



Archaeological Desk-Based Assessment in advance of the proposed development on land at the corner of Manor Road and Canterbury Road, St Nicholas at Wade, Birchington, Kent

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Advance of the proposed development on land at
the corner of Manor Road and Canterbury Road,
St Nicholas-at-Wade, Birchington
CT7 0PD

NGR: TR 26749 66235



Report for BBB Architects
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1. SUMMARY

1.1 *SWAT Archaeology has been commissioned by BBD Architects to carry out an archaeological desk-based assessment on the site of Manor Road, St Nicholas-at-Wade, Kent.*

1.2 *The proposed development comprises of a residential development, associated access roads and landscaping.*

1.3 *The proposed development area (PDA) is located in the parish of St Nicholas-at-Wade, the district of Thanet, in the northeast of the county of Kent and the south east of England. The PDA (NGR: TR 26749 66235) is situated on the northwest outskirts of the village at the crossroads of the Canterbury Road (A28) and Manor Road (Fig.1-2).*

1.4 *This Desk Based Assessment has examined the wide variety of archaeological data held by KHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- *Prehistoric: Moderate*
- *Iron Age: Low*
- *Romano-British: Low*

- *Anglo-Saxon: Moderate*
- *Medieval: Low*
- *Post-medieval: High*
- *Modern: High*

*The Desk Based Assessment concludes that the site has a **moderate** potential for archaeological discoveries.*

2. INTRODUCTION

2.1 The PDA is centered on the National Grid Reference: TR 26749 66235

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

2.2 Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

2.3 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.

2.4 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.

3. GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Margate Chalk Member- Chalk; Sedimentary Bedrock formed approximately 71 to 86 million years ago in the Cretaceous period in a local environment previously dominated by warm chalk seas.

3.1.2 There were no superficial deposits recorded in this area.

3.2 Topography

3.2.1 The PDA sits at an average height of 23m AOD on the southwest outskirts of the village of St Nicholas-at-Wade at the crossroads of the Canterbury Road (A28) and Manor Road. The village is located to the west of the Isle of Thanet, 2.5km south of the Kent coastline, northeast of Canterbury and southeast of Reculver. The village of Sarre is 1.9km southwest; Monkton is 2.5km southeast and Brooksend 2.8km northeast. The PDA comprises of a rectangular shaped plot of 1.45 Ha of farmland. It is bounded to the northeast by Manor Road, to the southeast by the Canterbury Road, to the southwest by Little Orchard Farm and to the Northwest by fields. The site falls outside of the village conservation area, in an area characterised as post 1810 settlement and within the Stour Palaeolithic Character Area 1 and 3 (Fig.1).

3.3 Historic Hedgerows

The PDA is bounded to three sides (NE, SE, NW) by trees and hedgerows. The hedgerows to the northeast and southeast boundary may be historic and the northwest boundary was cultivated between 1907-1939 when the plot was separated from a larger field. The hedgerow is more than 30 years old but there is no evidence to suggest that it qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 10-12). Dependent on the landscaping designs, the proposed development may have some impact on the hedgerows.

4. PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area comprises of c. 1.45 hectares, with a planning application for residential development, associated access roads and landscaping.

4.2 The National Planning Policy Framework (March 2012) Policy 12

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

4.2.1 Conserving and Enhancing the Historic Environment

Paragraph 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.

4.2.2 Paragraph 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including

any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2012).

4.3 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- National Planning Policy Framework (NPPF 2012)

4.4 Statutory Protection

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a Scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5 Regional Policies

4.5.1 Canterbury City Council in the Canterbury District Local Plan Publication Draft 2 list a number of policies relevant to archaeology:

Policy HE1. Historic Environment and Heritage Assets

HE2. World Heritage Site and Buffer Zone

HE4. Listed Buildings

HE8. Heritage Assets

HE11. Archaeology

HE12. Area of Archaeological Importance

Policy HE1 relates to the importance of the historic environment, HE2 to the World Heritage site, HE 4 and 5 to Listed Buildings, HE 5-10 to the Conservation areas, HE12 to the World Heritage site and HE 13 to Historic Parks and Gardens.

Policy HE11 concerns below ground archaeological remains, their evaluation, excavation and mitigation strategies:

Policy HE11

The archaeological and historic integrity of designated heritage assets such as Scheduled Ancient Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development, which would adversely affect them, will not be permitted.

Where important or potentially significant heritage assets may exist, developers will be required to arrange for field evaluation to be carried out in advance of the determination of planning applications. The evaluation should define:

- *The character, importance and condition of any archaeological deposits or structures within the application site;*
- *The likely impact of the proposed development on these features (including the limits to the depth to which groundworks can go on the site); and*
- *The means of mitigating the effect of the proposed development including: a statement setting out the impact of the development.*

Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ.

Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the City Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the City Council in advance.

4.5.2 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.

4.6 This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes 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 its 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.

5. PROJECT CONSTRAINTS

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

6. AIMS AND OBJECTIVES

6.1 The Desk-Based Assessment was commissioned by BBD Architects, in order to supplement a planning application for a proposed residential development, to establish the potential for archeological features and deposits.

6.2 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)

7. METHODOLOGY

7.1 Desk-Based Assessment

7.1.1 Archaeological Databases

The Kent Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of St Nicholas-at-Wade. 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.

7.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

7.1.3 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. 2-9).

7.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

7.1.5 Geotechnical Information

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

7.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8. RECENT ARCHAEOLOGICAL INVESTIGATIONS

8.1 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 into the assessment.

8.2 Archaeology

8.2.1 The site is located in the Stour Palaeolithic Character Area (1 & 2). There have been several archaeological investigations carried out within the assessment area, however only

two have produced archaeological features or deposits. Bronze Age and Iron Age flints found at a distance of c.250m north and a medieval midden at a distance of c.350m north. Both events are located towards the centre of the village where occupation would have been focused until the modern period when the village expanded.

8.2.2 0-100m Radius:

There are no events recorded within this distance of the PDA.

8.2.3 100-200m Radius:

There are no events recorded within this distance of the PDA.

8.2.4 200-300m Radius:

An evaluation in 2004 at a builders yard on Manor Road (c.250m N) by the Trust for Thanet Archaeology, uncovered Bronze Age and Iron Age flints and pot-sherds (EKE11263).

8.2.5 300-400m Radius:

A watching brief in 2003 at Sun Cottage, Sun Lane (c.350m N) by the Trust for Thanet Archaeology, revealed a medieval midden (EKE11137).

8.2.6 400-500m Radius:

A watching brief in 2004 on land adjacent to Prospect Cottages, Downbarton Road (c.500m W) by Archaeological Solutions proved a negative result (EKE9068).

A watching brief in 2014 at Old Kent Barn, Court Street (c.500m NW) by SWAT Archaeology proved a negative result (EKE14856).

A watching brief in 2002 at St Nicholas-at-Wade Church (c.500m NW) by Canterbury Archaeological Trust, revealed two children's graves, one 5-10 years and one of 1-3 years. They were removed for reburial (EKE11128).

8.2.7 Established stratigraphy

Due to the lack of intrusive events within the vicinity of the PDA, no established stratigraphy exists for this site.

9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Table of Historical Periods

Paleolithic	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

9.2 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 this page in **Table 1**.

9.3 Introduction

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 modern period. The geographic and topographic location of Nicholas-at-Wade is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

9.4 History of the Locality

9.4.1 St Nicholas-at-Wade is a small village located on a hill in the western part of the Isle of Thanet. It derives its name from the Saint to whom the church is dedicated (*St Nicholas, the patron Saint of sailors*) and its proximity to the ‘Wantsume’, a channel that separated the Isle of Thanet from the mainland. The channel was so shallow that it could be crossed by ‘wading’, from the Anglo Saxon ‘*wadan*’ and Latin ‘*vado*’ ‘to wade’ or ‘*Ad Vadum*’, ‘wading place’.

9.4.2 The area around the proposed development area (PDA) does have some evidence of Bronze Age activity in the form of an enclosure, ring ditch and pit (TR26NE28) dating to 2350 BC to the south of the village and a flint scraper and pottery sherds found at an evaluation (TR26NE252) towards the centre. There are also several undated crop marks of enclosures, ring ditches and maculas.

9.4.3 The Wantsum channel was at one time over a mile wide, guarded at either side by the Roman forts of Reculver and Richborough and remains of the Roman shipbuilding sites have been uncovered between St Nicholas-at-Wade and the nearby village of Sarre. The Canterbury Road (A28) that forms the southeast boundary of the PDA is an old Roman Road that joined Margate and Canterbury.

9.4.4 In 447AD Vortigen, King of the Britons gave the Isle of Thanet to the chieftains of the Angles, Saxons and Jutes, ‘Hengest’ and ‘Horsa’, as a reward for coming to his aid when under attack from warring tribes.

9.4.5 In 1334–1335, according to Edward III's lay subsidy rolls, Thanet had the highest population density in Kent. It acted as a granary for Calais and documents towards the end of that century refer to turreted walls beneath the cliffs that have long since been destroyed by coastal erosion.

9.4.6 The church of at Nicholas-at-Wade, which is part Norman, part English construction, began its life in the 12th Century as a chapel of ease for St Mary's church at Reculver. It was built by the Monks of Christ Church in Canterbury and was made parochial by the Archbishop Winchelsea. It is flint construction with a square embattled tower with five bells, a nave, two aisles, and three chancels. It has a fine example of a medieval underground chapel and is decorated with a carved oak pulpit dated 1615, 16th century brasses, and a coat of arms of king George III. The associated vicarage was destroyed by fire in 1620.

9.4.7 Over time the *Wantsume* silted up and the last ship sailed through the channel in 1672. It has now dwindled to two small rivers, the Wantsum/Wansum and the Stour.

Thanet was known for being a predominantly a poor community of farm labourers and its close proximity to the marshes gained it a reputation as an unpleasant and unhealthy place to live.

9.4.8 The Medieval period continued in the farming vein and is represented by the Church of St Nicholas-at-Wade (C12th), an Aisled Barn (TR26NE1078) and Farmhouse (TR26NE84) at Crumps Farm and a Midden (TR26NE250) dated to 12th-13th Century, uncovered at Sun Cottages during a watching brief. A Copper Alloy Scabbard Chape (MKE80164) and Broach (MKE80177) have also been found along with two gold finger rings (MKE71546/MKE74040). Unfortunately, the rings were found in soil that had been imported during building works and so their provenance is uncertain.

9.4.7 Evidence of the post-medieval period is in abundance with twenty Listed Buildings, remnants of the original village, but all set at a fair distance from the PDA. Forge House (TR26NE1071) and its adjacent Forge (TR26NE1152), The Bell Inn (TR26NE1091), The School House (TR26NE1113) and several small farm cottages and farmsteads (Hall Farm MKE86696 and Streete House (MKE86695) attest to the early structure of the village.

9.4.9 On 10th April 1941 at about 5pm a dogfight was ensuing in the skies over Thanet; a Messerschmitt Bf109E-4 was shot down by a pursuing Spitfire and crashed (TR26NE1182/TR26NE1183) with its pilot in a field northeast of the village of St Nicholas-at-Wade. Unfortunately the Spitfire pilot was also killed when he crashed performing his victory roll.

9.5 Historic Regression 1869 – 1992

9.5.1 Historic maps

9.5.1.1 In an extract from the Topographical Map of the County of Kent by A Drury & W Herbert 1769 (54 x 71cm), the PDA is located to the southwest of the village St Nicholas and the Canterbury Road in an area of open fields (Cover).

9.5.2 The Ordnance Survey Maps

9.5.2.1 Historic OS map 1873 1:2500

The PDA forms part of an open field (257). It is located within the southeast corner of the fields bounded to the southeast by the Canterbury Road and to the northeast by Manor Road and Evernden Farm. The east corner of the PDA is the point at which the two roads meet and the position of a guide post (Fig.3).

9.5.2.2 Historic OS map 1898 1:1250

The field that the PDA is part of has been re-designated (244,50-928). Evernden Farm has acquired a well and seen some changes in its farm buildings (Fig.4).

9.5.2.3 Historic OS map 1907 1:2500

The crossroads at the east corner of the PDA has been named Everndons corner, Everndons Farm has become The Manor and a substantial house with glass houses has been constructed to reflect the change of name (BM79.8) (Fig.5).

9.5.2.4 Historic OS map 1939 1:2500

The village has begun to spread southwards towards the PDA along Manor Road. The PDA has been separated from the rest of the field and is now designated 244e (3.948). The crossroads at the east corner has been renamed St Nicholas Corner and The Manor House renamed St Nicholas Lodge. To the southwest boundary a plot of land has also been separated from the main field, within which a house named Silsoe Court has been constructed and an orchard cultivated (Fig.6).

9.5.2.5 Historic OS map 1969 1:2500

The village has undergone substantial development that has continued south to encompass St Nicholas Lodge. Silsoe Court has become Silsoe Court Farm (BM 21.28m) and the boundary between the farm and the PDA has opened and several buildings have been constructed, three of which are within the PDA (Fig.7).

9.5.2.6 Historic OS map 1992 1:2500

The three rectangular buildings that were within the PDA have been removed and part of the eastern corner has been reclaimed for the crossroads. The western corner has been

reduced to a dogleg to provide space for a large rectangular building and the northwest boundary has become a track way for the farm (Fig.8).

9.5.2.7 Historic OS map 1995 1:2500

The PDA has been separated into three fields, and the farm has been renamed Little Orchard (Fig.9).

9.6 Aerial photographs

9.6.1 1940

The PDA forms a rectangular plot and is divided in two at the northwest end. It is bounded by trees and shrubs to all four sides and there is a large tree in the centre. The farm to the west has a large orchard and to the east is St Nicholas Lodge (Plate 1).

9.6.2 1960

The northeast boundary and the east corner have been encroached upon to provide shrubbery and additional space for the crossroads. A large rectangular expanse of farm buildings is within the southwest boundary of the PDA. The farm to the west has removed its orchard and St Nicholas Lodge to the east has been redeveloped (Plate 2).

9.6.3 1990

There is no change to the PDA (Plate 3).

9.6.4 2003

The farm buildings within the PDA have been removed and replaced with a large building to the west corner (Plate 4).

9.6.5 2007

The PDA is separated into paddock areas (Plate 5).

9.6.6 2009-2017

There is no change to the PDA (Plate 6-9).

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

9.7.1 There are no Historic Environment Records within the confines of the proposed development area (PDA). There are 20 monuments, 16 Listed Buildings, 11 find spots, 6 events, 3 farmsteads and 1 crash site within c.500m vicinity of the PDA (Appendix I).

9.8 Setting of Listed Buildings

9.8.1 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).

9.8.2 There are no listed buildings that share intervisibility with the PDA.

10. ARCHAEOLOGICAL POTENTIAL

10.1 Walkover Survey

10.1.1 The walkover survey is for the purpose of:

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

10.1.2 The walkover survey is 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 artifacts. The walkover on 04/08/17 revealed no archaeological features or artefacts (Plates 10-12).

10.1.3 The site has historically been open fields and farmland.

10.1.4 The PDA consists of a field divided into paddocks associated with a farm on the western boundary (Plates 10-13).

10.2 Kent Historic Environment Record

See Appendix I

10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area.

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

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no record dating to this period within the assessment area.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has three records dating to this period within the assessment area; an evaluation at a builders yard on Manor Road, c. 250m N of the PDA, they recovered Bronze Age and Iron Age flints and pot

sherds (TR26NE252). Crop marks of a curved enclosure pit, ring ditch and possible barrows are recorded c. 300m SW (TR26NE28) and c. 400m E (TR26NE93). There are also several undated crop marks of enclosures, ring ditches and maculas within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

10.2.2 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 was at Canterbury). The Kent HER has only two records dating to this period. Two copper alloy coins were found by metal detecting, c. 350m S (MKE74470) and c. 450m SE (MKE74469). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.3 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. There are no Kent HER records from this period within the assessment area. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

10.2.4 Anglo-Saxon

There are four Kent HER records from this period within the assessment area; two finger rings dating from 900-1100 AD were found c. 350m NW (MKE71546) and c. 450m NW (MKE74040). A copper alloy brooch dating 720-1000 AD (MKE74078) was found c. 300m NW and a 6th century copper alloy brooch found c. 300m S (MKE80177). Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **moderate**.

10.2.5 Medieval

There are four Kent HER records from this period within the assessment area; a medieval midden was uncovered during a watching brief at Sun Cottage, c. 350m N (TR26NE250).

Crump Farmhouse (TR26NE84) and a Grade II listed barn at Crumps Farm (TR26NE1078), c.450 m NW, are thought to date to this period and the Grade I listed church of St Nicholas, c.400m NW, dates from 1100-1899 (TR26NE1082). Therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **low**.

10.2.6 Post Medieval

There are 15 records held at the Kent HER from this period within the assessment area and they are largely made up of surviving buildings.

The 17th century is represented by the Grade II listed 1 and 2 Pepper Alley (TR26NE1072) and The Bell Inn (TR25NE1091) c.300m N, Bramble Cottage (TR276NE1081) and Elder Cottage (TR26NE1112) c.350m N, The Old Cottage (TR26NE1080) and Farrier Cottage (TR26NE1069) c.400m NW, The Schoolhouse (TR26NE1113), rebuilt 1796 and Church Cottage (TR26NE1074) c.450m NW.

The 18th century is represented by Rose Cottages (TR26NE114), Walmer Cottage (TR26NE1070) and Chalk Garden (TR26NE1157) c.300m NE, North Grange and The Grange c.350m N (TR26NE1083).

The 19th century is represented by The Forge adjoining Forge House c.300m N (TR26NE1152).

A silver coin half groat of Henry VIII (MKE97045), 1544-1547 was found c.400m SE. A copper alloy coin farthing of James I (MKE80165), dating from 1603-1625 and a copper alloy jetton Nuremberg (MKE80166) 1580-1635 were recovered c.450m NW. A watching brief at St Nicholas Church uncovered two children's graves, c.500m NW (TR26NE1082).

Therefore, the potential for finding remains dating to this period is considered **high**.

10.2.7 Modern

There are 14 records in the Kent HER within the assessment area from this period and they are all connected to WWI and WWII.

A pillbox (TR26NE1125), a WWII trench (TR26NE1125) and a possible WWII defense site (TR26NE1123/1124) are sited at a distance of c.150m. The approximate positions of two pillboxes (TR26NE1126/1127) are thought to be c.300m N and a crop mark of a WWI and

WWII trench system (TR26NE1164) can be seen c.400m NE. A WWI practice trench system (TR26NE228) and the crash site of a Messerschmitt BF109E-4 (TR26NE1182) are recorded c.500m NE. A probable WWII defended area (TR26NE1195), a zigzag WWII trench system (TR26NE1198/1199/1200) and a WWII trench complex and possible redoubt (TR26NE1201) are also within the assessment area.

Therefore, the potential for finding remains dating to this period is considered **high**.

10.2.8 Farmsteads

There are three farmsteads recorded within the assessment area; Evernden Farm, c.100m NE, is a regular courtyard multi yard, with detached farmhouse, located in an isolated position and suffering significant loss of original form (MKE86697). Crumps Farm, c.400m NW, is a regular courtyard multi yard, with detached farmhouse, located within the village and suffering partial loss of original form from the construction of modern sheds (MKE86694). Hall Farm, c.500m NW, is a loose courtyard with buildings to three sides and detached farmhouse, located within the village and suffering partial loss of original form (MKE86696).

10.2.9 Undated Records

There are several crop marks recorded within the assessment area that remain as yet undated. Maculas and pits (TR26NE172) are recorded c.300m SW, a ring ditch c.350m N (TR26NE229) and another ring ditch and macula (TR29NE92) c.450m E.

10.3 Summary of Potential

10.3.1 The PDA is located on the southwest outskirt of the village at the crossroads where two main roads meet. The prehistoric landscape is visible in crop marks of enclosures, ring ditches and maculas, some undated, and the recovery of flints and pot-sherds from this period have resulted in a moderate potential for archaeology within the PDA. The Canterbury Road that forms the southeast boundary of the site was an early Roman road joining Margate and Canterbury, despite this there are no records dating to the Roman period within with assessment area. There have been several finds from the Anglo-Saxon

period and so the assessment is for a moderate potential. The village has grown in a ribbon development along the street spreading west along Court Road and east along The Length. There is an abundance of surviving buildings from the post-medieval period and a number of sites relating to WWI and WWII within close proximity of the PDA, therefore both periods have a high potential for archaeology.

10.3.8 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

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

11. IMPACT ASSESSMENT

11.1 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.

11.2 Historic Impacts

11.2.1 Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was open fields until the 20th century (1939-1969) when it was separated from the main field and three large farm buildings were constructed to the southwest boundary. These farm buildings were removed by 1992 and the field returned to its original state. Therefore, previous impacts to archaeological remains from construction are considered to be **medium**.

11.2.2 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 deposits. The PDA has historically remained open fields that were probably subject to the agricultural process, therefore, the damage to archaeological remains from the agricultural process is considered to be **medium**.

11.3 Summary of Impacts both Historic and Proposed

11.3.1 Evidence suggests that the PDA has remained opened fields and farmland with the exception of three rectangular farm buildings that were constructed some time between 1939 and 1969 to the southwest boundary and were removed again by 1992, therefore, the

site has probably sustained some impact from the construction of the buildings but the land, for the most part, has been subject to the agricultural process throughout its history.

11.3.2 The level of natural geology of the site is unconfirmed.

12. 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 **moderate** archaeological potential and the periods that have the highest potential for survival are the post-medieval and Modern period.

13. OTHER CONSIDERATIONS

13.1 Archive

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

13.2 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 EHER, and therefore considered as being reliable.

13.3 Copyright

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to BBD Architects for the use of this document in all matters directly relating to the project.

14. REFERENCES & BIBLIOGRAPHY

Canterbury District Local Plan Publication Draft 2 (2014)

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

National Planning Policy Framework 2012

Data provided by Kent HER

KHER	Type	Location	Period	Description
	HLC			Post 1810 settlement
	Stour PCA			1 and 3
EKE10278	Event	c. 100m NW	N/A	1999- DBA by Wessex Archaeology, North Kent Coast as part of the Rapid Coastal Zone Assessment Survey
EKE11137	Event	c. 350m N	Medieval	2003- Watching Brief by Trust for Thanet Archaeology at Sun Cottage, Sun Lane - Medieval midden (TR26NE250)
EKE11263	Event	c. 250m N	Bronze Age	2004- An evaluation by Trust for Thanet Archaeology at a builders yard, Manor Road - Bronze Age and Iron Age flints and pot sherds recovered (TR26NE252)
EKE9068	Event	c. 500m W	N/A	2004- Watching Brief by Archaeological Solutions to land adjacent to Prospect Cottages, Downbarton Road- Negative result
EKE14856	Event	c. 500m NW	N/A	2014- Watching Brief by SWAT Archaeology to land at Old Kent Barn, Court Street- Negative result
EKE11128	Event	c. 500m NW	Post Medieval	2002- Watching Brief by Canterbury Archaeological Trust at St Nicholas at Wade Church - two children's graves of five-ten years and 1-3 years removed for reburial (TR26NE1082)

TR26NE28	Monument	c. 300m SW	Bronze Age	Crop marks -curved enclosure, pit features and a ring ditch
TR26NE84	Monument	c. 450m NW	Medieval-Modern	Possible Medieval house, Crump Farm, St Nicholas at Wade.
TR26NE92	Monument	c. 450m E	Unknown	Crop marks - Ring ditch and macula
TR26NE93	Monument	c. 450m E	Bronze Age	Crop marks - Possible barrow
TR26NE228	Monument	c. 500m NE	Modern	WWI practice trench system
TR26NE229	Monument	c. 350m N	Unknown	Crop marks - Ring ditch
TR26NE172	Monument	c. 300m SW	Unknown	Crop marks - Maculas and pits
TR26NE1113	Listed building	c. 450m NW	Post Medieval	Grade II listed School House 17 th century, rebuilt 1796
TR276NE1081	Listed building	c. 300m N	Post Medieval	Grade II listed Bramble Cottage, late 17 th century

TR26NE1112	Listed Building	c. 300m N	Post Medieval	Grade II listed Elder Cottage and adjoining cottage, late 17 th century
TR26NE1104	Listed building	c. 300m N	Post Medieval	Grade II listed Rose Cottages, 1721
TR26NE1070	Listed Building	c. 300m N	Post Medieval	Grade II Listed Walmer Cottage, early 18 th century
TR26NE1071	Listed building	c. 300m N	Post Medieval	Grade II listed Forge House, 1800-1832
TR26NE1072	Listed building	c. 300m N	Post Medieval	Grade II listed 1 and 2 Pepper Alley, late 17 th century
TR26NE1074	Listed building	c. 450m NW	Post Medieval	Grade II listed Church Cottages, late 17 th century
TR26NE1078	Listed building	c. 450m NW	Medieval-Post Medieval	Grade II listed barn at Crumps Farm, 50m north of church
TR26NE1091	Listed building	c. 300m N	Post Medieval	Grade II listed The Bell Inn, 17 th century
TR26NE1080	Listed building	c. 400m NW	Post Medieval	Grade II listed The Old Cottage, 17 th century

TR26NE1069	Listed building	c. 400m NW	Post Medieval	Grade II listed Farrier Cottage, 17 th century
TR26NE1082	Listed building	c. 400m NW	Medieval-Post Medieval	Grade I listed Church of St Nicholas, 1100-1899
TR26NE1083	Listed building	c. 350m N	Post Medieval	Grade II listed North Grange and The Grange, early 18 th century
TR26NE1152	Listed building	c. 300m N	Post Medieval	Grade II listed Forge, adjoining Forge House to the right, early 19 th century
TR26NE1157	Listed building	c. 300m NE	Post Medieval	Grade II listed Chalk garden, mid 18 th century
TR26NE1125	Monument	c. 150m W	Modern	Pill box (sector 7, Cassini reference 708841)
MKE71546	Find spot	c. 350m NW	Anglo Saxon- Medieval	Finger ring, dating from 900AD-1100AD
MKE74040	Find spot	c. 450m NW	Anglo Saxon- Medieval	Gold finger ring graduating in bulbous bands, dating 900AD-1099AD, chance find
MKE74078	Find spot	c. 300m NW	Anglo Saxon- Medieval	Copper alloy brooch, found by MD, 720AD- 1000AD

MKE74469	Find spot	c. 450m SE	Iron Age	Copper alloy coin, found by MD
MKE74470	Find spot	c. 350m S	Iron Age	Copper alloy coin, found by MD
TR26NE250	Monument	c. 350m N	Medieval	Medieval midden, Sun cottage, 12 th -13 th century
TR26NE252	Find spot	c. 250m N	Bronze Age- Iron Age	Bronze Age - Iron Age flints and pot shards, Manor Road
MKE80164	Find spot	c. 450m NW	Medieval- Post Medieval	Copper alloy scabbard dated 1450- 1600 AD found by MD
MKE80165	Find spot	c. 450m NW	Post Medieval	Copper alloy coin farthing of James I 1603-1625 found by MD
MKE80166	Find spot	c. 450m NW	Post Medieval	Copper alloy jetton Nuremberg 1580-1635 found by MD
MKE80177	Find spot	c. 300m S	Anglo Saxon- Medieval	Copper alloy brooch 6 th century found by MD
TR26NE1164	Monument	c. 400m NE	Modern	Crop mark of first or second WW trench system

MKE86694	Farmstead	c. 400m NW	Undated	Crumps Farm, regular courtyard multi yard, detached farmhouse in central position, within village, partial loss of original form from modern sheds
MKE86696	Farmstead	c. 500m NW	Post Medieval	Hall farm loose court yard with buildings to three sides and detached farm house and elements within village partial loss of original form
MKE86697	Farmstead	c. 100m NE	Post Medieval	Evernden Farm, regular court yard multi yard, detached farm house, isolated position, significant loss of original form
TR26NE1182	Crash site	c. 500m NE	Modern	Messerschmitt BF109E-4 shot down 25 th August 1940 pilot killed air craft written off site excavated
TR26NE1195	Monument		Modern	Probable 2 nd WW defended area of central structure and surrounding earth works and trenches
TR26NE1198	Monument		Modern	Zigzag 2 nd WW trench systems
TR26NE1199	Monument		Modern	Zigzag 2 nd WW trench systems
TR26NE1200	Monument		Modern	Zigzag 2 nd WW trench systems
TR26NE1201	Monument	c. 300m N	Modern	2 nd WW trench complex and possible redoubt

MKE97045	Find spot	c. 400m SE	Post medieval	Silver coin half groat of Henry VIII 1544-1547 found by MD
TR26NE1123	Monument	c. 150m NW	Modern	Possible 2 nd WW defence site
TR26NE1124	Monument	c. 150m NW	Modern	Possible 2 nd WW defence site
TR26NE1125	Monument	c. 150m SW	Modern	2 nd WW trench
TR26NE1126	Monument	c.	Modern	Approx. position of a pill box
TR26NE1127	Monument	c.	Modern	Approx. position of a pill box

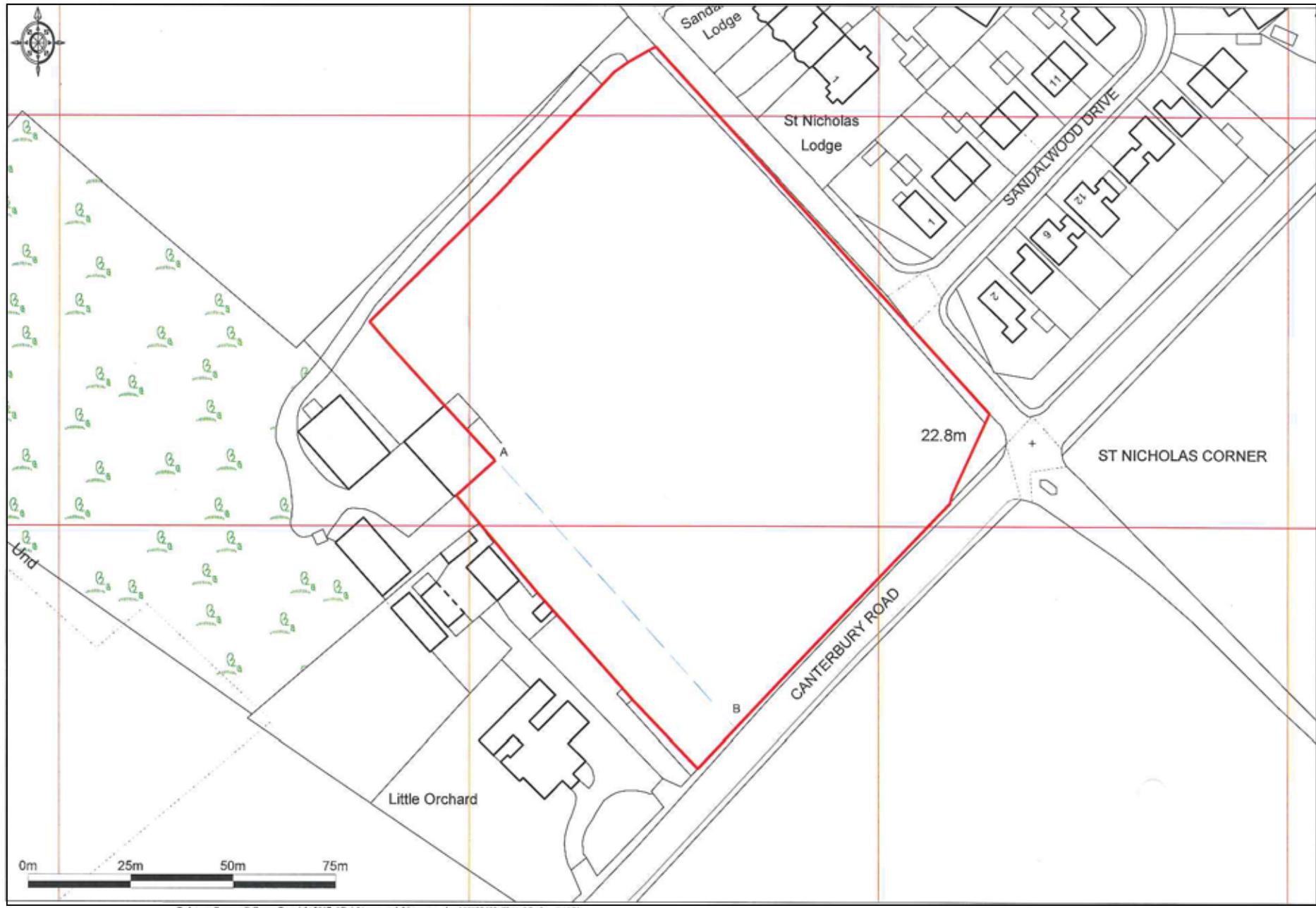


Figure 1: Site location map, scale 1:1250.



Figure 2: Proposed development

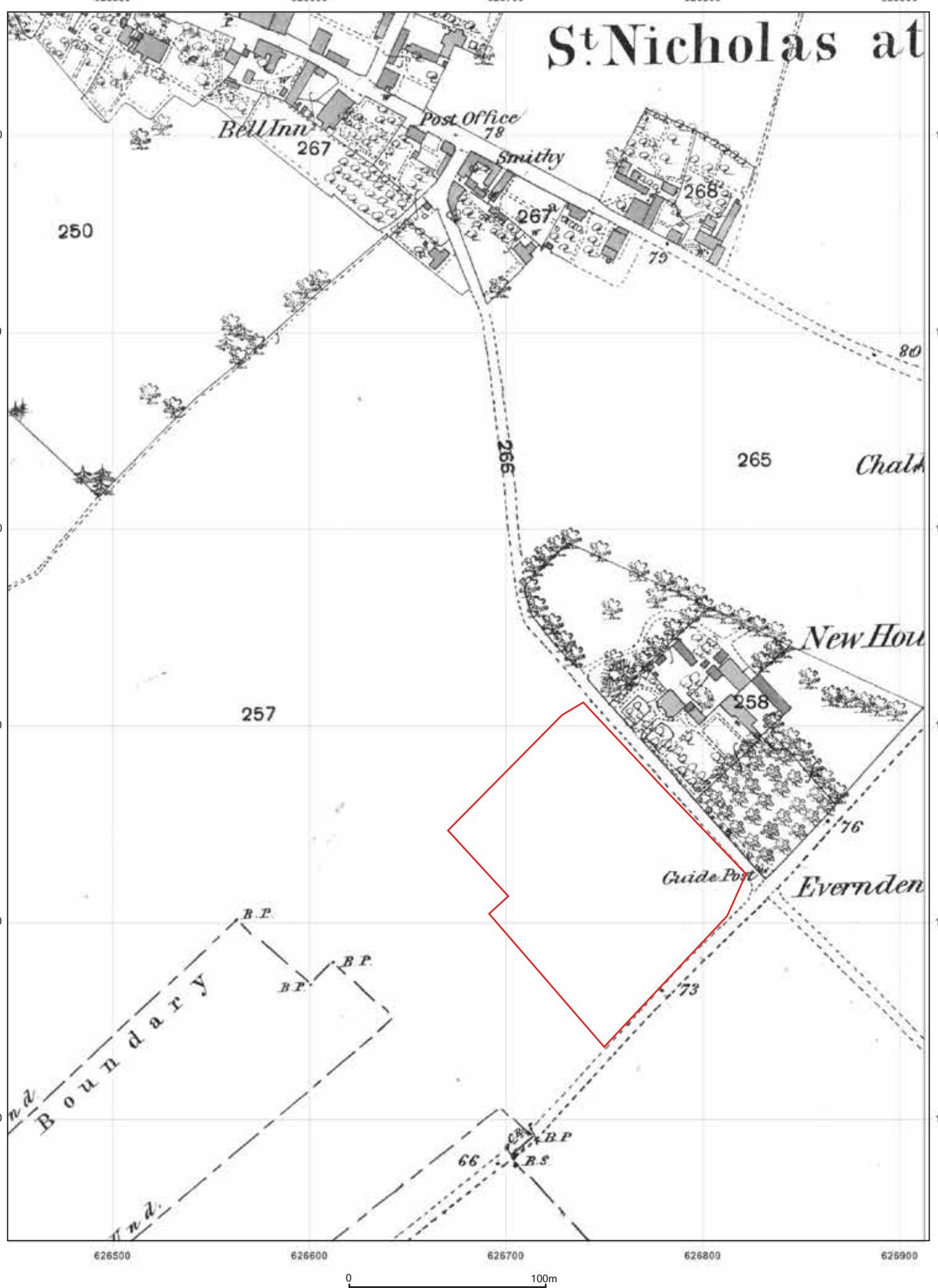


Figure 3: Historic OS map from 1873, scale 1:2500

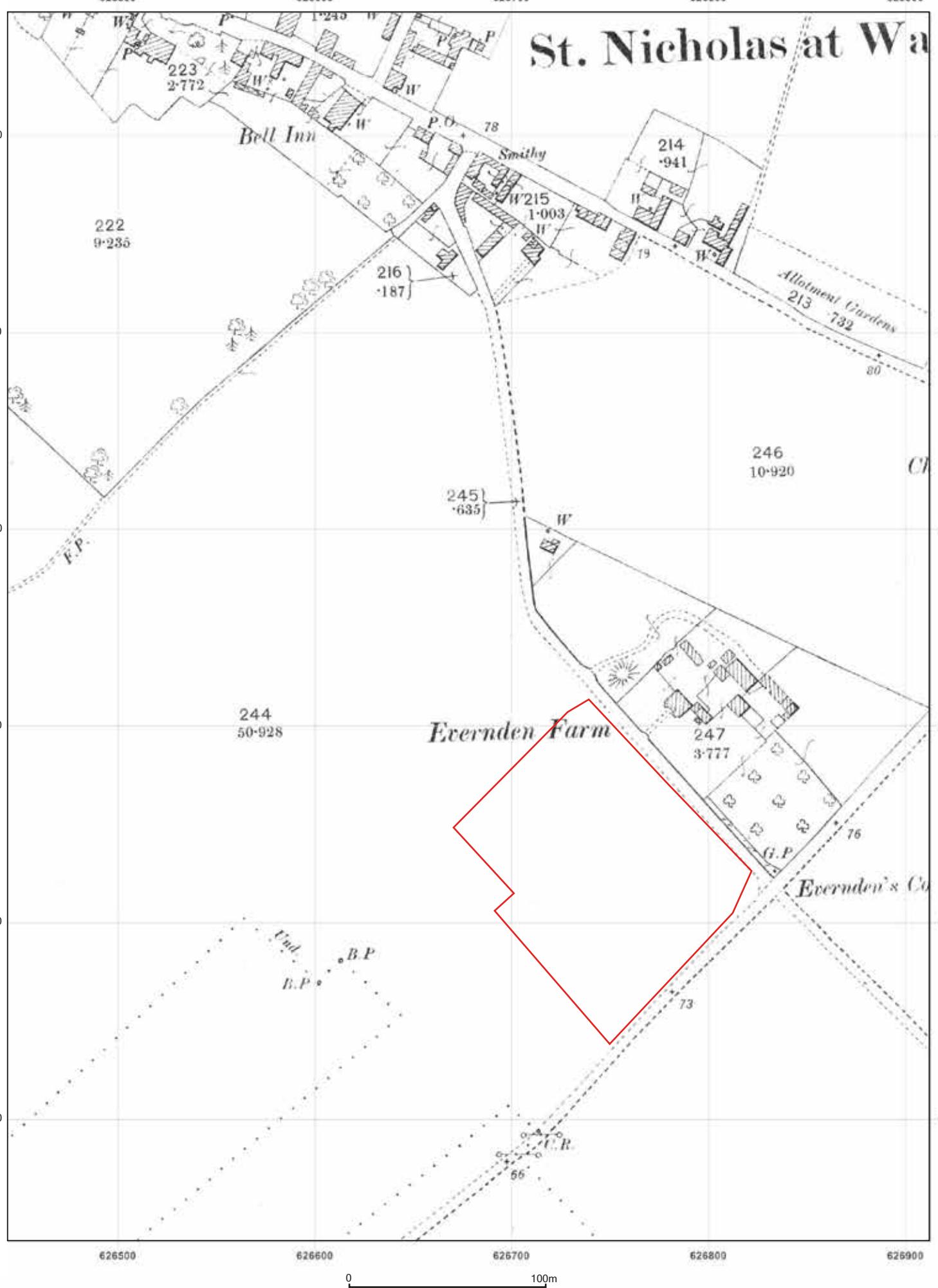


Figure 4: Historic OS map from 1898, scale 1:2500

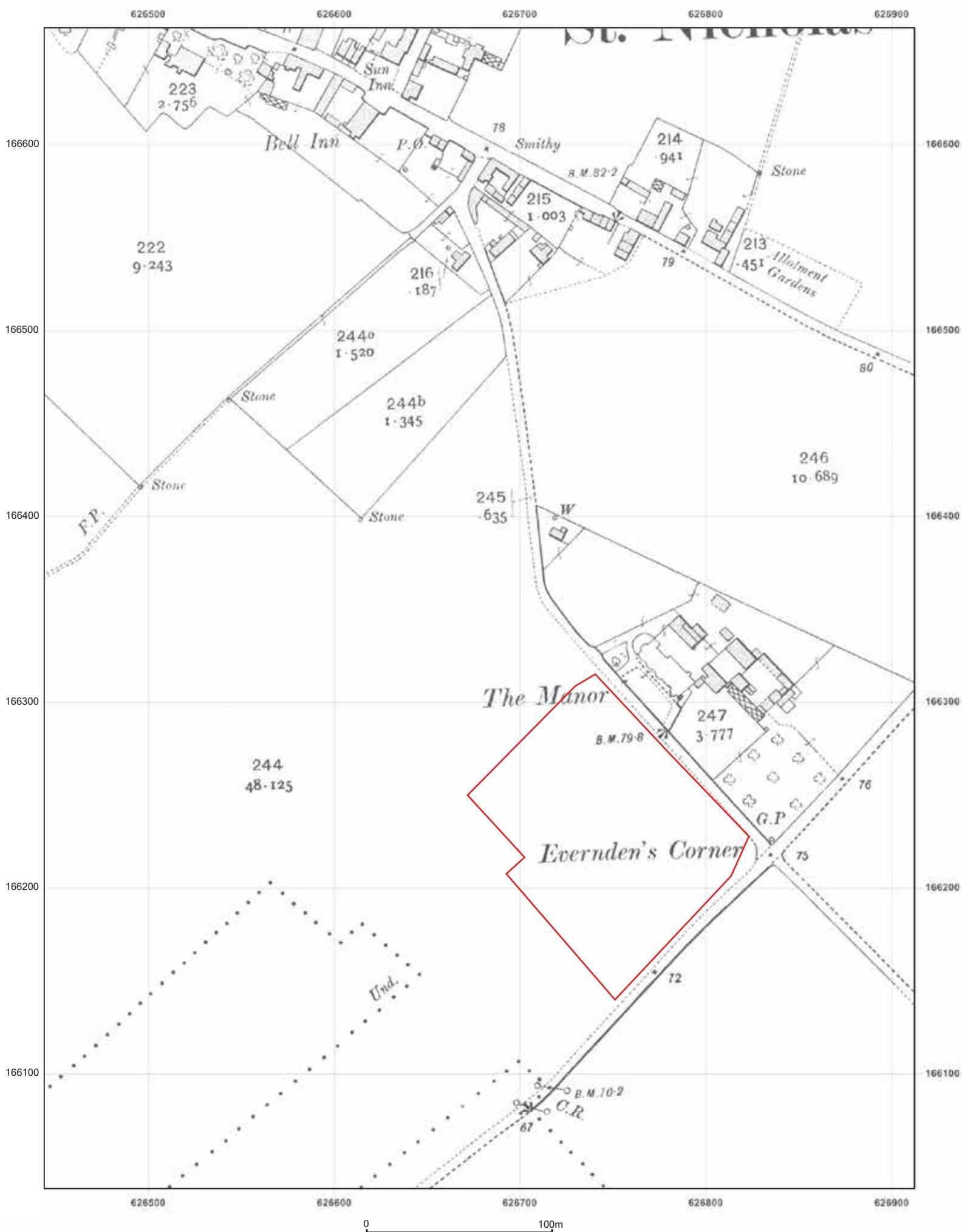


Figure 5: Historic OS map from 1907, scale 1:2500

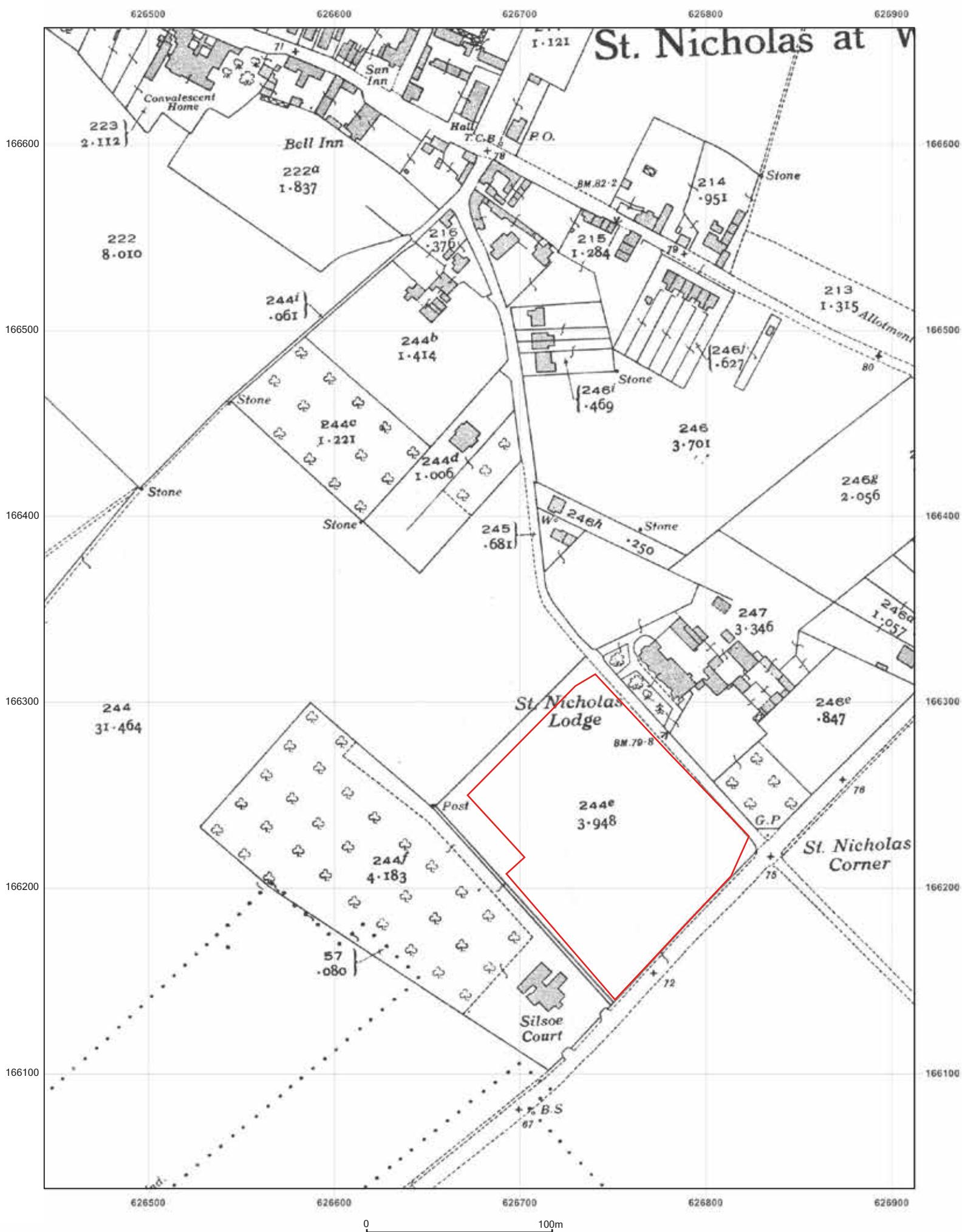


Figure 6: Historic OS map from 1939, scale 1:2500

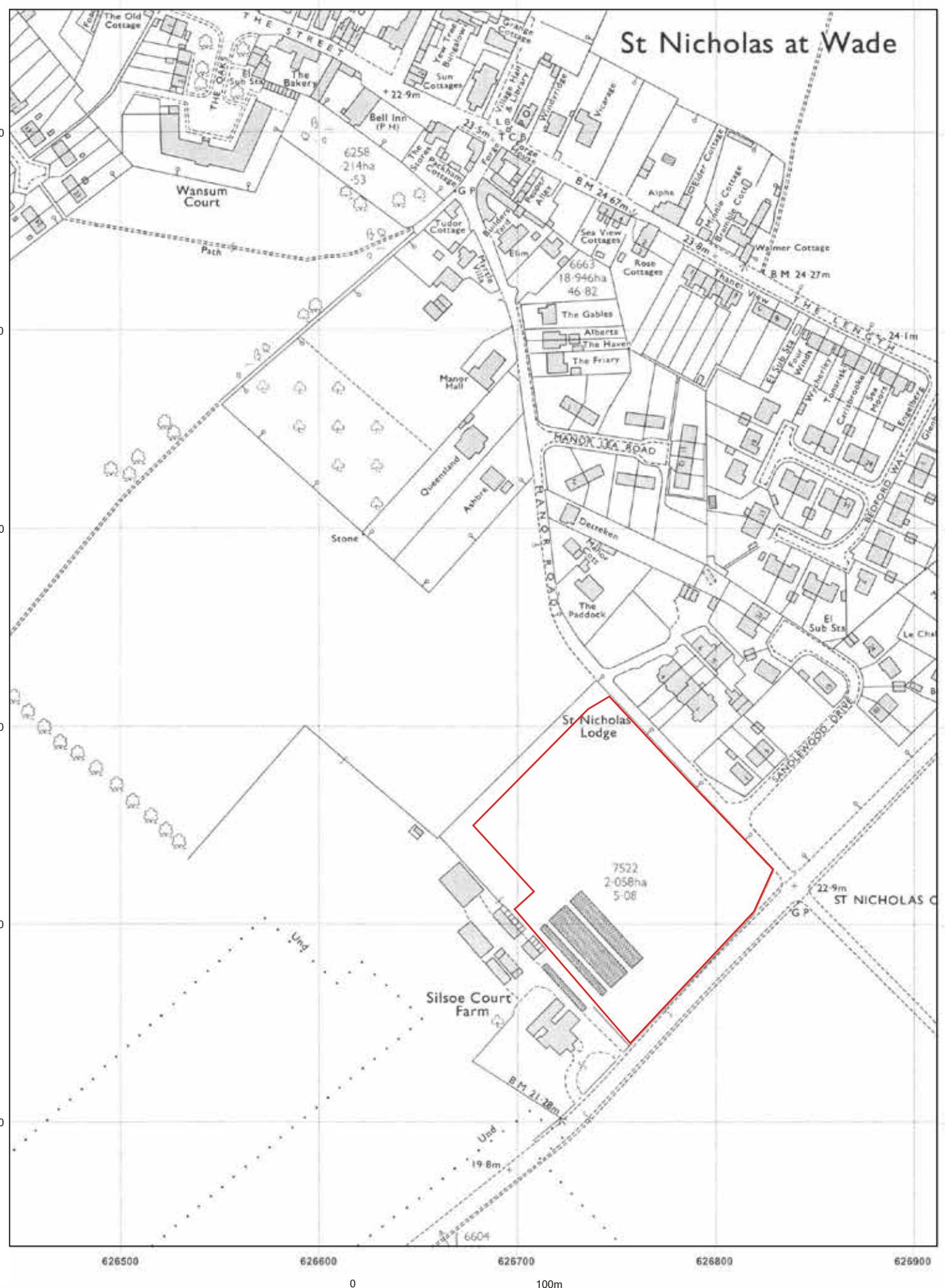


Figure 7: Historic OS map from 1969, scale 1:2500

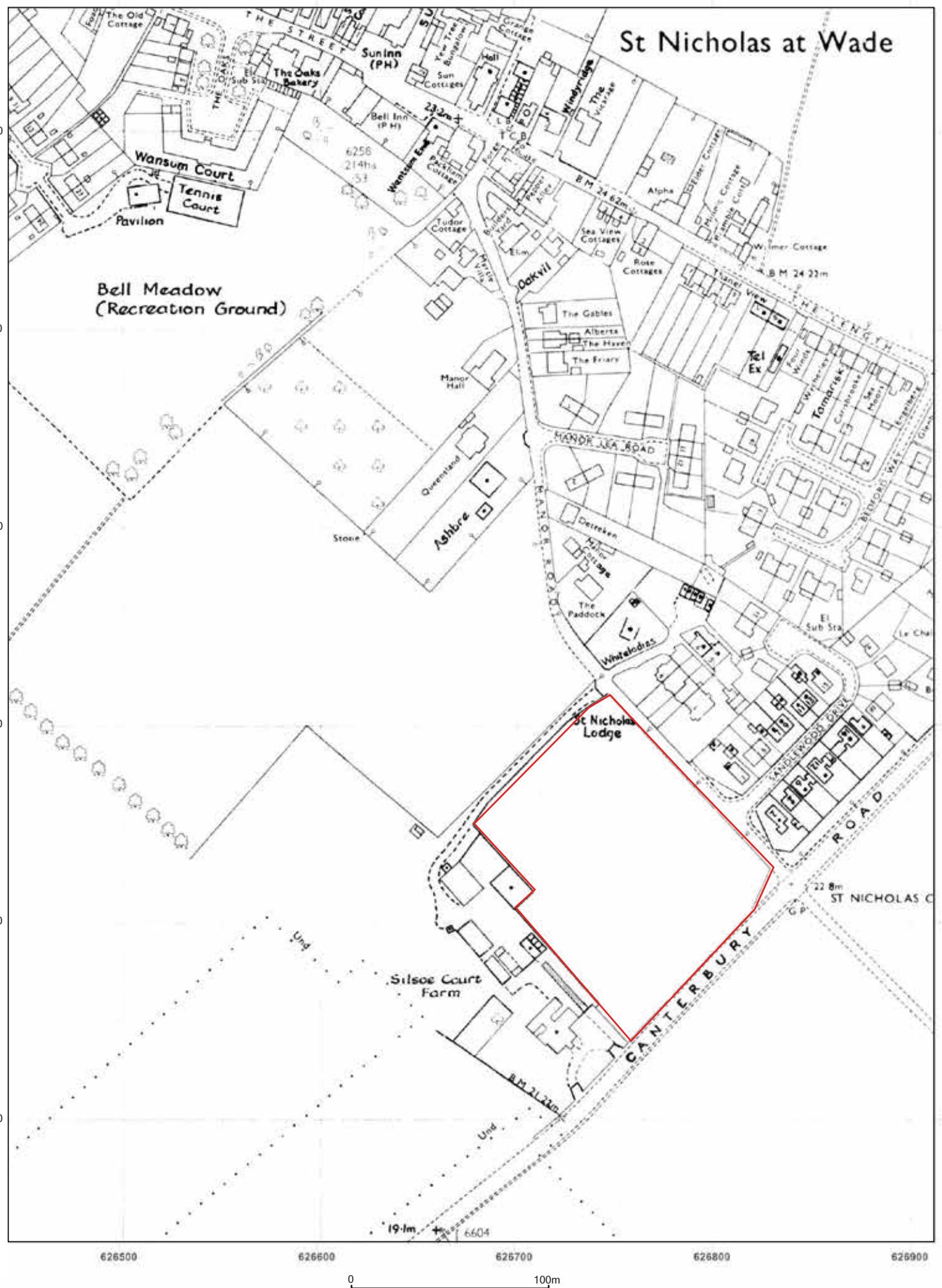


Figure 8: Historic OS map from 1992, scale 1:2500

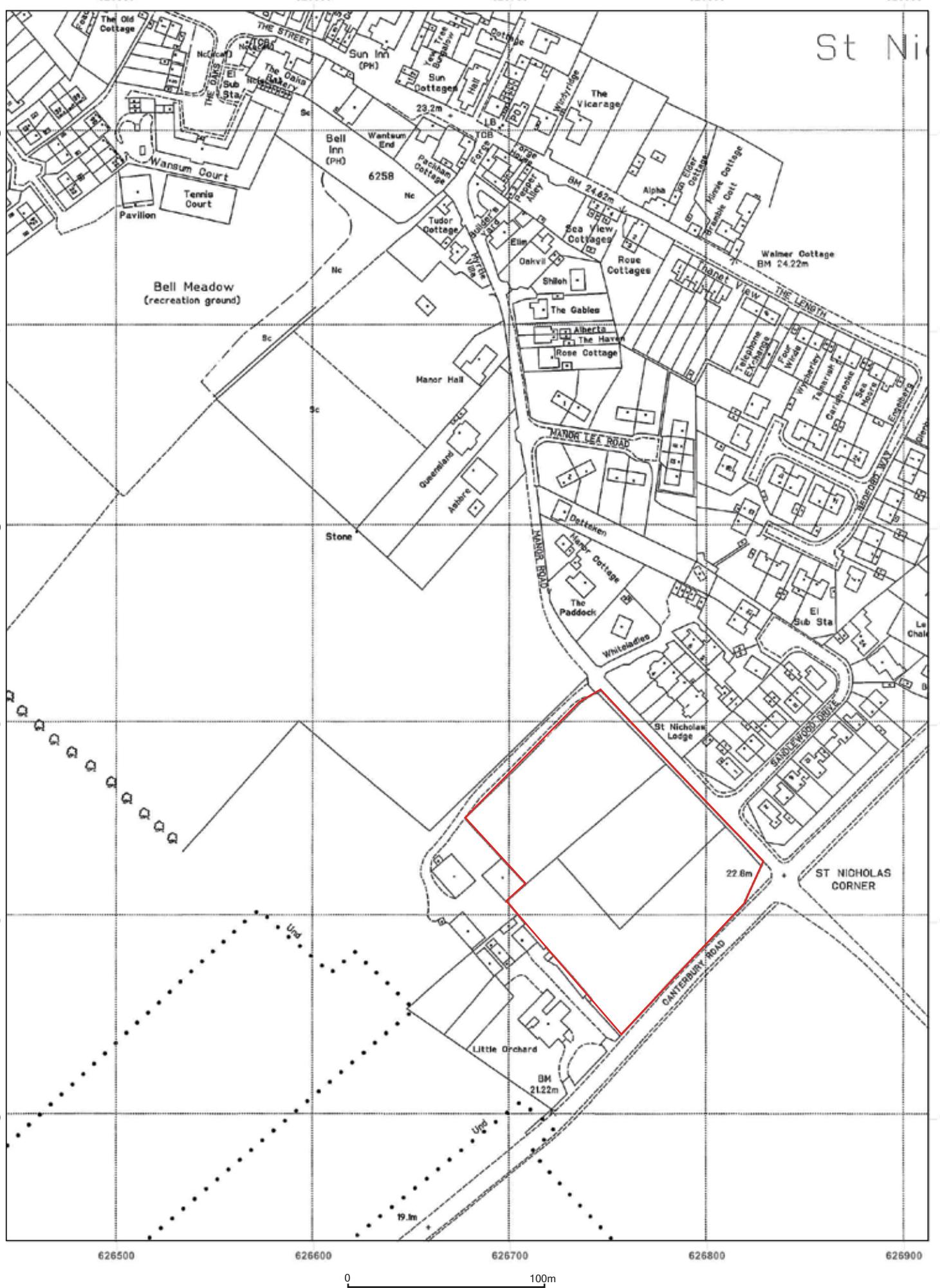
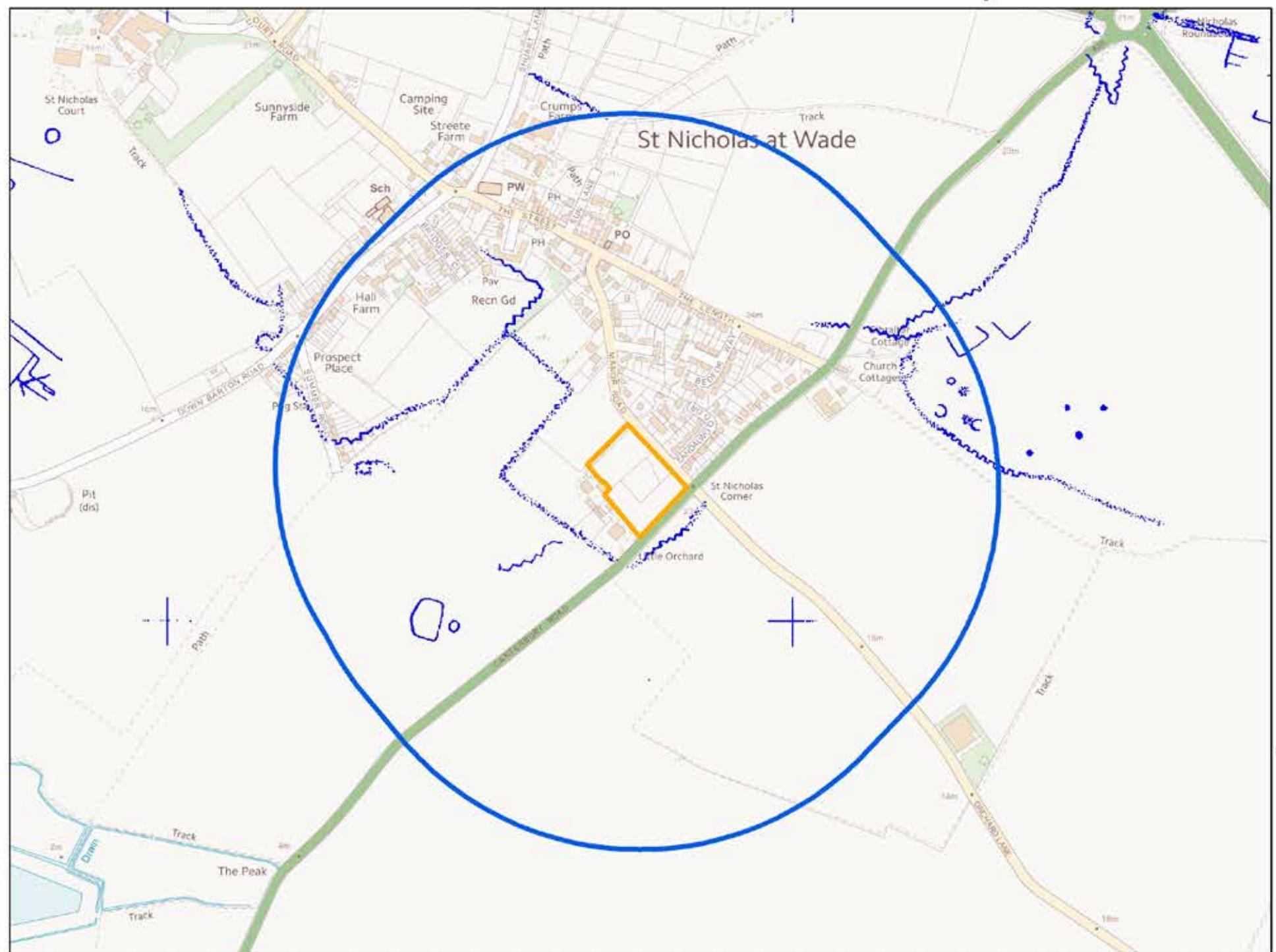
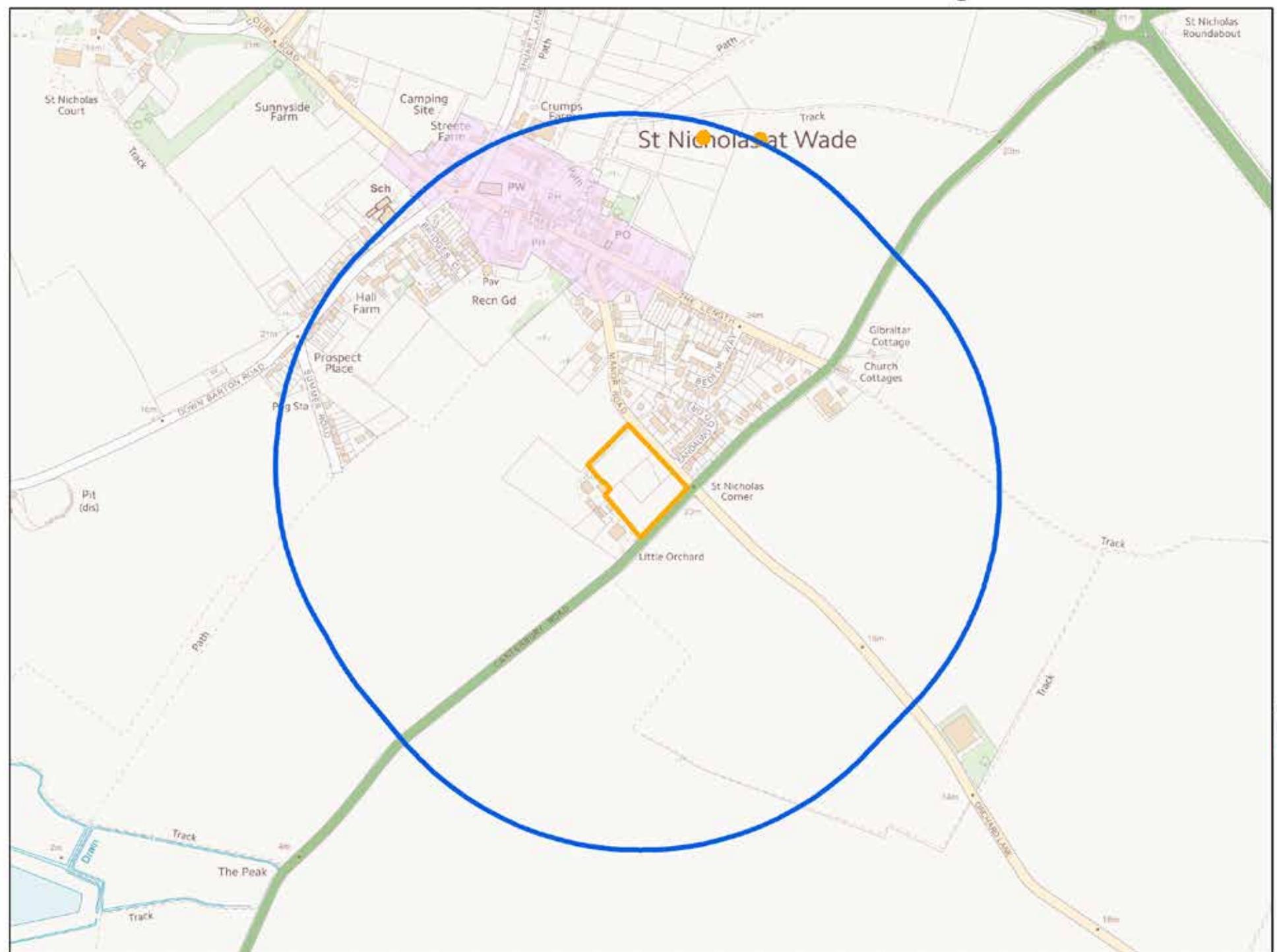


Figure 9: Historic OS map from 1995, scale 1:2500

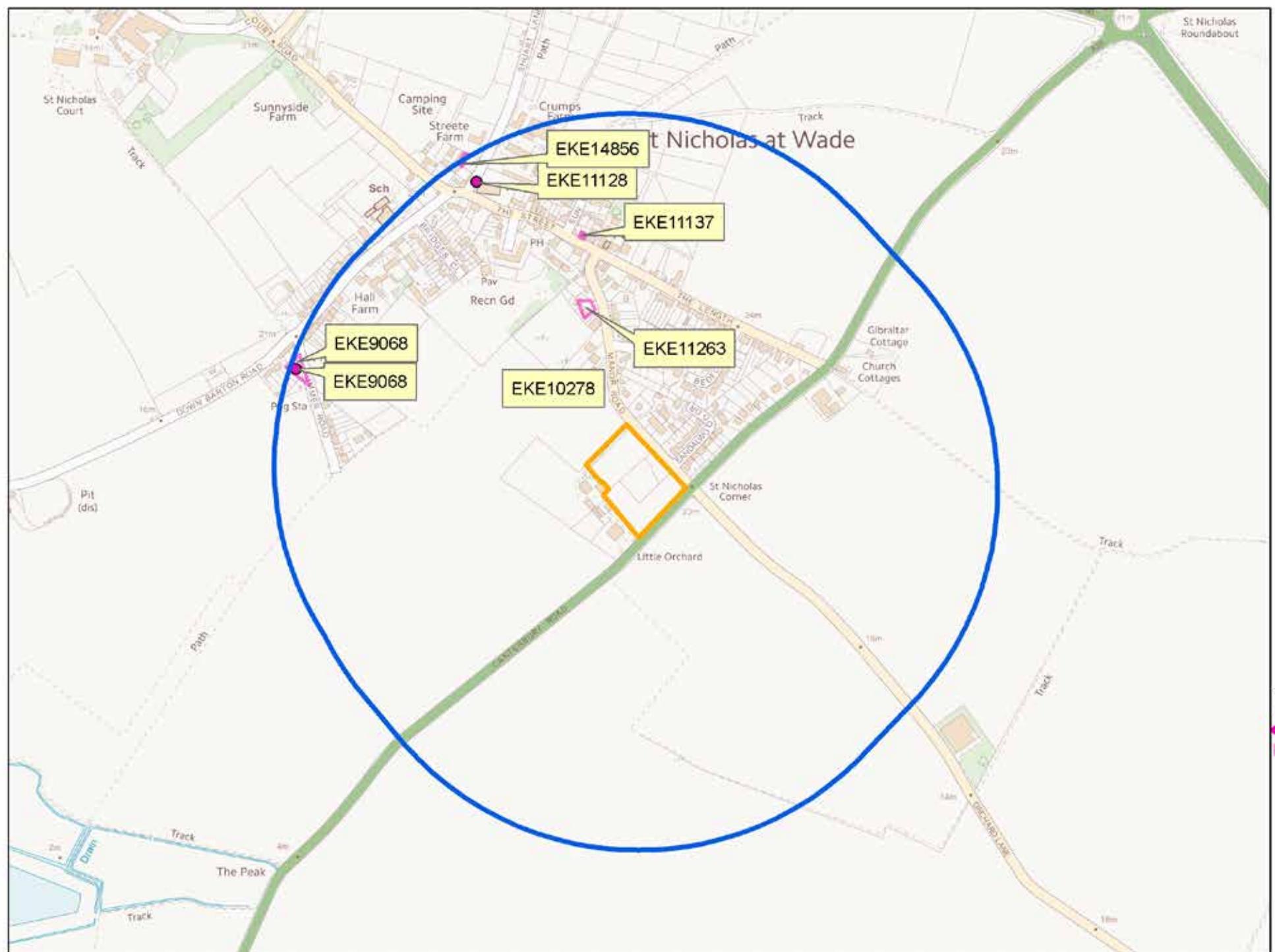
Kent Historic Environment Record - St Nicholas Corner - NMP Cropmarks



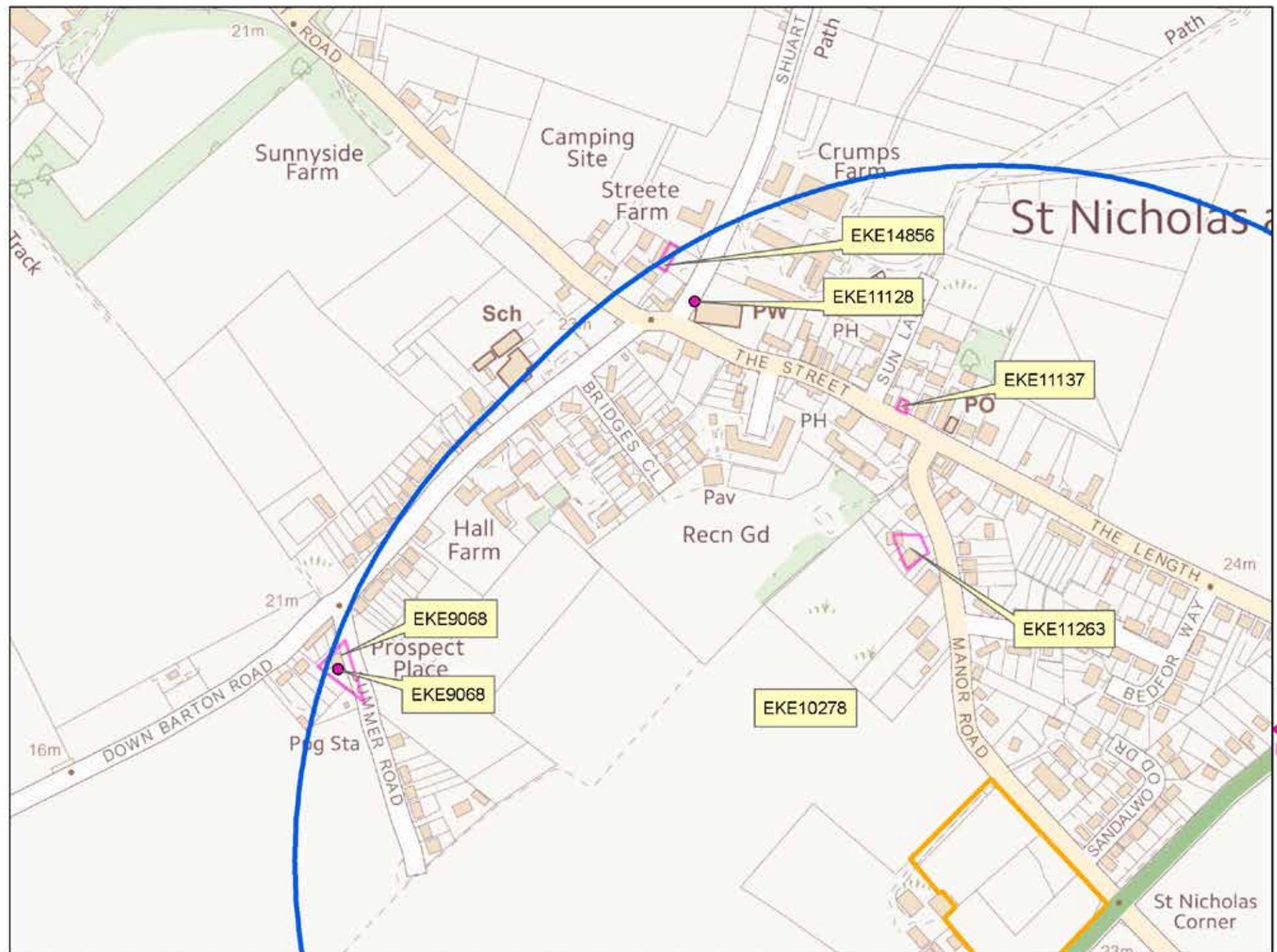
Kent Historic Environment Record - St Nicholas Corner - Designations



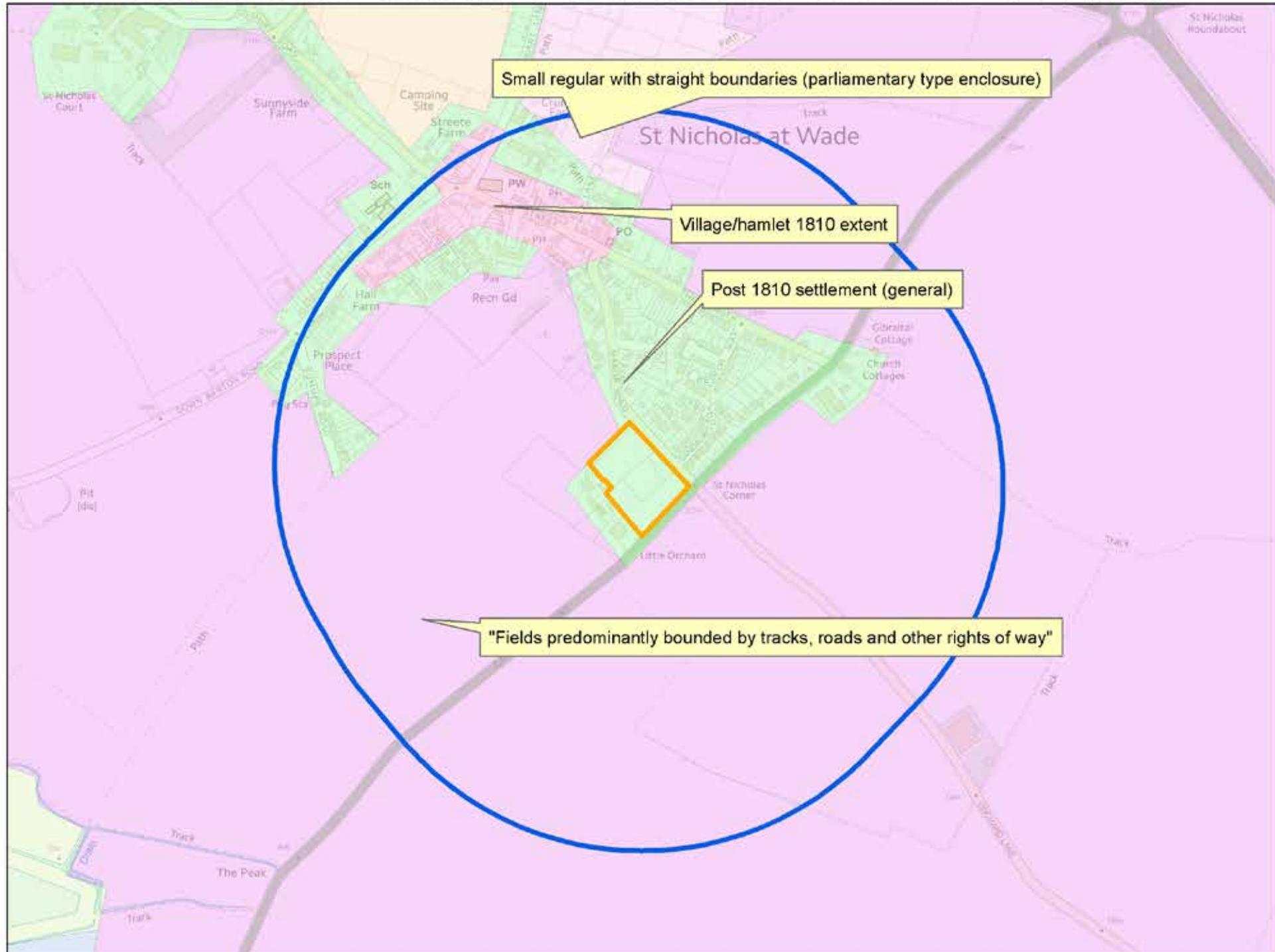
Kent Historic Environment Record - St Nicholas Corner - Events



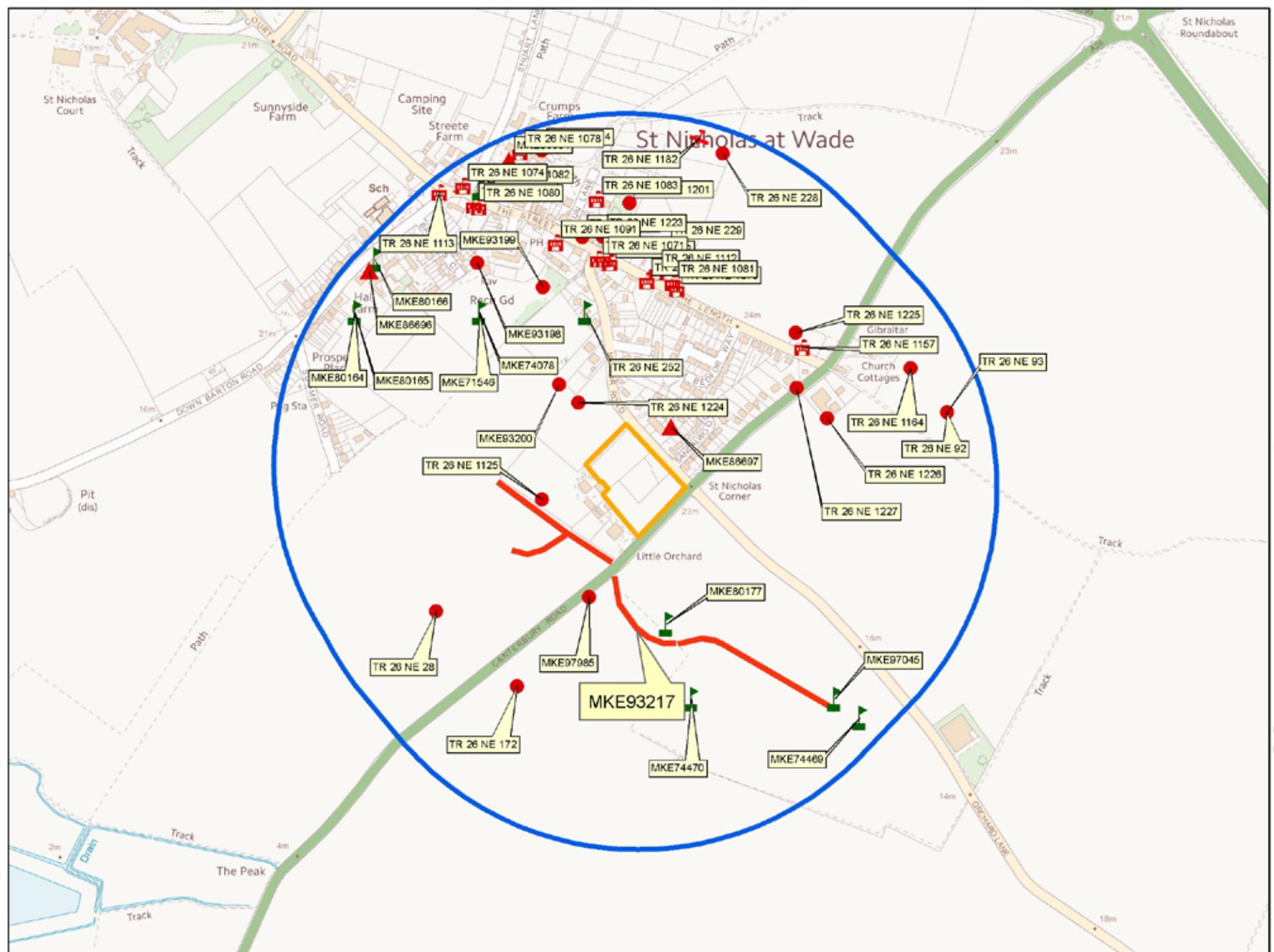
Kent Historic Environment Record - St Nicholas Corner - Events



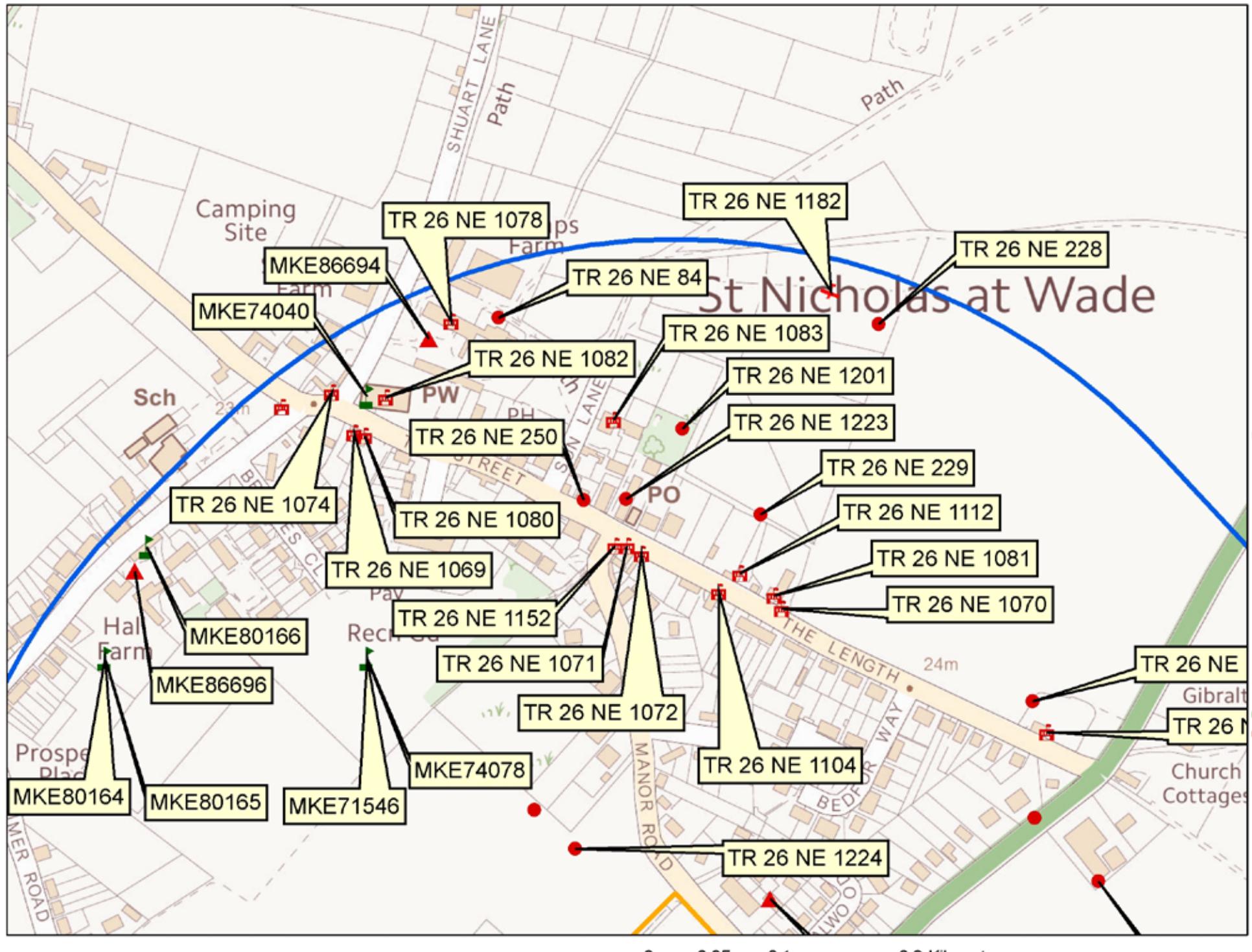
Kent Historic Environment Record - St Nicholas Corner - Historic Landscape Character



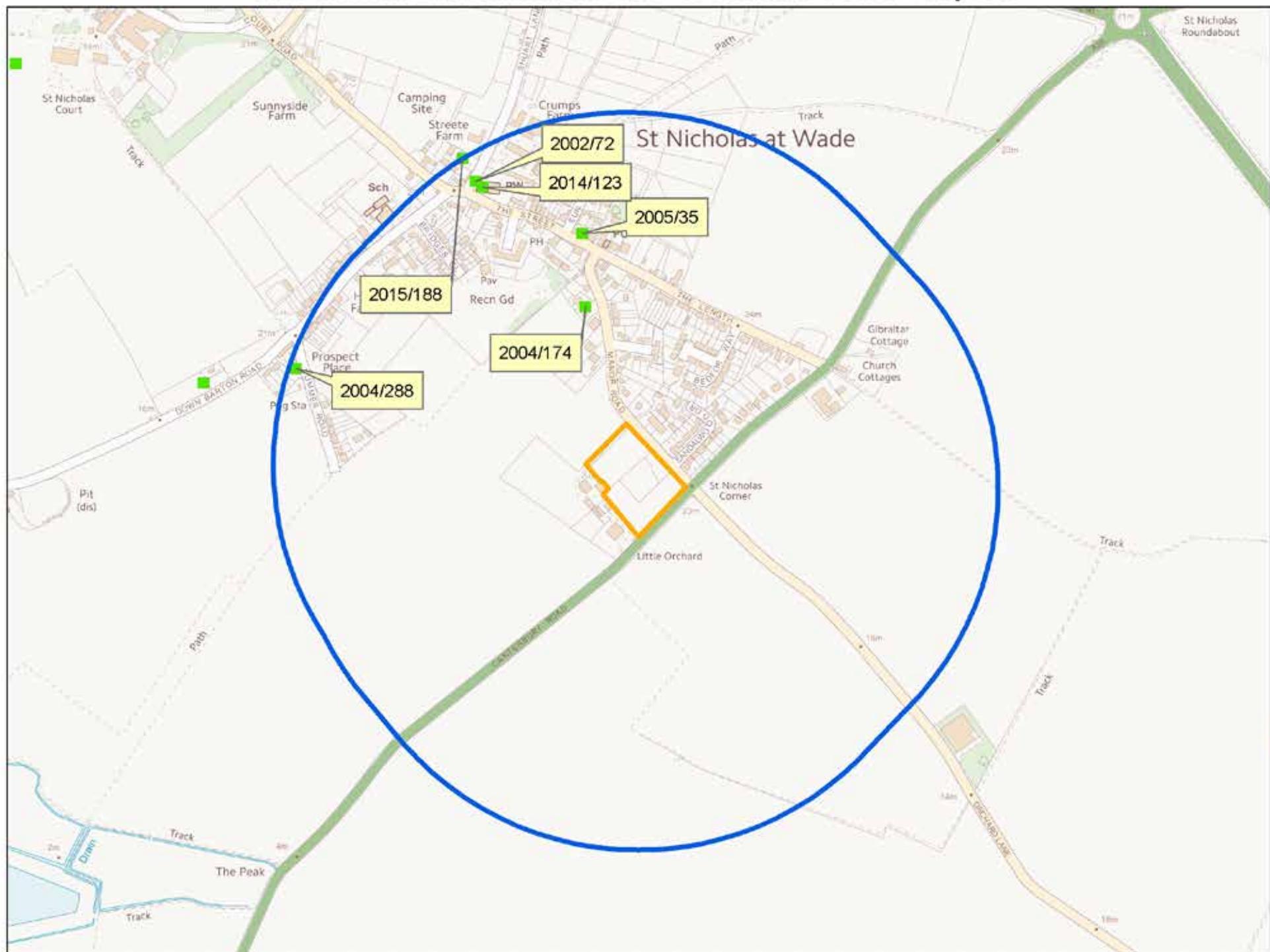
Kent Historic Environment Record - St Nicholas Corner - Monuments



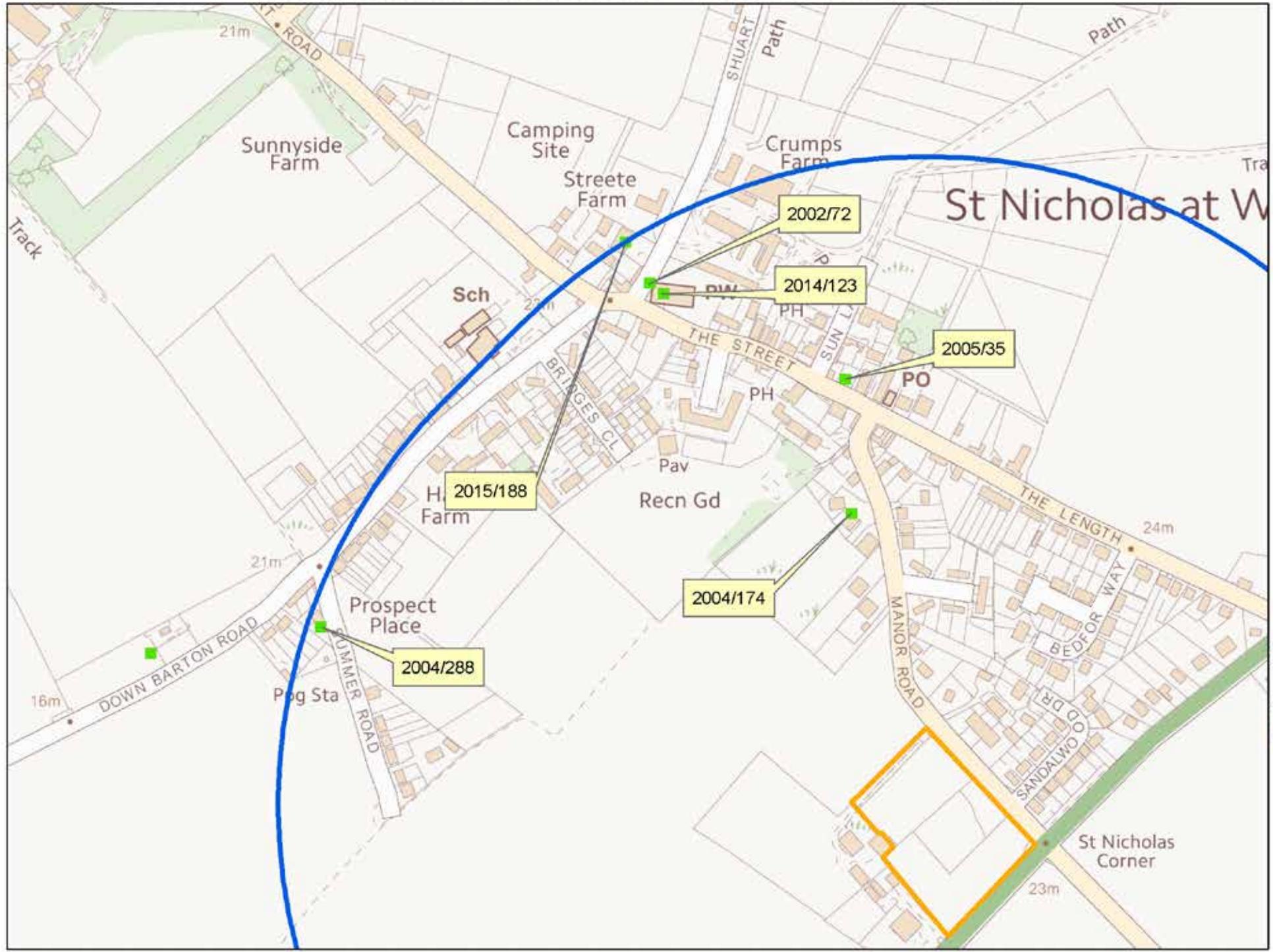
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Kent Historic Environment Record - St Nicholas Corner - Reports



Kent Historic Environment Record - St Nicholas Corner - Reports



Kent Historic Environment Record - St Nicholas Corner -Stour Palaeolithic Character Area

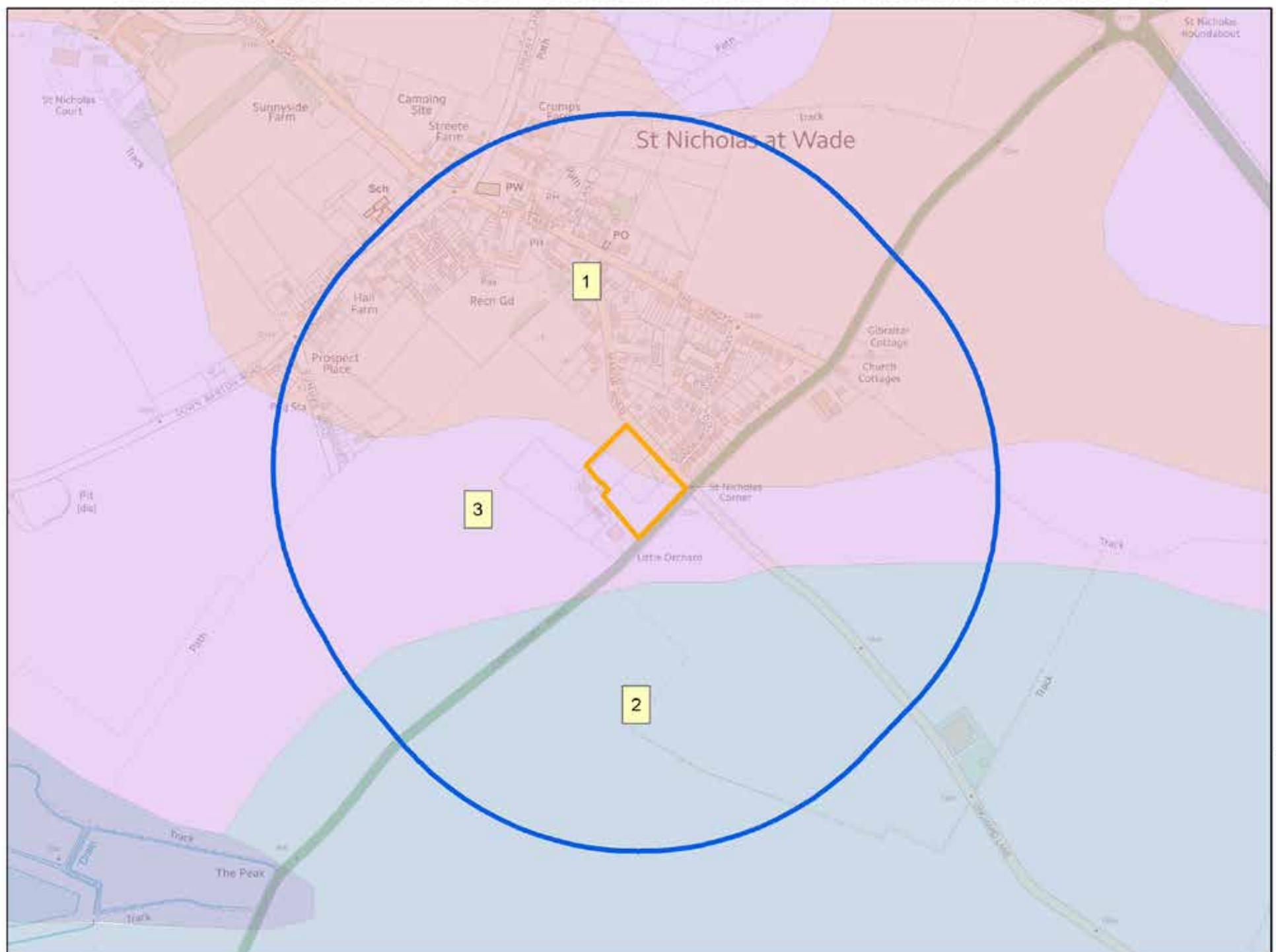




Plate 1: Google Earth aerial photograph from 1940



Plate 2: Google Earth aerial photograph from 1960



Plate 3: Google Earth aerial photograph from 1990



Plate 4: Google Earth aerial photograph from 2003



Plate 5: Google Earth aerial photograph from 2007



Plate 6: Google Earth aerial photograph from 2009



Plate 7: Google Earth aerial photograph from 2013



Plate 8: Google Earth aerial photograph from 2015



Plate 10. The site (looking north)



Plate 11. The site (looking south)