

Archaeological Desk Based Assessment
in advance of the Proposed Development of a New
Annex at Yoakley Care Project, Drapers Close,
Margate, Kent CT9 4AH

NGR: 36096 69523



Report for Hazle McCormack Young LLP

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SWAT. ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of the Proposed Development at Drapers Close, Margate, Kent CT9 4H

NGR: TR 36096 69523

1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development of an annex at Drapers Close, Margate, Kent CT9 as part of the planning application submitted by Hazle McCormack Young LLP.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources.

Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:

- *Prehistoric: High*
- *Iron Age: High*
- *Romano-British: High*
- *Anglo-Saxon: Moderate*
- *Medieval: High*
- *Post-medieval: High*
- *Modern: High*

The Desk Based Assessment concludes that:

- *The site has **high** potential for any archaeological discoveries.*

The PDA is located in the town of Margate, within the district of Thanet, in the east of the County of Kent and the southeast of England. Margate is a seaside town, northeast of Maidstone on the North foreland of the Kent coast. The PDA lies to the east of the main town in an area that is characterised as fields predominately

bounded by tracks, roads and other rights of way. The plot forms a rectangular parcel of agricultural land of some 1.1 Hectares (NGR: 36096 69523). To the northwest is the Queen Elizabeth the Queen Mother Hospital and to the southwest is the hospice flanking Ramsgate Road. The Grade II listed Drapers Alms houses built between 1709-1899 and a small, low-density residential development and Drapers cottages are northeast flanking St Peter's Road. The area to the south of the PDA remains rural and surrounds Updown Farmhouse (Fig.2).

2 INTRODUCTION

SWAT Archaeology has been commissioned by Hazle McCormack Young LLP to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed development of an annex at Drapers Close, Margate, Kent CT9 (Figure 2). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: 36096 69523.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in to the assessment. This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

Several crop marks, in the form of two sub-rectangular features (TR36NE102) and two ring ditches (TR36NE193) have been identified through aerial photography at Drapers Farm c.500m northeast and at Updown House c.500m south, where there may be evidence of Bronze Age borrows (TR36NE146). A Resistivity Survey carried out in 2011, revealed areas likely to be chalk pits, foundations of a large building,

field boundaries and possible ditched enclosures to the south east of Drapers Mill, St Peter's footpath, c.500m northeast.

Several archaeological surveys have been carried out at Drapers Mill County Primary School, c.400 northeast, particularly between 1968-1963 when an excavation by J. Coy revealed a Roman occupation site. In 1980, a Romano British ditch was also uncovered (TR36NE25) and in 1996 the Trust for Thanet Archaeology discovered two pits containing pottery dating from 20BC-100AD (EKE8357).

The Queen Elizabeth the Queen Mother Hospital, c.300-400m north, has been the subject of several archaeological surveys. In 2005 an evaluation (EKE8845) revealed a Bronze Age burial and other prehistoric features. A second evaluation in 2006 (EKE11270) uncovered a medieval rubbish pit and a watching brief in 2007 (EKE9350) found an Iron Age/ Romano British, quarry and ditch.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that the PDA is situated upon Bedrock Geology of white chalk subgroup– Chalk. Sedimentary Bedrock formed approximately 66 to 100 million years ago in the Cretaceous Period in a local environment previously dominated by warm chalk seas.

These rocks were formed in warm shallow 'chalk' shelf seas with little sediment input from the land. They often consist of a calcareous ooze of the microscopic remains of plankton, especially the disc shaped calcite plates or coccoliths that make up the spherical coccolithophores.

There are no superficial deposits recorded.

The PDA sits at an average height of 111ft (33m) AOD.

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

2.2.1 Conserving and Enhancing the Historic Environment

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.

2.2.2 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 heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2012).

Regional Policies

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

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.

2.3 The Proposed Development

The proposed development will comprise of a planning application for the development of an annex with associated parking, access roads and landscaping.

2.4 Project Constraints

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

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Hazle McCormack Young LLP in order to supplement a planning application for the proposed development of an annex at Drapers Close, Margate, Kent CT9 4AH, to establish the potential for archaeological features and deposits.

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 Archaeologists (2014). 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 2014)

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 (PDA) and the surrounding environs of Margate.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant

HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched 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 considered not relevant to this specific study.

4.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-14).

Map Regression 1867 - 1994

In the OS Map of 1873 the PDA forms part of field 194 and is surrounded by fields 154 west, 193, east, 157 north and 196 south. The Margate to Ramsgate Road and the Crown and Sceptre Public House are to the west and the St Peters Road, Drapers Farm, Drapers Alms houses and the Friends Meeting Room are east. Updown House is south (Fig.3).

In the OS Map of 1898 the fields have been redesignated due to the new fence delineating the Municipal Borough Boundary that now runs diagonally across the PDA so that it forms part of field 90 to the north and field 35 to the south. The Alms Houses have been extended west and a letterbox has been installed to the east corner. Three small terraced cottages (Drapers cottages) have sprung up to the east of Drapers farm. Updown house has undergone changes to its layout and has added several glasshouses to the east garden and a small building, possibly a lodge, to the south (Fig.4).

In the OS Map of 1907 there has been very little change (Fig.5).

In the OS Map of 1931-32 the PDA is now located in field 9 and a footpath crosses the northwest boundary from St Peters Road to Ramsgate Road. A small row of terraced houses has sprung up close to the Crown and Sceptre Public House and the corner boundary of a development to the south is just visible (Fig.6).

In the OS Map of 1936 the Municipal Borough Boundary is no longer marked across the PDA and the development around the Crown and Sceptre Public House has expanded (Fig.7).

In the OS Map of 1954 the PDA is now located in field 1650 (23.13), tennis courts have been added to the development in the south and a Lodge and a Shelter have been added to the northeast corner of the Alms Houses. Updown House has installed a new access road and entrance to its eastern boundary and tennis courts to the north gardens; one of the buildings is marked as a ruin. Chapel Hill Filling Station, a Garage and a property named Cornerways are visible adjacent to the Crown and Sceptre Public House (Fig.8).

In the OS Map of 1958-63, 'The Orb' Public House has replaced the 'Crown and Sceptre' Public House. The Drapers Alms Houses have been again extended west (Fig.11)

In the OS Map of 1974-76, Drapers Farm has been replaced by a small residential development with electrical sub station, set around Drapers Close and the 'Queen Elizabeth the Queen Mother Hospital' is visible in the north of the map (Fig.12).

In the OS Map of 1993 Drapers Close development has been extended to the south and a new building (The Hospice) has appeared to the west (Fig. 14)

4.1.4 Aerial Photographs

The study of the collection of aerial photographs held by KCC Libraries and Google Earth was undertaken. In 1940 the PDA formed the north corner of a larger field that

appears to be subject to agricultural processes. A trackway crosses the northwest border from St Peters Road to Ramsgate Road. The Drapers Alms houses and Drapes Farm are to the north. By 1960 a development has sprung up on the north side of St Peters Road and on the west side of Ramsgate Road and the Alms Houses have been extended. By 1990 the Hospital has been built to the north, the rectangle that makes up the Alms House gardens has been enclosed with a large building to the south boundary and Drapers Farm has been replaced by a small low density residential development around Drapers Close. By 2003 the hospital buildings and parking have spread north and northwest of the PDA and west of the Ramsgate Road has been developed into medium density residential housing. In 2007 a new development is in progress in the field to the west and by 2016 it is complete (Plates 1-7).

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 assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the post-medieval period. The geographic and topographic location of Margate 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 this page in **Table 1**.

5.2 History of the site

Margate once formed part of the Island of Thanet, a name thought to be of Celtic origin meaning '*bright island*' or '*fire island*', possibly referring to a lighthouse or beacon. The Isle of Thanet was formed over 700 years ago when it was separated from the main land by the Wantsum channel.

It was a major area of pre-historic settlement, evidenced by Bronze Age implements and Iron Age settlements; a skeleton of a man believed to be Iron Age, excavated during the building of the police station in Fort hill, is held at the museum.

The Romans built the road now known as 'Island Road' (A28) to connect Canterbury, the local tribal capital, to the Isle of Thanet ferry and their fort at Reculver; the Wantsum channel was at this time protected by Richborough fort, one of the chief ports. In 1920, Dr Arthur Rowe discovered a Roman villa in Tivoli Park Avenue.

Following the Roman departure from Britain the island was open to invaders and Vortigen, King of the Britons is said to have offered the Jutes, Hengest and Horsa, the Island of Thanet in return for defending its coast.

In the 5th century Augustine of Canterbury is said to have landed at the island with 40 men before setting up the second British Christian monastery in Canterbury and the Vikings are known to have wintered there in 851 and 854.

St Peters is a village just east of the PDA and St Peters church is recorded as being on site since 1128. In 1334 the island had the highest population in Kent and acted as a granary for Calais. A bridge was built to the island in 1485, but the channel gradually silted up and the last ship passed through in 1672.

The name Margate derives from the old English '*Mere*' meaning 'seawater' and '*Geat*' meaning gate. It was first recorded in 1254 as Meregat and by 1299 it became Margate. The Confederation of Cinque Ports was set up during the time of Edward the Confessor and Margate was bought under the control of Dover in 1229. It functioned as a fishing port, with some cargo traffic and mainly corn exports and was also a notorious smuggling location.

Three windmills are marked on historic maps of 1695, 1719 and 1819-43. Drapers Mill is the sole survivor, a smock mill built in 1845 by John Holman, and it was worked by wind until 1916 and by engine until 1930 (front cover).

The Grade I Listed Margate caves also known as the Vortigen caves were discovered in 1798. Their origin is unknown and widely disputed. A grotto with roof and walls covered in an elaborate decoration of over 4million shells in complex patterns, covering an area of 200 sq.ft (190 sqm).

By the 18th century Margate had become a leading seaside resort. Edward Hasted the author of 'The History and Topographical Survey of the County of Kent' 1778-99, described Margate as a poor fishing town but spoke highly of the shore and its adaptations for bathing and bathing machines of which it had 40. Sea bathing for medicinal purposes started in 1730 and became fully established in 1752 due to a book published by Doctor Richard Russell advocating its benefits along with the drinking of seawater. The Royal Sea Bathing Hospital opened in 1791 when it was believed that it was the best cure for tuberculosis. Bathing machines were installed and were described in 1805 as "four wheeled carriages covered in canvas and having

at one end them and umbrella of the same materials which is let down to the surface of the water so that the bather descending from the machine by a few steps is concealed from the public view where by the most refined female is enabled to enjoy the advantages of the sea with the strictest delicacy" (Oulton WC 1805).

The development of Margate as a leading bathing area, led to the development of the town and the construction of several attractions. The Theatre Royal in Addington Street, is the second oldest theatre in the country; it was built in 1787, burned down in 1829 and was remodelled in 1879. Margate pier was designed by Eugenius Burch in 1866 but destroyed by a storm in 1978. The Jubilee Clock Tower was built in 1887 to commemorate Queen Victoria's Golden Jubilee. It had a time ball mechanism mounted on a mast on top of the tower, which was dropped at precisely 1 o'clock each day for the benefit of residents, visitors and ships.

Dream Land amusement park opened in the 1920's boasting the now Grade II Listed Scenic Railway Rollercoaster, the only one of its kind remaining in the UK and the second oldest in the world, it was severely damaged in a fire on the 7th April 2008 but has now been restored. In 1816 steamboats were introduced to provide excursions and by 1841 there were six companies competing for the passenger traffic. Between 1890 and 1939 thirty pleasure boats were operating on Margate beach.

Margate has had a long history with the sea. The friend to all nations was the second surfboat stationed here for maritime rescue, entering service in 1878 and retired in 1898 due to storm damage when nine of her thirteen crew were lost.

The railway arrived in 1846 through two separate companies; The South Eastern Railway was the first to provide a branch line from Ashford. The London, Chatham and Dover railway completed its line in 1863 opening a station at Margate West. The two companies merged in 1923 to form Southern Railway.

Margate was granted a charter of incorporation and became a borough in 1857.

During WWII pilot officer Richard Hillary was shot down in combat with three Messerschmitts and landed in the sea. His Spitfire had burst into flames and he was badly burned. He was the grandson of the founder of the lifeboat service, Sir William Hillary and fortunately was rescued by the Margate Life Boat.

Howard Primrose Knight and Edward Duke Parker were both awarded the Distinguished Service Medal for ferrying troops from the beaches of Dunkirk during the evacuation of 1940. The lifeboats had retrieved 2800 men during a continuous service lasting forty hours and returned to Dunkirk to rescue almost 600 French soldiers. They towed eight wherries and were under continuous shelling, bombing and aerial machine gun fire.

5.3 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 (500m radius centered on each site of the PDA), 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 page 15 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **high** archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

No events, monuments listed buildings, or findspots are recorded within the confines of the proposed development area (PDA). Thirty-three monuments, three listed buildings, three findspots, three farmsteads and one building are recorded within a 500m vicinity of the PDA; No Listed buildings share intervisibility with the PDA.

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

5.5 Walkover Survey

A walkover survey by the writer of this report was accomplished on Weds 3rd August

2016. Weather conditions were dry and overcast. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts.

The PDA consists of one large field not under cultivation and overgrown with brambles and scrub. To the north-east the site is bounded by Yoakley Care Home which is separated from the proposed development site by a low flint wall that is listed (Plate 00). To the south and south-west is open scrubland (Plates 00), and to the north-west by the QEQM Hospital car park. To the south of the site a public footpath much used by dog walkers meanders across the site and beyond is a modern development of new housing for health workers. The site was more or less level with an OD height of about 33m OD. Although the field was walked no archaeological features or artefacts were identified.

6. ARCHAEOLOGICAL POTENTIAL

6.1 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. 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 represented within the assessment area. Excavations at the Queen Elizabeth the Queens mother hospital, c.200m northwest, uncovered a pit containing worked flint and pottery sherds dating from the early Neolithic to 4000BC (TR36NE454) and excavations at Drapers Mill County Primary School, c.400m

northeast, found struck flints and beaker pottery dating from the late Neolithic to the Bronze age (TR36NE631).

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are six records that relate to this period, two of which are shared with the Iron Age period, evidence of continued occupation (*). Flints and beaker pottery were found in excavations carried out at Drapers Mill County Primary School, c.400m northeast (TR36NE193/631/632*) and two crouched inhumations, prehistoric features and pottery were found at the Queen Elizabeth the Queen mother Hospital, c.200m northwest (EKE8845/TR36NE459/613*). Several cropmarks have been identified through aerial photography as possible Bronze Age features. Rectangular enclosures at the site of Drapers Alms Houses c.200m northeast (TR36NE98), rectangular enclosures, ring ditches, a pit and an enclosure at Drapers Farm, c.2-300m northeast (TR36NE102/193) and Bronze Age barrows near Updown House, c.500m southeast (TR36NE146). The potential for finding remains that date prior to this period within the confines of the proposed development is therefore considered **high**.

6.2 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). The Kent HER has six records, within the assessment area, dating to the Iron Age period, two of which are shared with the Bronze Age and two shared with the Roman period, evidence of continued occupation (*). Enclosures and pits containing sherds of flint-tempered pottery have been found at Drapers Mill County Primary School, c.400m northeast (TR36NE25*/560/632*). A large quarry, a copper annular brooch and pottery sherds have been uncovered at Queen Elizabeth the Queen mother Hospital, c.2-300m northwest (TR36NE612*/613*) and a copper alloy coin was found by metal detecting c.400m east (MKE74433). Therefore the potential for finding remains that date to this period within the confines of the development site is also considered **high**.

6.3 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 of Kent.

There are three records relating to this period within the assessment area, two of which are shared with the Iron Age, evidence of continued occupation (*). A Roman occupation site was discovered during excavations at Drapers Mill County Primary School, c.400m northeast (TR36NE25*). A quarry and pit containing a copper alloy annular brooch was found at Queen Elizabeth the Queen mother Hospital c.200m northwest (TR36NE612*) and post-holes and a pit were uncovered at St Peters footpath c.400m northeast (TR36NE630). Therefore, the potential for finding archaeological features or deposits from this period is considered **high**.

6.4 Anglo-Saxon

Two records within the assessment area represent the Anglo-Saxon period and both of are shared with the medieval period, evidencing continued occupation (*). At Drapers Mill County Primary School, c.400m northeast, a well containing pottery and a bone comb were discovered (TR36NE545*) and at the Queen Elizabeth the Queen mother Hospital, c.200m northwest, a sunken featured building was found (TR36NE614*). Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **moderate**.

6.5 Medieval

The Medieval period has five records within the assessment area, two of which are shared with the Anglo-Saxon period, evidence of continued occupation (*). A sunken featured building (TR36NE614*) and a rubbish pit (EKE11270) were found at the Queen Elizabeth the Queen mother Hospital, c.2-300m northwest. A field boundary and a pit or a well containing pottery and a bone comb (TR36NE561/545*) were found at Drapers Mill County primary School, c.4-500m northeast and a pit was found at St Peters Road, c.400m northeast (TR36NE496). Therefore the potential for finding remains dating to the medieval period is considered as **high**.

6.6 Post Medieval to Modern

The Post Medieval period is well represented within the assessment area by buildings and monuments that have survived from the period. There are seen records from this period within the assessment area two of which are shared with the modern period (*). Drapers Almshouses and The Lodge built 1709-1899 are Grade II listed and c.200m northeast of the PDA (TR36NE2374). Faversham and Ramsgate Harbour Railway, 1861-1863 (TR26NW212*) c.400m north and Ashford and Margate Railway, 1846 (TR36NE1063*) c.500m southwest. Three post-medieval pits were found during excavations at the school c.500m northeast (TR36NE284).

The environment around the PDA was largely agricultural and there are three examples of farmsteads within the local vicinity. Up Down farm c.500m southeast (MKE87057), is a regular courtyard with L plan element and detached farmhouse in an isolated position with less than 50% loss of its original form (MKE87057). Out Farm c.400m southwest (MKE7058), is a field barn with no associated yard in an isolated position, the farmstead is completely demolished. Drapers farm c.200m northeast (MKE87060), is a regular courtyard incorporating an L plan element and a detached farmhouse in an isolated position, farmstead was completely demolished.

The records from the modern period relate to the developments of the modern era and the impact of WWI and WWII. There are nine records relating to this period two of which are shared with the post medieval period (*). Faversham and Ramsgate Harbour Railway, 1861-1863 (TR26NW212*) c.400m north and Ashford and Margate Railway, 1846 (TR36NE1063*) c.500m southwest. Queen Elizabeth the Queen Mother Hospital, originally known as Margate Cottage Hospital 1876-1930, Margate and District General Hospital 1931-1948, Margate General hospital 1948-1972 and The Isle of Thanet District Hospital (TR36NE418/2205) 1973-1986 c.300m northwest. An air raid shelter has been recorded at Drapers Mill County Primary School c.4-500m northeast (MKE98480/TR36NE218). A roadblock (TR36NE675) is recorded at St Peters Road and two pill boxes (TR36NE2167/2156) are recorded c.400m southwest and 400m north.

The potential for finding remains dating to the post-medieval to modern period is therefore considered as **high**.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites of local importance and these can be summarised as:

- Prehistoric: **High**
- Iron Age: **High**
- Roman: **High**
- Anglo-Saxon: **Moderate**
- Medieval: **High**
- Post-Medieval and Modern: **High**

7. IMPACT ASSESSMENT

7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in

areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site has largely been the subject of agriculture and therefore, previous impacts to archaeological remains from construction are considered to be **low** in this area.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow archaeological deposits. The site is within an area that was once subject to agricultural use, therefore the impacts of the agricultural process is considered to be **medium**.

7.3 Proposed Impacts

7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of an annex, associated access roads and landscaping.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Medium impact**
- Landscaping may result in the displacement of shallow features and deposits – **Medium impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **High impact**
- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot and vehicular traffic to the site – **Low impact**

7.4 Proposed mitigation for the impact of the construction process

The adherence to the general requirements required by HSE to increase safety, reduces risk and lessens the impact of the construction process.

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 may be impacted upon during any proposed construction works.

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

9. OTHER CONSIDERATIONS

Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

There are three listed buildings within the assessment area, Drapers Alms houses built and developed between 1709 and 1899 in a courtyard style with lodge and clock tower (TR36NE2374/2137) c.200mNE of the PDA. The Isle of Thanet District Hospital (Margate Wing) (TR36NE2205) c.300mNW of the PDA was built in 1926 by the architect Charles Holden.

Drapers Alms houses share direct intervisibility with the PDA (Plates 3-6)

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to 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 Hazle McCormack Young LLP for the use of this document in all matters directly relating to the project.

Paul Wilkinson BA (Hons), PhD., MCIfA., FRSA.

^{4th} August 2016

10 REFERENCES & BIBLIOGRAPHY

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by Historic England and Kent HER

APPENDIX 1 ARCHAEOLOGICAL SITES

KHER Ref	Type	Location	Period	Description
EKE10278	DBA	c.100mN	N/A	1999- Historic environment off the north Kent coast: Rapid coastal zone assessment survey. Wessex Archaeology
EKE12031	Evaluation	c.300mNE	Modern	2004- Trust for Thanet archaeology. Eval at Drapers Mill County Primary school.
EKE12791	Excavation	c.200mNW		2005- TTA exc. at Queen Elizabeth the Queens Mother Hospital
EKE12953	Watching Brief	c.400m N		2005- TTA St Peter footpath widening
EKE14741	Resistance Survey	c.500m NE		2011- ITAS Land southeast of drapers mill.
EKE8357	Evaluation	c.400m NE	20BC-100AD	1996- TTA Drapers Mill county primary school, 2 pits, pottery rim sherd
EKE8894	WB	c.400m SW	N/A	2005-TTA, land adjacent to 21 Nash Lane, Negative
EKE12172	Excavation	c.400m NE	Modern	2005- TTA Drapers Mill County Primary School
EKE12952	WB	c.400mNE	N/A	2005-TTA Drapers Mill County Primary School, Negative
EKE12464	WB	c.300m NE		2009- TTA Drapers Mill Primary School
EKE 4160	Excavation	c.300m NE		1958-1964 Drapers Mill Primary School. Unpublished
EKE4224	Excavation	c.400m NE		1980- ITA Draper Mill County Primary School
EKE12429	WB	c.400m N		2012-TTA land rear of 77 St Peters Road, Negative
EKE12792	WB	c.200mNW		2007- ASE Queen Elizabeth The Queens mother Hospital
EKE9350	WB	c.200mNW	I age- Rom British	2007- ASE, Queen Elizabeth the Queens Mother Hospital, Quarry and ditch
EKE8274	Building survey	c.300mNW		1991- RCHME, Thanet district hospital
EKE11270	Evaluation	c.400mNW	Medieval	2006-CAT, Queen Elizabeth the Queens mother hospital, Med rubbish pit, undated gulley

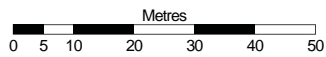
EKE8845	Evaluation	c.200mNW	Bronze age	2005- land at Queen Elizabeth the queens mother hospital, bronze age burial and pre historic features
TR36NE25	Monument	c.400mNE	Iron age/roman	Draper Mill county Primary School, Roman occupation site
TR36NE98	Monument	c.200mN	Unknown	Near Draper Alms houses, rectangular enclosure, aerial photo
TR36NE102	Monument	c.400mNE	Undated	Drapers farm, rectangular crop marks
TR36NE146	Monument	c.4SE00m	Bronze age	Near up down house, Crop marks,
TR36NE193	Monument	c.200mNE	Unknown	Drapers farm, two ring ditches, pit and rectangular enclosure
TR36NE218	Monument	c.400mNE	Modern	Drapers Mill, underground chamber, WW1 air raid shelter
TR36NE418	Building	c.300mNW	Modern	Thanet District Hospital built 1928-1930
TR36NE2374	Listed building	c.200mN	Post medieval	Drapers Alms houses built 1709-1899
TR36NE2205	Listed building	c.300mNW	Modern	Isle of Thanet district hospital built 1926
TR36NE2137	Listed building	c.200mNE	PM-Modern	The Lodge, Drapers Alms houses built 1830-1901
TR36NE2167	Monument	c.400mSW	Modern	Pill Box, WWII
TR36NE2156	Monument	c.400mN	Modern	Pill Box, WWII
TR26NW212	Monument	c.400mN	Post med-modern	Faversham and Ramsgate Harbour railway, opened between 1861-1863
TR15NE1063	Monument	c.500mSW	PM-modern	Ashford and Margate railway built by south eastern railway in 1846
MKE74433	Find spot	c.400mE	Iron age	Copper alloy coin- MD
TR36NE496	Monument	c.400mNW	Medieval	ST Peters road, medieval pit found in 2006 evaluation
TR36NE545	Monument	c.400mNE	E med- A Saxon	Drapers Mill Primary School, pit or well, pottery and bone comb
TR36NE560	Monument	c.400mNE	Late Iron age	Drapers Mill primary school Late iron age enclosure with associated pits and other features
TR36NE284	Monument	c.500mNE	Post medieval	Drapers Mill Primary school, 3 post medieval pits

MKE87057	Farmstead	c.500mSE	Post medieval	Up down farm, regular court yard and L plan, detached farm house, isolated position, less than 50% loss of original form
MKE87058	Farmstead	c.400mSW	Post medieval	Out farm, adjacent to crown and sceptre PH, field barn with no associated yard, farmstead demolished
MKE87060	Farmstead	c.200mNE	Post medieval	Drapers Farm, regular courtyard with L plan, detached farm house, isolated position, farmstead demolished
TR36NE454	Monument	c.200mNW	Early neolithic-4000BC	Queen Elizabeth the Queens mother hospital, pit containing work flint and pottery sherds
TR36NE459	Monument	c.200mNW	Early bronze age- 2350 BC	Queen Elizabeth the queens mother hospital, crouched inhumation, two burials
TR36NE612	Monument	c.200mNW	Iron age- Roman	Queen Elizabeth the Queen mother hospital, large query, copper alloy annular brooch
TR36NE613	Monument	c.300mNw	Late iron age	Queen Elizabeth the queen mother hospital, ditch with bronze age and iron age pottery
TR36NE614	Monument	c.200mNW	Early med/ AS	Queen Elizabeth the queen mother hospital, Angelo Saxon sunken featured building
TR36NE630	Monument	c.400mNE	Roman	St Peters foot path, roman pit and post holds
TR36NE631	Find spot	c.400mNE	Late Neolithic-bronze age	Drapers Mill County Primary School sherd of beaker pottery and flints
TR36NE632	Find spot	c.400mNE	Bronze age- iron age	Drapers Mill County Primary School, sherds of flint pottery
TR36NE561	Monument	c.500mNE	Medieval	Drapers Mill County Primary School, medieval field boundary
TR36NE675	Monument	c.200m	Modern	St Peters Road, WWII Road block
MKE98480	Monument	c.500mNE	Modern	Drapers Mill Primary School, air raid shelters



Figure 1: Site location map, scale 1:25000

OS Plan Colour



Scale: 1:1250

Drapers Close
Margate



Figure 2: Site location map, scale 1:1250.

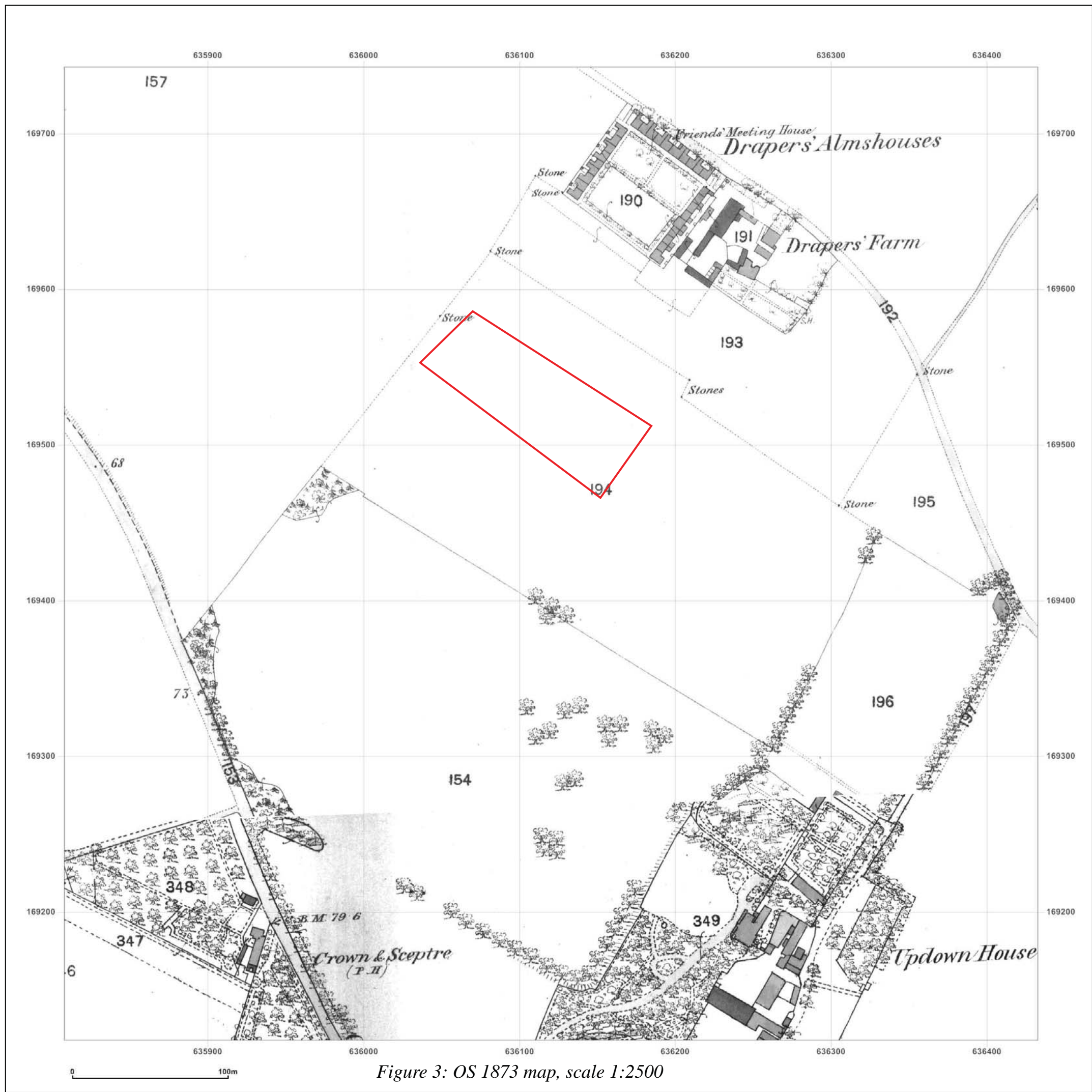


Figure 3: OS 1873 map, scale 1:2500

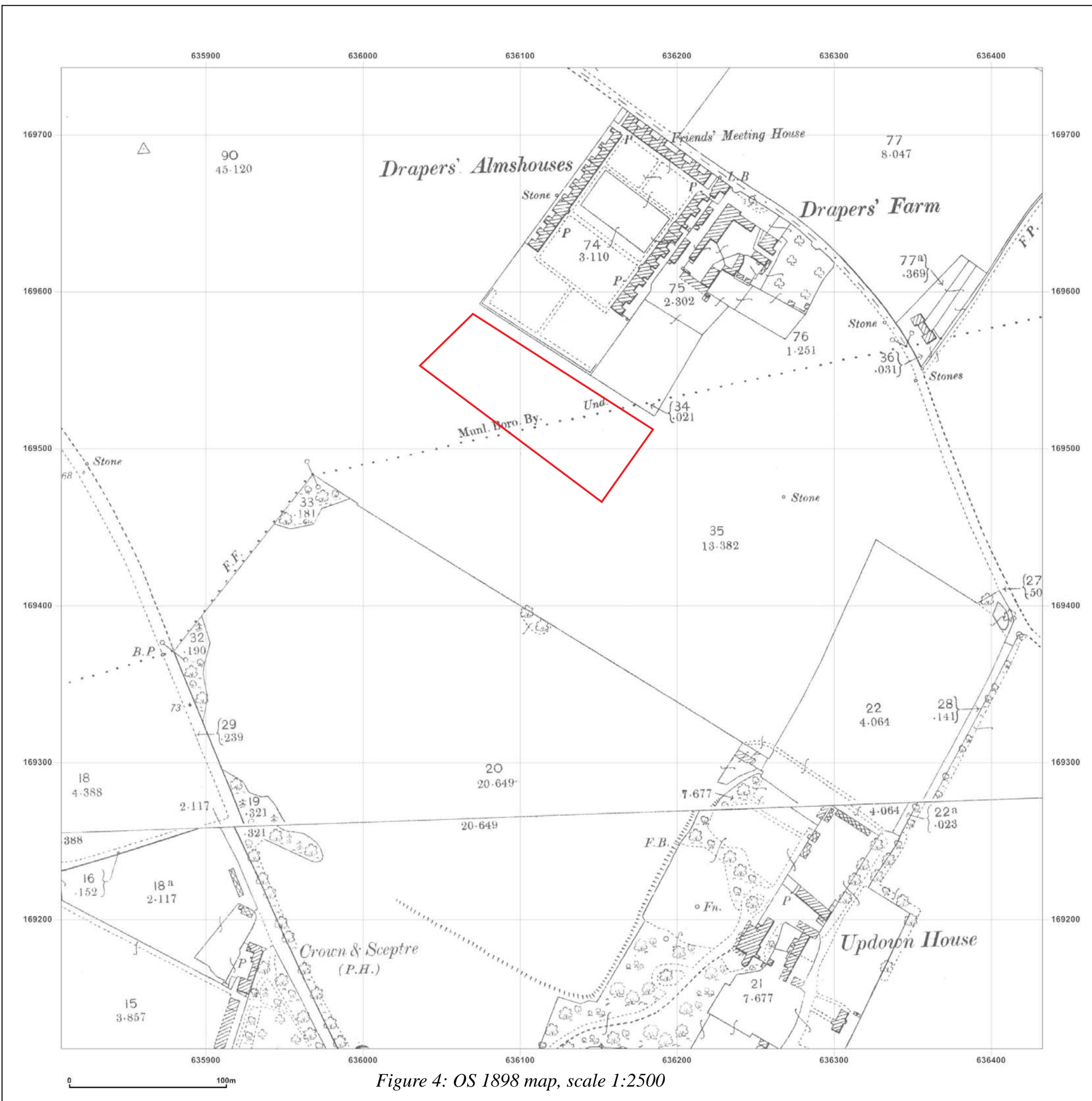


Figure 4: OS 1898 map, scale 1:2500

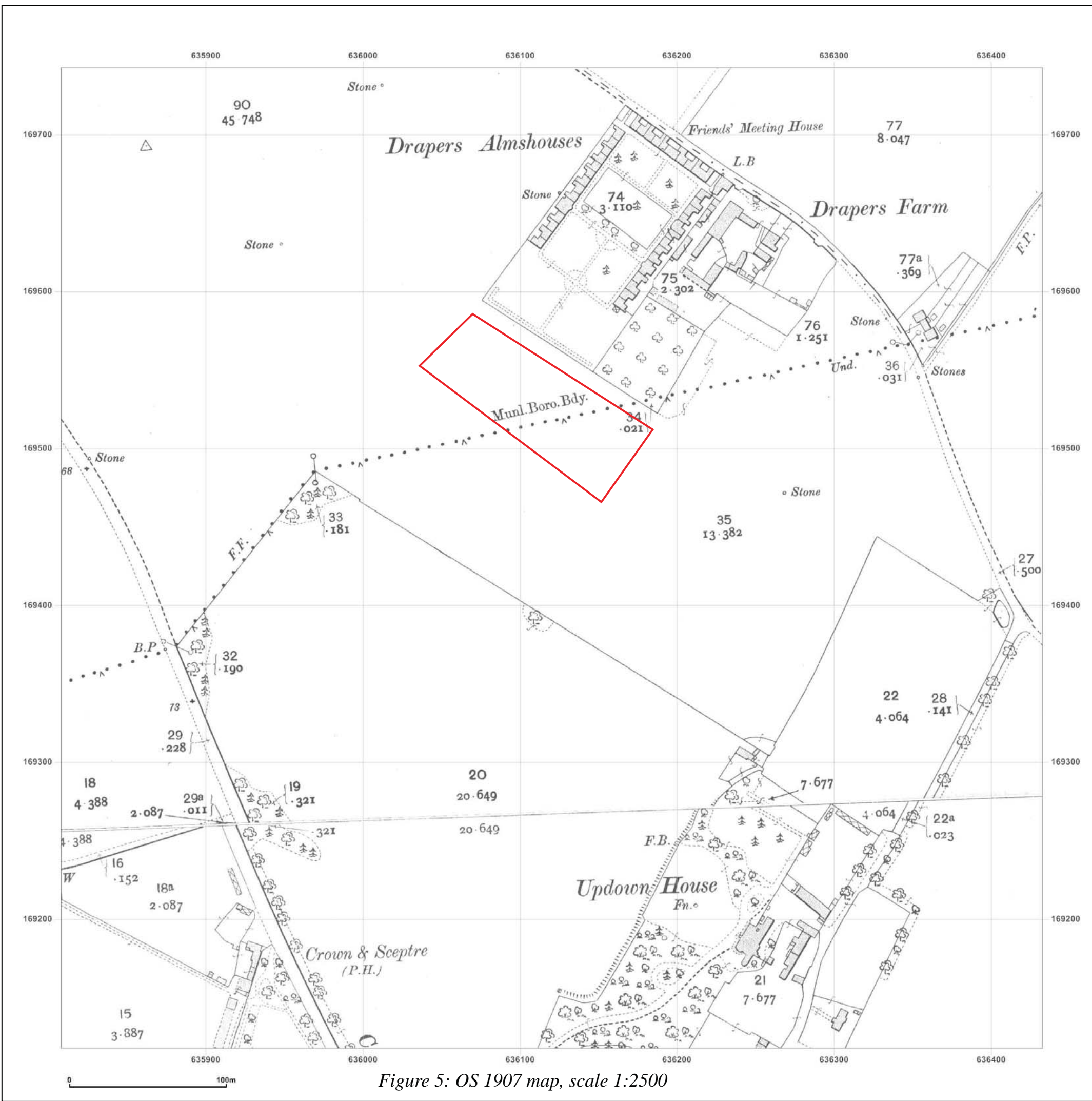


Figure 5: OS 1907 map, scale 1:2500

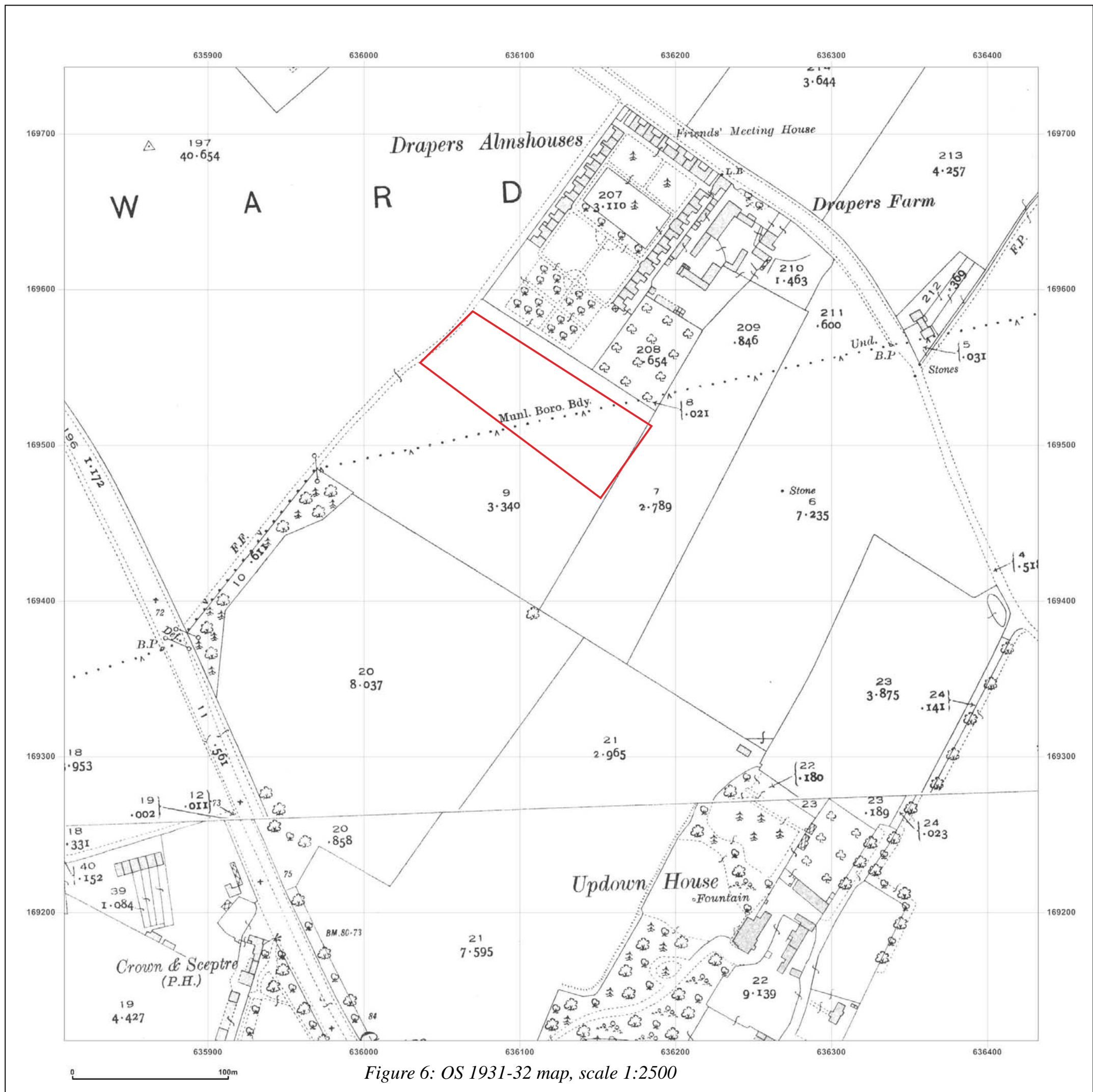


Figure 6: OS 1931-32 map, scale 1:2500

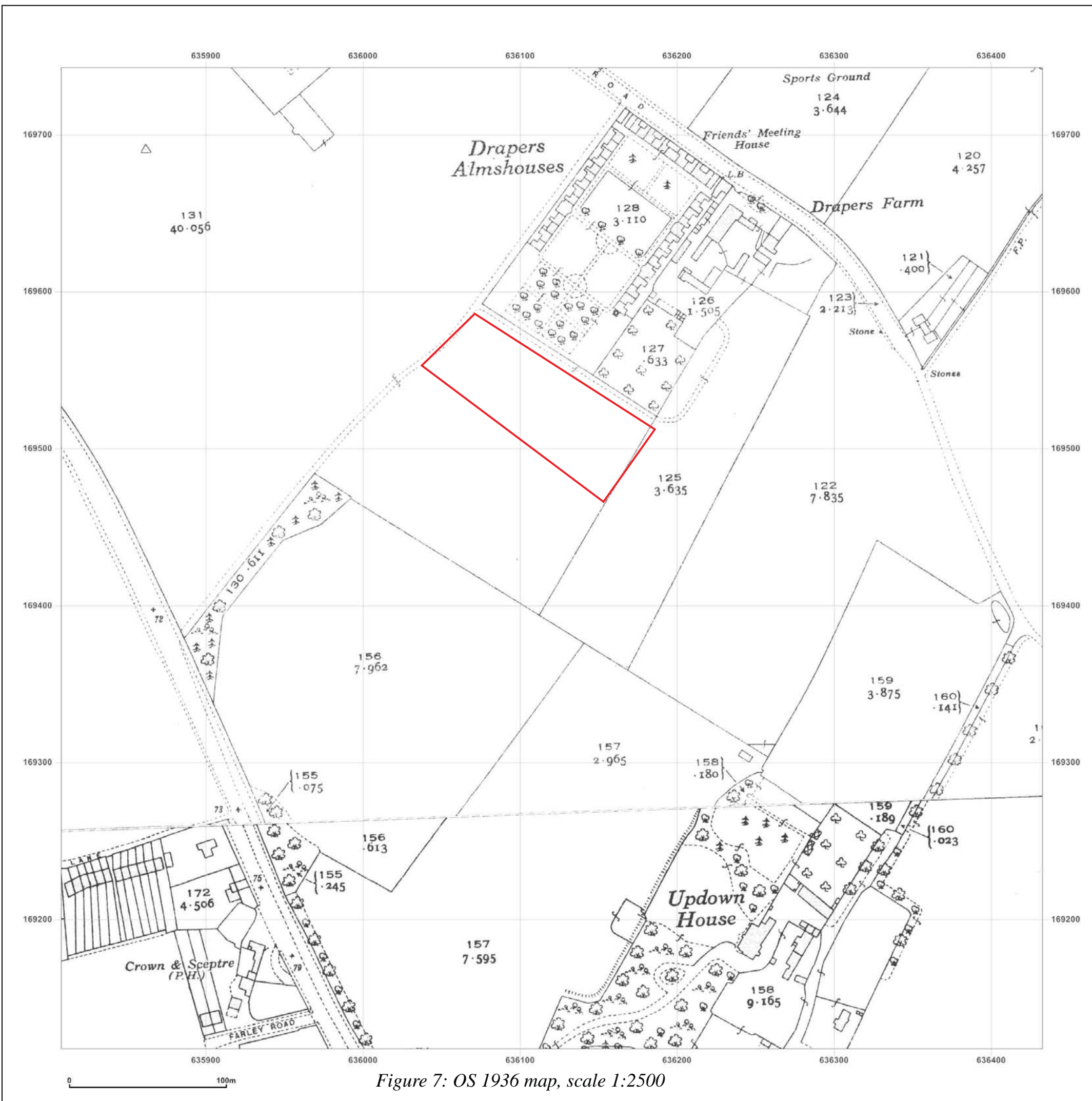


Figure 7: OS 1936 map, scale 1:2500



Figure 8: OS 1954 map, scale 1:2000



Figure 9: OS 1954 map, scale 1:2500

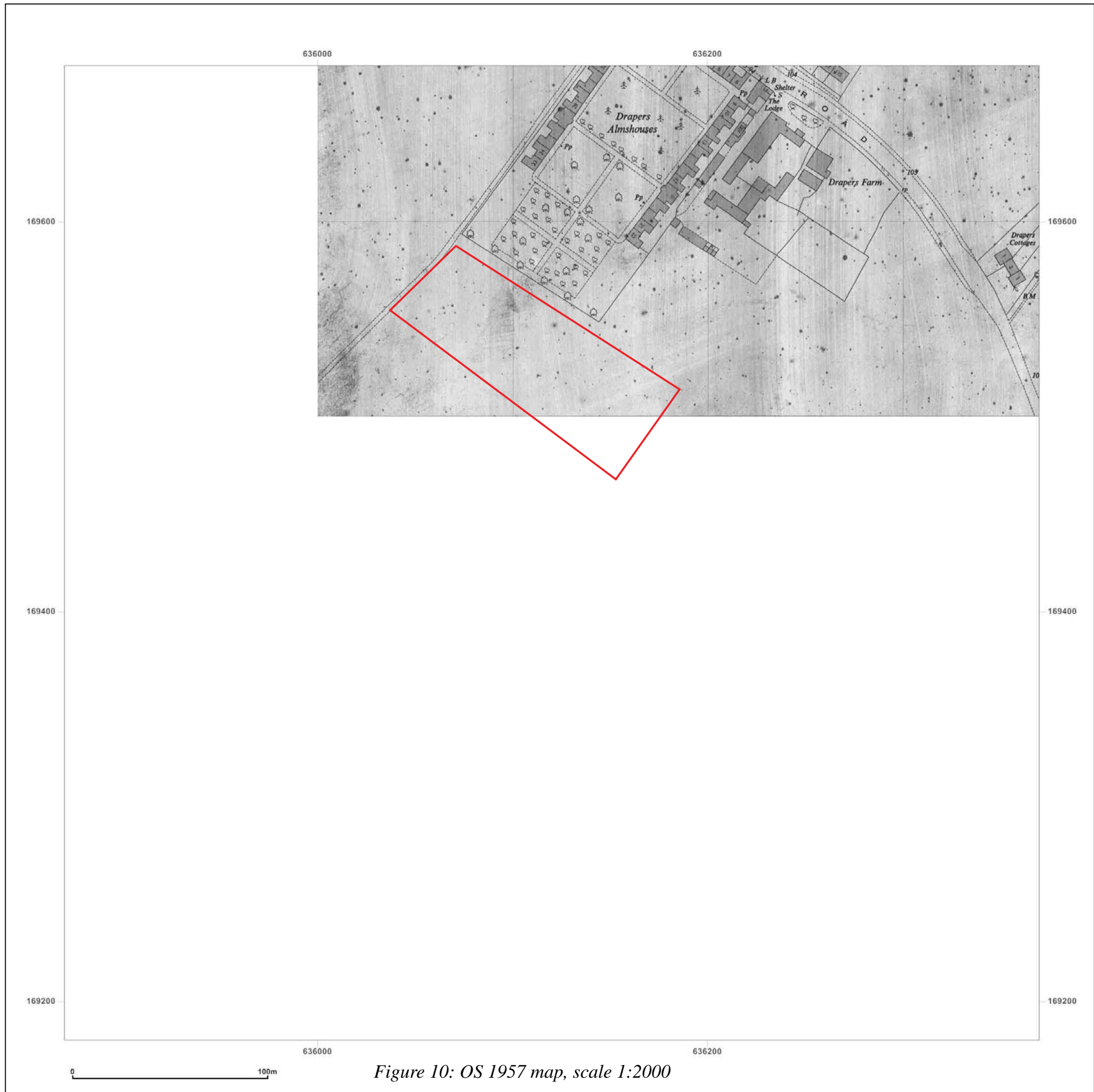


Figure 10: OS 1957 map, scale 1:2000



Figure 11: OS 1958-63 map, scale 1:2000

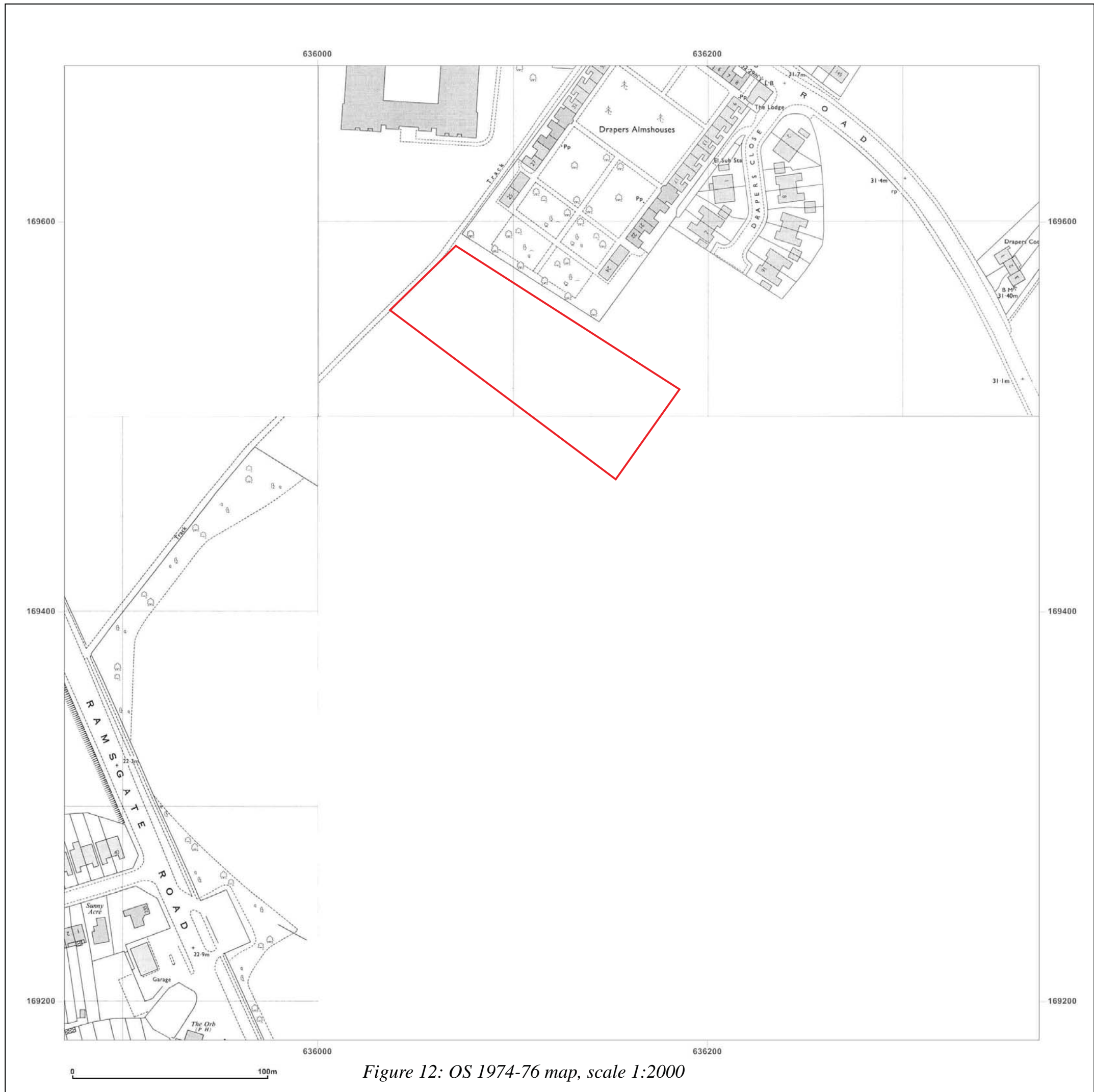


Figure 12: OS 1974-76 map, scale 1:2000

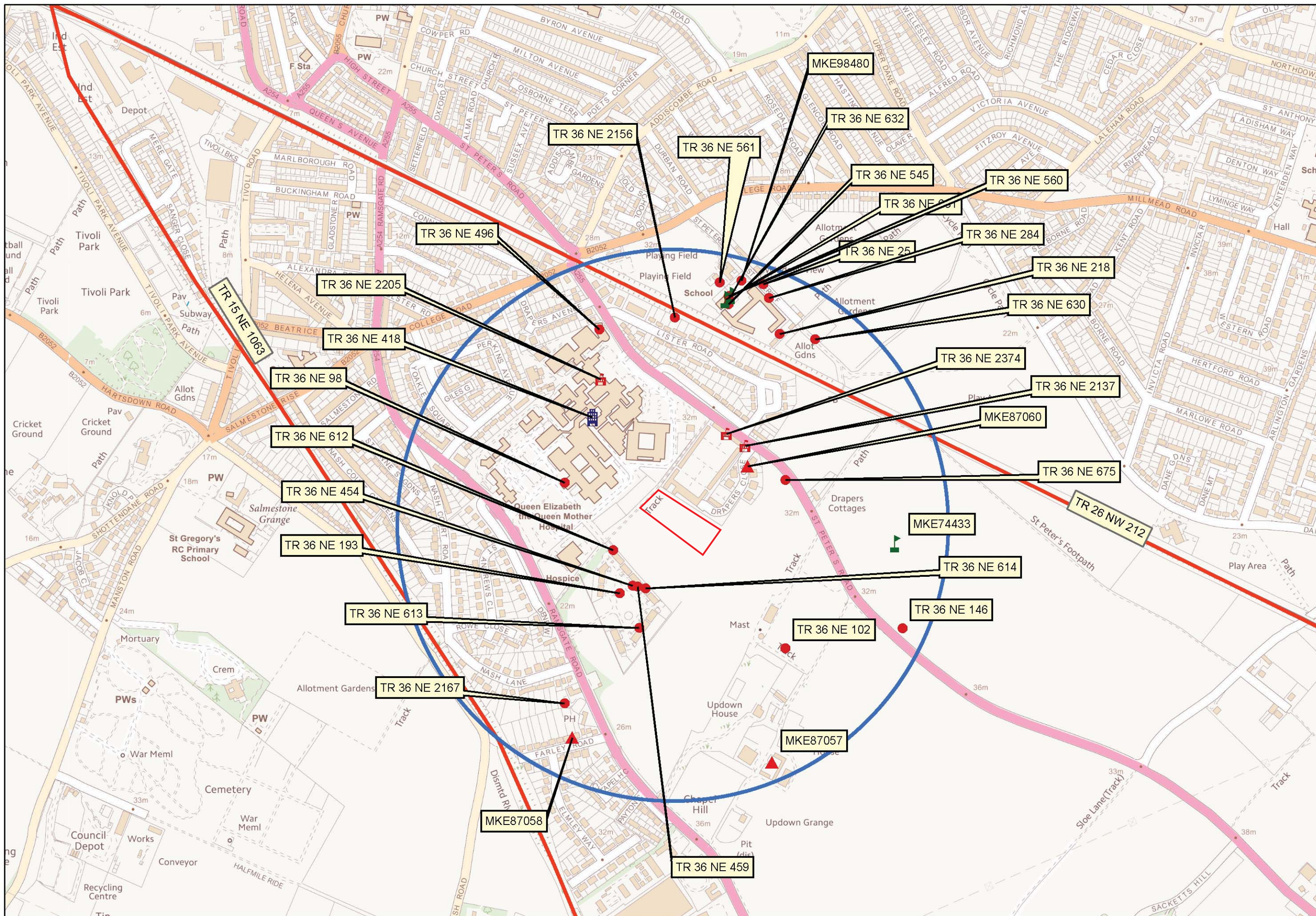


Figure 13: OS 1993 map, scale 1:2000



Figure 14: OS 1992-93 map, scale 1:2000

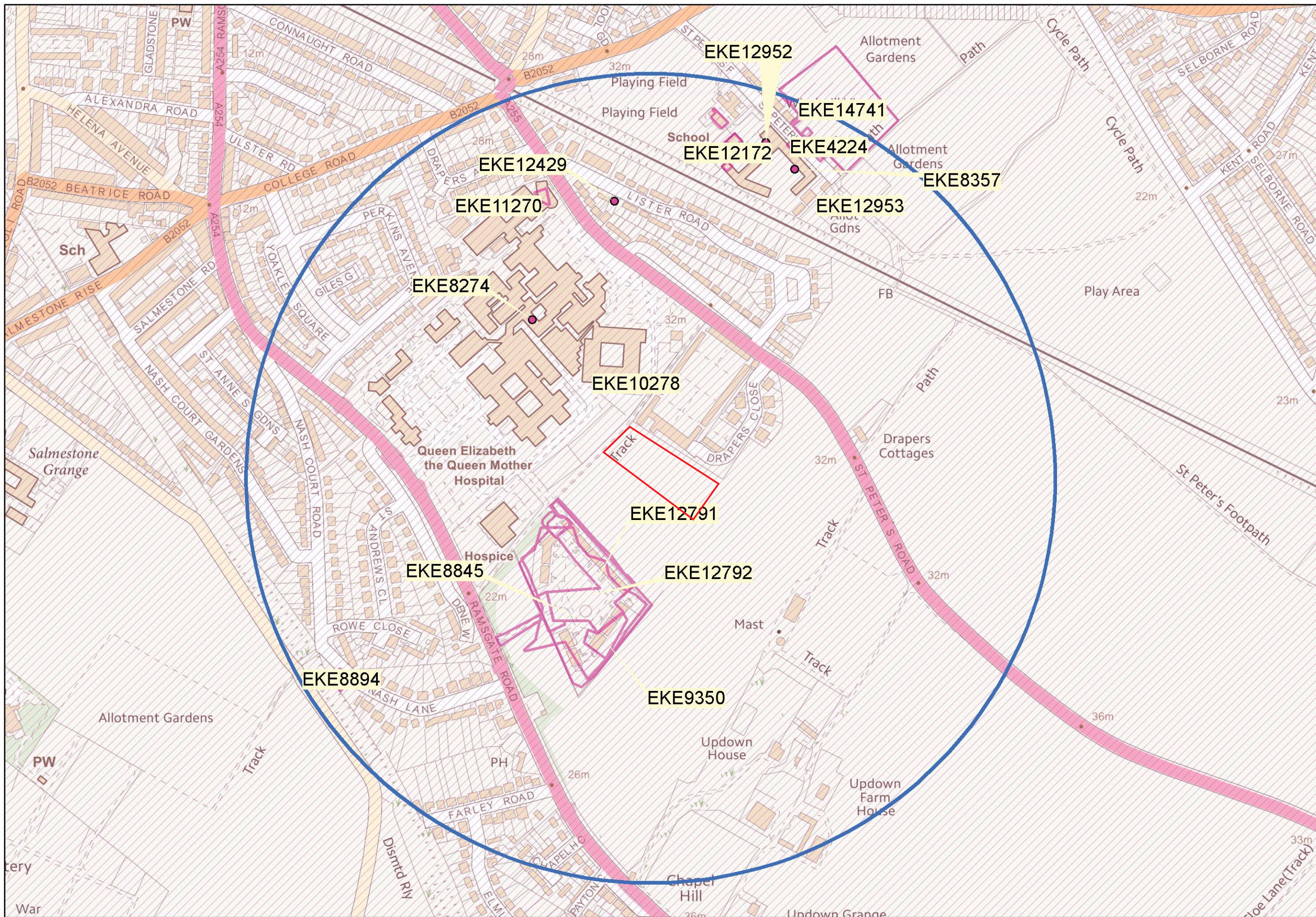
Kent Historic Environment Record - Drapers Close - Monuments



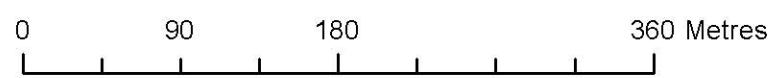
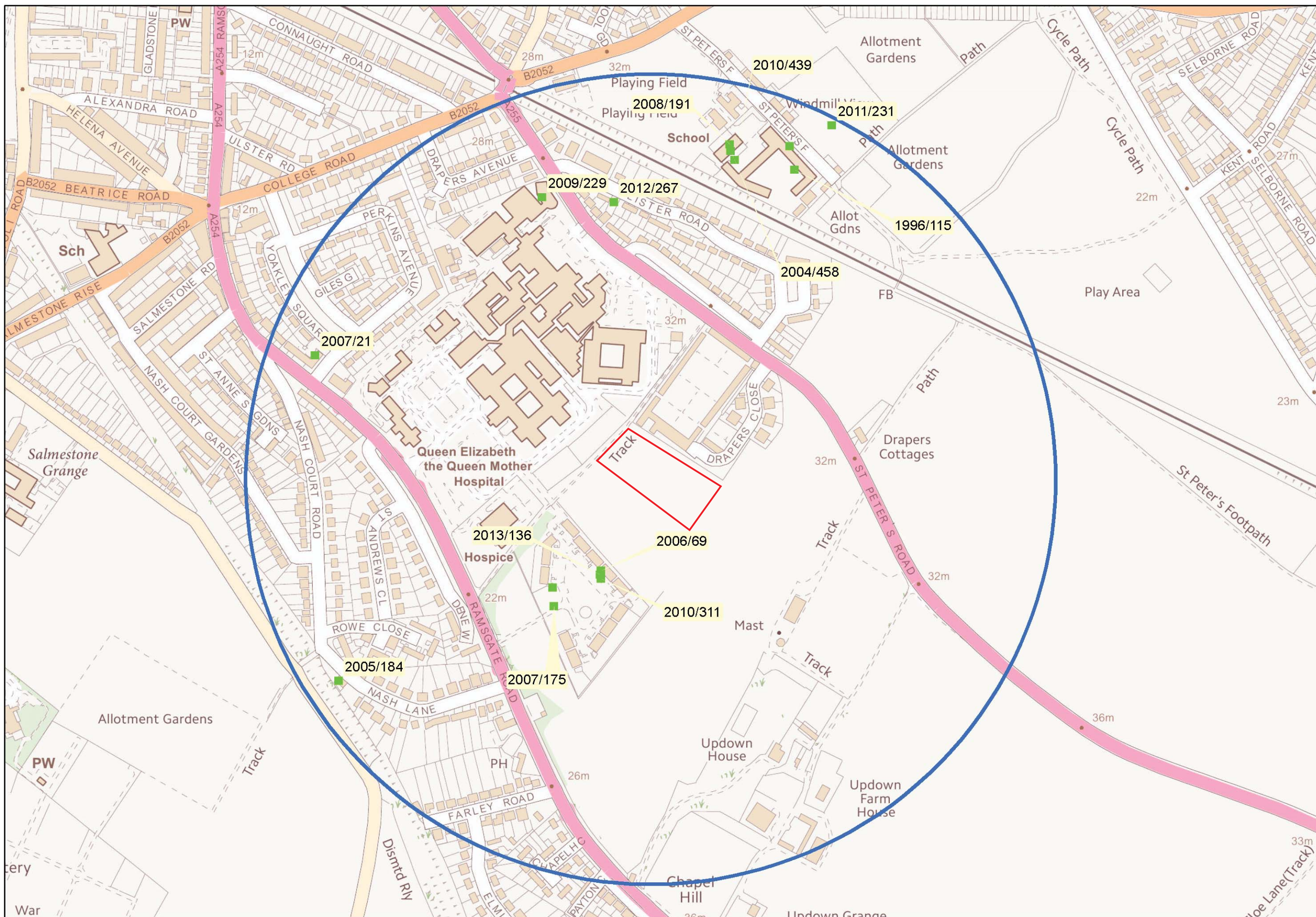
- Legend**
- Building
 - Crash Site
 - Farmstead
 - Findspot
 - Listed Building
 - Landscape
 - Maritime
 - Monument
 - Place
 - HEDGE
 - MON
 - Mon (poly)



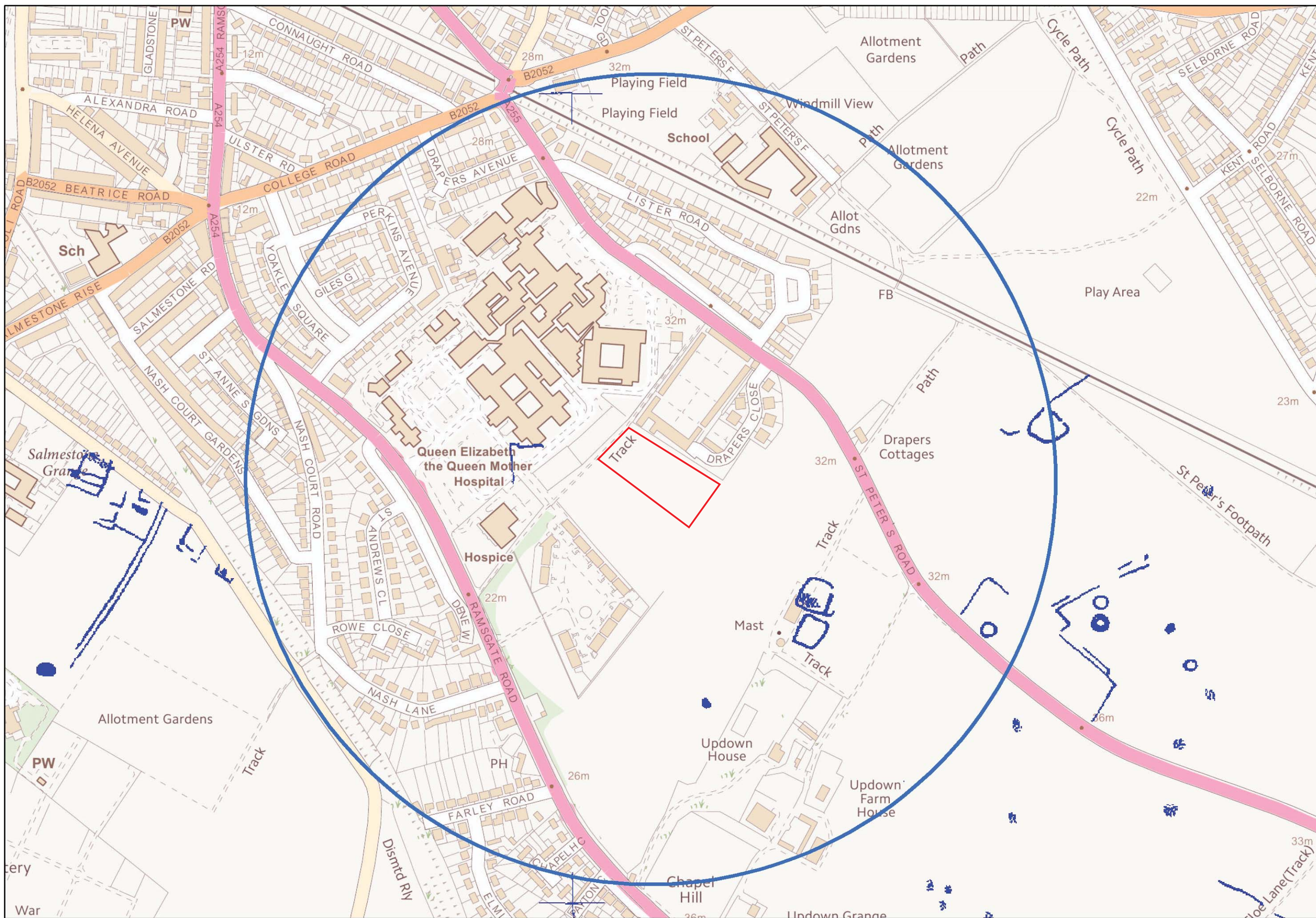
Kent Historic Environment Record - Drapers Close - Events



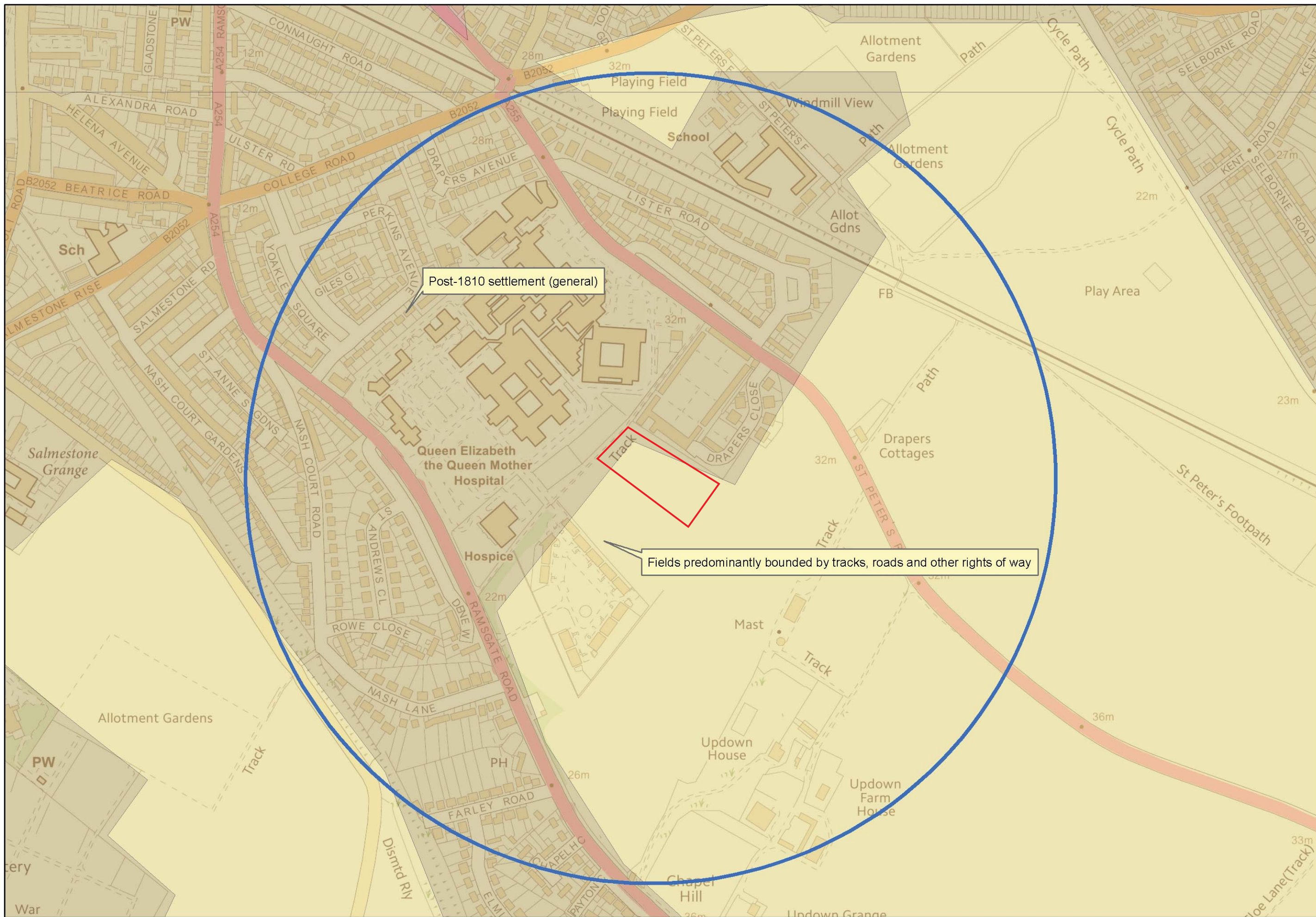
Kent Historic Environment Record - Drapers Close - Reports



Kent Historic Environment Record - Drapers Close - Cropmarks



Kent Historic Environment Record - Drapers Close - Historic Landscape Character



Post-1810 settlement (general)

Fields predominantly bounded by tracks, roads and other rights of way



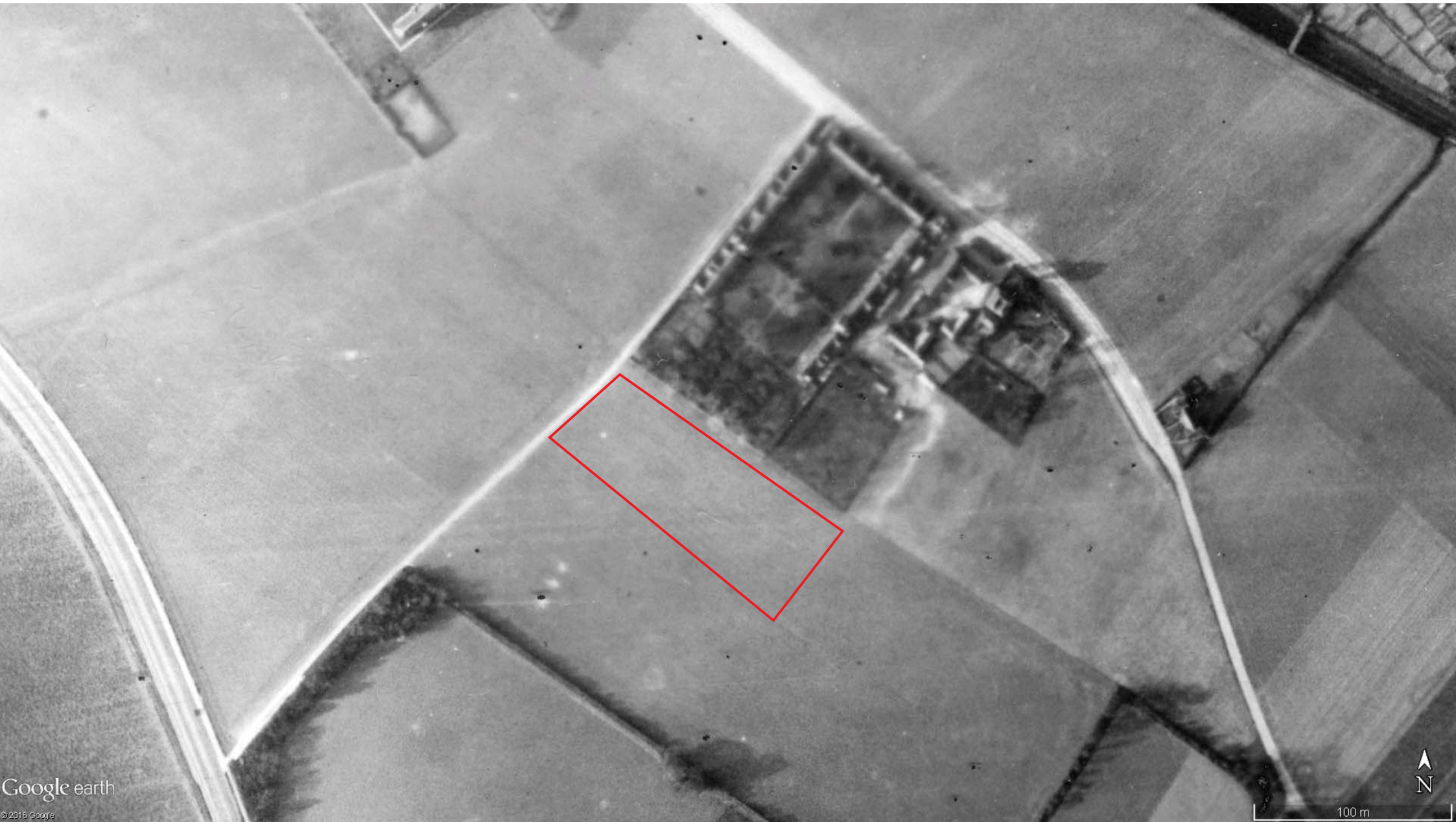


Plate 1: Aerial photograph from 1940



Plate 2: Aerial photograph from 1960

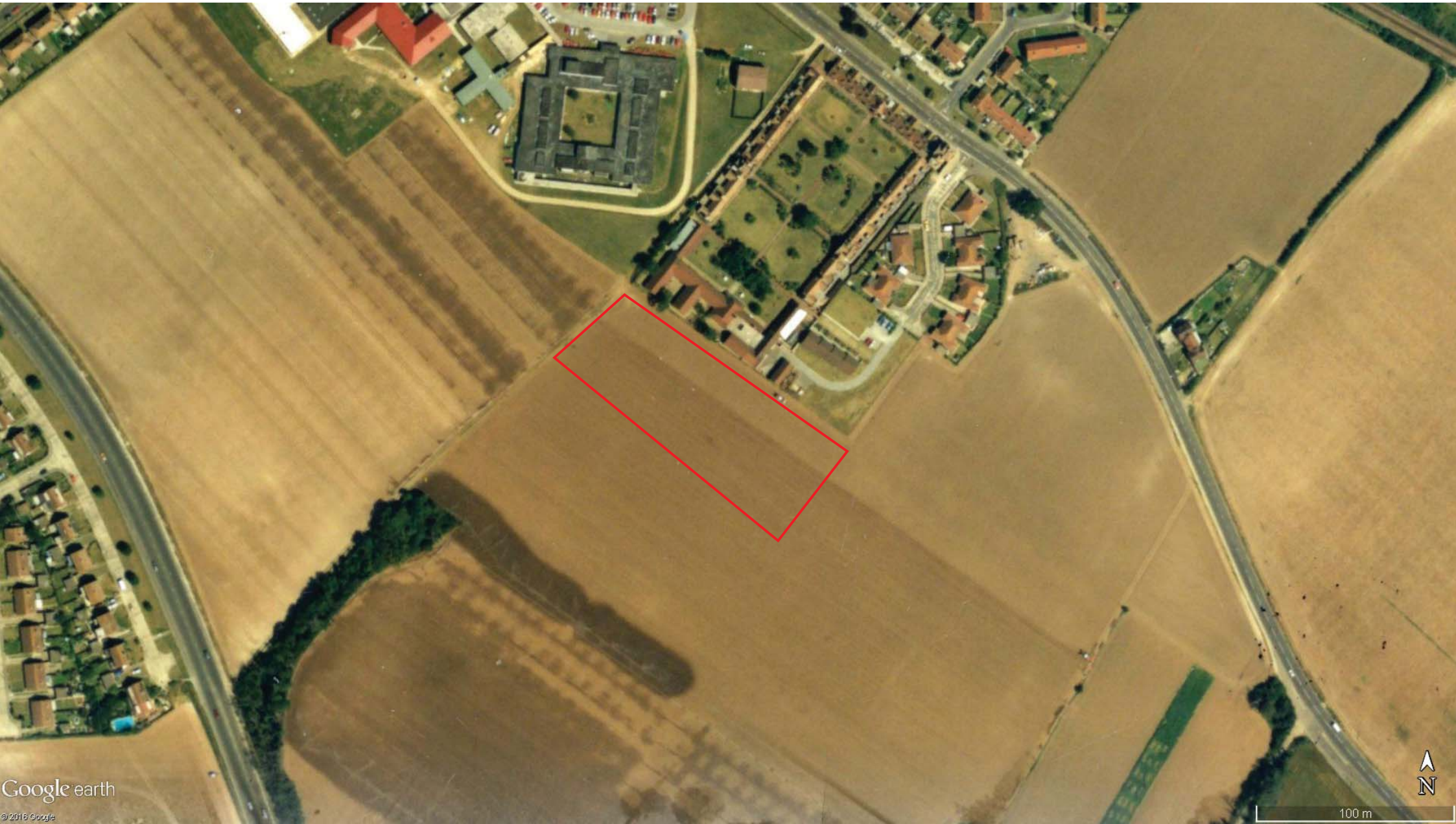


Plate 3: Aerial photograph from 1990



Plate 4: Aerial photograph from 2003



Plate 5: Aerial photograph from 2007



Google earth

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Plate 6: Aerial photograph from 2009



Plate 7: Aerial photograph from 2016



Plate 9 Entrance to the site (looking south-west)



Plate 10 Yoakley House (looking north)



Plate 11 Listed flint wall between the existing and proposed development (looking north-east)



Plate 12 View of the proposed development site (looking south)



Plate 13 View of the proposed development site (looking south-west)



Plate 14 View of the proposed development site (looking north-west)