

Archaeological Desk-Based Assessment
and Heritage Assessment in Advance of
the Proposed Development at North
Court Farm, Lower Lees Road, Old Wives
Lees, Canterbury, Kent.

December 2018

Archaeological Desk-Based Assessment and Heritage Assessment in Advance of the Proposed Development at North Court Farm, Lower Lees Road, Old Wives Lees, Canterbury, Kent.

National Grid Reference TR 07481 55009



Report for Mr R. Balicki

Date of Report: 18th December 2018

Planning Application: 18/01587/AS & 18/01588/AS

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

Contents

1	INTRODUCTION	8
1.1	Project Background	8
1.2	The Site	8
1.3	The Proposed Development.....	9
1.4	Project Constraints	10
1.5	Scope of Document	10
2	PLANNING BACKGROUND	10
2.1	Introduction.....	10
2.2	National Planning Policy Framework (NPPF)	11
2.3	Local Policies	12
3	AIMS AND OBJECTIVES.....	15
3.1	Introduction.....	15
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	16
4	METHODOLOGY	17
4.1	Introduction.....	17
4.2	Sources	17
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	19
5.1	Introduction.....	19
5.2	Designated Heritage Assets.....	20
5.3	Previous Archaeological Works.....	21
5.4	Archaeological and Historical Narrative.....	24
5.5	Cartographic Sources and Map Regression	27
5.6	Aerial Photographs.....	31
5.7	Farmsteads	32
5.8	Walkover Survey.....	38
5.9	Summary of Potential.....	39
6	IMPACT ASSESSMENT.....	42
6.1	Introduction.....	42
6.2	Historic Impacts.....	43
7	SIGNIFICANCE	44
7.1	Introduction.....	44
7.2	Significance Criteria	44
8	ARCHAEOLOGICAL MITIGATION.....	46
8.1	Introduction.....	46
9	OTHER CONSIDERATIONS.....	46
9.1	Archive.....	46
9.2	Reliability/Limitations of Sources.....	46
9.3	Copyright	47
10	REFERENCES.....	48
10.1	Bibliographic	48
10.2	Websites.....	48
11	APPENDIX 1 – KCC HER Data (see Figures 15-17).....	60

List of Plates

- Plate 1. Aerial photograph from 1940
- Plate 2. Aerial photograph from 1960
- Plate 3. Aerial photograph from 1990
- Plate 4. Aerial photograph from 2003
- Plate 5. Aerial photograph from 2013
- Plate 6. Aerial photograph from 2017
- Plate 7. View towards PDA from close to the farmhouse (facing SE).
- Plate 8. View towards north east corner of the PDA showing the brick garage and the threshing barn (facing W)
- Plate 9. View along hedge by the proposed new access way (facing WSW).
- Plate 10. View along the southern end of the eastern part of the PDA towards the modern buildings (facing W).
- Plate 11. View across PDA towards the threshing barn and part of the eastern extension (facing SW).
- Plate 12. View towards the eastern extension of the threshing barn (facing SW)
- Plate 13. View of the oast at the northern end of the PDA (Facing N).
- Plate 14. View beyond the north of the PDA showing the height difference in land (facing N).
- Plate 15. View looking across PDA from the north section of the western boundary (facing SSE).
- Plate 16. View at the northern end of the PDA towards the rear of the oast (Facing S).
- Plate 17. View of the modern buildings within the PDA at the western side (Facing SSW).
- Plate 18. View of the rear of the western extension to the threshing barn. (Facing N).
- Plate 19. View of the northern end of the threshing barn with the modern barn to the west. (Facing S).
- Plate 20: View of the front of the cart shed now incorporated into the rear of the modern Atcost barn.
- Plate 21. View of the rear of the threshing barns eastern building with the modern building (Facing NW).
- Plate 22. View of southern end of the modern building that faces the road (Facing NW).

- Plate 23. View of southern end of the modern buildings from the current south west corner of the PDA (Facing NNE).
- Plate 24: View of differences in land levels at the western edge of the modern buildings (Facing N).
- Plate 25: View of the new proposed entranceway from the road (Facing NE).
- Plate 26: View of the current entranceway to the farm (Facing NE).

Plates 7-24 provided by Cyma Architects Ltd.

List of Figures

- Fig.1 Site location map and site Location plan 1:640,000; 1:80,000; 1:5,000
- Fig 2: Proposed Development Area
- Fig.3 Andrews, Dury and Herbert map from 1769
- Fig.4 Hasted, 1798
- Fig.5 Ordnance Surveyors Drawing, 1797
- Fig.6 1840 Tithe Map
- Fig.7 Historic mapping OS 1872
- Fig.8 Historic mapping OS 1898
- Fig.9 Historic mapping OS 1908
- Fig.10 Historic mapping OS 1938
- Fig.11 Historic mapping OS 1973
- Fig.12 Ashford Borough Council Area of Archaeological Potential at the PDA
- Fig.13 Ashford Borough Council Area of Outstanding National Beauty
- Fig.14 LIDAR
- Fig.15 KHER Monument Record
- Fig.16 KHER Historic Landscape Character
- Fig.17 KHER Stour Palaeolithic Areas

Archaeological Desk-Based Assessment and Heritage Assessment in Advance of the proposed development at North Court Farm, Lower Lees Road, Old Wives Lees, Canterbury, Kent.

Summary

SWAT Archaeology has been commissioned by Mr R Balicki to prepare an Archaeological Desk-Based Assessment and Heritage Assessment of the proposed development area (PDA) at North Court Farm, Lower Lees Road, Old Wives Lees, 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: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **low**

Old Wives Lees is a small village in Kent situated on the top of the north side of the Great Stour Valley above Chilham with Canterbury 5 miles to the north east and Ashford 7 miles to the south west. The PDA is an area of three acres located at the farmstead of North Court on the eastern edge of the village situated on the northern side of the Lower Lees Road. Within the farmstead, there is a Grade II listed threshing barn, an oast house, cart shed and other 18th century buildings as well as many large modern farm buildings from around the mid-20th century onwards.

The Great Stour valley has been an attraction for millennia. Evidence from Palaeolithic and Neolithic period have been found along the Great Stour, especially in the area south of Chilham on the southern banks of the valley. The Prehistoric path that is known as the Pilgrim's Way

passes along the Lower Lees Road and heads towards Canterbury via the Iron Age hillfort of Bigberry. Romans also exploited the waterway and there is also the Ashford to Canterbury Roman Road to the south of the PDA on the southern side of the valley and underneath Chilham Castle there are Roman remains. It is thought that Chilham is a royal manor with Anglo-Saxon origins. The area of Old Wives Lees potential common heathland with scattered farms in the area until the Post Medieval period where the land was enclosed and the village grew around the crossroads to the west of the PDA. There is little by way of below ground archaeology within the assessment area with the Kent HER dominated by farmstead and listed building records. Map regressions confirms that the PDA has been used as a farmstead since at least the Post Medieval period. Therefore, the PDA high potential for the Post Medieval period, low potential for all other periods although the possibility of chance finds from other periods cannot be discounted.

Based on the information gained in this report, it can be concluded that the site is of local archaeological interest in understanding agricultural activity. During the Post Medieval period onwards, the PDA was a farmstead with its late 16th century/early 17th century barn and associated farm buildings of 18th and 19th century date. The barn has been altered with the loss of the thatch roof, the original daub walls replaced by weatherboarding and brick on the western and southern end and the blocking off of the western midstrey. However, as an early aisled barn with its open space it still has significance in its architectural and aesthetic qualities. The farmstead U plan no longer in place following the demolition of the eastern range. The farmhouse, whilst not part of the proposed development falls under the curtilage, has been significantly altered and this its significance is greatly lessened. The oast has little by way of remaining features, which has also lessened its significance. The conversion of the barn and associated cart sheds and attached outbuilding to residential housing will ensure that the building does not fall into disrepair and should be done in a way which is sympathetic and retains its architectural character. There will be a level of change to the building to ensure that it can serve as residential housing. Inevitably, some historic fabric will be concealed from view and some lost. However, the threshing barn has been subject to detailed recording to create and archive. The residential redevelopment of both the barn would cause 'less than substantial' harm to its character and setting and if anything with the removal of the much larger modern farm buildings to that of residential housing will improve its character and setting. The oast house is of little significance but conversion to residential housing will ensure

the continuation of the building and it retains its setting within the farm area. Therefore, the benefits outweigh the less than substantial harm to these buildings.

Since the PDA has been used as a working farm the modern buildings are likely to have had a high impact on any surviving archaeology. It is not clear if there is any surviving floor in the area of the barn. The location of the new builds in the PDA are in the location of the modern building suggesting that there is a low possibility of finding archaeology in situ. Any potential remains within the PDA, should they survive in-situ will be vulnerable to damage during the proposed development. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. In addition, consideration will need to be given with regards to the statutory protection of the hedgerows surrounding the site.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr R Balicki (the 'Client), to carry out an archaeological desk-based assessment and Heritage Assessment of the proposed development area (PDA) at North Court Farm, Lower Lees Road, Old Wives Lees, Canterbury, Kent, CT4 8AU centred on National Grid Reference (NGR) TR 07481 55009 to support planning application 18/01587/AS and 18/01588/AS (Fig 1).

1.2 The Site

1.2.1 The PDA is situated at North Court Farm located on the northern side of the Lower Lees Road, east of the centre of Old Wives Lees, a small village some 1 mile north of Chilham. Canterbury is 5 miles to the north east and Ashford 7 miles to the south west. The PDA covers a site of some 3 acres. To the north east of the PDA, just beyond the PDA boundary is North Court Farmhouse. To the east and north are orchards. There are houses on the southern side of the road opposite the farm. The PDA lies within in the Great Stour Valley at an average height of 83m AOD. The PDA comprises of a Grade II listed threshing barn, some 19th century farm buildings and oast house, as well as modern barns from the mid to second half of the 20th century (Fig. 1)

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Seaford Chalk. The Seaford Chalk is composed mainly of soft, blocky white chalk with common seams of small to very large flint nodules at a depth between 45 and 61 m and is the geology of the North Downs. There are superficial deposits of Head, Clay, Silt, Sand and Gravel of the Quaternary period. This is poorly sorted and poorly stratified deposits formed mostly by solifluction and/or hill wash and soil creep. Head deposits and brickearths are commonly associated with river valleys as is the case here. Brickearth deposits are normally 2-4m thick that overlay the bedrock.

Geotechnical Information

- 1.2.3 There is no known geotechnical information within a 1km radius.

1.3 The Proposed Development

- 1.3.1 The proposed development is for conversion to residential use of a redundant Grade II threshing barn and also the conversion to residential use of an oast house, cart shed, garage block and brick storage barn within the grounds of the Grade II listed threshing barn. The proposed development also includes the demolition of modern barns within the grounds and the construction of four new houses and two new garage blocks with associated access roads and landscaping. Given the heritage value of the oast and the listed barn, all materials to be used in the external and internal alterations of the buildings would be sourced to match the existing building fabrics to ensure a high-quality finish that is in keeping with the historic character of the buildings
- 1.3.2 In consultation with the Senior Archaeological Officer as part of the application in relation to the proposed development at the PDA, the following recommendations were made:
- An appropriate Archaeological Desk-based Assessment, in accordance with current HE and CiFA guidance, including a formal HER search and appropriate interpretation of data;

- A more detailed assessment of the historic farm as a whole, including statements of significance for all the buildings and a broad assessment of the historic significance of North Court Farm complex.
- Impact assessment, stating the impact of the demolition and conversion of the buildings on the historic character of North Court Farm.

1.3.3 This report, therefore, seeks to address the first point raised.

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 and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 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.'

2.2.3 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).'

2.2.4 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.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA 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.'

2.2.6 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.
- **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.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.2.8 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.

2.3 Local Policies

2.3.1 Ashford Borough Council, has a Heritage Strategy dated October 2017. The Ashford Borough Council Local Plan (2000), relating to the heritage assets of the

Borough, many policies have now been superseded by other development plan documents or changes in national planning policy. However, three saved policies continue to apply until the adoption of the Local Plan 2030. EN16 Development in Conservation Areas sets out criteria that will be required to be met if development or redevelopment is proposed in a conservation area. EN23 Sites of Archaeological Importance protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. Thirdly, EN28 Historic Parks and gardens protects such elements of the heritage of the Borough from development which would harm their setting or character. There are three policies in the Draft Local Plan that address the protection and enhancement of the heritage assets of the borough. Draft Policies ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology.

POLICY EN16: Development in Conservation Areas.

- 2.3.2 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria: (a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area; (b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings; (c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area; (d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and (e) the use proposed is appropriate.

POLICY EN23: Sites of Archaeological Importance.

- 2.3.3 In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Borough Council.

POLICY EN26: Area of Outstanding Natural Beauty (AONB)

- 2.3.4 The PDA is located to the east of an area of AONB of the North Downs (Fig. 13). Long term protection will be given to the Kent Downs and High Weald Areas of Outstanding Natural Beauty. Priority will be given over other planning considerations to the conservation or enhancement of natural beauty, including landscape, wildlife and geological features. Proposals for development which would be inconsistent with the conservation or enhancement of natural beauty will be weighed in the light of their importance in securing the economic and social well-being of the area. The siting of major industrial or commercial development will not be permitted unless there is a proven national interest and a lack of alternative sites.

POLICY EN28: Historic Parks and Gardens.

- 2.3.5 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.3.6 The following policies are those in the draft 2030 Local Plan. The final draft was submitted to the Secretary of State in December 2017 for approval.

POLICY ENV13: Conservation and Enhancement of Heritage Assets (Draft 2030 Local Plan).

- 2.3.7 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

2.3.8

POLICY ENV15: Archaeology (Draft 2030 Local Plan)

- 2.3.9 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk-based assessment of the asset. 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.
- 2.3.10 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

Policy EN26: Areas of Archaeological Potential

- 2.3.11 Ashford Borough Council has identified a number of areas of Archaeological Potential. There area of the PDA itself is included as an area of archaeological potential, which appears to follow the line of route previously known as the Pilgrims Way, now the North Downs Way (Fig. 12).

Local Planning Guidance

- 2.3.12 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 Mr R Balicki 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 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 CfA. 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 Sources

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

Archaeological databases

- 4.2.2 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.

4.2.3 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.

4.2.4 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

4.2.5 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

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

Secondary and Statutory Resources

4.2.7 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

4.2.8 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 (1000m 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 archaeological events or reports, and no Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens, Protected Military Remains or NMP cropmarks in 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 The Kent HER records within the 500m assessment area predominately relate to scattered farmstead and Grade II listed buildings. There is very little by way of below ground archaeology in the KHER records.

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 five designated assets and two non-designated assets within the assessment area. They reflect farmhouses, cottages and also two surviving farmstead barns. The non-designated buildings are a Methodist chapel, since converted to a private residence and the site of the workhouse in the late 18th century. Most which would have no impact or intervisibility with the PDA. Figure 15 provides a full detailed list of all of these designated heritage assets. However, there is the Grade II listed barn situated within the PDA and Garden Cottages circa 125m south east of the PDA, and these are covered below in Table 2.
- 5.2.4 The Grade II listed barn at the PDA is subject to a separate Heritage and Impact Statement Report where the significance and setting is assessed. The report also includes a detailed assessment of the buildings at the farm as well as its history and ownership. Further detail regarding Farmsteads is covered elsewhere in this report in section 5.7. Over 95% of listed farm buildings are listed at grade II. They include intact 18th century or earlier buildings, 17th century or earlier buildings being especially rare. Almost 50% of farmsteads in Kent – a high proportion by national standards – include at least one listed building, most of these (40% of all recorded farmsteads) being farmhouses and most of the working buildings being barns. Only 2% of farmsteads have listed working farm buildings but no listed farmhouse.
- 5.2.5 Some buildings and other structures not mentioned on the list entry may still be protected by the listed building regime if they are within the curtilage of the listed building, predate July 1948 and are or were ancillary to the listed building. This essentially includes the oast house, the cast shed, farmhouse, brick garage and other ancillary buildings.

- 5.2.6 There is no intervisibility between the PDA and Garden Cottages with the view restricted by dense hedgerows on both sides of the road. In addition, Garden Cottages are situated at the rear of their plot, back from the road, with all the garden area in front of the cottages with trees and outbuildings also obscuring the view.

Table 2: Designated Heritage Assets

TR 05 NE 136	Post Medieval	Barn 50 yards west of North Court Farmhouse. 17 th century.
TR 05 SE 220	Post Medieval	Garden cottages, Early 18 th century

5.3 Previous Archaeological Works

- 5.3.1 There have been no previous archaeological works in the assessment area.

Landscape Characterisation

- 5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)' which related to the village of Old Wives Lees essentially clustered around the crossroads. The village is predominately surround by 'orchards' which is then surrounded by 'Prairie Fields (19th century enclosure with extensive boundary loss) (Fig. 16). It appears that Old Wives Lees originated as an area of heathland. Where heathland dominated, settlement tended to congregate on the fringes of the heath and encroached upon the open common, often creating distinctive 'islands' of small closes and building plots. Hasted, a 18th century historian, described the North Downs in wholly negative terms: 'a miserable and wretched country'; 'the face of rustic poverty throughout'; 'a wild and dreary country'. The numerous heaths were enclosed in the 19th century to large and medium sized fields, where orchards were established and arable with increased use of farmyard manure. Farmsteads in anciently-enclosed landscapes sit in relationship to ancient woodland and wide species-rich hedgerows. Views of buildings across landscapes are typically limited.
- 5.3.3 Located on the border of the national North Downs character area and also the southern boundary of the North Kent Plain area. The area had been largely cleared of woodland by the 11th century. Woodland is confined to small blocks and

copses often on higher ground, and shelter belts of poplars protecting orchards and soft fruit. The only significant areas of woodland are confined to pockets of higher ground with acidic clay soils such as around Shorne, Chattenden and Blean.

- 5.3.4 The landscape classification above confirms the rural nature of the area and the lateness of the growth of the actual village of Old Wives Lees. The Ashford Landscape Character Assessment of the Old Wives Lees area refers to undulating land as part of the foreground to the Kent Downs AONB that is to the west and south west. It is extensively a fruit growing area with orchards and a patchwork of fields and historically traditional a hop production area consisting of small hamlets and scattered farmsteads. The lanes are normally enclosed by hedgerows. Due to the height of the village on the northern side of the Stour Valley there are views valley to the opposite side, which is within the Kent Downs AONB. Fruit production remains the dominant land use. The area has a local vernacular of black weatherboarding, oast houses and barns with use of flint and chequered brickwork. Overall the landscape is considered highly sensitive and in good condition with a coherent sense of place. The council's aim is to conserve.

Stour Palaeolithic Area

- 5.3.5 The PDA is in the Palaeolithic area designated PCA 25 being an east-west band including patches of head brickearth and gravel on the North Downs, downslope of an area of clay with flints. The slopewash deposits are considered to be of Late Devensian age (25k-15k BP). Palaeolithic finds are rare and only two are known and these were in the main Stour Valley area at the western end. Therefore, the Palaeolithic potential in this area is considered low.
- 5.3.6 South of the PDA is area classified as 18. This is closer towards the river itself and is classed as Stour Terraces with outcrops of terrace deposits likely to be of Pleistocene age from 500-100k years ago. These deposits areas are considered to be abundant on Palaeolithic remains and that area is considered to have high Palaeolithic potential. The KHER does not have any records from this period within the assessment area (Fig. 17).

Historic Hedgerows

- 5.3.7 The hedgerow at the southern part of the PDA boundary appears to have potentially been in place since at least 1940 based on the aerial photograph but

is likely to be much earlier. The hedgerow will be affected by a new access road entrance being created. Therefore, the site may have vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 as mentioned in section 2.2.8.

0-100m Radius

- 5.3.8 There are three KHER entries for this area. The farmstead at the PDA has a record (MKE 86061) detailing that it is a Post Medieval farmstead that has been significantly altered due to large modern sheds. The original farmhouse just outside of the boundary to the north east of the PDA used to be listed (TR 05 NE 135). Within the farm site is a Grade II listed barn (TR 056 NE 136).

100-200m Radius

- 5.3.9 There are four KHER entries for this area. Circa 125m to the south east are the listed buildings of Garden Cottages (TR 05 SE 220) a row of four cottages that are around 1700 in date and timber framed. One of the cottages used to be a public house. The same distance but to the east, there used to be hop picker huts that were first seen on the 1897 maps but gone sometime in the early 20th century (TR 05 SE 307). To the west, south west within the village centre used to be a Methodist church which is now a private home (TR 05 SE 337) and non-designated building record. Circa 160m south, south east is the location of a telegraph station that is known to have been constructed in 1796 but is not seen on any maps so it is unclear when it was demolished.

200-300m Radius

- 5.3.10 There are no KHER entries for this area from the centre of the PDA.

300-400m Radius

- 5.3.11 There are five KHER records for this area of which three are farmstead records. There was a field barn 315m to the south that has been demolished (MKE 88959). The farmstead of Old Wives Lees circa 350m to the east was an L plan farmstead located at the outer reaches of the village at the eastern end of Lower Lees Road in which only the farmhouse now remains (MKE 86062). Another farmstead was located circa 380m south of the PDA, which was north, north west of Thorpe Farm (MKE 86060). This isolated farmstead has no apparent alteration and is a loose

courtyard plan with buildings on two sides of the yard with the farmhouse in a detached central position. Circa 390m to the south west at the south of the main village area, there was an 18th century workhouse (TR 05 SW 334). It is thought it may have closed by 1834 when the East Ashford Union was formed. North of the PDA in this radius, a Roman pottery and coin was discovered in 1878 in a field to the south of Lower Ensden Farmhouse (TR 05 NE 6). The precise location and nothing more is known.

400-500m Radius

5.3.12 There are six KHER records for this area. There are three records for farmsteads and three are listed buildings. On the outer reaches of the assessment are to the south west are a group of three that is the farmstead of Cork Farm (MKE 86044). This still exists with only partial loss of its original form. It is a loose courtyard plan with working agricultural buildings on three sides with additional elements. The farmhouse still exists and is detached side on to the yard and it is Grade II listed (TR 05 SE 258). The farmhouse is early 18th century in date with chequered brick. The farmstead also includes a Grade II listed barn located 30 yards west of the farmhouse (TR 05 SE 242) that is of similar date to the farmhouse. It is a 5-bay barn that is timber framed and weatherboarded with a thatched roof. North of Cork Farm, circa 450m south west of the PDA is an outfarm (MKE 86045) of a single field barn that has since been demolished.

5.3.13 On the outer reaches of the assessment are to the north west there is Phyllis Farm (MKE 86043), a dispersed plan type in an isolated position. It has only been altered with partial loss of original form. Within the farm is the Grade II listed farmhouse (TR 05 NE 146). The farmhouse is 17th century in date of rendered brick.

5.4 Archaeological and Historical Narrative

5.4.1 In old English, Old Wives Lees was 'eald wudu' meaning Old Wood. It has had many variations of spelling from Eldewood in 1327, 'Old Wywes Lease' in 1610 and in 1750 Oldswoods-lees. Lees means meadow. It gained its present name Old Wives Lees in the early 19th century. Chilham is Cilla's settlement' being 'Cillan ham' in old English.

- 5.4.2 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour. Ashford marks the start of the middle section of the River Stour. There the East Stour and the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury.
- 5.4.3 Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there were clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and south of Chilham with Julieberrie's grave. Other possible long barrows are at Boughton Aluph and Elmestead.
- 5.4.4 On some of the early OS maps, the Lower Lees Road is marked as part of the Pilgrims way. Much of the route is thought to date to prehistoric times when it followed the chalk escarpment where it was south facing and remained dry underfoot. The North Dows Way runs through the parish from Mountain street, up Long Hill, towards the Old Wives Lees crossroads, turning eastwards along the Lower Lees Road and at the end of the road resumes across country. It was only during Medieval times was it associated with Pilgrimage to the Becket shrine at Canterbury. However, there is doubt whether it was ever a main pilgrim route, despite the present-day long-distance path, since a lower and easier route (probably along the present Pilgrims Lane) would have been preferable to one involving a steep climb from Chilham.
- 5.4.5 The large Iron age hillfort of Bigberry is circa 2km to the north east and the Prehistoric Pilgrim's Way passes through this from the Lower Lees Road suggesting the area around would have been utilised in this period.
- 5.4.6 There is evidence that Chilham Castle sits atop a Roman building. The Romans established villas and estates along the foot of the downs at springheads. There is also the Roman Road that passes between Canterbury and Ashford on the south side of the river in the vicinity of the PDA Its location next to the Stour and the Roman road would have been attractive.
- 5.4.7 Old Wives Lees is in the parish of Chilham. Chilham is the main settlement in the area and the church is thought to be on Anglo-Saxon foundations and that Saxon kings occupied the site of the Roman building at the castle. It is thought that the

Vikings in 838 attacked Chilham sacking the castle until the Normans arrived. William granted it to his brother Bishop Bayaeux before it returned the crown.

- 5.4.8 The Domesday Book records Chilham as having 50 households, which is considered large. There was enough land for 20 plough teams, with 9 acres of meadow, woodland for 80 pigs, 6.5 mills, 2 fisheries and one church. Old Wives Lees is not mentioned.
- 5.4.9 Ownership of Chilham Castle passed to the Fulbert family and Chilham passed through various owners. Notable owners included The Badelsmere family in the 14th century and Sir Thomas Chene, who initially resided at Chilham but preferred Shurland Castle on the Isle of Sheppey having pulled down the castle to transfer materials to Shurland. Prior to its destruction the building was as well as a house had fortifications.
- 5.4.10 The remains of the Norman castle were demolished in the early seventeenth century and replaced by a large red brick mansion, completed in 1616 for Sir Dudley Digges, and reputedly designed by Inigo Jones. In the eighteenth century, a great brick wall enclosing the castle's grounds was built, separating the grounds from the village.
- 5.4.11 Hasted in the late 18th century refers to the Court Baron of Chilham at which rents due are collected. It specifically mentions the manors and lands in the parish held in the honour of Chilham of which 'Northecourt' is mentioned.
- 5.4.12 Old Wives Lees became known from the 13th century. The village is set around crossroads but there were originally scattered houses and mainly farms. The manor of Old Wives Lees belonged to the Oldwood family in the 15th century, which through marriage then belonged to the Payn family in the 16th century and again through marriage to the Cobbe family. It was sold to Thomas Belke at the beginning of the 18th century. In the 17th century the manor passed through various owners who in 1776 sold the manor to Thomas Heron, the then owner of Chilham Castle before it passed to Thomas Wildman, the father of James Wildman who owned Chilham and Northcourt Farm at the time of the tithes. Upper Ensign house was mentioned in 1791 by an historian Thomas Heron. Lower Ensdon Farmhouse has an 18th century exterior but is thought to be on the site of an earlier building.

- 5.4.13 Hop growing developed from the later 16th century and by the mid-17th century and it was claimed that around 25% of the hop acreage in England was in Sussex. At its height, in the mid-19th century 45,000 acres were under hops in Kent and Kent produced circa 65% of the national output. The industry sharply declined from the 1970s. Hops were often grown in association with other fruits
- 5.4.14 To the south, close to Chilham is a branch line from Ashford to Ramsgate line that runs via Canterbury West and onto Ramsgate was opened in 1846. To the north is the Faversham to Dover Line via Canterbury, which opened in 1860. Both lines are circa 1.2km north and south of the PDA. These would have helped fuel the growth of the hop industry.
- 5.4.15 By the early 20th century, there were about 35 houses in the village. From the middle of the 20th century, the village doubled in size.
- 5.4.16 The North Downs Way is a 156-mile path that was opened in 1978. The North Downs Way runs through the parish from Mountain street, up Long Hill, towards the Old Wives Lees crossroads, turning eastwards along the Lower Lees Road and at the end of the road resumes across country. Much to the North Downs Way follows the ancient route known as the Pilgrims' Way.
- 5.4.17 North Court Farm left the ownership of the Chilham estate in 1919. The Castle estate since 1949 has greatly diminished in acreage.

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 that consists mainly of farmsteads. North Court Farm is shown as is Old Wives Lees Farm to the east of the PDA. Phyllis Farm appears west, north west of the PDA, with upper Ensign Farm shown to the west of the Lower Emsin label. Lower Ensden is called Emsin here and also referred to as Lower Ensign, which ultimately turned into Old Wives Lees. North of the Lower Ensden Road is woodland. The PDA itself appears to show two buildings one which is likely to be the listed barn and the other the farmhouse.

Elsewhere on these maps, Andrews, Dury and Herbert mark the location of the Pilgrims' Way. However, in the vicinity of the PDA it is not marked (Fig. 3).

Hasted, 1798

- 5.5.2 This map does not appear to be as accurate as the previous map. Lower Ensden appears to be called Lower Ensigne here and actually appears to reflect the location of Upper Ensign. Many of the other farms previously mentioned are not showing here and due to the lack of roads it is not clear if the PDA is actually showing or whether it may be Lower Ensden that is highlighted. Old Wives Lees is referred to by name here and the area appears to be a mixture of common land. Hasted does not annotate the Pilgrims' Way either despite covering it in some of his other maps (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 This map appears to correctly show the road layout. North Court Farm is seen and south of the farm is still an area of common land. The building to the east of Old Wives Lees farm. To the west is Phyllis Farm and Lower Ensden and (Upper) Ensden is shown. It essentially shows an agricultural landscape of arable and pasture with scattered copses. (Fig. 5).

Tithe Map from 1841

- 5.5.4 The tithe map shows greater detail. It shows westwards to the PDA the begins of the village around the crossroads and the scattered individual plots along each side of the road suggesting that any common land has been enclosed. At the PDA, a close up of the plot, confirms that North Court Farm is designated 425. The owner is James Beckford Wildman Esq, who owned Chilham Castle at this time. The occupier at North Court is John Fox. In the tithes it is referred to as the homestead of Oldwives Lees. The land associated with the farm is a mixture of hop fields, pastures, orchards, small woods and arable land.
- 5.5.5 A close up of the tithe map of the farmstead. shows the pond. It also shows the listed barn with an extension on the eastern side on an east-west axis. To the north west of the barn is a square building. A further rectangular building is north of this building and is the Oast. The farmhouse is to the north east corner and includes a number of small outbuildings. Shown as separate plots between the barn and the road are fields designated 424a and 426. Unsurprisingly, field 426 is

called Pond Field and is pasture. Field 424a, is not part of the farm and is owned separately by Mary Epps and Occupied by William Bass. It is called Lees Field and is pasture. Opposite the PDA on the southern side of the road are now three cottages. Opposite Cork Farm on the other side of the road is the Old Workhouse (Fig. 6).

Historic OS Map 1872

5.5.6 This is the first properly scaled OS map. Further changes have been made in the area of the listed barn. It appears to have a small extension on the western side. This is referred to as the cart shed. The eastern extension also appears to have been extended northwards, effectively creating a 'U' shape. The farmhouse in the north eastern corner also appears much larger. There is a new rectangular building north of the barn, to the west of the house and this is referred to as the brick garage barn. East of the farmhouse is an orchard. South of the PDA are now a number of properties along the road side. Essentially the village is still scattered housing. The Methodist Chapel is showing for the first time. East of the PDA, on the northern side of the road The Villas houses have been built. On the opposite side of the road is a long building, east of Garden Cottages, in the location of what was the hop pickers huts. The village now has a pub called The Star Inn located close to the crossroads. At the site of the old Workhouse there also appears to be a long rectangular building which could also be hop pickers huts. This map is also the first map to specifically mention the Pilgrims Road (Fig. 7).

Historic OS map 1898

5.5.7 There does not appear to be any changes at the PDA other than a lean-to added to the Oast building. To the east, more properties have been built on the northern side of the road. On the southern side another row of hop pickers' huts has been built to the rear of those facing the road. Close to the crossroads on the south side of the road there is now a smithy. At the Old Workhouse site, there appears to be more hop pickers huts. Further hop pickers hut may be located at the rear area of the Methodist Chapel (Fig.8).

Historic OS map 1906

5.5.8 There is little change at the PDA other than a small building in located in the field between the barn and the road. The Farmhouse just outside the PDA appears to be larger. To the east more properties have been built on the northern side of the road. To the south west of the PDA, north of Little Cobb Farm there appears to be a number of hop pickers huts (Fig.9).

Historic OS map 1938

5.5.9 There appear to be little change at the PDA. Across the map, the various hop picker huts are no longer showing across the various sites in the village. The main part of the workhouse building is no longer there suggesting it has been demolished. The smithy is now no longer labelled as such and some of the buildings removed in that plot. Little Cobb Farm is renamed as Thorpe Farm (Fig.10).

Historic OS map 1973

5.5.10 There have been significant changes at the PDA. The PDA now consists of a number of large buildings with the fields that was between the yard and road having been absorbed. The two buildings at the far northern end appear unchanged but within the main part of the complex it is not possible to distinguish the individual buildings. The building located between the threshing barn and the Oast is no longer showing. North east of the PDA, the farmhouse has been demolished and replaced with a smaller rectangular property. Westwards the centre of the village is now much more built up. (Fig.11).

LIDAR

5.5.11 The LIDAR picture for the PDA is at the edge of the area of coverage. It shows a number of features some of which appear to be field boundaries. Halfway along the western side of the PDA there is a shadow on an east-west axis that is possibly a field boundary but at the junction with the western boundary this appears to have a north-south branch as well. A feature not marked on any of the maps is the circular depression seen in the field to the north east of the PDA (Fig. 14).

5.6 Aerial Photographs

1940s

5.6.1 This shows the collection of farm buildings at the PDA. The threshing barn can be identified and appears to be T shaped. A small block is north of the threshing barn and north of that an L shaped building, which is the Oast. North east in the PDA is also another rectangular building being the brick-built barn. To the north east outside of the PDA is the farmhouse. The area between the yard and the road are still separate fields. The area is a mixture of orchards, pasture and arable fields (Plate 1).

1960s

5.6.2 There have been significant changes at the PDA. A new large building has been added to the south of the old barn. The area surrounding the PDA is now almost exclusively orchards (Plate 2).

1990

5.6.3 More farm buildings have been added to the PDA. Another extension has been added south of the original southern extension, which is the brick storage barn and more buildings have been added west of the original southern extension. A modern farm building has also been added immediately west of the old barn. East of the PDA, a new property has been built which is The Lodge. The western boundary of the farm yard is clearly marked by a hedge along the western and southern side. North outside of the PDA a modern long farm building has been built (Plate 3).

2003

5.6.4 There does not appear to be any changes to the buildings at the PDA. The farmhouse is much larger suggesting it has been replaced. The area is still mainly orchards (Plate 4).

2013

5.6.5 There is little change (Plate 5).

2017

- 5.6.6 No changes are noted (Plate 6).

5.7 Farmsteads

- 5.7.1 The Kent Farmsteads and Landscapes project was published in 2012 and provides detailed information regarding farmsteads in order to assess their significance.
- 5.7.2 In the area of Old Wives Lees, only three farmsteads retain their circa 17th century 5 aisled barns out of 10. Four out of the 10 farmsteads have Grade II listed farmhouses. Half of them only have partial loss to their original form, which leaves two that only have the farmhouse remaining and three, including North Court, with significant loss of their original form. The Ashford area in the Farmstead Project covers a wide area including the North Downs, Wealden Greensand and Low Weald with smaller areas within the High Weald and Romney Marsh. The northern end of the borough takes in a very small part of the North Kent Plain. North Court Farm just falls within the North Kent Plain area, being close to the border of the North Downs area.
- 5.7.3 The south east of England has a high proportion by national standards of 17th century and earlier barns. In the Ashford area, 36.9% of recorded farmsteads have a 17th century or earlier listed farmhouse, a very high proportion by county standards. 7.4% of recorded farmsteads have one or more 17th century or earlier listed working buildings. A high proportion (54.2%) of farmsteads survive with more than 50% of their late 19th century form. 14.1% of recorded farmsteads have been lost from the landscape. This suggests that the Old Wives Lees area is a reasonably accurate representative example of the wider trend seen and that the area retains a reasonably high proportion of early dated buildings of farmhouses and barns.
- 5.7.4 From the Medieval period to the later 18th century map evidence seems to show shows that many farms comprised no more than a house and barn as is also the case with North Court. During the Post Medieval period, farms developed into different plan types. North Court being a regular courtyard U-plan type. In the Old Wives Lees area, North Court appears to have been the only one of this type, with the other being a mixture of dispersed, multi-yard or loose, with no one type dominating. The farmstead project confirming that 18% regular courtyard type of which 1% of total plans are RCU.

- 5.7.5 On farmsteads, the 18th century and earlier buildings mostly comprise of large aisled or unaisled barns, ranging from three bays to eight bays or larger for high-status groups. Farmstead groups with less than 50% change since c.1900 are rare by national standards – 33.2% in the North Kent Plain. Given that there was a manor of North Court it originally appears that the farm was a manor farm and only later in 1776, it became an estate farm to the Chilham Castle estate. The 5 aisled barn at North Court is considered average for a medium sized farm. Barns originally from the 16th/17th century are likely to have been thatched. On many of these agricultural buildings the thatch has been replaced with plain clay tiles, as is the case at North court unlike the nearby barn at Cork Farm which retains its thatched roof.
- 5.7.6 In Kent, the barn was a building for the dry storage and processing of the harvested corn crop, and for housing straw after threshing. Barns on large arable farms commonly had large opposing doors, as is the case originally at North Court, into which a laden wagon would draw up and unload the crop. Increases in grain production and yields in the 18th and early 19th centuries often led to the construction of an additional barn. Given the U-plan at North Court and the side of the building added to the eastern side, it is possible that this was another large barn. The threshing barn currently has a concrete floor and it is not clear if any original floor survives underneath this. The barn recording survey highlights alterations and changes to the original construction of the barn.
- 5.7.7 Once threshed, grain needed to be stored away from damp and vermin. It would be sold off the farm. In northern Kent granaries were often detached buildings set upon saddle stones. There map analysis shows a detached small building in between the threshing barn and the oast house. Therefore, is it possible that this building given its size, shape and location was a granary although this is not certain. Alternatively, given the size of the farmhouse, it is also possible that grain was stored there.
- 5.7.8 Not all barns were a single space open to the roof, but were multi-functional and subdivided, sometimes with floored bays defining areas that could serve as cattle housing and stables with haylofts. In the Weald of Kent and Sussex, this was a common arrangement in the Medieval period and into the 17th century. Clearly, when considering the possibilities of reuse, the evidence for such subdivision and

flooring is of high significance and is contrary to the belief sometimes encountered that barns were always single spaces open to the roof. The threshing barn in some areas has empty mortices or stave holes that suggest studs or staves were once located here to form an internal lathe and daub sub-division. This suggests that part of the east aisle bay was sectioned off. The south and west external walls have been entirely replaced with brickwork with the timber frame removed. The windows are also not original but from the 19th century.

- 5.7.9 The Canterbury District is almost equally spread across the North Kent Plain and North Downs NCAs. This area recorded that 29.1% of recorded farmsteads have a 17th century or earlier listed farmhouse. 7.9% of recorded farmsteads have one or more 17th century or earlier listed working buildings. However, a low proportion (35.9%) of farmsteads survive with more than 50% of their late 19th century form compared to a county average 46.6%. This suggests that the Old Wives Lees has a higher proportion of surviving farmstead that that represented in the Canterbury area. Therefore, farmsteads that retain both a farmhouse and one or more working buildings dating from before 1700 are considered particularly significant. Across Kent there are considered a total of 350 such sites
- 5.7.10 Regular Courtyard plans consist of linked ranges, often the result of a single phase of building, set around one or more cattle yards but some are the result of incremental growth. They are mostly of 19th century date. The North Down area has just 2.3% of this type and across Kent as a whole are not common, with only 219 recorded examples. These sites are relatively evenly spread across the various landscapes of the county, there being only a 2.6% range between the highest proportion (NorthKentPlain,4.6%) and the lowest (RomneyMarsh2.0%). U plans usually associated with medium size farms of 100-200 acres. In the case of North Court, whilst it is identified as a U plan type, the eastern most range to the U plan was demolished sometime between 1938 and 1940s and therefore the farm does not retain its original form.
- 5.7.11 18th century and earlier working farm buildings, other than barns – especially those with stables, granaries and cart sheds typical of arable-based agriculture - are exceptionally rare. During the 18th and 19th centuries, special buildings were being constructed for carts, wagons and large implements. Typically, of rectangular plan, timber framed, with an open front and with hipped roofs of tiles.

These cart sheds were not provided with doors, leaving spaces between the timber posts allowing for easy passage of vehicles, though sometimes one bay was divided off and provided with a door to store small implements. Stables could be built within the end bays of barns or as detached structures. The cart shed at North Court is dated to the early to mid-19th century.

5.7.12 In the Medieval period, for the majority of the population, water was usually not fit for consumption. Therefore, beer was drunk, originally flavoured with herbs and spices and only became popular with hops in the 16th century. In the South East nearly every farm had its own hop garden. Most oast houses were built in the 18th century. Hoppers' huts provided accommodation for hop pickers and were typically located on the edge of farmsteads or in the open countryside near the hop gardens as the harvesting was labour intensive. The demise in hop-growing which has accelerated in the late 20th century has resulted in many hop gardens being grubbed out and as a consequence, the huts, cookhouses, oast-houses, tar tanks and other associated features have either been demolished, left to decay or as in the case of many oast-houses, converted to residential accommodation. Farmsteads that retain unconverted oast houses, and features such as hop-pickers huts are considered highly significant.

5.7.13 A total of 1339 farmsteads in Kent were recorded as having an oast house. This is certainly an under-recording as oast houses with square kilns are difficult to positively identify from historic mapping. The oast house at North Court, has already lost its roof and whilst some features inside remain such as the slats there is little remaining of significance. The Kent HER records hop pickers huts on the southern side of the Lower Leeds road to the south west of the farm and it is possible that these were for the North Court farm workers. The map regression has also highlighted a number of other sites in the Old Wives Lees vicinity that suggests locations of other hop pickers huts. This suggests that in the 19th century, this area was dominated by hop growing although hop gardens were not identified on historic OS mapping in the way that orchards were mapped. This confirms the Farmstead Project findings for which the distribution of recorded sites of hoppers' huts shows two distinct clusters, one around Maidstone in the Wealden Greensand and Low Weald and a tight cluster in the North Kent Plain area, south-east of Ospringe and west of Canterbury. Due to the relatively

impermanent nature of their construction and limited options for alternative use the great majority of the sites of hoppers' hut groups (84.5%) have been lost from landscape, and it is extremely rare to find huts surviving in or around farmsteads and this appears to be the case in the Old Wives Lees area.

- 5.7.14 The farmhouse has been significantly altered. Originally listed at the same time as the threshing barn in 1984, it was revoked a couple of months later suggesting that there was little of original construction remaining of any significance. The remaining house appears to be originally of circa mid to late 18th century in date. Alternations to the brickwork and widow openings suggest elevation changes in the mid-19th century and a late 20th century extension to the eastern end. However, the map regression suggests there have been even greater alterations. The 1940 aerial photograph suggests that the surviving farmhouse, which faces south, had a range on a north-south axis at the western end, with another east-west range at the northern end of the western range effectively creating a small courtyard. Sometime between the 1940s and 1960s, the western and northern ranges were demolished, leaving only the southern range, which was then extended eastwards circa 1997.

Discussion

- 5.7.15 The PDA is a modern farmstead that has significantly altered from its original form with a large number of modern farm buildings. However, within it are a number of surviving features such as the oast, threshing barn and cart shed as well the nearby farmhouse (although this has been significantly altered), that obscure these historic aspects to the farm. The barn is the most significant given the predominately unaltered nature of the barn and the interrelationship in its setting with the farmstead and alongside the farmhouse. The overall survival of farmstead groups are above average for this area and elsewhere in the area there are better surviving examples such as Cork Farm where the farmhouse is listed, the barn retains its thatched roof and the farmstead itself is only partially altered. Therefore, this lessens the significance of the PDA. The brick garage and the cart shed due to their later addition, to the farmstead are least significant. The farmstead has broadly retained the landscape setting within which it has developed, although 19th expansion of the village and modern residential housing along the Lower Lees road has reduced the importance of its rural setting. Due to

high hedgerows and other vegetation, as well as the set back location of the farmstead from the road, along with the modern barns, the threshing barn is currently not highly visible in the landscape. The new housing in place of the modern barns at the southern end of the PDA, will mean that the threshing barn will still not be visible in the wider landscape due to the retaining of roadside hedgerows and trees. However, the proposed houses with associated gardens will create space around these features, especially in the case of the threshing barn allowing greater visibility within the PDA area.

- 5.7.16 The threshing barn is currently not used and the oast is used for storage, as is the brick garage. The current modern farm buildings, which have been developed from the 1950's to 1980's, whilst not completely obsolete, require significant upgrading and are not consider viable.
- 5.7.17 The proposed development retains the 19th century additions to the barn at the southern end on both the western and eastern side, leaving the core historic buildings in place. The significance of the threshing barn is obviously far greater having aesthetic and architectural significance, than that of the oast and other buildings. The conversion of the barn and associated cart sheds and attached outbuilding to residential housing will ensure that the building does not fall into disrepair and should be done in a way which is sympathetic and retains its architectural character. There will be a level of change to the building to ensure that it can serve as residential housing. Inevitably, some historic fabric will be concealed from view and some lost. However, the threshing barn has been subject to detailed recording to create and archive. The residential redevelopment of both the barn would cause 'less than substantial' harm to its character and setting and if anything with the removal of the much larger modern farm buildings to that of residential housing will improve its character and setting. The oast house is of little significance but conversion to residential housing will ensure the continuation of the building and it retains its setting within the farm area. Therefore, the benefits outweigh the less than substantial harm to these buildings.

5.8 Walkover Survey

- 5.8.1 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. No artefacts or archaeological features were identified in the walkover (Plates 7-26).
- 5.8.2 The farm yard is a collection of modern and historical buildings all situated extremely close to each other. The yard is currently access from a road from the Lower Lees Road in front of the farmhouse which then goes around the farm buildings on all sides except the western side. The road also passes northwards east of the oast towards another modern barn to the north outside of the PDA. All along the western side is currently an alder windbreak, which the aerial photographs confirm was planted sometime between 1960 and 1990. This windbreak is due to be replaced by a hedge under the proposals. The southern boundary with the road is also hedgerow except for the corner at the south western side of the access road which is planted with a number of different trees. At the hedgerow section along the road, only the very top of the brick-built storage barn can be seen. Lower Lees Road from the village traverses on an east-west axis and from the village crossroads drops some 7m. The land surface on the western side is 87m AOD, dropping to 85 AOD in the area of the oast house and in the main yard area to the east of the threshing barn it is 83 AOD. In the area of the oast house, the land is held back by a retaining brick wall and in the area of the modern sheds on the western side it is a grass bank. These changing levels explains why the Atcost modern barn is raised on flints at the southern end
- 5.8.3 The main yard surfaces are concrete. Many of the modern buildings are closely packed together. The threshing barn is currently unused and has attached at the southern end two 19th century extensions on either side being all that is left of the Post Medieval farm. The cart building on the western side is virtually obscured by a modern Atcost barn. Due to the concreting there was no evidence of earlier buildings such as those on the eastern side of the threshing barn and the small square building that used to be located between the threshing barn and the oast.
- 5.8.4 To the west is an orchard and then housing related to the village. To the north are orchards. To the east across the current access road is The Lodge and is

separated in its plot by tall hedges. To the south along the Lower Lees Road is residential development

5.9 Summary of Potential

Palaeolithic

- 5.9.1 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. However, the area of the Great Stour river would have made the area attractive but lower down on the slopes nearer the river. Palaeolithic finds in the area of the higher North Down slopes are rare. Therefore, the Palaeolithic potential in this area is considered **low**.

Mesolithic

- 5.9.2 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. Whilst it is possible that the river valley could have continued to be exploited during this period it is considered that the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.9.3 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. However, we know that the Great Stour Valley on the southern side was attractive in the Neolithic period with Neolithic earthen long barrows upstream from the PDA at Wye and south east of Chilham with Julieberrie's grave. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.9.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no Kent HER record from this period within the assessment area. In the

wider area, Bronze Age field systems have been found to the south west in the Hinxhill/Wye area. Bronze Age activity in the area of Julieberries Grave suggest a continued attraction to the southern side of the Sour Valley. In addition, the 'Pilgrim's Way' is considered a prehistoric path and it is possible that it passed just south of the PDA, although the exact route is debated. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

5.9.5 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. However, in the wider area, to the north east there is Bigberry an Iron Age hill fort and the supposed route of the prehistoric Pilgrim's Way, passes through Bigberry so it is possible that the area was utilised in this period. The high point of the ridgeline in this area being only some 200m north. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.9.6 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 one record from this period within the assessment area. Roman pottery and a coin were found circa 400m north of the PDA, although exact location and details are very limited. To the south on the southern side of the river from the PDA is the Roman Road that runs from Ashford towards Canterbury. There is evidence that the Great Stour and the area around was being exploited during this period with a villa and water mill located upstream at Wye. Chilham Castle is reputed to be on Roman remains. Consequently, the likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.9.7 The Kent HER has no records from this period within the assessment area. Given that Chilham has Anglo-Saxon origins suggests there was activity in the area during this period although the area of the PDA may still have been wooded or heath at this point. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.9.8 The Kent HER has no records from this period within the assessment area. It is likely that the area at this time was common heathland. 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**.

Post Medieval

- 5.9.9 The Kent HER has 15 records from this period within the assessment area. Five of which are listed buildings and six are Farmstead records with most of the listed buildings being farmhouses related to the relevant Farmstead record. Within the PDA, there is one record and one record for just outside the PDA being the Grade II listed threshing barn the farmhouse respectively. The HER record for the farmhouse records it as being demolished. This is incorrect as whilst the structure has significantly been altered, there are parts of the external façade which points to 18th origins. The number of Farmstead and farmhouses confirm the rural nature of the area with farms springing up after the land is enclosed before the actual growth of the village. At the PDA, the farm was originally a U plan with an additional range on the eastern side and other outbuildings which are no longer surviving. Elsewhere in the assessment area, there were hop picker's huts to the south east and the village Methodist church to the west as well as the site of a telegraph station. Therefore, there is a **high** probability of encountering Post Medieval remains.

Modern

- 5.9.10 KHER has no records dating to this period. The potential for finding remains dating to this period in the PDA is considered **low**.

Undated

5.9.11 There are two records that are undated. The workhouse to the south west is undated in that it is not known when it was opened although it was clearly in use by the Post Medieval period and went out of use by circa 1830s. Also, the farmstead record of North Court is undated. The barn is considered to be of late 16th century or early 17th century date and like many other farms in the area it is Post Medieval.

Overview

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

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

- Prehistoric: **low**

- Iron Age: **low**

- Roman: **low**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **high**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

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

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

6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA has been in use as a farm since the Post Medieval period with the threshing barn the earliest dated building from the late 16th/early 17th century. There used to be an eastern range to the U plan of the 18th century and it is possible that there are potentially surviving remains below the current concrete yard. The proposed plans for this area relate to plot 2 and the area is to be paving suggesting any potential remains may not be disturbed unless there is a need for service trenches. It is not clear if there may be any original floor to the threshing barn surviving underneath the modern concrete floor and therefore the historical impact is uncertain but could be total in this area. Elsewhere in the PDA, the modern buildings would have resulted in disturbance of the ground during construction with associated services, resulting in a **high** impact on any potential archaeological remains.
- 6.2.2 The use of the PDA is for residential development involving 4 new houses, on the western side of the PDA, associated garages in the location of the modern buildings which will require foundations. Also, there is to be the conversion of the threshing barn, oast house, the brick-built garage and a modern storage building.

As a consequence, the proposed development will have a **high** impact upon any potential archaeology within the area of the foundations.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 There is little by way of archaeological significance within the assessment area with low potential for all periods except for the Post Medieval due to the location of the farmstead and surviving buildings at the PDA. We know from the wider area from Prehistoric times that the Stour river Valley was attractive although this appears to be in the area on the opposite side of the valley.

Rarity

7.2.2 The remains relating to possible Medieval and Post-Medieval agricultural activity can be considered to be of local rarity.

Documentation

7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources. It is possible that further research will uncover more documentary evidence especially with regards to the chronology and development of the Chilham Estate, although it is unlikely to alter the conclusion present in this report.

Group Value

- 7.2.4 The potential for the PDA containing a collection of surviving historical farm buildings as has a high group value, although much has already been lost due to the modern farm buildings and the loss of the eastern range.

Survival / Condition

- 7.2.5 Since the PDA has been used as a working farm the modern buildings are likely to have had a high impact on any surviving archaeology. It is not clear if there is any surviving floor in the area of the barn. The location of the new builds in the PDA are in the location of the modern building suggesting that there is a low possibility of finding archaeology in situ.

Fragility / Vulnerability

- 7.2.6 Any potential remains within the PDA, should they survive in-situ will be vulnerable to damage during the proposed development.

Diversity

- 7.2.7 The potential is for remains from the Post Medieval period. Although chance finds from the Prehistoric and Roman period cannot be discounted but are considered low.

Potential

- 7.2.8 The Impact assessment concludes that there is little by way of potential given the previous disturbance. The conversion of the threshing barn may bring more evidence to light about construction and or the floor.

Significance

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of local archaeological interest in understanding agricultural activity. During the Post Medieval period onwards, the PDA was a farmstead with its late 16th century/early 17th century barn and associated farm buildings of 18th and 19th century date. The barn has been altered with the loss of the thatch roof, the original daub walls replaced by weatherboarding and brick on the western and southern end and the blocking off of the western midstrey. However, as an early aisled barn with its open space it still has significance in its architectural and

aesthetic qualities. The farmstead U plan no longer in place following the demolition of the eastern range. The farmhouse, whilst not part of the proposed development falls under the curtilage, has been significantly altered and this its significance is greatly lessened. The oast has little by way of remaining features, which has also lessened its significance.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

- 8.1.1 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.
- 8.1.2 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 **low** 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.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 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.

9.2 Reliability/Limitations of Sources

- 9.2.1 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.

9.3 Copyright

- 9.3.1 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 Mr R Balicki (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

December 2018

10 REFERENCES

10.1 Bibliographic

- Ashford Borough Council – Core Strategy (2008)
- Kent Design Guide
- Cifa 2017 Standard and Guidance for historic environment desk-based assessment
- National Planning Policy Framework 2018
- Data provided by Kent HER
- Hasted. 1789. *The History and Topographical Survey of the County of Kent, Volume 7.*
- Glover, J. 1982. *The Place Names of Kent.*
- Ashbee. P 2005. *Kent in Prehistoric Times.* Tempus Publishing Ltd
- Everitt, A. 1986. *Continuity and Colonization: The Evolution of Kentish Settlement.*
- English Heritage Guidance (2014) *The setting of the Heritage Assets*

10.2 Websites

- Ancient Monuments and Archaeological Areas Act 1979. Available at:
<http://www.legislation.gov.uk/ukpga/1979/46>.
- Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment.* Available at: <http://www.archaeologists.net/codes/ifa>
- Ministry of Housing, Communities and Local Government, 2018. *National Planning Policy Framework.* Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.* Available at:
<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>
- Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>
- Kent Design Guide. Available at:
<http://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide>
- Portable Antiquities Scheme. Available at:
<http://www.finds.org.uk>

British Geological Survey. Available at:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Ashford Borough Council – Heritage Strategy (2017). Available at:

<https://www.ashford.gov.uk/media/5165/adoptedashfordheritagestrategy.pdf>

Ashford Borough Council: Adopted Development Plan. Available at:

<https://www.ashford.gov.uk/planning-and-building-control/planning-policy/adopted-development-plan-documents/>

Landscape Character SPD Adopted, 2011. Available at:

https://www.ashford.gov.uk/media/2952/landscapespd_adopted_april_2011.pdf

Ashford Landscape Character Assessment, 2009. Available at:

<https://www.ashford.gov.uk/landscape-character-spd>

Historic England: National Farm Building Types (2014)

<https://www.historicengland.org.uk/images-books/publications/national-farm-building-types/>

Historic England: Kent Farmsteads Guidance (2012)

http://www.kentdowns.org.uk/uploads/documents/Part_1.pdf

http://www.kentdowns.org.uk/uploads/documents/Part_2.pdf

http://www.kentdowns.org.uk/uploads/documents/Part_3.pdf

http://www.kentdowns.org.uk/uploads/documents/Part_4.pdf

http://www.kentdowns.org.uk/uploads/documents/Part_5.pdf

http://www.kentdowns.org.uk/uploads/documents/Part_6.pdf

Countryside Hedgerows: Protection and Management. Available at:

<https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management#check-if-a-hedgerow-is-protected>

Development at North Court Farm, Lower Lees Road, Old Wives Lees, Canterbury, Kent.
Archaeological Desk-Based Assessment and Heritage Assessment

Figure 1: Site Location Map,
Scale 1:640,000, 1:80,000,
1:5,000

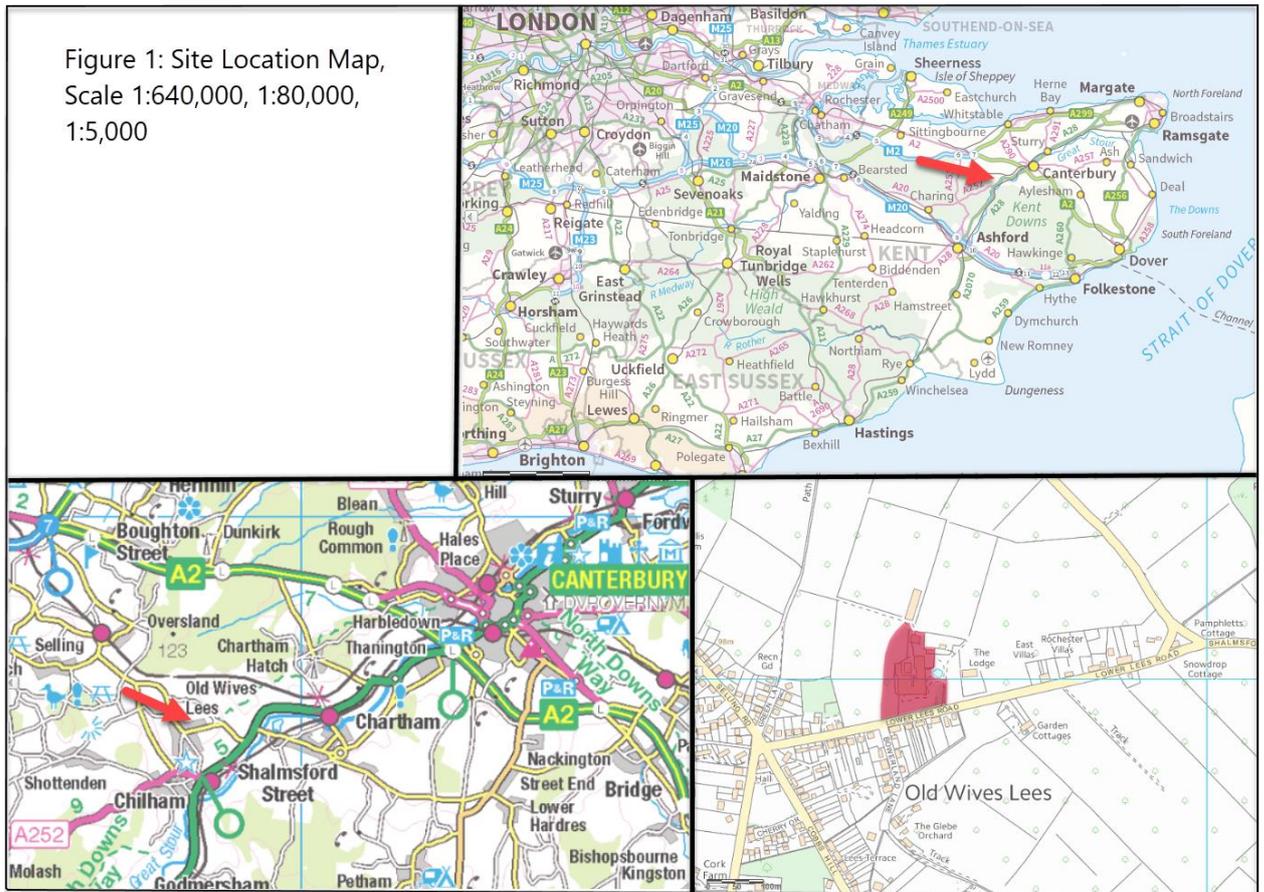




Figure 3: Andrew, Dury and Herbert Map from 1769

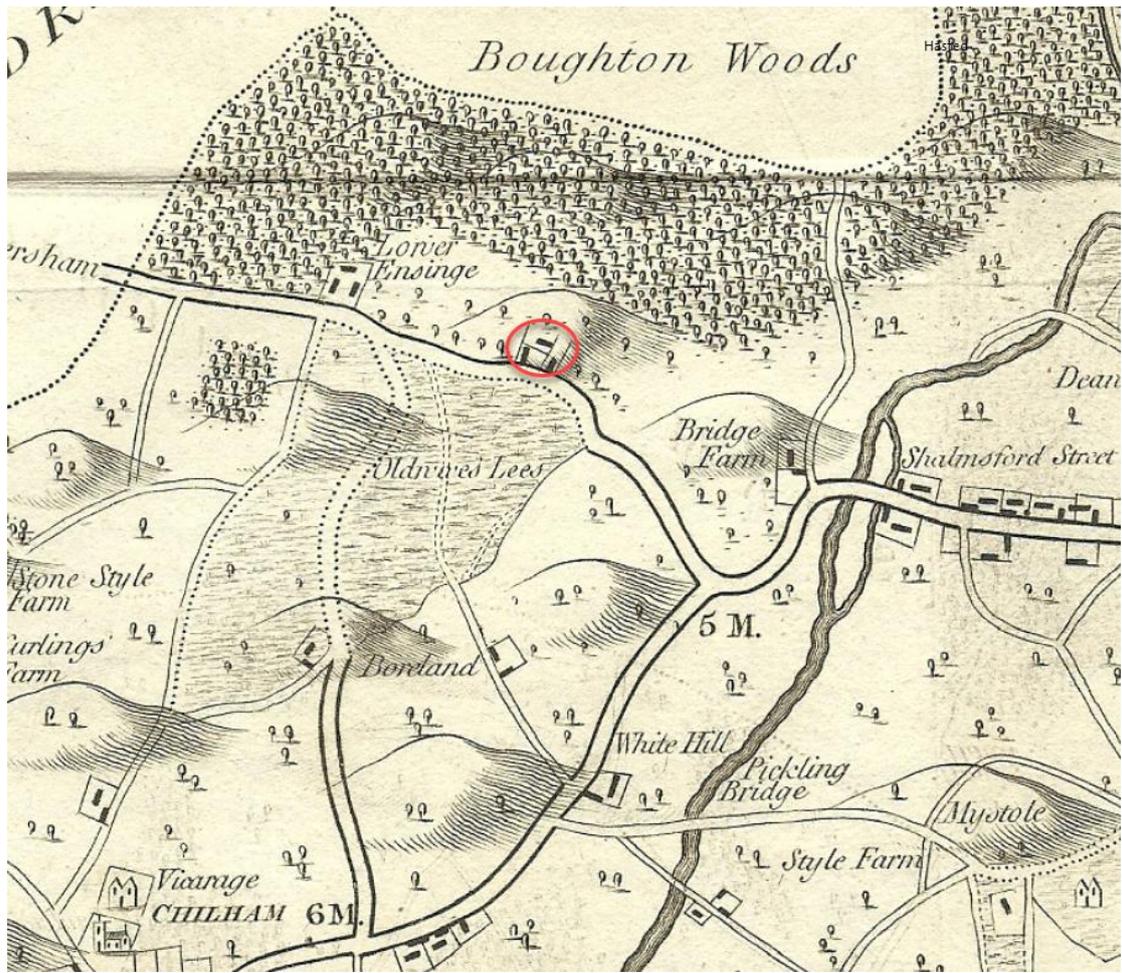


Figure 4: Hasted, 1798

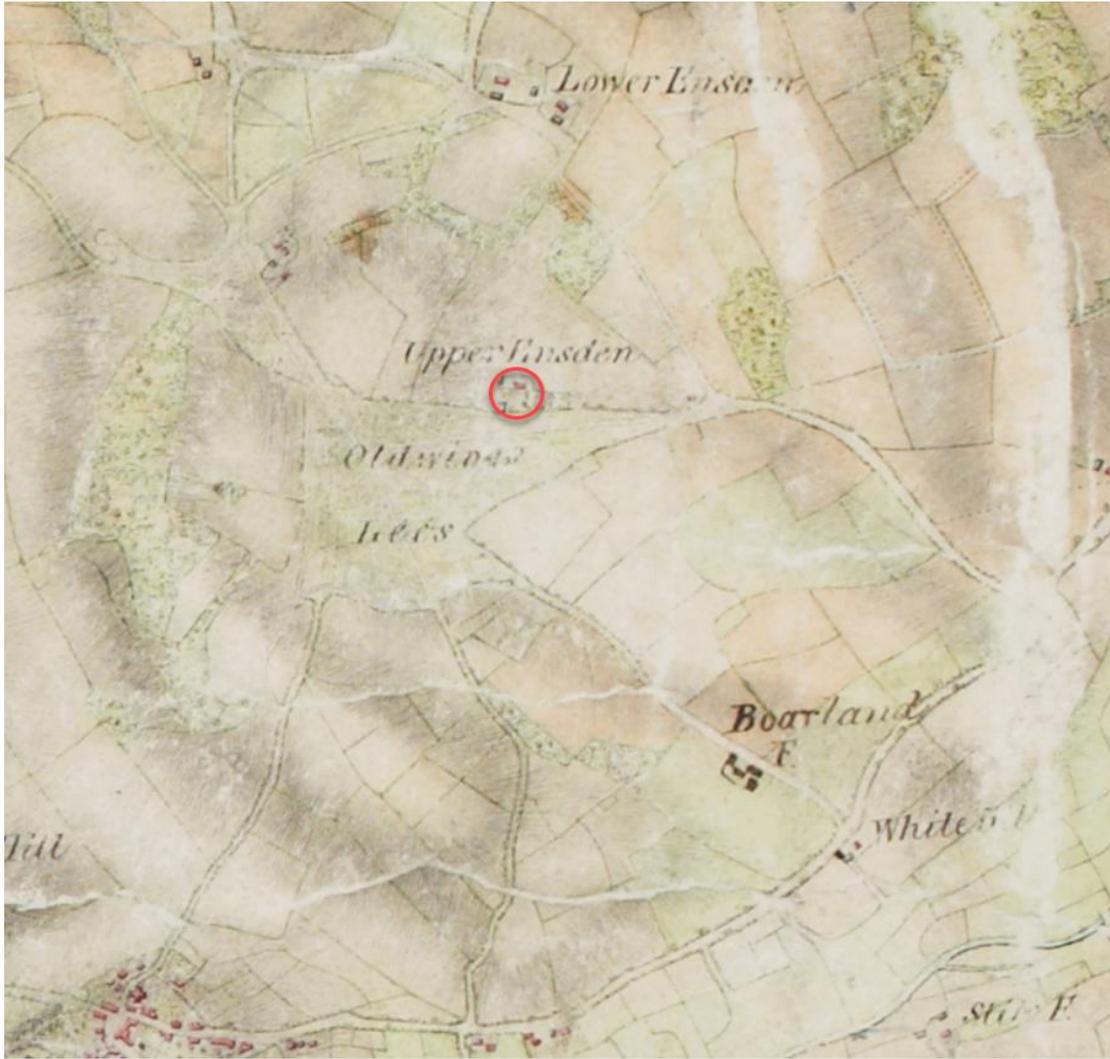


Figure 5: Ordnance Surveyors Drawing, 1797

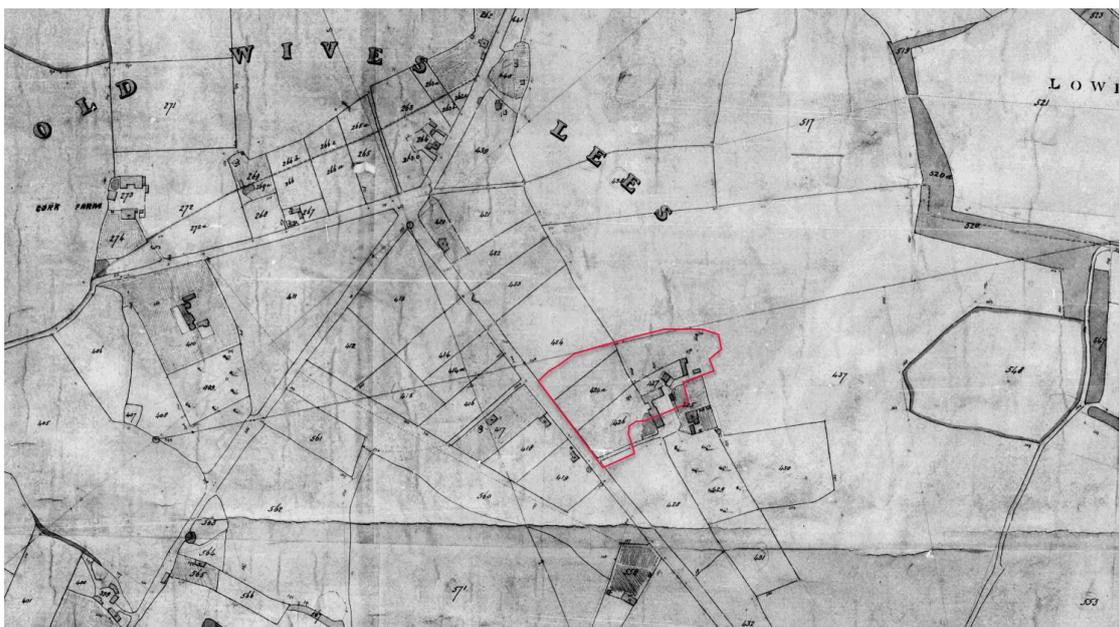


Figure 6: 1840 Tithe Map

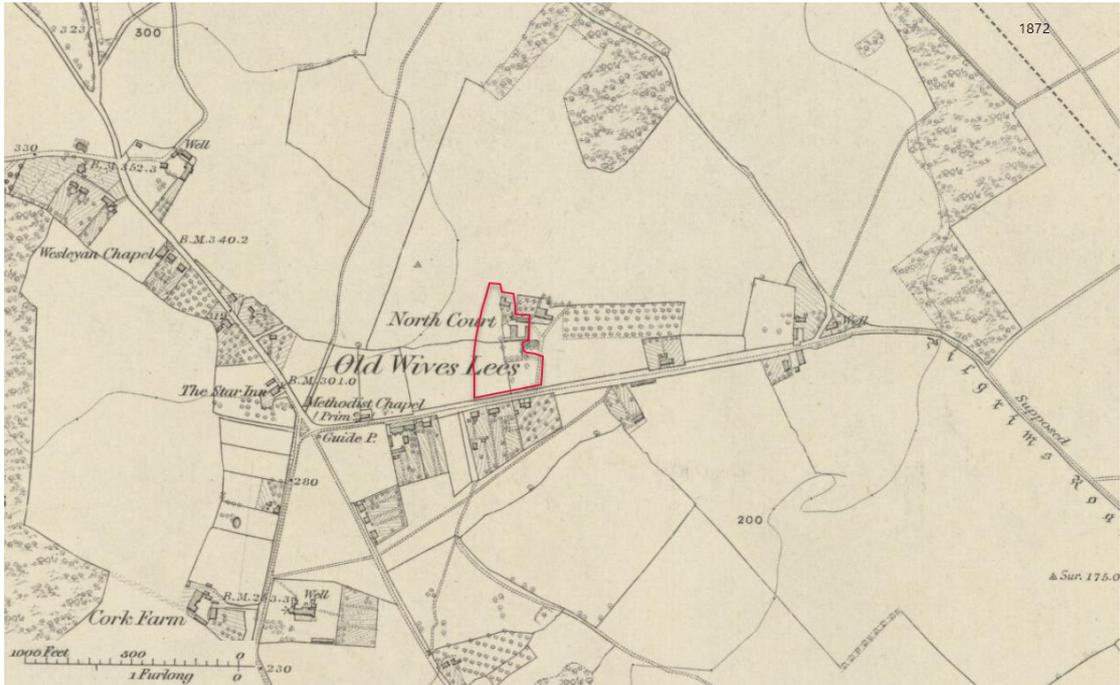


Figure 7: Historic OS Map 1872

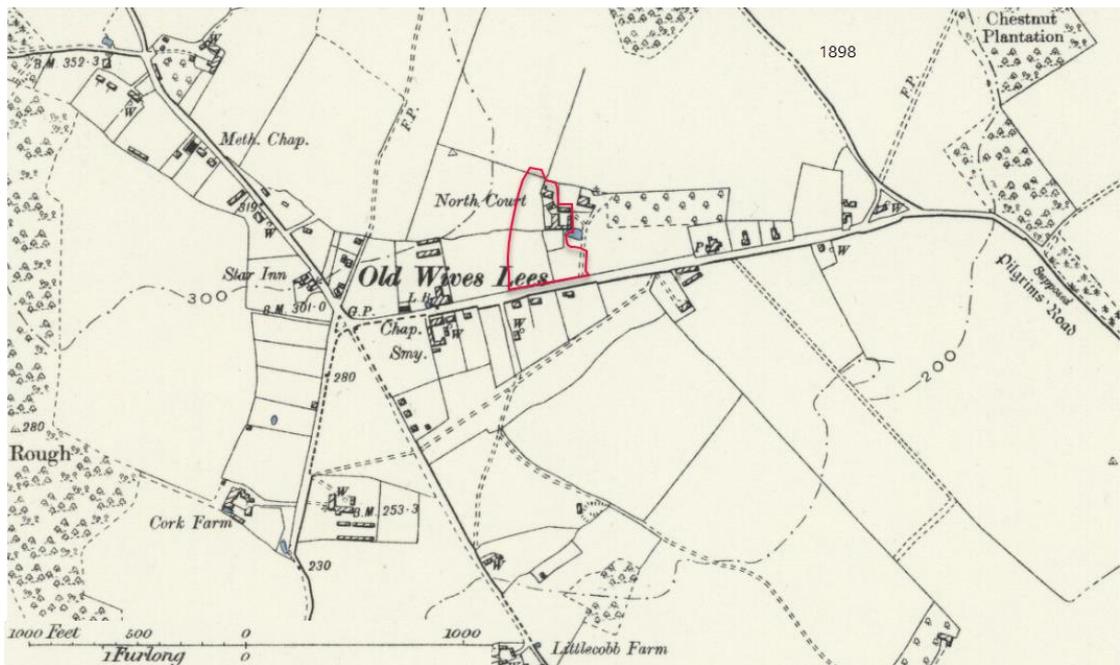


Figure 8: Historic OS Map from 1898

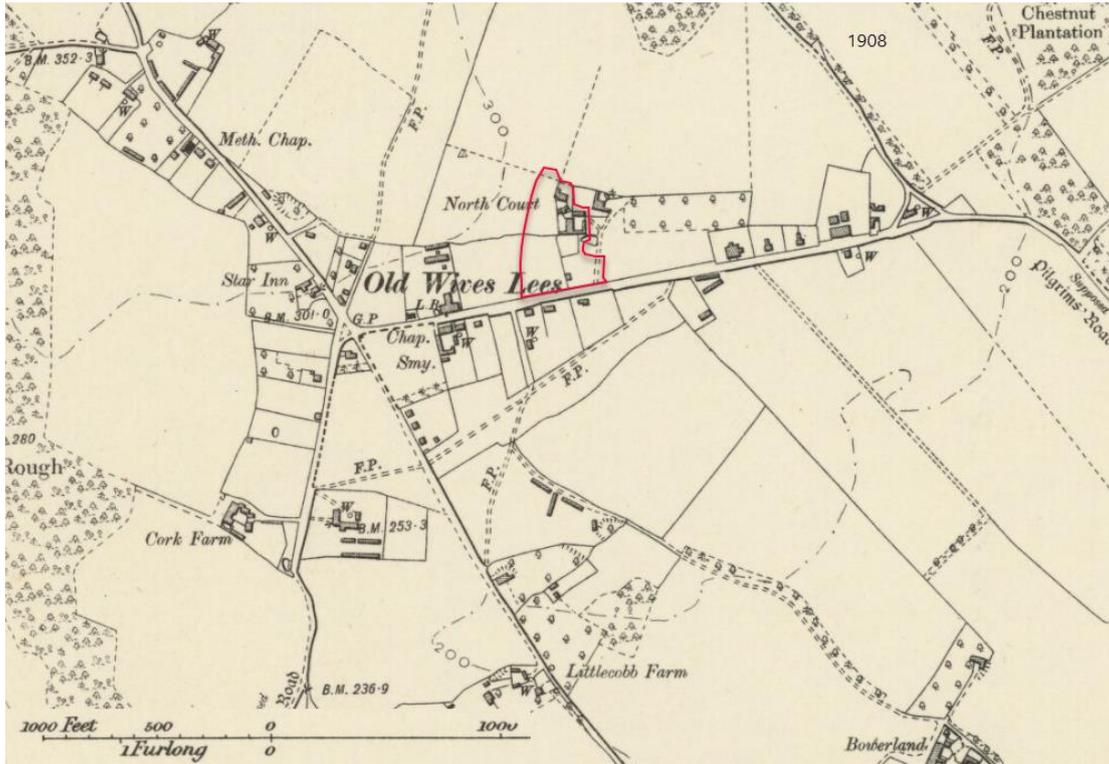


Figure 9: Historic OS Map 1908 1:10,560

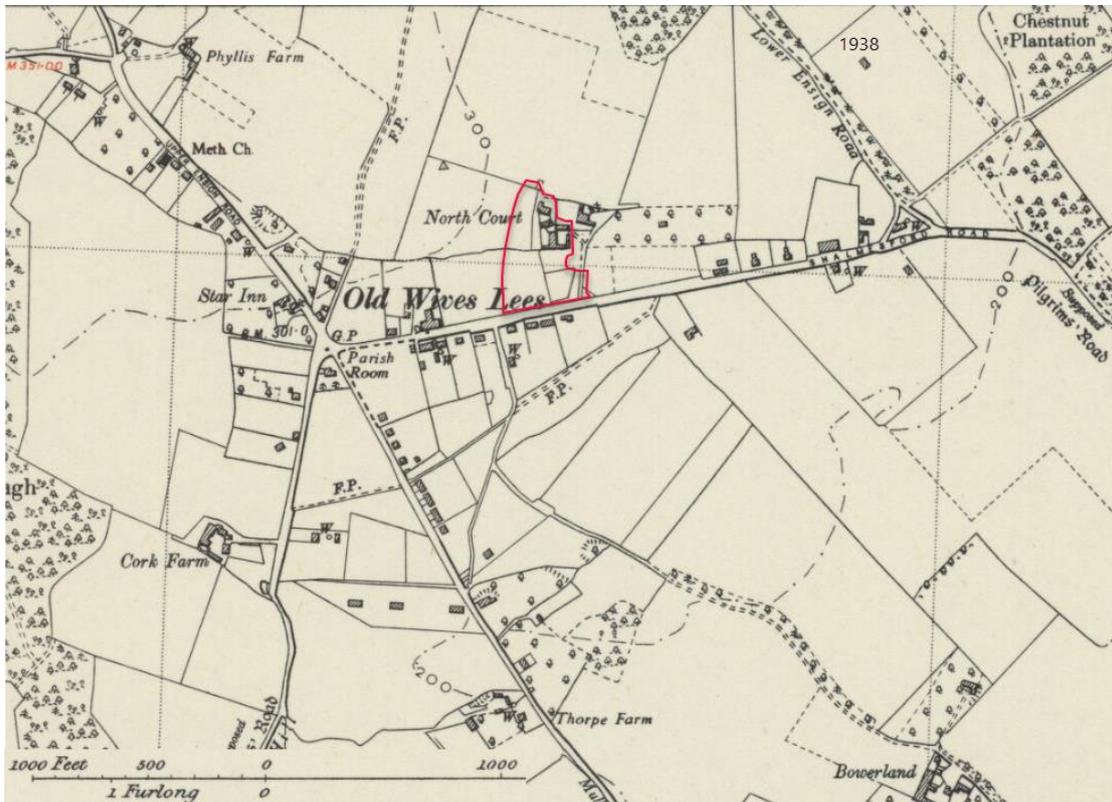


Figure 10: Historic OS Map 1938

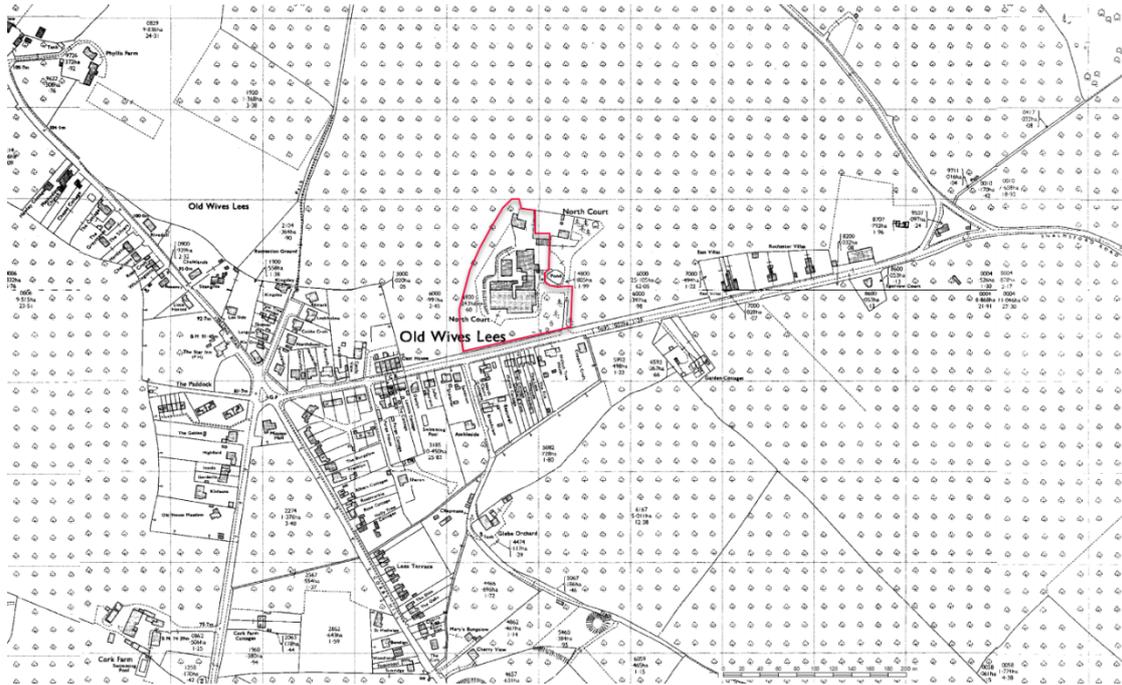


Figure 11: Historic OS Map 1973



Figure 12: Ashford Borough Council Area of Archaeological Potential at the PDA

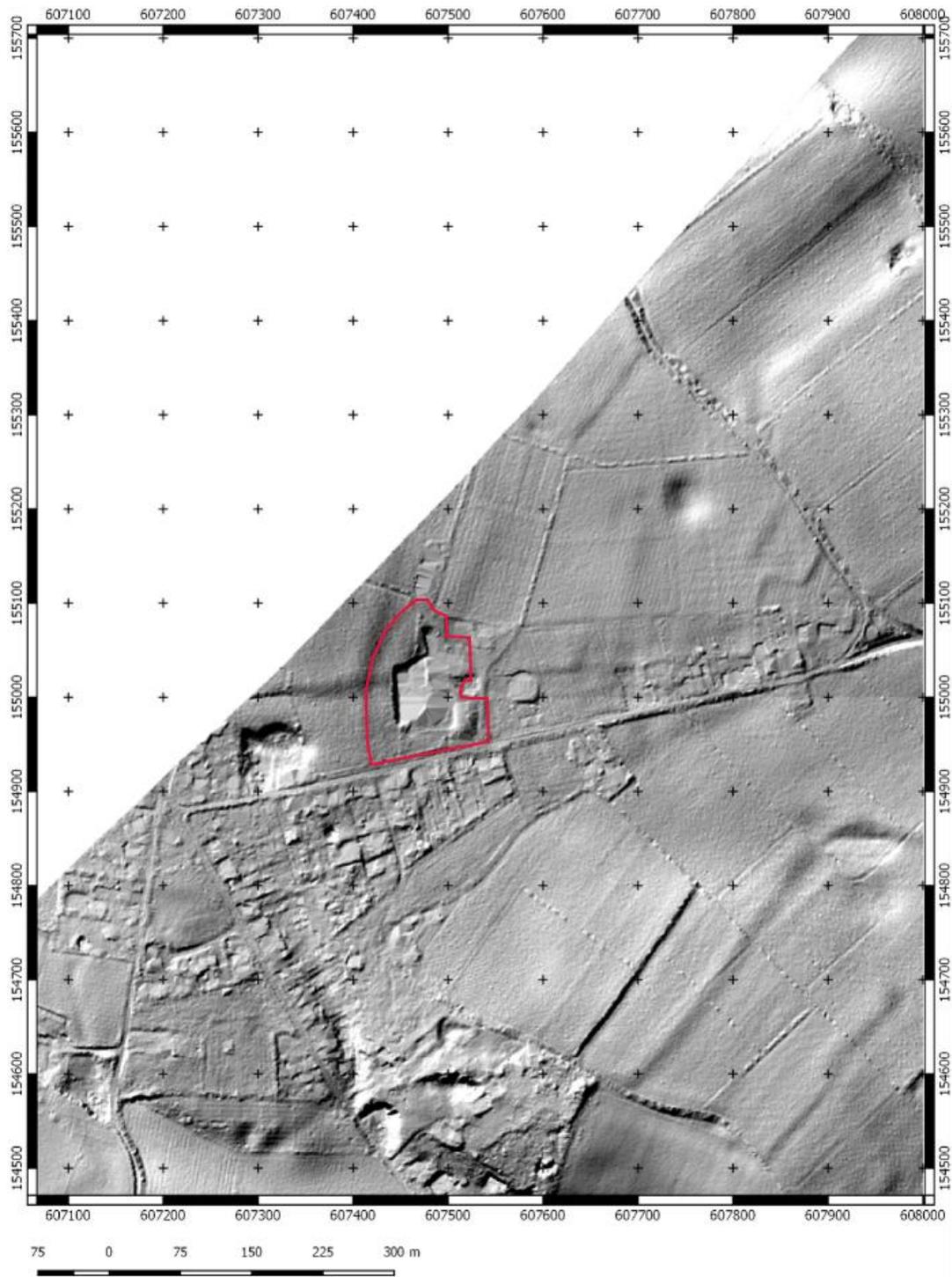


Figure 14: LIDAR

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 15-17). ALL LOCATION DISTANCES TAKEN FROM THE CENTRE OF THE PDA

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement (general)' which related to the villages of Old Wives Lees essentially around the crossroads. The village is predominately surround by 'orchards' which is then surrounded by 'Prairie Fields (19th century enclosure with extensive boundary loss)
TR 05 SE 242	Listed Building	c. 490m SW	Post Medieval	Barn 30 yards west of Cork Farmhouse. Grade II listed (1185336). Circa 1700. Timber framed on rendered plinth, and clad with weatherboard and thatched hipped roof. Hipped thatched mid-strey. Interior , 5 bays with one aisle to west; staggered tenoned purlin roof.
TR 05 SE 258	Listed Building	c. 490m SW	Post Medieval	Cork Farmhouse. Grade II listed (1071277). Farmhouse. Early C18. Chequered brick and plain tile roof. " storeys on plinth, with plat band, gabled roof with 2 hipped dormers and end stacks left and right. Regular fenestration of 3 wooden casement windows with segmental heads on ground floor and centre-right 4 panelled door with flat hood on brackets.
TR 05 NE 135	Monument	c. 10m NE	Post Medieval	Former site of North Court. Former site of a listed building. House. C18. Chequered brick and plain tile roof. 2 storeys, hip- ped roof with stacks to left and centre. Regular fenestration of 2 glazing bar sash windows on first floor and central blocked window; 1 tripartite glazing bar sash on ground floor either side of central 6 fielded and panelled door with an open triangular pediment on brackets. Front

				courtyard with 5 foot high red brick wall, central gateway with ball finials to gateposts.
TR 05 NE 146	Listed Building	c.490m NW	Post Medieval	Phyllis Farmhouse. Grade II listed (1299650). Farmhouse. C17. Timber framed and clad in rendered brick and plain tile roof; projecting stack to left, and ridge stack centre left. Lobby entry plan. 2 storeys in plinth with dog-tooth eaves cornice. 3 windows, wooden casements, C20 glazed door with flat hood to centre left. C17 red brick outshot to right, tile hanging to rear.
TR 05 SE 220	Listed Building	c. 125m SE	Post Medieval to Modern	Garden Cottages. Grade II listed (1299690). Cottage row, sometime public house. Circa 1700. Timber framed, clad in painted brick, and plain tile roof. 2 storeys. Right end bay plastered and with plat band. Coping at gables, end stacks to left and right, and central ridge stack. Regular fenestration of 4 windows, C18 and C20 sashes, with gauged heads to ground floor. 4 C20 half-glazed doors, with 3 sloping roofed porches. C20 garage extension of no special interest to left.
TR 05 NE 136	Listed Building	Within PDA	Post Medieval	Barn 50 yards west of North Court. Grade II listed (1362730). Barn. C17. Timber framed on red brick plinth and clad with weatherboard and plain tile hipped roof. Flipped mid -stray, full height board double doors. 3 inserted C20 wood casement windows. Interior: 5 aisled bays, passing shores (mainly sawn off) to arcade posts, clasped purlin roof.
TR 05 NE 6	Findspot	c. 400m N	Roman	Roman pottery and coin, Lower Ensden, Chilham. Roman pottery and a coin were reportedly found in a field in front of Lower Ensden farmhouse in 1878. The precise dating of these artefacts is uncertain and no information could be found relating to the discovery of these items. The current location of the pottery and coin is unknown.
TR 05 SE 43	Monument	c. 160m SSE	Post Medieval	Site of Telegraph station. A telegraph station was formerly located at the village of Old Wives Lees near Chilham. The station was

				constructed in 1796 and lines from Chatham, Sheerness and Deal all ran through here. No trace of this structure could be found on the Ordnance Survey historic maps. It is unsure whether this is may be an indication that the station was demolished before the 1st edition was released c.1861.
MKE86043	Farmstead	c. 500m NW	Post Medieval	Phyllis Farm. A dispersed plan farmstead. Altered, partial loss of original form, (less than 50%).
MKE86044	Farmstead	c. 490m SW	Post Medieval	Cork Farm. A loose courtyard Farmstead with buildings to three sides of the yard with additional detached elements. Farmhouse detached side on to yard. Altered with partial loss of original form (less than 50%). Oast and possible hop pickers huts to the east.
MKE86045	Farmstead	c. 450m SW	Post Medieval	Outfarm north of Cork Farm. A field barn with no associated yard. Farmstead completely demolished.
MKE86060	Farmstead	c. 380m S	Post Medieval	Farmstead north north west of Thorpe Farm. A loose courtyard plan farmstead with buildings to two sides of the yard. Farmhouse detached in central position. No apparent alteration.
MKE86061	Farmstead	Within PDA	Unknown	North Court. A regular U plan courtyard Farmstead. Farmhouse detached in central position. Altered with significant loss of original form (more than 50%). Large modern sheds built on the site of the historic farmstead, may have destroyed original buildings or obscured them.
MKE86062	Farmstead	c. 350m E	Post Medieval	Old Wives Lees. A regular L plan farmstead. Farmhouse detached in central position. Only the farmhouse remains.
MKE88959	Farmstead	c. 315m S	Post Medieval	Outfarm east of Cork Farm. A field barn with no associated yard. Farmstead completely demolished.
TR 05 SE 307	Monument	c. 125m E	Post Medieval to Modern	Hop pickers huts north of Garden Cottage. Site of two rows of hop pickers huts built north of Garden Cottage at the end of the nineteenth century - first shown on the OS second edition map and subsequently on the OS third edition map. The buildings were

				demolished at the beginning of the twentieth century - not shown on the OS fourth edition map.
TR 05 SW 334	Building	c. 390m SW	Unknown to Post Medieval	Former 18 th century Workhouse. Probably in use by the 1790s. The tithe map shows a that workhouse was formerly located opposite Cork Farm. The 1st edition OS map (1862-1875) suggest it had three wings. The workhouse may have been closed when the East Ashford Union was formed in 1834.
TR 05 SE 337	Building	c. 175m WSW	Post Medieval to Modern	Former Methodist Chapel, Lower Lees Road. The former Primitive Methodist Chapel in Old Wives Lees is shown on the 1862-75, 1897-1900, 1907-23 and 1929-52 maps. It has since been converted into a private residence and is shown on the current O/s map as The Old Chapel.

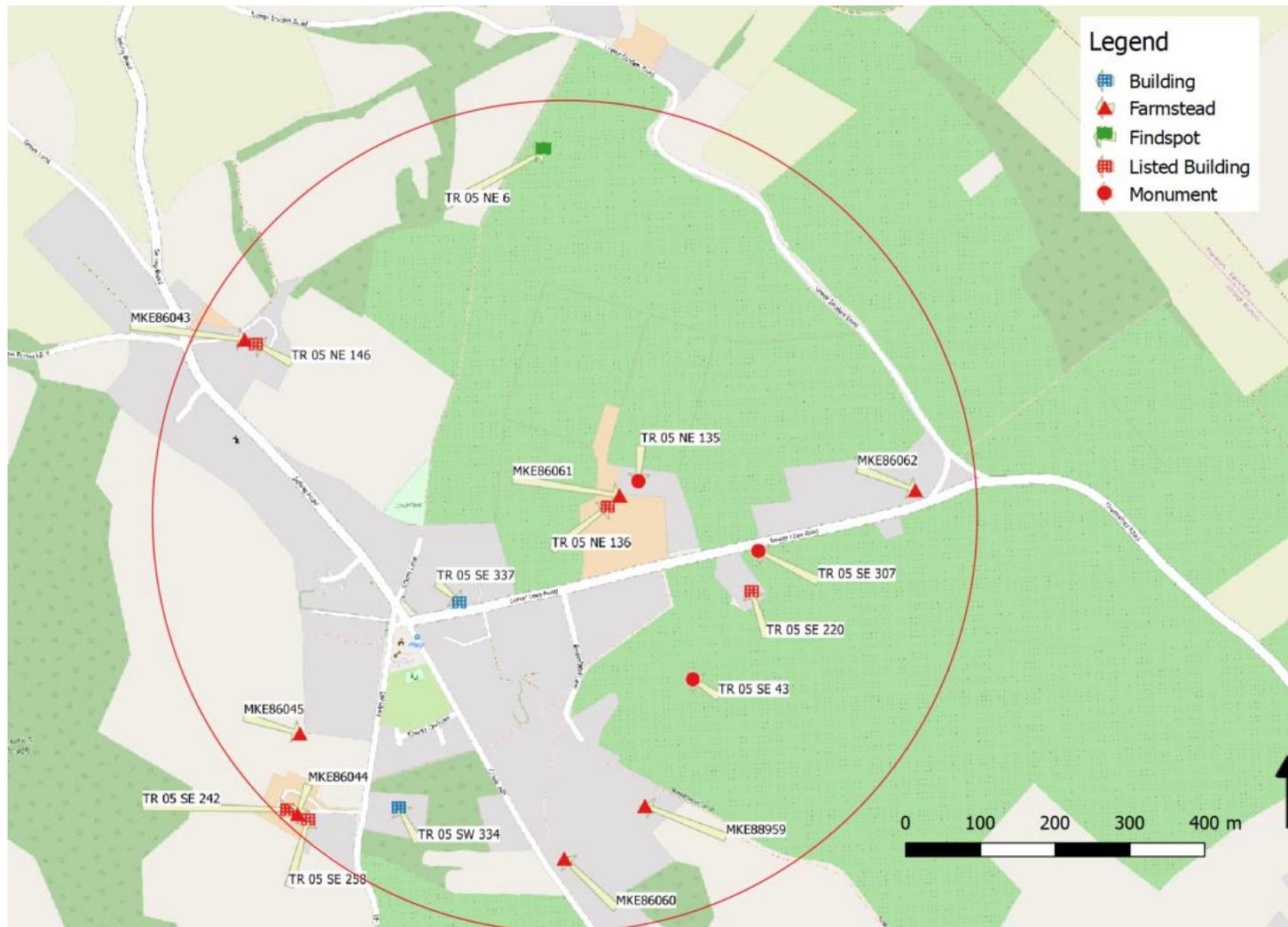


Figure 15: KHER Monument Record

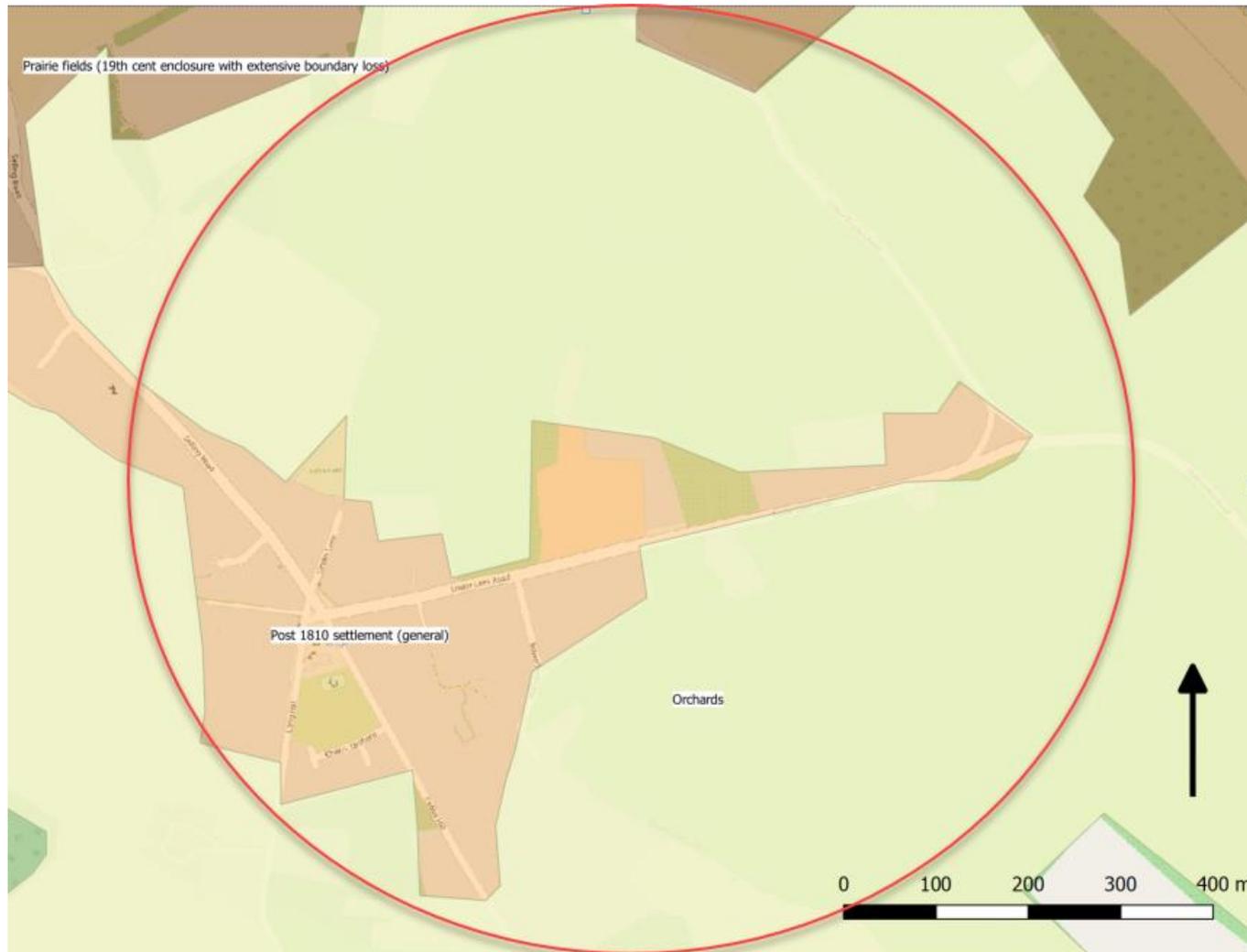


Figure 16: KHER Historic Landscape Character



Figure 17: KHER Stour Palaeolithic Areas



Plate 1: 1940s. All at an altitude of 1.13km (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2013 (Google Earth)



Plate 6: 2017 (Google Earth)



Plate 7: View towards PDA from close to the farmhouse (facing SE).



Plate 8: View towards north east corner of the PDA showing the brick garage and the threshing barn (facing W)



Plate 9: View along hedge by the proposed new access way (facing WSW).



Plate 10: View along the southern end of the eastern part of the PDA towards the modern buildings (facing W).



Plate 11: View across PDA towards the threshing barn and part of the eastern extension (facing SW).



Plate 12: View towards the eastern extension of the threshing barn (facing SW)



Plate 13: View of the oast at the northern end of the PDA (Facing N).



Plate 14: View beyond the north of the PDA showing the height difference in land (facing N).



Plate 15: View looking across PDA from the north section of the western boundary (facing SSE).



Plate 16: View at the northern end of the PDA towards the rear of the oast (Facing S).



Plate 17: View of the modern buildings within the PDA at the western side (Facing SSW).



Plate 18: View of the rear of the card shed extension to the threshing barn. (Facing N).



Plate 19: View of the northern end of the threshing barn with the modern barn to the west. (Facing S).



Plate 20: View of the front of the cart shed now incorporated into the rear of the modern Atcost barn.



Plate 21: View of the rear of the threshing barns eastern building with the modern building (Facing NW).



Plate 22: View of southern end of the modern building that faces the road (Facing NW).



Plate 23: View of southern end of the modern buildings from the current south west corner of the PDA (Facing NNE).



Plate 24: View of differences in land levels at the western edge of the modern buildings (Facing N).



Plate 25: View of the new proposed entranceway from the road (Facing NE).



Plate 26: View of the current entranceway to the farm (Facing NE).