



Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land at Beach Walk, Whitstable, Kent.

May 2019

Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land at Beach Walk, Whitstable, Kent.

National Grid Reference TR 11124 67091



Report for Sea Street Developments Ltd

Date of Report: 24th May 2019

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	7
1.1	Project Background	7
1.2	The Site	8
1.3	The Proposed Development.....	8
1.4	Project Constraints	8
1.5	Scope of Document	8
2	PLANNING BACKGROUND.....	9
2.1	Introduction.....	9
2.2	National Planning Policy Framework (NPPF)	9
2.3	Local Policies	11
3	AIMS AND OBJECTIVES.....	15
3.1	Introduction.....	15
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	15
4	METHODOLOGY	16
4.1	Introduction.....	16
4.2	Sources	16
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	18
5.1	Introduction.....	18
5.2	Designated Heritage Assets.....	18
5.3	Previous Archaeological Works.....	20
5.4	Archaeological and Historical Narrative.....	24
5.5	Cartographic Sources and Map Regression	27
5.6	Aerial Photographs.....	29
5.7	Walkover Survey.....	31
5.8	Summary of Potential.....	31
6	IMPACT ASSESSMENT.....	35
6.1	Introduction.....	35
6.2	Historic Impacts.....	35
7	SIGNIFICANCE.....	36
7.1	Introduction.....	36
7.2	Significance Criteria.....	36
8	ARCHAEOLOGICAL MITIGATION.....	38
8.1	Introduction.....	38
9	OTHER CONSIDERATIONS.....	38
9.1	Archive.....	38
9.2	Reliability/Limitations of Sources.....	38
9.3	Copyright	38
10	REFERENCES.....	40
10.1	Bibliographic	40
10.2	Websites.....	40
11	APPENDIX 1 – KCC HER Data (see Figures 14-23)	51

List of Plates

Cover.	Aerial photograph from 1927 (facing WSW)
Plate 2.	Aerial photograph from 1927 (facing ESE)
Plate 3.	Aerial photograph from 1937 (facing ESE)
Plate 4.	Aerial photograph from 1940s
Plate 5.	Aerial photograph from 1960s
Plate 6.	Aerial photograph from 1990
Plate 7.	Aerial photograph from 2003
Plate 8.	Aerial photograph from 2017
Plate 9.	View across the PDA from the north east corner (facing SW).
Plate 10.	View across PDA (facing NW)
Plate 11.	View across the PDA from the south west corner (facing NE)

List of Figures

Fig.1	Site location map and site Location plan 1: 640,000, 1:10,000 & 1:500
Fig.2	Proposed Development Area
Fig.3	Post-medieval topography of Whitstable (c. 1584)
Fig.4	Mariner's Map 1725
Fig.5	Andrews, Dury and Herbert map from 1769
Fig.6	Oyster Fishery Map, 1770
Fig.7	Hasted, 1798
Fig.8	Ordnance Surveyors Drawing, 1797
Fig.9	Whitstable Tithe Map 1840
Fig.10	Historic mapping OS 1878
Fig.11	Historic mapping OS 1906
Fig.12	Historic mapping OS 1932
Fig.13	Historic mapping OS 1938
Fig.14	KHER Gazetteer
Fig.15	KHER Monuments - All
Fig.16	KHER Monuments – Prehistoric and Roman
Fig.17	KHER Monuments – Medieval
Fig.18	KHER Monuments – Post Medieval
Fig.19	KHER Monuments – Modern
Fig.20	KHER Monuments – Unknown

- Fig.21 KHER Historic Landscape Character
- Fig.22 KHER Conservation Areas
- Fig.23 KHER Stour Palaeolithic Characterisation

Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land at Beach Walk, Whitstable, Kent.

Summary

SWAT Archaeology has been commissioned by Sea Street Developments Ltd to prepare an Archaeological Desk-Based Assessment in relation to the Proposed Development of Land at Beach Walk, Whitstable, Kent.

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

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

The Site is located in Whitstable, to the east of the harbour area on the corner of Beach walk and Tower Parade. Whitstable is on the north Kent coast five miles north of Canterbury and two miles west of Herne Bay. The site is currently a concreted car parking area associated with the nearby Hotel Continental. The KHER records are dominated by the nationally and locally listed buildings of the historic core of Whitstable to the south west. To the east, the records are dominated by the early Post Medieval copperas industry and when that declined, the area was replaced by the Whitstable Castle house and gardens. There is very few by way of below ground archaeology and there are also a large number of Portable Antiquity Scheme reported finds found by metal detecting which are recorded to a grid square, so that the exact location is not known. Map regression confirms that the area of the PDA was marshland until the harbour to the west was created in 1832, allowing for the draining of the area and the Gorrell Stream diverted underground. There has also been marine erosion in the area which would

have altered the shape of the coastline as well. There is documentary evidence that the area of the PDA was part of a larger 28 acres that related to copperas works owned by Knight but it is thought that the actual works themselves was located to the east, closer to the other copperas works. It is not believed that the PDA was built upon until the late 19th /early 20th century and that during the 20th century, there were a succession of different buildings on the site until the final one was demolished in the 1970s. Since then the site has been open ground and used for second hand car sales and car parking.

The PDA is located just beyond the western edge of the Tankerton Conservation area, and to the south east towards the further reaches of the assessment area is the Whitstable Conservation area. Due to the distance from the historical core Whitstable area and the existing modern commercial buildings and the PDA, there is no intervisibility between the built heritage assets and the PDA. However, there is limited intervisibility between the PDA and the gatehouse area of Whitstable Castle and the PDA forms part of the street scene to the Tankerton Conservation Area on the approach towards the castle. A residential building, if appropriately designed in scale and materials could potentially improve the street scene in this area and limit the view of the more industrial looking bowling alley viewed from the east. Therefore, any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

The overall archaeological potential is considered low for all periods with the exception of the Post Medieval and Modern due to the various buildings that have been on the PDA in this period. The development is a three-storey block containing a commercial unit and parking on the ground floor, with 7 residential apartments above, which will result in a high impact on any potential surviving archaeology in the area of the foundation and service trenches although the previous buildings are likely to have severely truncated and disturbed the area of the PDA. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Sea Street Developments Ltd (the 'Client'), to carry out an archaeological desk-based assessment of the Assessment in relation to the proposed development area (the

PDA) of land at Beach Walk, Whitstable, Kent centred on National Grid Reference (NGR) TR 11124 67091 (Fig 1).

1.2 The Site

- 1.2.1 Whitstable is a town on the north Kent coast, five miles north of Canterbury and two miles west of Herne Bay. The Site is located on the north west corner of Tower Parade and Beach Walk in Whitstable. Whitstable is a town on the north Kent coast, five miles north of Canterbury and two miles west of Herne Bay. The PDA is currently a piece of open concreted land used for car parking with the bowling alley to the west and a retail surf shop and associated car parking area to the north. The PDA is level land and sits at an average height of circa 3.5m (Fig. 1).
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of London Clay Formation – Clay and Silt. The London Clay is a marine sediment of Late Tertiary date that was subject to protracted fluvial erosion during the Quaternary period. The PDA sits on the edge of an area to the west of superficial deposits of Alluvium – Clay, Silt Sand and Peat. The evaluation at the nearby Horsebridge to the south west showed that natural gravels occurred between 2.07m OD and 0.99m OD, sloping down gently from north-east to south west. Even closer, on Sea Street at the site of the old Tile Warehouse and Boat yard, identified that the natural geology of Gravels and Shingle was reached at an average depth of between 0.25m and 0.75m below the brick rubble top strata.

1.3 The Proposed Development

- 1.3.1 The development is a three-storey block containing a commercial unit and parking on the ground floor, with 7 residential apartments above (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the

Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

2.3 Local Policies

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

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

2.3.2 These policies are covered in turn in more detail below.

POLICY HE1: Historic Environment and Heritage Assets

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

2.3.4 Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to

cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:

- 2.3.5 The nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and, the harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.3.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

POLICY HE6: Conservation Areas

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

roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

POLICY HE8: Heritage Assets in Conservation Areas

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

POLICY HE11: Archaeology

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

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

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

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

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

POLICY HE12: Areas of Archaeological Interest

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

POLICY HE13: Historic Landscapes, Parks and Gardens

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

Whitstable Harbour Strategic Plan, 2017

2.3.18 The PDA lies just outside the harbour land, which reaches as far as the road to East Quay, some 120m west of the PDA. This area is classed as industrial with the indoor bowls centre, Kia Garage, Bowling Alley and swimming pool along with Bretts Aggregates. Whilst the PDA is outside of this area, given its proximity, consideration should be given as to the strategic plans and objectives in this report.

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Sea Street Developments Ltd 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 development and associated planning applications.

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

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

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

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 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 1-8).

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.

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 (500m radius from the PDA boundaries), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens or NMP cropmarks in the search area. There were a number of Kent HER records relating to wrecks, which have been excluded. 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 are dominated by the locally listed and Listed Buildings to the south west, representing the historic core of Whitstable. There are also a number of records in the area around the harbour to the west along with numerous Portable Antiquities Scheme finds of limited accurate location. Below ground archaeology records are sparse. The table in Figure 14 details all the KHER data in the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks is 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 a total of 7, all Grade II Listed Building records within the assessment area. Five are to the south west of the PDA in the area of Harbour Street, whilst two are to the east, north east, being Tankerton Castle and two canons on the Tankerton Slopes. The ones around Harbour street fall within the Whitstable Conservation Area, whilst the other two, fall within the Tankerton Conservation area. Of these designated assets there is no intervisibility with the PDA. The closest designated asset is that of Tankerton Castle, and the view of the house is limited by vegetation and the castle’s gatehouse.
- 5.2.4 Within the 500m assessment area there were also 13 heritage assets as Locally Listed Building records, all to the south west in the area of Harbour street in Whitstable. These are in the KHER as being of period unknown, although these are likely to Post Medieval. Again, there is no intervisibility. In addition, there are building records for two George V pillar boxes. Therefore, any impact caused to the significance of the heritage assets would be considered as ‘less than substantial’ in accordance with NPPF Paragraph 196.

Table 2: Designated Heritage Assets

TR 16 NW 1210	Post Medieval	6 fisherman's stores (rear and side of the boat house). Grade II listed (1084916). A range of six 2 storey gabled timber-framed fisherman’s' stores of mid C19, having tarred weatherboarding externally.
TR 16 NW 1070	Post Medieval	50 and 51 harbour street. Grade II listed (1084938). Late C18 or early C19 buildings. 3 storeys
TR 16 NW 1110	Post Medieval	56 harbour street. Grade II listed (1084939). Late C18 2 storey building of red brick with attic.
TR 16 NW 1196	Post Medieval	25 albert street. Grade II listed (1087046). At corner of Albert Street and Bexley Street. 1st half of C19, yellow brick with red brick quoins, 2 storey.

TR 16 NW 1178	Post Medieval to Modern	2 cannons (opposite no 9). Grade II listed (1106364). Late C18. 2 large iron cannons either side of flag pole towards the western end of Marine Parade. Mounted on modern concrete bases with wheels in imitation of carriage, probably from a ship of the line.
TR 16 NW 1184	Post Medieval to Modern	Tankerton castle. Grade II listed (1121141). Offices of the Whitstable Urban District Council until 1973. The house is mainly a mid C19 castellated mansion. On the east side it incorporates the small building known previously as Tankerton Tower which was built in 1792, possibly as a beacon with dwelling house attached.
TR 16 NW 1140	Post Medieval to Modern	The Methodist chapel. Grade II listed (1336853). Date stone of 1864 above the entrance. Rendered brick facade with quoins and marked to resemble stone. Gable with moulded coping.

5.3 Previous Archaeological Works

5.3.1 There has only been one major intrusive event in the assessment area and this is to the east as the site of the copperas works on the foreshore at Tankerton slopes in 1997. Marine erosion had exposed a number of features. The excavation revealed structural remains consistent with the position and design of the late 16th century copperas beds and that there were considered a rare and significant find. In addition, they found stained flint cobbling, chalk and limestone spreads, and numerous brick, iron and lead artefacts (Allen, T., Cotterill, M., Pike, G. 2004).

Landscape Characterisation

5.3.2 The PDA is in part of an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement'. Immediately to the west is the area that is characterised as 'Harbours and Marine'. It is not certain whether any of the early buildings on the PDA were related to the works at the harbour but in later periods, at least from the 1960s, the buildings there were not related to the harbour. Prior to the building of the harbour, the area was marshland with the copperas industry to the east (Fig. 21).

Conservation Area

- 5.3.3 The PDA is located aside the extreme western edge of the Tankerton Conservation Area, with the Whitstable Conservation Area to the west of Gorrell Tank car park and beyond the western side of the harbour (Fig. 22). Canterbury City Council in their Heritage, Archaeology and Conservation Supplementary Planning document refers to the importance of views and vistas. In particular that 'attention must be given to the impact of public views into, over and out of development sites. Buildings should be located to sit comfortably in the landscape. Buildings on the skyline should be avoided'
- 5.3.4 The Tankerton Conservation Area was designated in 1994. The Tankerton conservation area is relatively small compared with the overall suburb of Tankerton at only 15.82 hectares, 50% of which is open space, parkland and the slopes fronting onto the seashore. The area extends westwards beyond Whitstable Castle to include the beach front area around Hotel Continental and also the almshouses. Based upon the appraisal, the PDA as aside Character Area A. The following comments are made with regards to this area's character:
- At the entrance to Beach Walk from Tower Parade is a mature Holm Oak hedgerow that screens the Wynn Ellis almshouses behind. The trees are an important feature and helps to create the street enclosure at this point.*
- 5.3.5 The buildings in this area around Beach Walk that are within the Conservation Area have a wide variation in style, some of which are two to three storeys high. The street scene with the almshouses, and the two lodge buildings that face the castle gatehouse is deemed attractive particularly with the grassed triangle in front with the large tree. Although the gatehouse limits the view eastwards towards the castle and its grounds. The area west of the PDA with the flat roofed modern bowling alley building is at odds with the rest of the Conservation Area street scene along with the concrete and car parking at the PDA. A residential building, if appropriately designed in scale and materials could potentially improve the street scene in this area and limit the view of the bowling alley viewed from the east.
- 5.3.6 The Whitstable conservation area is quite large and includes Sea Street, Harbour Street, the Middle Wall and Island Wall as well as along the High Street, Oxford

Street and also inland in the 19th and 20th century residential areas. Canterbury Council in 2010 produced a Conservation Area Appraisal. The area was originally designated in 1969 around the Sea Wall area, which was subsequently enlarged in 1984 and 1991. There is limited intervisibility with the PDA and this Conservation Area.

Stour Palaeolithic Characterisation Areas

5.3.7 The PDA sits within area designated 20 which relates to the Swale estuary and alluvial marshes. Dating to the Holocene period there are occasional outcrops of Pleistocene terraces and may also be deeply buried. Palaeolithic finds have been low and consequently the Palaeolithic potential in these areas is considered low. Area 24 is associated with the Blean Plateau and the Palaeolithic potential in these areas is also considered low (Fig.23).

0-100m Radius

5.3.8 There is only one KHER entry for this area being that of a George V pillar box located at Tower Parade.

100-200m Radius

5.3.9 There are three KHER entries for this area from the PDA. To the south west was the station for the Canterbury and Whitstable Railway for the harbour (TR 16 NW 97). To the north was a sewer outfall seen on the 1897 map (TR 16 NW 1061) and circa 200m to the east is Whitstable Castle Gardens (TR 16 NW 188).

200-300m Radius

5.3.10 There are seven KHER entries for this area from the PDA. Within the garden area there is the Grade II listed house (TR 16 NW 1184). There are a number of records all to the west, north west in the area of the harbour (TR 16 NW 1001) built in 1832 that relate to the site of an Old Customs House (TR 16 NW 26), a modern breakwater (TR 16 NW 1059) and a causeway (TR 16 NW 1060) and the line of the railway that served the harbour (TR 16 NW 187). During the Second World War, an observation post was also located in the area of the harbour (TR 16 NW 1041).

300-400m Radius

- 5.3.11 There are 21 KHER records for this area. 15 of those records relate to coins reported under the Portable Antiquities Scheme, which have been found by metal detecting chance find and are not recorded as to their precise location but to a grid square, which is why so many are shown in the same location, northwards of the PDA, off the coast. Aside from one Medieval coin, the remainder are gold coins from the Iron Age. No Iron Age associated features have been found in relation to these.
- 5.3.12 The remaining entries have a number in the vicinity of the harbour, being the workshops (TR 16 NW 1003) on the western side of the harbour, the sea wall (TR 16 NW 212) located on the 1770 map and the site of the Harbour Light buildings (TR 16 NW 1062/1063). To the north east of the PDA in the area of the Tankerton Slopes was the copperas works (TR 16 NW 1002). To the south west is another George V pillar box (TR 16 NW 202).

400-500m Radius

- 5.3.13 There are 30 KHER records, which is dominated by listed building and building records, predominately to the south west of the PDA in the area of Harbour Street, which have been discussed previously. The remaining records are westwards of the PDA, including two Second World War crash site (TR 16 NE 211; TR 16 NW 1265), the exact location not recorded, defensive bollards (TR 16 NW 1030) and a hard (TR 16 NW 1064).
- 5.3.14 There are also seven find spot records all reported under the PAS including four coins (Medieval, Roman and Iron Age), a Medieval stirrup and a sherd of Roman Samian pottery. As mentioned previously exact location for PAS finds is unknown and these have been located to areas, west, north west and north east of the PDA.
- 5.3.15 To the west, north west of the PDA is recorded a fossilised landscape assigned to the Bronze Age, although little more is known regarding this feature (TR 16 NW 1066).

5.4 Archaeological and Historical Narrative

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

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

- 5.4.6 At the cliffs to the east of the PDA, an alum mine was opened in 1588 under licence from Elizabeth I. Alum is a mineral needed for fixing dyes in cloth and the resulting product is called copperas. Copperas was produced at the site for 200 years and in the area to the east of the PDA on Tankerton Slopes and foreshore a number of copperas houses was built, with smelting works on the site of the nearby bowling green and nearby harbour. The area between the Gorrell stream and Tankerton Hill, was known as the 'Outletts'. In the later part of the 17th century, this land belonged to Robert Knight of Lowestoft and it is thought that he built a copperas house in this area, although this was to the east of the PDA.
- 5.4.7 In the Medieval period in 1583 the sea wall was further extended and strengthened, from Horsebridge and along Middle Wall. As well as protection from the sea, it was intended to improve drainage at the eastern end. The wall was created from material on the landward side creating a large drainage ditch running alongside the wall with the ditch emptying into the Outletts area by the harbour and Gorrell Tank.
- 5.4.8 As well as fishermen cottages all located in the area around Harbour Street and Horsebridge, there were also many drinking establishments in the town, some of which still exist today. The town continued to grow and in the 18th century a new sea wall was required being the Island Wall built between 1779 and 1792. This allowed for more housing in the Middle Wall area and for continued drainage of the salt marsh in the Outletts area allowing the area of Whitstable Street to grow.
- 5.4.9 In the area of Tankerton Slopes there was marine erosion and this resulted in new copperas houses being built, further to the south, terraced into the slopes. The area in which the PDA sits, that was owned by Knight was originally 28 acres in the 16th century, but by 1779, this has reduced to 16 acres.
- 5.4.10 By the late 18th century, the copperas works were in decline having been produced elsewhere more efficiently as it was not until the late 18th century, that all the copperas house came under single ownership. The Manor of Tankerton

was inherited by Elizabeth Radford in 1773 and she married Charles Pearson who purchased a number of copperas works and began demolishing some. A house, known as the Manor House, was built between the present-day Whitstable Castle and the bowling green just south of the area that has the Mascall copperas works.

- 5.4.11 In 1830, the Canterbury and Whitstable Railway was opened, in which Charles Pearson had been involved and the harbour just east of the PDA established in 1832. There was a station location at the harbour for the railway. Although another station was built east of the harbour by Charles but this was never used and the building turned into a hotel.
- 5.4.12 Upon Charles' death in 1828, the castle and estate passed to his son, who sold it in 1935 to his cousin by marriage, Wynn Ellis. It was Wynn who started to create the Castle as we know it today. He also owned the land from Bennells Avenue in Tankerton to Oxford Street, at the east end of Whitstable, a distance of some 2km. In the grounds of the castle, which then extended all the way to the beach, there were stables, an ice house, gardens as well as sports facilities.
- 5.4.13 In 1834 there were 22 boats which expanded to 150 in 1860 as Whitstable effectively became a port to Canterbury. In 1801, there were 1,205 inhabitants. By 1851 this figure had doubled to 2,746.
- 5.4.14 In 1873, Wynn demolished the hotel that was originally the station and built the almshouses in memory of his wife, who died in 1871. A charitable trust was set up and the almshouses continue as one today.
- 5.4.15 Following Wynn's death, the land to the north east of the town passed under several ownerships. However, in 1890, like many other Victorian seaside resorts, the land at Tankerton was sold and become known as the Tankerton Bay Estates and plots were sold for housing, which explains the regular grid shape to the streets in Tankerton. Tankerton became a successful settlement and attracted visitors, which meant that fishing was no longer necessarily the dominant industry, eventually joining together the two settlements.
- 5.4.16 In 1897, the area of Whitstable was flooded. The High street was reported to have been under 7 or 8 feet of water flowing over the sea wall in several places. In the 20th century the town became increasingly urbanised with expansion to the south

west and south. In the 1930, the Thanet Way (A299) was built as a by-pass south of the town. The area was again flooded during the 1953 storm.

- 5.4.17 It is known that the site of the PDA was in the 1960s an amusement arcade, which was demolished in the early 1970s. In the 1980s, it was used for second hand car sales and in 1999, it became a private car park in connection with the nearby Hotel Continental.

5.5 Cartographic Sources and Map Regression

- 5.5.1 The early maps of Whitstable show that the town was in existence by at least 1584 (Fig. 3) The Mariner's Map of 1725 shows the details of the fishing fleet, Fishermen's huts and Horsebridge (red circle) and east of this are a group of buildings in the area of the copperas industry in Tankerton. The PDA is located in between the two area and is thought to be marshland at this point in time (Fig. 4). Another chart of 1725, not shown for copyright reasons shows 5 copperas houses and the triangular shapes copperas beds on the foreshore. At the east side of this is a jetty no doubt for the copperas houses. The area of the PDA is devoid of features other than between the copperas houses and the coastline towards Whitstable Street is trackway. There is a gap in the trackway to denote the area in which the Gorrell stream would have flowed out to sea.

Andrews, Dury and Herbert map of 1769

- 5.5.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The PDA is north east of the main part of Whitstable, called Whitstable Street at this time. To the east of the PDA is an area called Tankerton or Sea Side on the higher ground. It is in this area that there was the first Manor House in the area of what is now Whitstable Castle. The map also refers to a Copperas House. Immediately to the west of the PDA is the Gorrell stream that flows into the sea but the area around the PDA is not occupied (Fig. 5).

Oyster Fisheries Map, 1770

- 5.5.3 This shows the PDA west of the copperas industry in an area of marshland (Fig. 6).

Hasted, 1798

5.5.4 The area is still sparsely populated and is annotated to reflect marshland (Fig. 7).

Ordnance Surveyors Drawings 1797

5.5.5 The maps from this series shows the individual buildings and field boundaries. The PDA is still unused. Compared to previous maps, the road layout here now seems to resemble the present day with Tower Parade and the turn northwards up to Tower Hill. Due to the changing coastline and previous map variations in the road layout in this area, it is not clear as to the exact location of the original trackway to and from the Horsebridge area in Whitstable and the copperas works. With relation to the Knight Copperas works and land in which the PDA sits, it is likely to be the one located on the western side of the junction of Tower Parade and Tower Hill area, which is to the east of the PDA (Fig. 8).

Tithe Map from 1840

5.5.6 The area has undergone significant changes. The copperas works are no longer showing. The tithe shows the PDA and the area around is owned by Wynn Ellis, who had a residence at Whitstable Castle. The PDA is part of a larger area designated 769, which is recorded as 'Beach' and referred to as waste and is to the east of the new harbour area. The line of the Crab and Winkle Railway can also be seen. Immediately to the east of the PDA is a property designated 766, which is recorded as a house and garden, surrounded by gardens, shrubs and an ice house. (Fig. 9).

Historic OS Map 1878

5.5.7 This is the first properly scaled OS map. The PDA is still part of the beach area east of the harbour. Although, the area to the west is now occupied by sheds and railway tracks. The area in the south west corner is a pond and the Gorrell tank rectangular reservoir has now been created. The Gorrell Stream was diverted into reservoir, with the backwater covered to prevent the railway needing to cross the stream, which then flowed out into the harbour. Beach walk at this point is a footpath from what is known as Tower Parade around to the sea front (Fig. 10).

Historic OS map 1906

5.5.8 There have been significant changes. The footpath has now become a road called Beach Walk. The PDA now contains some buildings located on the corner of Beach Walk and what is known as Tower Parade including an access road towards the

area that was the railway sheds and tracks for the crab and Winkle Railway. The area to the north around the edges of the larger plot of land of which the PDA is part of contains more buildings, which are likely to be of an industrial nature. The house to the east has been replaced by almshouses. Opposite to the PDA, on the southern side of Tower Parade are terraced houses with shops on the ground floor. The wider area around the PDA is now becoming filled with residential housing (Fig.11).

Historic OS map 1932

- 5.5.9 The PDA now contains a number of buildings covering just over half of the area. To the north west, a new large building has been built in the area of the railway tracks (Fig.12).

Historic OS map 1938

- 5.5.10 There have been significant changes. The area in which the PDA is part has changed. The railway tracks have been lifted in the area of the large shed although the main part of the line is still in place. Many of the building located around the edge of this area have been removed leaving a triangular shaped building within the PDA. Also, a row of new buildings to the north. Hotel Continental to the north east is now in operation (Fig.13).

5.6 Aerial Photographs

1927

- 5.6.1 This shows that there are four properties within the PDA on the corner of Tower Parade and Beach Walk which take up the majority of the area of the PDA. The photographs are clear enough to see that these are commercial buildings probably associated with the harbour. There is a track across towards the industrial area of East Quay being a gap between the buildings at the northern end of the PDA and those north of the PDA (cover and Plate 2).

1937

- 5.6.2 This shows that a large number of buildings have now been cleared from this area of a land. Leaving just a triangular shaped building remaining from the 1927 photograph (Plate 3).

1940s

- 5.6.3 The PDA retains a single building and to the north of the PDA a new long building has been built. The area immediately around the PDA essentially appears as waste land, having been split into two. With the western half now associated with the aggregate works (Plate 4).

1960s

- 5.6.4 There have been significant changes. There is now a new building located within the PDA. This is likely to be the building known as Jimmy's arcade. The area to the rear adjoining the PDA is a yard area. To the north west, there is now a large industrial building associated with the aggregate works (Plate 5).

1990

- 5.6.5 The PDA is now a second hand sales place with Jimmy's arcade having been demolished. The boundaries of the PDA, now having been set to its present-day boundaries. Immediately to the west is a large building which was built in 1987, as a cash and carry warehouse. The building to the north of the PDA has also been replaced to the one that exists to this present day with a car parking area in front of it (Plate 6).

2003

- 5.6.6 The cash and carry building is now an indoor bowling alley. A small single storey extension has been added to the south east part of the bowling alley. To the north of the bowling alley is a swimming pool. The PDA is a parking area associated with Hotel Continental. Further to the west, the area of the aggregate works is now a car showroom and garage and behind that the large building is now an indoor bowls centre, with the aggregate works having removed themselves from this area and concentrated solely in the area of east quay (Plate 7).

2017

5.6.7 There is no change (Plate 8).

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 21st May 2019. No artefacts or archaeological features were identified in the walkover (Plates 9-12).

5.7.2 The PDA is a concreted area used for parking. The western boundary between the PDA and the bowling alley is wooden fenced. The southern and eastern boundary is defined by low bollards linked by a chain. The current boundary between the PDA and the surf shop to the north is defined by a low wall topped with trellis. The entranceway is the south of this walled area with a wooden gate.

5.8 Summary of Potential

Palaeolithic

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

Mesolithic

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has one record from this period within the assessment area to the south east of the PDA (TR 14 SE 65) around the top of the ridgeline. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

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

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has just one record from this period within the assessment area. Being that of a fossilised land surface to the west, north west of the PDA. Little more is known about this feature but the Bronze Age sea levels were low than at present and therefore it is possible to find settlement on the coastline from this period. However, the potential for finding remains that date to this period within the confines of the development site is still considered **low**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has 16 records from this period within the assessment area. All PAS reported finds where the exact location is unknown. There does not appear to be any features associated for this period other than in the wider area there must be Iron Age activity, inland on higher ground. The potential for finding remains that date to this period within the confines of the development site cannot be discounted but it is considered to be **low**.

Romano-British

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has two records from this period within the assessment area. A sherd of Samian pot and a silver coin, both reported under the PAS, where the exact locations are not known. We know that the Roman were in the wider area with saltings at Seasalter and activity found inland on higher ground at Whitstable. However, the

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

Anglo-Saxon

- 5.8.7 The Kent HER has two records from this period within the assessment area. Both relate to PAS finds of a stirrup and coin. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.8.8 The Kent HER has just record from this period within the assessment area. Being that of a PAS reported gold coin. Map regression confirms that this area was in the Post Medieval period marshland and it is likely that this was the same in the Medieval period. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

- 5.8.9 This is by far the largest category. The Kent HER has 29 records from this period within the assessment area, with 13 of those as locally listed buildings and seven as Listed Buildings. Whilst the locally listed buildings are in the KHER are of an unknown period, it is highly likely that there are at least Post Medieval in date and have therefore been included in this category. As expected, the majority of these buildings are south west of the PDA in the historic core of Whitstable. The other records are to the east, reflecting Tankerton Castle and grounds.
- 5.8.10 The remaining records are monument records in relation to the harbour and railway to the west as well as the site of a supporting customs house and harbour workshops, along with sea walls and sewer outlets. To the east were a number of copperas works and associated features and it is not believed that any associated structures in relation to any of the works were this far west. Map regression during this period confirms that there is evidence of buildings located within the PDA from sometime after 1878 to the 1906 map when a building was first shown. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

Modern

5.8.11 KHER has 12 records dating to this period. Some relate to features to do with the harbour, others relate to Second World War defences and activity, as well as two crash sites. In addition, there are also two George V pillar boxes. Map regression and other documentation confirm that during the 20th century there were changes to the buildings located within the PDA. The last having been demolished in the 1970s. Since then the area has been concreted and used for second hand car sales and car parking. Therefore, the potential for finding remains dating to this period in the PDA is considered **high**.

Undated

5.8.12 Aside from the locally listed buildings, there is one undated record being that of a timber posts to the north east of the PDA that may relate to a landing stage or causeway.

Overview

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

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

- Prehistoric: **low**

- Iron Age: **low**

- Roman: **low**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **high**

- Modern: **high**

6 IMPACT ASSESSMENT

6.1 Introduction

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

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

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was a marshy area until the Post Medieval period when following the creation of the harbour to the east, this area began to be used with a number of building placed on the corner of the PDA facing the roads, of which a number came and went. The last being that of Jimmy's arcade in the 1970s. Since then the area has been concreted for a car park. Due to the various buildings that have been on the PDA, it is likely that this there has been significant truncation. Therefore, any impact on surviving archaeological remains is likely to have been **high**.

- 6.2.2 The proposed development for the three-storey commercial and residential block will require foundations and services. As a consequence, the proposed development will have a **high** impact.

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 The main period of significance in the area is that of the Post Medieval period. Prior to this period the area around was marshland and not occupied. To the east in the early Post Medieval period, operated a number of copperas houses and by the late 18th century this industry had declined and the area had the first manor house in the area occupied by the present day Tankerton Castle. Investment in the area led to a harbour supported by a railway to the west of the PDA, and subsequent drainage allowed the PDA and its immediately area by the 19th century to be used. Many of the records from this period relate to built heritage in the area south west of the PDA in the historic core of what was known as Whitstable Street. There is little by way of representation from the other periods and even those are primarily related to chance finds or items of which little is known.

Rarity

- 7.2.2 The finds in the area are predominately from PAS finds found by chance metal detecting, where not much by way of exact location or additional information. Should there be any archaeology in relation to the copperas industry this would be rare and of regional and national significance to assist in our understanding of the industry.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, photographic and other sources from the Post Medieval period onwards, though exact location plans of the actual copperas structures in not known.

Group Value

- 7.2.4 There is little by way of group value.

Survival / Condition

- 7.2.5 The map regression confirms that the PDA has had a succession of different buildings throughout the 20th century until the 1970s, which is likely to have truncated the area of the PDA. Therefore, the likelihood of potential archaeology surviving is low.

Fragility / Vulnerability

- 7.2.6 In the area of foundations and service trenches relating to the new development will have a high impact on any potential surviving archaeology.

Diversity

- 7.2.7 There is not considered to be great diversity of the archaeology in this area.

Potential

- 7.2.8 The overall archaeological potential is considered low for all periods with the exception of the late Post Medieval period and the modern period. The overall potential of finding archaeology in-situ is considered low.

Significance

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of low archaeological interest and overall significance given the sparse number of below ground finds across the assessment area, the area having been marshland/beach waste until the late Post Medieval period, as well the disturbance from modern buildings is likely to have truncated the area of the PDA.

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 **low** archaeological potential for all periods except for the Post Medieval and Modern period. The overall potential for surviving archaeology is considered **low** and the impact of the proposed development will potential have a **high** impact on any potential surviving archaeology should it exist.

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

Paul Wilkinson PhD MCifA.

SWAT Archaeology

May 2019

10 REFERENCES

10.1 Bibliographic

- Canterbury City Council Local Plan (2017)
- 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 8.*
- Glover, J. 1982. *The Place Names of Kent.*
- English Heritage Guidance (2014) *The setting of the Heritage Assets*
- Unpublished document: Canterbury Archaeological Trust. 1995. *Whitstable Archaeological Evaluation 1995: Browning's Yard, Horsebridge Road and Terry's Lane.*
- Unpublished Document: SWAT Archaeology. 2002. *Archaeological Excavation at the site of Browning's and Terry's Yard, Whitstable.*
- Unpublished Document: SWAT Archaeology. 2018. *Archaeological Evaluation of Land at The Tile Warehouse and Former Boat Storage Yard (The Oval Chalet) and adjoining Land, Sea Street/Sea Wall, Whitstable, Kent.*
- Goodsall, R. H. 1956, *The Whitstable Copperas Industry.* *Archaeologia Cantiana*, Vol. 70. Pp. 142-159.
- Allen. T. 2009. *Prehistoric Settlement Patterns on the North Kent Coast between Seasalter and The Wantsum.* *Archaeologia Cantiana*. Vol. 129. Pp. 189-207.
- Unpublished Document: SWAT Archaeology. 2015. *Archaeological Desk-Based Assessment in advance of Demolition of Existing Tile Warehouse and Mixed Use Redevelopment at The Tile Warehouse and Former Boat Storage Yard (The Oval Chalet) And Adjoining Land, Sea Street/Sea Wall, Whitstable, Kent.*
- Allen, T., Cotterill, M., Pike, G. 2004. *Copperas: An Account of the Whitstable Works and the First Industrial-Scale Chemical Production in the UK.* Canterbury Archaeological Trust Occasional Paper No. 2.

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>

Whitstable Harbour Strategic Plan (2017). Available at: https://www.canterbury.gov.uk/downloads/file/170/whitstable_harbour_strategic_plan

British Geological Survey. Available at: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

South East Research Framework. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

Canterbury City Council Local Plan (July 2017): https://www.canterbury.gov.uk/downloads/file/467/canterbury_district_local_plan_adopted_july_2017

Whitstable Town Conservation Area Appraisal (2010): https://www.canterbury.gov.uk/download/downloads/id/687/whitstable_town_conservation_area_appraisal.pdf

Tankerton Conservation Area Appraisal (2010): https://www.canterbury.gov.uk/downloads/file/686/tankerton_conservation_area_appraisal

Oystertown: Whitstable and its People
<http://www.oystertown.net/>





Figure 1: Location Maps, Scale 1:640,000, 1:10,000, 1:500



Figure 2: Proposed Development Area



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

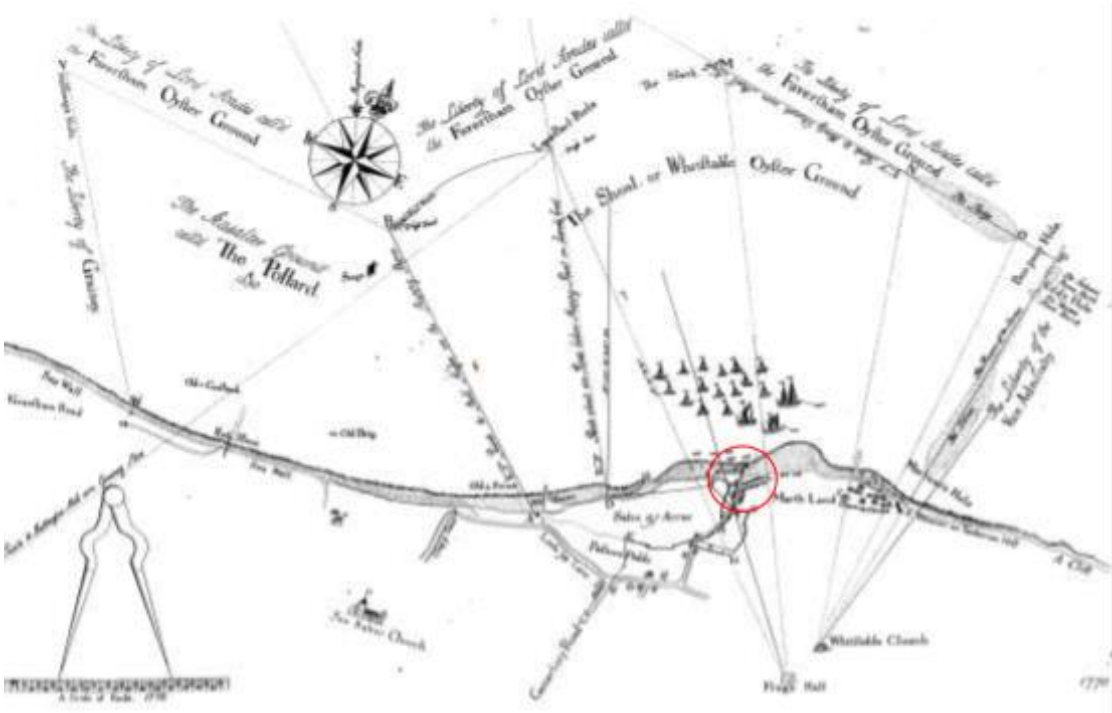


Figure 4: Mariner's Map 1725

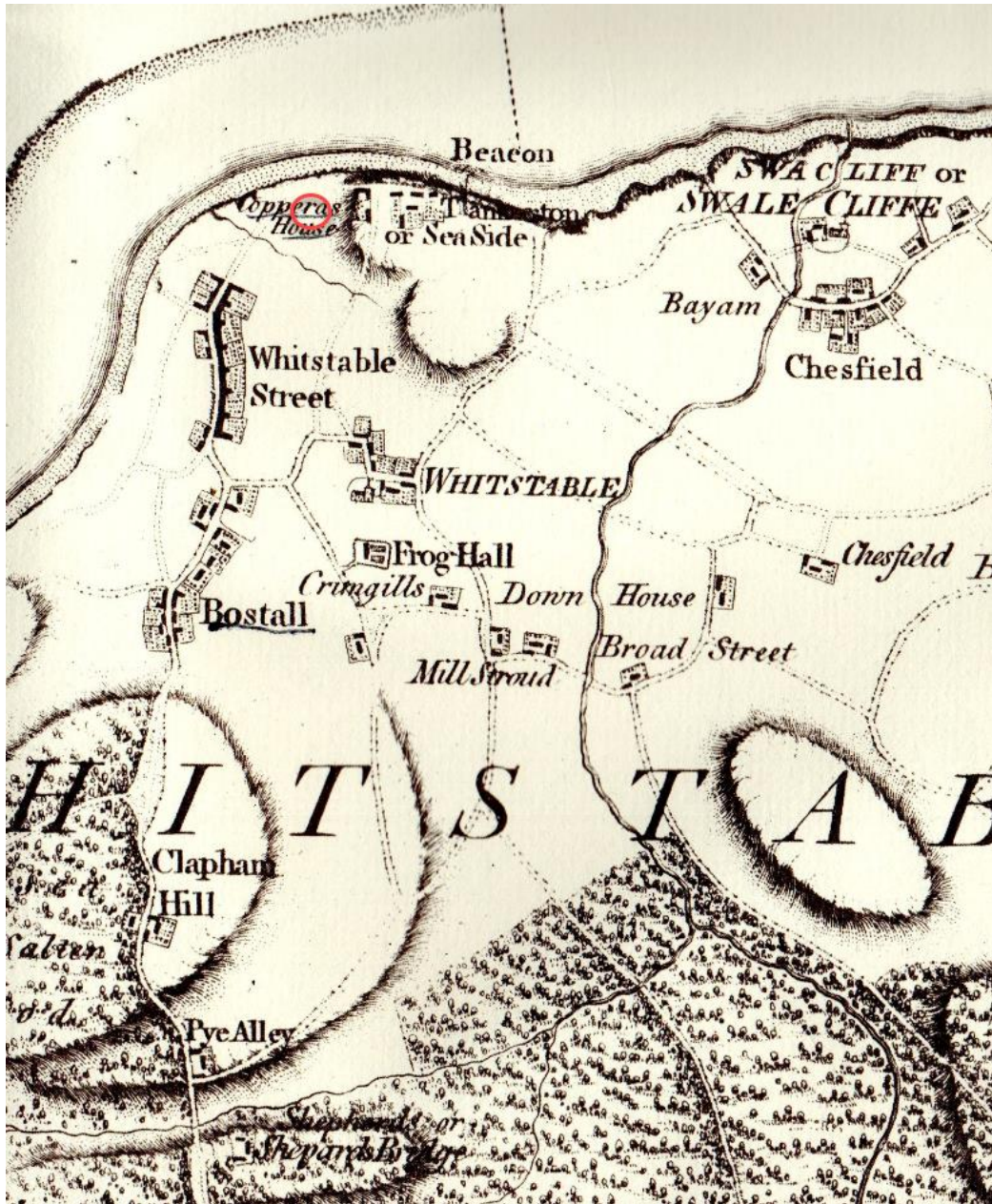


Figure 5: Andrew, Dury and Herbert Map from 1769

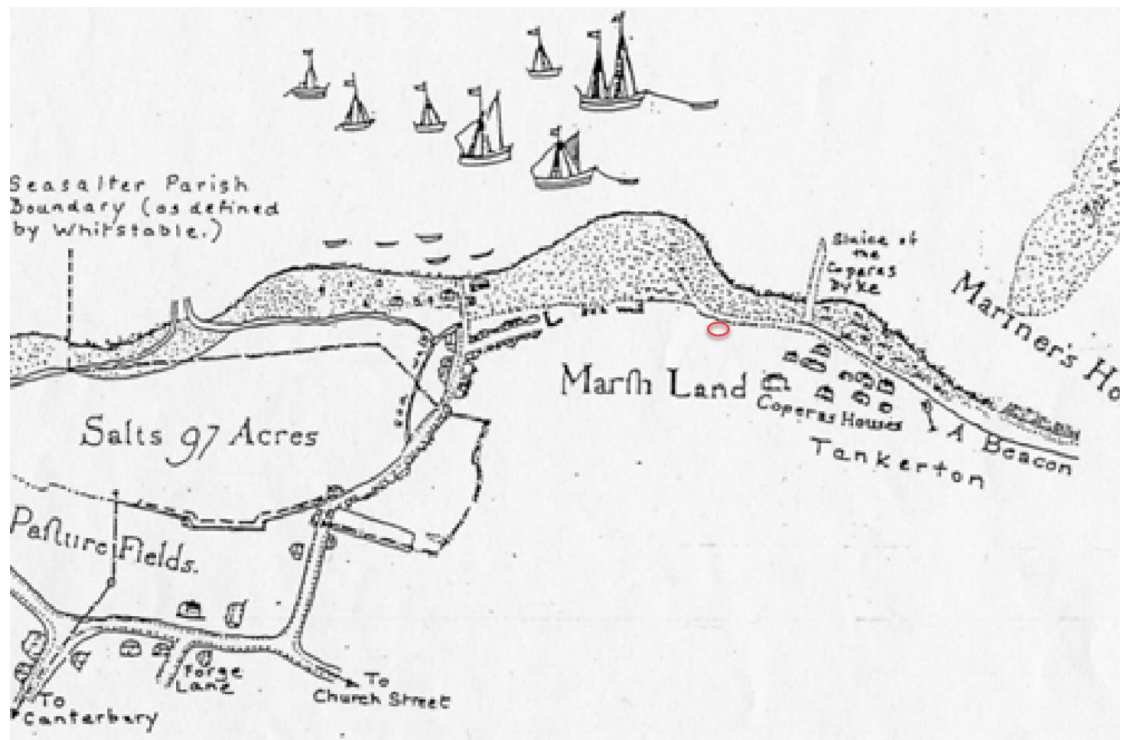


Figure 6: Oyster Fishery Map, 1770



Figure 7: Hasted, 1798



Figure 8: Ordnance Surveyors Drawing, 1797

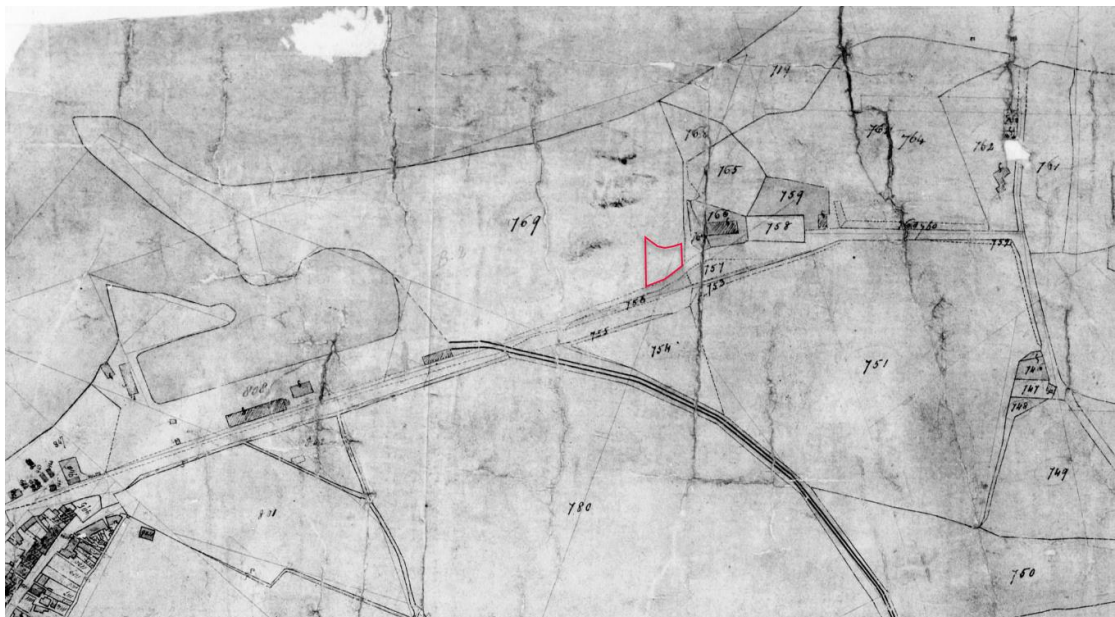


Figure 9: Whitstable Tithe Map, 1840

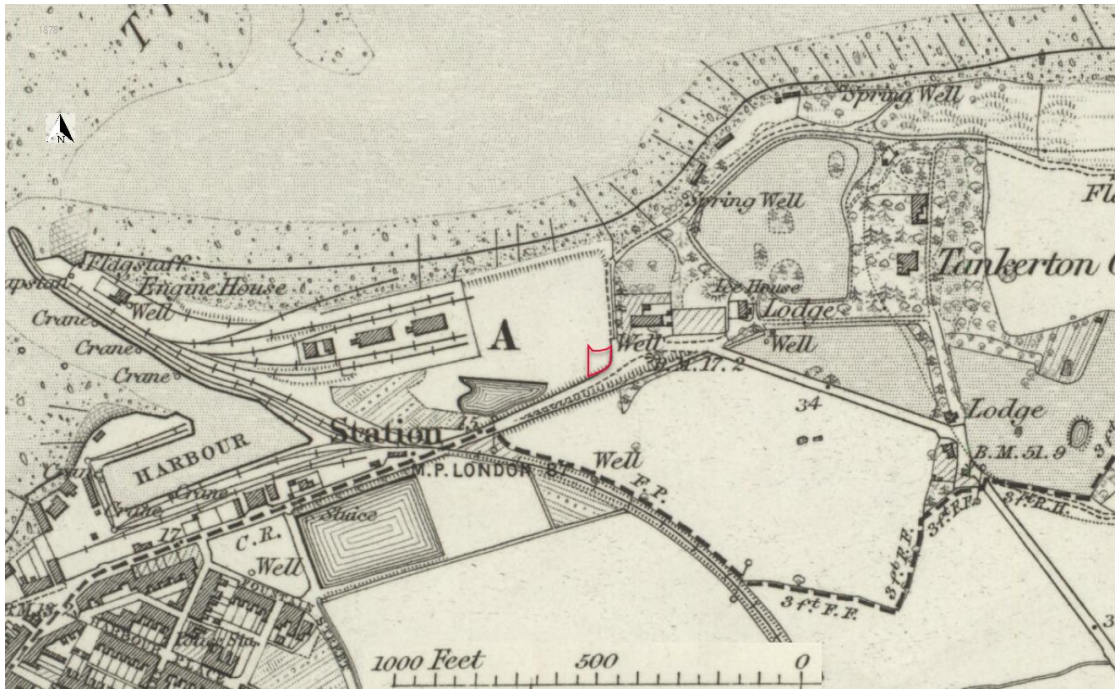


Figure 10: Historic OS Map 1878



Figure 11: Historic OS Map from 1906

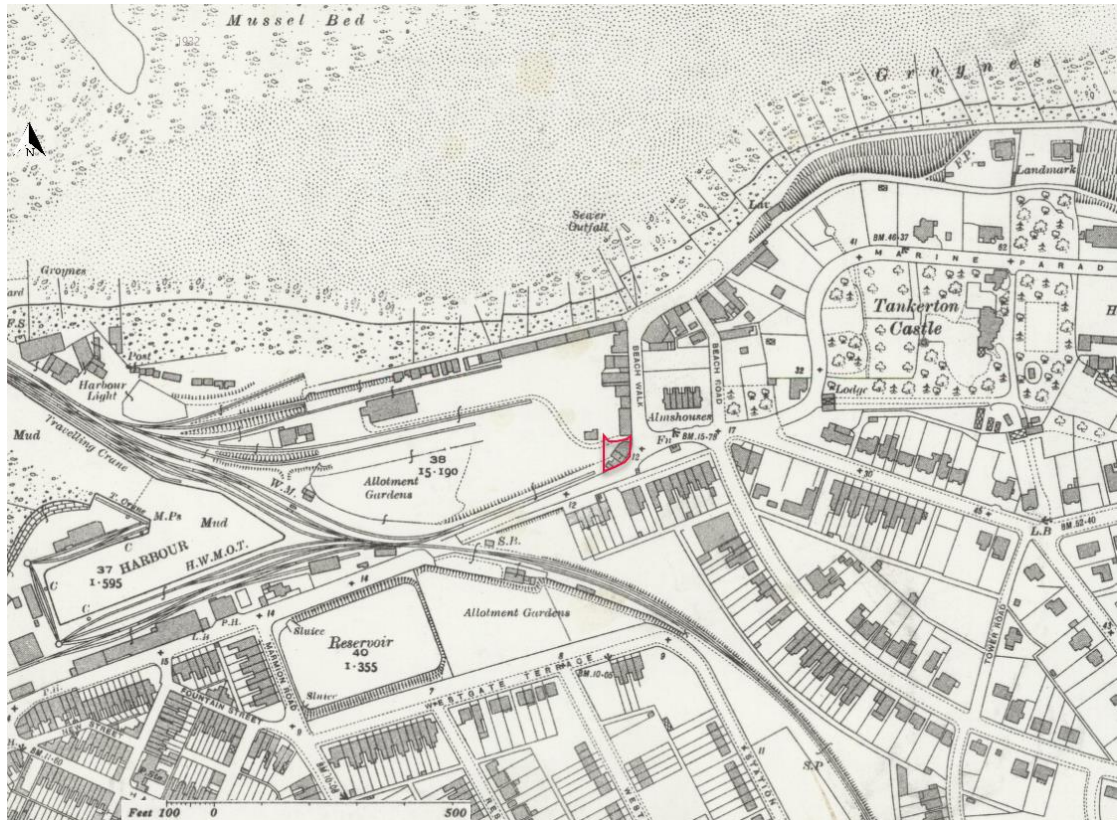


Figure 12: Historic OS Map 1932



Figure 13: Historic OS Map 1938

11 APPENDIX 1 – KCC HER DATA (SEE FIGURES 14-23) DISTANCES ARE TAKEN FROM A CENTRE POINT WITHIN THE PDA.

KHER	Type	Location	Period	Description
	HLC			The PDA is in part of an area characterised by KCC Historic Landscape Characterisation of 'Post 1810 settlement'. Immediately to the west is the area that is characterised as 'Harbours and Marine'
TR 16 NW 1160	Building	515m SW	Unknown	Harbour street Whitstable / evangelical church. locally listed (1160). latter part of the c19th single storey brick building with zig-zag brick headers forming supporting brick coping of gable
TR 16 NW 1159	Building	520m SW	Unknown	Harbour street Whitstable / no. 11. Locally listed (8095). Late c18th two storey brick building with half hip old clay tiled roof. Parapet 2 dormers with flat roofs and glazing bars complete. Two square bay windows first floor and modern shop fronts.
TR 16 NW 1152	Building	520m SW	Unknown	Harbour street Whitstable / no. 52. Locally listed (8105) red brick early c19th buildings with mansard tiled roof. Two storeys and attic. One dormer. Modern bay window ground and first floor. Modern porch.
TR 16 NW 1151	Building	520m SW	Unknown	Harbour street Whitstable / no. 53 and 54. Locally listed (8106). Late c18th two storey building presenting gable to street. Double sash window first floor and one sash window in gable. Rendered brick. Modern window ground floor, modern shop front
TR 16 NW 1150	Building	505m SW	Unknown	Harbour street Whitstable / no. 57 and 58. Locally listed (8108).

TR 16 NW 1149	Building	490m SW	Unknown	Harbour street Whitstable / no. 59. Locally listed (8109). Early c19th two storey brick building, hipped old tiled roof. One dormer window. One bay window first floor. Shop front ground floor.
TR 16 NW 1148	Building	480m SW	Unknown	Harbour street Whitstable / no. 61 and 62. Locally listed (8110). Pair of late c18th cottages. Two storeys. Modern concrete tiled roofs. 1 sash window first floor complete with glazing bars. 1 casement. Shop fronts ground floor.
TR 16 NW 1147	Building	465m SW	Unknown	Harbour street Whitstable / no. 63, 64, 65, 66, and 67 the punch tavern. Locally listed (8111). Range of early c19th cottages of yellow brick. Two storeys with attics. One dormer each.
TR 16 NW 1076	Building	510m SW	Unknown	Sea street Whitstable / no. 12. Locally listed (8181). Mid c19th store consisting of two storeys, slated roof. A hoist is over a pair of first floor doors
TR 16 NW 1085	Building	505m SW	Unknown	Sea street Whitstable / Resthaven. Locally listed (8183). Two storey mid c19th brick building with modern concrete tiled roof. Part dentil eaves course, part parapet, modern windows with folding wooden shutters.
TR 16 NW 1084	Building	480m SW	Unknown	Sea wall Whitstable / goldfinch, sailmaker (sail loft). Locally listed (8196). Three storey store of the latter part of the c19th, brick built with old clay tiled roof. Small gable door, double doors first floor and two windows. Window ground floor and door.
TR 16 NW 1089	Building	465m SW	Unknown	Sea wall Whitstable / the Whitstable yacht club. Locally listed (8197). Late c19th two storey building with attic. Rendered brick, slated roof. Three box sash windows and two doorways. Ground floor windows pilasters and fascia.

TR 16 NW 1114	Building	445m SW	Unknown	Sea wall Whitstable / the dingy stores. Locally listed (8198). Latter part of the c19th. Yellow brick store with old clay tiled roof. Gable with second floor shutters, hoist, double doors now a window first floor and modern shop under.
TR 16 NW 1210	Listed Building	515m SW	Post Medieval	6 fisherman's stores (rear and side of the boat house). Grade II listed (1084916). A range of six 2 storey gabled timber-framed fishermans' stores of mid C19, having tarred weatherboarding externally.
TR 16 NW 1070	Listed Building	525m SW	Post Medieval	50 and 51 harbour street. Grade II listed (1084938). Late C18 or early C19 buildings. 3 storeys
TR 16 NW 1110	Listed Building	510m SW	Post Medieval	56 harbour street. Grade II listed (1084939). Late C18 2 storey building of red brick with attic.
TR 16 NW 1196	Listed Building	490m SW	Post Medieval	25 albert street. Grade II listed (1087046). At corner of Albert Street and Bexley Street. 1st half of C19, yellow brick with red brick quoins, 2 storey.
TR 16 NW 1178	Listed Building	475m ENE	Post Medieval to Modern	2 cannons (opposite no 9). Grade II listed (1106364). Late C18. 2 large iron cannons either side of flag pole towards the western end of Marine Parade. Mounted on modern concrete bases with wheels in imitation of carriage, probably from a ship of the line.
TR 16 NW 1184	Listed Building	240m ENE	Post Medieval to Modern	Tankerton Castle. Grade II listed (1121141). Offices of the Whitstable Urban District Council until 1973. The house is mainly a mid C19 castellated mansion. On the east side it incorporates the small building known previously as Tankerton Tower which was built in 1792, possibly as a beacon with dwelling house attached.
TR 16 NW 1140	Listed Building	480m SW	Post Medieval to Modern	The Methodist chapel. Grade II listed (1336853). Date stone of 1864 above the entrance. Rendered brick

				facade with quoins and marked to resemble stone. Gable with moulded coping.
TR 16 NW 211	Crash	460m W	Modern	Vultee Vengeance Mk. IV, US built dive bomber lost power and belly landed on beach near Whitstable, Kent, 22.11.1945.
TR 16 NW 1265	Crash	460m W	Modern	1944 wreck of a German Junkers Ju88 that was shot down and crashed one mile north of Whitstable. It was part of Squadron 6/KG54.
TR 16 NW 26	Monument	255m WSW	Unknown	Old Customs House, Whitstable
TR 16 NW 97	Monument	120m SW	Post Medieval to Modern	Site of the Whitstable Harbour Station. Site of terminal railway station on the Canterbury and Whitstable Railway, opened in 1830, fully closed in 1953. The station worked in conjunction with Whitstable Harbour opened 1832, providing a connection to London run by the Canterbury & Whitstable Steam Packet Company.
MKE56724	Findspot	315m NNE	Medieval	Portable Antiquities Scheme find -Medieval gold coin. Post 1400 AD (Probably) to Circa 1500 AD.
MKE56767	Findspot	340m NNW	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. A copper alloy Stater. Date: from Circa 65 BC (Certain) to 55 BC.
MKE56791	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from Circa 45 BC (Certain) to 30 BC.
MKE56792	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from Circa 75 BC (Certain) to 50 BC.
MKE56793	Findspot	405m NE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from Circa 25 BC (Certain) to 10 BC.
MKE57097	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from 25 AD to 40 AD.

MKE57098	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Gold Stater of Vosenos. Date: from Circa 1 AD (Certain) to Circa 40 AD (Certain).
MKE57099	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from 10 AD to 25 AD.
MKE57100	Findspot	315m NNE	Late Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Date: from 10 AD to 25 AD.
MKE57189	Findspot	480m S	Early Medieval or Anglo-Saxon to Medieval	Portable Antiquities Scheme find -Early Medieval copper alloy stirrup. Date: from Circa 1000 AD (Certain) to Circa 1100 AD (Certain).
MKE57269	Findspot	450m WNW	Early Medieval or Anglo-Saxon	Portable Antiquities Scheme find -Early Medieval gold coin. Gold Merovingian Tremissis minted at Reims (Marne). Date: from 500 AD to 650 AD.
MKE57276	Findspot	450m WNW	Roman	Portable Antiquities Scheme find -Roman silver coin. Roman clipped silver siliqua of Honorius. The pteryges of the obverse bust suggest a VIRTUS ROMANORVM reverse, Mint of Milan, AD 395-402. RIC X 1228 Date: from Circa 395 AD (Certain) to Circa 402 AD (Certain)
MKE57616	Findspot	340m NNW	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. A gold Continental Gallo-Belgic quarter Stater.
MKE57630	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.
MKE57631	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin.
MKE57632	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.
MKE57633	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.
MKE57651	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.

MKE57652	Findspot	405m NE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.
MKE57653	Findspot	315m NNE	Iron Age	Portable Antiquities Scheme find -Iron Age gold coin. Quarter Stater.
MKE74204	Findspot	486m NW	Roman	Portable Antiquities Scheme find - Roman pottery vessel. Rim sherd of a Samian dish or bowl. No visible decoration. The surface is worn with barnacles adhering.
TR 16 NW 198	Building	40m E	Modern	George V pillar box, Tower Parade / Northwood Road. Type: 27/2. Dates from 1933 to 1936.
TR 16 NW 202	Building	333m SW	Modern	George V pillar box, Cromwell Road / Woodlawn Street. Type: 27/2. Dates from 1933 to 1936.
TR 16 NW 1001	Monument	220m W	Post Medieval to Modern	Whitstable Harbour, built 1832to serve as a coaling port for the Canterbury to Whitstable railway.
TR 16 NW 1002	Monument	375m NE	Post Medieval	Tankerton Copperas Works. Archaeological evaluation revealed timber structural remains, stained flint cobbling, chalk and limestone spreads, and numerous brick, iron and lead artefacts.
TR 16 NW 1003	Monument	375m WNW	Post Medieval	Whitstable oyster fisheries. Historic standing buildings at Whitstable Harbour. Packing sheds, offices and workshops belonging to the Seasalter Oyster Co stand at the end of Whitstable Harbour pier. Built in 1865 and extended c1900 and in 1965.
TR 16 NW 212	Monument	390m W	Post Medieval to Modern	Sea wall at Whitstable shown on a 1770 map.
TR 16 NW 1030	Monument	400m WNW	Modern	'Dragon's Teeth' defensive bollards
TR 16 NW 1041	Monument	210m WNW	Modern	Observation post. Seen in a 1941 photograph.
TR 16 NW 1050	Monument	400m NE	Unknown	Complex of undated timber posts, Tankerton, possibly landing stage/causeway.

TR 16 NW 1066	Landscape	415m WNW	Bronze Age	Fossilised Land Surface. No other information known.
TR 16 NW 1059	Monument	240m NNE	Modern	Breakwater, Whitstable. Around 1905-1910
TR 16 NW 1060	Monument	230m NNE	Modern	Causeway, Whitstable. Circa 1905-1910
TR 16 NW 1061	Monument	140m N	Post Medieval	Sewer outfall, Whitstable. Seen on 1897 map.
TR 16 NW 1062	Monument	350m WNW	Modern	Site of building "Harbour Light", Whitstable. Seen on 1905-1910 map
TR 16 NW 1063	Monument	315m WNW	Modern	Site of building "Harbour Light", Whitstable. Seen on 1905-1910 maps
TR 16 NW 1064	Monument	420m WNW	Modern	Hard, Whitstable. Seen on 3rd ed OS 1905-1910.
TR 16 NW 187	Monument	240m W	Post Medieval to Modern	Canterbury & Whitstable Railway the first public steam railway 1830-1953.
TR 16 NW 188	Landscape	190m E	Modern	Whitstable Castle Garden. Sheltered gardens away from the seafront.

Figure 14: Gazetteer of KHER Records

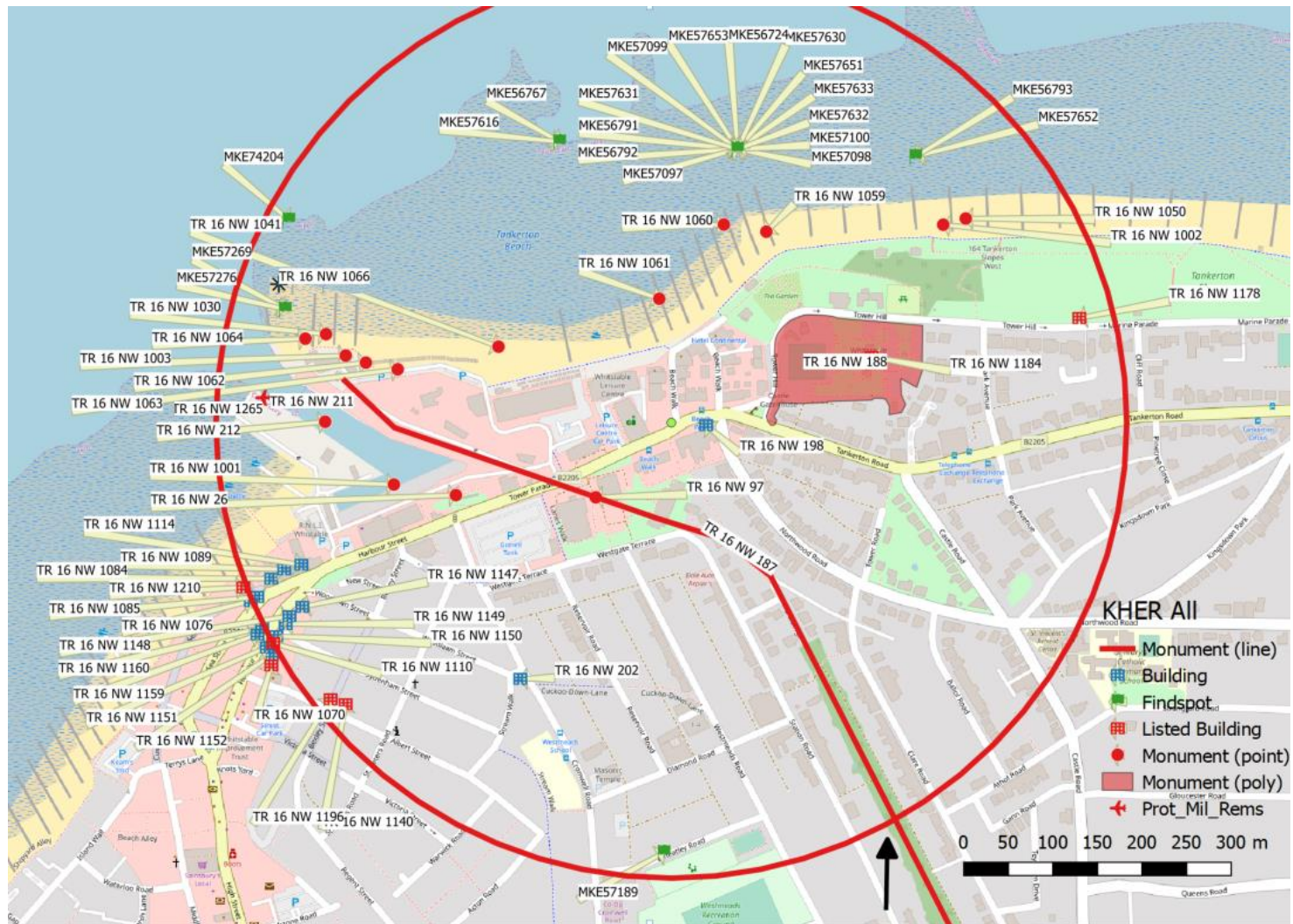


Figure 15: KHER Monument Record - All

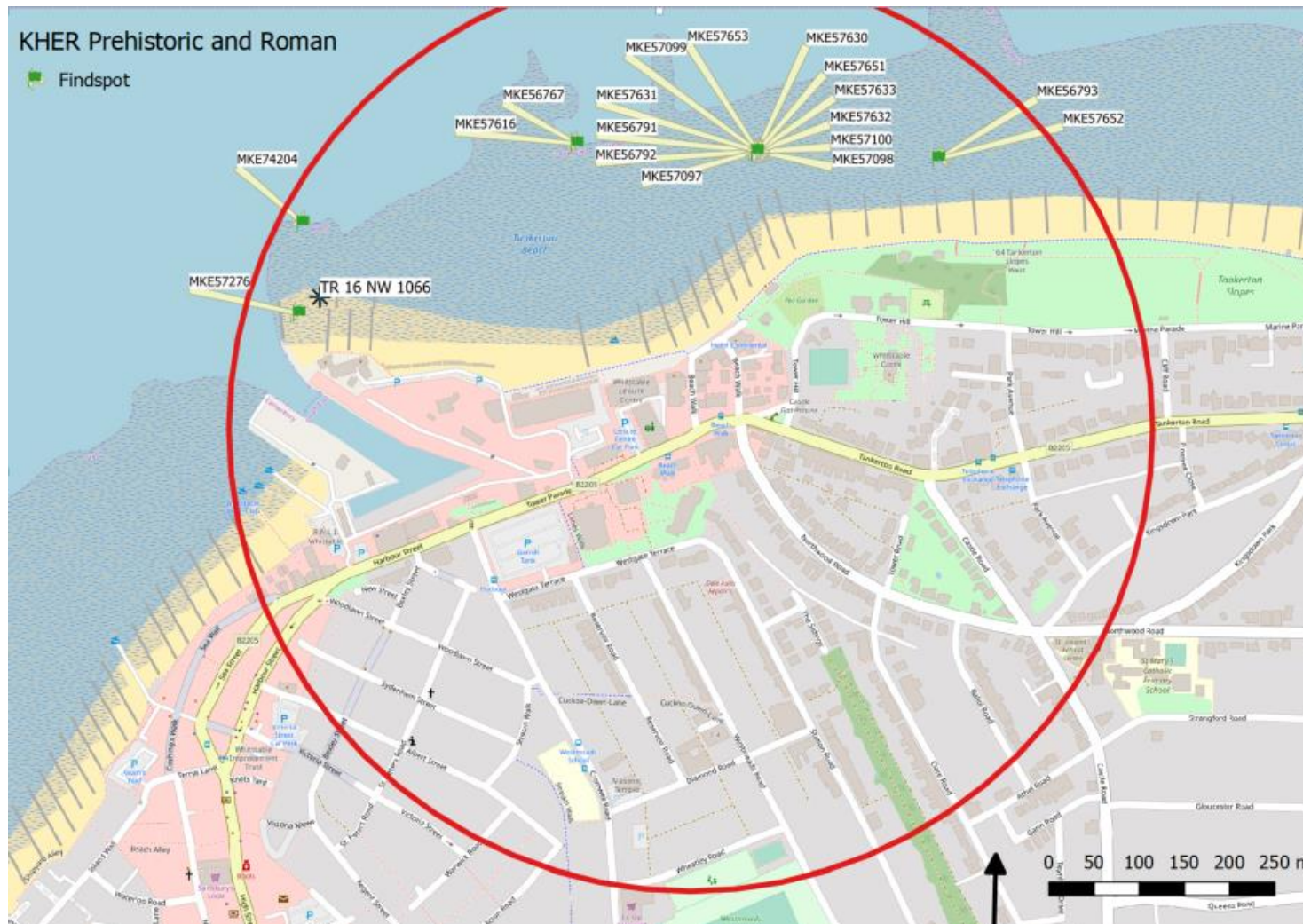


Figure 16: KHER Monument Record – Prehistoric and Roman



Figure 17: KHER Monument Record – Medieval



Figure 18: KHER Monument Record – Post Medieval



Figure 19: KHER Monument Record – Modern



Figure 20: KHER Monument Record – Unknown

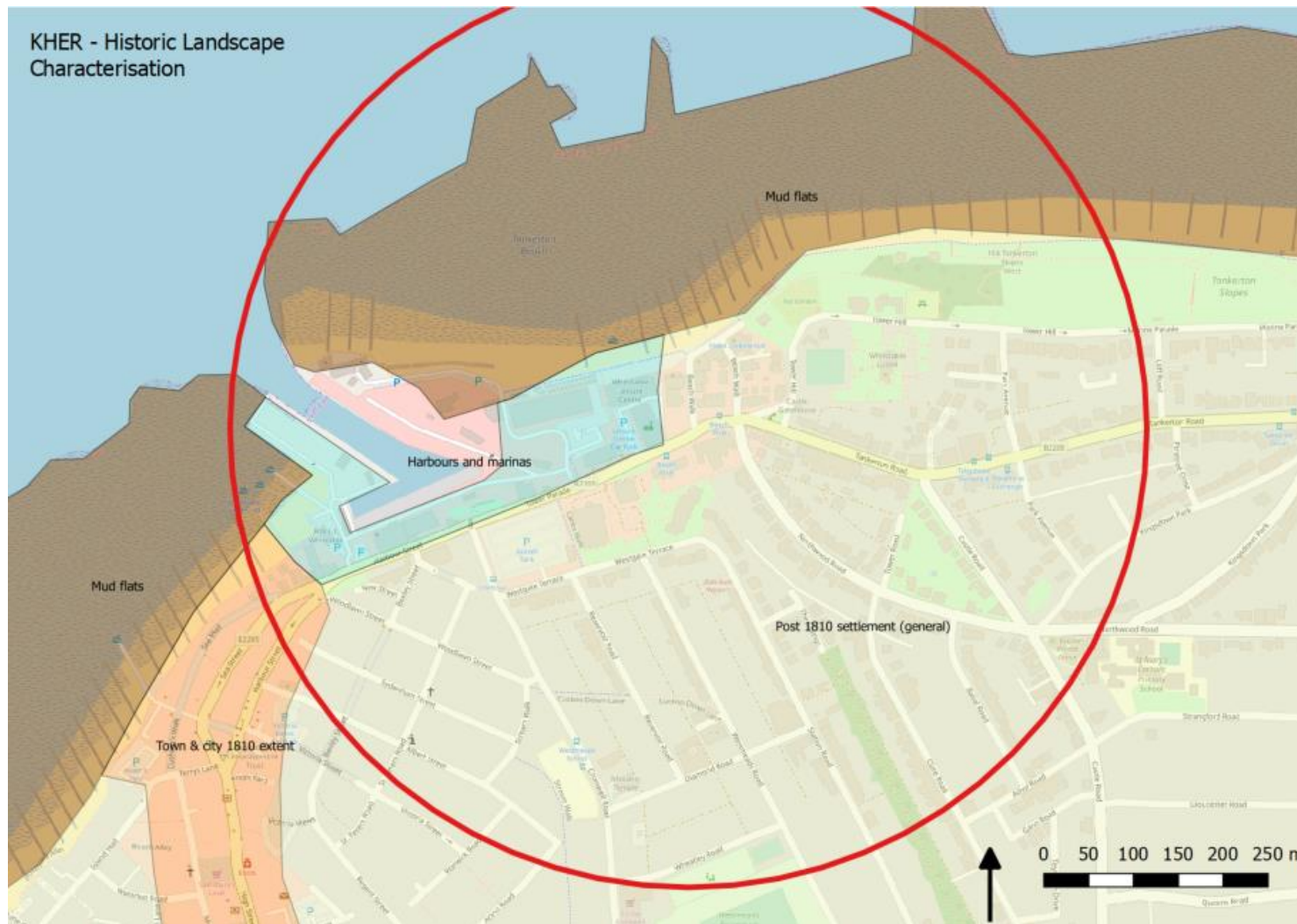


Figure 21: KHER Historic Landscape Characterisation



Figure 22: KHER Conservation Areas

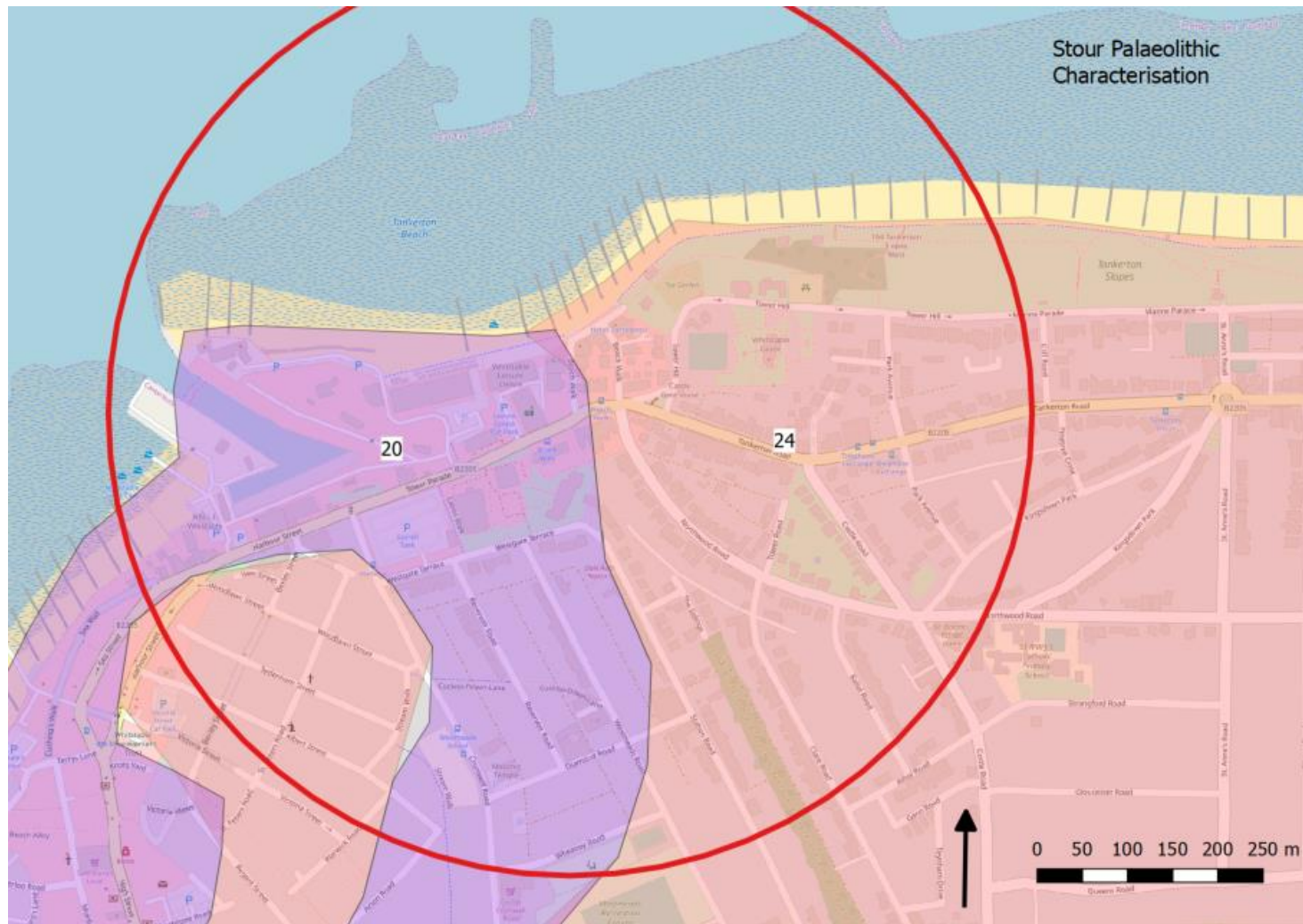


Figure 23: KHER Stour Palaeolithic Characterisation



Plate 2: View of PDA in 1927



Plate 3: View of PDA in 1937



Plate 4: 1940s. (Google Earth).



Plate 5: 1960 (Google Earth)



Plate 6: 1990 (Google Earth)



Plate 7: 2003 (Google Earth)



Plate 8: 2017 (Google Earth)



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



Plate 10: View across PDA (facing NW)



Plate 11: View across the PDA from the south west corner (facing NE)