

Dungeness Road, Dungeness, Kent; Heritage Statement

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Dungeness Road, Dungeness, Kent; Heritage Statement

NGR Site Centre: TR 0890 1890



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Dungeness Road, Dungeness, Kent;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by Hollaway to prepare a Heritage Statement relating to the proposed development area (PDA) of Land to the north of Dungeness Road, Dungeness in Kent.

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

The PDA is located to is situated on the headland at Dungeness on the coast in Kent just within the boundary to the Dungeness Estate. Surrounding the PDA is the beach shingle and vegetation associated with Dungeness Headland. The PDA lies within an area of military interest. Whilst there was military interest from the building of the nearby Battery No. 1 in 1798, it appears that the PDA lay outside of the area of the Battery. In addition, during the second World War, PLUTO construction activity occurred north west of the PDA around 1942/1943, the original dwelling was already in place prior to the construction of PLUTO by at least 1940 and likely to have been built sometime during the inter-war period. Aside from PLUTO, defence across the area was mainly focused on the beach front to the east of the PDA. Although aerial photos show that some of the barbed wire did move inland and was just to the south of the PDA. There is no suggestion of any military activity associated directly with the PDA and prior to the current dwelling being built it appears that the PDA was shingle. As a result, the archaeological potential is considered low for all periods

The proposed development is for eight detached residential dwelling. The design style and sensitivity takes into account the local vernacular and complements the adjacent older seafront properties.

The Heritage Assessment has shown that for the military remains the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of

effect by the proposed development is considered to be 'neutral' given the set-back nature of the design from the road, the impact on the landscape is considered to be negligible.

The Heritage Statement has found that the adjacent 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.

The public benefits provided by the proposed development are the contributions towards Folkestone and Hythe District Council's 5-year housing supply and the ecological benefits. Whilst the LPA needs to satisfy themselves that the public benefits of the proposed development of the Site outweighs any potential harm caused, the proposed development for this site is an opportunity for a new development within the setting of adjacent heritage assets which will make a positive contribution to the assets.

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Hollaway (the 'Client'), to carry out a Heritage Statement relating to a proposed development area at land at Dungeness Road, Dungeness, Kent centred on National Grid Reference (NGR) TR 0890 1890 (MAP 8).

1.1.2 In acknowledgement of the Site being located close to a number of designated assets this document has been prepared to support the planning application to Folkestone and Hythe District Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

1.2 Site Description

The PDA (Proposed Development Area) is located to the south of Lydd-On-Sea, and c. 1.7km north of Dungeness Power Station at central Ordnance Survey Grid Reference TR 0890 1890. The site totals c.15ha, comprising Annex 1 vegetated shingle and other neutral grassland habitats.

The site is bounded to the south-west by Dungeness Road, to the south by Battery Road and to the east by gardens associated with houses off Coast Drive. Kerton Road bounds the site to the north and a continuation of shingle and other neutral grassland bounds the site to the west. Aside from the built-up areas along these roads, the site is surrounded by extensive good quality vegetated shingle habitat forming the Dungeness Nature Reserve (subject to various international and national designations) in all directions.

Geology

The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of comprising of Hastings Beds – Sandstone, Siltstone and Mudstone which applies to the entire promontory of the area. For superficial deposits, the PDA sits on Storm Beach Deposits- Gravel. The foreland at Dungeness consists of over 500 ridges of gravel beaches which has accumulated since the mid-Holocene, about 6000-4000 years ago. The area is characterised by alternating areas of marsh sediments and

gravel that are thought to have accumulated as a result of changes in storm incidence and gravel supply and not oscillations in sea levels. The formation of the foreland at Dungeness is due to a number of variables, sea level rises, sediment supply, storm intensity, bedrock geometry and near-shore wave climate. As a result of all these variables, it is too complex and difficult to identify the exact mechanisms behind the evolution of the foreland.

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) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area 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 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 (Plates 1-2) and views of the PDA (Views 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 25th July 2023, centred on the proposed site with a search radius of 500m. The search provided a relatively low number of records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA is not situated within a Conservation Area.

2.7.2 The PDA is situated on the headland of Dungeness on the coast of Kent and surrounding the PDA is the beach shingle and vegetation associated with the Dungeness Headland and about 300m to the south-east is a coastal battery or small fort built in 1798, and modified in 1860. Although disused by the end of the 19th century, it was anecdotally reoccupied in World War II.

2.7.3 This area was surveyed from aerial photographs as part of the South East RCZAS NMP project. Two WWII period nissen huts were visible on the south-eastern side of the battery on aerial photographs of 1946. These huts may be associated with the

possible re-use of the battery during the Second World War. They had been removed by the time of the next available vertical aerial photographs of 1962.

2.7.4 About 120m to the west is the site of a Second World War light anti-aircraft (Diver) battery near the Old No.1 Battery, Dungeness. The site was already operating as a light anti-aircraft battery when, from July 17th 1944, it was used in the Diver role. It is not known what armament was used, nor the manning details. This area was surveyed as part of the South East RCZAS NMP project. No anti-aircraft battery was visible on aerial photographs of 1943 or 1946 in the vicinity of the 1798 Old No.1 Battery at Dungeness. It is possible this record is duplicated by UID 1478129.

2.7.5 Site of a Second World War light anti-aircraft (Diver) battery near the Old No.1 Battery, Dungeness. The site was already operating as a light anti-aircraft battery when, from July 17th 1944, it was used in the Diver role. It is not known what armament was used, nor the manning details. This area was surveyed as part of the South East RCZAS NMP project. No anti-aircraft battery was visible on aerial photographs of 1943 or 1946 in the vicinity of the 1798 Old No.1 Battery at Dungeness (TR 01 NE 7).

2.7.6 Site of a Second World War light anti-aircraft (Diver) battery near Lydd on Sea Halt. The site was already operating as a light anti-aircraft battery when, from July 17th 1944, it was used in the Diver role. It is not known what armament was used, nor the manning details. This area was surveyed as part of the South East RCZAS NMP project. No anti-aircraft battery was visible on aerial photographs of 1943 or 1946 in the vicinity of Lydd-on-Sea Halt (KCCHER 1478126).

2.7.7 About 300m north west is the site of the railway station on the Lydd Railway between Appledore and Dungeness which opened to passengers in 1881 and closed for passengers in 1967 (TR 01 NE 215).

2.8 Historical Map Progression

Ordnance Surveyors Drawing, 1797

2.8.1 This map is the first published Ordnance Survey Surveyors Drawings and shows the area of PDA with the 18th century drawing of Fort, Well (Good Water), and Lighthouse. To the north west 'open pits' and to the east 'Battery' (of cannon) but no coast road (MAP 1).

Historic OS Map 1837

2.8.2 The area of interest is the fort located south of the PDA and this map shows FORT NO 1 in some detail with access tracks and where the Well is now an adjacent Public House called the Jolly Sailor (MAP 2).

Ordnance Survey map, 1871

2.8.3 There is little change at the PDA and shown as an area of beach gravel with a track which later became 'Coast Drive' and to the south 'Dungeness Road' (MAP 3).

Ordnance Survey map, 1872

2.8.4 This is a closer look at the Fort No. 1 with later additional buildings to the original layout and the Public House is now called 'The Pilot' and a 'Flagstaff' (MAP 4).

2.8.5 KCCHER map showing the known archaeology and Listed Buildings in the vicinity of the PDA shown by red line (MAP 8).

2.9 Aerial Photographs

These aerial photographs show that the landscape has ribbons of development which have been established by time.

Assessment of Heritage Assets

2.10 Introduction

2.10.1 There are a number of designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) including about 60m to the south Fort No. 1. However, on the PDA itself there are no buildings.

3 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

3.1 Development Proposals -update

3.1.1 The proposals include the construction of 8no. new high quality detached dwellings.

3.1.2 The broad design principles, which has informed the development are:

- Create a high-quality designed development that adds character and respects its location and surroundings using different styles, frontage, roof lines to reduce any potential massing particularly in respect of adjacent properties.
- Ensure that the number of units is appropriate for the plot size.
- Minimize the impact from the road by utilising a single entrance point and retaining/strengthening roadside vegetation.
- Retaining and strengthening the vegetation boundaries and additional landscaping.
- Seek to utilise materials appropriate to the local vernacular with certain features adding interest such as chimneys, eaves detailing, windows and doors.
- Avoiding a uniform look with staggered positioning and individual designs.
- Use of post and rail boundaries.

3.2 Assessment of Physical Impact on Setting

3.2.1 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. There are no assets in the vicinity identified for further assessment on the basis of proximity and intervisibility.

3.2.2 The design and style of the proposed houses are individual and ties in with the local vernacular and building treatments seen elsewhere in Dungeness but also the wider rural parishes around. The proposed houses follow the loose linear settlement pattern along Coast Drive.

4 CONCLUSION

4.1 Introduction

4.1.1 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 Holloway in support of the application for proposed developments of land at Dungeness Road, Dungeness, Kent.

4.1.2 The proposed development site is not a designated heritage asset and is not in a Conservation Area but resides within the Kent Downs Area of Outstanding Natural Beauty.

4.1.3 The map regression show that the PDA has been sea gravel since at least the late 17th century.

4.1.4 The proposed development is for 8 housing units. The design style and sensitivity takes into account the local vernacular and complements the older listed properties close to the PDA.

4.1.5 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.

5 OTHER CONSIDERATIONS

5.1 Archive

5.1.1 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.

5.2 Reliability/Limitations of Sources

5.2.1 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.

5.3 Copyright

5.3.1 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 Holloway (and representatives) for the use of this document in all matters directly relating to the project.

6 REFERENCES

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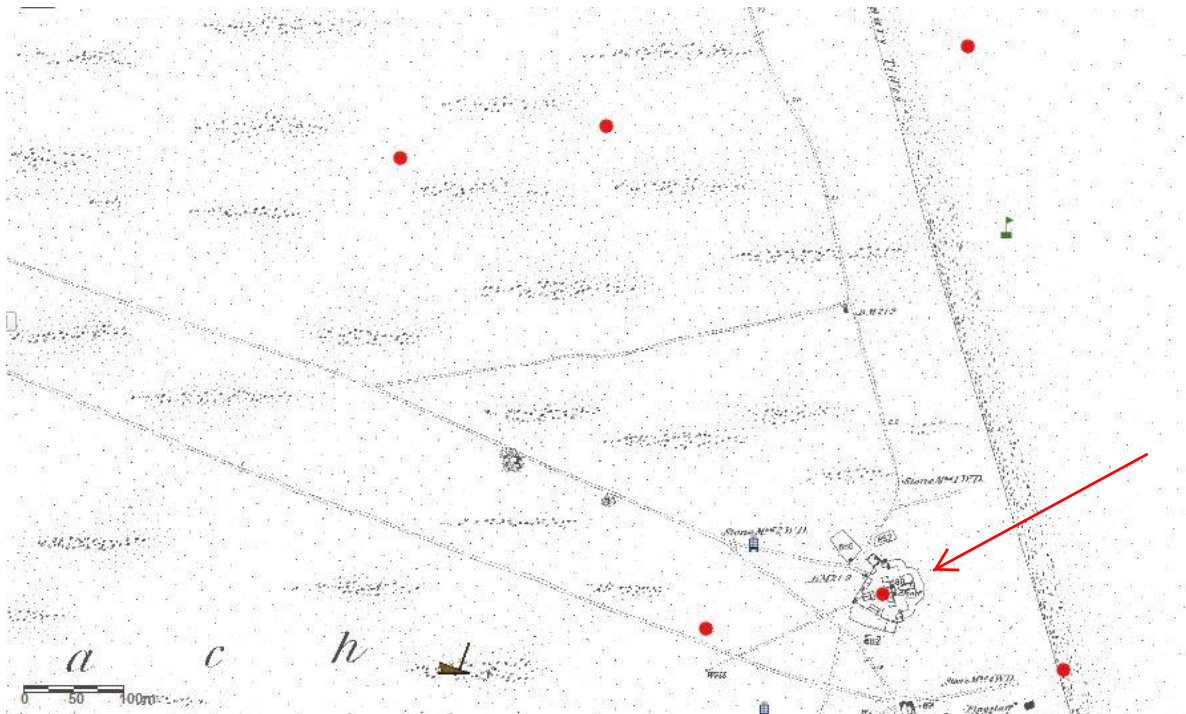
MAPS



MAP 1. Ordnance Survey Surveyors Drawing of PDA area showing Fort No.1 dated 1797



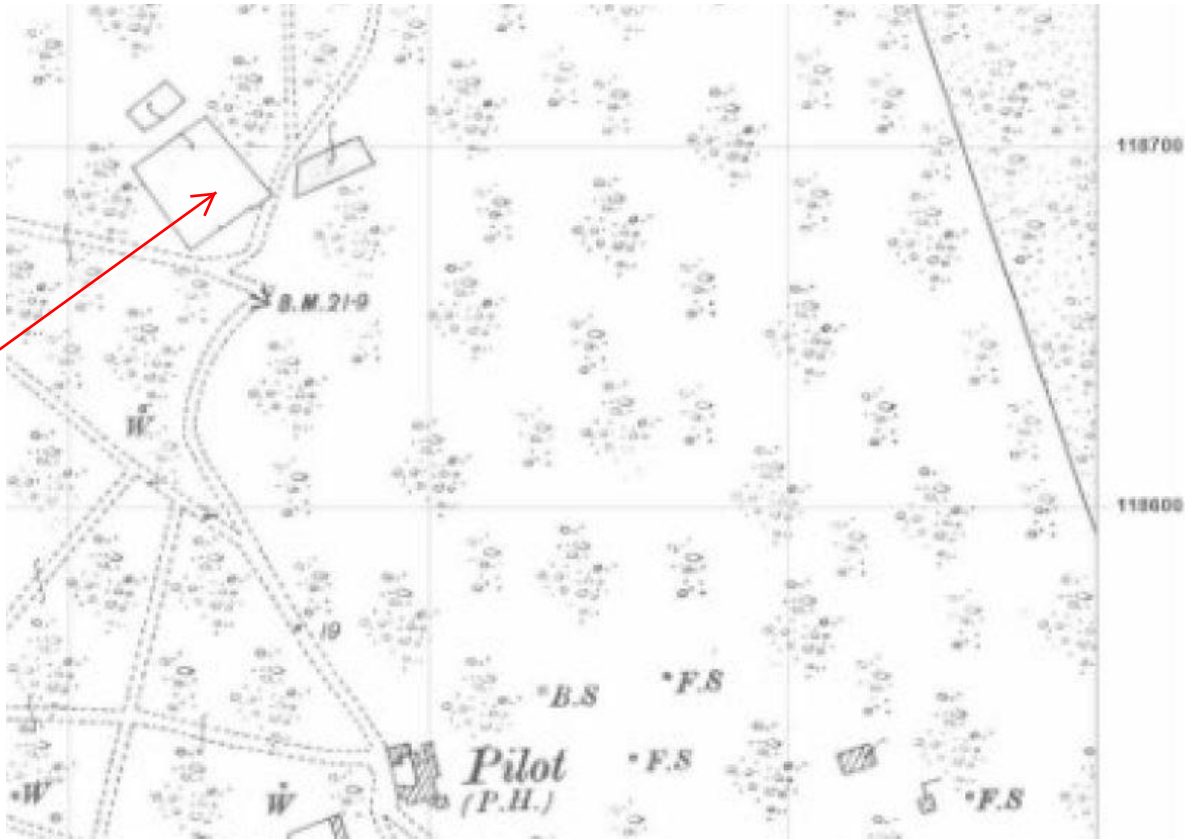
MAP 2. Ordnance Survey map of 1837 showing detail of Fort No.1



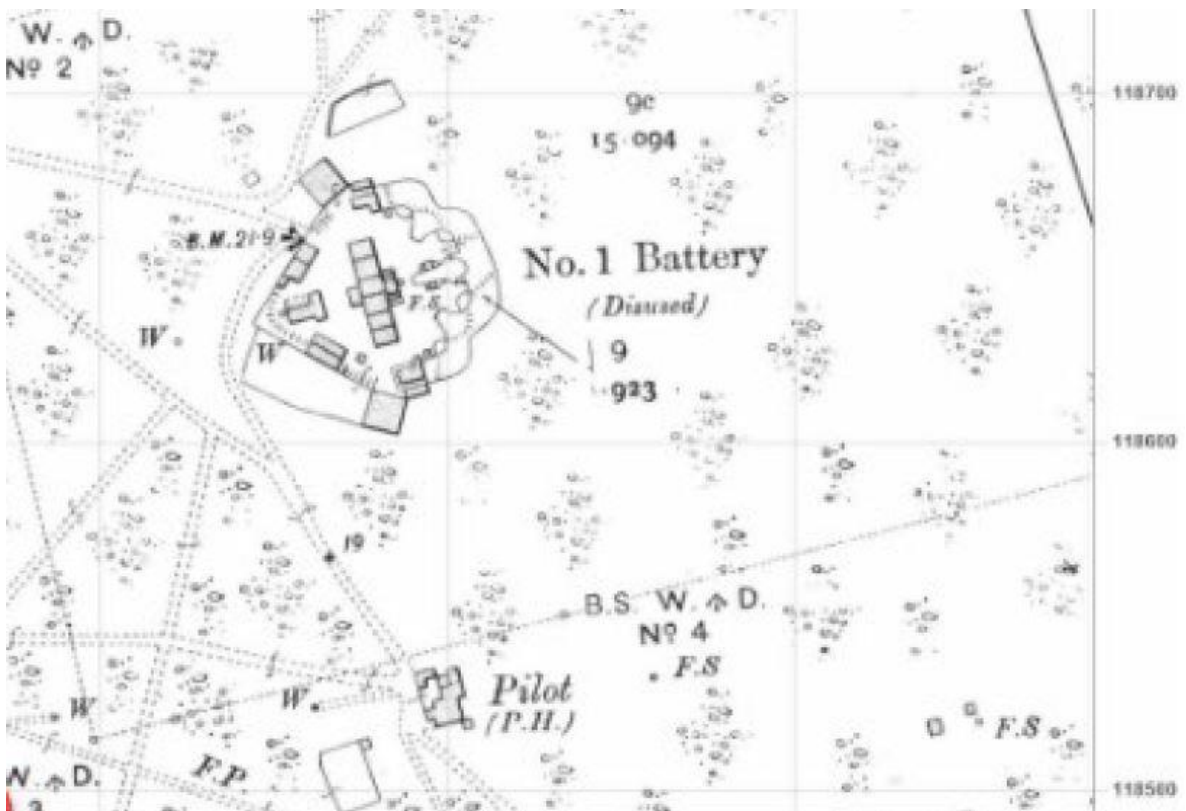
MAP 3. Ordnance Survey area of PDA showing location of Fort No. 1 dated 1871 (red arrow)



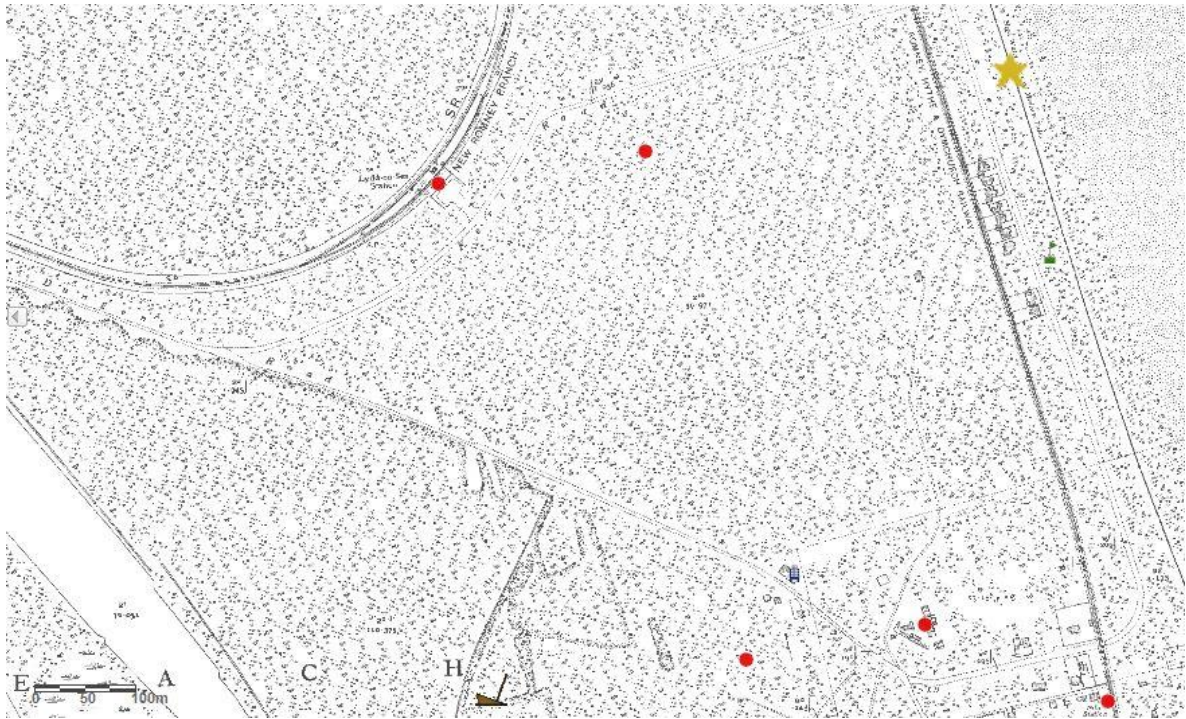
MAP 4. Ordnance Survey of showing detail of Fort No.1 dated 1872



MAP 5. Ordnance Survey area of PDA showing location of Fort No. 1 dated 1906 (red arrow)



MAP 6. Ordnance Survey area of PDA showing location of Fort No. 1 dated 1907



MAP 7. North-west area of PDA showing rail track of the New Romney Branch of the Lydd Railway Company in 1929



MAP 8. Area of proposed PDA (red line)



AP 1. View of Fort No. 1 site (looking north)



AP 2. View of Kirton Road and industrial works (looking north)



AP 3. View of PDA beyond Coast Drive (looking west)



View 1. Looking north to Kerton Road from site



View 2. Looking SSW from Dungeness Road to site of Fort No. 1



View 3. Looking north east from Battery Road



View 4. Looking north west from Dungeness Road