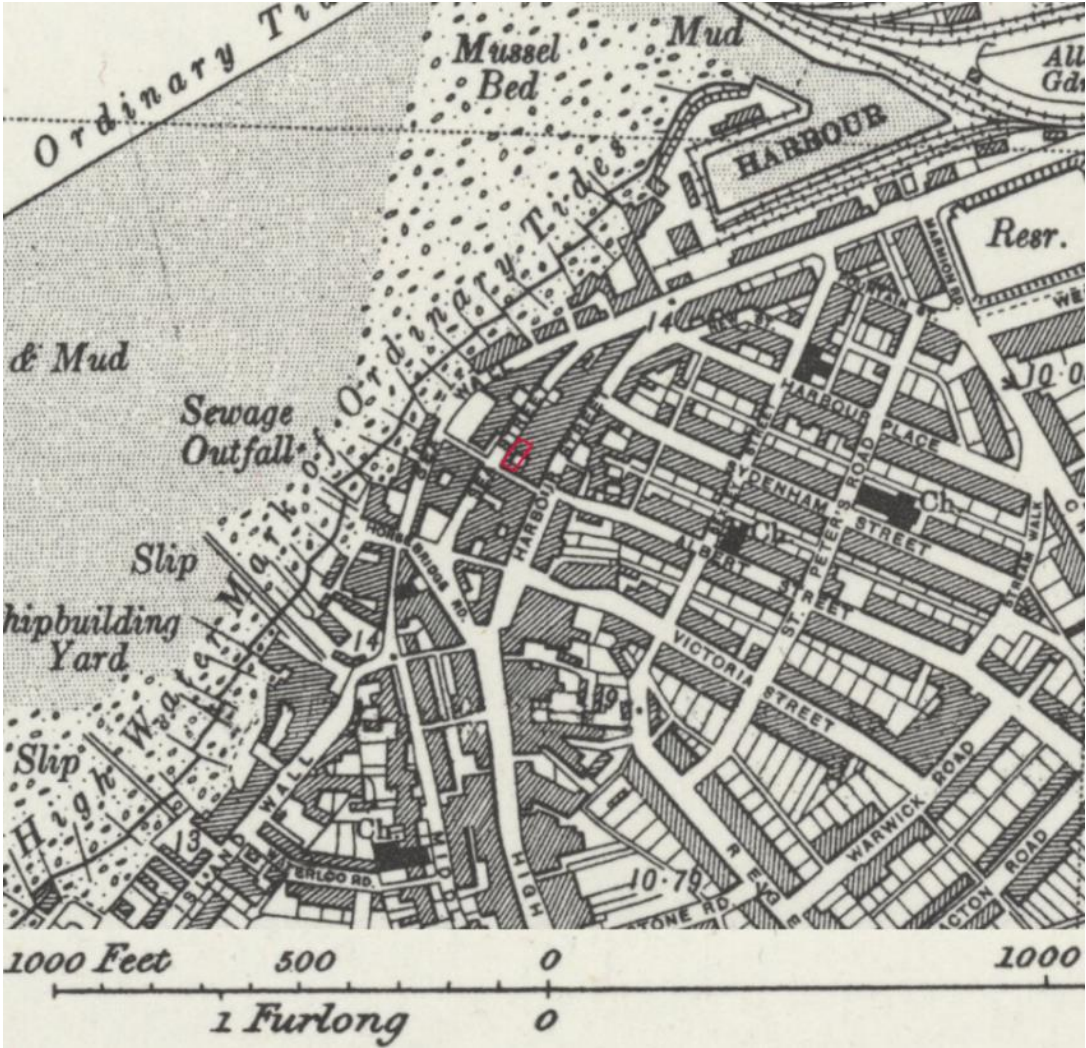


Figure 12: Historic OS Map 1938 1:1250

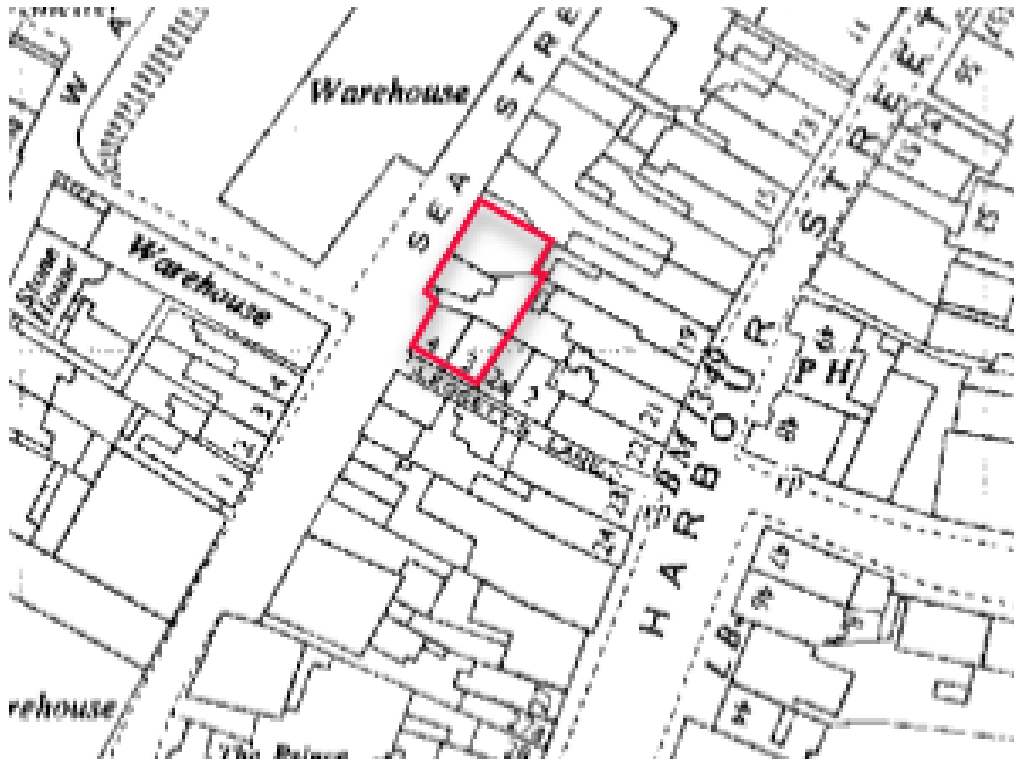


Figure 13: Historic OS Map 1957 1:1250



Figure 14: Historic OS Map 1972 1:1250

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 15-18)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Town and city 1810 extent'.
TR 16 NW 102	Monument	c. 60m SW	Medieval /Post Medieval	Browning's Yard, occupation site. layer of domestic refuse and pottery sherds suggested one period of occupation upon this site for between the 16th and 17th century. More pottery dated between 1775-1825 AD suggests a second phase of occupation. This is supported by three beams slots suggesting a timber framed building was present. It is thought these two phases of occupation are a result of flooding, when the sea wall was breached in 1779. In 1869 there was a great fire which destroyed much of the north of Whitstable, it is thought a scorched Post Medieval chalk floor observed was as a result of this fire.
TR 16 NW 110	Monument	c. 70m SW	Post Medieval	Remains of a former sea wall and ditch, Browning's Yard. The wall was built in 1583 and was created by cutting a trench and piling the spoil up so as to create both a ditch and a bank on the seaward side. The sea wall was breached in 1779. There was large amounts of ceramics, many dating from c.1790-1825, within the ditch and are thought to have arrived there due to dumping deposits. Indicating the function of the ditch had altered to be used as a refuse dump.
TR 16 NW 111	Monument	c. 90m SSW	Post Medieval	Building and rubbish pits, Horsebridge Road. The remains of a structure, possibly a dwelling, was found. A brick-built conduit and brick-built cess tank were both found, and apparently discharged into the ditch. The bricks were frogged, giving a date of between early to mid-19th century. A wall foundation was also present in this

				ditch and the conduit cuts the brick foundations suggesting the conduit and cess tank pre-date or are roughly contemporary with it. This foundation is probably the west wall of a building. There is also an abutting wall overlying the cess tanks, where the shallow remains of a wall foundation are present. This was built after the cess tank fell out of use, due to probable installation of a main sewer system, and is probably an internal partitioning wall. Several refuse pits were also found. They contained rubble, organic materials (bone and shell etc.) and pottery. Most of the pottery in the refuse pits date between the mid-19th century through the 20th century. In general, on site the Post Medieval pottery, dating between the late 18th century and the early 19th century.
TR 16 NW 114	Monument	c.120m SSW	Post Medieval	Buildings and workshops, Terry's Lane. There was a clear layer of occupation, that appeared to be an internal floor, and although not datable it does represent the primary layer of occupation. This layer was sealed by another, possible reflooring of the same building. A small amount of pottery was found within the second layer and it dated between 1575-1650, making the previous layer earlier. The second layer of reflooring was roughly contemporary with the original sea walls construction in 1583. There were small fragments of coal and oyster shell within this layer suggesting occupation. The ceramic evidence continues until the latter part of the 18th century. This date could possibly coincide with the great flood of 1779 when the sea wall was breached, and thus explain the destruction of the building in this period.
TR 16 NW 1071	Listed Building	C. 90m S	Post Medieval	Duke of Cumberland Hotel. Grade II listed (1084937). Yellow brick building of the latter part of the C19 with red brick quoins, arches and with occasional yellow bricks forming fan pattern and double round headed windows on front and side elevation, upon slender iron columns and foliated capitals. 2 storey and attic with 3 dormers

				to front and side elevations. Stone porch having pilasters and semi-circular headed arch. Modern tiled roof and tile hanging between dormers. This building holds a key position in the street.
TR 16 NW 1072	Building	c. 80m NNE	Post Medieval	Lionel Cottage, Sea Wall. Locally listed building (8195). Latter half of the 19 th century, brick built and rendered with old clay tiled roof. To the rear lie two timber framed and tarred weatherboarded fisherman stores which seem to be part of Lionel Cottage.
TR 16 NW 1075	Building	c. 25m WSW	Post Medieval	No. 2, 3 & 4 Sea Street. Locally listed building (8180). Three early 19 th century fisherman's cottages, two storeys with attics.
TR 16 NW 1076	Building	c. 70m NE	Post Medieval	No. 12 Sea Street. Locally listed building (8181). Mid-19 th century store consisting of two storeys with hoist over a pair of first floor doors.
TR 16 NW 1077	Building	c. 80m SW	Post Medieval	No. 1,2 & 3 Pearson Cottages, Sea Wall. Locally listed buildings (8184). Mid-19 th century range of three restored fisherman cottages of two storeys, brick built with modern windows and doors.
TR 16 NW 1084	Building	c. 100m NE	Post Medieval	Goldfinch, Sailmaker (Sail Loft), Sea Wall. Locally listed building (8196). Latter 19 th century, three storeys, brick built.
TR 16 NW 1085	Building	c. 80m NE	Post Medieval	Resthaven, Sea Street. Locally listed building (8183). Mid-19 th century two storey brick built with modern tiled roof and modern windows.
TR 16 NW 1086	Listed Building	c. 50m W	Post Medieval	The Pearson Arms, Sea Wall. Grade II listed (1325192). Early C19 timber-framed and weatherboarded building. 2 storeys, slate roof. Mid C19 brick addition with half cant and hip slated roof. Box sash windows throughout with glazing bars complete. A public house.
TR 16 NW 1088	Building	c. 40m WNW	Post Medieval	The Ness and the Nore, Sea Wall. Locally listed building (8191). Late 19 th century buildings, the Nore is red brick, the Ness is timber framed and weatherboarded. Two storeys.
TR 16 NW 1089	Building	c. 110m NE	Post Medieval	The Whitstable Yacht Club, Sea Wall. Locally listed building (8197). Late 19 th century two storey building with attic of rendered brick and slated roof.

TR 16 NW 1091	Building	c. 70m WSW	Post Medieval	Stag Cottage, Sea Wall. Locally listed building (8197). Timber framed, two storey cottage from the first half of the 19 th century, weatherboarded with slate roof.
TR 16 NW 1092	Building	c. 65m WSW	Post Medieval	Store adjacent to Stag Cottage (east side). Locally listed building (8188). Mid-19 th century small timber framed weatherboarded and red fisherman's store with corrugated asbestos roof.
TR 16 NW 1104	Building	c. 30m WSW	Post Medieval	Stone House, Sea Wall. Locally listed building (8199). Early 19 th century, two storey house of rendered brick in imitation stone.
TR 16 NW 1106	Building	c. 35m SW	Post Medieval	No. 1 Sea Cottage, Sea Street. Locally listed building (8179). First Half of the 19 th century, two storeys, brick built.
TR 16 NW 1108	Building	c. 55m NNE	Post Medieval	The Cottage, Sea Wall. Locally listed building (8192). Late 19 th century yellow brick two storey.
TR 16 NW 1114	Building	c. 120m NE	Post Medieval	The Dingy Stores, Sea Wall. Locally listed building (8198). Latter part of the 19 th century, yellow brick with old clay tiled roof, gable with second floor shutters. Modern shop.
TR 16 NW 1146	Building	c. 15m E	Post Medieval	No. 17 & 18 Harbour Street. Locally listed building (8098). Two storeys with attic, brick built from second half of the 19 th century with modern shop front.
TR 16 NW 1156	Building	c. 30m SSE	Post Medieval	No. 25 Harbour Street. Locally listed building (8099). Early 19 th century two storey building with modern shop front.
TR 16 NW 1158	Building	c. 30m E	Post Medieval	No. 12,13 & 14 Harbour street. Locally listed buildings (8096). Mid-19 th century, three storey timber framed with modern shop front.
TR 16 NW 1159	Building	c. 40m ENE	Post Medieval	No. 11 Harbour Street. Locally Listed Building (8095). Late 18 th century two storey brick built. With modern shop front.
TR 16 NW 1160	Building	c. 45m ENE	Post Medieval	Evangelical Church, Harbour Street. Locally Listed Building (8094). Latter part of single storey 19 th century building.
TR 16 NW 1165	Listed Building	c. 60m W	Post Medieval	Ocean Cottage, Sea Wall. Grade II listed (1336869). Mid C19 single storey building, rendered brick in imitation stone, slate roof, walls painted white. 2 box rush windows with glazing bars complete.

TR 16 NW 1171	Listed Building	c. 60m S	Post Medieval	Tudor Restaurant, Harbour Street. Grade II listed (1106229). Late C17 single storey building with attic. Rendered brick. Later half hip slate roof behind which lies the original building. 1 dormer with flat roof and lay bars. 1 fixed light, glazing bars complete, in the centre by main chimney stack. Early C19 shop front and door to No 30 and modern "Tudor" front to No 29.
TR 16 NW 1181	Listed Building	c. 70m N	Post Medieval	2 Stores to the NE of Sea View Bungalow, Sea Wall. Grade II listed (1107850). To the rear of Silvester lie 2 similar stores buildings, originally fisherman's stores of the mid C19 and timber framed, weatherboarded and tarred. Old clay tiled roofs. Collection of miscellaneous windows.
TR 16 NW 1182	Listed Building	c. 60m N	Post Medieval	Sea View Bungalow, Sea Wall. Grade II listed (1107872). Mid C19 timber-framed buildings, weatherboarded. 3 storey building with 2 storey wing to the east and 2 storey store to the west. Old clay tiled roofs. Box sash windows with glazing bars complete. Bay window to centre of building both back and front. Carved bargeboards.
TR 16 NW 1188	Listed Building	c. 85m NNE	Post Medieval	2 Stores to the rear of Lionel Cottage, Sea Wall. Grade II listed (1336870). Mid C19. 2 storeys and attics weatherboarded. Tiled roof with 2 gabled ends. 2 modern casements. Modern doors to ground floor.
TR 16 NW 1190	Listed Building	c. 90m WSW	Post Medieval	Royal Native Oyster Stores, Horsebridge Road. Grade II listed (1084921). Oyster stores and club, now restaurant. Mainly of c.1890 but some ground floor brickwork and 2 sashes on the seaward side, probably remain from an earlier building of 1793.
TR 16 NW 1194	Listed Building	c. 15m E	Post Medieval	16 Harbour Street. Grade II listed (1336881). Late C17 or early C18 brick-built building of 2 storeys with attic. Old clay tiled roof. 1 dormer window, cant bay window 1st floor and early C19 cant shop window ground floor.
TR 16 NW 1209	Monument	c. 65m N	Post Medieval	Former site of a Grade II listed store to the east of Sea View Bungalow, Sea Wall. Timber-framed 2 storey store of the early C19,

				weatherboarded with box sash windows, glazing bars complete with gothic head. Tiled roof. Damaged in the 1987 storm and demolished.
TR 16 NW 1210	Listed Building	c. 80m NNE	Post Medieval	6 Fisherman's Stores (rear and side of The Boat House). Grade II listed (1084916). A range of six 2 storey gabled timber-framed fishermen stores of mid C19, having tarred weatherboarding externally. Miscellaneous collection of windows and double doors at ground level. Old clay tiled roof with valley gutter between. some windows fitted with folding timber shutters.
TR 16 NW 1248	Listed Building	c. 40m W	Post Medieval	Beach Cottage, Sea Wall. Grade II listed (1084914). Early C19 2 storey building. Roughcast. Felted roof. 2 box sash windows 1st floor and 2 ground floor, original glazing in 3 windows. Door with pilasters and entablature around.
TR 16 NW 1263	Listed Building	c. 70m NE	Post Medieval	15 Sea Street. Grade II listed (1084913). This forms 2 parallel warehouses of considerable size with a valley gutter between them and gables onto Sea Street and Sea Wall. Late C18 to early C19. Brindle brick ground floor, and 1st and 2nd floors timber framed with weatherboarding externally moulded at bottom edge. Old clay tiled roof each range and groups of 3 windows in 3 lights with laybars. The building to the west has a hoist and door under on 2nd floor and a door upon the 1st floor. No 14 is similar but a window takes the place of the 2nd floor door and 1st floor door boarded up.

Figure 15: KHER Monument Record

Kent County Council - Sea Street, Whitstable - Historic Landscape Character

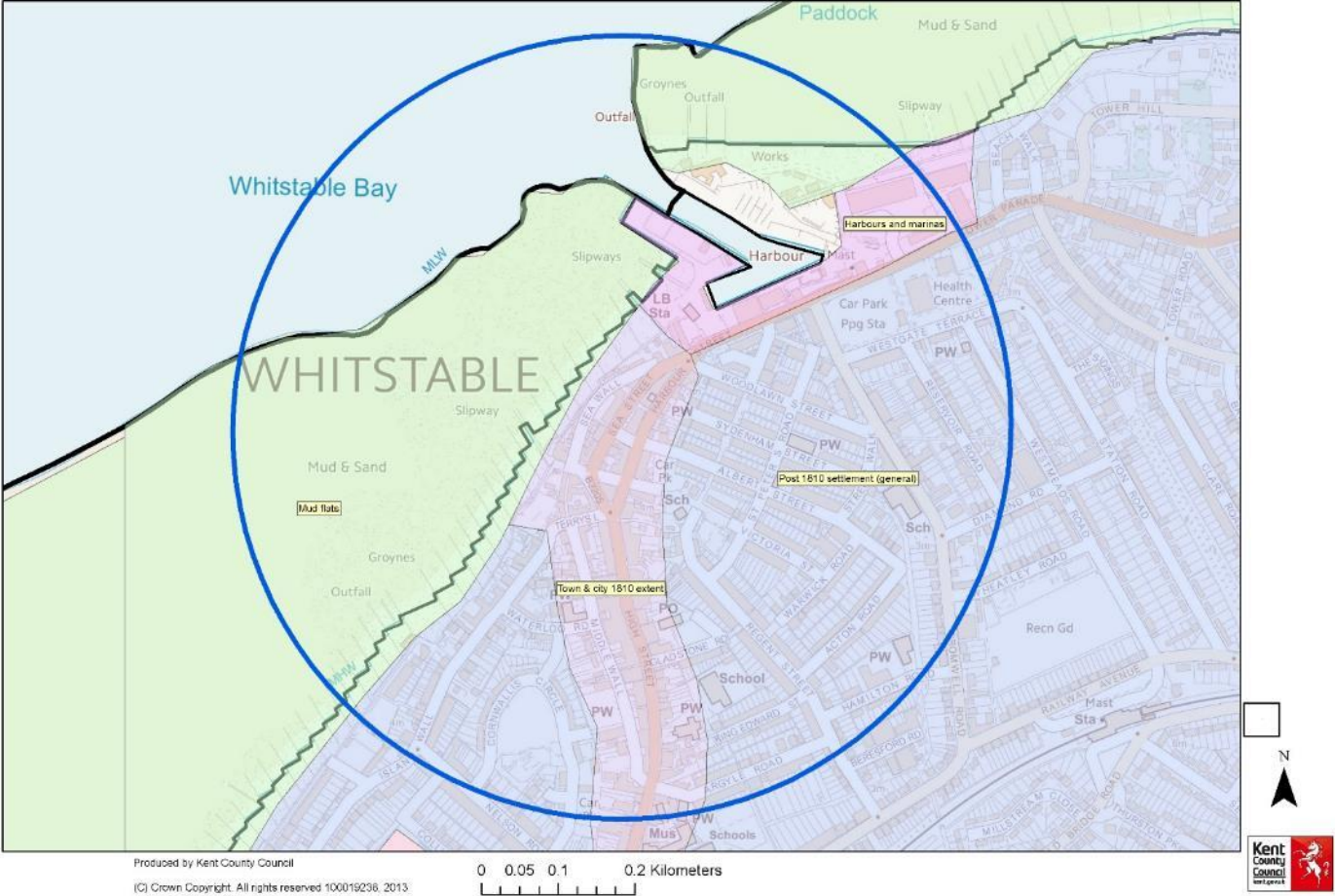


Figure 16: KHER Historic Landscape Character

Kent County Council - Sea Street, Whitstable - Conservation Areas



Figure 17: KHER Conservation Area

Kent County Council - Sea Street, Whitstable - Stour Palaeolithic Character Areas

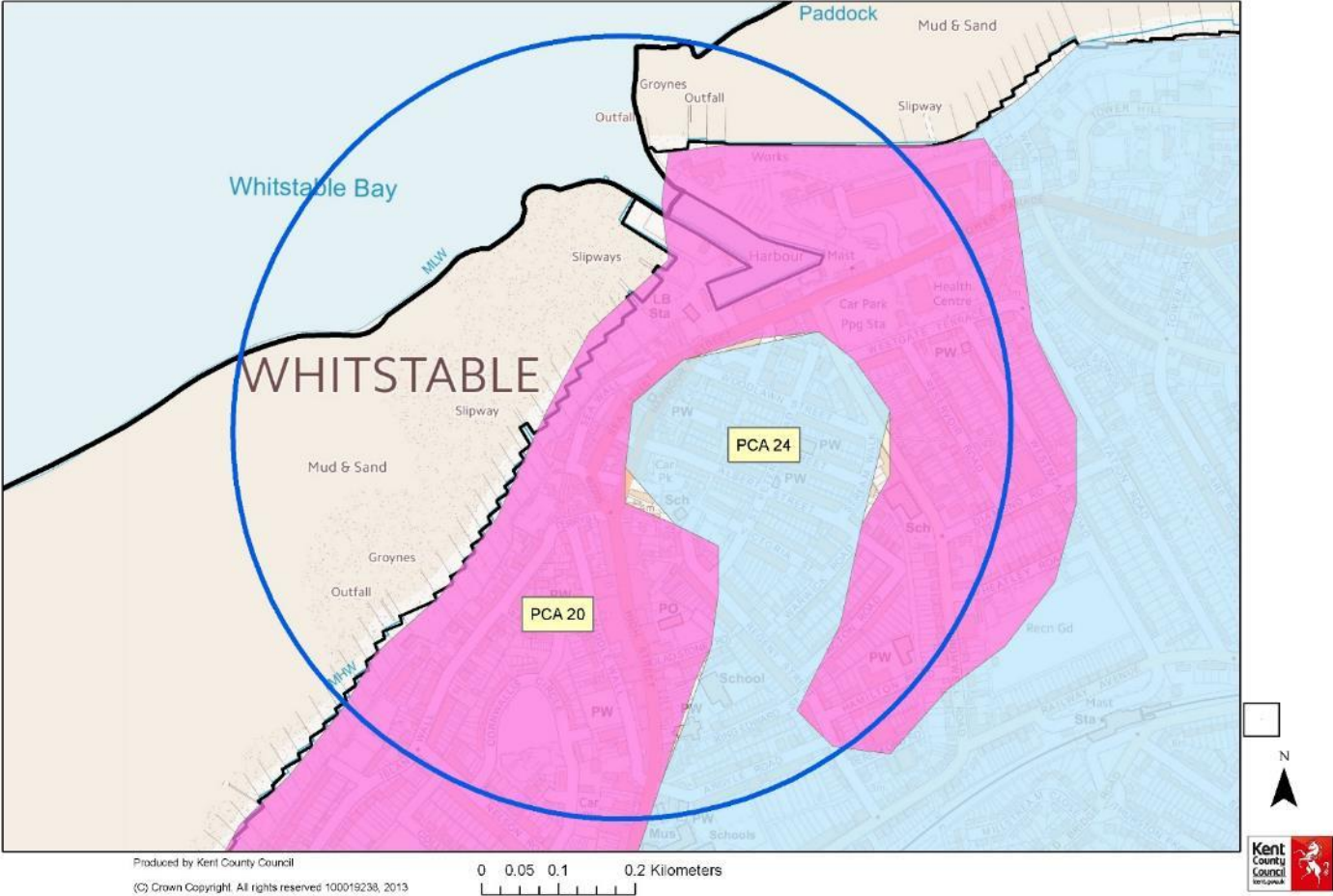


Figure 18: KHER Stour Valley Palaeolithic Project

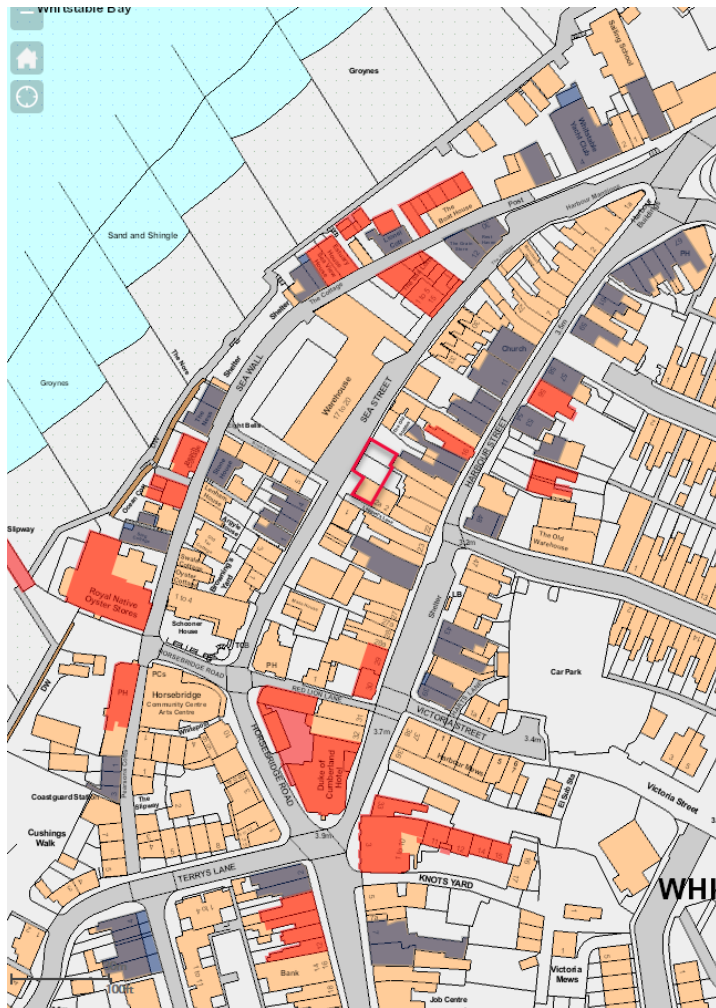


Figure 19: Canterbury Council map of locally listed buildings (blue) and nationally listed buildings (red).



Plate 1: 1940s. All at an altitude of 173m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2018 (Google Earth)

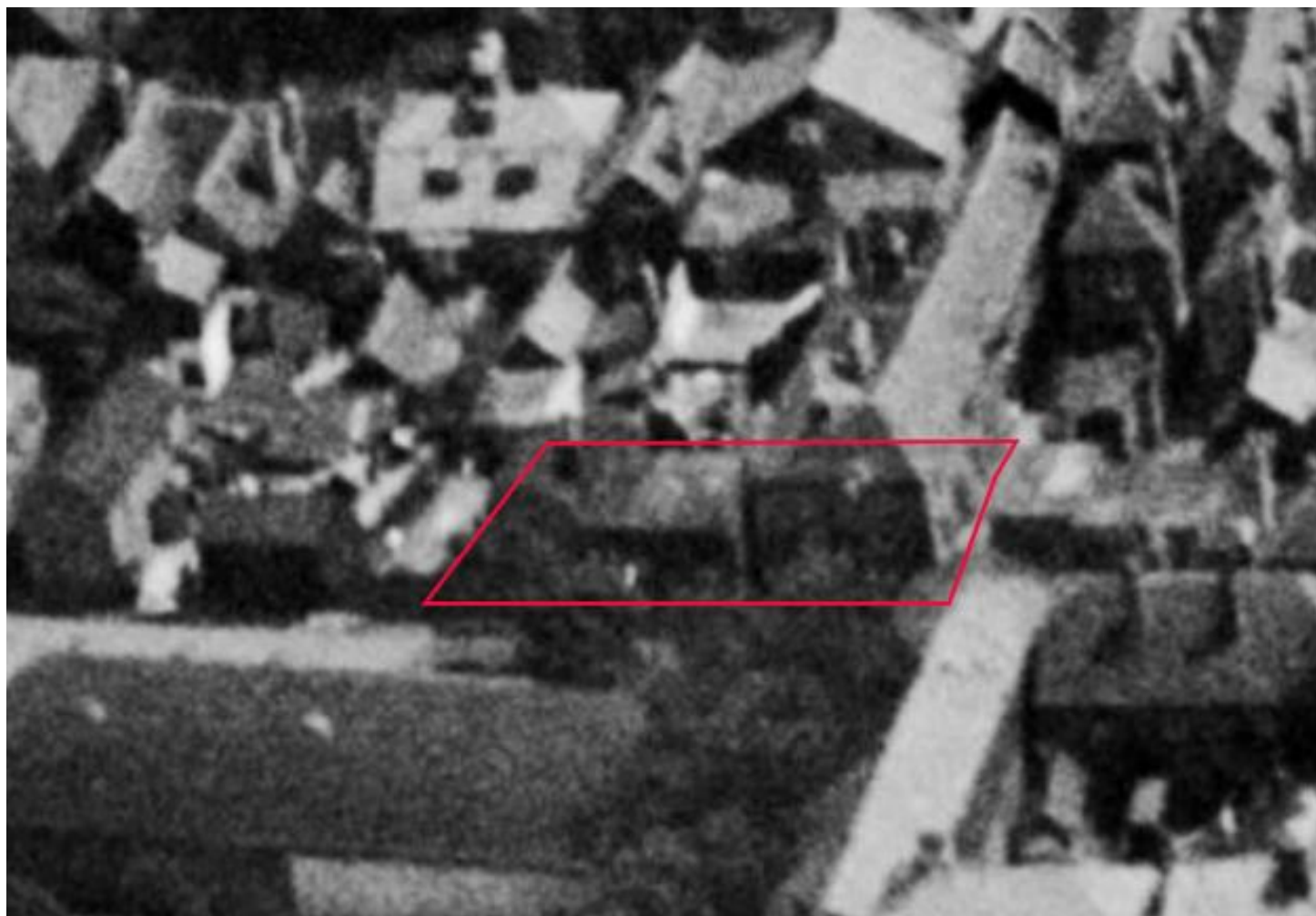


Plate 5: Photograph from 1927



Plate 6: Leggetts Lane from Harbour Street (facing NW).



Plate 7: View of north west corner of PDA and Sea Street end of Leggetts Lane (facing ESE)



Plate 8: View of northern boundary of the PDA (facing S).



Plate 9: View of north east corner of the PDA (facing SW).



Plate 10: View across the garden area of the PDA (facing S).



Plate 11: View across the garden area of the PDA (facing NE).



Plate 12: View across PDA towards SE boundary (facing ENE).



Plate 13: View along to top part of Leggetts Lane towards Sea Street (facing NW).



Plate 14: View of 16, 17 and 18 Harbour Street (facing WSW).



Plate 15: View of the front of the buildings in Harbour Street which back onto the PDA (facing NNW).



Plate 16: View of 1,2,3 & 4 Sea Street on the left with the PDA in the distance (Facing NNE).