

Archaeological Desk-Based Assessment
and Landscape Survey in advance of
Development at Lady Dane Farm,
Faversham, Kent

NGR: 629380 155741



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SWAT. ARCHAEOLOGY

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment and landscape survey of the proposed development at Lady Dane Farm, Love Lane, Faversham, Kent.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources. This data is reviewed and it is recommended in this case that further archaeological assessment will be required and that an archaeological evaluation should be carried out. This will provide an additional assessment of the nature, depth and level of survival of any archaeological deposits present within the extents and immediate vicinity of the site to be developed and used to inform further mitigation if necessary.

However, caution will need to be exercised in the location of evaluation trenches as some of the site is likely to have been severely truncated by brick earth extraction.

The site is located on the corner of Graveney Road and Love Lane which leads to the A2, formally the main Roman road from Dover, Canterbury to London and beyond.

The farm is currently intensively farmed for soft fruits and is divided by a number of substantial hedges that act as windbreaks. A farmstead (HER MKE 85899) dating no earlier than 1847 is described by the Kent Farmsteads & Landscape Project 2012 as: "A loose courtyard plan farmstead with buildings to four sides of the yard".

1.1 History of the site

The farm land that Lady Dane Farm is part of was originally part of the medieval farm of Cooksditch situated in Faversham- this house was rebuilt in Georgian times but has a history going back at least as far as the 14th century. The first known owner, in 1351/2, was John 'Dreyland' (Dryland) and Cooksditch Farm remained in his family for many generations. The Drylands were well-to-do, and were to provide Faversham with several of its Mayors.

The connection with the family ended when Richard Dryland, who owned the house in the late 15th century, left only two daughters. One of them, Katherine, inherited it and married Reginald Norton.

Reginald and Katherine's second son, William Norton (Mayor in 1527), lived in the house, but sometime after his death it was sold to a Mr Parsons, who soon sold it on to a Mr Ashton. One of his daughters married into the local Buck family, who were owners in 1660. By now it was probably occupied more as farmhouse than a town house, and among the tenants (in 1702) was Henry Rigden.

About 50 years later the Bucks sold the property to Jenkin Gillow. From him it passed to his nephew, Stephen Gillow, of St Nicholas in Thanet, who died in 1774, leaving it to his son, also Stephen.

With ownership of the Cooksditch went ownership of Gate Field, a very large field opposite the house which extended west as far as the rear of Preston Street and east as far as Ewell Farm, and south as far as the present railway line - hence Gatefield Lane, between Preston Street and Newton Road, which was originally part of a long footpath leading across it from Preston Street to Macknade. Cooksditch also served originally as a farmhouse, and had a barn and other outbuildings behind it, not to mention a pond. The outbuildings were destroyed by fire in 1847 and the opportunity was taken to build a replacement farmhouse at Lady Dane, Love Lane. The name 'Lady Dane' is a corruption of 'Lady Jane', the wife of Sir John Norton.

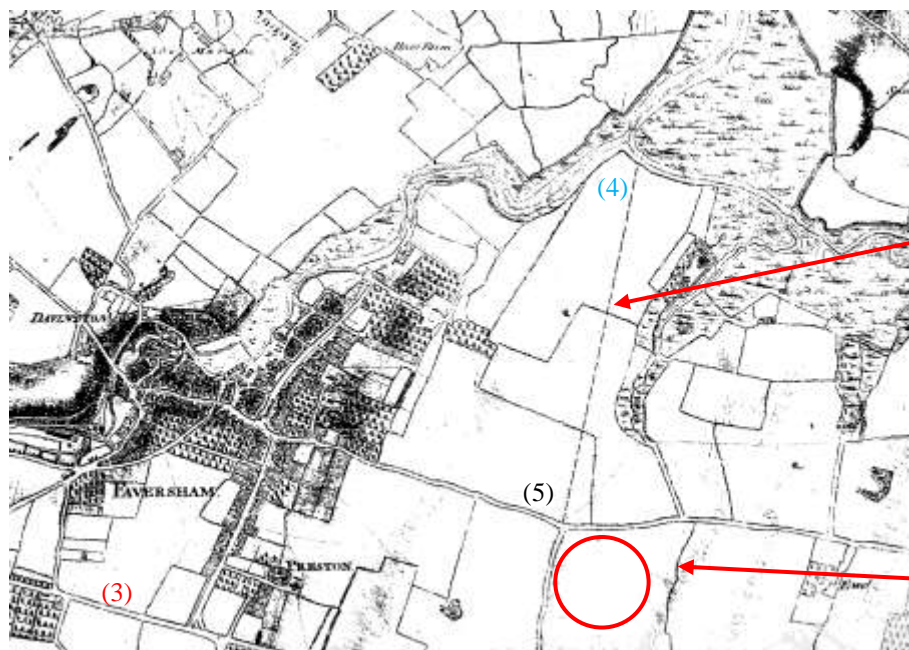


Fig. 1 This 1798 Ordnance Survey drawing of Faversham shows three ancient roads bounding the development site (red circle).

Love Lane is thought to be a Roman road which spurs off Watling Street (3) and continues north to Thorne, an island (4) at high water and also a port in the medieval, and possibly Roman period.

The road to the north of the site is thought to be a prehistoric track (5) running east/west and the road on the east, again could be Roman leading to Clapgate Spring.

The land that the 19th century farm of Lady Dane sits on is bordered by three ancient roads, and possibly a fourth (above). To the south is situated the most important Roman road in Britain, now called Watling Street but its original name is likely to have been Caesar's Street and it was built by the Roman army in about 50 AD and went out of use in about 420 AD.

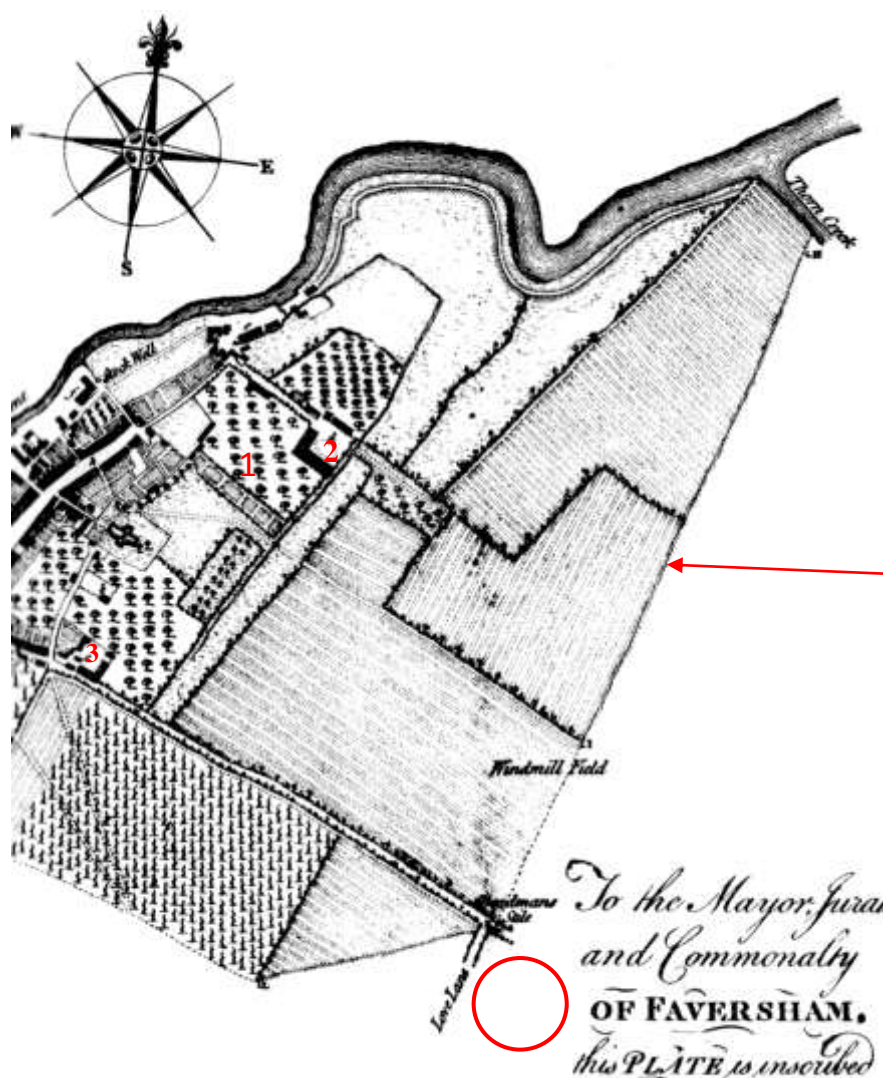


Fig. 2 This section of map is an 1774 engraving of a full colour painted map executed by Edward Jacob in 1745.

The area of the proposed development at Lady Dane Farm is shown by a red circle at the intersection of Love Lane and Graveney Road.

The postulated Roman road to Thorne Key is shown, which is also the Anglo-Saxon boundary of Faversham.

The location of Faversham Abbey (1) is indicated, as is the Roman villa estate (2) and the parent farm – Cooksditch (3) - of Lady Dane Farm.

The road that bounds Lady Dane Farm on the west side is Love Lane (see above Fig. 2) which continues on this Edward Jacob map of 1774 in a direct line to Thorne Key, itself a medieval port and possibly even earlier as a map dating from 1520 shows large roofless brick buildings at Thorne which are in an area that field-walking suggests Roman building activity (Wilkinson 2000).

Thorne, a peninsula which at high tide was almost an island, was the maritime pivotal point of Faversham. The first perambulation recorded, that of 1276 AD, says: *Sir, as you desire to be informed of the lists and bounds belonging to this franchise of our town aforesaid, for which the service of one ship is due to our Lord the King of England; we, willing to satisfy you, give you to understand that they begin at a place called Thorne* (Jacob, 1774: 25-28).

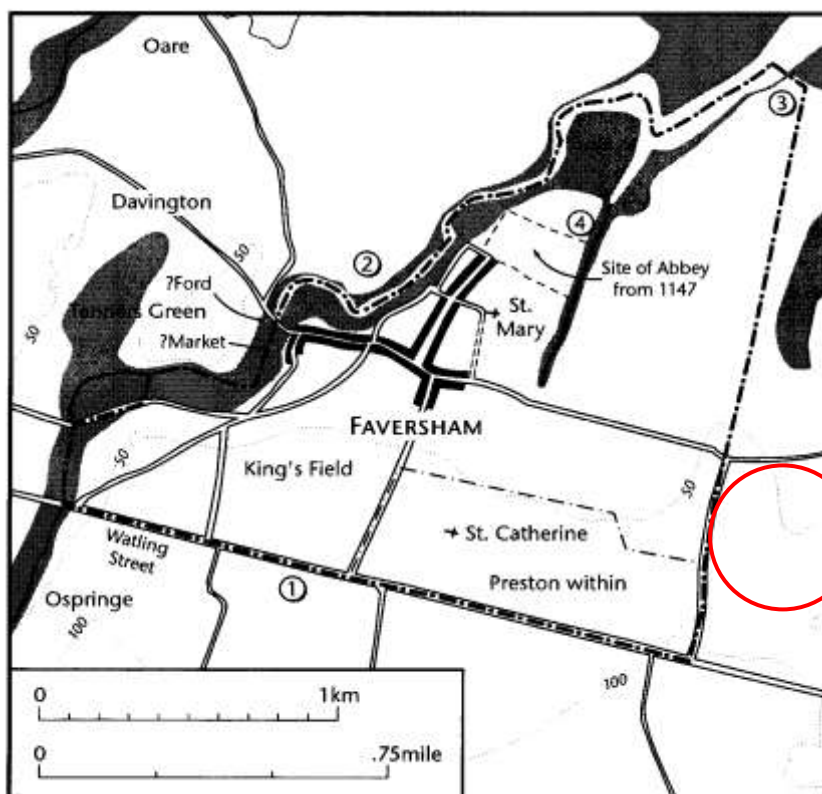


Fig. 3 The plan of Faversham shows features to the west of the development site (ringed in red). The place-name Faversham is thought to be derived from *faefersham* 'the village of the smith', the word coming from the Latin *faber* (Gelling 1978: 80) and could imply Late Roman smiths who had a connection with the 6th century gold and garnet jewellery found at Kings Field cemetery.

The name Thorne is open to interpretation. The Vikings established a "Thorne" on the River Vistula in the 9th century; it is now called Torún and it was a Viking port of trade. Gelling considers the interpretation too esoteric and suggests "thorn trees or bushes". Hedges of thorn are a well known medieval device to protect an area of commercial importance (Gelling, pers. corres. 1995). Either way, a trading place of importance contained on a lofty island so that traders and shipping could be regulated and controlled by the incumbent administration.

Communication to Watling Street, some 2 km away, was by a direct straight road, now not apparent for most of its length, but still existing on its southern stretch as 'Love Lane'. The not-apparent section ran on a natural causeway of clay which was removed in the 1840s to make bricks. The line of the road - possibly Roman - is also the Anglo-Saxon boundary of the town of Faversham.

Located to the south, on the Thorne peninsula, are the archaeological remains of an Iron-Age and Belgic farmstead, a Roman villa and the royal Abbey of St. Saviour founded by King Stephen and his Queen Matilda in 1147 (Philp 1968).

Ditches and further buildings (located by field-walking) associated with the Roman villa, indicate a large agricultural estate probably stretching back to Watling Street, and possibly beyond. To the north-east of the villa, aerial photography indicates further Roman buildings nearer to Thorne. In the vicinity of Faversham more Roman

agricultural estates, all with villas, and all situated on a spring or river, have now been found through field-work at Lees Court, Ewell Farm, Luddenham, Deerton Street, Teynham, Bax Farm and Mere Court (Wilkinson 2000). The pattern emerging is of estate-managed areas of production based on the villa, with goods possibly being shipped by estuary barge to Thorne, where larger coastal shipping would tranship either to London, Reculver or Richborough and even directly to the Rhine or Boulogne. Aerial photography at Thorne has indicated a complex of possible buried buildings, whilst field-walking has recovered pottery giving a time-span of 100 BC to the late 15th century AD.

The first written reference to the port of Faversham was in 699 AD when King Wihtred called his Council together at a place called *Cilling*, possibly downstream (at Clapgate) and to the east of Faversham town and just north of the proposed development at Lady Dane Farm. *Cilling* was a Saxon port of some importance. Another charter of 812 AD says: "*Strata antiqua quae jacet ad portum quae dicitur Cilling*" ("The ancient street which leads to the port named Cilling").

In the 7th to 9th century charters, *Cilling* is placed on an expansion of the Faversham Estuary called *Alhfleot* or *Ealhfleot*. This could mean a sanctuary, which fits in well with the maritime topography, or it could mean "The Temple fleet" and tells us that there was formerly, probably in pagan times, a place of worship here (Ward, 1934: 123-136). Archaeological evaluation of Blacklands Roman complex has confirmed this hypothesis with the discovery of a Roman Rural Sanctuary with a theatre built into the chalk hillside (Wilkinson 2012).

This road that leads east from Love Lane at Deadmans Stile (Fig. 3) is also the road that is the northern boundary of Lady Dane Farm is called Graveney Road and is an ancient track that runs parallel to Watling Street from Faversham to Rochester.

Ivan Margary the renowned Roman road expert said: "However, there may well have been an old trackway [Graveney Road] roughly parallel to it [Watling Street] a little to the north, through Staple Street, Faversham, Deerton Street, and Tonge to Sittingbourne.....and may represent the earlier course of what must always have been an important trade route" (Margary 1955: 36).

To the east of Lady Dane Farm another possible Roman track leads to the Roman buildings around Clapgate Springs (Fig. 4).

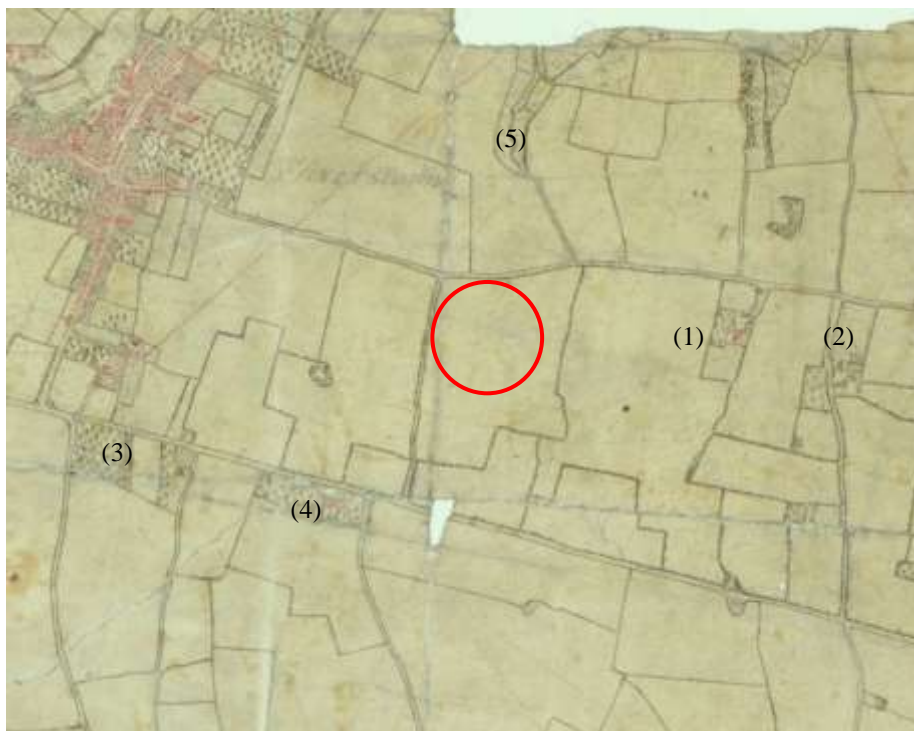


Fig. 4 The 1798 original colour drawing by the Board of Ordnance is the first (modern) measured survey of Faversham at a scale of 6" to 1 mile. The development site is ringed in red and shows the landscape as it existed in 1798. There are no buildings seen on the site of Lady Dane Farm but to the east can be seen Ewell Farm (1) and further east Homestall Farm (2). To the south is located Perry Court Farm (3) and Macknade Farm (4). Clapgate Springs are to the north (5).

The farm of Lady Dane makes a late appearance into the landscape. No farm buildings are shown on the Jacob map of 1745, or indeed on the excellent large scale maps executed by the Board of Ordnance in 1798 (Fig. 4). There are no buildings on the locality of Lady Dane Farm in the Faversham Tithe map of 1842 (Fig. 5).



Fig. 5 The Faversham Tithe map of 1842 showing Faversham to the left (west), the later location of Lady Dane Farm (red circle) and to the east Ewell Farm (1).

However, by 1868 the Lady Dane Farm is shown (Fig. 6) as a courtyard plan farmstead which are predominant in the Swale District representing 85% of the recorded total. Loose courtyard plans formed 15% of recorded farmsteads, these being mostly those with working buildings to two or three sides of the yard, the

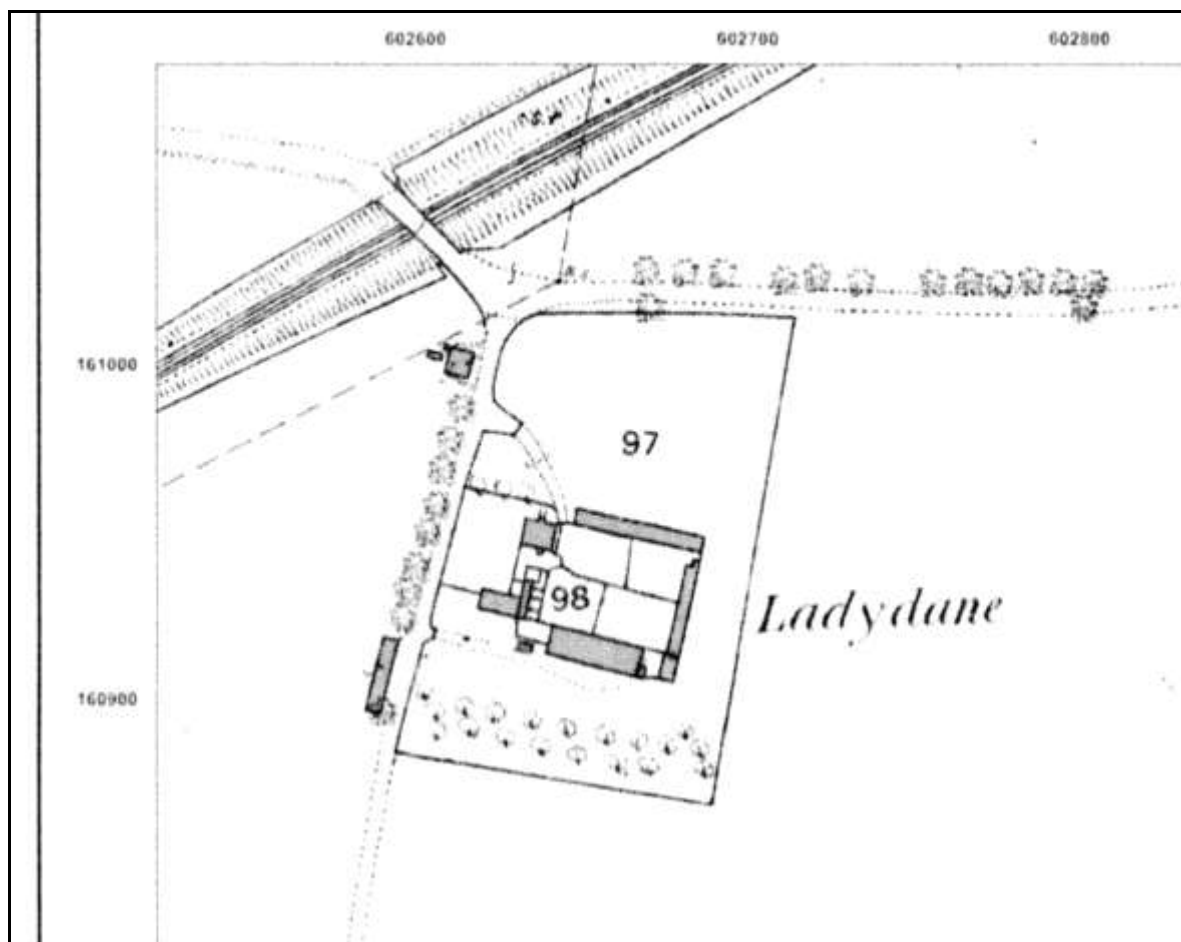


Fig. 6 Lady Dane Farm as shown on the 1868 OS map (scale 1:2.5000)

latter being concentrated within the North Downs. Dispersed cluster plans were common across the district but now survive in higher numbers in the North Downs compared to the Swale District. 38.5% of recorded farmsteads have a 17th century or earlier listed farmhouse. 9.6% of recorded farmsteads have one or more 17th century or earlier listed working buildings. A low proportion (36.4%) of farmsteads survive with more than 50% of their late 19th century form. 18.1% of recorded farmsteads have been lost from the landscape. 82.3% of out farms and field barns have been lost from the landscape.

(Kent Farmsteads & Landscape Project 2012).

2 INTRODUCTION

2.1 Planning Background

Planning Policy Statement - Planning for the Historic Environment (2012)

It is worth quoting from this long awaited planning document, in particular Policy 12:

Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

Achieving sustainable development

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary

to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- 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.

134. 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.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Policy Framework

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.2 The Proposed Development

The current use of Lady Dane Farm is intensive farming for soft fruits (Fig. A). The proposed development will comprise of a strategic mixed use proposal for Employment Area and enabling housing development to the north.

2.3 Project Constraints

No project constraints were encountered during the data collection for this assessment.

2.4 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that the geology of Lady Dane Farm comprises deposits of Upper Chalk and areas of Sand and Clay deposits of the Thanet Beds. These strata are generally overlain by superficial deposits comprising alluvium and Head Brickearth.

There has been alteration to the local topography in the form of landscaping associated with the 19th and 20th century brick earth extraction. Study of the site during a site visit (21st May 2013) suggests that the topographic disturbance is extensive in the north-east area of the site (Fig. B).

The site extends to approximately 27.7 hectares (68.7 acres) with the proposed development covering 6.5 Ha for housing and 5 Ha for the Employment Area. The farm is situated in the north-west corner and includes a variety of buildings none of

which date before 1842 but are shown on the OS map of 1868 (Appendix 2. Historic Mapping and Fig. 6).

There is currently one entrance onto the site situated west of the farm buildings and accessing onto Love Lane.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by The Vinson Trust in order to supplement a planning application for the development of the site at Lady Dane Farm.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*

4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings

5. strategies to conserve the significance of heritage assets, and their settings

6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping

7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

IFA (2011)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Lady Dane Farm.

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 750m radius of the proposed development site (27/05/13). The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical documents

Historical documents, such as charters, registers, wills and deeds etc were relevant to this specific study and accessed through the extensive library of the Faversham Society.

4.1.3 Cartographic and pictorial documents

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Appendix 1).

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Kent County Council and GoogleEarth are referred to in the main text of each relevant Kent HER reference within the assessment area.

4.1.5 Geotechnical information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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		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

The Archaeological record within the area around Lady Dane Farm is diverse and comprises possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. Lady Dane Farm is situated to the north of the main Roman road running from Dover to London. The geographic and topographic location of Lady Dane Farm is within a landscape that has been the focus of trade, travel and communication since the Neolithic period.

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, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas

No scheduled monuments are recorded within the confines of the proposed development site.

5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Palaeolithic dated material occurs in north and east Kent, especially along the Medway and Stour Valleys. The Palaeolithic presence within the development site has not been found. However, a number of Upper Palaeolithic flints were retrieved at Oare, north-west of Faversham, and were found by Champion and Overy in 1989. In September 2000 Canterbury Archaeological Trust undertook an evaluation (HER. TR 06 SW 239-244) on land just to the north of the proposed development site and surface finds in an area already quarried were initially given a Palaeolithic date although a later date is more likely (Allen 2000).

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. Again the CAT evaluation (Allen 2000) recovered flint debitage suggesting an occupation site overlooking Clapgate Springs dating from the Late Mesolithic/Neolithic. Field-walking by the Kent Archaeological Field School at the spring behind School Farm, just to the north-east of the proposed development site have also recovered vast quantities of flint debitage including retouched blades, scrapers, cores, flakes and 'pot-boilers'.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented within the assessment area by recovery of blades, scrapers, cores and flakes from the evaluation carried out by CAT just to the north of the proposed development site (Allen 2000). Likewise, the same type of material has been recovered around School Farm springs. Three sherds of pottery from the CAT evaluation were considered to be compatible in fabric type and decoration with Early and Later Neolithic types. The HER records only one cropmark within the

vicinity of the proposed development site, and is some 2km to the south-west (HER TR 06 SW 76). The aerial photograph (NMR Ref. TR 0461/1) indicates a ring ditch with possible internal features.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is also represented in the Lady Dane area. The CAT evaluation just to the north on Abbey Farm recovered 19 potsherds broadly dating to the Later Bronze/Early Iron Age in an area where a curvilinear feature was interpreted as the drip gully from a round house. Ditches investigated are suggested to be the remains of prehistoric field systems dating from the Later Neolithic/Early Bronze Age (Allen 2000). To the east at School Farm excavation by the Kent Archaeological Field School of a Roman Rural Sanctuary uncovered Bronze Age pits under the Roman buildings (Wilkinson 2012).

5.4 Iron Age

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 tribe occupying the area that is now Kent, was Canterbury). A number of Late Iron Age features were revealed in the CAT excavations on Abbey Farm. Likewise Iron Age pottery was retrieved from the KAFS excavations at School Farm. A Late Iron Age cremation pot was recovered south of the development site on pipeline work by Tim Allen in 2007 (TR 06 SW 307).

5.5 Romano-British

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 predominant feature of the Roman infrastructure within Kent is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Canterbury or *Durovernum Cantiacorum* was a major town of the Roman province of Britannia and the regional capital.

The assessment area includes several records from this period. A Romano-British villa is known at Abbey Road, Faversham (HER. TR 06 SW 41) and recent work by KAFS has revealed an additional Roman building just to the east of the Roman villa

which could be the feature shown on an aerial photograph held at the HER (TR 06 SW 75). Antiquarian records suggest a Roman villa at Chambers Crossing adjacent to Clapgate Springs (HER. TR 06 SW 246) and in 2000 Tim Allen exposed numerous Roman features including a chalk floor on the east side of Clapgate Springs (Allen 2000).

The largest Roman archaeological site in the vicinity of the proposed development site is Blacklands Roman site located in the South Field of School Farm on a west facing slope overlooking the prolific spring at the head of a creek or *fleot* called in the earliest surviving Kentish Anglo-Saxon charter of AD 699 “Ealh-fleot”. Gordon Ward says: ‘The word *ealh* meant a [pagan] temple or, in more general terms, a sanctuary’ (Ward, G. 1934: 128).

Another charter dating from AD 815 again citing “Ealh-fleot” suggests that from AD 699 to AD 815 there were sufficient ruins left at Blacklands and sufficient local memory for the place to be given its correct name – a temple or sanctuary – by the Roman church compilers of the charter. This charter is in fact one of the earliest surviving charters from Kent and confirms that Blacklands was a pagan rather than a Christian religious complex. If it were Christian the word *eccles* would have been used rather than *ealh* (Gelling, M. pers. comm.).

To the east of the Blacklands Roman site is located the medieval border of Faversham Lathe, thought by Witney and Joliffe to be the boundary of the Anglo-Saxon Faversham “villa regio”, a provincial unit, precisely defined, of very ancient origin, and one of the precursors to the seven Lathes into which Kent was divided. Each was formed around what had been a court of the Kentish kings, and represented one of the fundamental institutions of the old Jutish kingdom based ultimately on Roman land-holdings and estates (Everitt, A. 1978: 90).

To the south of Blacklands is a possible Roman villa site above Ewell Farm, located through KAFS field-walking, and is of equal distance from other Roman villas located north of Watling Street (Wilkinson, P. 2000).

Ewell or *aewell* is Anglo-Saxon for “river-source” or “prolific spring” and although there is no longer a spring, its memory still survives in the place-name.

Roman buildings were discovered by farm workers somewhere around the site of the Ewell spring; these were exposed during farm building works in the 1970s but unfortunately were covered up quickly on instructions from the farm manager. The farm foreman told the writer that the base of a stone gateway and a Roman road leading south-east to Brenley Corner were exposed at a depth of about three feet.

In October 1961, 500 metres south-east of Ewell Farm at Watling Street a section of Roman road 12-13 feet (3.6-3.9 metres) wide was uncovered at Brenley Corner, the road ran north and south. An extensive cobbled area, showing signs of intensive wear, apparently comprised working floors for the smelting of iron. Another cobbled area had formed the floor of a building roughly 9ft (2.75 metres) square. Its plan was

reminiscent of a small shrine, this proposition being supported by the presence of small finds including an incomplete clay statuette of Deanutrix type and an unusual number of coins ranging in date from the second to the late fourth century AD.

Another buried road, again running north and south for about two kilometres (1.2 miles), again from Brenley Corner may be the east boundary of the Roman complex at Blacklands and the possible Roman villa at Ewell Farm. Part of its length has been utilised as a parish boundary and it is also the border between Faversham and Blean Hundred. A section was excavated by Paul Wilkinson in 1996. It was some 7 metres (23 ft) wide, deeply ditched on both sides and built of flint and gravel layers on a massive rammed chalk foundation some two (6.5 ft) metres thick. This road is probably the *strata antiqua quae jacet ad portum quae dicitur Cillincg* mentioned in an Anglo-Saxon charter of AD 814 (BCS 348) and translated means 'the old road that leads to the [Anglo-Saxon] port called Cillincg' (Ward, G. 1934: 128).

Access to the Roman sanctuary site at Blacklands was by yet another Roman spur road from Watling Street, just to the south, or the ancient road (see above) running from Brenley Corner on Watling Street. Roman Canterbury is just seven miles away (Wilkinson 2012).

Access may have also been possible by boat as it seems there are the remains of an earth pier jutting out into the Ewell estuary or *Ealhfleot* and accessible from the "old road that leads to the port called Cillincg". This may be the site of the port of Cillincg first mentioned in a charter of AD 699 when King Wihtrred transacted business there (Ward, G. 1934:128).

This Anglo-Saxon port of *Cillincg* dating from at least AD 699 may have been associated with the adjacent early medieval industrial activity on the foreshore of the north field of Blacklands, or indeed the postulated substantial timber hall constructed on the mosaic floor of Building 1 in the mid 5th century (Wilkinson 2012).

Little work has been done on the environment around Blacklands but viticulture is attested at the Roman site by the discovery of grape seeds in soil samples taken from the area of the springs. Dr Alan Clapham of Cambridge University and Dr Charles Turner were conducting a KAFS seminar on 'weeds and seeds' and some of the samples from the Roman levels of the spring produced grape seeds.

Unfortunately the springs have been remodelled recently (2011) by the landowner and immense damage done to the buried archaeology and ecological layers.

Long linear earthworks (lynchets) running north from Watling Street in the vicinity of Homestall and Ewell Farms are also a feature of the area. There are at least three, 200m apart and joining Watling Street with the possible Iron Age 'Lower Road' (according to Margary). The most pronounced was the lynchet to the east of Holmstall Lane (ploughed out and removed in 2010), the next (to the west) runs from Watling Street to Ewell Farm, and the last runs from Watling Street to

Chambers Crossing (and on to Clapgate Springs with its Roman buildings) which forms the east boundary of the proposed development site.

These field boundaries could be the Roman field divisions of a villa estate centred on the possible Roman villa at Ewell Farm. The area thus defined could be bounded to the west by Clapgate Fleet, also called *Mearc Fleot* in early charters, which means boundary lake, the Swale estuary to the north, Watling Street to the south, and the possible Roman villa estate boundaries at Nash Court to the east. The area thus defined is some 1760 acres (712 hectares).



Fig. 7. The circles indicate areas of Roman settlement and activity in the study area. Lady Dane Farm is highlighted in pink. From the left (west) the blue circle is the site of a Romano-Celtic temple (KAFS 2007) with a Roman ribbon development along Watling Street (Roman road), the main road from Canterbury to London. The larger red circle to the right is on the Roman settlement of Durolevum, again a ribbon development with cemeteries on the small town's perimeter. The smaller black circle near top centre (north) is the possible Roman buildings clustered around St Mary's church (Jacob 1776 & SWAT 2009). Just above, the purple circle is on the site of a Roman villa excavated by Philp in 1965 (Philp 1968) and to the east just across the stream another Roman building investigated by the KAFS in 2011-2012. The small yellow circle to the east is on the site of a masonry building situated on the west bank of Clapgate Springs. Field investigation suggests another temple. Further to the east there is a possible Roman villa at Ewell Farm (green circle), and to the north the site of the Roman Rural Sanctuary, the subject of this report. To the south-east the site of Roman temples and industrial activity at Brenley Corner (blue circle). The two arrows above the map indicate the location of additional Roman sites. The blue arrow to the west the Roman villa site at Luddenham Court, and the red arrow Roman harbour buildings at the Thorn.

The springs at the head of Clapgate Fleet, to the west of Blacklands has Roman buildings situated on the west and east bank overlooking the spring. Surface collection of Roman material has recovered *tegula*, *imbrex*, box flue tiles, and pottery. Geophysical investigation by the KAFS on this building is planned for 2014. CAT work in 2000 at Abbey Farm exposed numerous Roman ditches to the east of Clapgate Springs and pits infilled with Roman building materials.

Further to the west at Abbey Farm, some 1050m from the proposed development site another large Roman building was discovered by the writer in 2011 (CA Issue 261:2011) and investigated by KAFS in the summer of 2011. 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. Adjacent to this building, but on the west bank of the spring-fed stream, another Roman villa overlaying a Belgic farmstead was investigated by Brian Philp in 1965 (Philp, B. 1968: 74).

5.6 Anglo-Saxon

The Anglo-Saxon period is represented by cemetery finds from the Faversham area and also at School Farm, just to the east of the proposed development site where there are the remains of a timber building. The length of the run of postholes was 16.5m with the east end of the timber building presumably turning north along the edge of the two stone platforms for 6.5m. To the west the postholes continued in a straight line beyond the curve of the Roman apse and possibly into an area of ground as yet unexcavated. The timber building could be longer than the 16.5m exposed.

Two fresh pottery sherds (20g) found in posthole (CRN 023) were dated by Malcolm Lyne to Middle Saxon whilst Nigel Macpherson-Grant suggests late 5th century, and notes as they were fresh they are most likely associated with the post-Roman timber building.

This vast post-Roman timber building erected sometime from the late 5th century on top of the relict full colour mosaic floors of the Roman bath-house recalls the legend of *Beowulf*, some say set in the adjacent watery landscape of the Swale Estuary with its known island of 'Heorot' (Harty) located across the Swale estuary from the site at Blacklands.

This is where *Wealhtheow* queen of Heorot crossed a *fagne flor* to offer Beowulf and his companion's refreshment. Margaret Gelling points out that the road to Heorot, a *straet* is an Anglo-Saxon loan word meaning Roman road and *fagne flor* is a Roman mosaic floor whilst *Wealhtheow* is a Romano-British noble woman in an arranged marriage (Wilkinson 1998).

Another, more prosaic hypothesis is that this building is an example of a rare type of post-Roman timber building recognised by Tony Wilmott at Birdoswald on Hadrian's Wall.

It may be that the timber building at Blacklands belongs to a type also recognised at Yeavinger by Hope-Taylor in 1977. Few major timber buildings of late 5th-6th century date are known in Britain, and apart from Birdoswald, there are the timber buildings at Wroxeter and Cadbury Castle in Somerset (Wilmott 1997: 223).

Excavators of these sites have suggested that the halls “could have been the residence of a royal official, noble, or chieftain” (Ritchie & Breeze 1990) whilst Alcock suggests it was “the feasting hall of whatever noble warrior lived at Cadbury with his war-band” (Alcock 1986).

Later Saxon activity in this area is attested by jewellery retrieved by Brian Philp in 1996 from the School Farm site, Philp also excavated two Saxon burials. However, no further information from Philp has been made available for this report.

5.7 Medieval

The medieval period is not well represented within the assessment area and the only HER data is of a medieval copper alloy harness pendent found east of the proposed development site (HER. MKE 73157). However, medieval features and potential field systems were exposed by Allen in 2000 just to the north (Allen 2000).

5.8 Post-Medieval

The Post Medieval period within the assessment area is poorly represented in the assessment area. There are no buildings shown on maps of the proposed development site until 1866 although documentary evidence gives us a date of 1847.

5.9 Modern

Modern development within the assessment area has been focused to the north of the proposed development site at the Lady Dane Works which opened in 1926 as the British Fruit Canning Factory which shut down in 1977. Currently the site is closed after a period of plastic garden furniture manufacture (HER. TR 06 SW 208).

5.10 Undated

There is no Kent HER undated records that fall within the assessment area.

5.11 Cartographic Sources and Map Regression

A map regression exercise (Appendix 2) carried out on the proposed development area has shown that the proposed development site was undeveloped until about 1868. Twelve detailed OS maps (Appendix 2) of the area dating from 1868 up to 2012 show the area to be farmland until the building of Lady Dane Farm in c.1868. Earlier map evidence is detailed below:

The Edward Jacob map of 1774 based on a painting executed in 1745 (Fig. 2) shows Love Lane and Graveney Road and although Lady Dane Farm location is off the map

the location of Cooksditch Farm is shown with the agricultural landscape before the industrial revolution and the expansion of Faversham.

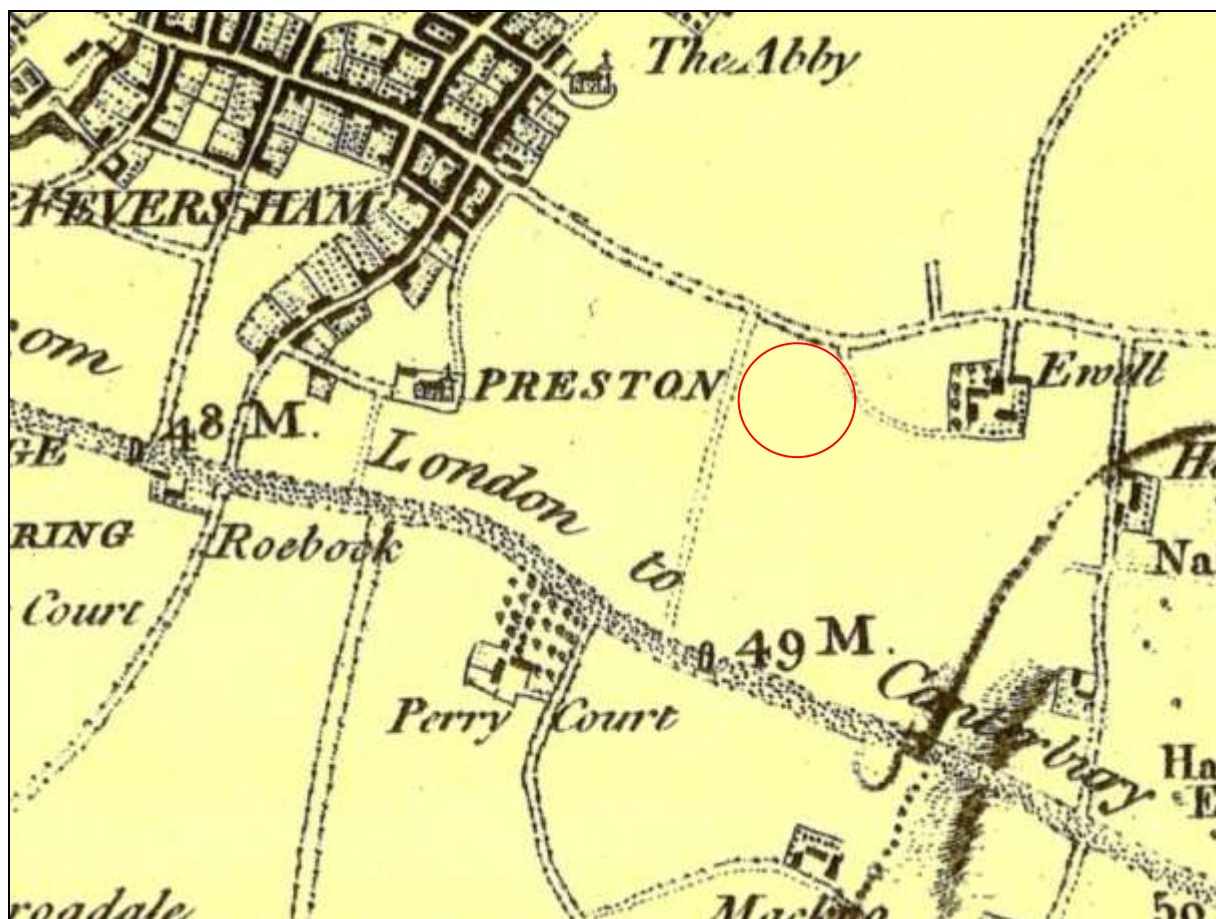


Fig. 8 Andrews and Drury's map of 1769

The Andrews and Drury's map of 1769 is one of the earliest detailed maps of the area (Fig. 8). The proposed development area is shown in red outline and has no farm buildings unlike Ewell Farm the adjacent farm to the east of the proposed development site.

The Ordnance Survey Surveyors Drawings dated to c. 1798 (Fig. 1) show with great clarity the agricultural landscape around the site of Lady Dane Farm with no development at Lady Dane.

The Faversham Tithe map of 1842 (Fig. 5) shows the area to have been informally divided into a number of areas of pasture and meadow which almost equate with the present day topography of the area.

The Ordnance Survey map of 1868 (Fig. 6) shows Lady Dane Farm as a loose courtyard plan farmstead with buildings to four sides of the yard (HER. MKE 85899). The railway built in c.1855 shows the landscape transformed in the immediate

vicinity of the farm with the road to the north dog-legged to cross over the railway on an angled brick-built bridge.

5.12 Aerial Photographs

Research of aerial photographs held by Kent County Council and the National Monuments Record were not available during the writing of this report. Google Earth provided a vertical image dated to 2012 (Appendix).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There are archaeological records that reflect prehistoric activity within the search area. The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **high**. In particular Late Bronze Age field systems and associated settlements can be expected in the north area of the proposed development site.

6.2 Iron Age

The potential for finding remains dating to the Iron Age within the confines of Lady Dane Farm is considered **moderate**.

6.3 Romano-British

The presence of Romano-British archaeology in the research area, though small but concentrated suggests that further archaeological remains associated with this period could extend into the proposed development site. The potential is therefore to be considered as **moderate**.

6.4 Anglo-Saxon

Anglo-Saxon archaeology within the assessment area has been represented by activity at School Farm. However, the potential for finding remains dating to the Anglo-Saxon period on the proposed development site is considered as **low**.

6.5 Medieval

The presence of medieval archaeology within the assessment area is poorly represented. Recent work to the north of the development site (Allen 2000) where it was considered that medieval field systems existed could suggest that such field systems may survive on the proposed development site. The potential for finding remains dating to the medieval period is therefore considered as **moderate**.

6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of farms in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **moderate**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to farming and the potential impact on buried archaeological deposits will have been due to agricultural activities and possible brickearth extraction. Additionally, existing services may also have had a damaging effect. However, the previous impacts are considered as **low** in most areas but **high** in the north-east area of the site where brickearth extraction may have taken place (Fig. C).

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for a strategic mixed use proposal for Employment Area and enabling housing development to the north. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of impact and therefore impact on buried archaeological remains by the proposed development is therefore considered **high**.

8 MITIGATION

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 maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **moderate to high** archaeological potential.

It is recommended in this case that further archaeological assessment will be required and that an archaeological evaluation should be carried out. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and will inform if further mitigation if necessary.

9 OTHER CONSIDERATIONS

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Swale Borough Council and Kent County Council (Heritage) within 6 months of completion.

9.2 Reliability/limitations of sources

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

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 Vinson Trust Ltd (and representatives) for the use of this document in all matters directly relating to the project.

10 ACKNOWLEDGEMENTS

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Paul Wilkinson PhD., MifA., FRSA.

June 2013

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Fig. 9 Google Earth aerial view of the proposed development site and its environs

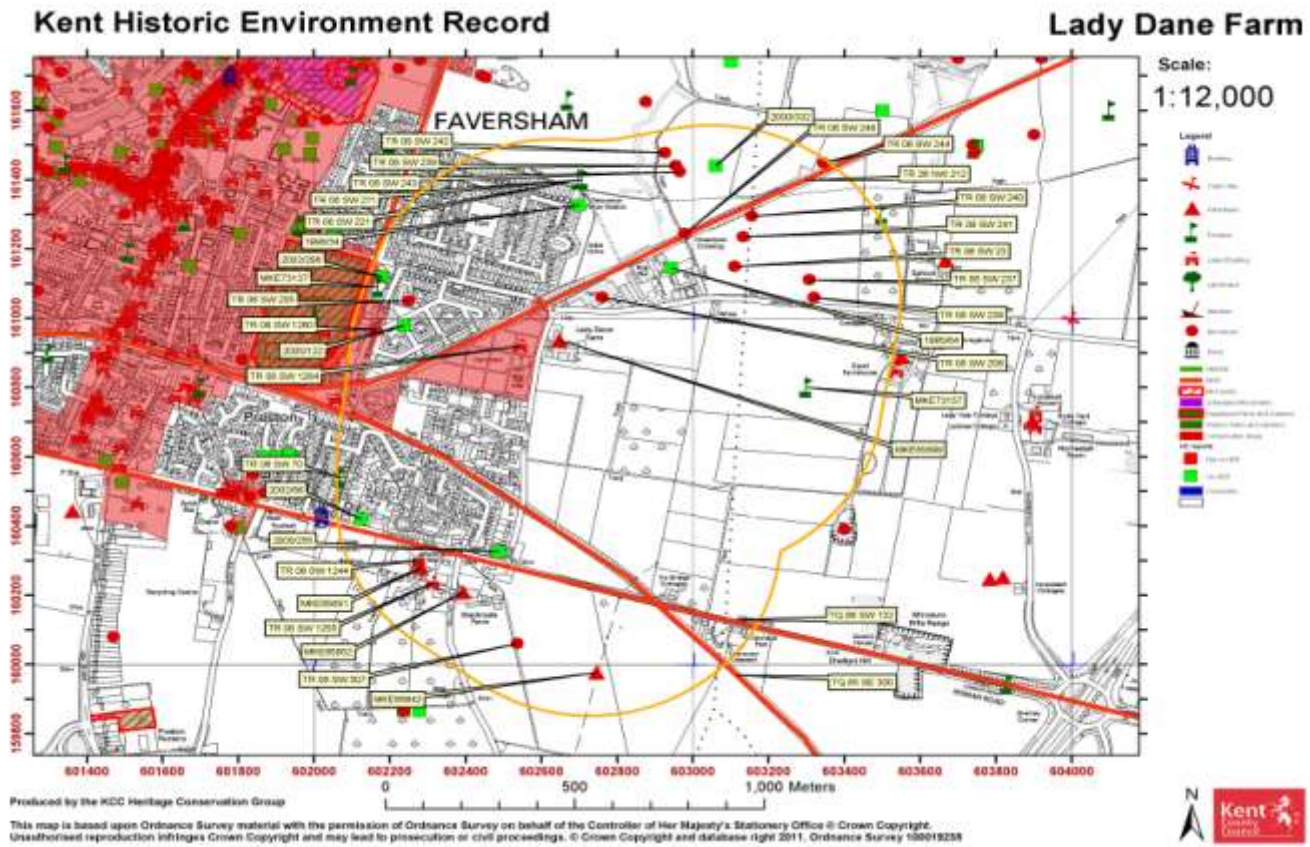


Fig. 10 HER details for archaeological sites in the vicinity of Lady Dane Farm (courtesy KCC)

Appendix 1

Level 1 Survey (Assessment): *A Level 1 represents the minimum standard of record and is appropriate to exploratory survey aimed at the discovery of previously unrecorded sites. The aim is to record the existence, location and extent of any archaeological features and emphasis for the recording is on the written description, which should record type and period and would not normally exceed c. 500 words per feature. In this instance, the survey is modified primarily to meet the needs of the client and specifically to make it a more appropriate survey to be produced in both paper and GIS formats.*

The location and extent of the sites will be shown on a level and scale at least as accurate as that of the OS. The area extent of Discovered Sites or features will be recorded where such data is identifiable. Once completed, the survey will be downloaded into AutoDesk Map for the purpose of data and line cleaning. Digital and spatial cleaning will be performed with the primary purpose and goals of integrating said survey directly into a GIS geodatabase when appropriate (SWAT Site Manual 2012).

Introduction

A GPS survey and archaeological walk-over was undertaken on the proposed development site of Lady Dane Farm in June 2013. It became rapidly apparent that the north area of the site contained archaeological artefacts in some quantity. These included struck flints, debitage and 'pot-boilers'. There was also evidence of 12th-13th century activity in the form of well-abraded pot sherds. This area of archaeological activity petered out the further south one walked (Fig. 12). To the east (see below) there is a linear feature that will need investigation. It could be either the edge of



Fig.11 shows the north-east aspect of Lady Dane Farm. The red arrow points to a linear feature which runs in a straight line from Roman Watling Street to the Roman buildings at Claggate Springs just to the north of Lady Dane Farm. Graveney Road, the north boundary of Lady Dane Farm cuts through this feature. It is likely to be a field lynchet of prehistoric date utilised by the Roman surveyors as a boundary feature, or indeed utilised in the 19th-20th centuries as the boundary for brickearth extraction.



802540.0mE
161070.0mN



803010.0mE
160325.0mN

1:2500@A3

0m 200m

Fig. 12 The black circle indicates the area of stone tools and debitage noted and the green circle the area of Medieval pottery. The blue line indicates the lynchet on the east boundary of the proposed development area.

an prehistoric lynchet or the east boundary of brickearth extraction. Fig. 12 indicates the various sizes of area under crop (fruit bushes), ploughed areas and grassland. The black circle indicates the area of stone tools and debitage noted and the green circle the area of Medieval pottery. The blue line indicates the lynchet on the east boundary of the proposed development area.

The geology

Hasted writing in 1798 describes the area around Lady Dane Farm as 'mostly hop plantations but several of them have lately given place to those of fruit'. He goes on to describe 'a fine extended level, the fields of considerable size, and mostly unencumbered with trees or hedgerows, the lands being perhaps as fertile and as highly cultivated as any within this county (Hasted, 1798:319).

The surface geology of the proposed development area is described in the Geological Memoir as 3rd Stage Head Brickearth of Late Pleistocene/Flandrian origin (Holmes, 1981: 83). The 3rd Stage Head Brickearth of the Faversham area shares many characteristics with the loess of Central Europe, which is considered to be aiolian (wind-deposited) in origin. However, this origin is not unanimously accepted for the North Kent 3rd Head Brickearth. An explanation of the loessic soils of Faversham as frost-soil from solifluction deposits is proposed by Holmes (Holmes 1981: 85). Regardless of its origin, an important part has certainly been played in the topographic formation of the area by wind erosion and down-slope movement in a process of continual surface redeposition of the Brickearth (Allen 2000).

Loessic soils have long been recognised as the soil of preference for prehistoric farmers, probably because of their fertility and because their lightness made them easy to work (Evans 1971: 19)

Photographic survey

A photographic survey was undertaken from twelve viewpoints. In addition a number of photographs were taken of the buildings of Lady Dane Farm which for the most part are modern cold stores and ancillary buildings. A plan of the viewpoints of the photographs will follow on the next page, then the photographs themselves.

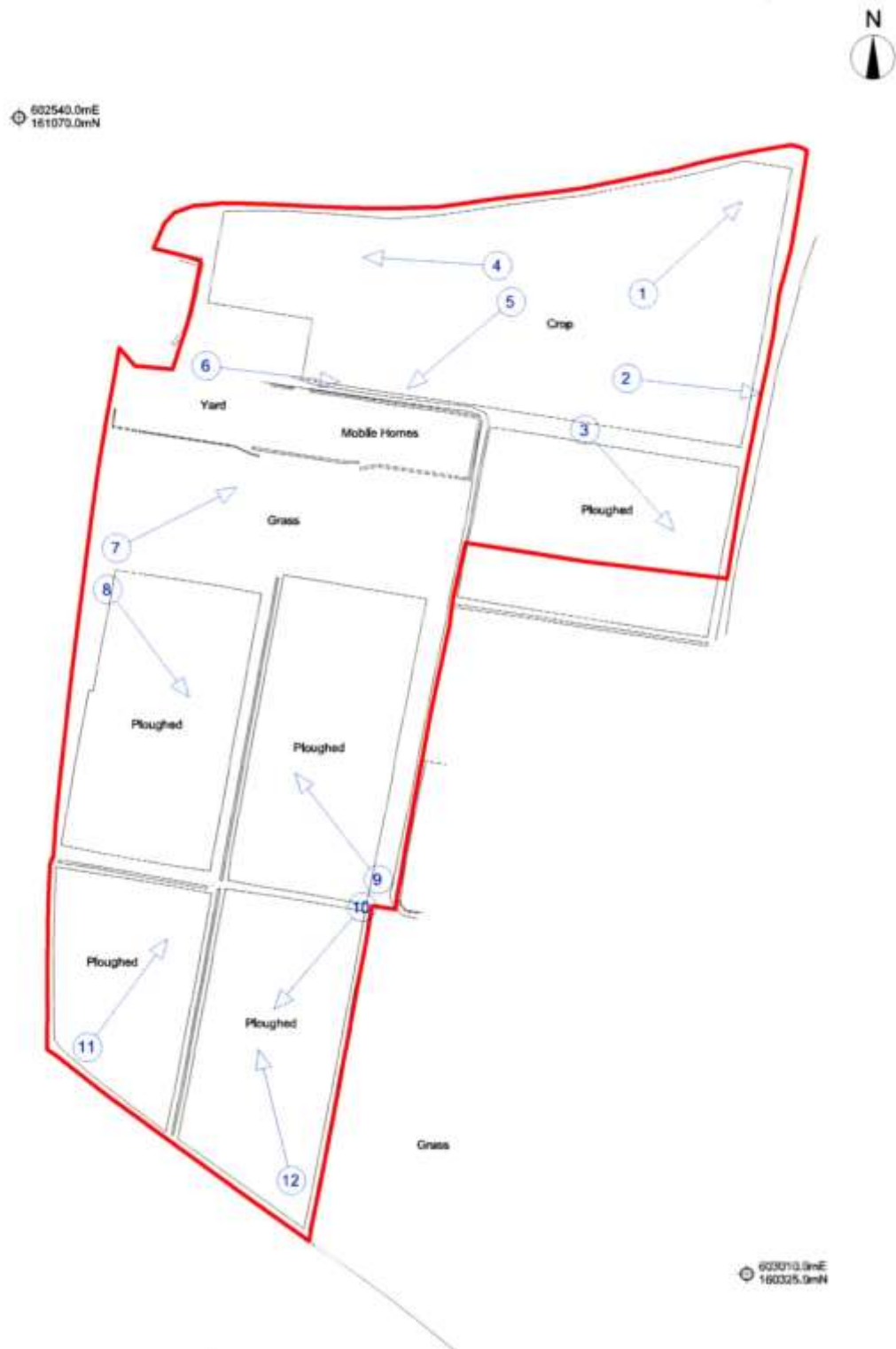


Fig. 13 Viewpoints of photographic survey



Fig. 14 Viewpoint 1 looking north-east



Fig. 15 Viewpoint 2 looking east towards the east boundary and lynchet



Fig. 16 Viewpoint 3 looking south-east towards the lynchet



Fig. 17 Viewpoint 4 looking west with the Lady Dane Industrial Park to the right



Fig. 18 Viewpoint 5 looking south-west towards Lady Dane Farm



Fig. 19 Viewpoint 6 looking from Lady Dane Farm to the east



Fig. 20 Viewpoint 7 looking north-east



Fig. 21 Viewpoint 8 looking south-east



Fig. 22 Viewpoint 9 looking north-west



Fig. 23 Viewpoint 11 looking north-east



Fig. 24 View of main entrance looking east



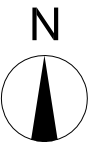
Fig. 25 View of cold stores looking east



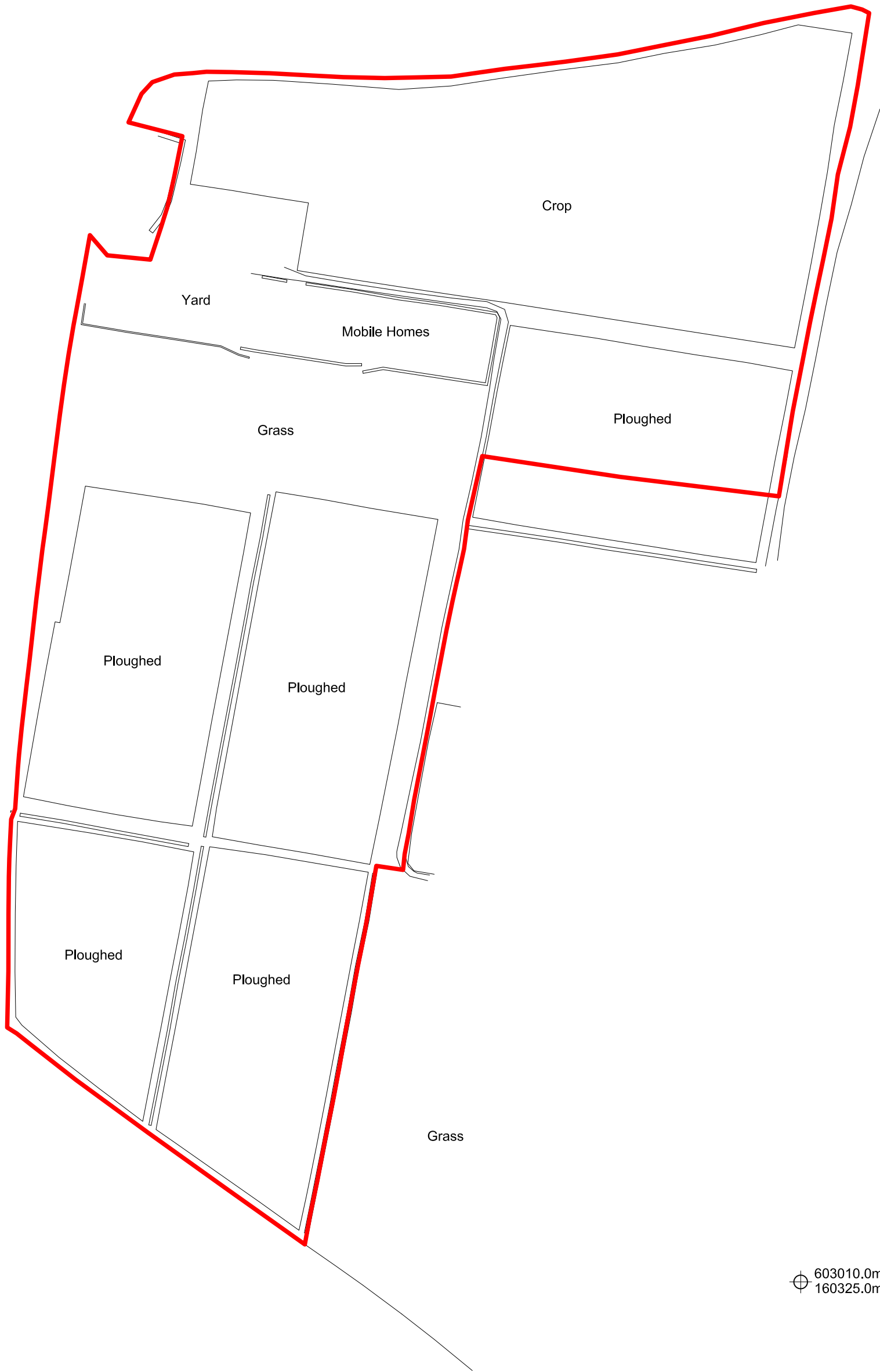
Fig. 26 View of workers accommodation



Fig. 27 View of storage area looking west



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161070.0mN



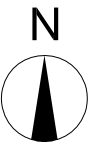
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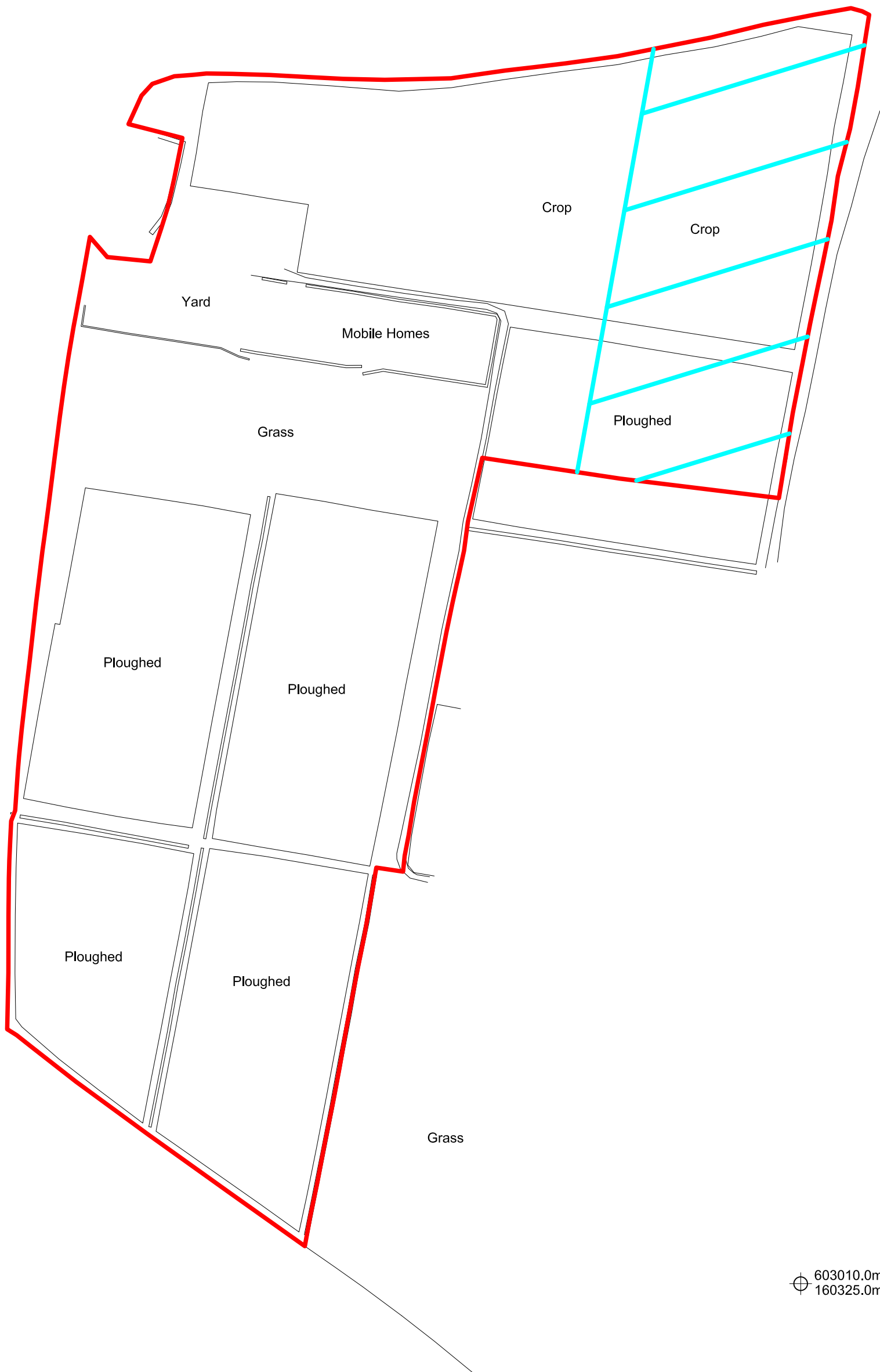
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Figure A



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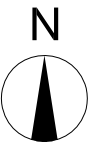


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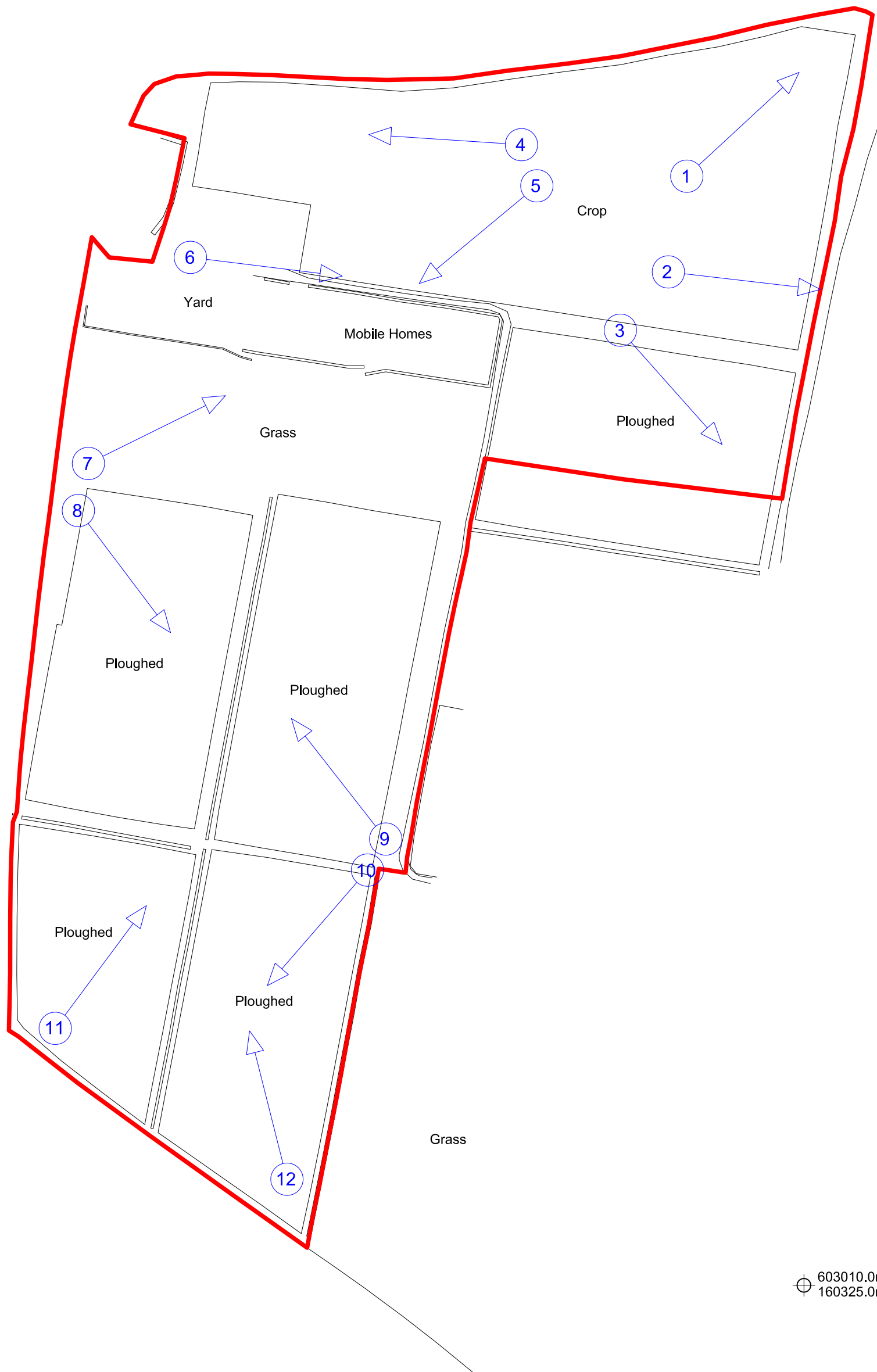
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Figure B - Brickearth extraction



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161070.0mN



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160325.0mN

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Figure C - Photograph locations