

# Archaeological Desk-Based Assessment In advance of Development of Land at Baker's Lane, Chartham, Kent

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Report for  
Lee Evans Planning

**SWAT. ARCHAEOLOGY**

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## Archaeological Desk-Based Assessment In advance of Development of Land at Baker's Lane, Chartham, Kent

### 1 SUMMARY

1.1 SWAT Archaeology has been commissioned by Lee Evans Planning to carry out an archaeological desk-based assessment of land located at Hill House, Baker's Lane, Chartham in Kent. The proposed development area (PDA) is to comprise the development of mixed scheme of residential housing.

1.2 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 an **Archaeological Evaluation** will be required and if necessary further archaeological mitigation.

#### 1.3 Cartographic Sources

Examination of cartographic sources shows that from the historic maps available for study the area of the PDA was mainly open pasture land with occasional copses of trees and orchards. The Ordnance Survey Surveyors Drawings of 1795 shows no development on the site (Plate 9) whilst the 1873 OS map shows Hill House established and the adjoining land (250) already enclosed with boundaries that have not changed up to the present (Figure 1). By 1898 additional land (161) had been brought into the curtilage of Hill House and the garden expanded and the house rebuilt and this footprint of land has not changed since 1898 (Figure 2).

#### 1.4 Archaeological investigations and finds

Monuments and finds in the near vicinity include a plethora of barrows and field systems dating back to the Bronze Age with recent investigations on the north side of The Crescent revealing prehistoric activity from the Late Bronze Age to the Early Iron

*Age. In addition research on web available aerial photographs show a wealth of archaeological activity (Figure 12).*

## **2. Introduction**

The Desk-Based Assessment was commissioned by Lee Evans Planning in order to supplement a planning application for the development of the site at Hill House, Baker's Lane, Chartham in Kent.

Canterbury City Council has indicated it will require an Archaeological Desk-based Assessment Report to clarify the extent of known archaeology on the development site and its environs as part of the planning process.

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (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”.*  
(CIfA 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.*

(ClfA 2011)

## 2.1 POLICY AND RESEARCH FRAMEWORKS

This report has been prepared in accordance with national and regional policy regarding heritage assets and with reference to research frameworks.

The National Planning Policy Framework (March 2012)

It is worth quoting from this planning document, in particular Policy 12: 12.8.

### 12. Conserving and enhancing the historic environment

12.6. 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.

#### Local Policy

The relevant Canterbury District Local Plan (Canterbury Council draft 2014) policies are 9.1-3 (Scheduled Ancient Monuments and Archaeological Sites).

*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 proposed development will comprise of a planning application for the development of the site comprising 20 units together with access, parking and landscaping whilst retaining the existing property 'Hill House'.

## **2.3 Project Constraints**

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



## 2.4 Geology and Topography

The Geological Survey of Great Britain (1:50,000) has been consulted and shows that the proposed development site (PDA) is situated on Seaford Chalk Formation

The PDA itself is located on the north-west side of Baker's Lane and to the north of Shalmsford Street and The Crescent.

The average height of the PDA is 36.00mOD on an undulating north facing slope.

## 2.5 Historical background

Hasted wrote in the late 18<sup>th</sup> century what was then known about Chartham:

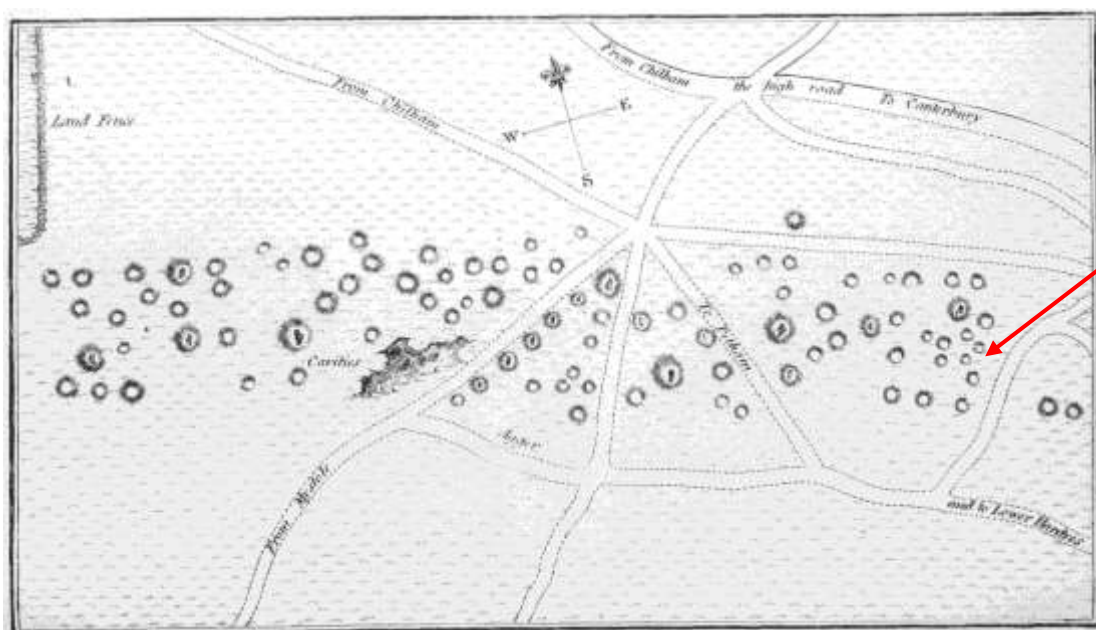
*'CALLED in Domesday, Certeham, lies the next parish eastward from Chilham. The greatest part of it is in the hundred of Felborough, and some small part of it, viz. the manor of Horton, in the hundred of Bridge and Petham.*

*THE PARISH of Chartham is pleasantly situated, a great part of it in the fertile vale of pastures through which the river Stour takes its course, between a continued series or range of lofty hills, over which this parish extends; the high road from Canterbury to Ashford leads through it, mostly on high ground, from which there is a most pleasing view of the vale and river beneath, as well as of the opposite hills, whose summits are cloathed with the rich foliage of the contiguous woods. Though the soil in the valley is rich pasture, yet the hills are poor and barren, those rising from the vale are chalk, further on they are a cludgy red earth, mixed with flints, much covered with coppice woods, and a great deal of rough land, with broom and heath among it, bordering on a dreary country. The parish is large, and is supposed to be about twelve miles in circumference. It contains about ninety-seven houses, and five hundred inhabitants. The village of Chartham is situated close on the side of the river Stour, the houses of it are mostly built round a green, called Chartham green, having the church and parsonage on the south side of it. On this green was till within these few years, a large mansion house most of which being burnt down, the remains have since been known by the name of Burnt house. It was formerly the residence of the Kingsfords, several of whom lie buried in this church.*

*On the opposite side of the valley, close to the river Stour, is the hamlet of Shalmsford-street, built on the Ashford high road, and the bridge of the same name,*

*of stone, with five arches, repaired at the expence of the hundred of Felborough, over which the abovementioned road leads; and at a small distance above it is a very antient corn-mill, called Shalmsford-mill, formerly belonging to the prior and convent of Christchurch, and now to the dean and chapter of Canterbury. There are two more hamlets on the hills of the southern parts of this parish, one at Mystole, and the other at Upperdowne, near it, behing which this parish reaches some distance among the woods, till it joins Godmersham and Petham (Hasted. 1798: 297-319 Vol. 1).*

Hasted includes an interesting map (below) which shows what has been lost from the archaeological record around the PDA.



Plan of Chartham Downs showing barrows (Hasted 1798). Red arrow is pointing to the area of proposed development

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

The Desk-Based Assessment was commissioned by Lee Evans Planning in order to supplement a planning application for the development of land at Hill House, Baker's Lane, Chartham in Kent.

## **4 METHODOLOGY**

### **4.1 Desk-Based Assessment**

#### *4.1.1 Archaeological databases*

A search of the Historic Environment Records (HER; Plates 7-8) as well as a list of reports of archaeological investigations not yet included in the HER was commissioned from Kent County Council Heritage Conservation Group. The HER and reports search covers important areas around the PDA (centred NGR 610700 154650). These records (57 in total) have been assessed in terms of their particular relevance to the PDA and only significant evidence (8 records) are cited in this report.

No relevant geophysical surveys are known.

The Archaeology Data Service Online Catalogue (ADS) and was also used. 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. However, historic maps were consulted.

#### *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 local library service, and the Internet plus Ordnance Survey Historical mapping. Research was also carried out using resources available on the Internet and Ordnance Survey Historical mapping (Figures1-5).

#### *4.1.4 Aerial photographs*

The study of aerial photograph's held at the Kent Archive Centre, Maidstone has not added a great deal to this study. However, the collection of aerial photographs by Google Earth was consulted with some success (Plates 5-6).

#### 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**

5.1.1 The archaeological record for Canterbury district is recognised as a major archaeological resource of international importance. Archaeological investigations suggest that Prehistoric activity and Bronze Age settlement have been found in Canterbury and its immediate surrounds.

Prehistoric activity in the vicinity of the PDA has been highlighted by Rosanne Cummings, Archaeological Officer CCC who has written that 'evidence for prehistoric occupation dating from the Late Bronze Age to early Iron Age has been recorded to the rear of the properties along the north side of The Crescent'. The Crescent is located about 350m south of the PDA. No reports from these investigations are as yet in the public or academic domain.

5.1.2 Roman activity is highlighted by the location of two Roman roads—one about 100m to the north of the PDA and the other about 250m south east of the PDA. The road to the south east is a major road leading to/from Canterbury and the other on the south bank of the River Stour may be a 'slip road' feeding Roman properties in the vicinity of the PDA (Plates 7-8).

5.1.3 Early Medieval (Anglo-Saxon) activity is attested by the large number of barrow cemeteries – the most famous 300m south of the PDA at Cockering Road was substantially destroyed by Victorian 'archaeologists' Mortimer and Faussett in the 18<sup>th</sup> century.

5.1.4 Additional medieval activity can be seen in the large numbers of listed building dating from the medieval period. It has been suggested that medieval field systems are to be found in the Chartham area but as yet no evidence has come to light from any of the records scrutinised.

5.1.5 The Modern period is well represented in the assessment area by modern housing development which are gradually encroaching onto the Downs.

*The following 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. Time scales for archaeological periods represented in the report are listed on page 12 in Table 1.*

### **5.3 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas**

The PDA is located in the vicinity of a number of listed buildings none of which are impacted on by the proposed development. There are no Scheduled Monuments,

Listed Buildings, Historic Buildings in the near vicinity of the PDA and the PDA is not in a Conservation Area (Plate 7-8).

### **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. Evidence of prehistoric settlement within the county of Kent can be dated back to the Palaeolithic period and can be found around the River Gravels of the Thames and the Greater Stour.

Within the Assessment Area Palaeolithic hand axes were found in the Chartham area at an unknown date (TR 15 SW 19).

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 may be represented in the assessment area (recent discoveries at the Crescent) and a Late Bronze Age spearhead found in 1861 in the vicinity of Chartham Paper Mills (TR 15 NW 14).

### **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 and hillforts. That there was an Iron Age presence at Canterbury there is no doubt. However, there are no reports of Iron Age activity in the assessment area although reports may be forthcoming from investigations at The Crescent.

### **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 Roman town of Canterbury located just to the south-west of the PDA is the largest walled Roman town in Kent and as can be expected has revealed extensive remains from that period. In addition a major Roman road is located just to the south of the PDA (TQ 93 NE 66) and another just to the north (TR 05 SE 324).

### **5.6 Anglo-Saxon**

The Anglo-Saxon period is represented in the assessment area by the adjacent barrow cemeteries excavated by Mortimer and Faussett in the 18<sup>th</sup> century (TR 15 SW 3).

### **5.7 Medieval**

The medieval period is represented by various listed building in the assessment area. These include the nearby Artichoke Inn a timber framed building dating from the late 15<sup>th</sup>, early 16<sup>th</sup> centuries. In addition a large number of medieval silver coins have been found in the vicinity of Chartham and recorded on the PAS web site (MKE 56703 etc).

### **5.8 Post-Medieval**

The Post Medieval period within the assessment area is represented by buildings and farmsteads of which Hill House is one (MKE 86149).

### **5.9 Modern**

Modern archaeology within the assessment area has been limited to remains from the Second World War with various road blocks and defences (TR 15 NW 1125).

### **5.10 Cartographic Sources and Map Regression**

A limited map regression exercise on large scale Ordnance Survey maps has been carried out on the proposed development area (Figs. 1-5). In addition earlier historical maps have been viewed and have shown that the site in 1795 was undeveloped (Plate 9), and by 1801 the paper mills were developed but not the area of Baker's Lane (Plate 11).

By the OS map of 1873 a building on the footprint of the present Hill House was shown with a porch on the north east facade opposite a path leading downhill to

Field 260. To the north-west a smaller building, possibly a coach house or garage had been built. To the north of this building on the boundary was located a well shown as 'W' (Fig. 1).

By 1898 the curtilage of the property had been transformed with additional land added to the north-west boundary, the porch removed and the main building doubled in size with a small narrow extension to the north west. The coach house or garage had been demolished and four new buildings added- two very small, one slightly bigger and a larger building on the north boundary of Plot 161 (Fig. 2). The views from the house north and down slope to the River Stour were uninterrupted by any residential development.

The OS map of 1907 shows changes to the outbuildings of Hill House and to the east the establishment of Allotment Gardens. The view to the north and the River Stour remained unchanged (Fig. 3).

By 1972 the area around Hill House had changed, The OS map shows a new road to the north-Rentain Road -with about 90 terraced houses covering the north slope to the River Stour. In addition the village of Chartham had expanded to the north-east and there was massive housing development to the south of Hill House (Fig. 4).

### **5.11 Aerial Photographs**

The National Monuments Records were consulted during the writing of this report and Google Earth provided a 1940, 1960 and 2013 location aerial photograph of the PDA. Included in this DBA is the 1940 and 2013 AP which shows little change and no 'cropmarks' although two sets of crop marks are noted on the HER (Plates 5-6).

The first some 250m south of the PDA show a large area of dark soil which could be an infilled pit (TR 15 SW 48). The second crop mark 200m to the west of the PDA shows a double ditched linear feature which may be the route of the postulated Roman road (TR 15 SW 50).

In addition the writer undertook a rapid desk-based survey of the area on Google Earth and found in the adjacent field to the east numerous ditched enclosures, ploughed out round barrows and ditches (Plate 12).



## **6 ARCHAEOLOGICAL POTENTIAL**

### **6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **medium**.

### **6.2 Iron Age**

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **medium**.

### **6.3 Romano-British**

The potential for Romano-British archaeology is considered to be **medium**.

### **6.4 Anglo-Saxon**

The potential for finding remains dating to the Anglo-Saxon period on the development site are considered as **low**.

### **6.5 Medieval**

The potential for finding remains dating to the medieval period are considered as **low**.

### **6.6 Post-Medieval and Modern**

Evidence for post-medieval and modern occupation in the area is abundant. The potential for finding remains dating to the post-medieval and modern period are considered as **medium**.

## **7 IMPACT ASSESSMENT**

### **7.1 Existing Impacts**

The search area is for the most part, has been subject to garden activity. The existing impact on the PDA is likely to be **low**.

## 7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was the redevelopment of the site. 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 this impact and it is therefore considered as **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 **medium** archaeological potential.

It is recommended in this case that further archaeological assessment will be required and that an Archaeological Evaluation should be carried out to a specification approved by the Canterbury City Council Archaeological Advisor on the areas that will be impacted on by the proposed development. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the proposed development site and used to inform Canterbury City Council Archaeological Advisor if further mitigation is 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 Canterbury City Council Archaeological Officer 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 (SWAT Archaeology) 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 Deborah Hebel (and representatives) for the use of this document in all matters directly relating to the project.

## **10 ACKNOWLEDGEMENTS**

The author would like to thank Lee Evans Planning for commissioning this report.

Paul Wilkinson PhD., MCifA., FRSA.

22/04/2015

Updated 08/07/2015

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Vol 7

Kent County Council Historic Environment Record:

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## Plates



Plate 1. View from site looking west



Plate 2. View from site looking north



Plate 3. View looking north east



Plate 4. View looking north west



Plate 5. Google Earth 1940



Plate 6. Google Earth 2013

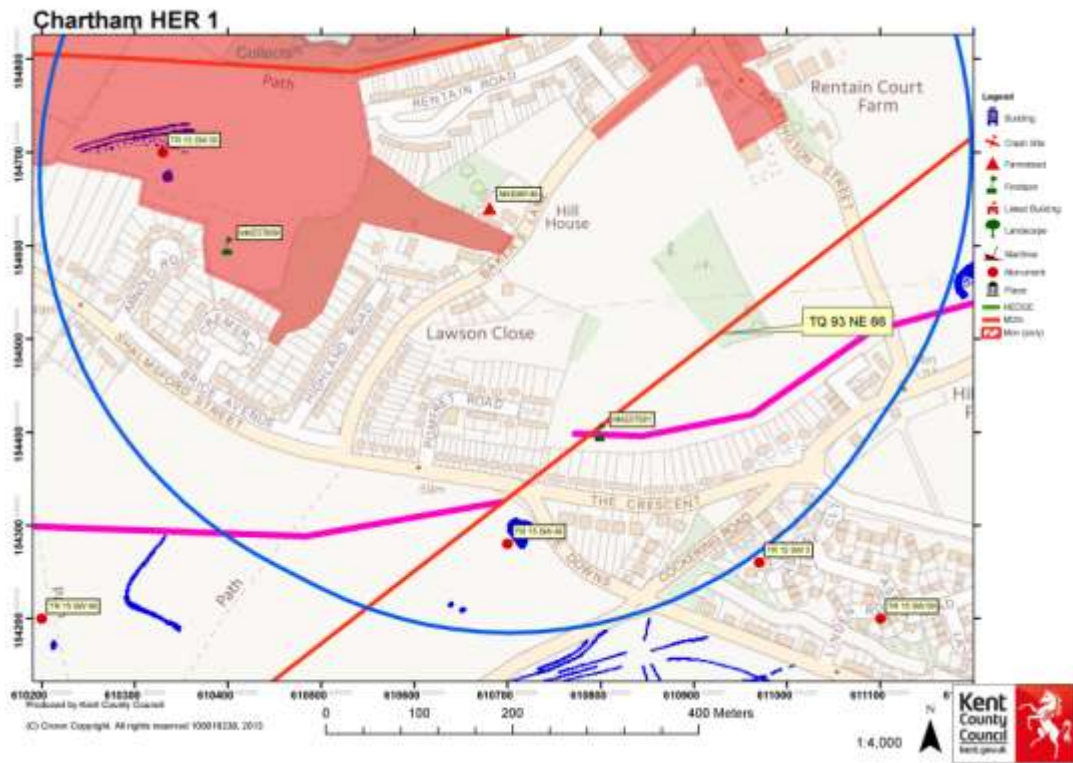


Plate 7. KCC HER 1

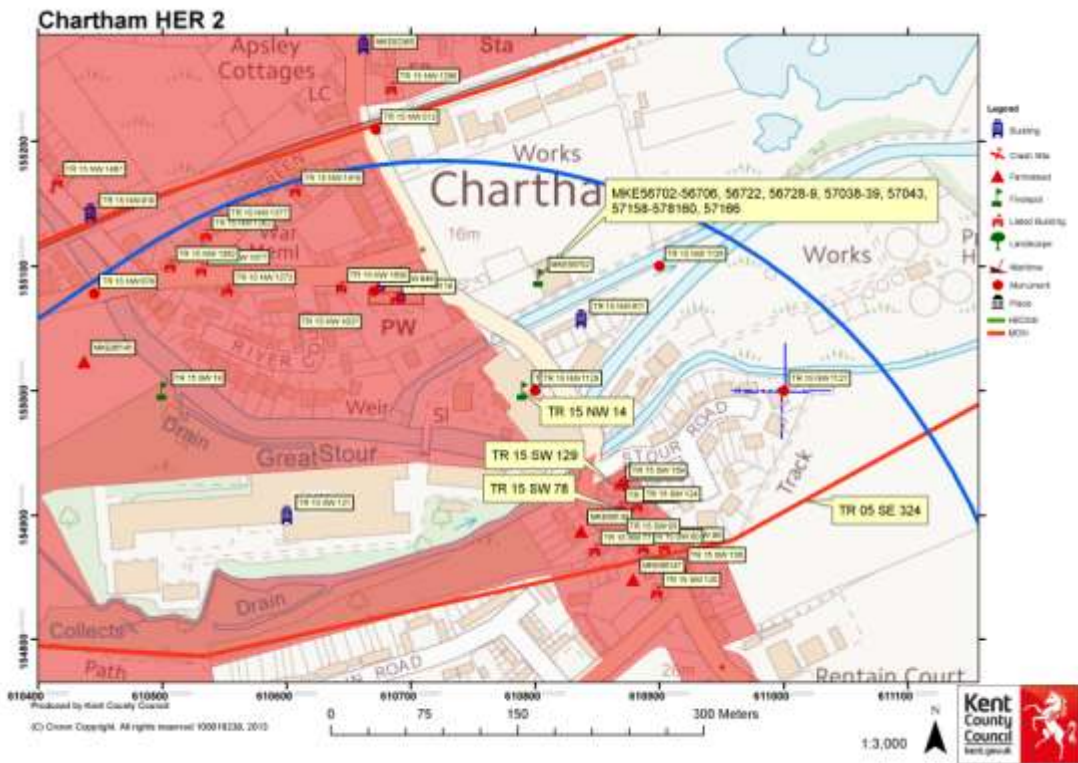


Plate 8. KCC HER 2





Plate 9, OS mapping 1795. Red circle denotes area of Hill House



Plate 10. OS mapping 1801. Red circle denotes area of Hill House