

Cultural Heritage Impact Assessment for 73 High Street, Chatham, Kent ME4 4EE



Report for
Edge Enviro Services Ltd

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SWAT. ARCHAEOLOGY

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Cultural Heritage Impact Assessment for 73 High Street, Chatham, Kent

NGR: 575460 167970

1 SUMMARY

This Cultural Heritage Impact Assessment has been prepared by Paul Wilkinson BA (Hons), PhD, FRSA, MifA of SWAT Archaeology, on behalf of Edge Enviro Services Ltd. The subject of this assessment is land at 73 High Street, Chatham, Kent.

The site is centered at NGR 575460 167970 (Fig. 7).

In accordance with government guidance on archaeology and heritage (NPPF), and Medway Council's planning policies, Edge Enviro Services have commissioned this Cultural Heritage Impact Assessment in order to establish the cultural heritage potential of the site, the extent of past post depositional impacts, and to assess the cultural heritage impact of the proposed development.

This assessment reviews the existing geological, topographic, cultural heritage and historic information in order to assess the impact of previous land use and development on the potential cultural heritage resource, and the implications of this for cultural heritage survival and the potential cultural heritage impact of the proposed development.

As a result, this impact assessment enables relevant parties to assess, the extent of archaeological survival across the site, the potential archaeological impact of the proposed development and the need or otherwise for further cultural heritage mitigation measures.

1.2 History of the site.

The site is located at 73 High Street, Chatham, Kent and is bounded by the river Medway to the north, Medway Street to the east and by the A2 west and south. The site is bounded in to the west and east by neighbouring properties 71 and 75 High Street respectively. South of the site is the access from the road which is currently securing the site with large gates. The northern perimeter is currently a temporary wooden fence.

1.3 Adjacent Areas

Beyond the sites north perimeter is a large car park which is mainly used for the County Court. Beyond the car park (north) are radio studios and further beyond that is the River Medway. The current neighbouring property to the west is an accountancy office and to the east is a solicitor's office. South of the site is Chatham High Street. Historical mapping suggests that there was no apparent significant development on the site before 1867, and to the east on the OS map of 1866-1867 there was a hotel, public house and tavern. West of the site was a timber yard and sawmill. In general the surrounding area was heavily developed. By 1898 there were no significant changes although a structure had been built along the frontage of 73 High Street, this structure was also shown on the 1909 OS map. By 1932 the structure had disappeared to be replaced by a building, and by 1953 most of the site was covered in development. By 1963 this building has disappeared to be replaced by a long linear building (No. 73) no doubt serving the coal yard which was using the frontage of the site as access. From 1963-1970 to the north of the site a coal yard was established, and the adjacent timber yard and sawmill had been replaced by car parking (Appendix 1).

1.4 Archaeological Sources (HER search 04/09/13)

There are a number of designated heritage assets in the near vicinity of the proposed development site (the Site) including at least three listed buildings (TQ 76 NE 437, TQ 76 NE 1222, and TQ 76 NE 439, and at least three archaeological sites (TQ 76 NE 366), TQ 76 NE 279, TQ 76 NE 399 (Fig. 8).

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:

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.

12.8. 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.

12.9. 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.

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

2.2 The Proposed Development

The proposed development will comprise of one no. 1 bedroom flat, three no. 2 bedroom flats and a ground floor and basement at the front for office/retail.

2.3 Project Constraints

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

2.4 Geology

The Geological Survey of Great Britain (1:50,000) shows that the bedrock geology is Lewes Nodular Chalk. However, the site does border superficial geology of silty,

peaty, sandy Alluvium to the north, and in addition there are Quaternary Head Deposits of Clay, Silt, Sand, and Gravel to the south-east.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Cultural Heritage Impact Assessment was commissioned by Edge-Enviro Services Ltd in order to supplement a planning application for the development of the site at 73 High Street, Chatham, Kent.

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 73 High Street, Chatham (Fig. 7). The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 250m radius of the proposed development site (04/09/13). 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 not relevant to this specific study.

4.1.3 Cartographic and pictorial documents

A full map regression exercise was undertaken during this assessment (Appendix 1).

4.1.4 Aerial photographs

Aerial photographs 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 73 High Street, Chatham is diverse and could comprise possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. 73 High Street, Chatham is situated within an area of land on the edge of the drained marshes bordering the River Medway. The geographic and topographic location of 73 High Street, Chatham is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

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 in the vicinity of the proposed development site. However, the Site is located in a Conservation Area (Fig. 8).

There are three known archaeological sites close to the proposed development site. These include to the east (Fig. 8) the site of Chatham Brewery (TQ 76 NE 366) which was operated by the Best family from 1666 and functioned to 1864 when it closed and subsequently demolished. To the north Chatham Sun Pier (TQ 76 NE 270) first built in 1765, improved in 1864 and subsequently destroyed in a gale in 1885 to be rebuilt in the 20th century. To the west an archaeological investigation (TQ 76 NE 399) revealed the road frontage wall and brick cellar of a probable 18th century building.

There are three listed buildings in the vicinity of the Site. These are an early 18th century building at 35 High Street (TQ 76 NE 437), a listed building No. 4 Hammond Hill dating from c.1600 (TQ 76 NE 1222) and the listed building Reliance House built in 1930 (TQ 76 NE 439).

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 assessment area has not been found.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is not represented within the assessment area.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is not represented in the assessment area.

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). There are no records in the immediate area but Iron Age activity is known in the vicinity at Rochester and the River Medway.

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 has records from this period, but is in the near vicinity of the Roman small town of *Durobrivae* (Rochester), the main Roman road, Watling Street, and Rochester Bridge.

5.6 Anglo-Saxon

The Anglo-Saxon period is represented by the possible establishment of the church of St Mary just to the east of the Site.

5.7 Medieval

The medieval period is not represented within the assessment area but it is likely there will be archaeological survival of medieval buildings along the High Street.

5.8 Post-Medieval

The Post Medieval period within the assessment area is represented by the two listed buildings, the site of Chatham Brewery (TQ 76 NE 366), and Chatham Sun Pier (TQ 76 NE 279).

5.9 Modern

Modern development within the assessment area has been limited to domestic and business premises.

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 was carried out on the proposed development area (Appendix 1).

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.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There are no 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 **low**.

6.2 Iron Age

The potential for finding remains dating to the Iron Age is also considered **low**.

6.3 Romano-British

There is no presence of Romano-British archaeology in the research area, however given the sites location it is suggested that archaeological remains associated with this period could be present on the proposed development site. The potential is therefore to be considered as **low**.

6.4 Anglo-Saxon

The presence of the nearby Church dating suggests that there could be other Anglo-Saxon activity in the area. Many churches in East Kent have possible Anglo-Saxon origins. However, the potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

6.5 Medieval

The presence of medieval archaeology within the assessment area is poorly represented. The potential for finding remains dating to the medieval period is therefore considered as **low**.

6.6 Post-Medieval

Evidence for post-medieval occupation in the area is abundant with a number of business activities 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 urban development and the potential impact on buried archaeological deposits will have been due to these activities. The site of the proposed development will have been affected by the construction and landscaping of the previous occupants. Additionally, existing services may also have had a damaging effect. Therefore, the impact of previous activity on the Site is considered as **high**. However, if the site has been previously cellared then the likelihood is that there will be no surviving archaeology to impact on.

7.2 Proposed Impacts

At the time of preparing this archaeological and heritage assessment, the extent of the proposed development was for the build of flats and business premises with a proposed cellar/basement (MC/13/0928). Extensive impact is to be expected within the development area once construction begins. The excavation of proposed new cellar/basement will be the main cause of this impact and it is therefore considered as **high** (but only if the cellar area has not been previously dug).

8 MITIGATION

The purpose of this desk-based Cultural Heritage Impact 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, and in addition, to assess the impact of the proposed development on the heritage assets.

It is recommended in this case that further archaeological assessment will be required and that an archaeological evaluation trench should be dug after

determination of the planning application. This will provide an assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used to inform further mitigation if necessary.

The impact of the proposed new build on its surrounding street setting is subjective and a matter for the Local Planning Authority. However the proposed development will not impact on any of the designated heritage assets.

9 OTHER CONSIDERATIONS

9.1 Archive

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

9.2 Reliability/limitations of sources

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 Edge-Enviro Services 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.

Sept 2013

11 REFERENCES & BIBLIOGRAPHY

Desk-top Study Ref. 90546. Edge Enviro Services Ltd

IFA (revised 2011) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Statement 2010: *Planning for the Historic Environment*. TSO (The Stationery Office)

National Planning Policy Framework, March 2012.

English Heritage Guidance: The setting of the Heritage Assets

Appendix 1. Map regression from 1867-1963

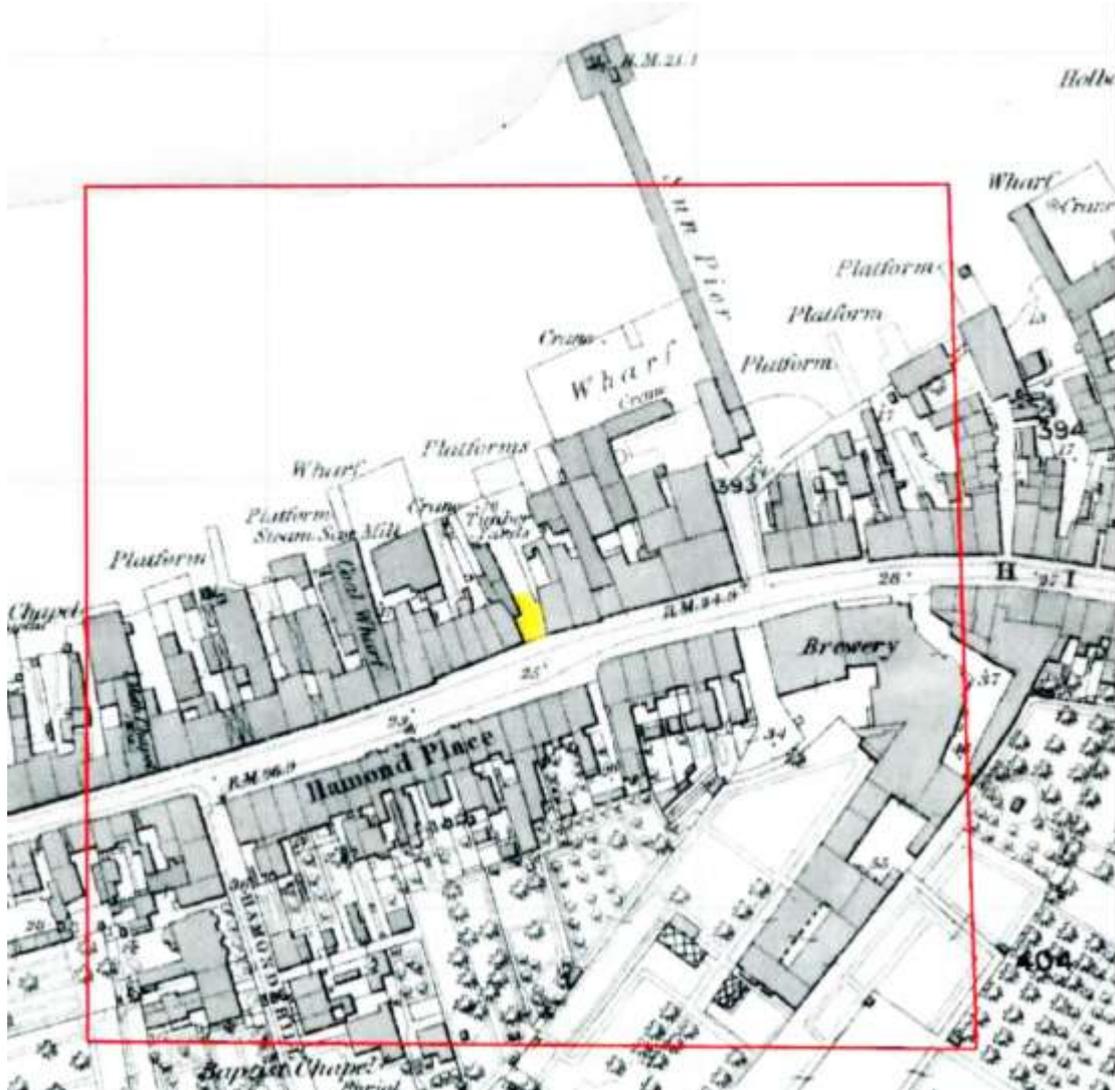


Fig. 1 The 1867 OS map 1: 2,500. The Site is highlighted in yellow. To the north are timber yards and access to the yards is through the site.

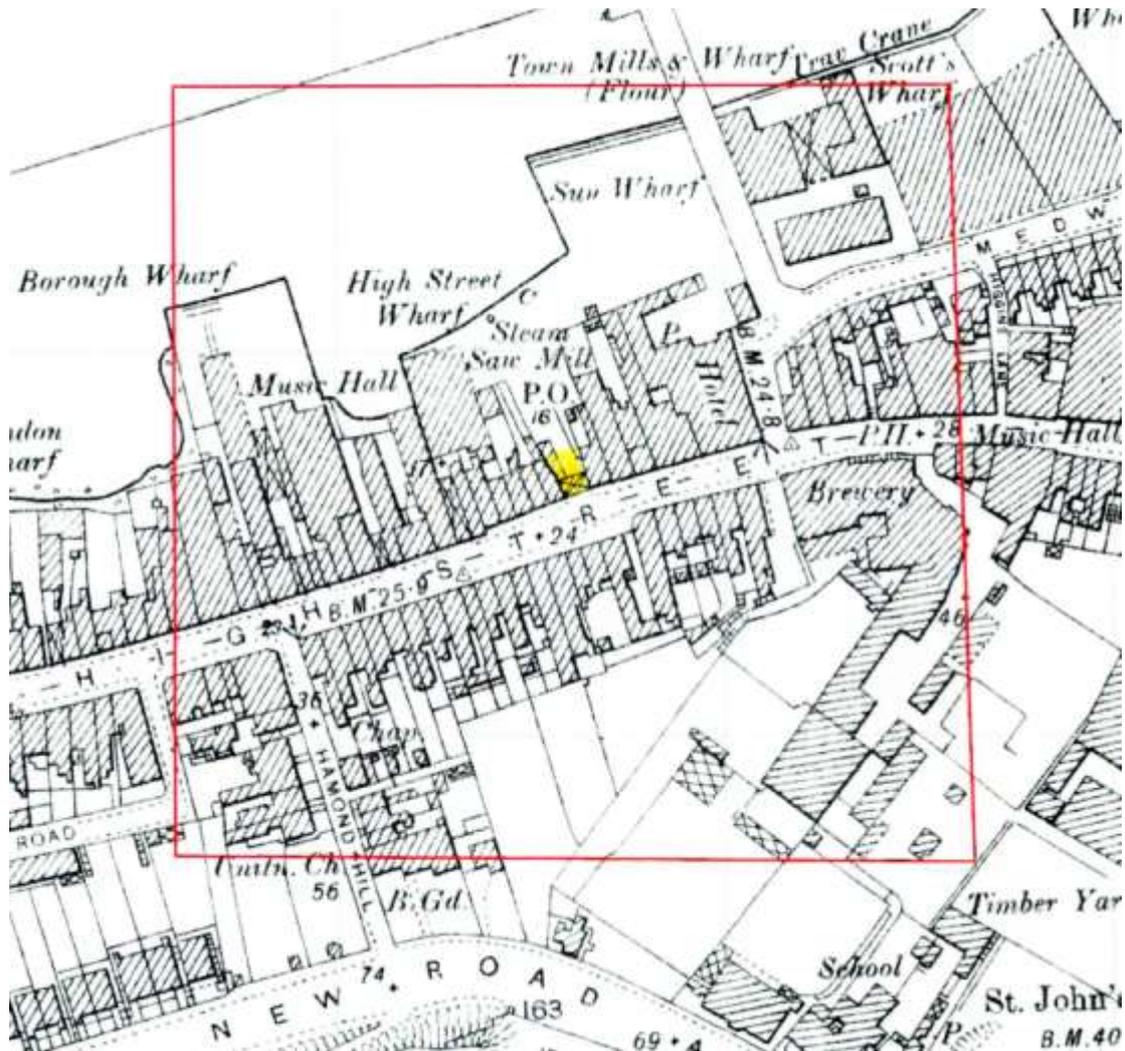


Fig. 2 The 1898 OS map 1: 2,500. The Site is highlighted in yellow. There seems to be a structure fronting 73 High Street with a building to the west and rear of this structure. The timber yard is now designated 'Steam Saw Mill'.

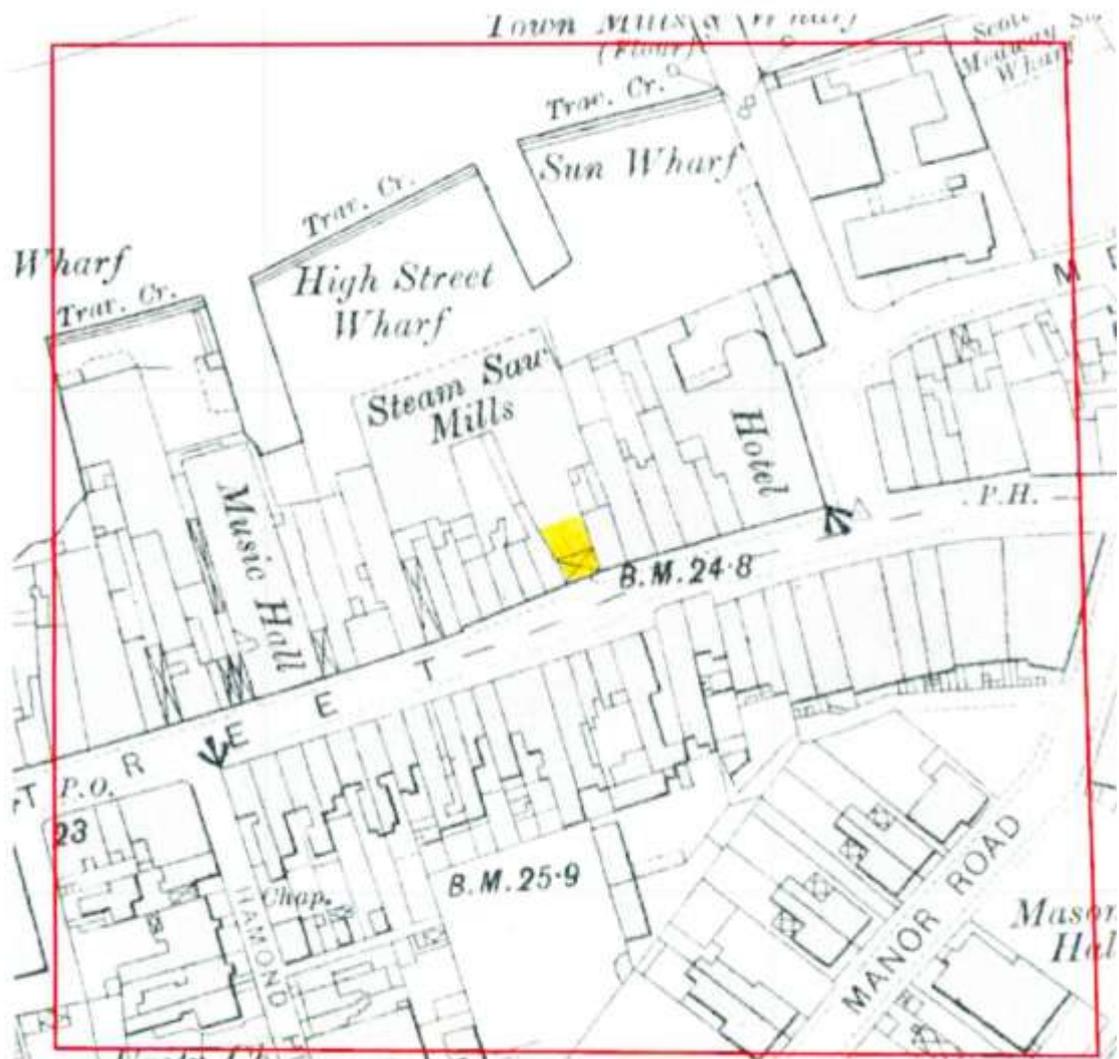


Fig. 3 The 1909 OS map 1: 2,500. The Site is highlighted in yellow. The structure fronting the High Street is still in place but the adjacent building to the rear has disappeared.

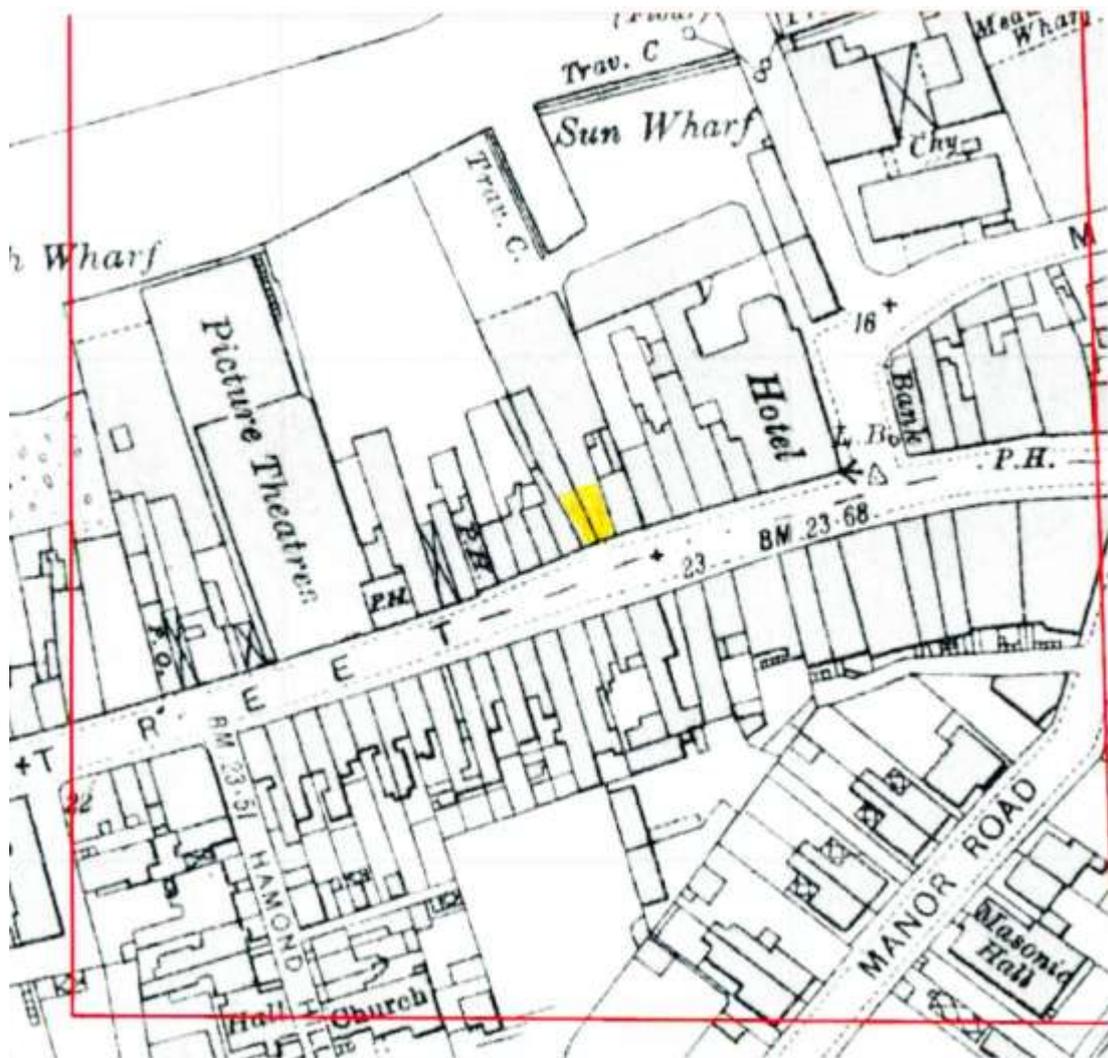


Fig. 4 The 1932 OS map 1: 2,500. The Site is highlighted in yellow. The structure facing onto the High Street has disappeared to be replaced what seems to be a building. The Music Hall to the west is now a 'Picture Theatre'.



Fig. 5 The 1953 OS map 1: 2,500. The Site is highlighted in yellow. It seems the building is still in place at 73 High Street.

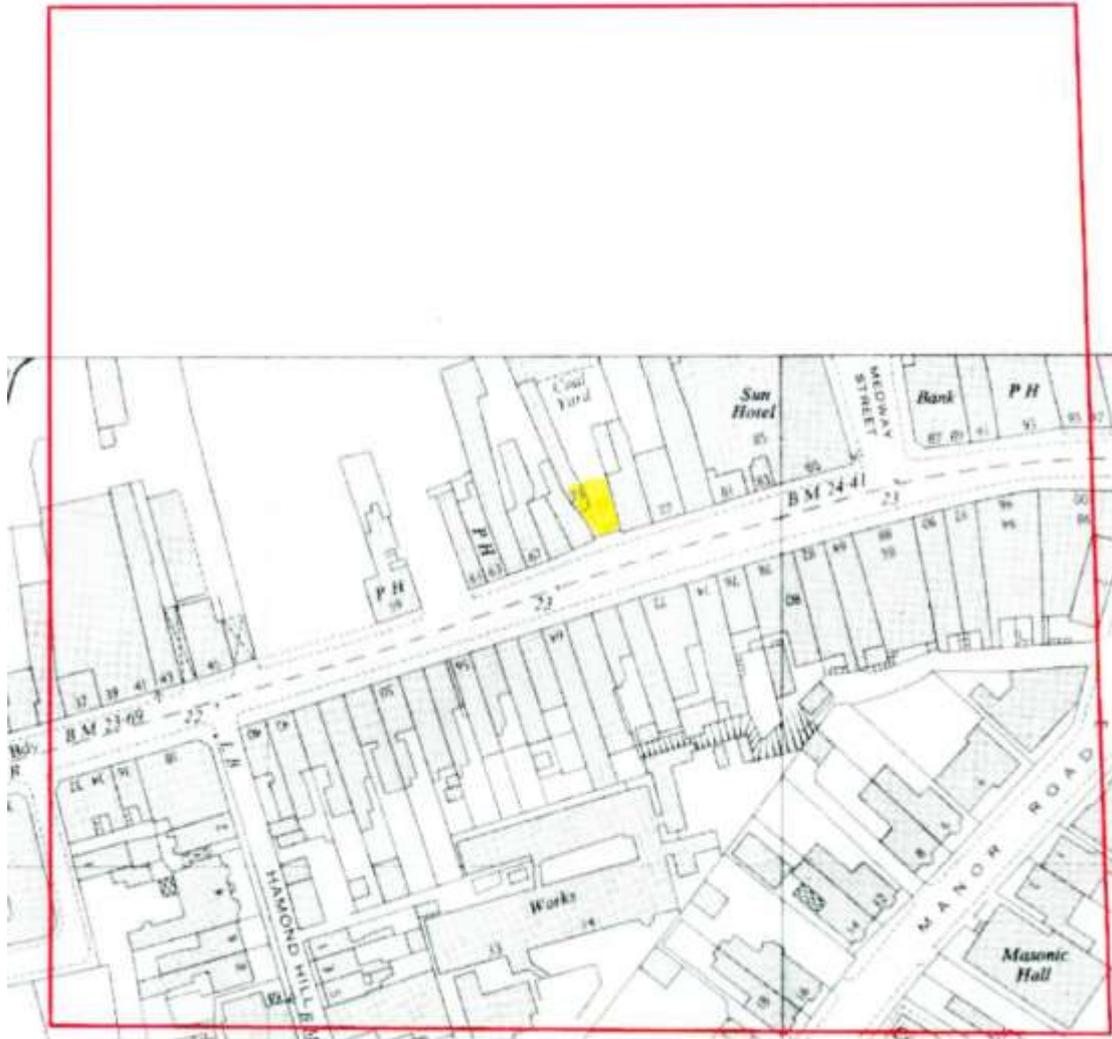


Fig. 6 The 1963 OS map 1: 2,500. The Site is highlighted in yellow. In the intervening ten years massive clearance and re-development has taken place in the immediate environs of 73 High Street. The Site is now a coal yard with a linear building numbered '73'.

Appendix 2. Townscape and Visual Impact Assessment

2.1 Assessment of Impact

The management and mitigation of change to the heritage resource resulting from development is based on the recognition within government planning objectives that *...heritage assets are an irreplaceable resource* (NPPF para. 126).

The publication *English Heritage Guidance: The setting of the Heritage Assets* is considered to provide useful advice and paragraph 23 states that: *the setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surrounding from or through the asset.*

During the Site visit (06/09/2013) an assessment of the settings of the identified designated heritage assets was undertaken, ascertaining the presence or absence of intervisibility between the site and the designated heritage assets and potential impacts of the development on the settings and appreciation of the significance of the heritage assets. The Site impacts on none of the heritage assets listed.





Plate 1. The view of the site facing north from the High Street.



Plate 2. View of the site from the High Street looking north (above).
Plate 3. Looking north-east (below).





Plate 4. Looking north-west.



Plate 5. South side of the High Street looking south-east.
Plate 6. Buildings opposite the site on the south side.





Plate 7. The view of the rear of the site looking south



Plate 8. Closer view of the site looking south.



73 High Street

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Chatham
ME4 4EE



Scale 1:1250

Supplied By: **National Map Centre Kent**

Serial number: 001118838

Plot Centre Coordinates: 575442, 167988

Fig. 7 . Site plan (in red outline)

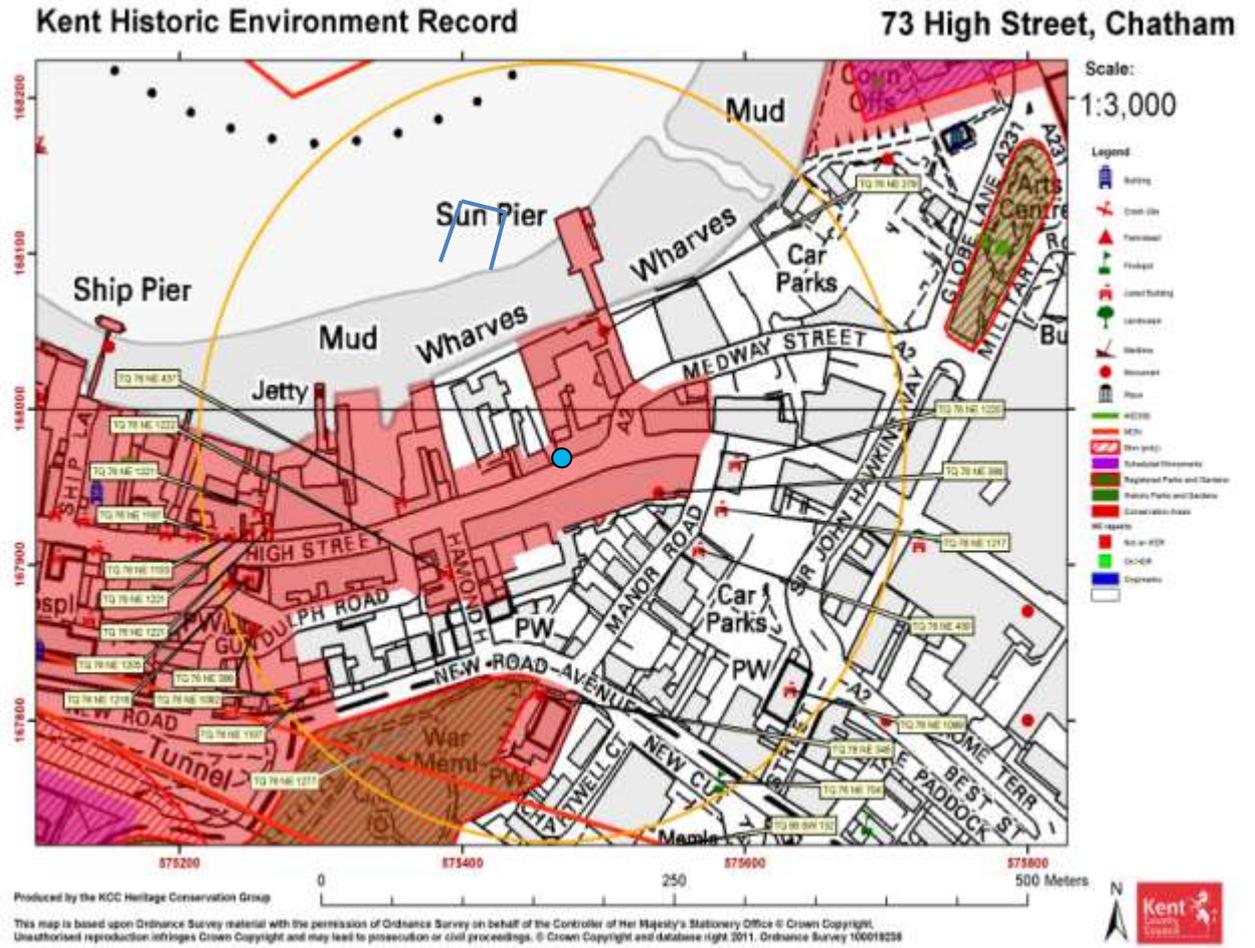


Fig. 8. HER data from KCC Heritage, the centre of the site is marked with a blue dot (KCC copyright).

