



62A Abbey Street, Faversham, Kent
Heritage Statement

62A Abbey Street, Faversham, Kent; Heritage Statement

NGR Site Centre: 602001 161813



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SWAT ARCHAEOLOGY

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Front Cover: View of the proposed development site (looking east). The four paving slabs denote the location of the solar panels

Contents

1	INTRODUCTION.....	6
1.1	Planning Background	6
1.2	Site Description	6
1.3	Scope of Document.....	7
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	8
2.1	Introduction	8
2.2	National Planning Policy Framework (NPPF)	8
2.3	Designated Heritage Assets	9
2.4	Planning Policy Guidance	10
3.1	Sources	11
4	ARCHAEOLOGICAL AND HISTORICAL Resource	12
4.1	Introduction	12
4.2	Kent County Council Historic Environment Record (KHER)	12
4.3	Historical Map Progression	22
4.4	Historical and Aerial Photographs	22
5	WALKOVER SURVEY	23
6	ASSESSMENT OF HERITAGE ASSETS	23
6.1	Introduction	23
7	DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT	24
7.1	Development Proposals -update	24
7.2	Assessment of Physical Impact on Setting	24
8	CONCLUSION	25
8.1	Introduction	25
9	OTHER CONSIDERATIONS	25
9.1	Archive	25
9.2	Reliability/Limitations of Sources	25
9.3	Copyright.....	26
10	REFERENCES	34
10.1	Bibliographic	34
10.2	Websites.....	

62A Abbey Street, Faversham, Kent;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by the landowners to prepare a Heritage Statement relating to the proposed development area (Site) of Land to the rear and east of 62A Abbey Street, Faversham in Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a planning proposal will have upon their significance.

The PDA (Proposed Development Area) is located to the north of Faversham and on the east side of Abbey Street itself east of Faversham Creek and south of Abbey Road To the south and east are situated the remains of the St Saviour's Abbey and to the east the remains of a Roman villa and Roman aisled barn and later medieval barns (MAP 1-6. Figures 1-2).

The map regression (MAP's 1-6) show that the PDA has been agricultural since the dissolution of the Abbey but that underlying the PDA are likely to the remains of the Abbey's cloisters and associated Abbey buildings including earlier Late Iron Age and Roman agricultural buildings (cover plate).

The proposed development (22/504334/FULL) is for the installation of ten PV panels arranged in two rows on a ground mounted frame (Figures 1-2. Plates 1-4 and front cover). Historic England have commented on the proposal in that the application is inadequately documented and recommend that a Heritage Assessment should be undertaken and that Historic England be consulted about the need for scheduled monument consent prior to determination.

This Heritage Statement has found that the heritage assets will remain unaffected by the proposed development, which are buried and will retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

It is worthy of note that the Scheduled Monument of "The site of St Saviour's Abbey, including the remains of the Iron Age farmstead and Faversham Roman Villa" (NHLE Reference 1011804) expressly exclude:

"All surface features such as goal posts and fences are excluded from the scheduling, as are the surfaces of any paths, the garages to the south west of the playing fields and the sign post in front of the western wall of the playing fields; also excluded are all standing buildings on the west side of the monument including Nos 63 and 64 Abbey Street which are listed Grade II, Arden's House which is listed Grade II and the wall on the north side of the garden of Arden's House (Grade II); also excluded is the southern end of a barn on the west side of the monument; the ground beneath all these features is, however, included in the scheduling".*

62A Abbey Street, Faversham, Kent;

Heritage Statement

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the landowners (the 'Client'), to carry out a Heritage Statement relating to a proposed development area at land to the rear of 62A Abbey Street, Faversham, Kent centred on National Grid Reference (NGR) 602004 161816 (MAP 1-4).

1.1.2 In acknowledgement of the Site being located close to a Scheduled Monument (NHLE reference 1011804) and close to a number of designated assets this document has been prepared to support the planning application (Application No. 22/504334/FULL) to Swale Borough Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

1.2 Site Description

The PDA is located in the north area of the town of Faversham in the County of Kent. To the west is Abbey Street and is south of Abbey Road and north-east of Abbey Place and just north of the playing fields of the Queen Elizabeth's Grammar School and beyond are Abbey Fields to the east and Faversham Creek to the west (Plates 1-4).

Geology

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of According to the 1:50,000 British Geological Survey map (Sheet 273, 1974) of the area, the downward succession for most of the site is Head Brickearth over Thanet Beds over Upper Chalk. In the north-east corner of the site, Alluvium overlies the Thanet Beds. This general sequence was confirmed by the soil investigation on the adjacent site to the south in 1997 by Soil Mechanics Ltd. Report No. 7554/36/2. Ground Profile. The downward succession to the adjacent site is summarised below:

1.2.2 Made Ground Ranges from topsoil and paving material to slightly sandy clay to clayey sandy gravel. The depth to the base of the stratum is 0.38m to 1.30m. The thickness of the stratum is 0.38m to 1.30m. Alluvium Firm green brown slightly fine sandy to fine sandy very silty organic clay with occasional shell fragments. The depth to the base of the stratum is 2.10m. The thickness of the stratum is 0.90m. Head Brickearth Generally a firm orange brown slightly fine sandy clay, locally a sandy clay and with occasional flint gravel. Within this stratum becoming a dense orange brown very clayey sandy flint gravel. The stratum was only penetrated in four boreholes. The depth to the base of the stratum is 4.70m to 5.80m. The thickness of the stratum is 2.60m to 4.65m. Thanet Beds Stiff green grey slightly fine sandy very silty clay. Not fully penetrated. The ground level of the site varies from 6.7m OD adjacent to Abbey Road to 4.3m OD in the northern corner.

1.3 Scope of Document

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource
- an assessment of potential impacts upon the setting of nearby heritage assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): 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.'

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

2.2.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a

consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3 Designated Heritage Assets

2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

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

2.3.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.3.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979); and
- Protection of Wrecks Act (1973).

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

Heritage Assets

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

Setting

2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

Significance

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

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

2.4 Planning Policy Guidance

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

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

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

2.5 Sources

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

Archaeological databases

2.5.2 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 (KHER) also contains data to provide an accurate insight into catalogued sites and finds within both the Proposed Development Area (PDA) and the surrounding landscape.

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

Cartographic and Pictorial Documents

2.5.4 A full map regression (MAP's 1-4) 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 9.

Aerial photographs

2.5.5 The study of the collection of aerial photographs held by Google Earth was undertaken (AP's 1-4).

Secondary and Statutory Resources

2.5.6 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

2.5.7 The purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.
- Conduct a survey for Heritage Assets.
- Understanding the setting of the Heritage Assets and the wider landscape.

ARCHAEOLOGICAL AND HISTORICAL RESOURCE

2.6 Introduction

A search has been made of historic archive material pertaining to this site in County museums and the results are below-

2.7 Kent County Council Historic Environment Record (KHER)

2.7.1 A search of the KCC HER was carried out on the 24th November 2022, centred on the proposed site with a search radius of 100m. The search provided a large number of

records of Listed Buildings. There are also Scheduled Monuments. The PDA is situated within a Conservation Area.

2.7.2 The PDA is located within area of high historical and archaeological interest.

2.7.3 The following gives a summary of the baseline archaeological conditions associated with the site.

2.7.4 Prehistoric Periods

2.7.5 Before glaciation the Thames flowed to the north of London through the Vale of St Albans but when glaciers blocked the river's path the Thames migrated southwards towards its present position. At times of low sea-level both the Thames and Rhine met in an area of the southern North Sea and together flowed south-westwards through the English Channel to the Atlantic Ocean. The terrace deposits associated with the River Thames and its tributaries have been found to be rich in Upper Palaeolithic evidence, with large collections of artifacts and fossils from many sites. Mesolithic (to 4,000 BC) Numerous find spots of Mesolithic material are known largely from recent field-walking and records made during the 19th and early 20th centuries (Swale Survey 1999). These find spots are scattered throughout the immediate area but there is as concentration around Oare Creek, to the west of the development site and Nagden to the north-east, also along the southern edge of the Swale marshes and inland headlands leading south of Watling Street. Sea levels were much lower during the Mesolithic period and large areas of the Swale estuary would have been available for exploitation.

2.7.6 Neolithic (4,000-2,000 BC)

2.7.7 Data on possible settlements of Neolithic and early Bronze Age data in the area have been collected from numerous flint scatters. (Swale Survey 1999). During the Neolithic period we find the first evidence for the domestication of plant and animal species, although it is likely that Neolithic communities still relied heavily on wild food resources which would have been widely available in the estuary area. The dryland/estuary margin in the vicinity of the development site spans a range of

ecological zones and is the key to our understanding of the Neolithic communities in the Swale District. With its light soils, access to fresh water, the dryland/estuary margin at the development site is ideally suited for simple farming and Neolithic flint scatters at Abbey Farm, Oare, Nagden, Clapgate, School Farm, and Harty Ferry all confirm this hypothesis.

2.7.8 Iron Age (700BC-AD50)

2.7.9 A late Iron Age farm was located by Mr Brian Philp about 150 metres south-east of the proposed development site (Philp 1968). Initially, a rectangular enclosure enclosing domestic huts covered an area of about 200 square metres was investigated. A later ditch system, dated by the excavator to about AD 10-20 seems to have been part of an extensive field system which had become filled with silt and rubbish by about AD 50 (Philp 1968).

2.7.10 The Roman Period (55BC to AD410)

2.7.11 A Roman villa was found built partially over the Iron Age ditches and the earliest construction is said to date from AD 70-100 (Philp 1968). The villa doubled in size, probably between AD 100-150, and a substantial wing added about AD150- 200. The villa was almost certainly the centre of a farming estate, the boundaries of which have survived as the Anglo-Saxon boundaries of the town of Faversham. Only half the villa was excavated, but it shows features which indicate a Roman villa estate overlaying a Belgic farmstead. Some of the rooms were decorated with painted plaster. However, none of the floors survived in situ, but enough tessellation debris suggests some of the floors were decorated with mosaics of at least five colours.

2.7.12 The plan of the Roman villa shows a house with overall dimensions of 22 by 33 metres (72 by 108 ft); clearly more rooms, and probably another wing, lay to the north beyond the excavated area. and close to the Proposed Development Site (Figure 1).

2.7.13 Built during the 2nd century, this villa estate appears to have continued in use until the late 4th century (Detsicas, 1987). Field-walking to the east and north of the Roman villa by the Kent Archaeological Field School retrieved numerous Roman building

ceramics, and Roman pottery, 42 sherds, having a date range from the late 1st to early 3rd centuries. The amount of Roman material found suggests that more Roman buildings are to be found in this area, both to the east and north in the area of the Proposed Development Site.

2.7.14 The Roman villa estate looked to the Springhead stream, rather than Faversham Creek, for its water supply and transport. The topography and Roman finds at the springhead itself suggest the stream was wider and deeper during the Roman period, and this was confirmed by an auger profile taken of the existing stream (Swale Survey 1999).

2.7.15 Access to Watling Street, about 1.2 km to the south, was probably by Roman road leading to the Roman and later Medieval port of Thorne. This road, at right angles to Watling Street, runs in a dead straight line to the Medieval port and passes through the Proposed Development Site. This boundary, noted in Anglo-Saxon charters from AD 699, is also mentioned in a perambulation of 1209.

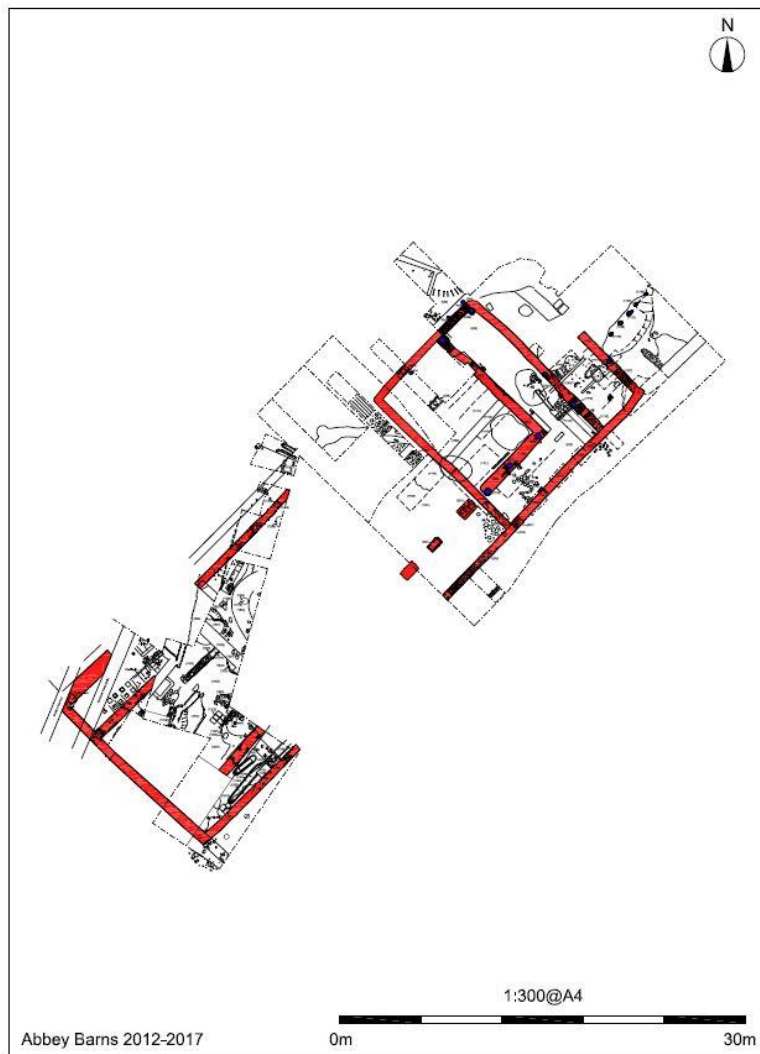
2.7.16 Field-walking at the port of Thorne, just to the north of the Development Site, itself almost an island at high tide, retrieved 13 sherds of late Iron Age pottery, nine sherds of Roman and numerous sherds of Medieval pottery. Also retrieved were two fragments of Dressel 20 amphora. The pictorial map below (Cott Charter XIII.12 East Swale Barrier of Ships) dating from about 1550 shows medieval warehouses and port facilities at Thorne, and just to the south, but still on Thorne Island, and close to the Proposed Development Site are two large roofless red brick buildings (MAP 1 below).



2.7.17 Brick in 1550 was used in few buildings. In fact, on this particular map, these roofless ruins are the only buildings of brick. It is suggested by Dr Paul Wilkinson that these red brick roofless buildings could in fact be Roman port buildings in ruins. Field-walking has retrieved large quantities of Roman building ceramics from the locality. To the east of these possible Roman buildings is Clapgate Fleet, the Anglo-Saxon name of which is *Maere-fleot* which means boundary waterway, and first mentioned in AD 699. It reinforces the hypothesis that this is the extent of the Roman villa estate at Faversham. To the south the estate is bounded by Watling Street (called in AD 1209 'Key Street') and to the west by Faversham Creek. To the north beyond Thorne Key further marshland which may have been available to the Roman estate. The area thus defined is some 1,580 acres (639 hectares).

2.7.18 In 2012 an archaeological investigation by Dr Paul Wilkinson of the Kent Archaeological Field School on an area to the east of the known Roman villa found the largest Roman aisled barn known in Kent (Figure 2). Recent work has shown that the waters of the Swale estuary lapped the buildings, which during the Roman period sat beside a large tidal inlet deep enough to harbour ships. Current work on the complex's bathhouse has yielded prestigious small finds including silver jewellery, exotic glass vessels and large quantities of coloured wall plaster which, together with the structure's impressive dimensions, measuring some 45m by 15m, suggests a building of some importance (Plate 1. Below).



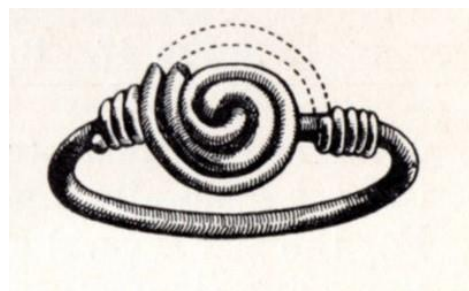


KAFS director Dr Paul Wilkinson says the latest findings suggest it had rather humbler origins. (MAP 2 left).

‘The building was originally built in the 2nd century AD as an aisled barn with a concrete and chalk floor,’ he said. ‘We have found the remains of stalls used to house farm animals in the Roman estate. But very soon afterwards the building was rebuilt as a huge bathhouse, with plunge pools, hot rooms, steam rooms, and warm rooms for massage.’ Earlier

work on the complex’s bathhouse has yielded prestigious small finds including silver jewellery, exotic glass vessels and large quantities of coloured wall plaster which, together with the structure’s stone and brick build of impressive dimensions, measuring some 45m by 15m, suggests a building of some importance (MAP 2).

A silver finger ring (below right) found in the demolition rubble has been dated to the Anglo-Saxon period and similar rings found at Dover have a date of c. 575-625 AD. The ring, only big enough for a child’s hand suggests the Roman building was demolished in the late 6th century to make a platform for a timber hall found in the recent excavation. Pottery in the cill beam slots dated this building to the 6th century AD. The retrieved Roman pottery, and principally those sherds of Early Roman date, consists of



both a few large fresh sherds and more worn material – including a few severely abraded elements. The count of material that can be confidently allocated to the mid third century AD is comparatively low, with most of the Mid Roman component tending to be datable to between c.150-225 AD. Other than the noted variation in sherd size and condition – and the presence of a few burnt sherds from Southern and Central Gaul Samian vessels - there is nothing particularly significant amongst this material – with most sherds stemming from kitchen wares and individual sherds or sherd groups going through the normal range of discard histories that excavation of a fairly long-lived occupation site will provide. The wall decoration has the feel of a municipal baths with none of the luxurious features one would expect of a private enterprise bathhouse. Given the size of the bathhouse it is far too large for a Roman villa estate and must have catered for another set of clientele. It is probably too far from the main Roman road to London (Watling Street) to have been an Imperial posting house with hotel but it probably sits close to the Roman port of Faversham and may have catered for the crews of visiting ships (Wilkinson 2011).

2.7.19 *Saxon and Medieval*

2.7.20 The first written reference to the port of Faversham was in AD 699 when King Wihtrud called his Council together at a place called Cilling, possibly downstream (at Clapgate) from the Proposed Development Site, and to the east of Faversham town. Cilling was a Saxon port of some importance. Another charter of 812 says: “*Strata antiqua quae jacet ad portum quae dicitur Cilling*” (“The ancient street which leads to the port named Cilling”). This street may still survive as a feature in the landscape, and pass through the Proposed Development Site. Cilling was probably a Royal port belonging to the King. The grass pastures to the east are called “*Cynincges Cua Lond*” (“The King’s cattle pastures”). Cilling, which possibly means “gully stream” (Gelling, pers. corres. 1995), would possibly have been a muddy foreshore, laid with a bed of tree branches to serve as a hard.

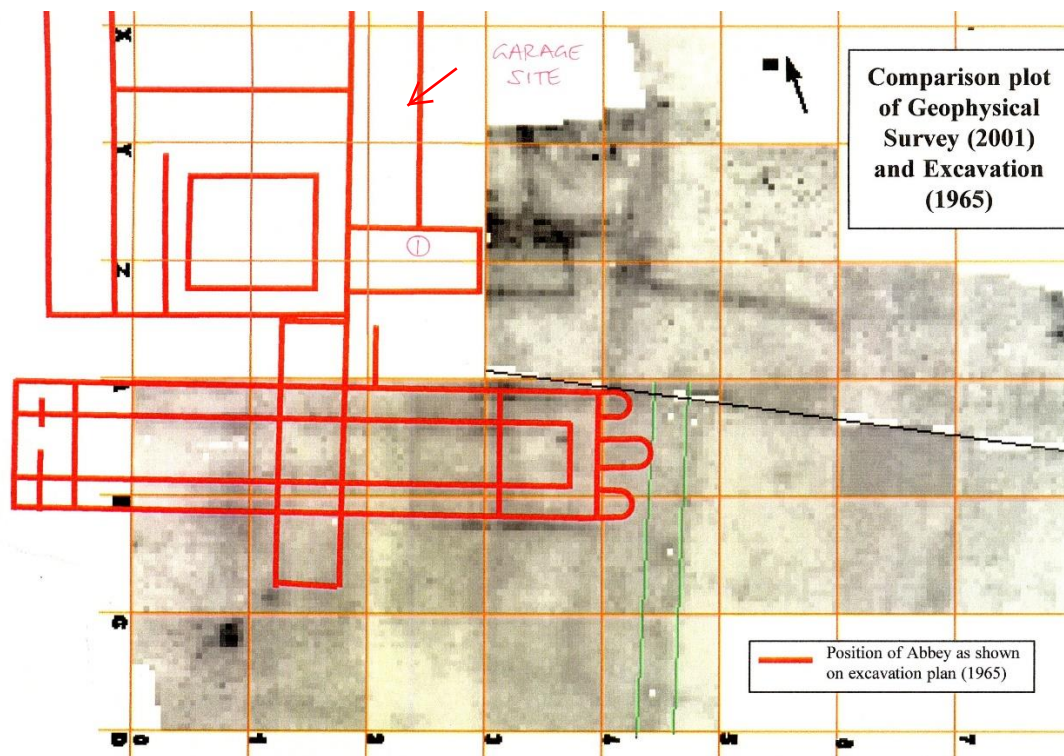
seen to the north of the main Abbey building. The still standing Grange Barns and associated Medieval farm buildings can be seen to the south-east of the Proposed Development Site whilst the Roman villa and Iron Age farm (red dotted lines) sit under the Medieval Farm complex of Abbey Farm. The freshwater spring which served various period farms can be seen following a rather strange course (in red) but the area enclosed is the exact area of the Abbey precinct as itemised in the AD 1276 survey. The PDA is situated within the area of the Abbey precinct (red arrow). The modern path of Faversham Creek is off course much different than the Medieval.

2.7.22 This is a section of a map drawn in the early 17th century by Elias Allen for the estate of Abbey Farm. Drawn some 150 years before the Town Map by Edward Jacob the map shows Faversham Abbey and its environs some fifty years after its removal by Henry VIII. The surviving fabric of the abbey is shown in some detail. The two abbey gatehouses and the medieval development outside the gates and parts of the abbey precinct are drawn. Apart from the water mill there are no buildings shown in the area of Standard Key which is in red (MAP 4. Below)



2.7.23 Archaeological investigation around the PDA (red arrow) indicates the main stone coffered sewer (2) of the abbey runs along Abbey Road parallel to the frontage of the PDA. Medieval timber-framed buildings front the south side of the Site (4). A Medieval shipyard is known to be situated at (3), dating from 1260 it continued in operation to the 18th century.

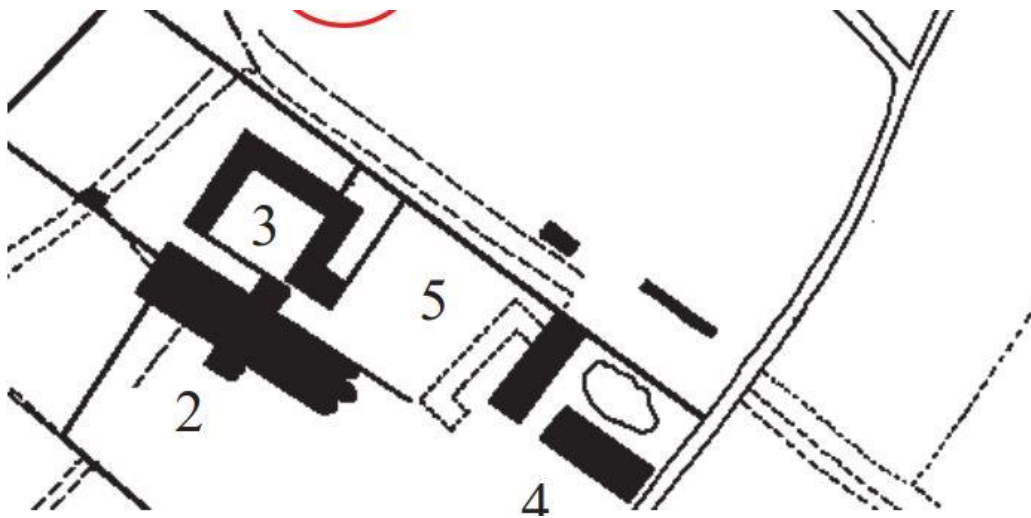
2.7.24 The Benedictine Abbey of St Saviour's, Faversham, was founded in 1148 by King Stephen as the burial place for his descent line. It was dissolved in 1538 and mostly demolished soon after. Excavations in 1965 (Below GEO1 red lines) revealed, however, extensive chalk foundations of a large Abbey with cloisters and other attached buildings. It produced many finds of, for example, glazed tiles, carved stonework and window glass. This geophysical survey in 2001 by Pendleton, Roberts and Grimes on behalf of Dr Paul Wilkinson shows that the Chapter House continues further to the east than recorded by Brian Philp. The Dorter and Rere-dorter may lie in the area of the proposed development and it is likely the Medieval remains extend beyond the present Scheduled Area (GEO 1 below).



2.7.25

2.7.26 A number of burials were also found. Most of the Abbey site now lies under the playing fields of Queen Elizabeth's Grammar School. The only surviving standing buildings are 80 Abbey Street, a fifteenth century timber framed former guest house attached to the main gatehouse and 81 Abbey Street, another fifteenth century timber framed building which may also have formed part of the Abbey complex. The inner and outer gatehouses survived until the eighteenth century. A

geophysical survey in 2001 (GEO 1 above) shows that part of the cloisters has survived and are close to the Proposed Development Area.



2.8 Historical Map Progression

2.8.1 The map (above MAP 5) shows the topography and historical remains around the Development Site. The map is based on the Town Map of Edward Jacob drawn about 1745. The extent of the Abbey (2) can be seen, and the cloisters are to the north of the main Abbey building (3). The still standing Grange Barns and associated Medieval farm buildings (4) can be seen to the south-east of the Proposed Development Site whilst the Roman villa and Iron Age farm (5) sit under the Medieval Farm complex.

2.9 Aerial Photographs

The aerial photographs show that in 1960 the PDA was orchard (AP 1) and in 2003 the trees were even larger and a large yard was on the PDA footprint (AP 2). By 2007 part of the yard had been reduced in size and the area of the PDA had been cleared of tree's and was bare earth (AP 3). In 2021 the PDA has been divided into plots of gardens with fences summer house and pond (AP 4). To the east of the PDA archaeological investigations in 2019 by the Kent Archaeological Field School led by Dr Paul Wilkinson had exposed a large Roman aisled barn (AP 5).

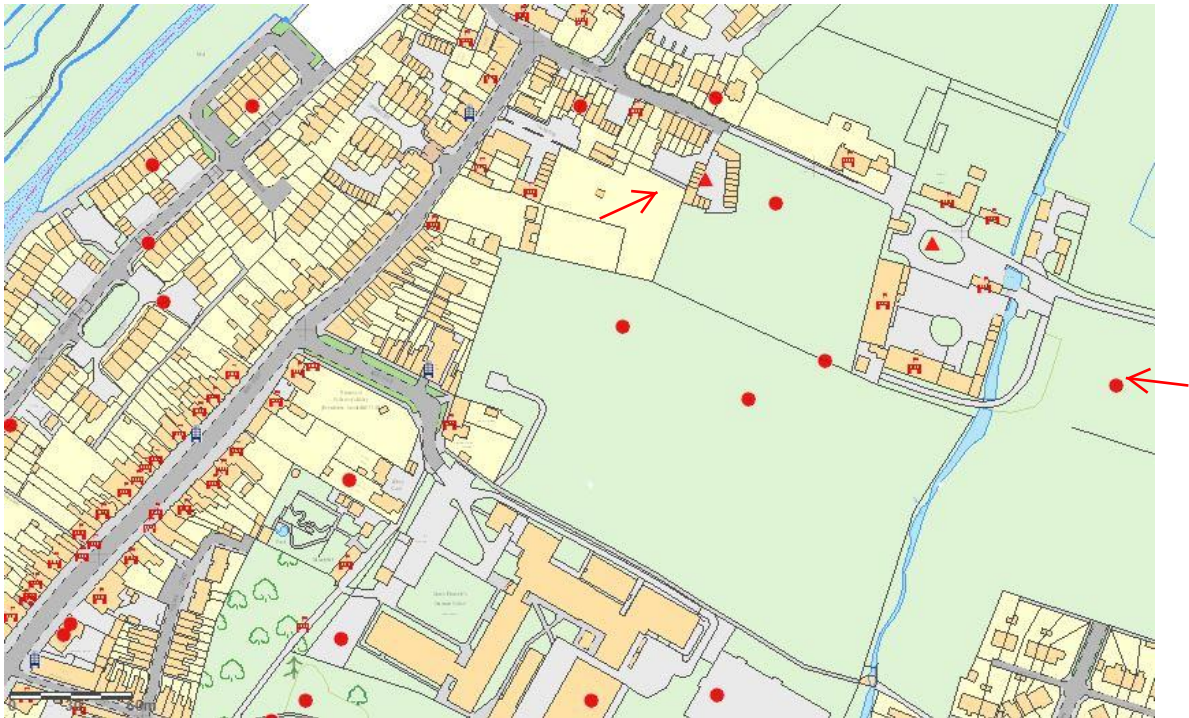
Walkover Survey

2.9.1 A walkover survey was undertaken on the 30th November 2022 and the PDA was grass with four concrete paving slabs denoting the proposed footprint of the solar panels (Plates 1-4).

3 ASSESSMENT OF HERITAGE ASSETS

3.1 Introduction

3.1.1 There are a number of designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) including about 80m east a loose courtyard plan farm with buildings to two sides of the yard (MKE 85850). About 30m to the east brickearth digging and a post-medieval clay pit have been found (TR 06 SW 252). About 60m south is the site of St Saviour's Abbey (TR 06 SW 9) and 120m SSE the site of the Faversham Roman villa (TR 06 SW 270) and just to the south the site of a Iron Age settlement. The red dot to the east is the location of the recently discovered Roman aisled barn and follow-on Anglo-Saxon Hall located and investigated by KAFS- red arrow (Dr Paul Wilkinson MCIfA).



4 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Development Proposals

4.1.1 The proposals include the installation of ten PV panels arranged in two rows on a above ground mounted frame (Figure 1) and location is to the rear of 62A Abbey Street, Faversham ME13 7BN (Figure 2). The ten PV panels will sit above ground with no impact on the possible buried archaeological remains and the power will be connected to the residential home by an in-situ overhead cable. There is no impact on the buried Scheduled Site and the proposed installation has little intervisibility with the Listed buildings in the vicinity of the PDA.

4.2 Assessment of Physical Impact on Setting

4.2.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore may potentially be affected by the proposed development. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:

- Abbey Barns (MKE 85850)
- St Saviour's Abbey (TR 06 SW 9)

4.2.2 Abbey Barns are located east of the PDA and have no intervisibility or historical relationship with the PDA and the proposed development will not impact upon the historical and architectural significance of these assets. St Saviour's Abbey is a buried monument and cannot be seen and if the proposed solar panels sit on a steel frame

there will be no impact on the buried archaeological remains of the Abbey and/or Roman Villa.

5 CONCLUSION

5.1 Introduction

5.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for the landowners in support of the application for proposed developments of land to the rear of 62A Abbey Street, Faversham, Kent ME13 7BN.

5.1.2 The Heritage Statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

6 OTHER CONSIDERATIONS

6.1 Archive

6.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Impact Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

6.2 Reliability/Limitations of Sources

6.2.1 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.

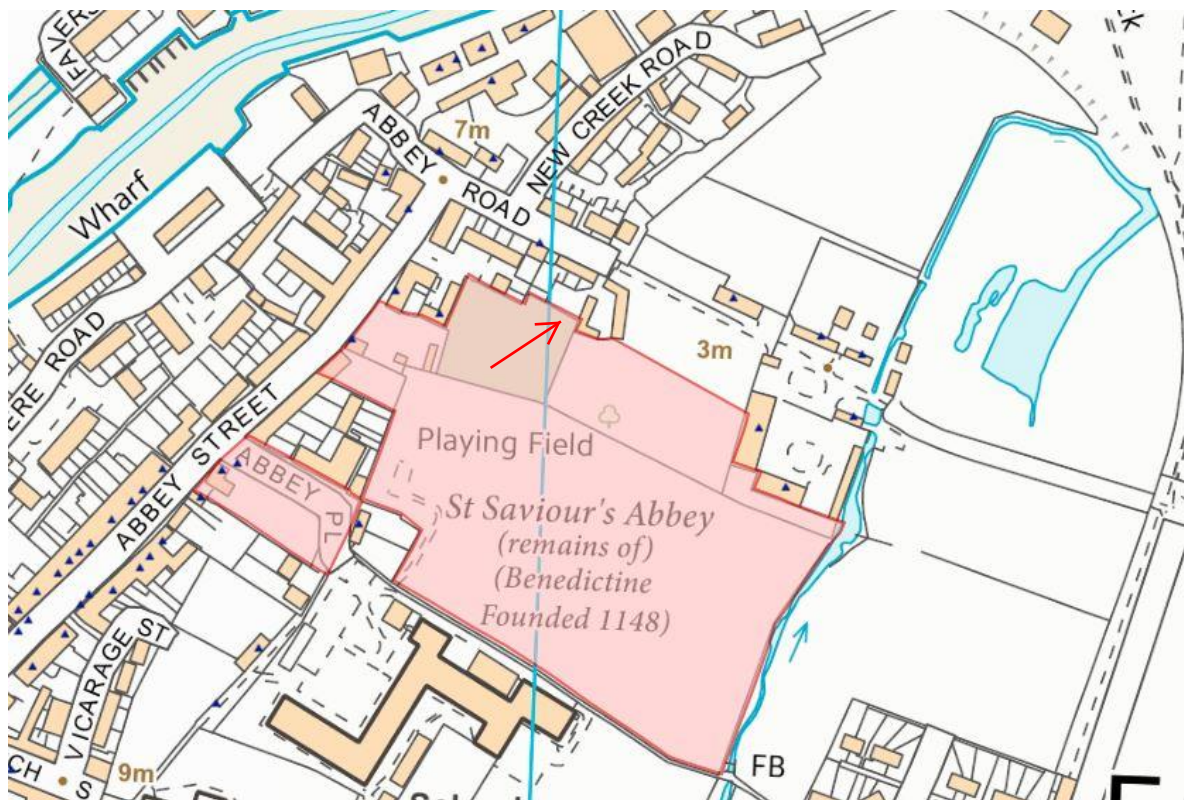
6.3 Copyright

6.3.1 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 Offset Architects (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson

Dr Paul Wilkinson MCIfA., FRSA

Appendix 1. Scheduled Monument Status



6.4 APPENDIX 1

Scheduled Monument 1011804: THE SITE OF ST SAVIOUR'S ABBEY, INCLUDING THE REMAINS OF AN IRON AGE FARMSTEAD AND FAVERSHAM ROMAN VILLA [TR 0182 6172] Remains of St. Saviour's Abbey [NR] (Benedictine founded A.D. 1147.) [NAT]

(1) The Benedictine Abbey of St. Saviour, Faversham, was founded in 1148 and dissolved in 1538. No. 80 Abbey Street, a 15th century timber framed building, was the guest house adjoining the outer gatehouse, and No. 81, a 15th century timber framed cottage, may also have formed part of the abbey building. (2-4) Scheduled.

(5) The remains are as described. No. 80 is in excellent condition and No. 81 is in fair condition. Both buildings are private residences. See GP, AO/63/129/5 and 6. (6) The plan of the church and claustral buildings of Faversham Abbey was revealed by excavation under the direction of B. J. Philp. (7)(8) [TR 0198 6177] Site of Abbey indicated by Mr Philp. (9) Nothing remains of the features excavated by Mr Philp. The site is now occupied by the playing fields of Queen Elizabeth's School. No.s 80 and 81 Abbey Street remain as described by Phillips (Authority 6) in 1963. (10) The Royal Abbey, Faversham: excavations of this extensive site, covering 4-5 acres, undertaken during January and February 1965 in advance of development projects, located the site of the Abbey and examined its associated buildings. The abbey was founded by Stephen in 1147 for the royal sepulchres and work began in 1148. Although colonized by Cluniac monks, the monastery was an independent house. The church itself proved to be a vast structure - 361ft. in length and nearly 80ft. in width. Stephen, Matilda and Eustace were all buried within. It was clearly one of the great abbeys of the realm. To the north was a correspondingly large cloister and attached buildings including a Chapter House, Frater, Dorter, Cellar and West Range. The church and claustral buildings were reduced in size at a later date, and a large cemetery covered part of the original structure. The many small finds included carved stonework, window glass, lead, floor tiles and several coins. The tiles form an important series ranging in date from the 12th - 15th centuries. The glass, painted and coloured is some of the earliest of its type found. The abbey was surrendered in 1538, the royal tombs robbed, and thorough demolition of the church begun. (See

Illustration Card for plan.) (11)(12) Additional bibliography. (13) [TR 020 617]

Faversham Abbey, scheduled. (14).

6.4.1 From the National Heritage List for England:

The monument includes the below-ground remains of the medieval Royal Abbey of St Saviour. The site lies to the north of the modern settlement of Faversham Creek and Abbey Street. Faversham abbey was founded by King Stephen in 1147 for the royal tombs, and building work commenced in 1148. The foundation was originally colonised by 12 Cluniac monks under Abbot Clarembold, who arrived on the site in 1148. The abbey appears to have been run as an independent house, but by the reign of Henry III the brethren were all Benedictine. In 1152 Matilda was buried in the abbey, followed by her son Eugene in 1153 and Stephen himself in 1154. In the *Taxatio Ecclesiastica* taken for Pope Nicholas IV in 1291, it was recorded that Faversham abbey owned temporalities worth 21 pounds 19s 7d in Ludenham, Goodnestone, Graveney, Harty, Hawkinge and Boughton Malherbe; 1 pound 2s 7d in London; 24 pounds 7s 10d in Radwicke and 80 pounds 18s 5d in Tring. By 1535 when the *Valor Ecclesiastica* was taken for Henry VIII, the gross value of the abbey's holdings in Kent alone was given as 261 pounds 5s 2d. The abbey was surrendered to the Crown on 8 July 1538, and the abbot and eight remaining monks were pensioned off. On 10 May 1539, the king sent the order for the church and cloister buildings to be demolished, and for the stone from the site to be removed. By 1541 material from these buildings was being shipped across the Channel to help in the building of the fortifications at Calais. Documentary records suggest that before c.1300 the abbey precinct covered an area of approximately 24 acres, although by the start of the 14th century, this holding had been reduced to 16 acres. The precise extent of the pre- c.1300 precinct is unknown, but by the 14th century, the boundaries of the precinct ran along Faversham Creek on the west, containing the areas of the inner and outer courts, and along the extent of the marshes on the north, later marked by a stone wall. The line of the southern boundary can be seen to follow the line on which the surviving gatehouse stands, and on the east the stream would have indicated the extent of the abbey's landholdings. The arrangement of buildings within the precinct is known from partial excavation

conducted by the Reculver Excavation Group in 1965. This revealed that the church and cloister were located centrally within the area. The church was originally designed on a pretentious scale, 361 feet long, built of Kentish ragstone with a Caen stone dressing on the interior. The cloister stood to the north of the church, and was designed on an equally impressive scale. The Chapter House stood in the south of the cloister, with the dorter to the north. By about 1220, the original building plan of 1148 had not been finished, and a scheme of drastic modifications was undertaken, due mainly to financial constraints following the cancellation of the annual grant in 1209. The church was reduced by almost 100 feet to 260 feet in length, with the cloister being reduced in proportion. It is not known why Faversham was chosen by King Stephen to house his royal abbey, but several important monastic houses had already been established on other Kentish estuaries, and this may have made Faversham Creek appear an equally attractive prospect. The foundation may have been wealthy, but Visitations in 1368 and 1511 both revealed an unsatisfactory state of affairs at the abbey, and that 'women had ingress to the cloister and refectory'. In 1671 Thomas Southouse described the area of the abbey: 'In this place sometime stood the church of this convent so totally long since demolished that there is not so much as a stone or underpinning left to inform posterity whereabouts it stood'. A first attempt at excavation was made by Edward Crow c.1855-1861. His work in Sextry Orchard revealed 'chalk and flint foundations, much stone and broken tile...'.

6.4.2 Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with

its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 75 of these religious houses belonged to the Cistercian order founded by St Bernard of Clairvaux in the 12th century. The Cistercians - or "white monks", on account of their undyed habits - led a harsher life than earlier monastic orders, believing in the virtue of a life of austerity, prayer and manual labour. Seeking seclusion, they founded their houses in wild and remote areas where they undertook major land improvement projects. Their communities were often very large and included many lay brethren who acted as ploughmen, dairymen, shepherds, carpenters and masons. The Cistercians' skills as farmers eventually made the order one of the richest and most influential. They were especially successful in the rural north of England where they concentrated on sheep farming. The Cistercians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

6.4.3 Faversham abbey is an example of a medieval royal foundation, with documentary records dating from its construction in the 12th century through to its dissolution in 1538. Partial excavations have revealed the impressive scale of the original plan for the church and claustral buildings, and the subsequent alterations made in the 13th century. Other unexcavated archaeological remains relating to ancillary buildings will survive in the area. An Iron Age enclosure and Roman villa are also known from partial excavation to occur within the area later defined as the abbey precinct. These will provide information relating to the early history of the site, and its development

around the time of the Roman invasion.

6.4.4 In 2003 an evaluation was carried out by Swale and Thames Archaeological Survey Company. Demolition debris and the remains of walls were found, probably relating to a monastic structure on the north side of the complex. Part of the perimeter wall was recorded with sections of surviving medieval fabric. (24-25).

6.5

6.5.1 KCC Heritage HER listing

7 HER NUMBER:	TR 06 SW 75
Type of record:	Monument
Name:	Cropmark of a possible Roman building, Faversham

Summary

A cropmark 120 metres east of the St Saviour's Abbey and Faversham Roman villa sites suggests a building, yet to be identified (Now known to be an Roman aisled barn KAFS)

(TR02226172) Building foundation visible as a cropmark 120m east of Roman villa and St Saviour's Abbey (TR 06 SW 9 & 41) (1) and site photographs (2-6).

In 1997 the Kent Archaeological Rescue Unit apparently excavated 12 test pits somewhere in 'Square Field', c.200m east of the Roman villa and east of the stream. Some 15m of flint walling was found, one side of a large Roman building. (7)

HER Number:	TR 06 SW 41
Type of record:	Monument
Name:	Faversham Roman Villa

Summary

The remains of a winged villa were exposed by bulldozers levelling the playing fields of the new Queen Elizabeth's Grammar School in 1965. This villa had been remodelled at least three times between c. AD 70 and 300.

Full description

[TR 0208 6172] A winged corridor villa, showing four periods of construction and dating from 75 to 300 A.D., was excavated in July 1965 by the Reculver Excavation Group. The site overlay a Belgic enclosure, probably a farmstead, and a field system probably dating from 50-70 A.D. (1) Excavation report.

This previously unknown site had been exposed by bulldozers. The walls and floors had been totally destroyed but foundations survived and the ground plan was recovered. Four phases of construction were detected. The first villa, probably of late 1st century date, consisted of a simple range with penthouse on the east side; this was extended and corridors added. The third phase consisted of the additions of wings, the south one containing an apsidal dining-room with at least one mosaic floor heated by a channelled hypocaust. At about 200 A.D., the south end of the villa had been rebuilt. Much painted wall plaster was found, and several of the rooms contained hearths.

A complex of post holes in front of and under the Faversham villa (PH 1-12 on Authority 2 plan) were partly interpreted as forming a timber veranda. Rodwell, however, could not altogether accept this view on the limited evidence, and as at Lockleys, Herts (TL 21 NW 2), he saw the posthole complex as possibly representing part of a late Iron Age or early Roman building, ante dating the villa. (2)

[TR 0208 6172] ROMAN VILLA [R] (site of) [NAT] (3-4) [TR 021 617].

Additional bibliography (5-11)

From the National Heritage List for England:

Details

The monument includes the below-ground remains of the medieval Royal Abbey of St Saviour, a first century AD Iron Age farmstead and of the Faversham Roman villa, where these have not been the subject of modern development. The Iron Age farmstead and Roman villa are situated within and towards the eastern edge of the later abbey precinct. The site lies to the north of the modern settlement of Faversham Creek and Abbey Street. A first attempt at excavation was made by Edward Crow c.1855-1861. His work in Sextry Orchard revealed 'chalk and flint foundations, much stone and broken tile...'. In addition to revealing the plan of the abbey, the 1965 excavations also revealed the remains of a first century AD farmstead and ditch system, which is thought to have fallen into disuse in the later part of that century, and a Roman villa. ...

The first Roman building was constructed partly over the ditch system c.AD 70- 100. It had a range of four rooms, with a passage from back to front and a verandah on the east side. The villa increased in size and complexity during the second and third centuries, including the addition of various refinements, such as a hypocaust heating system and a mosaic floor, indicating a period of prosperity and success. The absence of any material dating from the late third or early fourth centuries on the site has been taken to indicate that the villa was abandoned in the late third century AD. The villa is thought to have formed the centre of a farming estate, possibly extending as far as Watling Street and covering c.300 acres.

All surface features such as goal posts and fences are excluded from the scheduling, as are the surfaces of any paths, the garages to the south west of the playing fields and the sign post in front of the western wall of the playing fields; also excluded are all standing buildings on the west side of the monument including Nos 63 and 64 Abbey Street which are listed Grade II, Arden's House which is listed Grade II* and the wall on the north side of the garden of Arden's House (Grade II); also excluded is the southern end of a barn on the west side of the monument; the ground beneath all these features is, however, included in the scheduling. (12)

Summary

A cropmark 120 metres east of the St Saviour's Abbey and Faversham Roman villa sites suggests a building, yet to be identified.

Grid Reference: TR 0222 6172

Map Sheet: TR06SW

Parish: FAVERSHAM, SWALE, KENT

Monument Types

- BUILDING (Roman - 43 AD? to 409 AD?)

Full description

If you do not understand anything on this page please contact us.

(TR02226172) Building foundation visible as a cropmark 120m east of Roman villa and St Saviour's Abbey (TR 06 SW 9 & 41) (1) and site photographs (2-6). In 1997 the Kent Archaeological Rescue Unit apparently excavated 12 test pits somewhere in 'Square Field', c.200m east of the Roman villa and east of the stream. Some 15m of flint walling was found, one side of a large Roman building. (7)

In 200? The Kent Archaeological Field School.... (Historic England Data accessed 22nd November 2022).

8 REFERENCES

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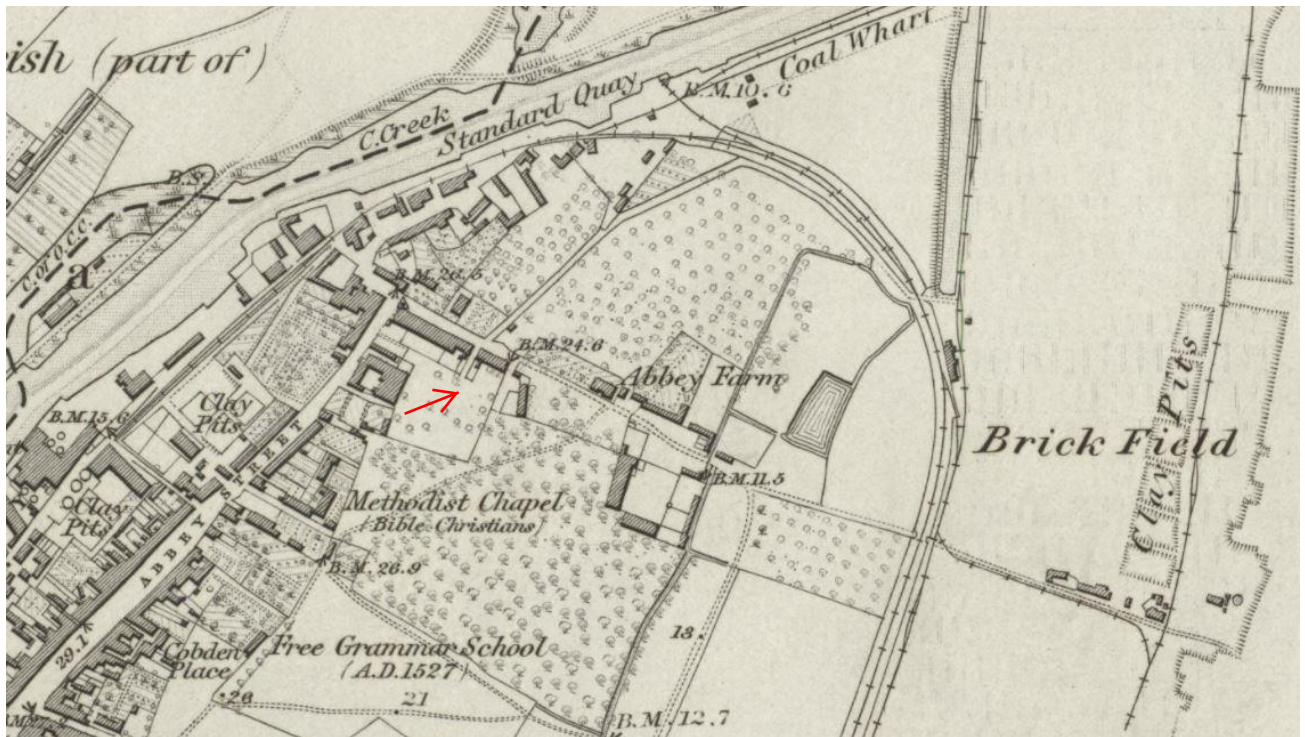
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Historic Maps



MAP 1. OS 1865 (red arrow site location)



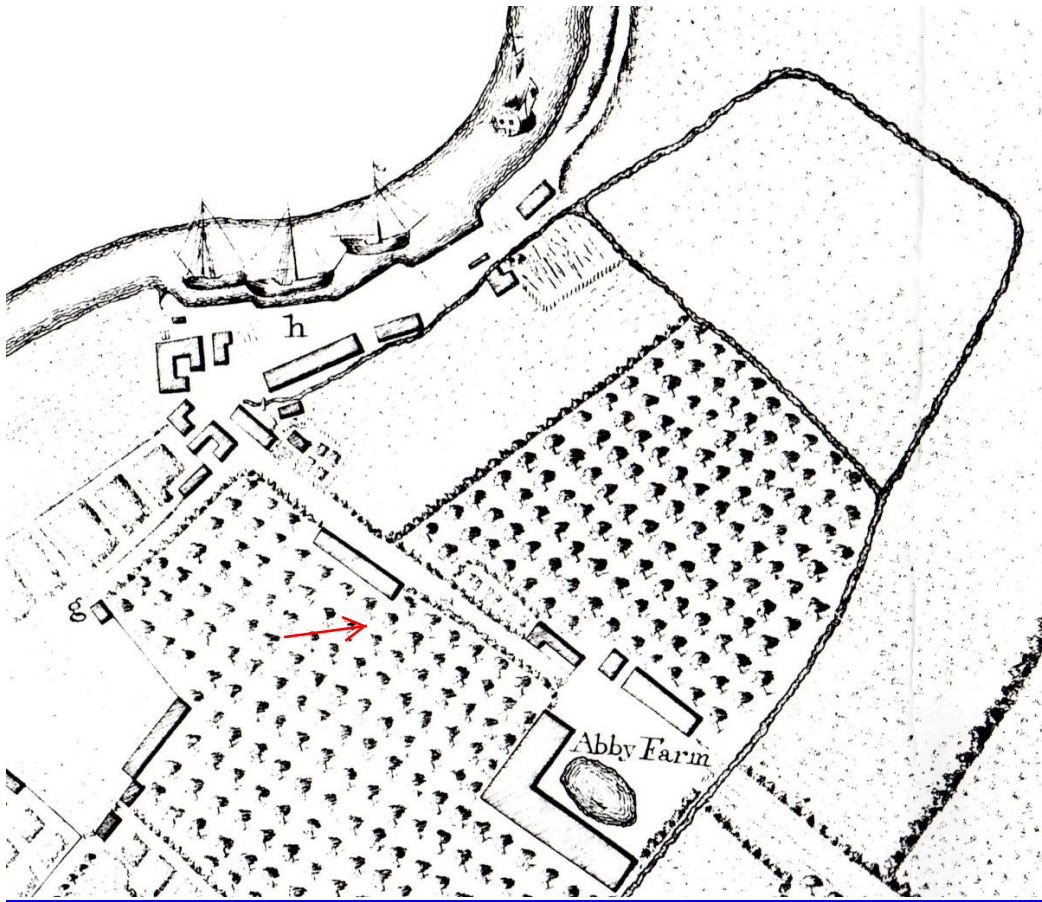
MAP 2. OS 1896



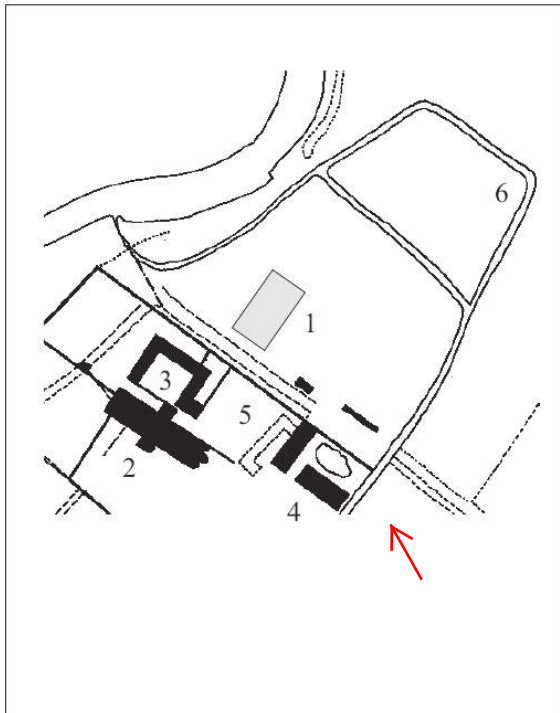
MAP 3. OS 1906



MAP 4. OS 1938



MAP 5. Edward Jacob (c.1745). Red arrow approx location of PDA



MAP 6. Schematic plan of Faversham Abbey (2) with cloisters (3) medieval barns (4) location of Philp's Roman Villa (5) and Roman aisled barn and 6th century Anglo-Saxon Hall -red arrow (Wilkinson)



Plates 2, 3. Archaeological investigation of Roman aisled barn in 2016 (looking west)





AP 1. 1960 (Google Earth). Red arrow site location



AP 2. 2003 (Google Earth)



AP 3. 2007 (Google Earth)



AP 4. 2021 (Google Earth)



Plate 4. View of PDA looking east. Four flagstones marking footprint of proposed solar panels



Plate 5. View of PDA looking NNE



Plate 6. View of PDA looking NNE and location of proposed solar panels



Plate 7. View of PDA looking west



Plate 8. View of proposed installation

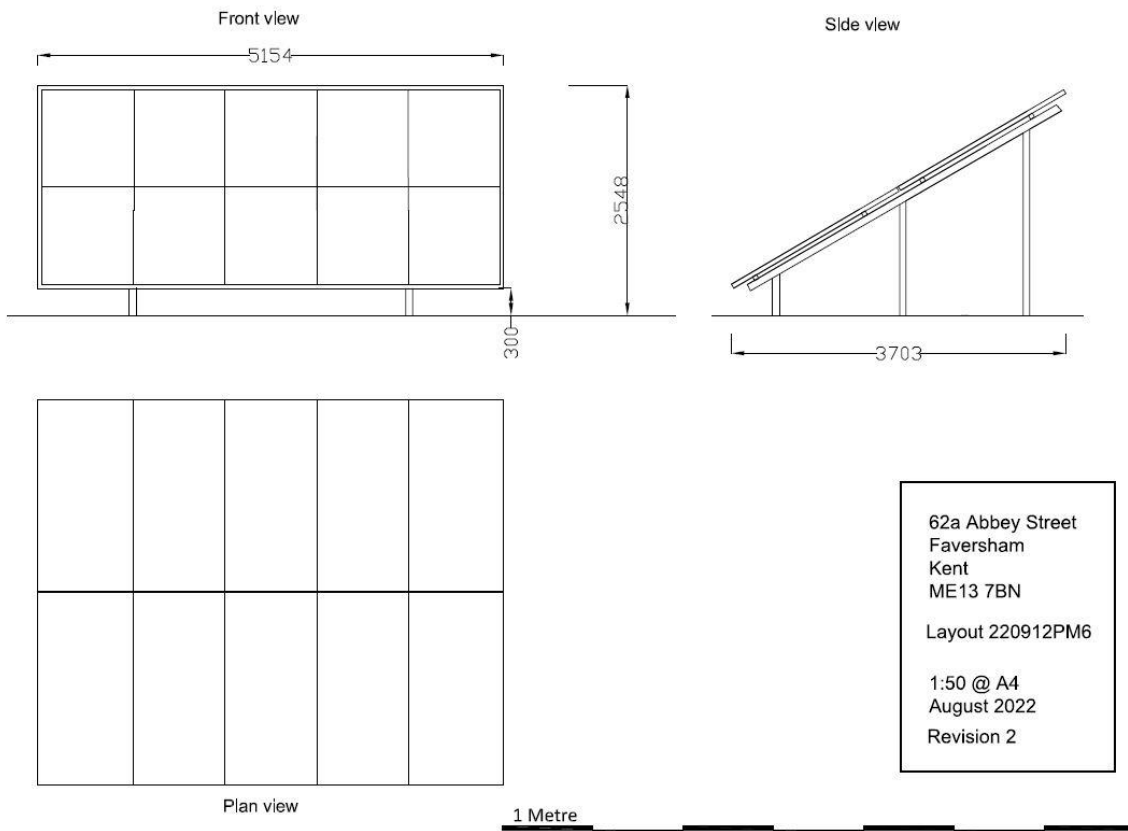


Plate 9. Proposed installation but with vertical uprights on horizontal 'sledge'